



To: Chair and Members of Rothesay Planning Advisory Committee
From: Peter Johnston
Urban Planner
Date: Tuesday, August 27, 2024
Subject: 7 Stack Road, Rezoning

Applicant:	Blake Hamilton	Property Owner:	Blake Hamilton
Mailing Address:	7 Stack Road Rothesay, NB E2E 2C5	Mailing Address:	7 Stack Road Rothesay, NB E2E 2C5
Property Location:	7 Stack Road	PIDs:	30231765
Plan Designation:	Low Density	Zone:	R1B – Single Family Residential Standard
Application For:	Rezoning to R2		
Input from Other Sources:	NA		

ORIGIN:

Applicant and owner of the subject property, Blake Hamilton, is seeking a rezoning from Single Family Residential R1-B to Two Family Residential R2 to construct a basement apartment, thus converting his single-detached house to a duplex.

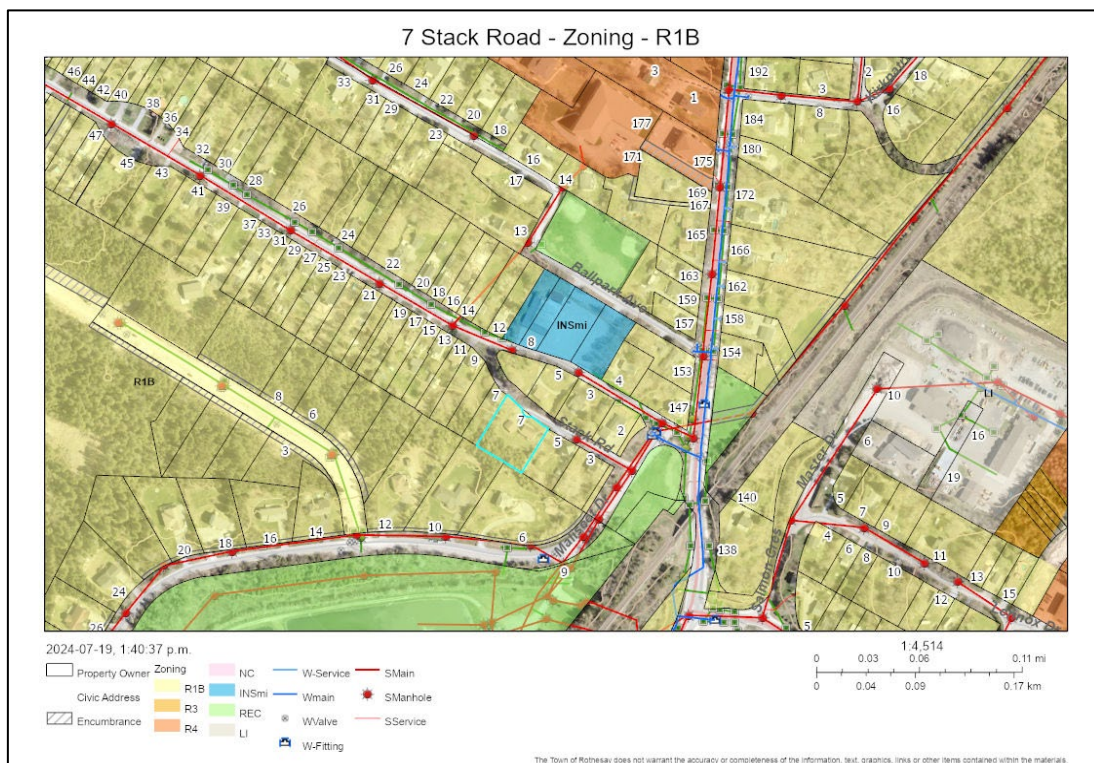


Figure 1: Zoning

STAFF ANALYSIS:

The subject property is located at 7 Stack Road approximately 160 metres from Gondola Point Road, a collector road. In the immediate area are various other single-family zoned properties, however within a 250-metre radius are several land-uses including institutional, recreational, and multi-unit residential (R4) at Miller Park and the Meadows apartment complex. The lot is approximately 2,150 square metres where the requirement for R2 lots is 1200 square metres. The site meets all yard requirements of the R2 zone. Potable water is supplied by a private well and the property is connected to Town sanitary services. Further, Municipal Plan Policy LDR-2 allows for duplex dwellings within the Low Density designation.

