



# ROTHESAY

## MEMORANDUM



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TO : Mayor Grant and Council  
FROM : John Jarvie  
DATE : 9 May 2024  
RE : 45 Marr Road/6 Old Mill Lane  
PIDs 00245415 & 00118067

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### **Recommendation:**

It is recommended Council reconvene the public hearing for 45 Marr Road/6 Old Mill Lane (PIDs 00245415 & 00118067) on **Monday, May 27, 2024 at 6:00 p.m.** and notify area residents.

### **Background**

The public hearing was tabled on January 29<sup>th</sup>:

***MOVED*** by Deputy Mayor Alexander and seconded by Counc. McGuire to table the public hearing until a future date when additional information is available and can be presented to Council and the public on such issues as traffic (sightlines) and stormwater management (details on downstream infrastructure).

The May 3<sup>rd</sup> PAC report attempts to address the key issues raised in the first public hearing and PAC meeting, based on further information and engineering design provided by the developer. Additional graphics are included illustrating the design measures intended to address surface drainage concerns.

### **Attachments:**

8 May 2024 Recommendation from PAC  
3 May 2024 Staff Report to PAC with attachments



# ROTHESAY

## MEMORANDUM



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TO : Mayor and Council  
FROM : Town Clerk Mary Jane Banks  
DATE : 8 May 2024  
RE : 45 Marr Road & 6 Old Mill Lane (PIDs 00245415 & 00118067)

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**Background:**

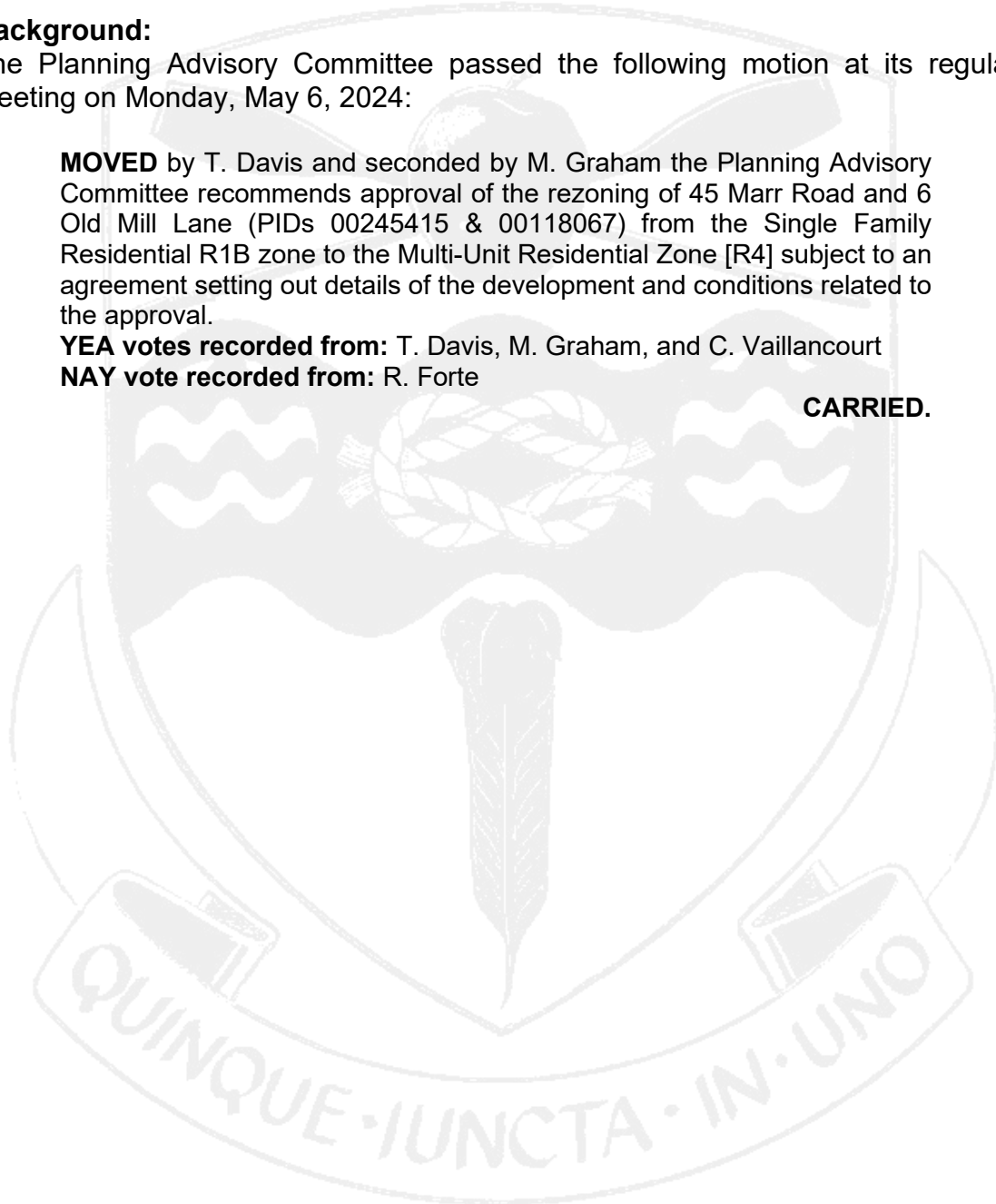
The Planning Advisory Committee passed the following motion at its regular meeting on Monday, May 6, 2024:

**MOVED** by T. Davis and seconded by M. Graham the Planning Advisory Committee recommends approval of the rezoning of 45 Marr Road and 6 Old Mill Lane (PIDs 00245415 & 00118067) from the Single Family Residential R1B zone to the Multi-Unit Residential Zone [R4] subject to an agreement setting out details of the development and conditions related to the approval.

**YEA votes recorded from:** T. Davis, M. Graham, and C. Vaillancourt

**NAY vote recorded from:** R. Forte

**CARRIED.**





**To:** Chair and Members of Rothesay Planning Advisory Committee  
**From:** John Jarvie, RPP, MCIP  
Town Manager  
**Date:** Friday, May 03, 2024  
**Subject:** Rezoning 45 Marr Road/6 Old Mill Lane – (PIDs 00245415 & 00118067)

<b>Applicant:</b>	Mike Maloney	<b>Property Owner:</b>	Patrick Maloney
<b>Mailing Address:</b>	34 Sprucewood Ave Rothesay, N.B. E2E 2H3	<b>Mailing Address:</b>	182 Elliot Road Quispamsis, N.B. E2G 2B8
<b>Property Location:</b>	45 Marr Road/6 Old Mill Lane	<b>PID:</b>	<b>00245415 &amp; 00118067</b>
<b>Plan Designation:</b>	Mixed Residential	<b>Zone:</b>	Single Family Residential R1B
<b>Application For:</b>	Rezoning for a 1 four storey (46 Unit) Apartment Building & 6 Townhouses		
<b>Input from Other Sources:</b>	Operations, KVFD, KRPF, Polling		

**ORIGIN**

This the second staff report on an application from Mike Maloney on behalf of Patrick Maloney, to consider rezoning land located off Marr Road and Old Mill Lane (PIDs 00245415 & 00118067) from Single Family Residential [R1B] to Multi-Unit Residential (R4) to allow for the development of a 46-unit apartment building and a 6-Units in the form of townhouses, subject to the terms of a Development Agreement.

**BACKGROUND**

The initial report was discussed at the January Committee meeting and is attached for reference. Also attached is an except from the minutes of that meeting extracting the discussion on the application. The proposal went to a public hearing on January 29, 2024. Concerns were raised regarding a lack of detail within the submitted drainage plan and Council elected to table the hearing until the proponents brought more information forward. Staff intend to recommend Council reconvene the public hearing on May 27<sup>th</sup>, 2024.

This report attempts to address the key issues raised first public hearing and PAC meeting based on further information and engineering design provided by the developer. Additional graphics are included illustrating the design measures intended to address surface drainage concerns.

The properties are 8,643.56 square meters (2.14 acres) and currently zoned Single Family - Residential Standard zone (R1B). The property is designated COMMERCIAL in the Future Land Use map. The proposed use as a residential apartment building is not listed as a permitted use within the R1B zone. However, the Municipal Plan By-law 1-20 does contain policy direction (see Policy HDR-4) that would allow Council to consider the application.



Figure 1 – Site plan of Proposed Marr Road Apt. Building and Townhouses.

**ANALYSIS:**

**Polling Results**

As standard procedure with all rezoning applications letters were sent to nearby residents to inform them of the application and soliciting their comment or feedback. The results of the PAC polling were included in the original staff report.

**Traffic Impacts**

CBCL Ltd. Looked at trip generation rates by relying on the *Institute for Transportation Engineers Trip Generation Manual*, which uses empirical data based on the land-use, number of units, and demographics of the proposed development to model vehicular trips in and out of the site after occupancy. Trips during peaks hours during weekday mornings and evenings.

<b>Table 1: ITE Trip Generation Summary</b>							
<b>ITE Land Use Code 252 (Senior Adult Housing – Multifamily)</b>							
<b>46</b>	<b>Dwelling Unit</b>	<b>Rate</b>	<b>Inbound</b>	<b>Outbound</b>	<b>Trips In</b>	<b>Trips Out</b>	<b>Total Trips</b>
	AM Peak Hour of Adjacent Street Traffic	0.20	34%	66%	4	7	<b>11</b>
	PM Peak Hour of Adjacent Street Traffic	0.25	56%	44%	7	6	<b>13</b>
<b>ITE Land Use Code 251 (Senior Adult Housing – Single-Family)</b>							
<b>6</b>	<b>Dwelling Unit</b>	<b>Rate</b>	<b>Inbound</b>	<b>Outbound</b>	<b>Trips In</b>	<b>Trips Out</b>	<b>Total Trips</b>
	AM Peak Hour of Adjacent Street Traffic	0.24	33%	67%	1	1	<b>2</b>
	PM Peak Hour of Adjacent Street Traffic	0.30	61%	39%	2	1	<b>3</b>

Figure 3 – CBCL Ltd. summary table

## **Site Distance**

During the previous review questions were raised about site distances for traffic leaving the project. Attached is a report from CBCL analyzing the site distances and reporting them as satisfactory.

## **Sewer and Stormwater**

A new stormwater management plan has been reviewed by staff to ensure post-development level will not exceed pre-development levels. The original plan involved a detention pond and a controlled release into the neighbouring storm sewer system capacity of which was not confirmed. The new plan as shown on the Post Development Stormwater Management Plan divides the site surface water into four areas the smaller of which (20%) is largely landscaped and drains primarily to the rear of the site abutting the Robinson Road properties. The storm water analysis indicates 47% of the site drains in that direction at present. Precipitation landing on the paved surface of the site and the building make up two thirds of the area and are captured in a stormwater system with underground storage and controlled release into an upgraded pipe system on Old Mill Lane. The strip of land between the building and the abutting properties on old Mill Lane represents 7% of the total site area drains to these abutting properties.

## **RECOMMENDATION:**

It is recommended the Planning Advisory Committee recommends:

- approval of the rezoning of 45 Marr Road and 6 Old Mill Lane (PIDs# 00245415 & 00118067) from the Single Family Residential R1B zone to the Multi-Unit Residential Zone [R4] subject to an agreement setting out details of the development and conditions related to the approval.

## **ATTACHMENTS:**

Minutes from the January 2<sup>nd</sup>, 2024 PAC meeting

Original Staff Report including attachments

Attachment 1 Stormwater Review

Attachment 2 Trip Generation Statement

Attachment 3 Polling Results

Preliminary Grading Plan

Plan & Profile Old Mill Lane Storm Sewer

Pre-Development Stormwater Management Plan

Post Development Stormwater Management Plan

Site Distance Assessment – CBCL

Report Prepared by: John Jarvie, RPP, MCIP

Date: Friday, May 03, 2024



# ROTHESAY

PLANNING ADVISORY COMMITTEE MEETING  
Rothesay Town Hall Common Room  
Tuesday, January 2, 2024 at 5:30 p.m.



**PRESENT:** COUNCILLOR DON SHEA, CHAIRPERSON  
COUNCILLOR TIFFANY MACKAY FRENCH  
KELLY ADAMS  
TRACIE BRITTAIN  
TYLER DAVIS  
RALPH FORTE  
MATTHEW GRAHAM, VICE-CHAIRPERSON  
CHRISTIANE VAILLANCOURT

TOWN MANAGER JOHN JARVIE  
TOWN CLERK MARY JANE BANKS  
RECORDING SECRETARY LIZ HAZLETT

The meeting was called to order by Town Manager Jarvie at 5:30 p.m.

## 1. ELECTION OF OFFICERS

Town Manager Jarvie called three times for nominations from the floor for Chairperson. Counc. Mackay French nominated Counc. Don Shea as Chairperson. There being no other nominations, Counc. Shea was elected Chairperson by acclamation.

Town Manager Jarvie called three times for nominations from the floor for Vice Chairperson. Counc. Shea nominated Matthew Graham. There being no other nominations, Matthew Graham was elected Vice Chairperson by acclamation.

## 2. APPROVAL OF THE AGENDA

**MOVED** by Counc. Mackay French and seconded by R. Forte the agenda be approved as circulated.  
**CARRIED.**

## 3. ADMINISTRATION

### 3.1 Code of Ethics

All members were asked to review the document, sign the Member Statement and return it to Town Hall.

### 3.2 Committee Mandate

### 3.3 2024 Meeting Schedule

**MOVED** by M. Graham and seconded by T. Brittain the Code of Ethics, Committee Mandate, and 2024 Meeting Schedule be received for information.

**CARRIED.**

## 4. ADOPTION OF MINUTES

### 4.1 Regular Meeting of December 4, 2023

**MOVED** by R. Forte and seconded by C. Vaillancourt the Minutes of December 4, 2023 be adopted as circulated.

**CARRIED.**

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## 5. DECLARATION OF CONFLICT OF INTEREST N/A

## 6. NEW BUSINESS

**6.1 25 Meadow Drive**                      **John Daares**  
OWNER:                                      John Daares  
PID:    00232983  
PROPOSAL:                                  Side Yard Setback Variance for Single Family Dwelling

The applicant, John Daares, was in attendance. Town Manager Jarvie advised the request is to permit an attached garage with a living space above and a side-yard setback of 0.91 metres (3ft) – a 4 meter variance is required.

**MOVED** by Counc. Mackay French and seconded by T. Brittain the Planning Advisory Committee:

- a. Grant a variance from the Rothesay By-law 2-10 to allow for a reduced minor setback of 0.91 metres (3 feet) for a proposed attached two-storey garage.
  - a. Accordingly, the applicant is required to submit the following:
    - i. A Surveyor's **Location Certificate** to confirm compliance with the building's required setbacks, the certificate shall:
      1. Be based on an actual site inspection and measurements;
      2. Verify the siting of the building foundation wall, setback from property boundary(s) for the four corners of the proposed building; and
      3. Be prepared by personnel qualified to practice Land Surveying in New Brunswick.
      4. The Surveyor's **Location Certificate** shall be provided to the Development Officer prior to any back-filling of the foundation excavation.

### ON THE QUESTION:

Counc. Mackay French noted she is happy to see three individuals wrote in favour of the proposal. C. Vaillancourt mentioned the 82% variance, and asked if the neighbour next door raised any objections, or if there are any fire related concerns (access). Town Manager Jarvie advised no objections were received, and space still remains on either side of the property. In response to an inquiry, Mr. Daares confirmed that the second floor will be used for a bedroom master suite.

