



ROTHESAY
PUBLIC HEARING AGENDA
7:00 p.m.
Monday, September 15, 2025
Common Room, Rothesay Town Hall



**PUBLIC HEARING – REZONE (PID 00053736) from Single Family Residential –
Standard (R1B) to Two Family Residential (R2)**

1. CALL TO ORDER Instructions

2. PUBLIC HEARING

Documentation

10 September 2025	Memorandum prepared by Town Clerk Banks (public notices)
18 August 2025	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall
4 July 2025	Staff Report to the Planning Advisory Committee (PAC)
31 July 2025	Staff Report to the Planning Advisory Committee (PAC)
5 August 2025	Recommendation from Planning Advisory Committee

DRAFT By-law 2-10-42

Appearances/Presentations:

Presentation: Mark Reade, P.Eng. MCIP RPP
Director of Planning/Development Services

In attendance: Brady Corbett, property owner

Appearances: n/a

Comments: n/a

3. ADJOURNMENT



ROTHESAY

MEMORANDUM



TO : Mayor and Council
FROM : Town Clerk Mary Jane Banks
DATE : 10 September 2025
RE : Social media messages for 1 North Street Rezoning
PID 00053736

18 August 2025 Public Hearing Notice posted to the Rothesay website and in the Town Office, in accordance with the *Community Planning Act*

SCHEDULE: Social media messages (8):

August 18, 21, 27, 29
September 3, 10, 12, 15

ROTHESAY

PUBLIC HEARING NOTICE

**Monday, September 15, 2025
7:00 p.m. Common Room
Rothesay Town Hall**

18 August 2025

In accordance with Section 111 of the *Community Planning Act*, SNB 2017, c 19 and amendments thereto, PUBLIC NOTICE is hereby given that the town of Rothesay intends to consider an amendment to By-law 2-10, "Rothesay Zoning By-law" to rezone land located at 1 North Street (PID 00053736) from Single Family Residential – Standard (R1B) to Two Family Residential (R2) to legalize the existing two-unit dwelling.

Figure 1 - Subject Lands



The Public Hearing will be held **in-person** on **Monday, September 15, 2025, commencing at 7:00 p.m.** in the Common Room, Rothesay Town Hall, 70 Hampton Road.

Written objections to the proposed amendment will be received by the undersigned until **12 noon on Wednesday, September 10, 2025** and will be provided to Council for the public hearing.

Anyone wishing to **speak at the Public Hearing** may register with the Clerk's office **no later than Wednesday, September 10, 2025 at 12 NOON**. Please contact the Clerk's office at (506)848-6600 or Rothesay@rothesay.ca.

The following documentation is available online and can also be reviewed at the Town Office, 70 Hampton Road, Rothesay, NB Monday to Friday 8:15 am – 12 noon and 1:15 – 4:30 pm (closed between 12 noon and 1 pm), exclusive of civic holidays:

4 July 2025	Staff Report to the Planning Advisory Committee (PAC)
31 July 2025	Staff Report to the Planning Advisory Committee (PAC)
5 August 2025	Recommendation from Planning Advisory Committee
DRAFT	By-law 2-10-42

The Agenda package for the September 15th public hearing will be available online the day of the hearing: <https://www.rothesay.ca/town-hall/agendas/>

Please note that all records in the custody or under the 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 and may be subject to disclosure. Records may be shared with internal departments, Council, external agencies or released at a Town committee meeting, which may be public. Any questions regarding the collection of this information can be directed to the Chief Administrative Officer, Brett McLean, P.Eng.

