



ROTHESAY

PUBLIC HEARING AGENDA

7:00 p.m.

Monday, October 19, 2026 at 7:00 p.m.

Bill McGuire Centre – 95 James Renforth Drive



PUBLIC HEARING – 9 Clark Road (PIDs 30130454 and 00241778)

REZONING from Single Family Residential – Standard Zone [R1B] to Two Family Residential [R2]

1. CALL TO ORDER Instructions

2. PUBLIC HEARING

Documentation

14 October 2026	Social media messages – schedule
28 September 2026	Memorandum prepared by Town Clerk McKenna (public notice)
23 July 2026	Staff Report to the Planning Advisory Committee (PAC)
29 September 2026	Staff Report to the Planning Advisory Committee (PAC)
6 October 2026	Recommendation from the Planning Advisory Committee

DRAFT

BY-LAW 2-10-46

Appearances/Presentations:

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

3. ADJOURNMENT



ROTHESAY

MEMORANDUM



TO : Mayor and Council
FROM : Town Clerk Neil McKenna
DATE : 14 October 2026
RE : Social media messages for 9 Clark Road Rezoning
PIDs 30130454 and 00241778

28 September 2026 Public Hearing Notice posted to the Rothesay website and in the Town Office, in accordance with the *Community Planning Act*

28 September 2026 Added to Town Community calendar on Rothesay website

Social media messages schedule (4):

September 29

October 14, 16, 19 (<- day of)

ROTHESAY

PUBLIC HEARING NOTICE

Monday, October 19, 2026

7:00 p.m.

Bill McGuire Centre - 95 James Renforth Drive

28 September 2026

In accordance with Section 111 of the *Community Planning Act*, SNB 2017, c19 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 9 Clark Road (PIDs 30130454 and 00241778), from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.

Figure 1 - Subject lands



The Public Hearing will be held **in-person** on **Monday, October 19, 2026, at 7:00 p.m.**, at the Bill McGuire Centre - 95 James Renforth Drive. The agenda will be available online the day of the hearing at <https://www.rothesay.ca/town-hall/agendas/>.

Written objections to the proposed amendment will be received by the undersigned until **12 noon on Wednesday October 14, 2026**, 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 October 14, 2026, at 12 NOON**. Please contact the Clerk's office at 848-6600 or Rothesay@rothesay.ca for more information.

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:

27 July 2026
DRAFT

Staff Report to the Planning Advisory Committee (PAC)
By-law 2-10-46



2 October 2026	<i>Staff Report to the Planning Advisory Committee (PAC) (available following the October 5, 2026, PAC Meeting)</i>
2 October 2026	<i>Staff Report to the Planning Advisory Committee (available following the October 5, 2026, PAC Meeting)</i>
7 October 2026	<i>Recommendation from Planning Advisory Committee (available prior to the October 19, 2026, Public Hearing)</i>

The Agenda package for the October 19th public hearing will be available here on 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 Rothesay Town Clerk.

Neil McKenna
Town Clerk – Rothesay



To: Chair and Members of Rothesay Planning Advisory Committee

From: Darcy Hudson
Assistant Development Officer

Date: July 23, 2026

Subject: Rezoning R1B to R2 – 9 Clark Rd (PIDs 30130454 & 00241778)

Applicant:	Allison Macdonald	Property Owner:	Allison Macdonald
Mailing Address:	9 Clark Rd Rothesay, NB E2E 2G8	Mailing Address:	9 Clark Rd Rothesay, NB E2E 2G8
Property Location:	9 Clark Rd	PID:	30130454 & 00241778
Plan Designation:	Low Density Residential	Zone:	Single Family Residential R1B
Application For:	Single Family Residential (R1B) to Two Family Residential Zone [R2].		
Input from Other Sources:	Polling		

Origin:

An application by Ms. Allison Macdonald to rezone 9 Clark Rd (PID 30130454 & 00241778) from Single Family Residential (R1B) to Two Family Residential Zone [R2] (See Attachment A). The application to rezone would allow for the existing dwelling to be used as a two unit dwelling. The applicant intends to use the existing dwelling with no new development, structure, or addition being added to the property.