**CARRIED.**

**6.2 45 Marr Road**                              **Mike Maloney**  
OWNER:                                      Patrick Maloney  
PID:    00245415 & 00118067  
PROPOSAL:                                  Rezoning (46-unit apt bldg./6-unit Townhomes)

The applicant Mike Maloney and his wife Sheila Golez were in attendance. Town Manager Jarvie advised: the request is to rezone the rear portion of the property from Single Family – Residential (R1B) to Multi-Unit Residential (R4) for an apartment building, and the front portion from R1B to R3 (Attached Residential Zone) for townhomes; the land is designated Commercial in the Municipal Plan which permits high density residential use; the current Zoning By-law is under review for updates, therefore a rezoning process is required; and 45 Marr Road and 6 Old Mill Lane will be reconfigured to form the property.

# ROTHESAY

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C. Vaillancourt mentioned that letters were received with concerns regarding polling letters sent during the holiday season – some did not receive the notification until after the deadline for comments; and drainage for water runoff (including melting snow). She asked if rescheduling was an option. Furthermore, she expressed concern that the trip generation study may be misleading. The study focuses on seniors or retirees – which are the target audience for the project – but does not consider that other demographics may apply as tenants. She added traffic congestion in the area is already problematic and is expected to worsen with another nearby project under construction. She asked why the study did not present a “worst case” scenario.

Town Manager Jarvie advised: standard application and polling processes were followed; the Committee can choose to postpone the discussion until February if there is interest; public attendance at tonight’s meeting suggests notification efforts were successful; a detailed design plan for stormwater management is expected, in the meantime the consultant has provided a letter outlining the intended approach; at this point staff have flagged that drainage needs to be addressed/questions should be directed to the developer; and occupancy is at the discretion of the property owner. With respect to traffic, he noted: the study was provided by professional traffic consultants; Marr Road is a collector road, which by definition, is busier than other streets in the community; and as the application process proceeds there will be more information available on the traffic impact.

R. Forte requested clarification on: the purpose of tonight’s discussion – public hearing recommendation or in depth discussion; Policy HDR-4 (b) “the maximum density does not exceed 100 square meters of land per apartment unit”; and Policy HDR-4 (d) “the subject lands do not exceed 1 acre in total area (or 40 apartment units)”.

Town Manager Jarvie explained that a recommendation for a public hearing suggests the application has enough merit to warrant further discussion by the public and Council. To establish this, there are opportunities for the Committee and public to ask questions – to clarify the nature of the project, rather than present opinions – at the Committee level and again at a public hearing. The applicant is also available to explain and answer questions.

Town Manager Jarvie explained that Policy HDR-4 (b) sets the maximum density per square meter of land (100 sq. m. per apartment unit); and (d) 40-units are permitted per acre of land. In this case, the area for the apartment building is roughly 6300 sq. m. (137 sq. m. per unit), which is sufficient for a 46-unit apartment building. He suggested questions related to rationale for the number of buildings/units are better suited for the applicant. In response to an inquiry, it was noted a sign was put on the property to announce the rezoning application; however, it was just installed today.

Mr. Maloney briefly explained the vision for the project, noting it is intended to provide housing in a highly walkable area that allows individuals – like his parents – to remain in the community without the hassles of homeownership. When questioned, Mr. Maloney confirmed the townhomes will be rented, not owner-occupied, and one will be a barrier-free unit.

M. Graham asked if density requirements are the same for apartment buildings and townhomes. Town Manager Jarvie advised different calculations are used which is why there are two zonings proposed R3 (townhomes) and R4 (apartment building). The proposal complies with by-law requirements for each zone.



# ROTHESAY

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Counc. Shea mentioned he used to own property on Robinson Street and asked if water runoff will be collected in that area. Mr. Maloney and Mrs. Golez addressed stormwater management, highlighting that they have engaged civil engineers to develop a stormwater management plan. The intent is to control the flow of water (rain and melted snow) by redirecting it to areas where it can be naturally absorbed, or retained until it can be released at a controlled rate into municipal infrastructure on Marr Road. Land preparation for stormwater management must be completed before a foundation is built. It is expected the project will improve the drainage situation related to the property's current state. T. Brittain mentioned that there are stormwater management requirements included in development agreements. Town Manager Jarvie confirmed this, adding that a detailed drainage plan is required, and post-development runoff cannot exceed pre-development conditions.

Mr. Maloney answered Committee inquiries, noting: the apartment building will have mostly 2-bedroom units (sizes have yet to be finalized); there will be 6 affordable units; the project is targeted towards seniors; rent for the affordable units will be 30% below market value; marketing efforts will be explored once the project is approved – for now interest has been spread through word of mouth; the Shadow Study shows the buildings may cast shadows onto neighbouring properties around 8:00 a.m. (March 21-September 21) but only for a short period of time – the 12:00 p.m. image shows the shadows have retreated significantly from the property line; the Shadow Study can be updated to show results in the winter; the tree barrier will be maintained as much as possible to maintain privacy for all properties; property owners, directly behind on Robinson Street, should not be able to see much of the apartment building (and vice versa) owing to long lot depth and significant tree buffers; the proposal complies with by-law requirements for parking; and the project does not include specialized plug-ins for electric vehicles in the underground parking lot.

Members of the public were invited to speak. The following people spoke: Terry McKee, 4 Old Mill Lane; Mike Vienneau, 26 Robinson Street; Nathan Blais, 10 Old Mill Lane; Sue Crozier, 43 Marr Road; Pat Shea, 24 Robinson Street; and Steve Cooper, 11 Old Mill Lane.

The following comments were made: if approved, 4 Old Mill Lane will be fenced in on three sides; the group in attendance tonight was gathered by word of mouth because the polling notice – during the holiday season – was ineffective; other proposals for the property were unsuccessful; a single-family home is preferred; the height of the building will impact privacy for surrounding properties and tenants; drainage is a significant concern, water runoff will increase to surrounding properties which also includes relocated – and melting – snow; and relocated snow is not expected to melt until the spring, owing to minimal sunlight in the winter, which could worsen drainage issues for surrounding properties.

There was a lengthy discussion regarding Mr. Vienneau's concern that snow will be pushed towards his property and the drainage plan will not be sufficient to handle runoff. Mr. Maloney and Mrs. Golez noted as the property owners, snow removal is their responsibility. A contractor will be hired and instructed to relocate snow near the center of the property to melt into designated retention areas, and released into municipal infrastructure at a controlled rate. It was noted a flat roof will also be utilized in the stormwater management plan. Mr. Maloney and Mrs. Golez reiterated that there are no current drainage controls on the property, therefore the proposal is expected to vastly improve the situation by adding retention areas to control runoff, and greenery/vegetation for natural absorption. Mr. Vienneau disagreed, noting he is familiar with drainage through his employment and experience on his property and does not believe the measures will be adequate to prevent impact to his property.

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Chairperson Shea called for order. He noted it is unlikely issues will be resolved tonight – the intent for tonight’s meeting is to hear public concerns/comments.

Public comments continued with the following: neighbouring properties will be impacted by shadows, loss of privacy – thin tree buffer and height of buildings (apartment and townhomes), drainage – surrounding properties cannot handle more saturation; shallow wells may be impacted by contaminated runoff from the above-ground parking lot; water runoff is expected to worsen existing conditions; housing is needed but should not impact the quality of life for surrounding properties; and public notification and information availability was lacking.

Counc. Shea stated that the recommendation is that Council schedule a public hearing to provide another opportunity for public comments.

**MOVED** by T. Brittain and seconded by Counc. Mackay French the Planning Advisory Committee recommends that Council schedule a public hearing to consider the rezoning of 45 Marr Road and 6 Old Mill Lane (PIDs 00245415 & 00118067) from Single Family Residential R1B zone to the Multi-Unit Residential Zone [R4].

### **ON THE QUESTION:**

R. Forte asked if the Committee will have another opportunity to discuss the application before a public hearing. Town Manager Jarvie noted it depends on when the public hearing is scheduled. C. Vaillancourt asked if recommending the public hearing means that the Committee supports the application. Town Manager Jarvie noted it does not. He explained that a recommendation for a public hearing informs Council that there is enough substance to the application to warrant presenting the proposal to Council and the public.

**CARRIED.**

Town Manager Jarvie acknowledged that the timing of the polling letters was not ideal, but a standard process is used to create balance for developers and the public. He explained the next steps noting the recommendation will be brought to Council, and if a public hearing is scheduled public notification will occur, and the developer will have an opportunity to address the comments raised tonight. Council will discuss setting a date at its next meeting, however, in accordance with the Community Planning Act the earliest the public hearing can be held is January 29<sup>th</sup>.

Town Clerk Banks advised Council will discuss the matter at its next meeting on January 8<sup>th</sup> at 7:00 p.m. She noted members of the public can watch the meeting through a livestream or a recording (available the following day). She added the next Committee meeting will be February 5<sup>th</sup> at 5:30 p.m.

Chairperson Shea thanked Mr. Maloney and Mrs. Golez.

# ROTHESAY

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## 6.3 Dobbin Street

**Rick Turner**

OWNER:

A.E. McKay Builders Ltd.; Andrew & Cathy McKay

PID:

30354955 & 30354963

PROPOSAL:

Amendment to Development Agreement (increased density)

The applicant Rick Turner and property owner Andrew McKay were in attendance. Town Manager Jarvie advised: a development agreement was executed in 2015; the land was transferred to a new owner (McKay), but the development agreement is attached to the land; the request is to increase the number of units on Lot 2 (PID 30354955) from 48 units in three buildings to 56 units in a single building and on Lot 3 (PID 30354963) from a 24 unit building to a 29-unit building; the proposal aligns with the need for housing, especially affordable units, and the new Municipal Plan enacted in 2021; and the proposed amendments to the development agreement were included for the Committee's review.

Mr. Turner, of Hughes Surveys & Consultants, stated the staff report clearly shows the intent of the proposal. He noted: the increase in units aligns with the Municipal Plan; the difference is 13 units; the amendments requested still bring the total density below the property's maximum permitted density; the proposal creates an opportunity for more greenspace (three buildings condensed to one, and underground vs. surface parking) thereby improving space for the stormwater management pond; and if approved, the intent is to begin construction as soon as possible.

The Committee inquired about: construction currently underway, Lot 3, options, project timeframe, and access/egress for Dobbin Street. The following responses were provided: construction is currently underway for a 24-unit building on Lot 1 (original agreement) and the road base; the proposed amendments do not impact Lot 1; the proposed change to Lot 3 is within the parameters of the Zoning By-law but still requires an amendment to the development agreement; it is at Council's discretion whether to approve one, none, or all changes proposed; the project completion deadline will likely require an extension to accommodate the changes; the intent is to begin work as soon as possible; when the project is completed Dobbin Street will have two access points; and traffic signals were recently installed on Clark Road which will improve traffic conditions to the entrance near Lennox Drive and Salmon Crescent (sidewalk will also be installed).

R. Forte raised concerns, noting he is uncomfortable with non-committal wording throughout the report, for example "seems consistent", "appears", and "generally complies". He stated Council expects details and due diligence from the Committee. Town Manager Jarvie explained that staff are confident in their understanding of the proposal but the wording is necessary as final designs, for instance for Lot 3, have not been provided.

**MOVED** by T. Brittain and seconded by Counc. Mackay French the Planning Advisory Committee recommend Council schedule a public hearing to consider amending the development agreement of the Dobbin Street property particularly with respect to Lot 2 (PID 30354955) and Lot 3 (PID 30354963); and Council consider amending the development agreement registered as document 34727207 to increase the total unit count by 13.

### ON THE QUESTION:

In response to an inquiry, Town Manager Jarvie noted the two recommendations do not need to be separate as a public hearing would involve both matters.

**CARRIED.**

Chairperson Shea thanked the applicant and the property owner, and they left the meeting.

# ROTHESAY

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## 7. OLD BUSINESS

### 7.1 7 Scott Avenue

**Elena Zeifer**

OWNER:

Elena and Maxim Zeifer

PID:

00064105

PROPOSAL:

Rezoning R1B to R2

The applicant Elena Zeifer was not in attendance. Town Manager Jarvie advised the application: addresses a need for housing; is consistent with the character of the neighbourhood (proximity to multi-unit residential and commercial); creates a gradual density transition between single-family homes and nearby multi-unit residential properties; and requires no external additions to the building. He informed the Committee that the project must adhere to Building Code and Fire Code requirements to become a 2-unit building. He added there is also a condition that the applicant must provide sufficient parking to prevent on-street parking. He shared that these comments may be brought up at the public hearing on January 15<sup>th</sup>. C. Vaillancourt mentioned the item was discussed at the last Committee meeting. Town Manager Jarvie noted discussion at the previous meeting revolved around a recommendation for the public hearing.

**MOVED** by T. Brittain and seconded by Counc. Mackay French the Planning Advisory Committee support the application by Elena Zeifer to rezone 7 Scott Avenue (PID 00064105) from Single-Family Residential – Standard (R1B) to R2 – Two Family Residential for a 2-unit duplex and recommend Council enact By-law 2-10-37.

### ON THE QUESTION:

R. Forte asked if the public will be able to comment on the proposal. Town Manager Jarvie advised there will be an opportunity for public comments at the public hearing on January 15<sup>th</sup>. He referenced a prior question, advising that the property will not be owner-occupied.

**NAY vote recorded from M. Graham.**

**CARRIED.**

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## TABLED ITEMS

N/A

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## 8. CORRESPONDENCE FOR INFORMATION

N/A

## 9. DATE OF NEXT MEETING(S)

The next meeting will be held on Monday, February 5, 2024.

## 10. ADJOURNMENT

**MOVED** by R. Forte and seconded by Counc. Mackay French the meeting be adjourned.

**CARRIED.**

The meeting adjourned at 7:00 p.m.

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CHAIRPERSON

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RECORDING SECRETARY



**To:** Chair and Members of Rothesay Planning Advisory Committee  
**From:** Darcy Hudson  
Assistant Development Officer  
**Date:** Thursday, December 28, 2023  
**Subject:** Rezoning 45 Marr Road/6 Old Mill Lane – (PIDs 00245415 & 00118067)

<b>Applicant:</b>	Mike Maloney	<b>Property Owner:</b>	Patrick Maloney
<b>Mailing Address:</b>	34 Sprucewood Ave Rothesay, N.B. E2E 2H3	<b>Mailing Address:</b>	182 Elliot Road Quispamsis, N.B. E2G 2B8
<b>Property Location:</b>	45 Marr Road/6 Old Mill Lane	<b>PID:</b>	00245415 & 00118067
<b>Plan Designation:</b>	Mixed Residential	<b>Zone:</b>	Single Family Residential R1B
<b>Application For:</b>	Rezoning to allow for a 1 four story (46 Unit) Apartment Building & a 6 Unit Townhouse		
<b>Input from Other Sources:</b>	Operations, KVFD, KRPF, Polling		

### ORIGIN

An application from Mr. Mike Maloney on behalf of Dr. Patrick Maloney, to consider rezoning land located off Marr Road and Old Mill Lane (PIDs 00245415 & 00118067) from Single Family Residential [R1B] to Multi-Unit Residential (R4) to allow for the development of a 46-unit apartment building and a 6 Unit townhouse subject to the terms of a Development Agreement.

### BACKGROUND

The properties are 8,643.56 square meters (2.14 acres) and currently zoned Single Family - Residential Standard zone (R1B). The property is designated COMMERCIAL in the Future Land Use map. The proposed use as a residential apartment building is not listed as a permitted use within the R1B zone. However, the Municipal Plan By-law 1-20 does contain policy direction (see Policy HDR-4 follows) that would allow Council to consider the application.



Figure 1 – Site plan of Proposed Marr Road Apt. Building and Townhouses.

