



## Planning Advisory Committee

August 5, 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:** Thursday July 31, 2025

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

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

### Origin

At the July 15<sup>th</sup>, 2025, meeting of the Planning Advisory Committee, the Committee recommended Rothesay Council schedule a public hearing to consider the rezoning of the property at 1 North Street from Single Family Residential – Standard [R1B] to Two Family Residential [R2].

Council will discuss setting a Public Hearing at their meeting of August 11, 2025.

### Background

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 rezoning to R2, would legalize the two dwelling units that exist in the building.

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. A second dwelling unit on the lower level is accessed via an entrance on the Parkdale Avenue façade with a driveway from Parkdale Avenue providing parking for this dwelling unit. Two bedrooms, a den, kitchen, bathroom, living room, and laundry room comprise this lower-level unit.

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 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 in conjunction with the July report to the Planning Advisory Committee. Landowners within 100 metres of the subject site will be provided with written notification of the Public Hearing if Council sets a date for a Public Hearing.

### **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 the site be rezoned to Two Family Residential [R2].

### **Recommendation:**

It is recommended THAT the Planning Advisory Committee consider the following Motion:

- A. PAC HEREBY recommends that Council enact BY-LAW 2-10-42 to rezone land at 1 North Street (PID 00053736) from Single Family Residential – Standard [R1B] to Two Family Residential [R2].

### **Attachments:**

Attachment 1: Draft By-Law 2-10-42



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

Date: Thursday, July 31, 2025