Mary Jane E. Banks, BComm
Town Clerk – Rothesay



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

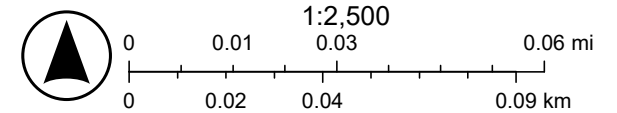
1 North Street Air Photo

2025September 15 PUBLIC HEARING 1 NorthStreetFINAL_008



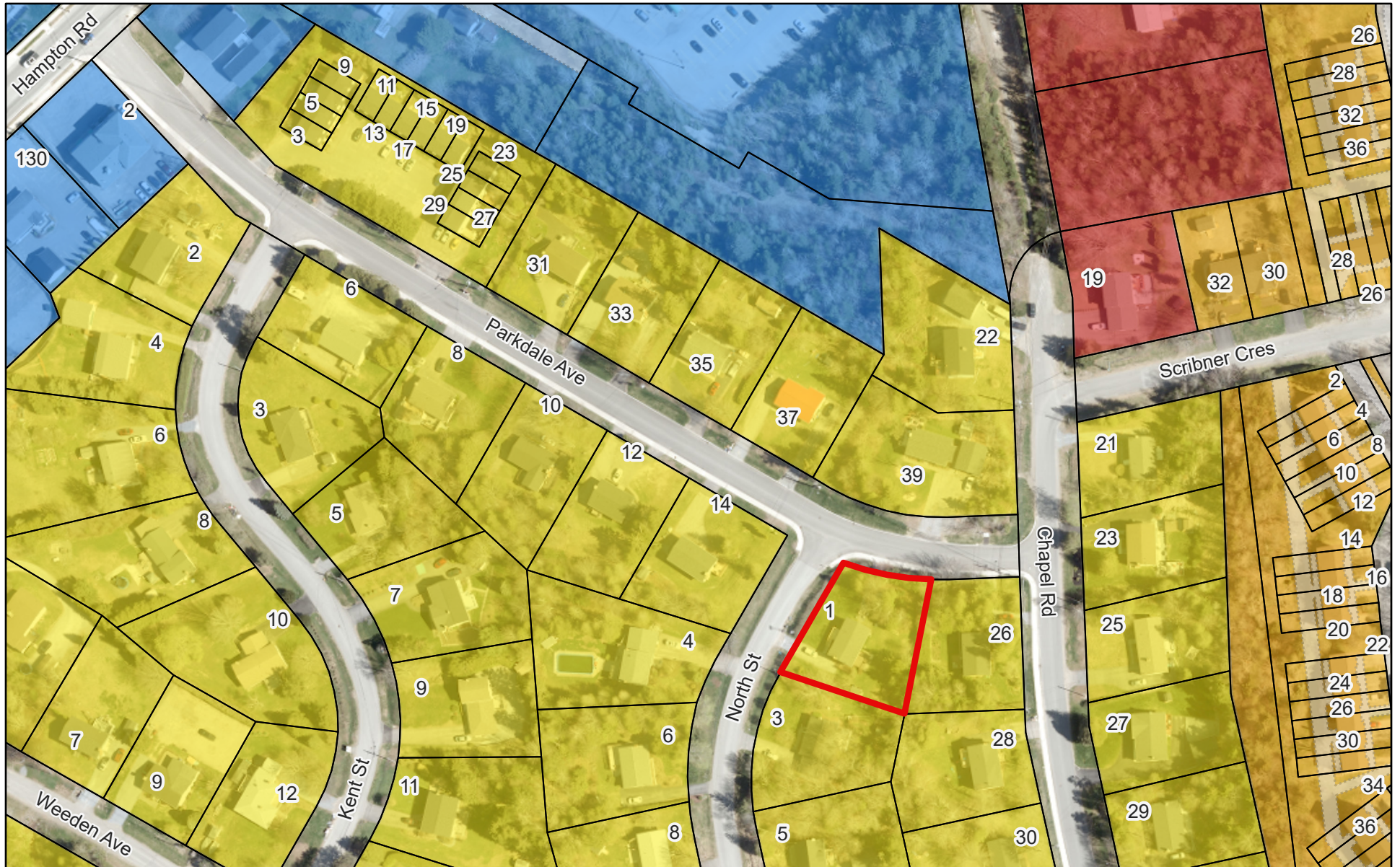
2025-06-26

 Subject Site












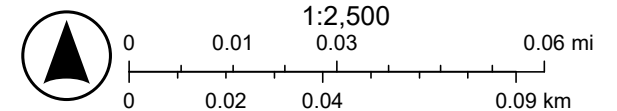
1 North Street Future Land Use

2025September 15 PUBLIC HEARING 1 NorthStreetFINAL_009



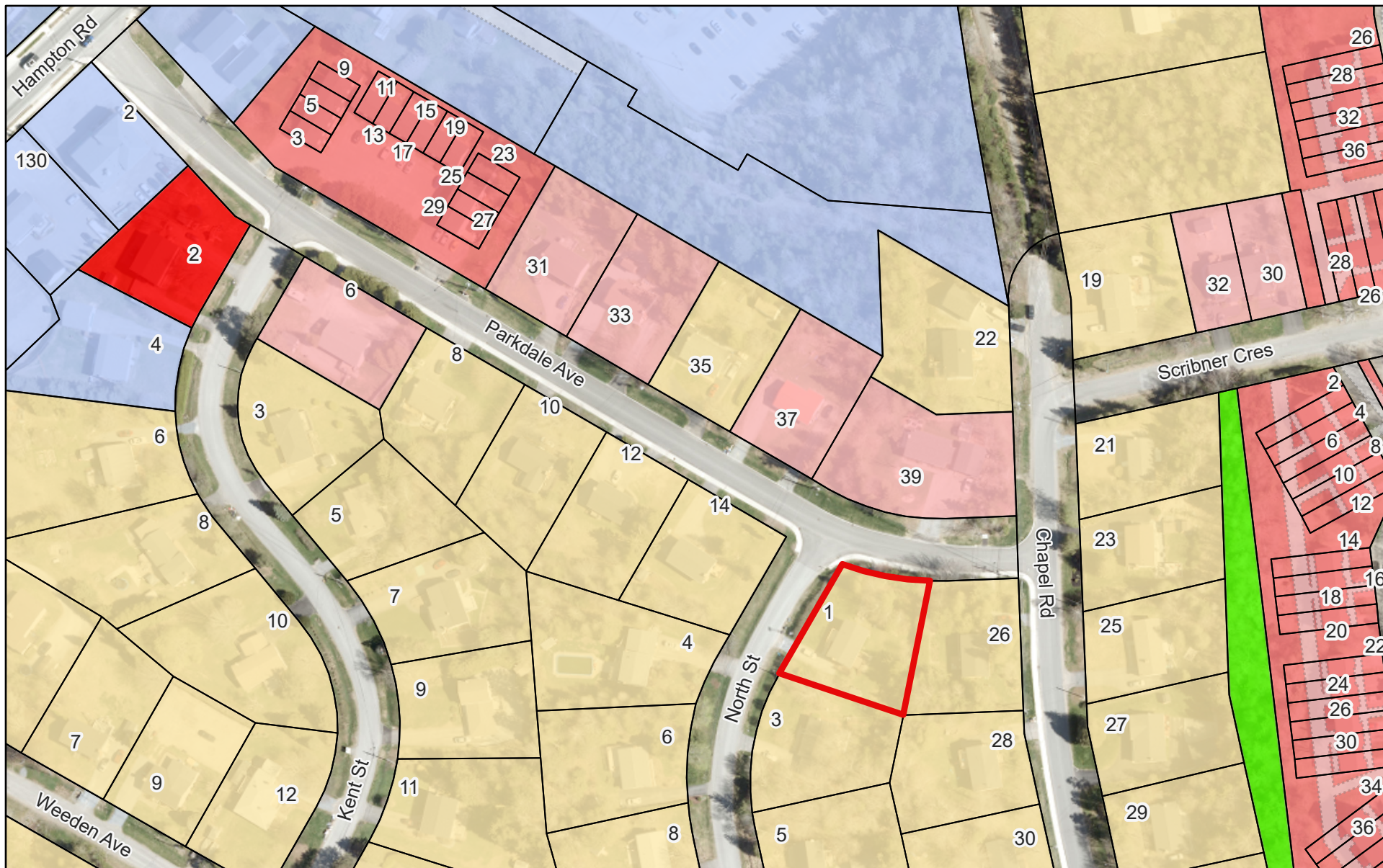