*The commercial areas in Rothesay are focal points for residents, whether they are shopping or socializing. Council recognizes this function of commercial space as potential opportunity sites where **higher density residential may be added** as a means of providing people with better access to the Town's services, to reduce sprawl, to permit a livelihood that allows for walkability and less car dependence, and to increase density in and around the Town's commercial areas.*

**COUNCIL SHALL:**

**Policy HDR-4 High-density Residential:**

Consider that High-density Residential (R6) development may be appropriate **throughout the Commercial Designation**, and may consider multi-unit dwellings through the re-zoning and development agreement process where such development demonstrates compliance with the following requirements:

- a) Subject lands are adjacent to or in close proximity to collector or arterial streets and transit routes;
- b) The maximum density does not exceed 100 square metres of land per apartment unit;
- c) Subject lands are adequate in size relative to the intensity and scale of the proposed land development;
- d) The subject lands do not exceed 1 acre in total area (or 40 apartment units);
- e) Underground parking is provided;
- f) Require the developer provide a technical wind and shadow study, to be completed by a certified professional, to ensure the proposed development does not generate excessive wind or cast a shadow on abutting properties or public road right-of-way that would detract from the quality, enjoyment, or use of the space.
- g) Require the developer to complete a traffic impact assessment for the proposed development on the surrounding area completed by a qualified transportation engineer or other technical specialist;
- h) Excellence in site design best practices addressing features such as Crime Prevention through Environmental Design (CPTED) principles, urban design, and high quality landscaping; and
- i) A building design of high quality that is consistent with community values and architectural best practices.



Figure 2 – Property at 45 Marr Road/6 Old Mill Lane

**ANALYSIS:**

Policy HDR-4 High-density Residential	Staff Comment
Subject lands are adjacent to or in close proximity to collector or arterial streets and transit routes;	The proposed building is located 140 meters from Marr Road. A traffic impact statement is being prepared to determine any additional traffic enhancement or requirements.
The maximum density does not exceed 100 square meters of land per apartment unit;	The property is 8,643.53 square meters in area and proposed density at 46 units does not exceed the 100 square meters of land per apartment unit.
Subject lands are adequate in size relative to the intensity and scale of the proposed land development;	The proposed 4-story building would be located in a mixed-use development area containing single-family residential, High Density Residential, Commercial and Light Industrial uses.
The subject lands do not exceed 1 acre in total area (or 40 apartment units);	The density of 46 units would exceed the 40-apartment unit limit on density. However, the applicant also intends to make use of POLICY R-1 and R-2 that permit Council to consider an increase in density by 2 percent for every apartment unit meeting affordability standards or constructed as an accessible unit. The applicant is proposing affordable and barrier free units and

Policy HDR-4 High-density Residential	Staff Comment
	therefore would be eligible for an increase in density (6 additional units).
Underground parking is provided;	The proposal includes underground parking for 45 vehicles and 18 surface parking spaces for 63 parking spaces. The total number of parking spaces complies with the zoning by-law calculated at 1.25 spaces per apartment unit.
Require the developer provide a technical wind and shadow study, to be completed by a certified professional, to ensure the proposed development does not generate excessive wind or cast a shadow on abutting properties or public road right-of-way that would detract from the quality, enjoyment, or use of the space.	A Shadow Study has been completed and indicates that the shadows will not cast shadows on abutting properties or public road right-of-way that will detract from the quality, enjoyment, or use of space.
Require the developer to complete a traffic impact assessment for the proposed development on the surrounding area completed by a qualified transportation engineer or other technical specialist;	The developer is preparing a traffic impact assessment. Staff intend to review the study by understanding how the apartment building development adheres to good planning principles to ensure safe and equal access to the transportation system by all users, including vehicles of residents and their guests, foot traffic of residents and their guests to and from the building to a public sidewalk or other destination (bank/restaurant), cyclists, and the loading and unloading commercial trucks (garbage, moving vans, delivery vehicles, etc.).
Excellence in site design best practices addressing features such as Crime Prevention through Environmental Design (CPTED) principles, urban design, and high quality landscaping; and	One of the key features of CPTED is the placement of physical features, activities and people in a way that maximizes visibility as a key concept directed toward keeping intruders easily observable, and therefore less likely to commit criminal acts. Features that maximize the visibility of people, parking areas and building entrances are unobstructed doors and windows, pedestrian-friendly sidewalks and streets, front porches and appropriate nighttime lighting.
A building design of high quality that is consistent with community values and architectural best practices.	Good design responds and contributes to the neighbourhood context. Staff review the building design based on the natural and built features of the local neighbourhood, and the relationship and the character they create when combined with the proposed building.



Policy HDR-4 High-density Residential	Staff Comment
	<p>The area has some challenges in that the NB Power infrastructure does not create an attractive view for residents; however, the proposed building will be an attractive enhancement for the area.</p> <p>Staff believe that the proposed building in this mixed-use neighbourhood achieves good design as the scale, bulk and height of the building is appropriate to the existing or desired future character of Marr Road and surrounding buildings.</p>

**Polling Results**

As standard procedure with all rezoning applications letters were sent to nearby residents to inform them of the application and soliciting their comment or feedback. As of Thursday, December 28, 2023 several emails were received by the Town in opposition to the application. One telephone call was received in support of the application.

**RECOMMENDATION:**

It is recommended THAT the Planning Advisory Committee:

- A. Recommend that Rothesay Council schedule a **PUBLIC HEARING** to consider the rezoning of 45 Marr Road and 6 Old Mill Lane (PIDs# 00245415 & 00118067) from the Single Family Residential R1B zone to the Multi-Unit Residential Zone [R4].

**ATTACHMENTS:**

- Map 1 Aerial Photo Location Map
- Map 2 Land Use Designation
- Attachment 1 Stormwater Review
- Attachment 2 Trip Generation Statement
- Attachment 3 Polling Results

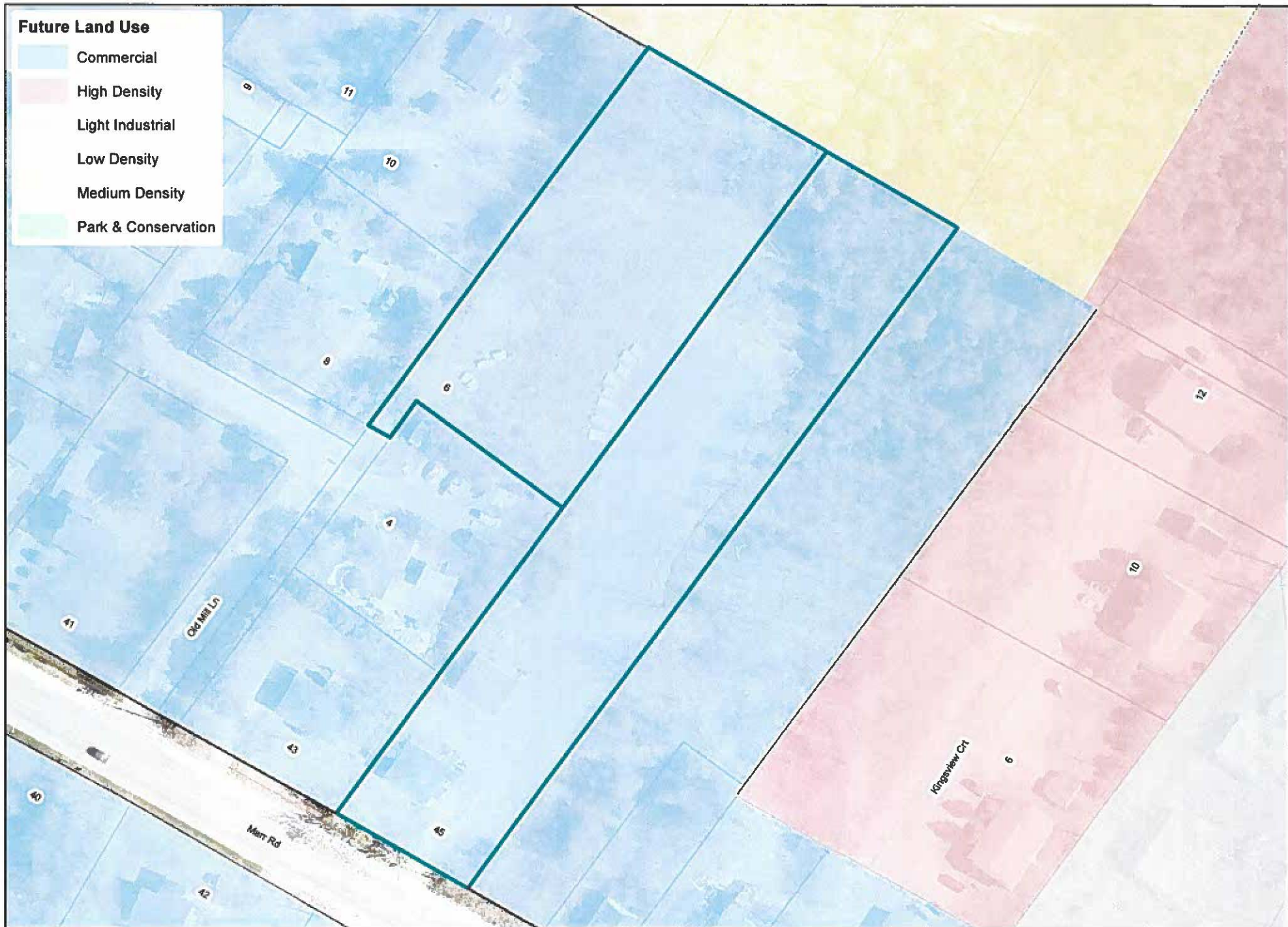
*Darcy Hudson*

Report Prepared by: Darcy Hudson, Assistant Development Officer  
Date: Thursday, December 28, 2023



**Future Land Use**

- Commercial
- High Density
- Light Industrial
- Low Density
- Medium Density
- Park & Conservation



Future Land Use Map



506.433.4427 (Sussex)  
506.652.1522 (Saint John)  
[info@dmse.ca](mailto:info@dmse.ca)  
[www.dmse.ca](http://www.dmse.ca)



Ref: 23387-StormwaterReview

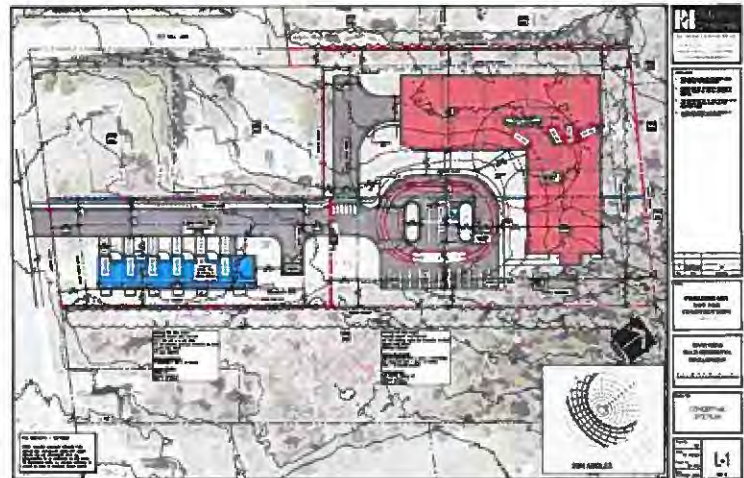
December 6, 2023

Mr. McLean,

## Re: 45 Marr Road - Multi-Residential Development - Stormwater Review

Don-More Surveys & Engineering Ltd. (Don-More) has been engaged to perform a high level review of a proposed development at the above address relative to a stormwater management strategy.

We have been provided with a conceptual site plan prepared by Polyline Designs dated October, 2023 and this review is limited to details shown on this site plan.



### Existing Site

The existing site is composed of two PIDs 00118067 and 00245415. The site is currently occupied by a single family home with a detached garage and a large laydown area towards the rear of the site.

The front portion of the site slopes away from Marr Road and to the west. This portion of the site sheet drains onto the adjacent property to the west.

The rear portion of the site sheet drains to the adjacent properties to the west and north

### Stormwater Management Approach

The new site would be designed to perform stormwater management to limit peak flows to pre development levels. Water draining from the parking areas would be directed to a Stormscepter to provide treatment of water quality. Below are preliminary design ideas for how this will be achieved.

The proposed site plan shows townhouses located along the front portion of site. We would likely incorporate a swale along the rear of these to intercept flows from upstream, as well as

collecting the rear portion of the buildings. The street area could be collected in a storm sewer system.

Between the garbage enclosure area and the parking area for the larger building there is an area of undeveloped land. We would likely incorporate a storm pond in this area.

The parking lot would be designed as parking lot ponds by installing ICD's in the catch basins from this area so water ponds in the parking lot for a brief period of time.

The building has a flat roof. We would plan to detain water on the roof of the building using flow controllers on the roof drains. Typically we design this system to pond the equivalent of 100mm of water in a 100 year event.

Flow from the site would be discharged to the existing storm system on Old Mill Lane via the Local Government Services Easement through the adjacent property.

Following detailed design and once modelling of these approaches has been completed, if additional measures are required to reduce peak flows we would look at either additional traditional stormwater management ponds or underground storage under the parking areas.

### **Closing**

We trust this is sufficient for your present needs. Please feel free to contact the undersigned at 506.636.2136 or at [at@dmse.ca](mailto:at@dmse.ca) for any additional information or clarification.

Yours truly,

Don-More Surveys & Engineering Ltd.

*Andrew Toole*

Andrew Toole, NBLs, P.Eng.

December 21, 2023

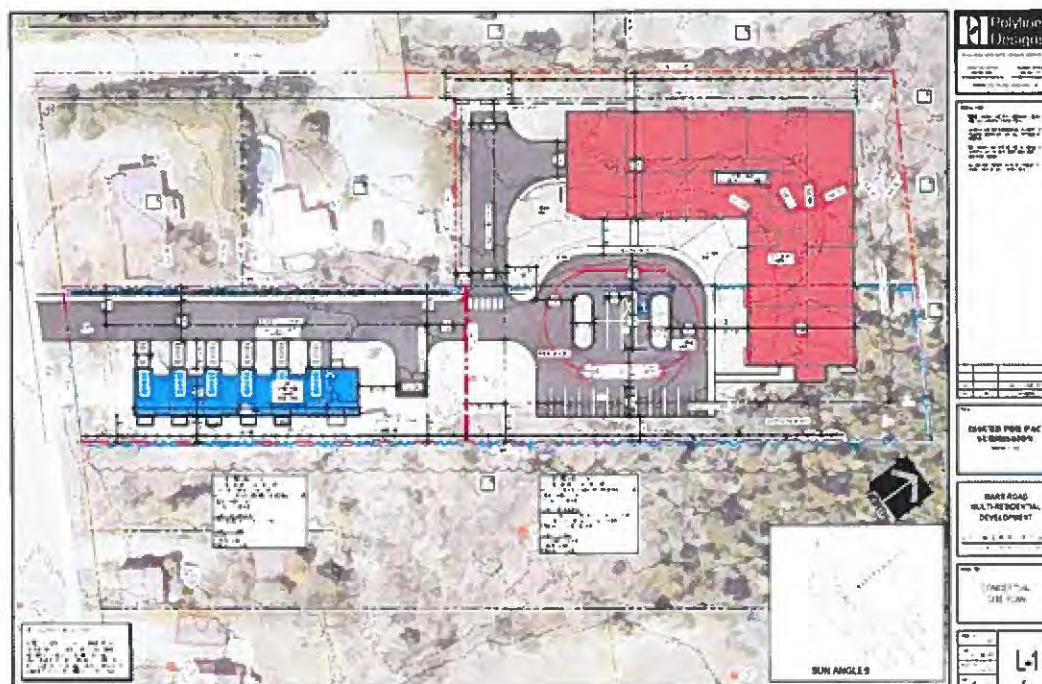
Mike Maloney, BBA, BPR, CPF  
Right Hook PR + Strategic Planning  
34 Sprucewood Avenue  
Rothesay, NB, E2E 2H3  
Email: [mike@righthookpr.com](mailto:mike@righthookpr.com)

Dear Mr. Maloney:

*RE: Trip Generation Statement - 45 Marr Road, Rothesay*

## Project Understanding

We understand a trip generation statement is required by the town of Rothesay for the proposed residential development located at 45 Marr Road, Rothesay. The development is planned to include one, 46-unit apartment building and six townhouses, for a total of 52 residential units, as illustrated in **Figure 1**, and will be marketed towards seniors/retirees.