Background:

The subject property is 2826m² in area is zoned Single Family Residential (R1B) and has an existing single unit residential dwelling which contains an unused temporary suite previously approved for the former owner. This former temporary suite area cannot be used due to the specific limitation that temporary suites be only be used by a family member of the owner.



Figure 1. Air photo – 9 Clark Road

The property is in an area of Rothesay designated as Low Density Residential in the Municipal Plan. This land use designation supports single and two-unit dwellings. The residential neighbourhood along Clark Road can be characterized as a stable residential neighbourhood where owners continue to invest in their property and therefore is an attractive residential neighbourhood. The surrounding neighbourhood contains a mix of residential densities and dwelling types including single unit dwellings, a two-unit dwelling and multiple unit dwellings having 12 and 24 units.

The municipal plan states that within the low-density designation one of the goals of the Town is to “*protect and enhance existing residential neighbourhoods.*” and to “*ensure that future residential development complements existing neighbourhoods.*” The plan also states that the Town intends to “*encourage a variety of housing types to meet the residential needs of the existing and future population of Rothesay in a high-quality living environment.*” and to “*ensure that future residential development occurs in locations where appropriate municipal services and road infrastructure is available or can be provided including areas with in-fill potential.*”

The applicant has stated that the existing dwelling can function as a two-unit dwelling without any new additions being added to the property. The potential threat or concern regarding land use compatibility with the established low-density neighbourhood does not seem to present any significant concern. Furthermore, it may be advantageous to encourage development such as the proposed use at the higher density to offer more variety in residential housing choice in Rothesay. Pursuant to Municipal Plan Policy 5.2.3(a).¹ Staff conducted a preliminary review of the applicant’s proposal and determined that the existing dwelling would meet the R2 zone requirements.

Analysis:

Staff’s analysis would suggest that a change from one Low Density form of housing R1B to an R2 zone presents minimal risk of land use conflict. Staff believe, after careful review of the proposal, that the proposed density change from R1B to R2 is within the accepted range housing that can be classified as mixed density and is therefore compatible with the Municipal Plan and the surrounding neighbourhood context. Accordingly, Staff believe that the application is not contrary to the designation of the land in the Municipal Plan and that Council should consider the application.

Polling Results

As standard procedure with all rezoning applications letters were sent to nearby residents to inform them of the application and soliciting their comment or feedback. As of Monday, July 20th, no emails have been received by the Town.

Recommendation:

It is recommended THAT the Planning Advisory Committee:

- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of 9 Clark Road (PIDs 30130454 and 00241778) from the Single Family Residential R1B zone to the Two-Family Residential Zone [R2].

Attachments:

Map 1	Aerial Photo Location Map
Map 2	Land Use Designation Map
Map 3	Zoning Map
Submission 1	Site Plan / Floor Plan



Report Prepared by: Darcy Hudson, Assistant Development Officer

Date: July 23, 2026

¹ By-law 1-10 Policy 5.2.3 (a) The areas shown on the Future Land Use Map as low density residential shall be limited to uses that include single-family, detached housing, and in some zones, two-unit dwellings with limitations on the relative numbers of each type and uses accessory or supplementary to these.



