

# ROTHESAY

## PUBLIC MEETING

79 Donlyn Drive PID 30305577  
Rothesay Town Hall Common Room  
Monday, March 16, 2026  
7:00 p.m.



**PRESENT:** MAYOR NANCY GRANT  
COUNCILLOR HELEN BOYLE  
COUNCILLOR DAVE BROWN  
COUNCILLOR PETER J. LEWIS  
COUNCILLOR TIFFANY MACKAY FRENCH  
COUNCILLOR BILL McGUIRE  
COUNCILLOR DON SHEA

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

**ABSENT:** DEPUTY MAYOR MATT ALEXANDER (*Conflict of Interest*)

DIRECTOR OF OPERATIONS (DO) TIM COLWELL  
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

**PUBLIC MEETING**      **79 Donlyn Drive PID 30305577**

### 1. Call to Order      Instructions

Mayor Grant called the public meeting to order at 7:00 p.m. and explained that the meeting is to consider entering into a development agreement allowing for development of a three-storey multiple-unit building containing 18 dwelling units. She explained that the Millennium Park Zone permits various land uses which in this case requires a public meeting, rather than a public hearing process for a rezoning application. She added that the Deputy Mayor is not in attendance owing to a conflict of interest.

Mayor Grant briefly reviewed the procedure and explained that a decision of Council will not be made this evening. She mentioned that no members of the public have registered to speak but will be permitted to do so if they adhere to a ten-minute time limit, and conduct themselves in a respectful manner. She listed the documentation and the dates the notice was posted to the website.

### 2. Public Meeting

#### Documentation

18 February 2026	Public Notice website and Town Hall
11 March 2026	Social media messages - schedule
3 February 2026	Recommendation from Planning Advisory Committee
DRAFT	Development Agreement
26 January 2026	Staff Report to the Planning Advisory Committee (PAC)

#### Appearances/Presentations:

Presentation:	Mark Reade, P.Eng. MCIP RPP Director of Planning/Development Services
Presentation:	Corey O'Dell
Comments:	Emails/letters from residents (3)

## ROTHESAY

Public Meeting – 79 Donlyn Drive  
Minutes

-2-

16 March 2026

Mayor Grant invited DPDS Reade to give a presentation.

DPDS Reade gave a presentation, highlighting:

- Site location
  - o 79 Donlyn Drive (0.82 acre)
  - o Millennium Park Zone – permits multi-unit residential use
    - Subject to development agreements
  - o Designated high-density residential in Future Land Use Plan (conforms to Municipal Plan)
- Proposal
  - o Three storey 18-unit apartment building
- Variances required
  - o Planning Advisory approval (subject to Council approval of agreement)
    - Density – increase from 50 units/hectare to 54 units/hectare
    - Multi-unit building adjacent to residentially zoned area
      - Zone only permits garden homes or townhomes adjacent to residential areas
      - Buffering provided – between 12-14 meters of tree retention
  - o Staff approval (pending Council approval of agreement)
    - Building height – increase from 10 meters to 11.34 meters
      - Relates to height of peaked roof; building height is below the maximum if measured to the eaves
    - Minimum lot size – decrease from 7200 sq. m. to 3336 sq. m.
      - Building and parking can fit on lot
      - Setbacks met
      - Minimum landscaping exceeded (30% required, 49.7% provided)
      - Maximum permitted lot coverage: 40%; Building covers 15% of lot area
- Draft Development Agreement
  - o Building and site design as proposed
  - o Servicing considerations
  - o Stormwater Management Plan prior to building permit
  - o Landscape Plan prior to building permit
    - Parking lot screening
    - Street trees
    - Retention of tree buffer along western boundary

DPDS Reade concluded, noting staff believe the variances are reasonable and landscaped islands in the parking lot are not required.

Mayor Grant invited questions from Council.

In response to inquiries, DPDS Reade spoke of the following:

**Tree Buffer:** a significant tree buffer will remain adjacent (western and northern boundary) to the single-family homes.

**Minimum Lot Size:** the reduction from 7200 sq. m. to 3336 sq. m. may appear significant but is reasonable as the proposal fits on the lot without exceeding the maximum lot coverage (15% compared to maximum of 40%), setback variances are not required, and landscaping requirements are exceeded. To provide a better comparison the minimum lot size for the Multi-Unit Residential Zone is 3600 sq. m.

## ROTHESAY

Public Meeting – 79 Donlyn Drive  
Minutes

-3-

16 March 2026

**Traffic Study:** It was clarified that the statement “estimates from the developer” was poorly worded as a traffic study was conducted by Traffic Engineering consultants. Based on the findings the volume of 18-20 trips does not exceed 100 peak hour trips and is considered negligible.

**Building Height:** DPDS Reade advised the variance is to accommodate the peak of the roof. If measured to the eaves, the building height would be 8.75 meters – which is below the maximum of 10 meters, and would not require a variance. Staff do not have an issue with the design and offer that the applicant could expand on this.