**Figure 1: Proposed Site Plan**

## Trip Generation

To estimate the new morning (AM) and afternoon (PM) peak hour traffic generated by the proposed development, trip generation rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition*, were used. Rates published in this manual are widely accepted by the traffic engineering community, as they are based on empirical data.

Since the proposed development will include both apartment units and townhouses marketed towards an older demographic profile (i.e., seniors/retirees), the following land use codes were selected from ITE's Trip Generation Manual to best reflect the proposed land uses:

- ▶ ITE LU Code 252 for "Senior Adult Housing – Multifamily (Apartment)
- ▶ ITE LU Code 251 for "Senior Adult Housing – Single-Family (Townhouses)

The trip generation rates include all vehicular movements entering and exiting the site. Trip generation rates were reviewed for both the weekday AM and PM peak hours of the adjacent road, as this would represent the peak traffic loading on the adjacent street (i.e., Marr Road). The location setting for "General Urban/Suburban" was selected as it generally reflects the setting of the development site. The estimated numbers of new AM and PM peak hour trips based on the proposed number of dwelling units are summarized in **Table 1**, and a summary of new site trips is provided in **Table 2**.

**Table 1: ITE Trip Generation Summary**

<b>ITE Land Use Code 252 (Senior Adult Housing – Multifamily)</b>							
<b>46</b>	<b>Dwelling Unit</b>	<b>Rate</b>	<b>Inbound</b>	<b>Outbound</b>	<b>Trips In</b>	<b>Trips Out</b>	<b>Total Trips</b>
	AM Peak Hour of Adjacent Street Traffic	0.20	34%	66%	4	7	<b>11</b>
	PM Peak Hour of Adjacent Street Traffic	0.25	56%	44%	7	6	<b>13</b>
<b>ITE Land Use Code 251 (Senior Adult Housing – Single-Family)</b>							
<b>6</b>	<b>Dwelling Unit</b>	<b>Rate</b>	<b>Inbound</b>	<b>Outbound</b>	<b>Trips In</b>	<b>Trips Out</b>	<b>Total Trips</b>
	AM Peak Hour of Adjacent Street Traffic	0.24	33%	67%	1	1	<b>2</b>
	PM Peak Hour of Adjacent Street Traffic	0.30	61%	39%	2	1	<b>3</b>

Mike Maloney  
December 21, 2023

**Table 2: Summary of New Site Trips**

Time Period	Trips In	Trips Out	Total Trips
AM Peak Hour	5	8	<b>13</b>
PM Peak Hour	9	7	<b>16</b>

**Based on the trip generation for the proposed site, a total of 13 and 16 new trips are expected during the weekday AM and PM peak hours, respectively.**

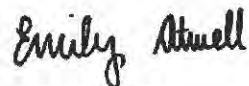
## Closing

Thank you for the opportunity to complete this Trip Generation Statement for your proposed development at 45 Marr Road.

We trust this information satisfies your current requirements, but if you have any comments or questions that arise from the review, please reach out to us at your earliest convenience.

Yours very truly,

CBCL Limited



Prepared by:  
Emily Atwell, EIT  
Transportation EIT & Urban Planner  
Direct: (506) 639-6559  
E-Mail: [eatwell@cbcl.ca](mailto:eatwell@cbcl.ca)



Reviewed by:  
Brendan McPhee, M.Sc.E., P.Eng.  
Transportation Engineer  
Direct: (506) 633-6650  
E-Mail: [bmcphoe@cbcl.ca](mailto:bmcphoe@cbcl.ca)

CC: Brian Moreau, P.Eng.

Report No: 232936.00

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## Darcy Hudson

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**From:** [REDACTED]  
**Sent:** December 25, 2023 8:49 PM  
**To:** Darcy Hudson  
**Subject:** Fwd: Rezoning Application - 45 Marr Rd / 6 Mill lane

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please disregard the first email sent in error.

Mr. Hudson,

My name is [REDACTED] and I live at [REDACTED] in Rothesay with my wife [REDACTED]. I would like to register my opposition to the proposed bylaw change for 45 Marr Rd and 6 Old Mill Lane.

In 1987 we bought this land and built our house in the summer of 1988. The area behind our home is fairly heavily forested with lots of humps and hollows that help control the flow of water which naturally moves downhill. This natural setting, along with landscape work completed in our backyard has worked well at keeping water moving around the house in severe rain events.

This land for the most part, belongs to the home owners on the west side Robinson Street so there's little chance of any changes there.

The issue for me is this land in question.

Several years ago, another development was proposed for this same site. The neighbours were given a satisfactory time frame to respond to this and I'm aware of some, including myself, who opposed. Eventually the application, as I understand it, was denied.

Unfortunately for me, some site work had been done and at some point, a large parking lot was created on this land. The winter plowing pushed all the snow to the back of the lot.

During winter rain storms, usually in February, March and April, the rain, along with added snow melt, flow too fast and in too much volume, for the natural forest land and my initial landscaping to handle. This was a very noticeable change resulting in a wet basement a few times.

In 2019 I removed my back deck and reshaped my backyard to assist with this added water during these very common events. My yard is no longer flat but has a swale running through it and around the house. So be it, if it worked, I would have been happy. Unfortunately, some of the storms still created problems with water running up against my foundation and into the basement through the windows. As a last ditched effort to keep water out of the house, I had the 2 basement windows bricked in, removing all natural light from the basement.

I'm also concerned about the added noise these units will bring to the area. You are talking about adding 52 residential spaces in my backyard. The noise of construction and then, everyday life for those living there will become what we hear in our backyard.

Another point is that there are at least 7 other large units either recently completed, under construction or already approved, within 2kms of this address. Once all are up and running the traffic in the area, which has already had a noticeable increase, will be even worse.

The last point I will make is the apparent strategic timing of all this. I received my letter, that was dated December 19<sup>th</sup>, on Friday December 22, 2023. The letter advised that submissions had to be received by end of day on Wednesday December 27<sup>th</sup>. Given the Christmas Holiday that has given people one working day, Wednesday the 27<sup>th</sup>, to ask any questions of staff or any other research they may want to undertake, and then make their submission. That doesn't even account for the folks who may be away for the holidays unaware of what is happening in their backyard. Interesting.

Respectfully submitted,

----- Forwarded message -----

From

Date: Mon, Dec 25, 2023 at 2:58 PM

Subject: Rezoning Application - 45 Marr Rd / 6 Mill lane

To: <[darcyHUDSON@rothesay.ca](mailto:darcyHUDSON@rothesay.ca)>

Mr. Hudson,

My name is \_\_\_\_\_ I live at \_\_\_\_\_ in Rothesay with my wife \_\_\_\_\_ would like to register my opposition to the proposed bylaw for the A/N address.

In 1987 we bought this land and built our house in the summer of 1988. The area behind our home is fairly heavily forested with lots of humps and hollows that help control the flow of water which naturally moves down hill. This natural setting, along with landscape work completed in our backyard has worked well at keeping water moving around the house in severe rain events.

## Darcy Hudson

---

**From:** -  
**Sent:** December 27, 2023 3:55 PM  
**To:** Darcy Hudson  
**Subject:** 45 Marr road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi I live at 4 Old Mill Lane . I Am rejecting this proposal.

I do not want fenced in on 2 Sides of property.It zoned single family a 6 Old lane and we want that to stay that way or green space . As on the last proposal it was deemed they could put a garage or warehouse on 45 Marr road this project is far more than that .We take 10 to 15 minutes to get onto Marr now in morning. So how a minimum 50 cars going to get to the Marr Road on that blind hill . And there moving driveway closer to crest of hill . There all ready been Deaths an accident there because of it . And the 25 days a year you are totally blinded by the sun coming up that crest of hill . And if the next property add the New apartment buildings on the homestar property.It going to be worst again.

Get [Outlook for iO](#)

## **Darcy Hudson**

---

**From:**  
**Sent:** December 27, 2023 4:00 PM  
**To:** Darcy Hudson  
**Cc:**  
**Subject:** RE: Rezoning of 45 Marr Rd and 6 Old Mill Lane

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**Attn:** Darcy Hudson  
Assistant Development Officer

Darcy,

I am writing you at this time to state my objection regarding the proposed development of 45 Marr Rd and 6 Old Mill Lane Rothesay, NB.

Here are some of my concerns:

- We are close to apartments now, this will mean increased noise levels
- Water drainage concerns
- New Apartments and town houses on these parcels of land will definitely mean a significant increased level of traffic
- Marr Road is busy enough now and really can't handle any further traffic
- No Greenspace in this area now, this would eliminate the very little bit we currently have left
- Privacy
- Property values and appearances of property not pleasing to residential living
- Potential for increased Theft or crime activity

Where this rezoning application was requested at an already busy time of year for families and business, it feels like this process is being pushed through quickly and perhaps in a way to avoid the publics opportunity to express their concerns.

I understand a meeting is being held Tuesday January 2<sup>nd</sup>, 2024, at which time I understand the area residents should be given an opportunity to express their concerns.

Thank You,

8 Old Mill Lane  
Rothesay NB  
E2E 3K8

## Darcy Hudson

---

**From:**  
**Sent:** December 27, 2023 3:28 PM  
**To:** Darcy Hudson  
**Subject:** Rezoning on Old Mill -

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Darcy,

Firstly, thank you for bringing this rezoning application to my attention.

I will start by saying this process appears rushed, as your letter was written on December 19th and was delivered after the 21st. I had checked my mailbox after 5pm that day, and was surprised to find your letter with the timeline in my mail today, Dec 27th after the Christmas holiday.

Having received this letter during the holiday, and being left with very limited time to respond, I can't guarantee that my thoughts will be complete, as I am writing to you from my vehicle outside the mailbox at 3:01pm on December 27th.

My preliminary concerns are as follows:

1. Water - I have a shallow well. The construction of the building may (likely) contaminate the aquifer/reservoir from which we draw our water.

-how can this risk be mitigated or eliminated? I should not carry the financial cost of resolving this issue should it occur.

2. Flooding - Given the proximity of the building to my home, I think it is likely that run off from the roof and parking lot will drive water downhill and against the foundation of my home. The saturation of my yard, as well as my foundation is a concern to me, as I do not have significant issues with water ingress currently. As you know, pavement and steel/shingles do not absorb water. During the Winter and Spring, I have noticed the sewer system struggling to deal with the existing water runoff.

-how can this risk be eliminated or mitigated? So far, I have taken some steps to prevent water ingress to my home and have been successful. However, the construction of such a building will undoubtedly cause issues which may overwhelm my ability to deal with the water. I should not carry the financial burden for dealing with the water issues which may arise as a result of the buildings construction.

3. Privacy - a 5 story building will completely overshadow my home. The plans place the building extremely close to my yard such that it will dwarf the trees I rely on for privacy. As a result, my privacy will be significantly impacted, which will in turn reduce the value of my property.

-what precautions will be taken to preserve the integrity of my yard?

In short, my access to clean, drinkable water may be impacted, my home and yard may sustain damage (primarily from flooding or water flow running down from the apartment building), and my privacy and home security may be impacted as the building will not only be one of the tallest buildings in the town, but will also be a large housing complex.

## Darcy Hudson

---

**From:**  
**Sent:** December 27, 2023 4:01 PM  
**To:** Darcy Hudson  
**Subject:** Re: Rezoning on Old Mill - 10 Old Mill Lane

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Additionally, theft and vandalism are a concern. Theft and vandalism in the case of increased traffic and visibility.

As well, fire poses a risk in the case of fire from smoke damage or the spread of fire across the boundary of my lot. A medium sized apartment building which was under construction caught fire in Fredericton a few years ago, it was located in a residential area downtown and the heat and smoke damaged nearby homes.

On Wed, Dec 27, 2023 at 3:27 PM,

Hi Darcy,

Firstly, thank you for bringing this rezoning application to my attention.

I will start by saying this process appears rushed, as your letter was written on December 19th and was delivered after the 21st. I had checked my mailbox after 5pm that day, and was surprised to find your letter with the timeline in my mail today, Dec 27th after the Christmas holiday.

Having received this letter during the holiday, and being left with very limited time to respond, I can't guarantee that my thoughts will be complete, as I am writing to you from my vehicle outside the mailbox at 3:01pm on December 27th.

My preliminary concerns are as follows:

1. Water - I have a shallow well. The construction of the building may (likely) contaminate the aquifer/reservoir from which we draw our water.

-how can this risk be mitigated or eliminated? I should not carry the financial cost of resolving this issue should it occur.

2. Flooding - Given the proximity of the building to my home, I think it is likely that run off from the roof and parking lot will drive water downhill and against the foundation of my home. The saturation of my yard, as well as my foundation is a concern to me, as I do not have significant issues with water ingress currently. As you know, pavement and steel/shingles do not absorb water. During the Winter and Spring, I have noticed the sewer system struggling to deal with the existing water runoff.

-how can this risk be eliminated or mitigated? So far, I have taken some steps to prevent water ingress to my home and have been successful. However, the construction of such a building will undoubtedly cause issues which may overwhelm my ability to deal with the water. I should not carry the

## Darcy Hudson

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**From:**  
**Sent:** December 27, 2023 11:51 AM  
**To:** Darcy Hudson  
**Subject:** Rezoning Application-45 Marr Road/6 Old Mill Lane

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Darcy,

I am the owner of the residence on 11 Old Mill Lane which is on a downward slope from the proposed building construction.

My intention is not to oppose new construction or the rights of a landowner but I do have some concerns with this proposed building.

The water run-off and potential for flooding on lower grade properties is of concern to me as is the possible contamination and

functionality of my well. I would like assurance that the existing infrastructure is capable of handling a building project of this scale.

A berm or a raised area of green space in a vertical way may be necessary for proper drainage.

Thank You

## Darcy Hudson

---

**From:**  
**Sent:** December 27, 2023 2:36 PM  
**To:** Darcy Hudson  
**Subject:** Rezoning...45 Marr, 6 Old Mill.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Darcy, I have several concerns about this rezoning application and the subsequent construction activity.

1. Surface water drainage. As the land above my property at 22 Robinson has been developed steadily over the years since I moved in, there has been a significant increase in surface water flooding on my property. This has necessitated landscaping and earth berms to be applied to my property to keep water away from the house. This further conversion of woodland to hard standing will only add to my problems unless serious attention is paid to surface water handling at this new development.
2. Noise. Over the past few years, the noise from the ongoing construction between Robinson and Marr, as well as the apartments on Chapel has been a nuisance which has become more evident since I retired. I can no longer enjoy a peaceful afternoon on my deck due to the construction equipment and activity continuously in progress. This development is closer than any others and needs to be controlled for noise.
3. Population growth. I'm no expert on urban development, but I see an extremely rapid increase in local population and population density in the last few years. I can think of at least 6 major high density projects already completed or in progress, and I am concerned that we do not have the infrastructure in place to deal with this rapid growth. Our police, fire and ambulance services are already very busy, along with all the other social and domestic needs of the community. Thanks for the opportunity to comment. I trust my time has been well spent.

Regards

22 Robinson St.

Sent from my iPad



## Darcy Hudson

---

**From:** ---  
**Sent:** December 26, 2023 10:25 PM  
**To:** Darcy Hudson  
**Cc:**  
**Subject:** REZONING APPLICATION - 45 MARR ROAD/6OLD MILL LANE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Hudson

My wife and I just received your letter dated on Dec 19, 2023 regarding the rezoning application at 45 Marr Rd & 6 Old Mill Lane.

This email is a response to that letter since I am strongly opposed to this rezoning.

