

**ROTHESAY**  
**PUBLIC HEARING**  
**7 Stack Road PID 30231765**  
**Rothesay Town Hall Common Room**  
**Monday, October 21, 2024**  
**7:00 p.m.**



**PRESENT:** MAYOR NANCY GRANT  
DEPUTY MAYOR MATT ALEXANDER  
COUNCILLOR HELEN BOYLE  
COUNCILLOR DAVE BROWN  
COUNCILLOR PETER J. LEWIS  
COUNCILLOR BILL McGUIRE  
COUNCILLOR DON SHEA

TOWN MANAGER JOHN JARVIE  
TOWN CLERK MARY JANE BANKS  
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN  
TREASURER DOUG MacDONALD  
URBAN PLANNER PETER JOHNSTON  
ADMINISTRATIVE ASSISTANT LIZ HAZLETT

**ABSENT:** COUNCILLOR TIFFANY MACKAY FRENCH  
  
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

**PUBLIC HEARING                      2-unit dwelling – 7 Stack Road PID 30231765**

**1. Call to Order                      Instructions**  
Mayor Grant called the public hearing to order at 7:00 p.m. and explained the Public Hearing is to consider an amendment to By-law 2-10, “Rothesay Zoning By-law” to consider a rezoning for the property located at 7 Stack Road (PID 30231765), from Single-Family Residential [R1B] to Two Family Residential [R2] to allow for an existing building to be used as a two-unit dwelling.

Mayor Grant briefly reviewed the procedure for the meeting, and explained a decision of Council will not be made this evening. She listed the documentation and the dates the notice was posted to the website.

<b>2. Public Hearing</b>	
<b>Documentation</b>	
18 September 2024	Memorandum prepared by Town Clerk Banks (public notices)
18 September 2024	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall
 DRAFT	 By-law 2-10-40
 8 October 2024	 Memorandum from Town Clerk Banks (PAC Recommendation)
27 August 2024	Staff Report to Planning Advisory Committee

**Appearances/Presentations:**  
Presentation:            Blake Hamilton  
  
Presentation:            Peter Johnston, Urban Planner  
  
                                 John Jarvie, MCIP RPP, Town Manager  
                                 Director of Planning/Development Services  
  
Appearances:            n/a  
  
Comments:                n/a

**ROTHESAY**

Public Hearing – 7 Stack Road  
Minutes

Mayor Grant invited Mr. Hamilton to give a presentation.

Mr. Hamilton introduced himself as the owner/resident of 7 Stack Road, and a Property Manager for Fundy Harbour Property Management. He reiterated the request to rezone the property to a two-unit dwelling. As a residential Property Manager, he understands the need to balance a growing community while preserving the character of existing neighbourhoods. This request will help address Rothesay’s housing needs in a responsible and sustainable way. He shared that the project would benefit the community and the Town by creating a diverse and affordable housing option, without new construction, and while maintaining the low-density appeal of the neighbourhood. He added this type of development is making better use of existing properties – which is an efficient way to address housing shortages without changing the fundamental structure of the community. Duplexes also provide a flexible opportunity that helps property owners with the rising cost of living. He assured Council that the conversion would be done with care and consideration of the existing neighbourhood, and there would be no major changes to the exterior of the house. He concluded by thanking Council for their time and consideration.

Mayor Grant thanked Mr. Hamilton for his presentation and invited questions from Council. No questions were raised.

Mayor Grant invited Urban Planner Johnston to give a presentation.

Urban Planner Johnston explained that the proposal meets all requirements for the R2 Zone and no variances are needed. He spoke of the LDR-2 Policy in the Municipal Plan that permits duplex dwellings within low density designations such as this property. He concluded, noting polling was conducted and no opposition was received.

Mayor Grant thanked Urban Planner Johnston and invited questions from Council.

Council inquired about parking and snow removal. Urban Planner Johnston advised there is adequate parking available in the driveway. Mr. Hamilton added that plows direct snow into the cul-de-sac and there is ample parking for three vehicles in the driveway. Town Manager Jarvie added that approving the rezoning would be a formality – essentially, permitting what is allowed in the Municipal Plan.

Mayor Grant called three times for those wishing to speak against the proposal. Hearing none, Mayor Grant called three times for those wishing to speak in favour of the proposal. No one came forward.

**3. Adjournment**

Mayor Grant thanked all in attendance, and the public hearing adjourned at 7:08 p.m.

Original signed by Mayor  
MAYOR

Original signed by Clerk  
CLERK