



Planning Advisory Committee

August 4, 2026

To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Tuesday, July 28, 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		

Origin:

At their meeting of April 7, 2026, the Committee tabled a rezoning application from Charles Abbate on behalf of ENGs Holdings Inc. for the property at 88 Hampton Road (PID 00245928) pending the May 2026 municipal election.

Staff recommend that the Committee consider the following motion:

The rezoning application for 88 Hampton Road (PID 00245928) be removed from the table.

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 preliminary 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,

In summary Staff have reviewed the applicant's proposal and have determined that it conforms to the Municipal Plan and Zoning By-Law.

PAC's role at this preliminary review stage is to advise Council whether to hold a public hearing regarding the proposal. If Council decides to hold a public hearing PAC will be required to provide Council with detailed advice regarding this application and conditions to be imposed through either a resolution of Council or a Development Agreement, should it proceed.

From the initial review of the application Staff note key issues to be addressed are:

- the extent of the site to be rezoned, and
- a restriction on proposed uses of the site such as restricting the use of the site to the existing single-family dwelling and proposed veterinary clinic.

These issues can be accomplished via conditions enacted through a Council Resolution or a Development Agreement, both of which are provided for under Section 59 of the *Community Planning Act*.

From the initial review of the application, 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 it is recommended the use of the rezoned portion of the site be restricted to those uses currently permitted in the R1B zone, and a veterinary clinic.

Although the entirety of the site would be zoned to Central Commercial with this approach, this limited set of land uses would be the only land uses legally permitted on the site, mitigating impacts on the adjacent residentially zoned properties. In the future, should other forms of development be considered for the site, they will be subject to an amendment to the development agreement or conditions imposed via resolution. This amendment process would involve public notification and a Public Hearing in accordance with the *Community Planning Act*.

Recommendation:

It is recommended THAT the Planning Advisory Committee

- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of an approximate 0.70-hectare portion of 88 Hampton Road (PID 00245928) from Single Family Residential – Standard [R1B] to Central Commercial (CC) for the establishment of a veterinary clinic on the property.

Attachments:

April 2026 PAC Report



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Wednesday, April 1, 2026



Planning Advisory Committee

April 7, 2026

To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Tuesday, April 7, 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
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Application For:	Rezoning from Single Family Residential – Standard [R1B] to Central Commercial (CC)		
Input from Other Sources:	Operations, KVFD, KRPF		

Origin:

Rothesay has received an application from Charles Abbate on behalf of ENGs Holding Inc. to rezone the rearmost portion of the property at 88 Hampton Road (PID 00245928) from Single Family Residential – Standard (R1B) to Central Commercial (CC). The rezoning application seeks to provide for the use of the existing garage on the site as an extension of the existing veterinary clinic located at 90 Hampton Road (PID 30145007).

Background:

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, and 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 with adjacent land use designations to be considered for sites such as the subject site. In this case, the property to the north, PID 30297816, is designated as Commercial in the Municipal Plan.

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.

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 preliminary 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.
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,

In summary Staff have reviewed the applicant's proposal and have determined that it conforms to the Municipal Plan and Zoning By-law.

PAC's role at this preliminary review stage is to advise Council whether to hold a public hearing regarding the proposal. If Council decides to hold a public hearing PAC will be required to provide Council with detailed advice regarding this application and conditions to be imposed through either a resolution of Council or a Development Agreement, should it proceed.

From the initial review of the application Staff note the key issues to be addressed through conditions or a Development Agreement are the extent of the site to be rezoned and a restriction on proposed uses of the site such as the existing residential use and proposed veterinary clinic. 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 it is recommended the use of the site be restricted to those uses currently permitted in the R1B zone and a veterinary clinic. Although the entirety of the site would be zoned to Central Commercial, this limited set of land uses would be the only uses legally permitted on the site, mitigating impacts on the adjacent residentially zoned properties. In the future, should other forms of development be considered for the site, they would be subject to an amendment to the conditions imposed or development agreement, involving public notification and a Public Hearing in accordance with the *Community Planning Act*.

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.

Should Council agree to set a public hearing date, Staff will send out polling letters to notify the adjacent landowners of the date of the public hearing, along with site signage.

Recommendation:

It is recommended THAT the Planning Advisory Committee

- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of an approximate 0.70-hectare portion of 88 Hampton Road (PID 00245928) from Single Family Residential – Standard [R1B] to Central Commercial (CC) for the establishment of a veterinary clinic on the property.