First of all, we live at 26 Robinson St and this rezoning would be directly in my back yard. Since we moved in, approximately 7 years ago, each spring we have experienced a lot of water run off in our back yard because the area in which you are talking about is at a higher elevation than our property. The winter snow and heavy rain falls build up in that area (and the area above it) and because we are slightly below that grade (level), all of that water runs downhill and into my backyard. This is not a slow trickle of water, but it runs quite rapidly for months because there is sooooo much water/snow melting. My home has come close to having my basement flooded a few times because the water could not drain fast enough. Because of this water buildup, I was forced to build up a portion of my backyard in order for the water to run AWAY from my home. My, and my neighbor's, backyard is usually saturated with water for the entire spring and into early summer. It us usually June or July (and sometimes August) before the water has dried up enough to go onto the lawn in my backyard. This water is the result of all of the water which is accumulating in the woods and along that stretch of Marr Rd.

I had to build similar to a "French drain" in order to keep the water from building up between my neighbor and I and to prevent basement flooding.

Now, if you are to build a 46 unit apartment building and a 6 unit Garden home area, I know EXACTLY where all of that snow (and water) will be plowed.....directly into the woods in my backyard. Now I will have even more snow and run off water in my backyard forcing me to do something more in order to keep my basement from flooding.

Secondly, if you are to allow this rezoning and a 46 unit apartment complex to be built, you are forcing an even more dangerous traffic pattern on Marr Rd. The extra traffic that will hit Marr Rd at peak times of the day will be even more dangerous on Marr Rd. May I remind you of where this area is.....it's at the top of a blind hill where oncoming traffic (in both directions) will have trouble seeing the traffic trying to enter Marr Rd.

May I also remind you that the town of Rothesay allowed an apartment complex to be built at the west end of Chapel Rd, which is still under construction but almost completed. When the developer asked for this permit, traffic pattern issues were brought up at that time as well. The developer said that they would install a traffic light at the corner of Marr Rd and Chapel Rd. THIS HAS NOT HAPPENED. I am not looking forward to the extra traffic jams and "close calls" that will occur when the extra traffic from the new unit on Chapel Rd hits this corner. Now, the town of Rothesay is inviting an even more serious safety concern (the extra traffic at 45 Marr Rd). What is the solution, another traffic light, that doesn't exist?

I certainly can understand that the town of Rothesay and all surrounding areas are in a struggle to find housing for MANY individuals and I am certainly onboard with the cause. However, to build a 46 unit complex on one of the busiest streets in Rothesay is NOT the solution. Building the units on another street which is less busy, more room to build, and not causing more flooding to existing properties makes much more sense. The developers are taking advantage of this

area because they can retrieve MAXIMUM rent since it is on a "high traffic area". This makes PERFECT BUSINESS SENSE but NOT AT THE COST OF FLOODING OTHER PROPERTIES AND CREATING A TRAFFIC SAFETY CONCERN.

In my opinion, the town of Rothesay does not have the infrastructure to handle the extra water run off (as my backyard shows) AND you are introducing another serious traffic safety concern by allowing this rezoning to happen.

I look forward to seeing you and others at your town hall meeting on Tuesday January 2, 2024. I promise you, I will be there.

**thanks**

## Darcy Hudson

---

**From:**  
**Sent:** December 27, 2023 11:33 PM  
**To:** Darcy Hudson  
**Cc:**  
**Subject:** Rezoning Application - 45 Marr Road / 6 Old Mill Lane

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Hello Mr. Hudson,  
I'm writing in response to the letter that I received this evening for the rezoning application for 45 Marr Road / 6 Old Mill Lane.

I see from the correspondence that concerns were supposed to be submitted to you by 4:00 today (Wednesday, December 27). I know I missed the deadline but I'm reaching out to share my concerns over this rezoning application anyway.

I live at 43 Marr Road. My husband and I purchased our house four years ago and find this residential, single family home area to be relatively quiet, even with the traffic on Marr Road. We purchased this property because of the proximity to all of our favourite things in Rothesay, but also because of the privacy and green spaces our lot gives us.

This proposal is going to add more volume of noise to this area, as well as take away a lot of the green space(s) we currently enjoy. While the zoning proposal you mailed to us doesn't include the plans from the developer, we are aware that the rendering shows a new driveway placed at 45 Marr Road, immediately adjacent to our property line. Old Mill Lane will presumably need to be widened to handle increased traffic as well, impacting the other side of our property.

We are concerned with what this change will do to our property line, on both sides of our property, not to mention the loss of the two beautiful maple trees that are currently at 45 Marr Road. The landscape will be changed dramatically if this proposal is approved.

The proposed garden homes and apartment complex are going to have these structures towering over top of us, which will greatly impact our privacy. Based on the rendering we have, I assume 46 apartments will require four stories; and the garden homes including lower level garage space will be two or three stories. (Is a four story building in an existing residential area even allowed?)

I would be remiss if I didn't mention the concerns over drainage, water and sewage lines.

What is their plan for snow removal? Where are the piles of snow going to be on their property? With the garden homes right beside our lot and apartment complex behind - we have concerns about the runoff (water, salt & sand) in the spring.

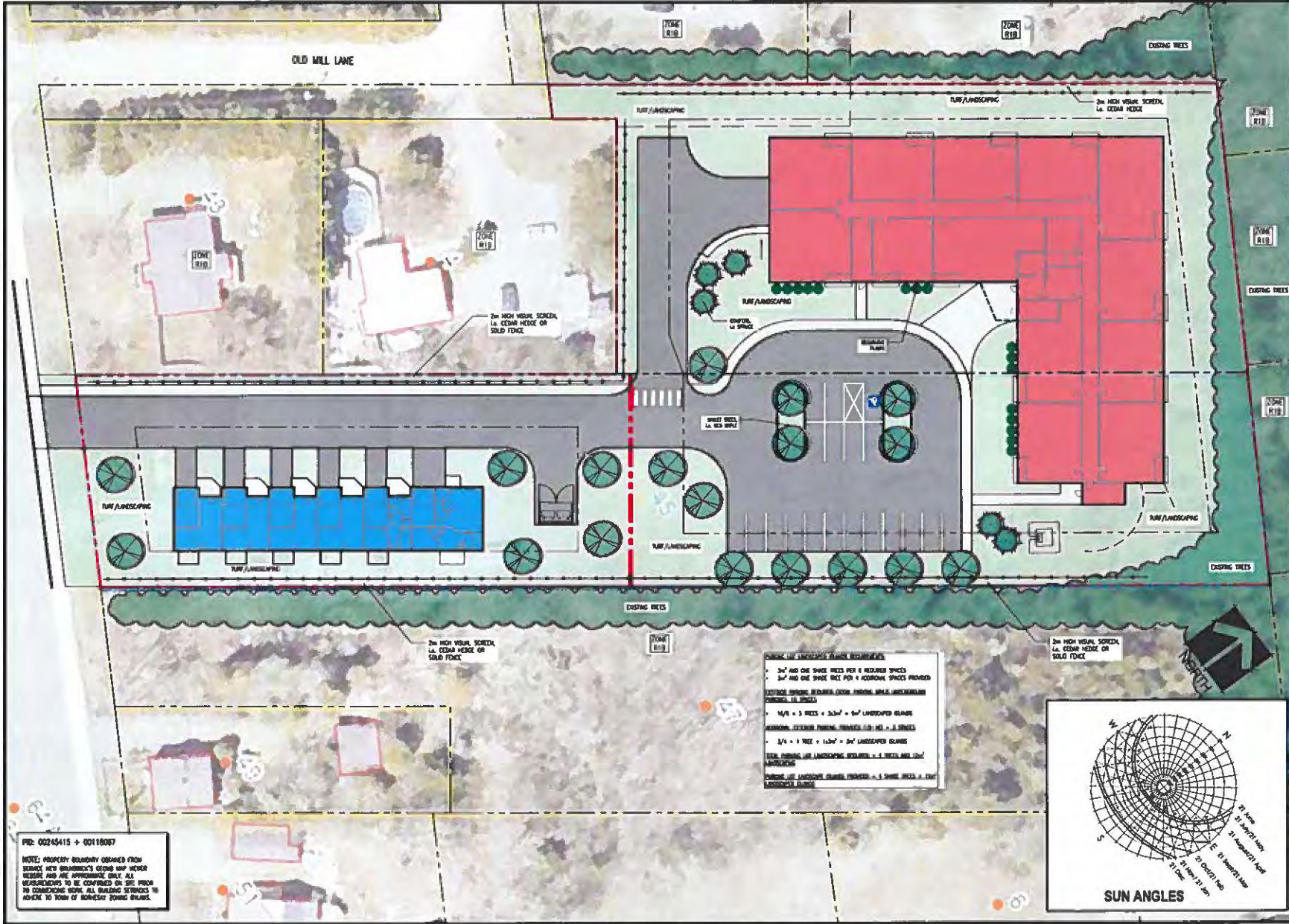
What will happen to the natural stream that is between 45 and 47 Marr Road? If that stream is interfered with, we may see groundwater moving our way.

How will this impact our property taxes?

And on top of all of that of course, is increased truck traffic, noise and dust & debris associated with a project of this scale.

Thank you for forwarding our concerns to the Rothesay Planning Advisory Committee.





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Rev	Date	Description
A	12/12/2023	PAC SUBMISSION

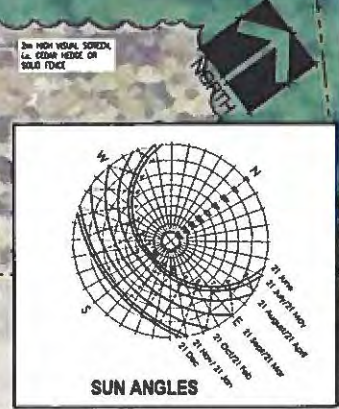
**ISSUED FOR PAC SUBMISSION**  
 December 12, 2023

**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
 45 MARR ROAD  
 ROTHEWAY, NEW SAVERICKA

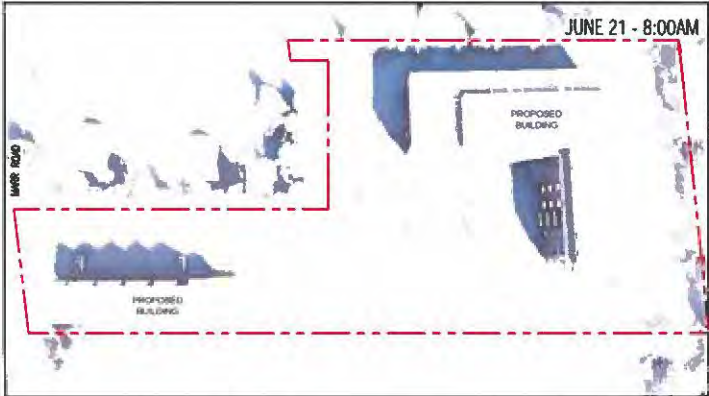
Drawing Title:  
**CONCEPTUAL LANDSCAPE PLAN**

Drawn By:	MD
Scale:	AS SHOWN
Project No.:	23-162
Date:	DEC. 2023
REV #	L-2

- MINIMUM LANDSCAPING PLANT REQUIREMENTS:**
- 30' AND ONE SHADE TREE PER 4 REQUIRED SPACES
  - 30' AND ONE SHADE TREE PER 4 REQUIRED SPACES PROVIDED
  - 1 1/2" = 3 TREES = 300' = 60' UNCOVERED GRASS
  - 1 1/2" = 3 TREES = 300' = 60' UNCOVERED GRASS
  - 2 1/2" = 1 TREE = 150' = 30' UNCOVERED GRASS
  - TOTAL PLANTING AND LANDSCAPING SPACES = 4 TREES AND 150' UNCOVERED GRASS
  - MINIMUM LANDSCAPING PLANTING = 4 SHADE TREES = 150' UNCOVERED GRASS



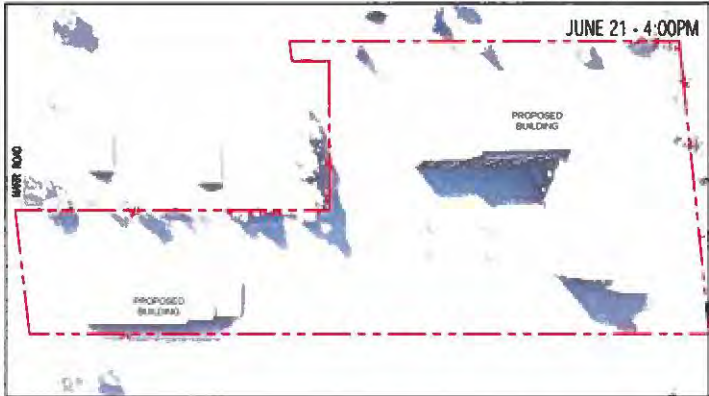
PID: 00245415 + 00118087  
 NOTE: PROPERTY BOUNDARY OBTAINED FROM SURVEY AND GRANDE'S CAD MAP. NEITHER NEITHER ARE APPROXIMATE. ALL MEASUREMENTS TO BE CONFIRMED ON THE GROUND PRIOR TO COMMENCING WORK. ALL BUILDING SERVICES TO REFER TO FORM OF APPLICABLE ZONING ORDINANCES.



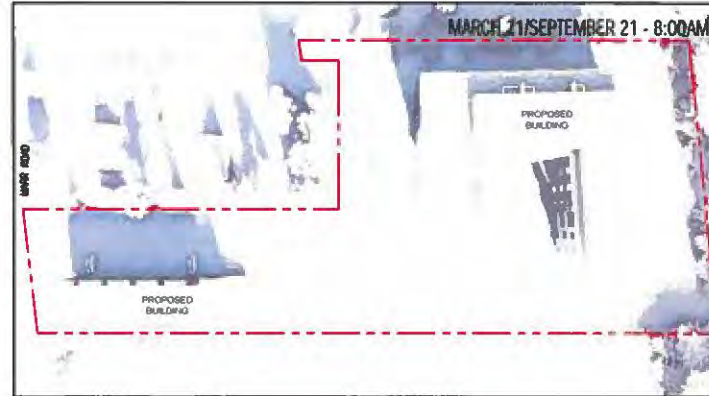
JUNE 21 - 8:00AM



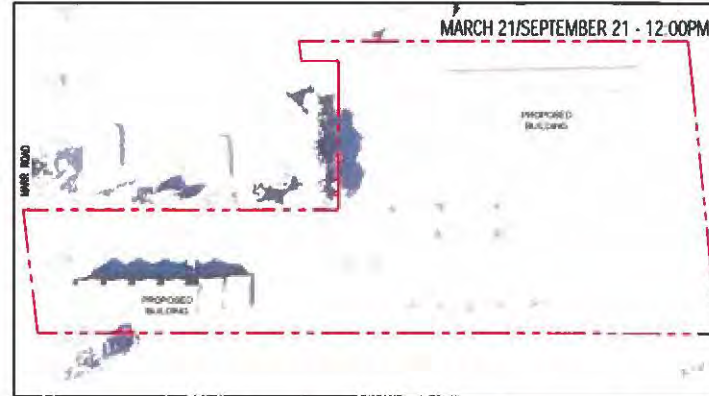
JUNE 21 - 12:00PM



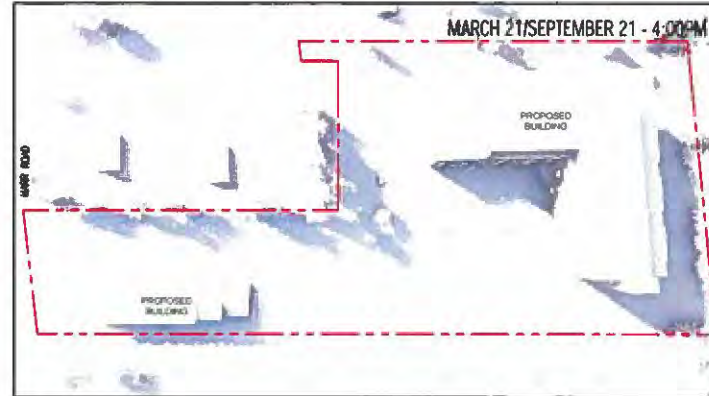
JUNE 21 - 4:00PM



MARCH 21/SEPTEMBER 21 - 8:00AM



MARCH 21/SEPTEMBER 21 - 12:00PM



MARCH 21/SEPTEMBER 21 - 4:00PM

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No.	Date	Description
A	12/11/2023	PAC SUBMISSION