2025-06-26

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

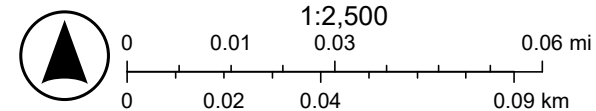
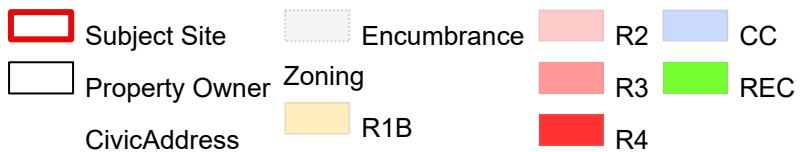


1 North Street Zoning

2025September 15 PUBLIC HEARING 1 NorthStreetFINAL_010



2025-06-26





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)

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

At the July 15th, 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



ROTHESAY MEMORANDUM



TO : Mayor Grant and Council
FROM : Planning Advisory Committee
DATE : 7 August 2025
RE : 1 North Street Rezoning (R1B to R2)

Background:

The Planning Advisory Committee passed the following motion at its regular meeting of Tuesday, August 5, 2025.

MOVED by Counc. Shea and seconded by M. Graham the Planning Advisory Committee hereby recommends that Rothesay 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].

CARRIED.



BY-LAW 2-10-42