To: Chair and Members of Rothesay Planning Advisory Committee

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

Date: September 29, 2026

Subject: Rezoning R1B to R2 – 9 Clark Rd (PIDs 30130454 & 00241778)

Applicant:	Allison Macdonald	Property Owner:	Allison Macdonald
Mailing Address:	9 Clark Rd Rothesay, NB E2E 2G8	Mailing Address:	9 Clark Rd Rothesay, NB E2E 2G8
Property Location:	9 Clark Rd	PID:	30130454 & 00241778
Plan Designation:	Medium Density Residential	Zone:	Single Family Residential Zone (R1B)
Application For:	Single Family Residential Zone (R1B) to Two Family Residential Zone (R2)		
Input from Other Sources:	Polling		

Origin:

An application by Ms. Allison Macdonald to rezone 9 Clark Rd (PID 30130454 & 00241778) from Single Family Residential Zone (R1B) to Two Family Residential Zone (R2). The application would allow for the existing dwelling to be used as a two-unit dwelling. The applicant intends to use the existing dwelling with no new development, structure, or addition being added to the property.

At their meeting of August 10, 2026, Rothesay Council scheduled a Public Hearing for the rezoning application at 7 PM on Monday, October 19, 2026.

Background:

The subject property is 2826m² in area is zoned Single Family Residential (R1B) and has an existing single unit residential dwelling which contains an unused temporary suite previously approved for the former owner. This former temporary suite area cannot be used due to the specific limitation that temporary suites be only be used by a family member of the owner.

Municipal Plan:

The property is in an area of Rothesay designated as Medium Density Residential in the Municipal Plan. This designation provides for a mix of building topologies and densities from two-unit dwellings to multiple unit buildings. Permitted uses within these designations are outlined in Policy MDR-2 of the Municipal Plan.

Policy MDR-2 Medium Density Residential Uses: Allow within the Medium Density Residential designation, a range of housing types where the dominant form of housing is two unit semi-detached, duplex dwellings, triplex-dwellings, fourplex dwellings, row houses, garden homes, or clustered housing. Other compatible uses may be permitted in the Medium Density Residential designation without amendment to the Municipal Plan, including but not limited to parks, municipal facilities, single-family homes, neighbourhood commercial, and public utilities.

Conversion of the existing building to a two-unit dwelling conforms to the Municipal Plan as this is a land use envisioned within the Medium Density Residential designation. It is considered compatible with the surrounding neighbourhood context which includes a mix of residential densities and dwelling types including single unit dwellings, a two-unit dwelling, and multiple unit dwellings having 12 and 24 units. The site is also located along a major roadway, Clark Road.



Figure 1. Air photo – 9 Clark Road

Zoning:

The site is currently zoned Single Family Residential Zone (R1B) with a rezoning to Two Family Residential Zone (R2) required to permit the second dwelling unit. Staff have reviewed the R2 zone standards, and the proposal meets the R2 zone requirements except for the minor side yard setback and minimum building area.

- Minimum Building Area Required: 185 square metres
Existing: 176 square metres +/-
- Minor Side Yard Setback Required: 5 metres
Existing: 4.6 square metres

Staff do not consider these variances to be significant as they are required to accommodate an existing building, and they align with the context of the surrounding neighbourhood.

Should the rezoning be approved by Council, Staff will issue the required Development Officer Variances in conjunction with the required Building / Development Permit application.

Staff recommend a condition be imposed on the rezoning requiring the two parcels that comprise the site (PIDs 30130454 & 00241778) to be consolidated. This is recommended as the existing building straddles the property line between these two parcels. These two parcels are standalone lots as shown on a 1914 Plan of Subdivision.

Polling

Notification of the date and time of the Public Hearing has been provided to landowners within 100 metres of the subject site. Signage will also be posted on the property.

In accordance with the Community Planning Act, notification of the Public Hearing has been provided on the Town website.

Summary

Staff recommend enactment of the amending by-law along with a resolution of Council regarding the recommended requirement for consolidation of the parcels.

Recommendation:

Staff recommend that the Planning Advisory Committee consider the following motions:

- A. PAC hereby recommends that Council enact **BY-LAW 2-10-46** to rezone land located at 9 Clark Road being an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.
- B. PAC hereby recommends that Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following condition on the parcel of land having an area of approximately 1394 square metres, located at 9 Clark Road, also identified as PIDs 30130454 and 00241778:
 - a. That the two parcels of land, PIDs 30130454 and 00241778, be consolidated.