ISSUED FOR PAC SUBMISSION  
 December 12, 2023

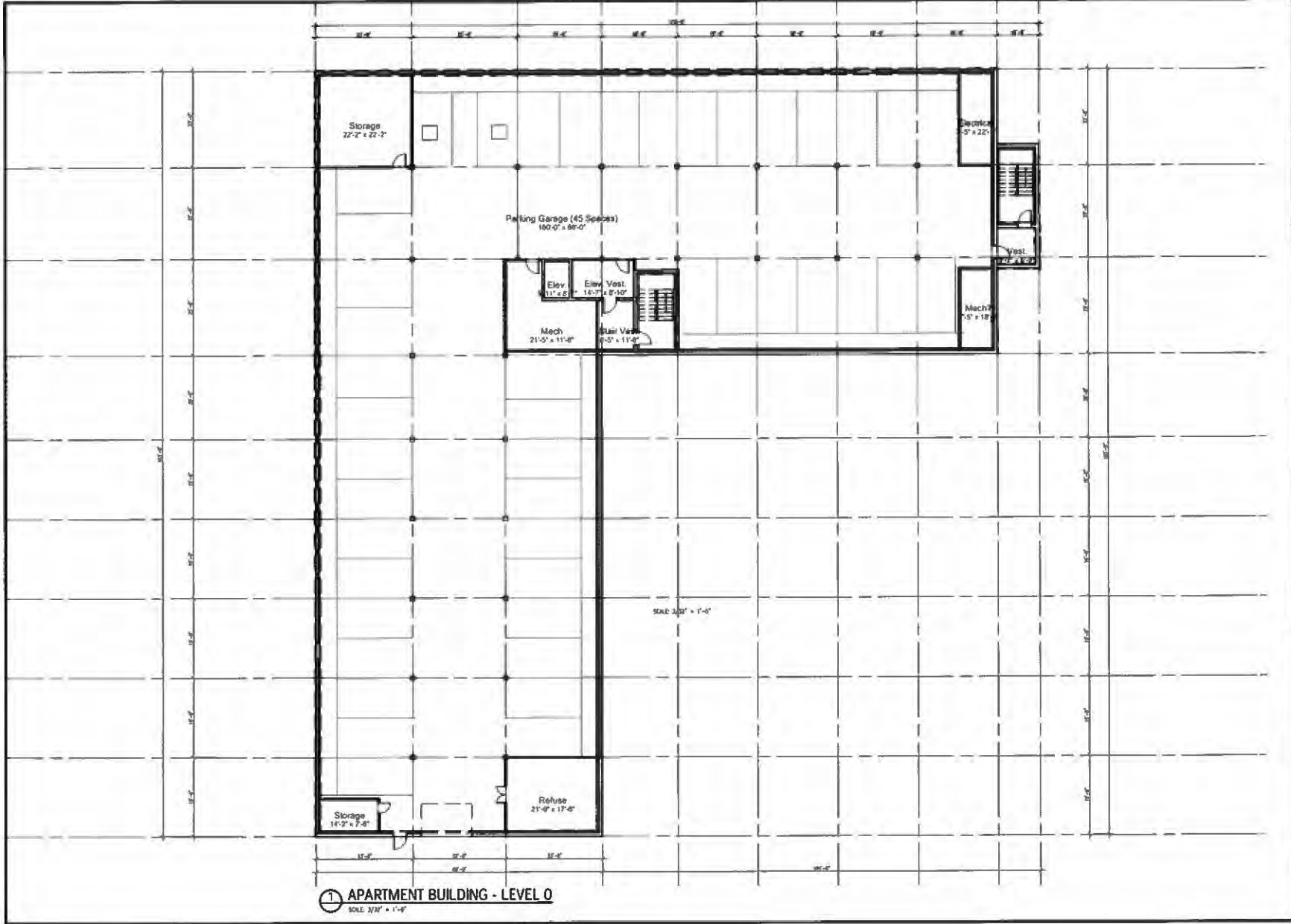
**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
 45 MARR ROAD  
 BATHURST, NEW BRUNSWICK

Drawn By: **SHADOW STUDY**

Drawn By: MD  
 Scale: AS SHOWN  
 Project No: 23-162  
 Date: DEC. 2023

L-3

REV 0



1 APARTMENT BUILDING - LEVEL 0  
SCALE 3/32" = 1'-0"

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Rev	Date	Description
A	10/11/2023	PAC SUBMISSION

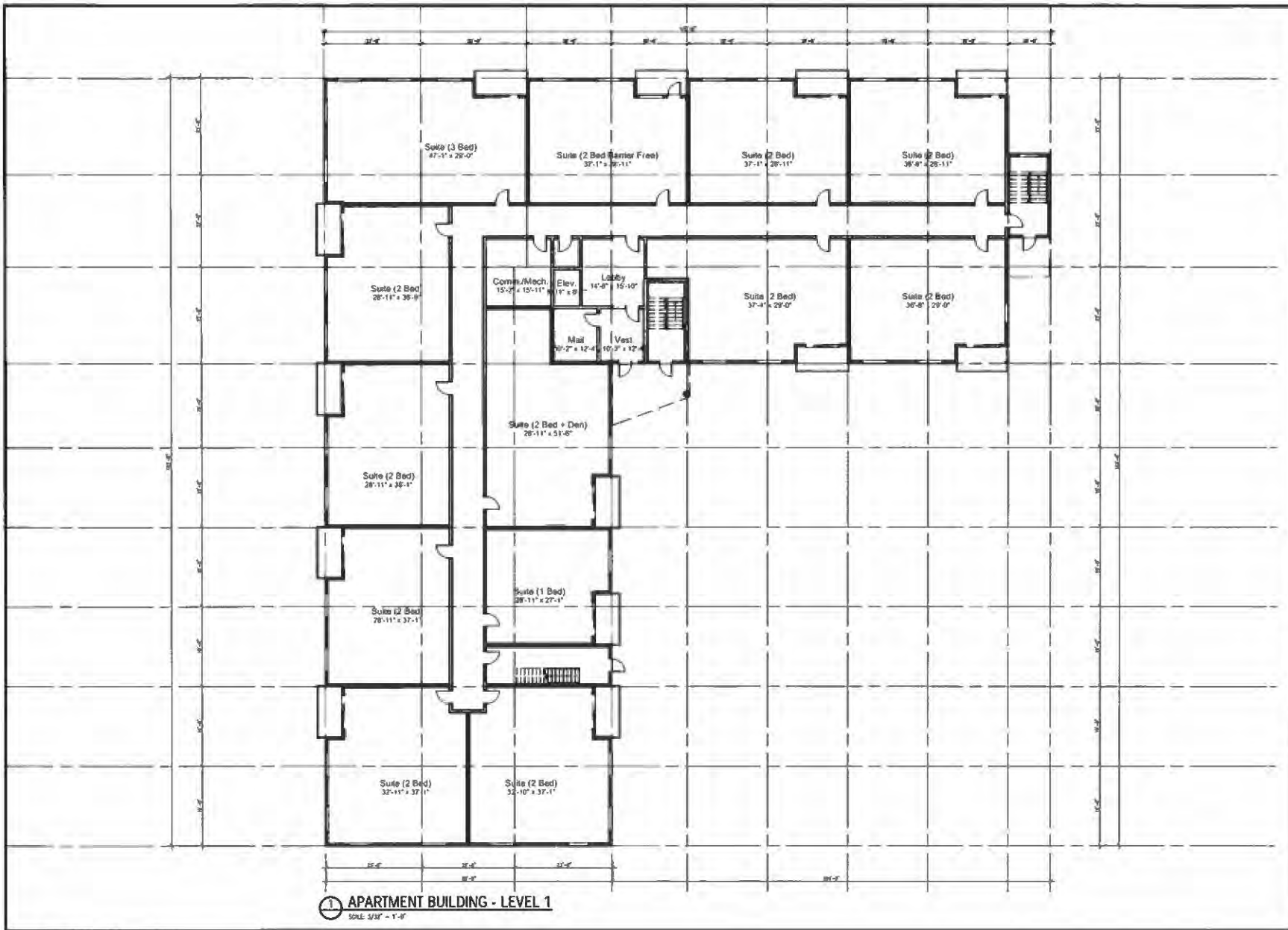
STATUS:  
**ISSUED FOR PAC SUBMISSION**  
December 12, 2023

**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
45 MARR ROAD  
ROTHESAY NEW BRUNSWICK

Project No: **4 STOREY 46 UNIT APARTMENT BUILDING**

Drawn By:	MD	<b>A-1</b>
Scale:	AS SHOWN	
Project No:	23-162	
Date:	DEC. 2023	
		REV 0





1 APARTMENT BUILDING - LEVEL 1  
SCALE: 1/8" = 1'-0"

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Rev.	Date	Description
A	12/11/2023	PAC SUBMISSION

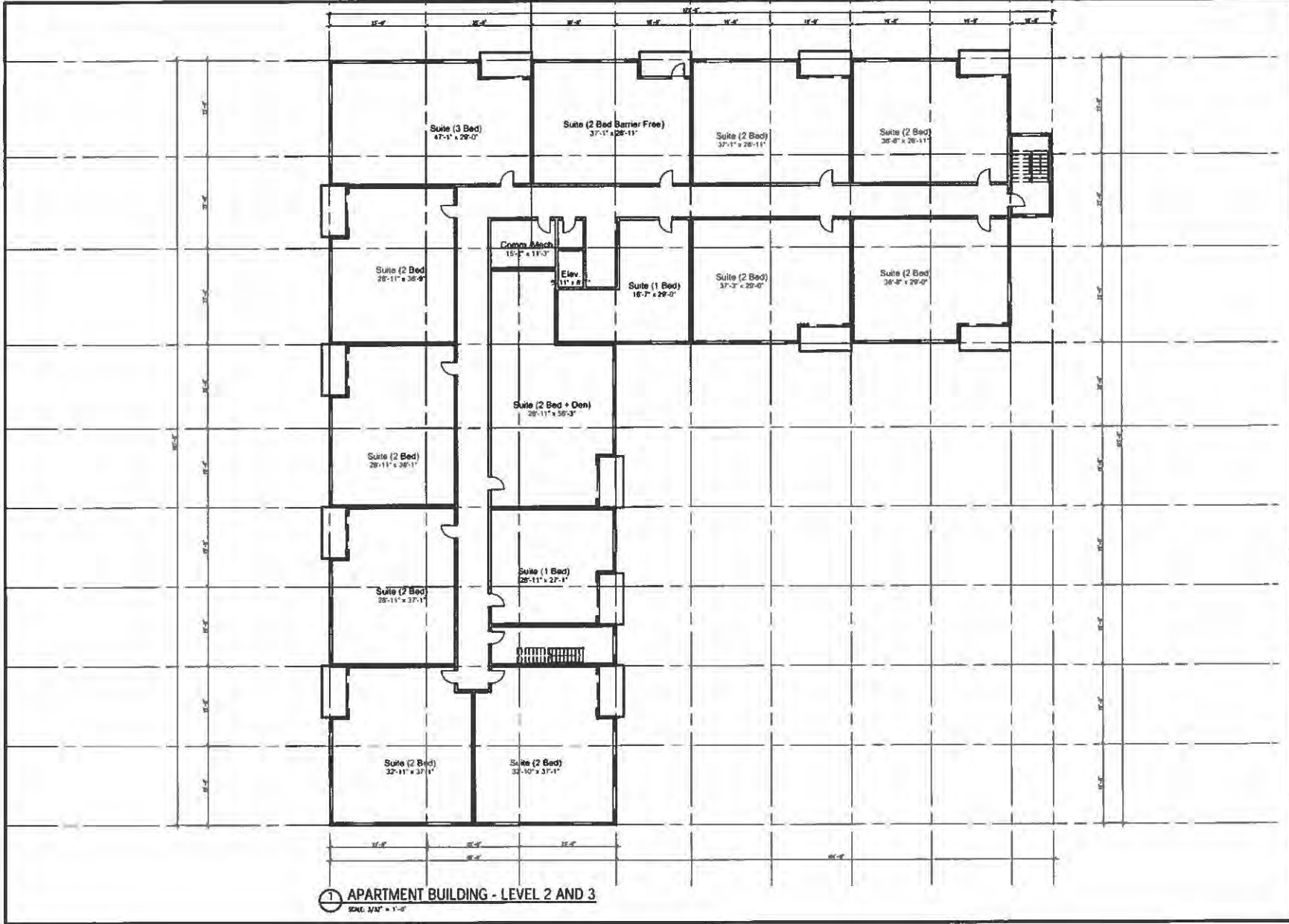
**ISSUED FOR PAC SUBMISSION**  
December 11, 2023

**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
45 MARR ROAD  
ROTHESAY NEW BRUNSWICK

Building Use:  
**4 STOREY  
46 UNIT APARTMENT BUILDING**

Sheet No: MD  
Scale: AS SHOWN  
Project No: 23-162  
Date: DEC. 2023

**A-2**  
REV 0



⊕ APARTMENT BUILDING - LEVEL 2 AND 3  
 SCALE: 1/8" = 1'-0"

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A 12/11/2023 PAC SUBMISSION

ISSUED FOR PAC SUBMISSION  
 December 12, 2023

**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
 45 MARR ROAD  
 ROTHESAY, NEW BRUNSWICK

Drawn by: MD  
 Scale: AS SHOWN  
 Project No: 23-162  
 Date: DEC. 2023

4 STOREY  
 46 UNIT APARTMENT BUILDING

**A-3**  
 REV D





② APARTMENT BUILDING - NORTH ELEVATION  
SCALE: 1/32" = 1'-0"



① APARTMENT BUILDING - SOUTH ELEVATION  
SCALE: 1/32" = 1'-0"

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No.	Date	Description
A	12/12/2023	PAC SUBMISSION

Stamp:  
**ISSUED FOR PAC SUBMISSION**  
December 12, 2023

**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
45 MARR ROAD  
ROSELAND, NEW BRUNSWICK

Quantity: 4 STOREY  
46 UNIT APARTMENT BUILDING

Drawn By:	MD	<b>A-5</b>
Scale:	AS SHOWN	
Project No.:	23-162	
Date:	DEC. 2023	
		REV 0



② APARTMENT BUILDING - EAST ELEVATION  
SCALE: 3/32" = 1'-0"



① APARTMENT BUILDING - WEST ELEVATION  
SCALE: 3/32" = 1'-0"

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Rev.	Date	Description
A	12/12/2023	PAC SUBMISSION

ISSUED FOR PAC SUBMISSION  
December 12, 2023

MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT  
45 MARR ROAD  
MERRIDEN, NEW BRUNSWICK

4 STOREY  
46 UNIT APARTMENT BUILDING

Drawn By:	AD	A-6
Scale:	AS SHOWN	
Project No.:	23-182	
Date:	OCT. 2023	
		REV 0



APARTMENT BUILDING - 3D VISIALS

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No.	Date	Description
A	12/12/2023	PAC SUBMISSION

ISSUED FOR PAC SUBMISSION  
 December 12, 2023

**MARR ROAD  
 MULTI-RESIDENTIAL  
 DEVELOPMENT**  
 45 MARR ROAD  
 HOUSTON, TEXAS 77058

Building Size:  
 4 STOREY  
 46 UNIT APARTMENT  
 BUILDING

Drawn By:	MD	<b>A-7</b>
Scale:	AS SHOWN	
Project No.:	23-162	
Date:	DEC. 2023	
		REV #