**Stormwater Management:** the proponent is required to submit a stormwater management plan prior to issuance of a building permit. Post-development flow must not exceed pre-development volumes.

**Configuration of Lot:** The layout was designed to reduce the overall impact on the adjacent residential property. In addition to the tree line, the building also creates a buffer between vehicle activity in the parking lot. Moving the building could create shadows on the adjacent home.

Mayor Grant invited Mr. O’Dell to give a presentation.

Mr. O’Dell thanked Council and gave a presentation highlighting the following:

- Site location
- Depth of tree line/buffer (12-14 meters)
  - o Visibility of property – obscured even during winter
- Proposal
  - o Three stories
  - o 1 Bedroom, 1 Bedroom + Den, & 2 Bedroom options
  - o 1 Barrier-free unit
  - o 24 Parking spaces
  - o Design is compatible with modular building process
  - o Smaller unit sizes and less amenities will lower the cost of the building and ultimately rental costs (no elevator, gym, common room, or underground parking)
- Building Height
  - o Does not exceed height of the tree line (no increase in shadows on adjacent property)
- Stormwater Management Plan
  - o Water retention and eventual release into the system on Donlyn Drive
- Traffic Study
  - o Completed and findings are negligible during peak hours
- Shadow Study
  - o A drone was used to survey and investigate further following a request from the Planning Advisory Committee
  - o The building will not have an adverse impact on the adjacent property unless it is relocated on the property
- Wetland
  - o A Wetland Biologist from the Department of Environment confirmed that the area is not a wetland

## ROTHESAY

Public Meeting – 79 Donlyn Drive  
Minutes

-4-

16 March 2026

Mayor Grant thanked Mr. O'Dell and invited questions from Council.

Council inquired about rent/affordability, tree retention/buffer, and unit design.

Mr. O'Dell responded with the following: he is developing the property for someone else and cannot speak on their behalf regarding rent; less amenities and smaller units translate to a lower construction cost per unit which suggests that rent will be reasonable; the project may appeal to different age groups – seniors (barrier free unit) and younger generations; 100% of the tree buffer will remain; only one full bathroom in each unit; and ceiling height will be 8 ft.

Counc. Boyle mentioned a letter, included in the agenda package, that requested restoration of trees in the area. She asked if the applicant had reached out to discuss the matter. Mr. O'Dell noted it is challenging as the trees were removed before the applicant assumed ownership; and while trees can be planted, they will not be as tall as the ones that were removed.

Mayor Grant called three times for those wishing to speak against the project. The following people spoke: Bruce Wood, 63 Donlyn Drive; Laurie Gale, Wedgewood Drive; Janet Jackson, 62 Donlyn Drive; and Chris Marshall, 70 Donlyn Drive. Comments were made that they are not opposed to the project, and appreciated a diverse housing option, but raised concerns with respect to: worsening existing dangerous traffic behaviour on Donlyn Drive; potential on-street overflow parking; interest in a sidewalk on Donlyn Drive sooner rather than later; lack of accessibility without an elevator; and the need for further traffic calming efforts (speed bumps) and better stormwater management on Donlyn Drive. A question was raised as to why the parking lot does not exit onto Millennium Drive.

Mayor Grant called three times for those wishing to speak in favour of the proposal. No one spoke.

Mayor Grant invited final comments from Mr. O'Dell.

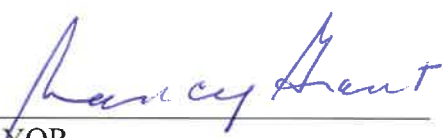
Mr. O'Dell addressed public concerns, noting: the stormwater system eventually flows from Donlyn Drive onto Millennium Drive; since the owner does not own the land required, the parking lot cannot exit onto Millennium Drive; the requirement for parking is exceeded (24 spaces for 18-units) but the concern of overflow parking on the street will be investigated; additional pavement is not recommended as it will increase lot coverage; traffic volume generated by the proposal is negligible and does not warrant turning lanes or traffic signals; and it is unlikely rental costs will be exorbitant.

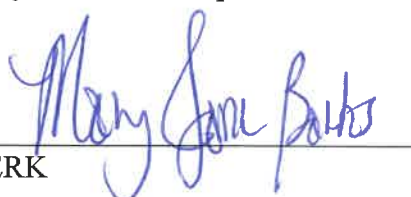
CAO McLean added that Donlyn Drive is on the Town's Sidewalk Plan but installation will not occur in 2027. He added that three-way stops were installed as a means of traffic calming and recent plans to install a flashing sign. If residents do witness someone running a stop sign, he encourages them to inform the police so that they can take action. This may involve tracking down the individual to address the matter and monitoring the area. Mayor Grant added that the Kennebecasis Regional Police Force has an online form to report traffic violations.

Counc. Shea asked if the project will have an electric car charging station. Mr. O'Dell noted this was not considered but could be investigated.

### 3. Adjournment

Mayor Grant thanked all in attendance, and the public meeting adjourned at 7:56 p.m.

  
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MAYOR

  
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CLERK