



ROTHESAY

PUBLIC HEARING AGENDA
7:00 p.m.



Monday, September 28, 2026 at 7:00 p.m.
Bill McGuire Centre

**PUBLIC HEARING – 88 Hampton Road (portion of PID 00245928)
REZONING from Single Family Residential – Standard [R1B] to
Central Commercial (CC)**

1. CALL TO ORDER Instructions

**2. PUBLIC HEARING
Documentation**

26 August 2026	Staff Report to the Planning Advisory Committee (PAC)
23 September 2026	Community Planning Act, Section 111 notice website/Town Hall
23 September 2026	Social media messages – schedule
9 September 2026	PAC Motion – 88 Hampton Road Rezoning
23 September 2026	BY-LAW 2-10-43 – A By-Law to Amend the Zoning By-Law

Appearances/Presentations:

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

Comments: March – April 2026 Email responses
September 2026 Additional response

3. ADJOURNMENT



To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Wednesday August 26, 2026

Subject: Rezoning Central Commercial [CC]– 88 Hampton Road (portion of PID 00245928)

Applicant:	Charles Abbate	Property Owner:	ENGs Holdings Inc
Mailing Address:	90 Hampton Road Rothesay, NB E2E 2P5	Mailing Address:	90 Hampton Road Rothesay, NB E2E 2P5
Property Location:	88 Hampton Road	PID:	00245928
Plan Designation:	High Density Residential	Zone:	Central Commercial (CC) (portion) Single Family Residential – Standard [R1B] (portion)
Application For:	Rezoning from Single Family Residential – Standard [R1B] to Central Commercial (CC)		
Input from Other Sources:	Operations, KVFD, KRPF, Building Inspection		

Origin:

Rothesay has received a rezoning application from Charles Abbate on behalf of ENGs Holdings Inc. for the property at 88 Hampton Road (PID 00245928).

At their meeting of August 10, 2026, Rothesay Council scheduled a Public Hearing for the rezoning application at 7 PM on Monday, September 28, 2026.

Background:

The applicant is seeking a rezoning to utilize the existing garage, located adjacent to the single unit dwelling at 88 Hampton Road, in conjunction with the existing veterinary clinic at 90 Hampton Road. Initially the applicant was considering utilizing the garage for clinic activities including diagnosis and treatment of animals. Staff have reviewed the condition of the existing garage with the applicant and use of the garage as clinic space will require extensive renovations and upgrades to the structure. Given this, the applicant is still considering use of the garage but potentially for less intensive uses such as storage. Portions of the site in front of the garage, adjacent to the dwelling unit, could also provide parking for clinic staff.

The subject site is a flag lot approximately 8,266 square metres in area with an approximate frontage of 12 metres along Hampton Road and an approximate depth of 185 metres. A single unit dwelling and

garage are currently located on the property. The property is designated High Density Residential on the Municipal Plan Future Land Use Map.

The front portion of the property, extending approximately 65 metres from Hampton Road, is zoned Central Commercial (CC). This commercially zoned area is approximately 1230 square metres in area with the rear portion, approximately 7036 square metres in area, zoned Single Family Residential – Standard (R1-B).



Figure 1 – View of site and adjacent veterinary clinic from Hampton Road.

Municipal Plan:

The subject property is designated High Density Residential in the Municipal Plan. While a rezoning request to Central Commercial (CC) would require the site to have the Commercial Land Use designation, Municipal Plan Policy and Zoning By-Law standards provide for uses permitted within adjacent land use designations to be considered for sites such as the subject site.

Policy IM-14 of the Municipal Plan and Section 1.2.2 (e) of the Zoning By-law provide the following:

Policy IM-14 Adjoining Designations: Consider amendments to the Zoning By-law on lands that adjoin a different land use designation for a use that is permitted within the adjoining designation. Notwithstanding the above, no such considerations shall be given to properties where the designations are not adjoining.