APARTMENT BUILDING - 3D VISUALS

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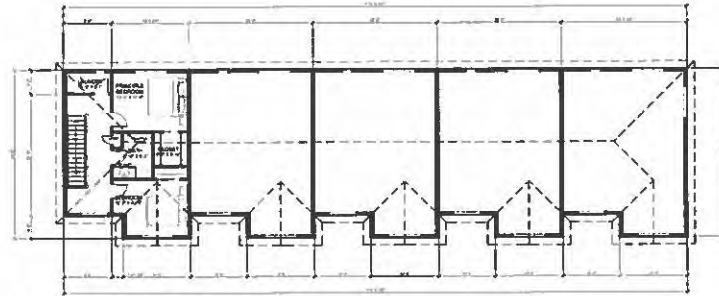
No.	Date	Description
A	12/14/2023	PAC SUBMISSION

ISSUED FOR PAC SUBMISSION  
December 13, 2023

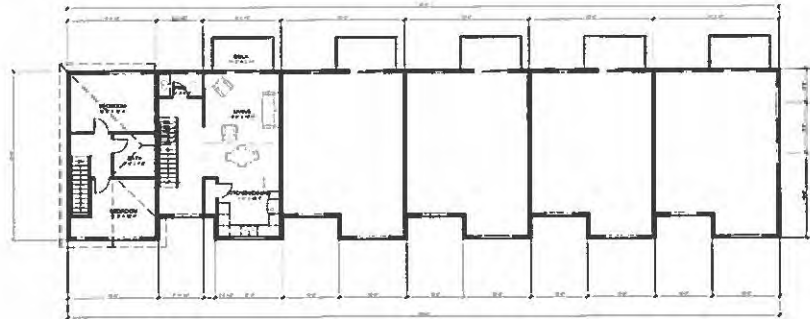
**MARR ROAD  
 MULTI-RESIDENTIAL  
 DEVELOPMENT**  
 45 MARR ROAD  
 BOSTON, MA 02111

Building Use:  
 4 STOREY  
 46 UNIT APARTMENT  
 BUILDING

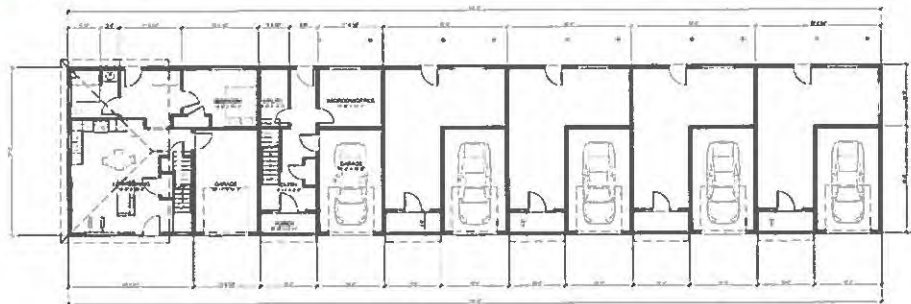
Drawn By:	MD	<b>A-8</b>
Scale:	AS SHOWN	
Project No.:	23-182	
Date:	DEC. 2023	
		REV 0



③ TOWNHOUSE - PRELIMINARY THIRD FLOOR PLAN  
SCALE: 3/8" = 1'-0"



② TOWNHOUSE - PRELIMINARY SECOND FLOOR PLAN  
SCALE: 3/8" = 1'-0"



① TOWNHOUSE - PRELIMINARY MAIN FLOOR PLAN  
SCALE: 3/8" = 1'-0"

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  4. ALL DIMENSIONS MUST BE CHECKED BY THE CONTRACTOR.

No.	Date	Description
A	12/12/2023	PAC SUBMISSION

ISSUED FOR PAC SUBMISSION  
December 12, 2023

MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT  
45 MARR ROAD  
ROCHESTER, NEW BRUNSWICK

6 UNIT TOWNHOUSE FLOOR PLANS/ RENDERINGS

Drawn By:	MD	A-9
Scale:	AS SHOWN	
Project No.:	23-182	
Date:	DEC. 2023	
		REV 0





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Rev.	Date	Description

Stamp  
**ISSUED FOR PAC SUBMISSION**  
 December 12, 2023

**MARR ROAD MULTI-RESIDENTIAL DEVELOPMENT**  
 45 MARR ROAD  
 REDWOODS, NEW BRUNSWICK

Drawing Title:  
**6 UNIT TOWNHOUSE ELEVATIONS**

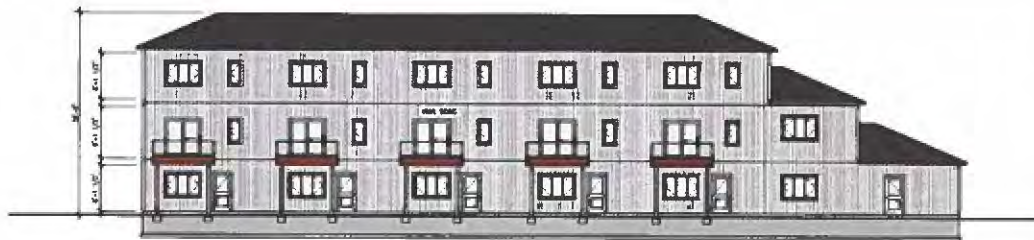
Drawn By:	MD
Scale:	AS SHOWN
Project No.:	23-162
Date:	DEC. 2023

A-10

REV 0



④ TOWNHOUSE - NORTH ELEVATION  
 SCALE: 3/32" = 1'-0"



② TOWNHOUSE - EAST ELEVATION  
 SCALE: 3/32" = 1'-0"



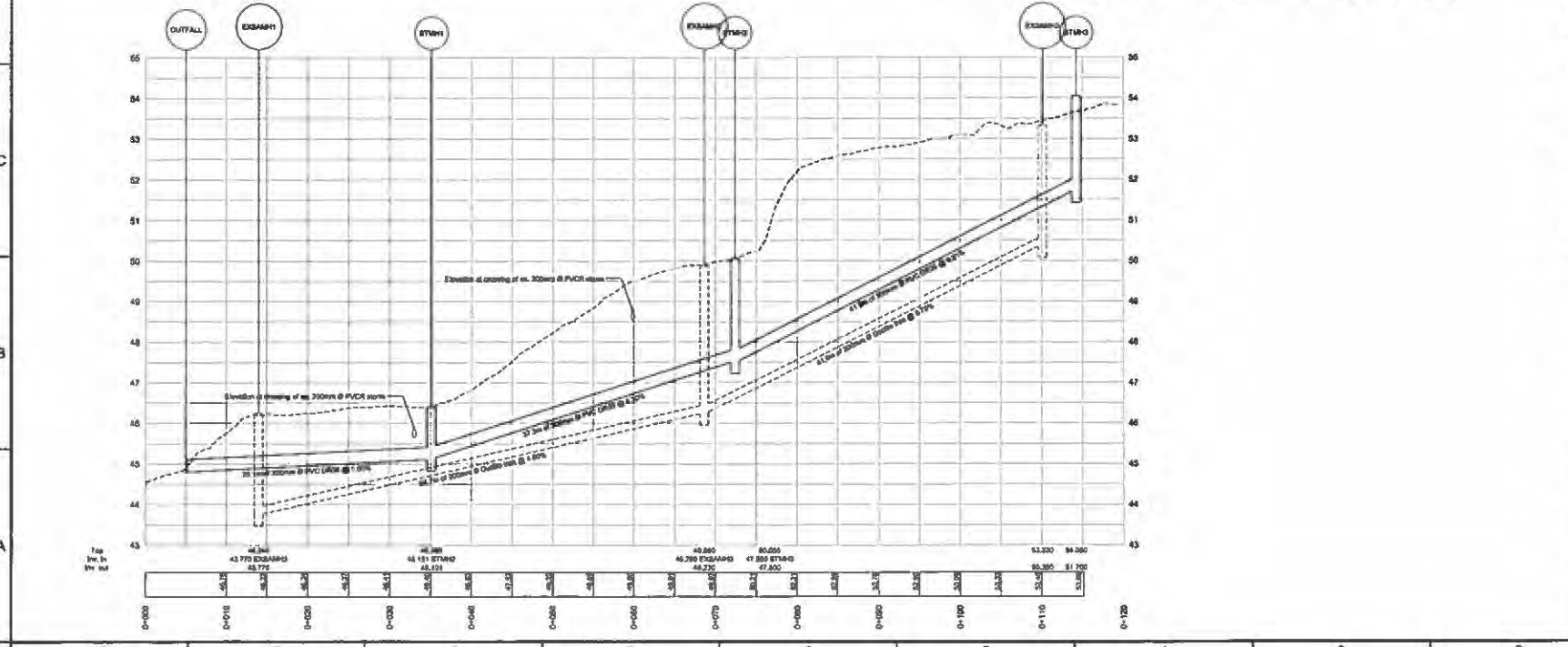
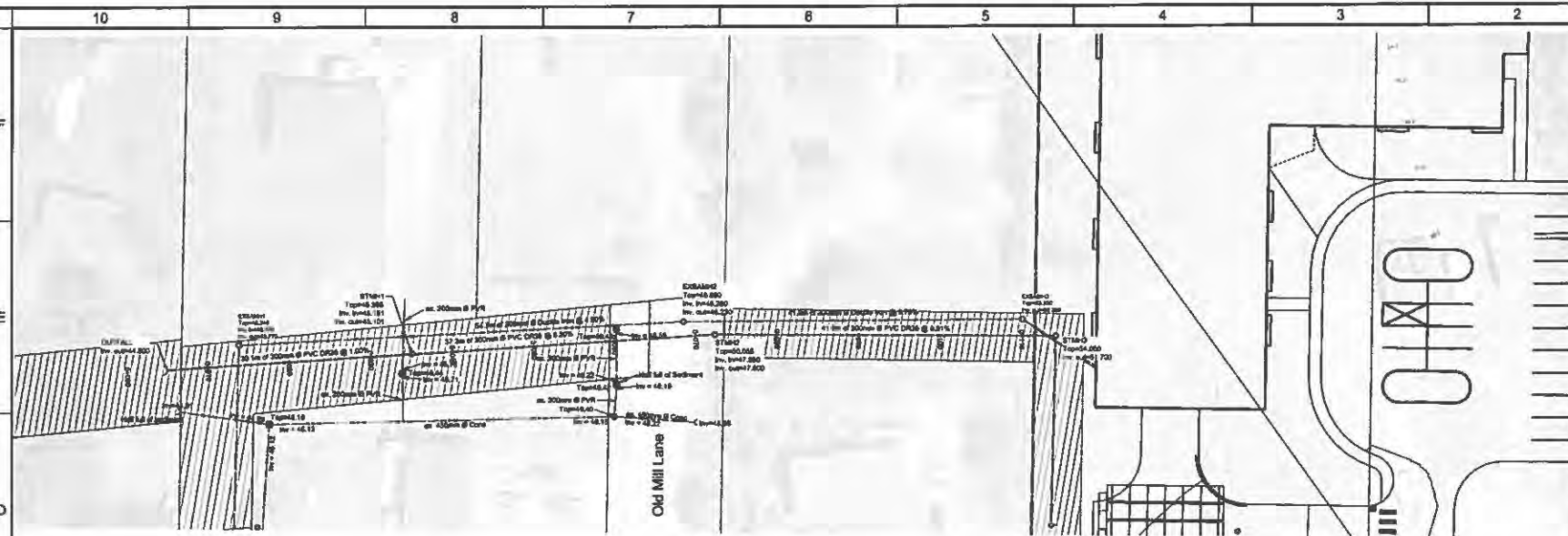
③ TOWNHOUSE - SOUTH ELEVATION  
 SCALE: 3/32" = 1'-0"



① TOWNHOUSE - WEST ELEVATION  
 SCALE: 3/32" = 1'-0"



This plan is to be prepared in accordance with the Town of Bellevue Revised Development Code Book.  
 All dimensions are given in metric units. All dimensions are given in metric units. All dimensions are given in metric units.  
 The horizontal alignment of these structures is shown on the plan based on the best available information. It is the Engineer's responsibility to ensure that the structures are properly located and that the proposed structures do not encroach on any existing easements or other property.  
 The Engineer is not responsible for the accuracy of the information provided by the applicant or for the accuracy of the information provided by the applicant's surveyors. The Engineer is not responsible for the accuracy of the information provided by the applicant or for the accuracy of the information provided by the applicant's surveyors.  
 The Engineer is not responsible for the accuracy of the information provided by the applicant or for the accuracy of the information provided by the applicant's surveyors. The Engineer is not responsible for the accuracy of the information provided by the applicant or for the accuracy of the information provided by the applicant's surveyors.



ITEM	DESCRIPTION	DATE
1	Issue for Review	2024-04-28
2	Issue for Review	2024-04-28
3	Issue for Review	2024-04-28
4	Issue for Review	2024-04-28
5	Issue for Review	2024-04-28
6	Issue for Review	2024-04-28
7	Issue for Review	2024-04-28
8	Issue for Review	2024-04-28
9	Issue for Review	2024-04-28
10	Issue for Review	2024-04-28

1 2024-04-28 Issued for Review  
 No Data with 1 Description

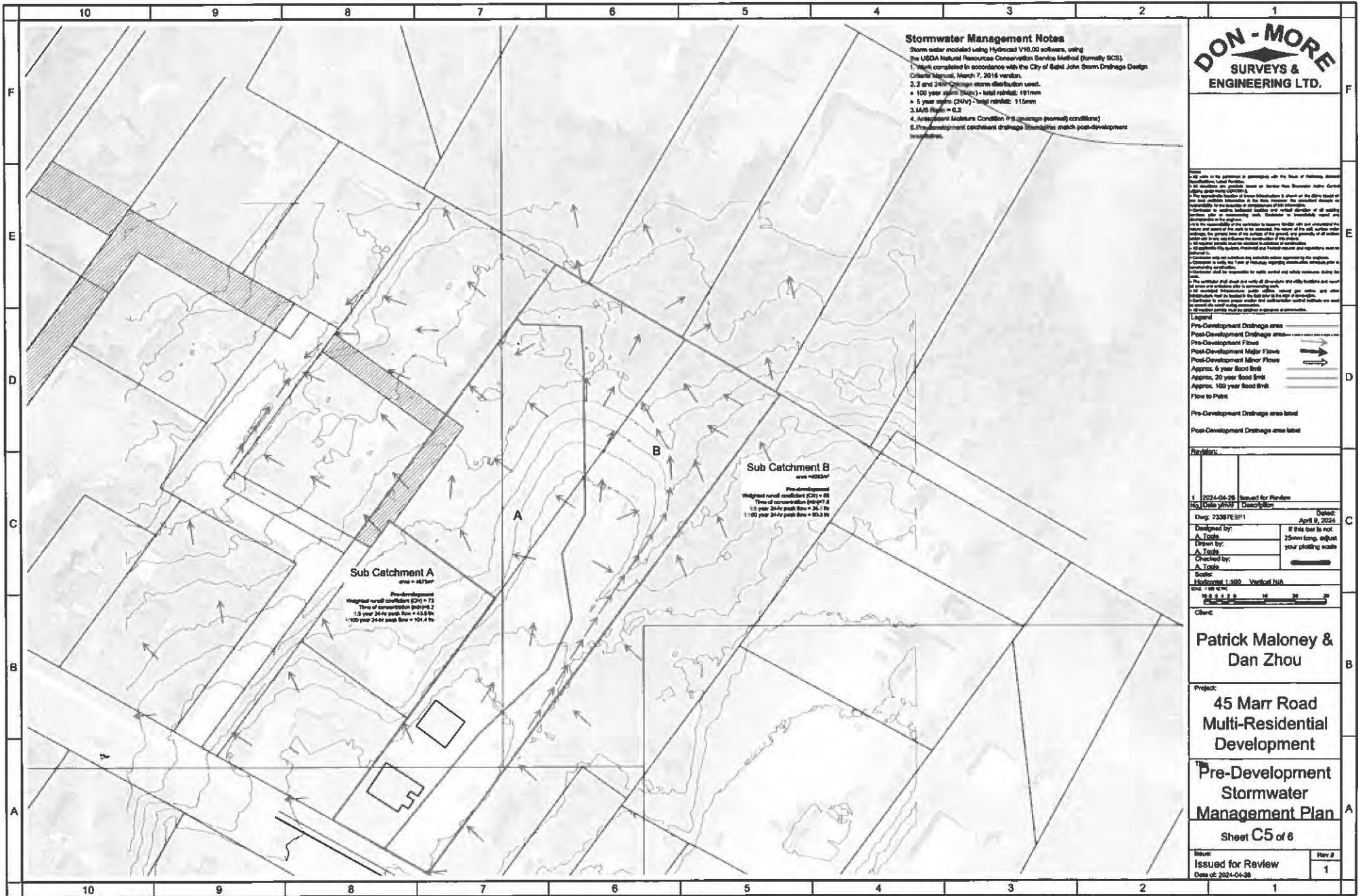
Design: 220818EP1 Date: April 9, 2024  
 Drawn by: A. Toole  
 Checked by: A. Toole

Scale: Horizontal 1:250 Vertical 5D  
 0 5 10 15

Patrick Maloney &  
Dan Zhou

Project:  
45 Marr Road  
Multi-Residential  
Development

Title:  
Plan & Profile -  
Old Mill Lane



**Stormwater Management Notes**  
 Storm water modeled using Hydrocast V10.00 software, using the USDA Natural Resources Conservation Service Method (formerly SCS) T-196, completed in accordance with the City of Salt John Storm Drainage Design Criteria Manual, March 7, 2016 version.  
 2.2 and 2.401 design storm distribution used.  
 • 100 year storm (24hr) - total rainfall: 191mm  
 • 5 year storm (24hr) - total rainfall: 115mm  
 3. IAD Slope = 0.2  
 4. Antecedent Moisture Condition III (average normal conditions)  
 5. Pre-development catchment drainage delineation match post-development delineation.



