

ROTHESAY

PUBLIC HEARING

1 North Street, PID 00053736
Rothesay Town Hall Common Room
Monday, September 15, 2025
7:00 p.m.



PRESENT: MAYOR NANCY GRANT
DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR DAVE BROWN
COUNCILLOR TIFFANY MACKAY FRENCH
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
TOWN CLERK MARY JANE BANKS
TREASURER DOUG MacDONALD
DIRECTOR OF DEVELOPMENT/PLANNING SERVICES (DPDS) MARK READE

ABSENT: COUNCILLOR HELEN BOYLE
COUNCILLOR PETER J. LEWIS

ASSISTANT CLERK LIZ HAZLETT
DIRECTOR OF OPERATIONS (DO) TIM COLWELL
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

PUBLIC HEARING **1 North Street - Rezoning from Single Family Residential – Standard (R1B) to Two Family Residential [R2]**

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 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.

Mayor Grant briefly reviewed the procedure for the meeting, noting there was no one in attendance other than the applicant. She listed the documentation and the dates the notice was posted to the website.

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

ROTHESAY

Public Hearing – 1 North Street
Minutes

-2-

15 September 2025

Mayor Grant invited DPDS Reade to give a presentation. He noted the following: rezoning initiated by previous property owner to rezone from Single Family Residential – Standard [R1B] to Two Family Residential [R2] to legalize the existing two-unit dwelling, meets the R2 standards, there are currently R2 properties in the area, polling was conducted, one response received and addressed by the Planning Advisory Committee and both staff and the Planning Advisory Committee are recommending approval.

The following comments were raised by Council: R2 in the area, parking concerns and the process. DPDS Reade advised this fits in the current neighbourhood, Mr. Corbett purchased the property, and the previous owner started the rezoning process to make it legal. Mr. Corbett advised there are two driveways – one off North Street and the other off Parkdale Avenue so there is ample parking for him and his tenant.

Mayor Grant thanked Mr. Corbett and noted there was no one else in attendance. She advised the matter would be on the next Council agenda for consideration.

3. Adjournment

Mayor Grant thanked all in attendance, and the public hearing adjourned at 7:07 p.m.



MAYOR



CLERK