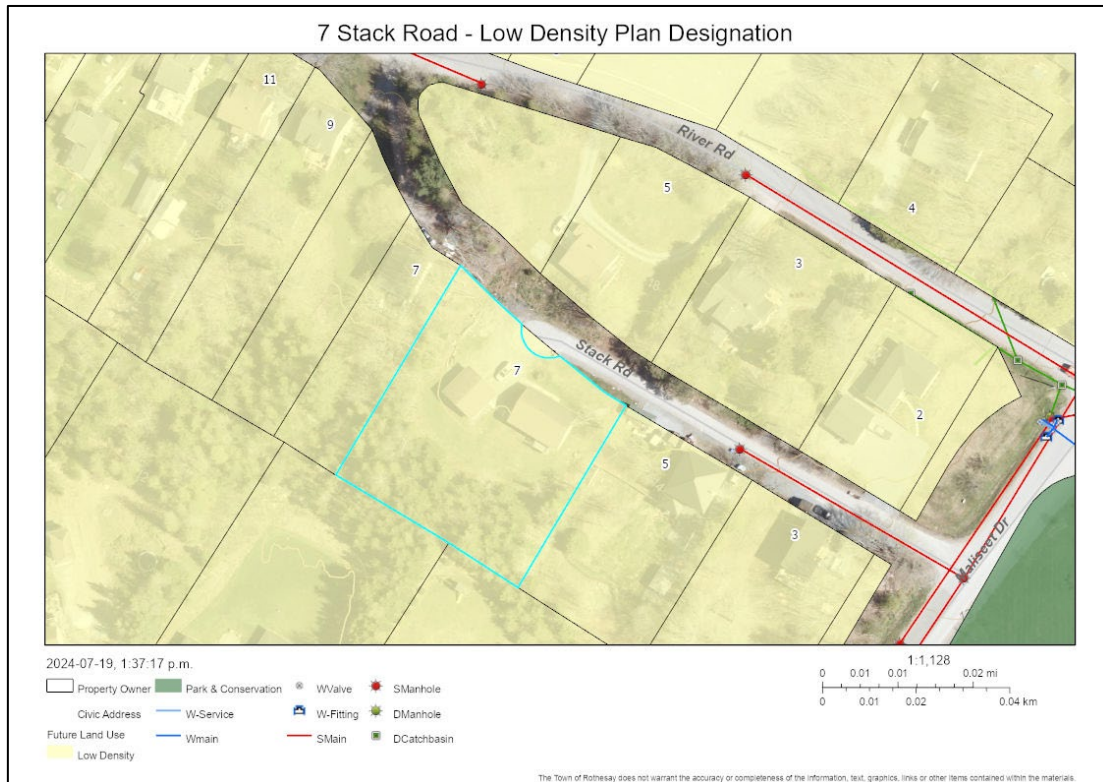


Figure 2: plan designation and servicing

POLLING

Letters notifying property owners within a 100-metre radius were sent out with no responses received.

RECOMMENDATION:

Staff recommend THAT the Planning Advisory Committee consider the following motion:

Recommend that Rothesay Town Council schedule a public hearing to consider the rezoning from Single Family Residential R1-B to Two Family Residential R2 at 7 Stack Road PID 30231765.

