



Planning Advisory Committee

July 15, 2025

To: Chair and Members of the Rothesay Planning Advisory Committee

From: Mark Reade, P.Eng., RPP, MCIP – Director of Planning and Development Services

Date: Friday July 4, 2025

Subject: Rezoning - Two Family Residential [R2]– 1 North Street (PID 00053736)

Applicant:	James Mosher	Property Owner:	Brady Corbett
Mailing Address:	1 North Street Rothesay, NB E2E 3L9	Mailing Address:	1 North Street Rothesay, NB E2E 3L9
Property Location:	1 North Street	PID:	00053736
Plan Designation:	Low Density Residential	Zone:	Single Family Residential – Standard [R1B]
Application For:	Rezoning to Two Family Residential [R2]		
Input from Other Sources:	Operations, KVFD		

Origin

Rothesay's Planning Advisory Committee (PAC) has received an application from James Mosher to rezone the property at 1 North Street (PID 00053736) from Single Family Residential – Standard [R1B] to Two Family Residential [R2]. The rezoning is being requested in conjunction with the sale of the property to legalize a second dwelling unit that exists in the building.

Background

The property is located at the southeast corner of Parkdale Avenue and North Street and is approximately 1453 square metres in area. The site has frontage on and driveways from both North Street and Parkdale Avenue and is served by municipal water and sanitary sewer. Service New Brunswick data indicates the building was constructed in 1975.

The building contains two dwelling units. One unit, located on the main storey, is accessed by an entrance on the North Street façade with a driveway from North Street providing parking. This dwelling unit has 3 bedrooms along with a kitchen, bathroom, living room, and laundry room. The dwelling unit on the lower level is accessed via an entrance on the Parkdale Avenue façade. A driveway from Parkdale Avenue provides parking for this dwelling unit. Two bedrooms, a den, kitchen, bathroom, living room, and laundry room comprise the lower-level unit.

A rezoning has been requested by the former owner who is selling the property. Discussions with the applicant indicate that the two units existed when they purchased the property in early 2024.

The surrounding neighbourhood, although having a larger portion of the area zoned R-1B, has five lots along North Street zoned R2 having two-unit dwellings. Another four lots in the immediate area zoned

R-1B also have two-unit dwellings. In addition to these nine two-unit dwellings, the broader neighbourhood has housing forms and zoning which provide increased density with townhouse and multiple unit dwellings located in areas zone Attached Residential [R3] and Multi-Unit Residential [R4] to the east, north, and west.



Figure 1 – View of Site from North Street

Municipal Plan

The subject site is designated Low Density Residential in the Municipal Plan. These are predominant areas of single-unit residential dwellings that are typical of lower-density suburban areas. Although generally comprised of single-unit dwellings, the Municipal Plan provides for two-unit dwellings in these areas through policy LDR-2.

Policy LDR-2 Low Density Residential Uses: Allow within the Low Density Residential designation, a range of housing types where the dominant form is single family detached homes and other low-density forms of housing, including secondary suites, two unit semi-detached, secondary units, and duplex dwellings. Other compatible uses may be permitted in the Low Density Residential designation without amendment to the Municipal Plan including but not limited to neighbourhood convenience stores, public utilities, parks, municipal facilities, and where appropriate home occupations.

Plan policy also provides for a zoning framework that includes various R1 zones and the R2 zone within areas designated Low Density Residential.

The existing two-unit dwelling and proposed R2 zoning align with the Municipal Plan. In addition, the two-unit dwelling and proposed R2 zoning also align with the surrounding neighbourhood context as both R2 zoning and two-unit dwellings are found in the immediate vicinity.

Zoning

A rezoning to Two Family Residential [R2] is required to legally provide for the existing two-unit dwelling. The building complies with the standards of the R2 zone.

Polling

Polling letters were sent to nearby residents to inform them of the application and soliciting their comments or feedback. Any written correspondence received from the polling has been provided in the agenda packet.

Summary

Staff have reviewed the applicant's proposal and note the proposed rezoning aligns with the Municipal Plan and the site development conforms with the R2 zone standards. Given this, Staff recommend that PAC recommend that Rothesay Council schedule a Public Hearing for the rezoning application.

Recommendation:

It is recommended THAT the Planning Advisory Committee:

- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of 1 North Street (PID 00053736) from Single Family Residential – Standard [R1B] to Rezoning to Two Family Residential [R2].

Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP

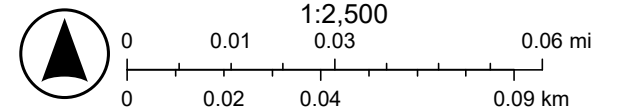
Date: Friday, July 4, 2025

1 North Street Air Photo

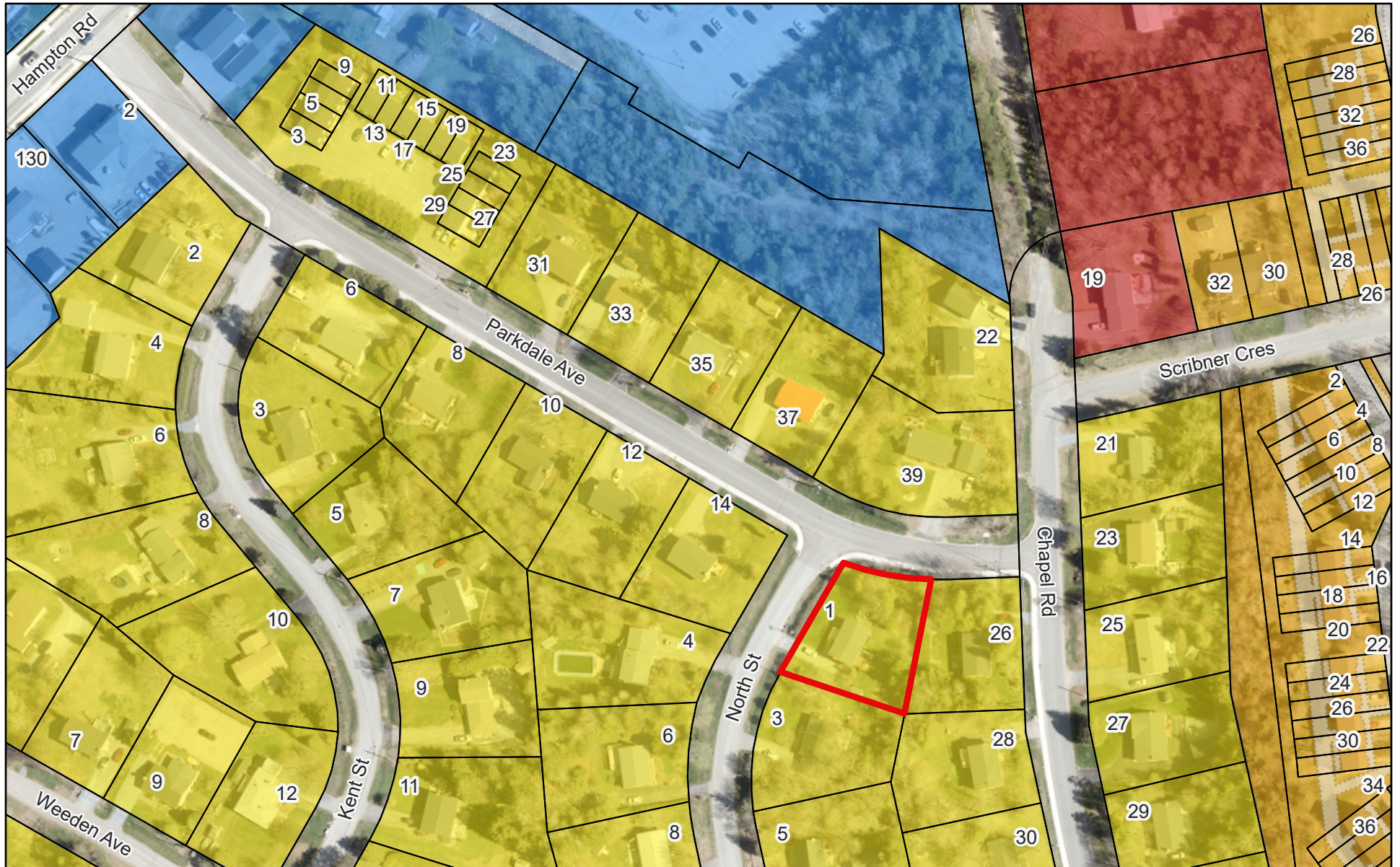


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





 Subject Site

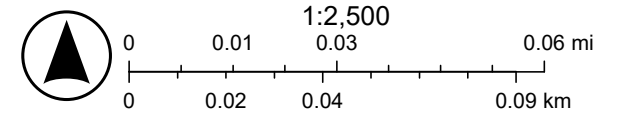


1 North Street Future Land Use