Section 1.2.2 (e) Rezoning Applications

- (e) *Where a property abuts a line separating designations in the Municipal Plan, it may be considered to be within either designation for the purposes of considering an amendment to this By-law.*

In this case, the property to the north, PID 30297816, is designated as Commercial in the Municipal Plan. As the subject property abuts the Commercial designation, the property can be considered as being within that commercial designation and therefore Council can consider the rezoning.

Policy C-2 of the Municipal Plan provides for a range of commercial uses on lands within the Commercial land use designation. The use of a portion of the site for the proposed veterinary clinic aligns with Policy C-2.

The proposed rezoning conforms to the Municipal Plan.

Zoning:

Staff conducted a compliance review of the applicant's proposal based upon the CC zone requirements and established the following:

Lot Size	The subject site (PID 00245928) has an area of 8,266 square metres. The minimum lot size in the CC zone is 1350 square metres. The site meets the lot size requirement of the CC zone.
Setbacks	The proposed building would comply with the applicable 6 meter major and 3 metre minimum side yard requirements as well as the front and rear yard requirements of the CC zone. Existing buildings on the site meet the CC zone yard setback standards.
Parking	Parking requirements are calculated based on 1 space per 20 square metres of floor area. The garage has an approximate floor area of 39 square metres, requiring 2 on-site parking spaces for the proposal. Two parking spaces will be required on-site, and the site has sufficient area to accommodate these spaces.
Building	The CC zone requires a minimum building floor area of 110 square metres. Both existing buildings are below this threshold. A variance will be required to reduce the minimum required building area to reflect existing conditions.
Area Compatibility	The immediate area to the north and along Hampton Road is commercial. Low Density residential development is located to the south and east of the site, the existing garage is buffered from these areas.

Staff recommend that the entirety of the rear portion of the site that is currently zoned Single Family Residential – Standard (R1B) be rezoned to Central Commercial (CC).

To mitigate the impact of the rezoning on adjacent residentially zoned properties, Staff recommend the use of the rezoned portion of the site be restricted to those uses currently permitted in the R1B zone, and a veterinary clinic.

While this rezones the entirety of the site to Central Commercial, imposing a condition limiting land uses to a limited set of land uses on the rear portion of the site will mitigate impacts on the adjacent residentially zoned properties. This can be accomplished by imposing a condition through a Council resolution in accordance with Section 59 of the *Community Planning Act*. In the future, should other forms of development be considered for the site, they will be subject to an amendment to the conditions imposed via resolution. This amendment process would involve public notification and a Public Hearing in accordance with the *Community Planning Act*.

Recommendation:

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

- A. PAC hereby recommends that Council enact **BY-LAW 2-10-43** to rezone land located at 88 Hampton Road being an approximately 0.70-hectare portion of PID 00245928 from Single Family Residential – Standard Zone [R1B] to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.
- B. PAC hereby recommends that Council pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 0.70 hectares, located at 88 Hampton Road, also identified as a portion of PID 00245928:
 - a. That the use of the 0.70-hectare rezoned area be limited to the following land uses:
 - i. Those uses permitted in the Single Family Residential – Standard Zone [R1B]
 - ii. A veterinary clinic.

Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposed Floor Plan
Attachment 2	DRAFT BYLAW 2-10-43



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Wednesday August 26, 2026



Public Hearings – 88 Hampton Road & Sagamore Heights

September 28 @ 7:00 pm - 9:00 pm

Public Hearing Notice — 88 Hampton Road

Monday, September 28, 2026 | 7:00 p.m.

Bill McGuire Centre – 95 James Renforth Drive

1 September 2026

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 an approximate 0.70-hectare portion of the property (portion of PID 00245928), being a portion of 88 Hampton Road, from Single Family Residential – Standard (R1B) to Central Commercial (CC), to allow for a portion of the site to be utilized as an extension to the veterinary clinic on the adjacent property located at 90 Hampton Road.



The Public Hearing will be held in-person on **Monday, September 28, 2026**, commencing 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 rothesay.ca/town-hall/agendas.