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, SNB 2017, c.19, and amendments thereto, hereby amends By-Law 2-10 “Rothesay Zoning By-Law” and enacts 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 A – Bylaw 2-10-42”.

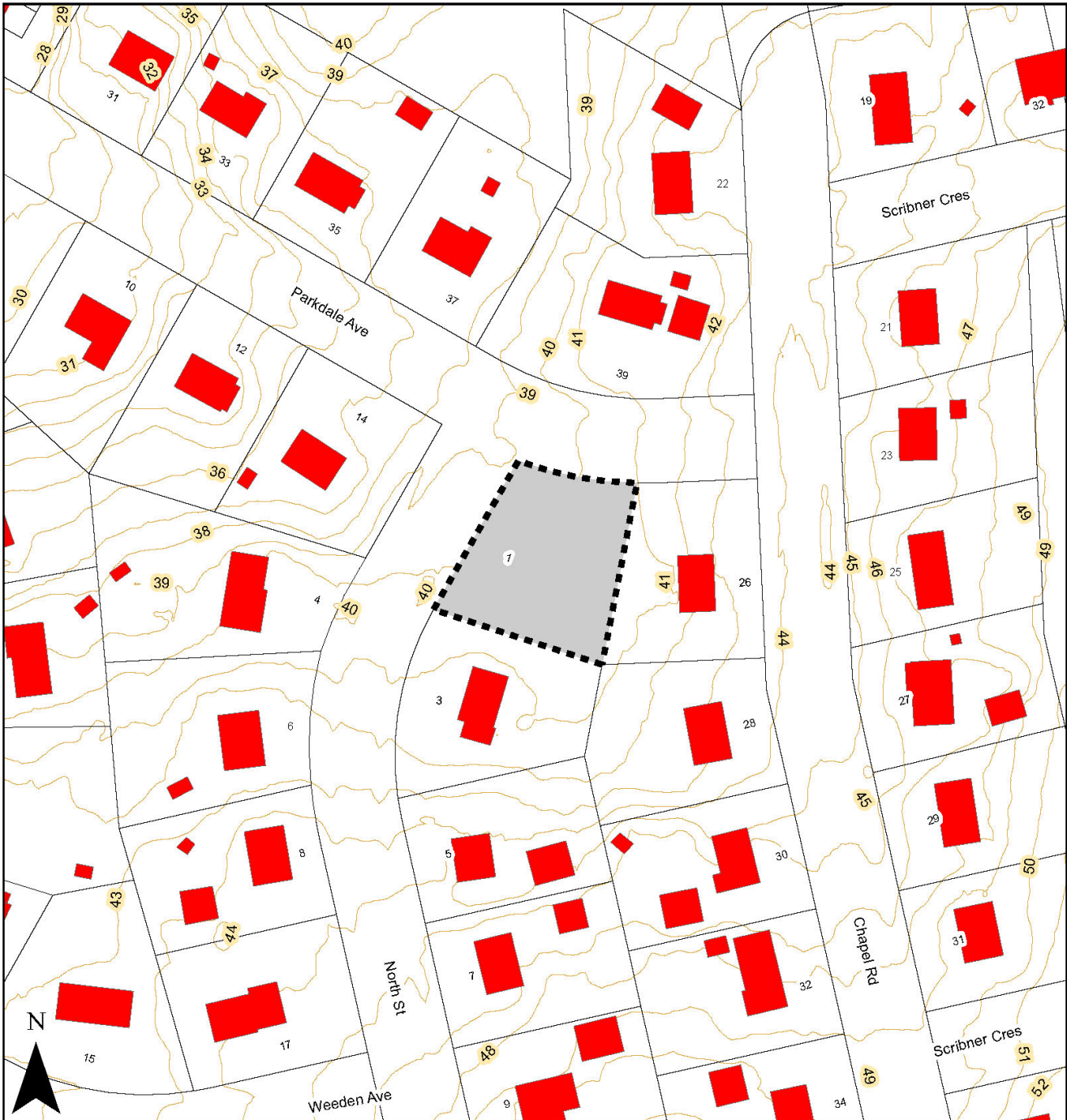
The purpose of the amendment is to rezone land located at 1 North Street (PID 00053736) from Single Family Residential – Standard (R1B) to Two Family Residential (R2) to legalize the existing two-unit dwelling.