Attachments:

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



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Wednesday, April 1, 2026

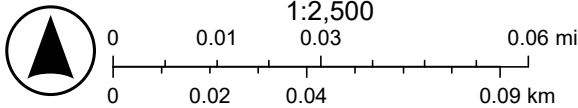
88 Hampton Road - Air Photo



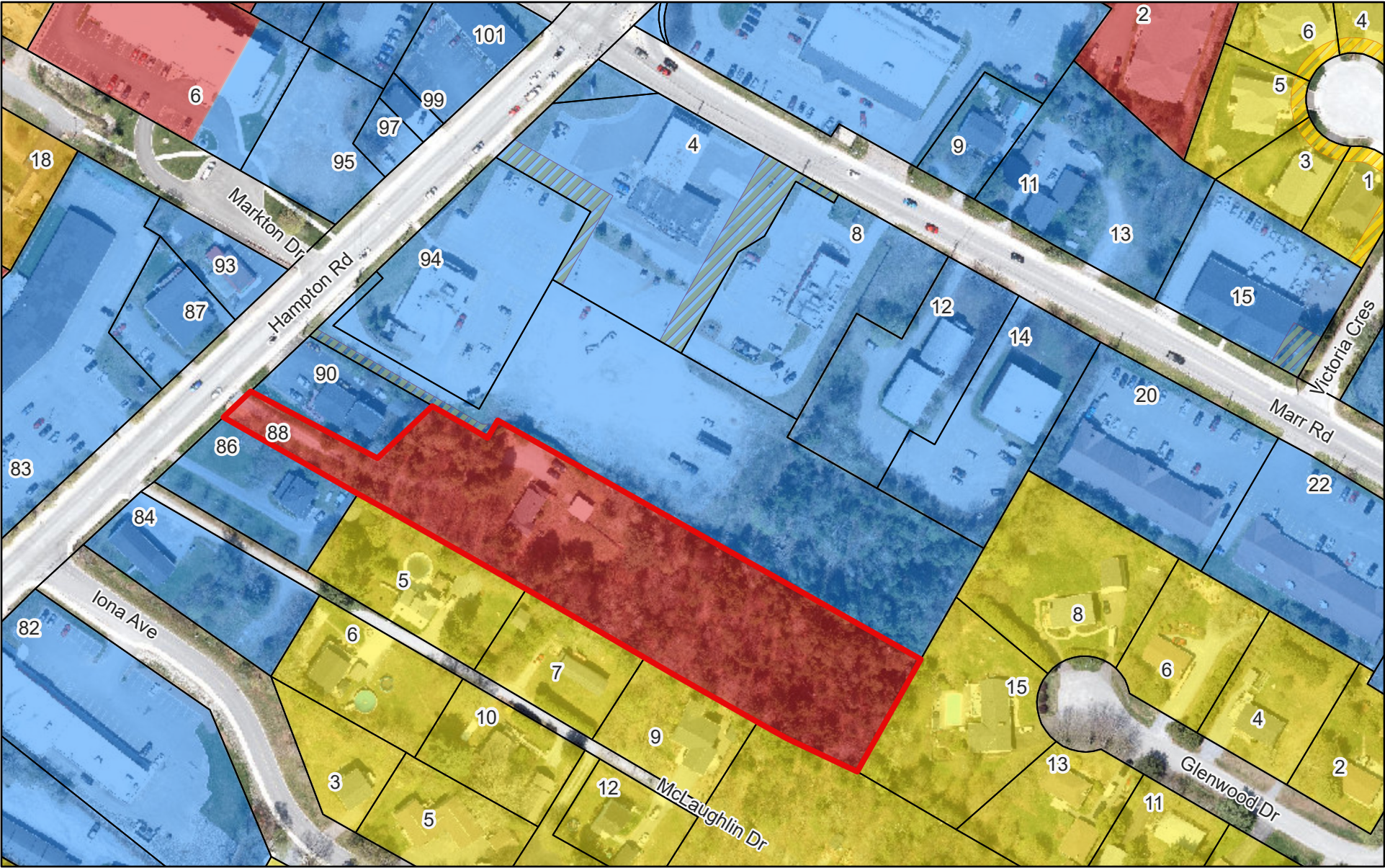
2026-03-05

 Subject Site
 Property_Owner

CivicAddress  Encumbrance