Attachments:

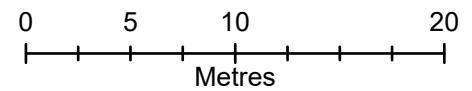
Map 1	Aerial Photo Location Map
Map 2	Land Use Designation Map
Map 3	Zoning Map
Attachment 1	Draft Amending By-Law
Submission 1	Site Plan / Floor Plan

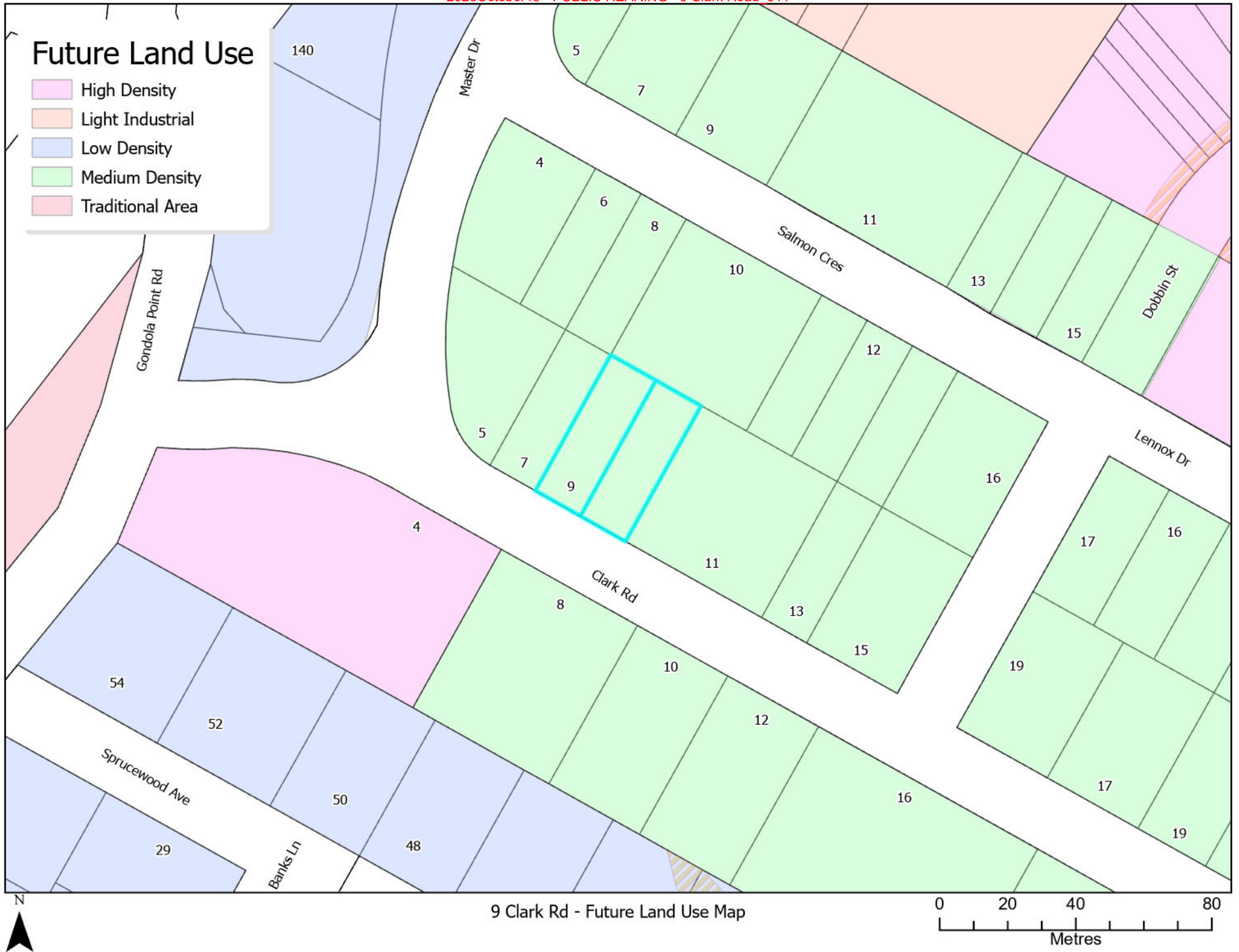


Report Prepared by: Mark Reade, P.Eng., RPP, MCIP

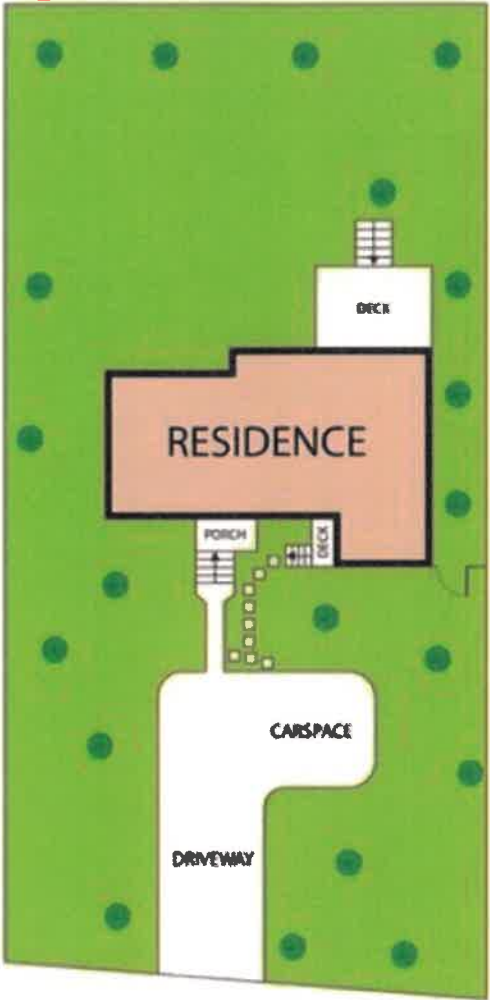
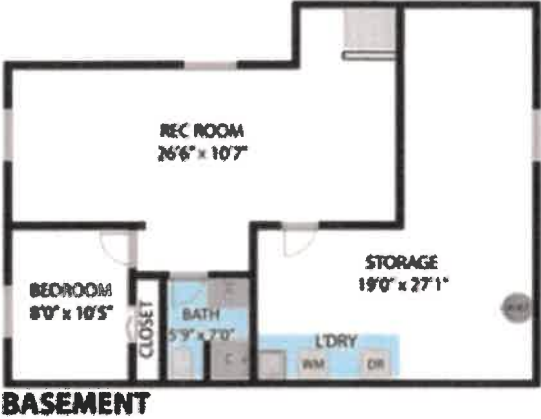
Date: September 29, 2026

9 Clark Rd











ROTHESAY

MEMORANDUM



TO : Mayor Alexander and Council
FROM : Planning Advisory Committee
DATE : 6 October 2026
RE : 9 Clark Road
30130454 & 00241778

Recommendation:

- That Council enact **BY-LAW 2-10-46** to rezone land located at 9 Clark Road being an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.
- That Council pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following condition on the parcel of land having an area of approximately 1394 square metres, located at 9 Clark Road, also identified as PIDs 30130454 and 00241778:
 - a. That the two parcels of land, PIDs 30130454 and 00241778, be consolidated.

Background:

The Planning Advisory Committee passed the following motions at its regular meeting of Monday, October 5, 2026:

MOVED by Counc. Lewis and seconded by R. Guimond that:

- A. PAC hereby recommends that Council enact **BY-LAW 2-10-46** to rezone land located at 9 Clark Road being an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.