FIRST READING BY TITLE :
SECOND READING BY TITLE :
READ IN ENTIRETY :
THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

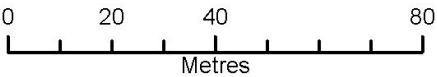
Attachment A - Bylaw 2-10-42
PID 00053736



2025-07-31, 2:44:35 PM

1:1,250

-  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.



Public Hearing Rezoning - 1 North Street R-1B to R2

2025 September 15

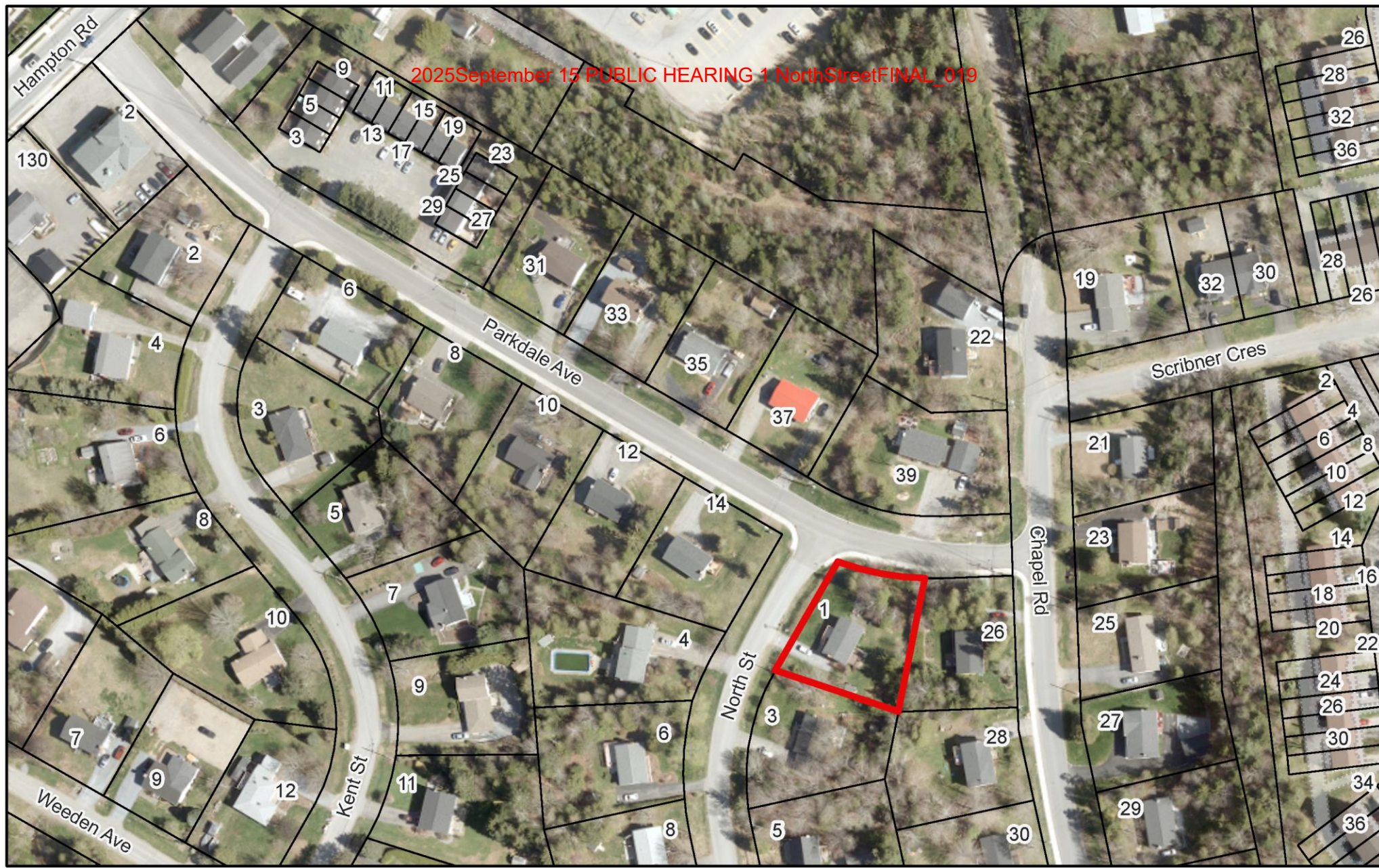
1 North Street

Rezoning to R2

Public Hearing to consider rezoning **1 North Street (PID 00053736)**

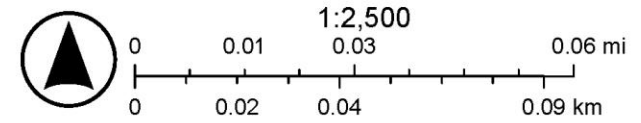
Rezoning from **Single Family Residential – Standard [R1B]** to **Two Family Residential [R2]**

Legalize the existing two-unit dwelling



2025-06-26

 Subject Site



1 North Street

Rezoning

Existing Two-Unit Dwelling

- Up-down duplex
- Upper floor accessed from North Street
- Lower Floor accessed from Parkdale Avenue