Report Prepared by:
Peter Johnston, Urban Planner
Date: Tuesday, August 27, 2024

ATTACHMENTS

Attachment A: Site photos (house and basement windows, exterior door)

Attachment B: Submission

Attachment C: Draft By-Law





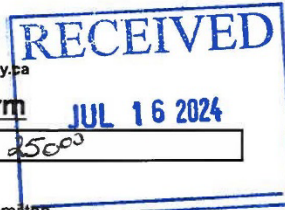
Rothesay

70 Hampton Road, Rothesay, NB, E2E 5L5 (506) 848-6600 Fax (506) 848-6677

E-mail: rothesay@rothesay.ca

Web site: www.rothesay.ca

Planning Advisory Committee Application Form



Application Number: _____ Approval Date: _____ Fee: 2500

Contact Information:

Applicant:	Blake Hamilton	Owner:	Blake Hamilton
Mail. Address:	7 Stack Road	Mail. Address:	7 Stack Road
Postal Code:	E2E 2C5	Postal Code:	E2E 2C5
Home Phone:	-	Home Phone:	-
Work Phone:	-	Work Phone:	-
Cell Phone:	-	Cell Phone:	-
Fax Number:	-	Fax Number:	-
Email:	-	Email:	-

Development Information:

Property Location: 7 Stack Road **Property Identification No. (PID):** 01235959 (PAN)

Proposal Description: (Please refer to the Development Guide specific to your application)

Looking to add an additional in-house apartment unit to my house. Apartment would be located in the basement, and has proper egress windows already.

Attach additional sheet(s) if necessary

Additional Plans:

Dimensioned Site Plan Must show all existing and proposed lines, the location and nature of any easements, rights-of-way, etc., all existing and proposed building and extensions thereto (including accessory buildings), and the required building setbacks from the property lines

Building Floor Plan and Elevations Applications involving buildings must include dimensioned floor plans and building elevations (heights) for all sides of the building

Other Plans Additional plans and information, as deemed necessary by the Development Officer, may be required in order to verify a proposal's conformity to the Municipal Plan and Zoning by-Law

All records in the custody and control of the town of Rothesay are subject to the provisions of the *Right to Information and Protection of Privacy Act*, SNB 2009, c R-10.6. The collection of personal information on this form is for the purpose of issuing, renewing and/or administering a PAC Application. Collection is authorized in accordance with Town By-Laws and/or Legislation and may be subject to disclosure under the provisions of the *Right to Information and Protection of Privacy Act*, supra. Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB E2E 5L5 (506-848-6664).

Applicant's Signature Owner's Signature Date July 16 2024

Property Information:

Plan Designation: _____ **Zoning:** _____

Application For: (For Internal use only)

Municipal Plan Amendment (\$2000)

Zoning By-law Amendment (\$2000)

Dvlt Agrmt Amendment (\$800)

Use (\$250)

Variance(s) (\$250)

Subdivision (as per Subdivision By-law)

Pit and Quarry (\$1000)