Written objections to the proposed amendment will be received by the undersigned until **12 noon on Wednesday, September 23, 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, September 23, 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 a.m. – 12 noon and 1:15 – 4:30 p.m. (closed between 12 noon and 1 p.m.), exclusive of civic holidays:

- [88 Hampton Road Hearing Notice](#)
- **[DRAFT — By-law 2-10-43](#)**
- [PAC Report from July meeting](#)

The Agenda package for the September 28th Public Hearing will be available here on the day of the hearing: 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



ROTHESAY

MEMORANDUM



TO : Mayor and Council
FROM : Town Clerk Neil McKenna
DATE : 23 September 2026
RE : Social media messages for 88 Hampton Road Rezoning
Portion of PID 00245928

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

4 September 2026 Added to Town Community calendar on Rothesay website

Social media messages schedule (4):

September 4, 17, 23, 28 (<- day of)



ROTHESAY

MEMORANDUM



TO : Mayor Alexander and Council
FROM : Planning Advisory Committee
DATE : 9 September 2026
RE : 88 Hampton Road
PID 00245928

Recommendation:

- Council enact BY-LAW 2-10-43 to rezone land located at 88 Hampton Road being an approximately 0.70-hectare portion of PID 00245928 from Single Family Residential – Standard Zone [R1B] to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.
- Council pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 0.70 hectares, located at 88 Hampton Road, also identified as a portion of PID 00245928:
 - a) That the use of the 0.70-hectare rezoned area be limited to the following land uses:
 - i. Those uses permitted in the Single Family Residential – Standard Zone [R1B]
 - ii. A veterinary clinic.

Background:

The Planning Advisory Committee passed the following motions at its regular meeting of Tuesday, September 8, 2026:

MOVED by M. Graham and seconded by C. Lang that PAC hereby recommends that Council enact BY-LAW 2-10-43 to rezone land located at 88 Hampton Road being an approximately 0.70-hectare portion of PID 00245928 from Single Family Residential – Standard Zone [R1B] to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

CARRIED.

MOVED by M. Graham and seconded by C. Lang that PAC hereby recommends that Council pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 0.70 hectares, located at 88 Hampton Road, also identified as a portion of PID 00245928:

- b) That the use of the 0.70-hectare rezoned area be limited to the following land uses:

ROTHESAY

TO: Mayor and Council

2026September28 88HamptonRoad PublicHearing REDACTED_010

FROM: Planning Advisory Committee

RE: 88 Hampton Road

-2-

September 9, 2026

- iii. Those uses permitted in the Single Family Residential – Standard Zone [R1B]
- iv. A veterinary clinic.

CARRIED.





**BY-LAW 2-10-43
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 2-10-43”.

The purpose of the amendment is to rezone a 0.70 hectare portion of the property located at 88 Hampton Road (portion of (PID 00245928) from Single Family Residential – Standard (R1B) to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-43