All work on this agreement is done in accordance with the best of professional skill and judgment. The Engineer shall not be responsible for the accuracy of the information provided by the client. The Engineer shall not be responsible for the accuracy of the information provided by the client. The Engineer shall not be responsible for the accuracy of the information provided by the client. The Engineer shall not be responsible for the accuracy of the information provided by the client.

- Legend**
- Pre-Development Drainage area
  - Post-Development Drainage area
  - Pre-Development Flow
  - Post-Development Major Flow
  - Post-Development Minor Flow
  - Approx. 5 year flood limit
  - Approx. 20 year flood limit
  - Approx. 100 year flood limit
  - Flow to Point
  - Pre-Development Drainage area label
  - Post-Development Drainage area label

**Revision:**

No.	Date	Description	By	Checked
1	2024-04-26	Issued for Review		

Draw: 23387E/011 Date: April 8, 2024

Designed by: A. Toke  
 Drawn by: A. Toke  
 Checked by: A. Toke

Scale: Horizontal 1:500 Vertical N/A  
 Cont: 10 0 10 20 30

**Patrick Maloney & Dan Zhou**

**Project:**  
 45 Marr Road  
 Multi-Residential  
 Development

**Pre-Development  
 Stormwater  
 Management Plan**

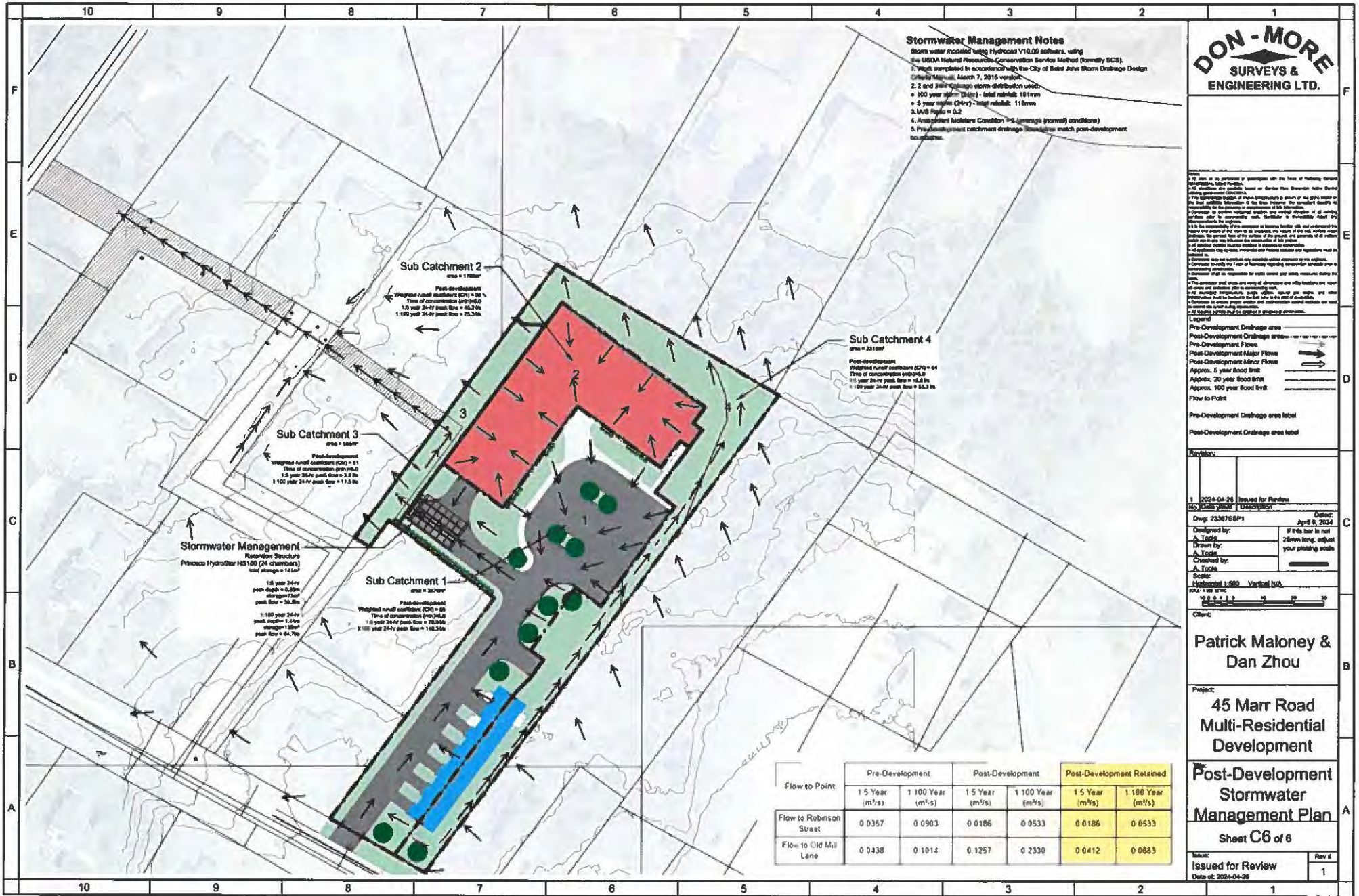
Sheet C5 of 6

Issue: Issued for Review  
 Date of: 2024-04-26

Rev # 1

**Sub Catchment A**  
 Pre-development  
 Weighted runoff coefficient (C<sub>W</sub>) = 73  
 Time of concentration (t<sub>cn</sub>) = 2.2  
 1.5 year 24-hr peak flow = 43.8 l/s  
 100 year 24-hr peak flow = 101.4 l/s

**Sub Catchment B**  
 Pre-development  
 Weighted runoff coefficient (C<sub>W</sub>) = 68  
 Time of concentration (t<sub>cn</sub>) = 2.8  
 1.5 year 24-hr peak flow = 26.1 l/s  
 100 year 24-hr peak flow = 62.3 l/s



**Stormwater Management Notes**  
 Storm water modeled using HydroCAD V10.00 software, using the USDA Natural Resources Conservation Service Method (formerly SCS).  
 1. Model completed in accordance with the City of Salt Lake Storm Drainage Design Criteria Manual, March 7, 2016 version.  
 2. 2 and 5 year 24-hour storm distribution used.  
 • 100 year storm (24hr) - total rainfall: 19.1mm  
 • 5 year storm (24hr) - total rainfall: 11.6mm  
 3. IAD Ratio = 0.2  
 4. Assumed Moisture Condition 7-S (average (normal) conditions)  
 5. Pre-development catchment drainage flowlines match post-development flowlines.



It is the responsibility of the engineer to provide all the data of existing conditions and to verify the accuracy of the data. The engineer shall be responsible for the design and construction of the project. The engineer shall be responsible for the design and construction of the project. The engineer shall be responsible for the design and construction of the project.

**Legend**  
 Pre-Development Drainage area  
 Post-Development Drainage area  
 Pre-Development Flows  
 Post-Development Major Flows  
 Post-Development Minor Flows  
 Approx. 5 year flood limit  
 Approx. 20 year flood limit  
 Approx. 100 year flood limit  
 Flow to Point  
 Pre-Development Drainage area label  
 Post-Development Drainage area label

1 2024-04-24 Issued for Review  
 2 2024-04-24 Issued for Review  
 3 2024-04-24 Issued for Review  
 4 2024-04-24 Issued for Review  
 5 2024-04-24 Issued for Review  
 6 2024-04-24 Issued for Review  
 7 2024-04-24 Issued for Review  
 8 2024-04-24 Issued for Review  
 9 2024-04-24 Issued for Review  
 10 2024-04-24 Issued for Review

**Patrick Maloney & Dan Zhou**  
 Project:  
**45 Marr Road Multi-Residential Development**

**Post-Development Stormwater Management Plan**  
 Sheet C6 of 6

Flow to Point	Pre-Development		Post-Development		Post-Development Retained	
	1.5 Year (m³/s)	1.100 Year (m³/s)	1.5 Year (m³/s)	1.100 Year (m³/s)	1.5 Year (m³/s)	1.100 Year (m³/s)
Flow to Robison Street	0.0357	0.0903	0.0186	0.0533	0.0186	0.0533
Flow to Old Mill Lane	0.0438	0.1014	0.1257	0.2330	0.0412	0.0683

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 Rev #  
 1

February 15, 2024

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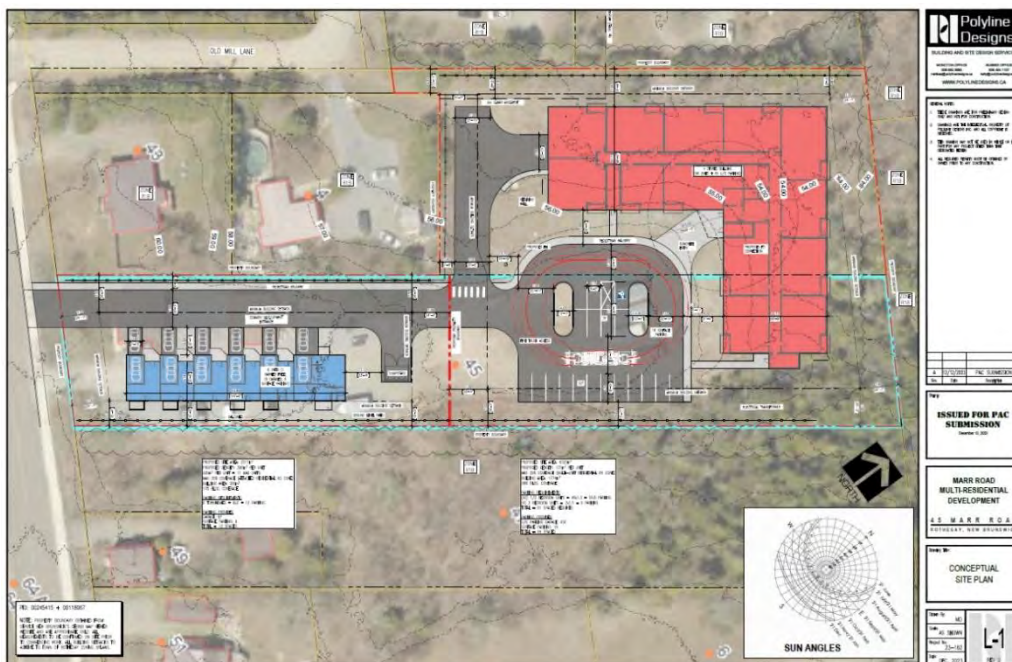
Dear Mr. Maloney:

*RE: Sight Distance Assessment – 45 Marr Road, Rothesay*

CBCL Limited (CBCL) was engaged to complete a sight distance assessment for a proposed residential development on Marr Road. This letter summarizes our findings from the study.

## Project Understanding

We understand a sight distance assessment is required by the town of Rothesay for the proposed residential development to be located at 45 Marr Road in Rothesay, NB. It is planned to include one, 46-unit apartment building and six townhouses, for a total of 52 residential units, as illustrated in **Figure 1**. It will be marketed towards seniors/retirees.



**Figure 1: Proposed Site Plan**

## Sight Distance Assessment

An assessment of both Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD) were completed to determine if there are adequate sight lines for both traffic approaching the proposed site driveway and for a stopped vehicle attempting to turn onto Marr Road from the proposed driveway. SSD and ISD are defined as follows:

- ▶ Stopping Sight Distance (SSD) – is the required distance between an object on the road and an oncoming vehicle, such that the driver can recognize the object and come to an abrupt stop.
- ▶ Intersection Sight Distance (ISD) – is the required distance to the left and right of a stopped vehicle on a minor road (driveway) to recognize oncoming traffic before executing a turning maneuver onto a major road.

## Sight Distance Requirement

Guidance for determining sight distance is provided at both a national and provincial level through the following documents:

- ▶ Transportation Association of Canada's (TAC) *Geometric Design Guide for Canadian Roads* (GDG), 2017 Edition - National
- ▶ New Brunswick Department of Transportation and Infrastructure's (NB DTI) *Minimum Standards for the Construction of Subdivision Roads and Streets* (May 2017) - Provincial

The posted speed limit on Marr Road is 50 km/h near the proposed driveway; the corresponding minimum sight distances for SSD and ISD, based on this posted speed limit are:

- ▶ SSD = 65m
- ▶ ISD = 105m for a left turning vehicle
- ▶ ISD = 95m for a right turning vehicle

## Available Sight Distance

A site visit was conducted by CBCL on February 6, 2024, to determine the available sight distance for SSD and ISD at the proposed driveway location on Marr Road. In accordance with TAC's *GDG*, the following field parameters were used to conduct the assessment:

- ▶ Driver eye height of 1.05m, located 4.4m from the edge of the nearest travel lane
- ▶ Object height of 0.38m for SSD<sup>1</sup>
- ▶ Object height of 1.30m for ISD

<sup>1</sup>An object height of 0.38m was conservatively selected as it is the more constraining object height as specified by NB DTI, rather than TAC that permits an object height of 0.60m.

The results of the sight distance assessment are summarized in Table 1.

**Table 1: Summary of Sight Distance Evaluation**

Sight Distance	Minimum (m)	Available (m)	Result
SSD (Left Turn)	65	67	Sufficient
SSD (Right Turn)	65	119	Sufficient
ISD (Left Turn)	105	136	Sufficient
ISD (Right Turn)	95	153	Sufficient

Based on assessment, **there was no concern identified with sight distances for either approach on Marr Road, as both the minimum SSD and ISD are available at the proposed driveway.**

## Closing

---

Thank you for the opportunity to complete this sight distance assessment for your proposed development at 45 Marr Road.

We trust this information satisfies your current requirements, but if you have any comments or questions that arise from the review, please reach out to us at your earliest convenience.

Yours very truly,

CBCL Limited



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