1 North Street

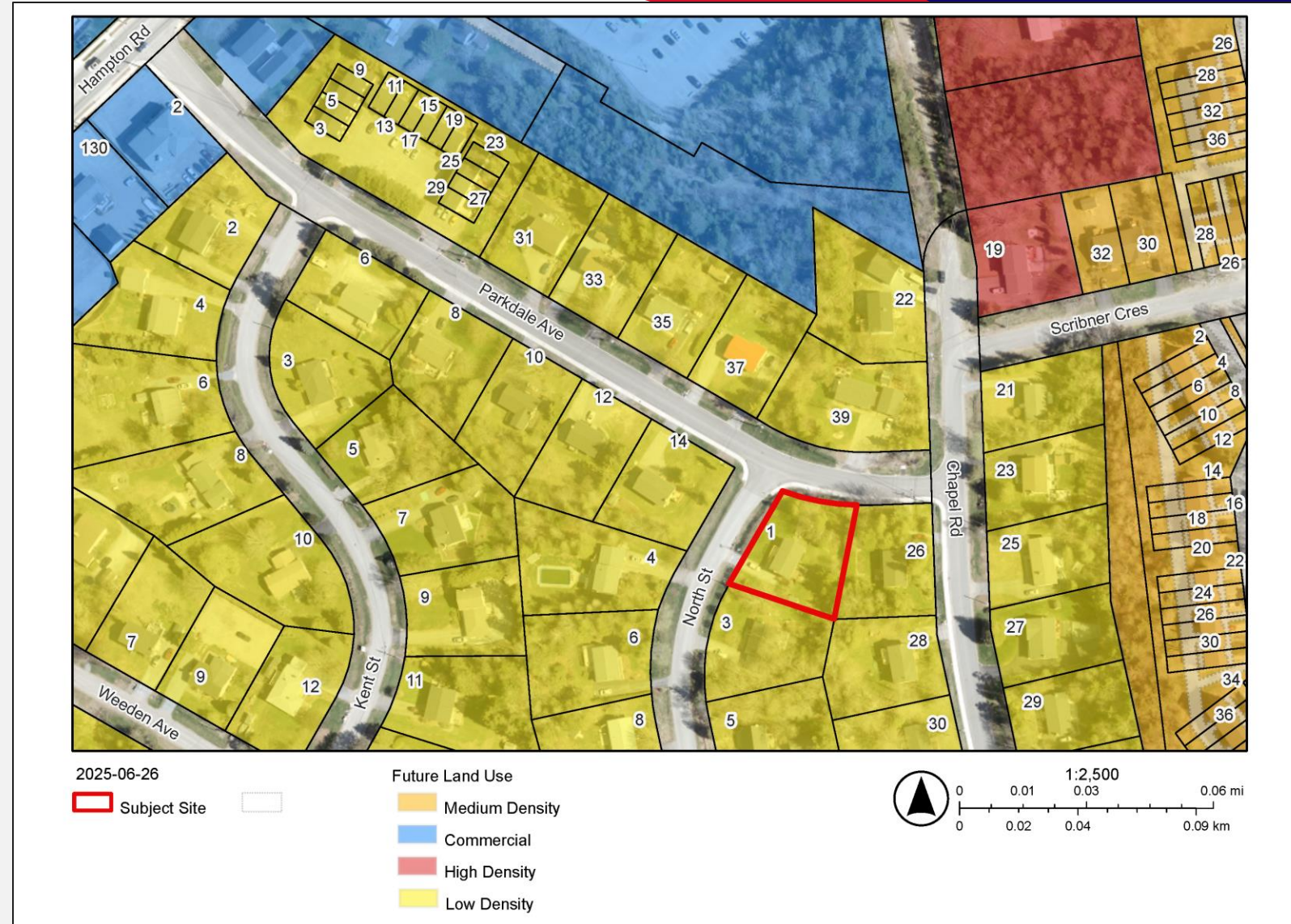
Site Photos



1 North Street

Municipal Plan

- Site is designated Low Density in the Municipal Plan
- Policy LDR-2 guides development in these areas



1 North Street

Municipal Plan

- Policy LDR-2 Low Density Residential Uses:

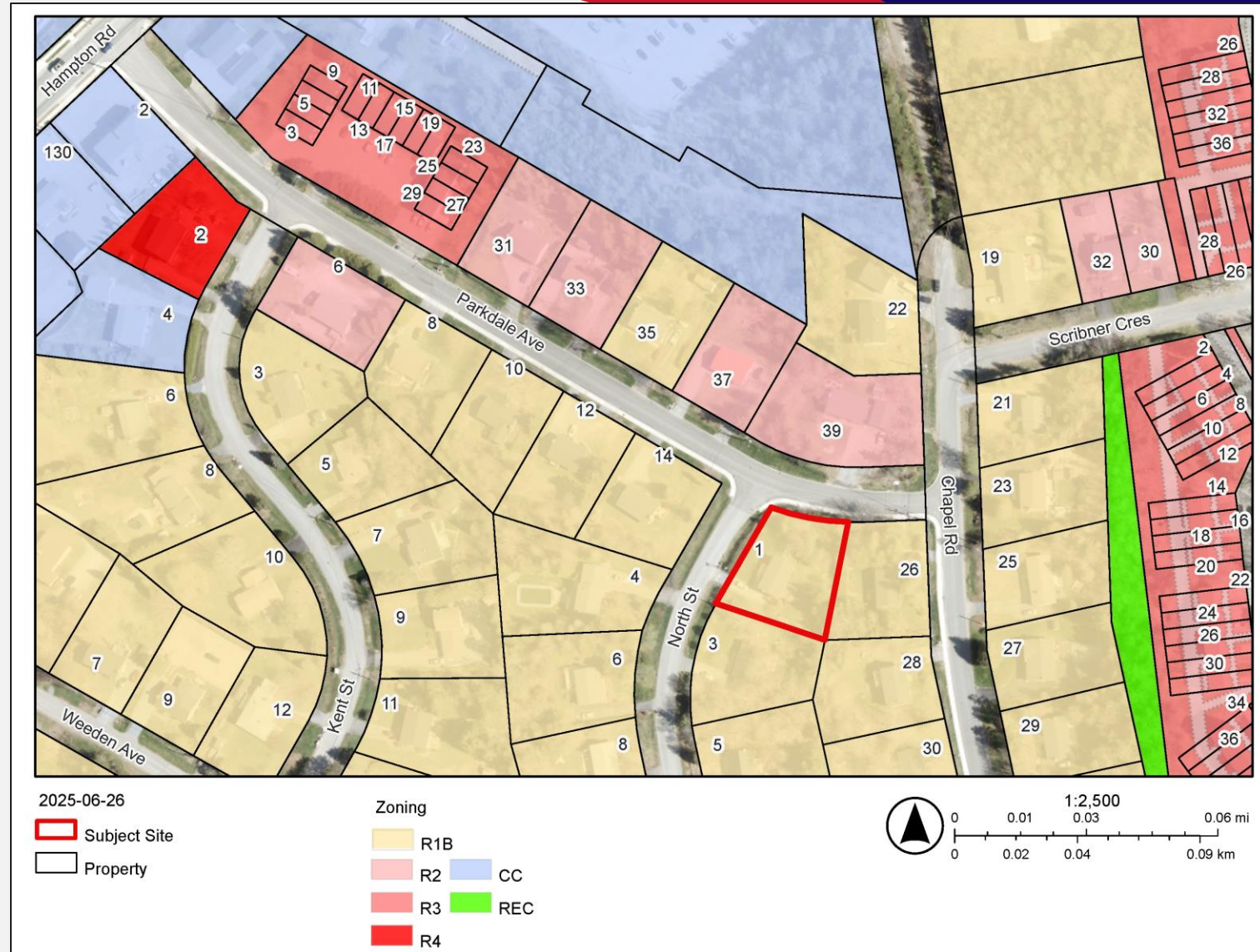
*Allow within the Low Density Residential designation, a range of housing types where the dominant form is **single family detached homes and other low-density forms of housing, including secondary suites, two unit semi-detached, secondary units, and duplex dwellings**. Other compatible uses may be permitted 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 including the various R1 zones and the R2 zone within areas designated Low Density Residential.
- The proposed rezoning and existing two unit dwelling conform to the Municipal Plan

1 North Street

Zoning

- Site is currently zoned Single Family Residential – Standard [R1B]
- Rezoning to Two Family Residential [R2] is required
- Existing R2 zoning in area – provides neighbourhood context
- Existing building meets R2 zone standards



1 North Street



BY-LAW 2-10-42
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, SNB 2017, c.19, and amendments thereto, hereby amends By-Law 2-10 "Rothesay Zoning By-Law" and enacts 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 A – Bylaw 2-10-42".

The purpose of the amendment is to rezone land located at 1 North Street (PID 00053736) from Single Family Residential – Standard (R1B) to Two Family Residential (R2) to legalize the existing two-unit dwelling.

FIRST READING BY TITLE :
SECOND READING BY TITLE :
READ IN ENTIRETY :
THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-42
PID 00053736



Subject Property
 Buildings
 Residential

0 20 40 80
Metres

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

1 North Street

Staff and Planning Advisory Committee Recommendation

Recommendation to Rothesay Council

1. PAC HEREBY recommends that Rothesay 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].