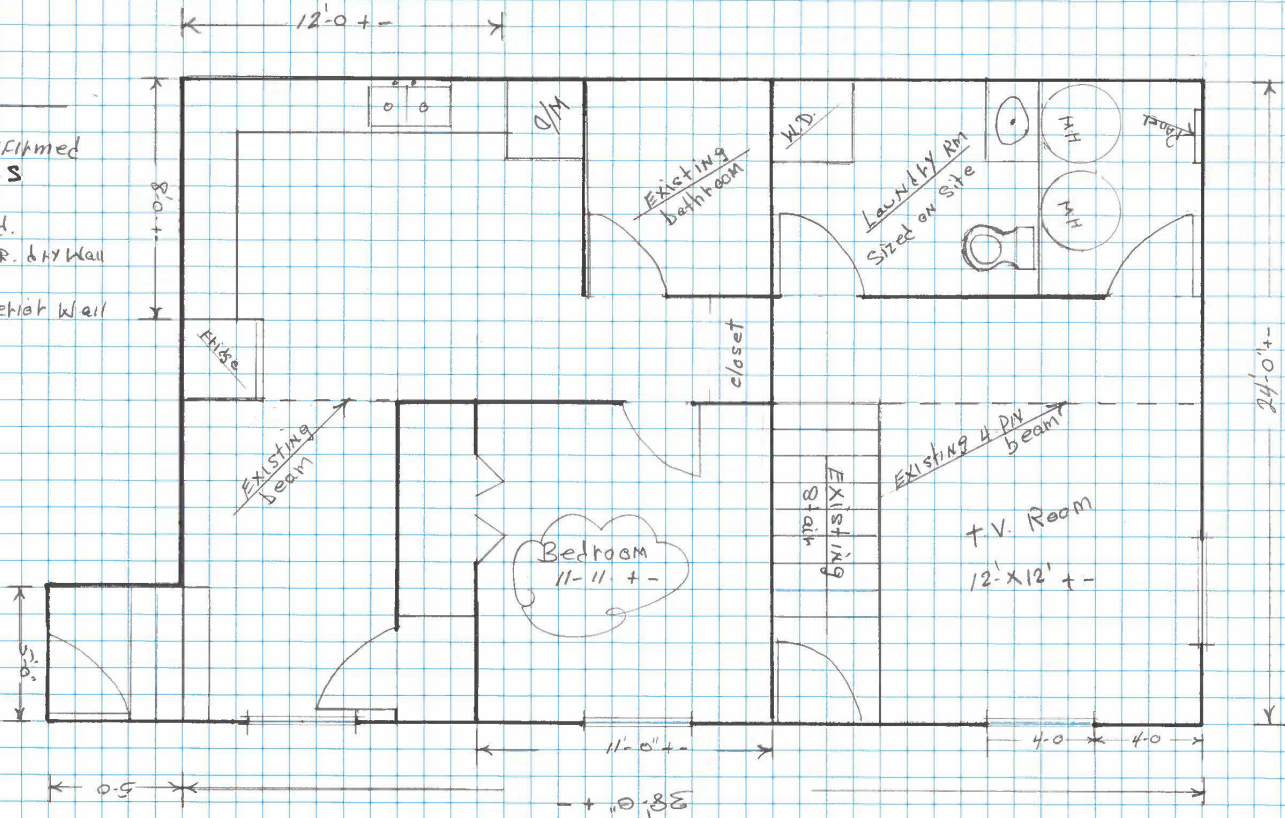
Other

Notes: _____

Development Officer's Signature _____ **Date** _____

Notes

- (1) All Windows Confirmed to Met **EGRESS**
- (2) Ceiling Insulated.
(B) 2. layers of 5/8 F.R. dry Wall
- (3) All interior & exterior Wall Reg 1/2" dry Wall



RECEIVED

JUL 25 2024

Blair
Hamilton
#7 Stack Rd



**BY-LAW 2-10-40
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)**

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, and amendments thereto, (hereinafter referred to as the "Act") hereby amends By-Law 2-10 "Rothesay Zoning By-Law" and enact as follows:

THAT Schedule A, entitled "Zoning" as attached to By-Law 2-10 "ROTHESAY ZONING BY-LAW" is hereby amended, as identified on the attached sketch, identified as Attachment "2-10-40".

The purpose of the amendment is to rezone the land located at 7 Stack Road (PID 30231765) from Single Family Residential (R1-B) to Two Family Residential (R2) to allow for the property to be used as two-unit rental apartments in the building currently existing on the site in accordance with the Community Planning Act, supra.

Final draft edited MJB 09/04/24

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR


CLERK

Attachment - Bylaw 2-10-40
PID 30231765



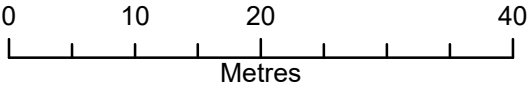
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1:600

 Subject Property

Buildings

 Residential



The Town of Rothesay does not warrant the accuracy or completeness of the information, text, graphics, links or other items contained within the material.