PID 00245928



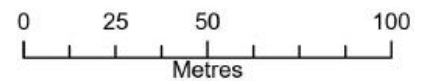
2026-09-24

1:1,786

Type

Residential

Subject Property



TOWN OF ROTHESAY

Public Hearing

Rezoning 88 Hampton Road

R-1B to CC

September 28, 2026





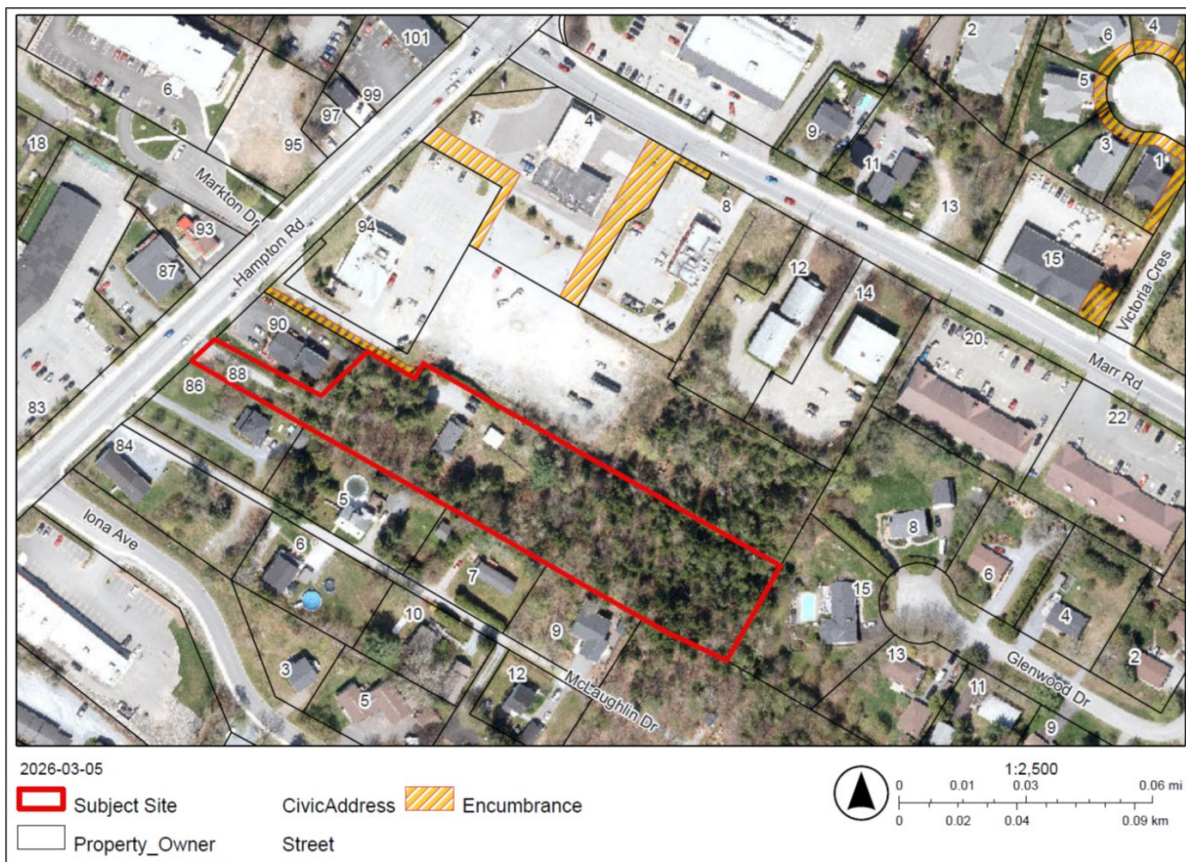
Background

- Public Hearing to consider rezoning an approximate 0.70-hectare portion of 88 Hampton Road (PID 00245928)
- Rezoning from **Single Family Residential – Standard Zone [R1B]** to **Central Commercial [CC]**
- Utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road
- Existing garage would be used in conjunction with veterinary clinic