CARRIED.

MOVED by Counc. Lewis and seconded by M. Graham that:

- B. PAC hereby recommends that Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following condition on the parcel of land having an area of approximately 1394 square metres, located at 9 Clark Road, also identified as PIDs 30130454 and 00241778:
 - a. That the two parcels of land, PIDs 30130454 and 00241778, be consolidated.

CARRIED.



**BY-LAW 2-10-46
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 2-10-46”.

The purpose of the amendment is to rezone an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-46

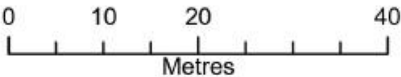
PID 30130454 & 00241778



2026-09-24

1:718

- Type
- Residential Buildings
 - Subject Property
 - Subject Property



TOWN OF ROTHESAY

Public Hearing

Rezoning – 9 Clark Road

R-1B to R2

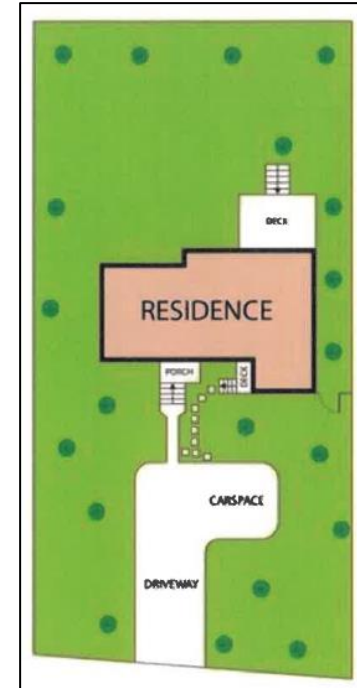
October 19, 2026





Development Concept

- Public Hearing to consider rezoning 9 Clark Road (PIDs 30130454 and 00241778)
- Site Area 1394 square metres
- Rezoning from Single Family Residential – Standard Zone [R1B] to Two Family Residential [R2]
- Previous approval expired for Temporary Suite
- Utilize former Temporary Suite as second dwelling unit





Site Air Photo

2028October19 - PUBLIC HEARING - 9 Clark Road_019





Site Photos

2028October19 - PUBLIC HEARING - 9 Clark Road_020





Municipal Plan / Policy

Designated as Medium Density Residential

Medium Density Residential Policy Direction

- Policy MDR-2 provides for a range of housing including two-unit, semi-detached, duplex dwellings, triplex-dwellings, fourplex dwellings, row houses, garden homes, or clustered housing

Development conforms to Municipal Plan



Zoning

2026October19 - PUBLIC HEARING - 9 Clark Road_022



Zoning

Current Zoning:

- Single Family Residential – Standard [R1B]

Required Zoning

- Two Family Residential [R2]

Compliance with R2 Zone Standards

- Variance required to reduce Minimum Building Area from 185 sq.m. to 176 sq.m.
- Variance required to reduce minor side yard setback from 5 metres to 4.6 metres



Polling

- Posting on Town website in accordance with *Community Planning Act*
- Additional notification sent to landowners within 100 metres and signage was posted

Recommendation

- Recommend that Council
 - Enact By-Law to rezone site to R2
 - Impose condition requiring consolidation of property



**BY-LAW 2-10-46
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 2-10-46".

The purpose of the amendment is to rezone an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-46

PID 30130454 & 00241778





Recommendation

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

- A. PAC hereby recommends that Council enact BY-LAW 2-10-46 to rezone land located at 9 Clark Road being an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from Single Family Residential – Standard Zone (R1B) to Two Family Residential Zone (R2).
- B. PAC hereby recommends that Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following condition on the parcel of land having an area of approximately 1394 square metres, located at 9 Clark Road, also identified as PIDs 30130454 and 00241778:
 - a. That the two parcels of land, PIDs 30130454 and 00241778, be consolidated.

Note: Item B. to be a separate resolution following Third Reading