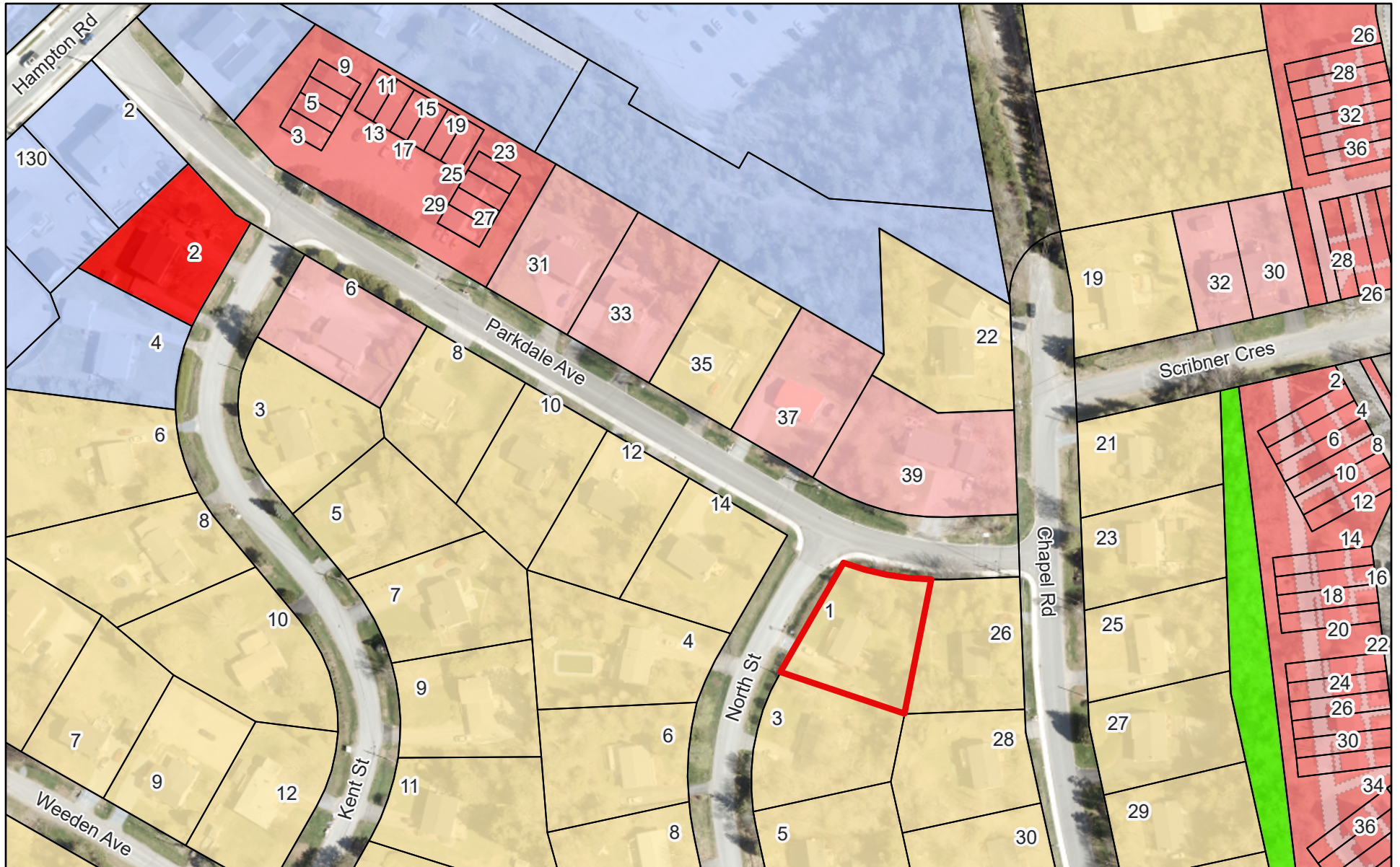


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|--|----------------|---|---------------|---|----------------|
|  | Subject Site |  | Encumbrance |  | Medium Density |
|  | Property Owner |  | FutureLandUse |  | Commercial |
| | CivicAddress |  | Low Density |  | High Density |



1 North Street Zoning



2025-06-26