88 Hampton Road

2026September28 88HamptonRoad PublicHearing REDACTED_015





88 Hampton Road

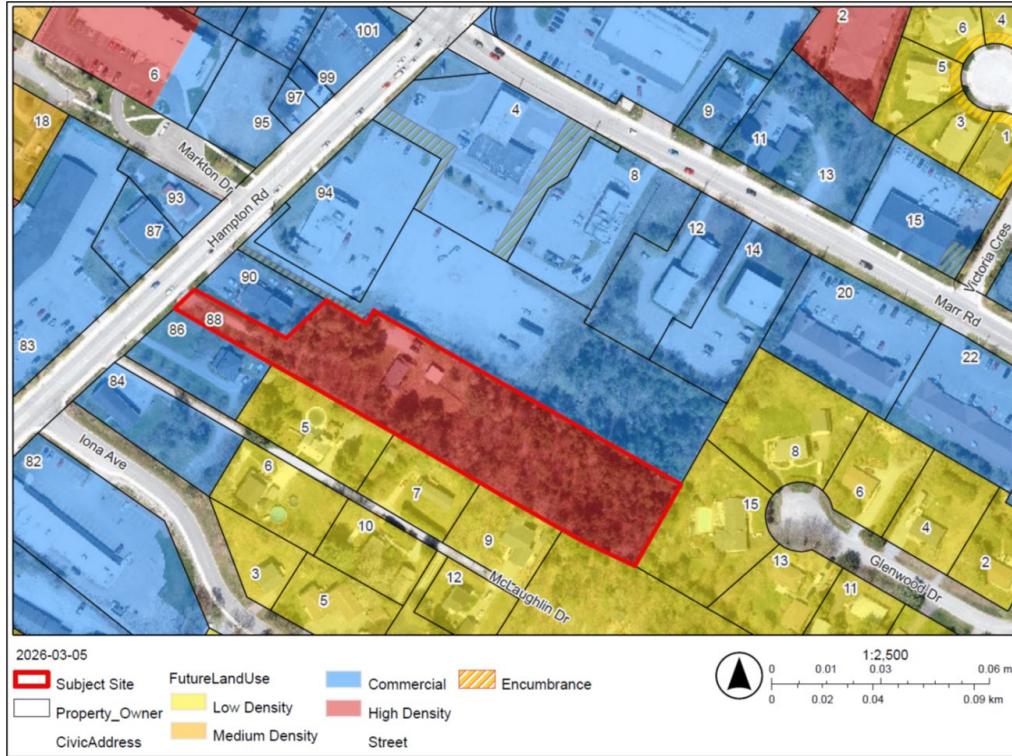
2026September28 88HamptonRoad PublicHearing REDACTED_016





88 Hampton Road - Municipal Plan / Future Land Use

2026 September 28 08:11 88 Hampton Road Future Hearing REDACTED_017



Municipal Plan / Policy

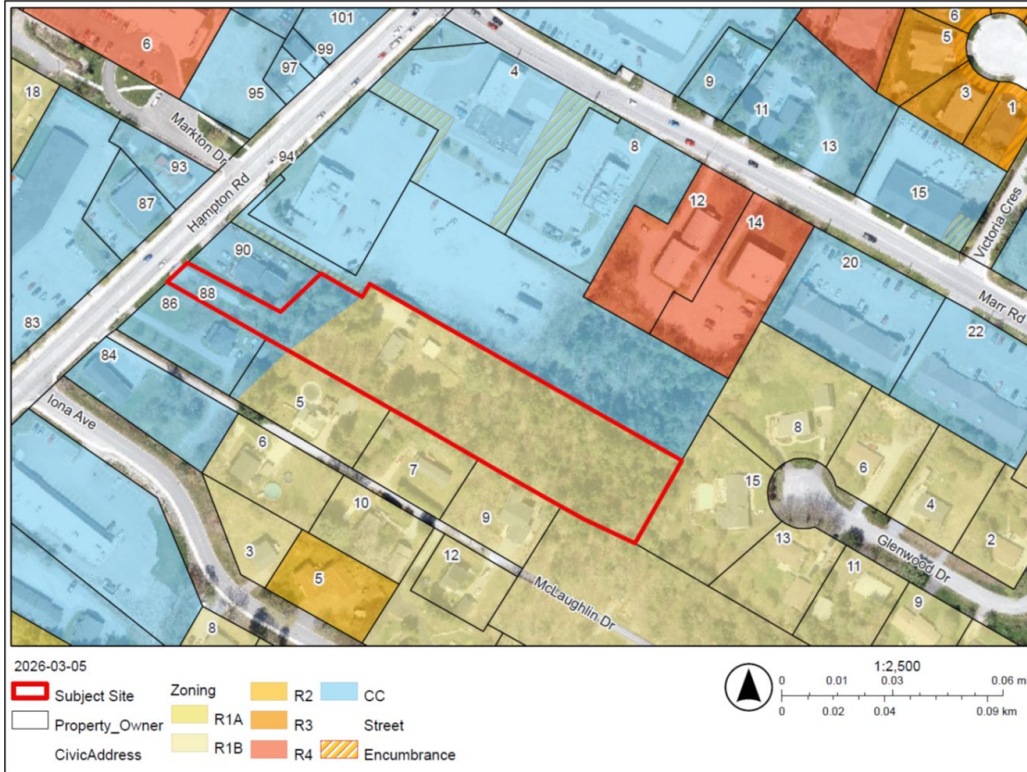
- Designated as High Density Residential
- Adjacent site to north designated as Commercial
- Policy IM-14 of Municipal Plan and Section 1.2.2. of Zoning By-Law provide for adjacent land use designations to be considered
- Site can be considered within commercial designation

Development conforms to Municipal Plan



88 Hampton Road - Zoning

2026September28 88HamptonRoad PublicHearing REDACTED_018



Zoning

Current Zoning:

- Single Family Residential – Standard [R1B]

Required Zoning

- Central Commercial (rear portion)

Key Issues

- Extent of area to be rezoned
- Permitted land uses

Staff Approach

- Rezone entirety of site to CC
 - Single Unit Dwelling
 - Veterinary Clinic



Recommendation

2026September28 88HamptonRoad PublicHearing REDACTED_019



BY-LAW 2-10-43 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 2-10-43".

The purpose of the amendment is to rezone a 0.70 hectare portion of the property located at 88 Hampton Road (portion of (PID 00245928) from Single Family Residential – Standard (R1B) to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-43

PID 00245928



2026-09-24

1:1,786

Type
Residential
Subject Property

0 25 50 100
Metres



Recommendation

- A. PAC hereby recommends that Council enact **BY-LAW 2-10-43** to rezone land located at 88 Hampton Road being an approximately 0.70-hectare portion of PID 00245928 from Single Family Residential – Standard Zone [R1B] to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.
- B. PAC hereby recommends that Council pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 0.70 hectares, located at 88 Hampton Road, also identified as a portion of PID 00245928:
 - a. That the use of the 0.70-hectare rezoned area be limited to the following land uses:
 - i. Those uses permitted in the Single Family Residential – Standard Zone [R1B]
 - ii. A veterinary clinic.

Dear Committee Members,

I am writing to support the application to rezone the rear portion of **88 Hampton Road** from Single Family Residential (R1B) to Central Commercial (CC).

The plan to convert the existing garage into an extension for the current **veterinary clinic** is a practical and efficient use of the site. As a member of the pet services community, I believe this expansion provides a valuable benefit to local pet owners and supports a necessary local business.

I encourage the Committee to approve this application during the meeting on **April 7, 2026**.

Sincerely,

Kieran Kelly

Global Pet Foods New Brunswick

From: Mary Jane Banks
Sent: Friday, March 13, 2026 1:45 PM
To: Mark Reade; Liz Hazlett
Subject: FW: Opposition for Rezoning Application - 88 Hampton Road

Mary Jane E. Banks, BComm, NACLA II
Town Clerk – Rothesay
Director of Administrative Services
70 Hampton Road
Rothesay, NB E2E 5L5

p (506)848-6664
f (506)848-6677

Before printing, please think about the environment. Respectez l'environnement, réfléchissez avant d'imprimer

-----Original Message-----

From:
Sent: Friday, March 13, 2026 1:41 PM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Opposition for Rezoning Application - 88 Hampton Road

[Some people who received this message don't often get email from
important at <https://aka.ms/LearnAboutSenderIdentification>]

. Learn why this is

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Advisory Committee,

I am writing to formally oppose the proposed rezoning application for 88 Hampton Road from Single Family Residential - Standard (R1B) to Central Commercial (CC).

While I understand that there are existing businesses along Hampton Road, this property is currently zoned residential and sits close to surrounding homes. Expanding commercial use into this space raises concerns about increased traffic, parking demand, and noise that could negatively impact nearby residents and families.

I am also concerned that this proposal represents a form of spot rezoning, where a single property is granted a different zoning classification than surrounding residential properties. Approving this change could set a precedent for similar requests in the future and gradually lead to further commercial expansion into residential areas.

Residents who purchased homes in this area did so with the expectation that surrounding properties would remain residential. Changing the zoning may affect the stability and character of the neighbourhood and undermine long-term planning for the community.

For these reasons, I respectfully ask the Committee to reject this rezoning application and preserve the existing residential zoning.

Thank you for considering the concerns of residents.

Sincerely,

12 McLaughlin Drive

From:
Sent: Thursday, April 2, 2026 11:04 AM
To: Rothesay Info
Cc:
Subject: Rezoning Application - 88 Hampton Road

Some people who received this message don't often get email from

[Learn why this is important](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a resident of the adjacent property, 5 McLaughlin Dr. Apologies for the late submission, I hope this can still be considered towards the decision to rezone 88 Hampton Rd to Central Commercial.

First, there seems to be an error on the notice that indicates the garage to be extended is located on 88 Hampton Road but notes the PID as 90 Hampton Road.

Assuming the garage is the one located at 90 Hampton Rd, adjacent to the veterinary clinic, I have no concern with extending the garage but do have concerns that the rezoning of 88 Hampton Road property in its entirety will allow for future commercial development outside the extension of the garage at 90 Hampton Rd. Rezoning of this property could impact the quality of life and character of the adjacent neighbourhood, McLaughlin Rd. My concerns are that rezoning of the entire property could allow for potential environmental impacts and be incompatible with the existing neighbourhood.

To reiterate I would have no concern with expansion of the existing garage at 90 Hampton Rd but have concerns that rezoning the entire property, 88 Hampton Rd, would impact the quality of the adjacent neighbours.

Than you for your time,



Outlook

Rezoning Application - 88 Hampton Road (PID 00245928)

From

Date Thu 2026-09-03 11:51 AM

To Rothsay Info <rothesay@rothesay.ca>; Darcy Hudson <darcyhudson@rothesay.ca>

Cc

Some people who received this message don't often get email from

[. Learn why this is important](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see previous email below regarding the proposed change to 88 Hampton Rd as per the posting on the Hampton Road. I am a resident at 5 McLaughlin Rd immediately adjacent to this property and I do not oppose the restricted rezoning as long as it is limited to the garage but does not include changes to the driveway, parking area or additional lighting. If however there are any additions since the initial proposal submitted for preparing 2 client rooms within the garage I am opposed to this request as per the details in the last paragraph of email below.

Thanks,

On Jul 25, 2026, at 10:55 AM,

wrote:

Good morning,

I am a resident of the adjacent property, 5 McLaughlin Drive, submitting my comments and concerns on the rezoning of 88 Hampton Rd to central commercial (CC).

At the previous planning committee meeting it was explained that the applicant proposes to expand the current garage on the property to house two client rooms for the rehabilitation of dogs. The applicant does not intend to make any alterations to the current driveway or parking area, or additional lighting for accessing this garage. While the proposed changes do not seem invasive my concern is rezoning the entire property to central commercial (CC) will open the door for future expansion on this property or possible resale for other commercial purposes without consultation.

If restrictions are placed on the rezoning application solely for the use of the existing detached garage for the specific purpose of expanding veterinary services (two

rooms for the rehabilitation of dogs) without changes to the driveway/parking area, then I have no complaint.

If restrictions cannot be placed, I oppose this application to rezone 88 Hampton Road property as it would impact the quality of life and the character of the adjacent neighbourhood, specifically McLaughlin Road and Glenwood Drive. Community and environmental impacts of concern include increased traffic, noise and activity, later operating hours, additional deliveries etc... and changes disrupting the nature of the existing neighbourhood.

Thank you for your time,