Street



88 Hampton Road - Future Land Use



2026-03-05

Subject Site

Property_Owner

CivicAddress

FutureLandUse

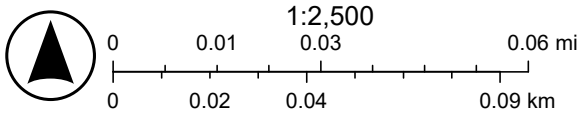
Low Density

Medium Density

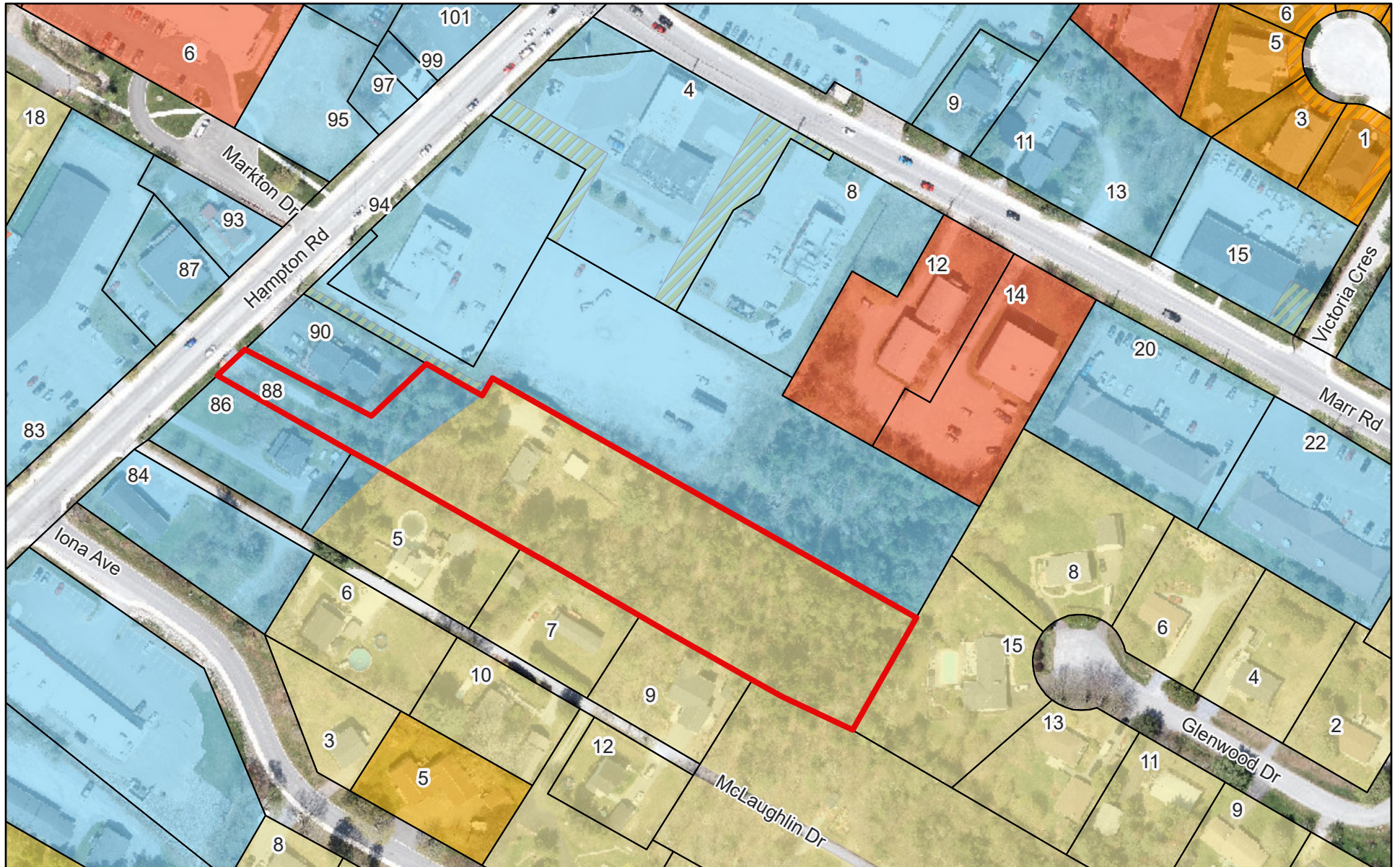
Commercial

High Density

Encumbrance

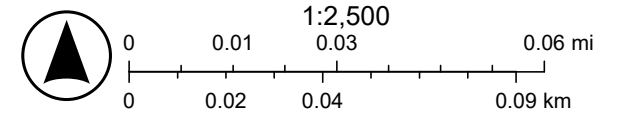


88 Hampton Road - Zoning

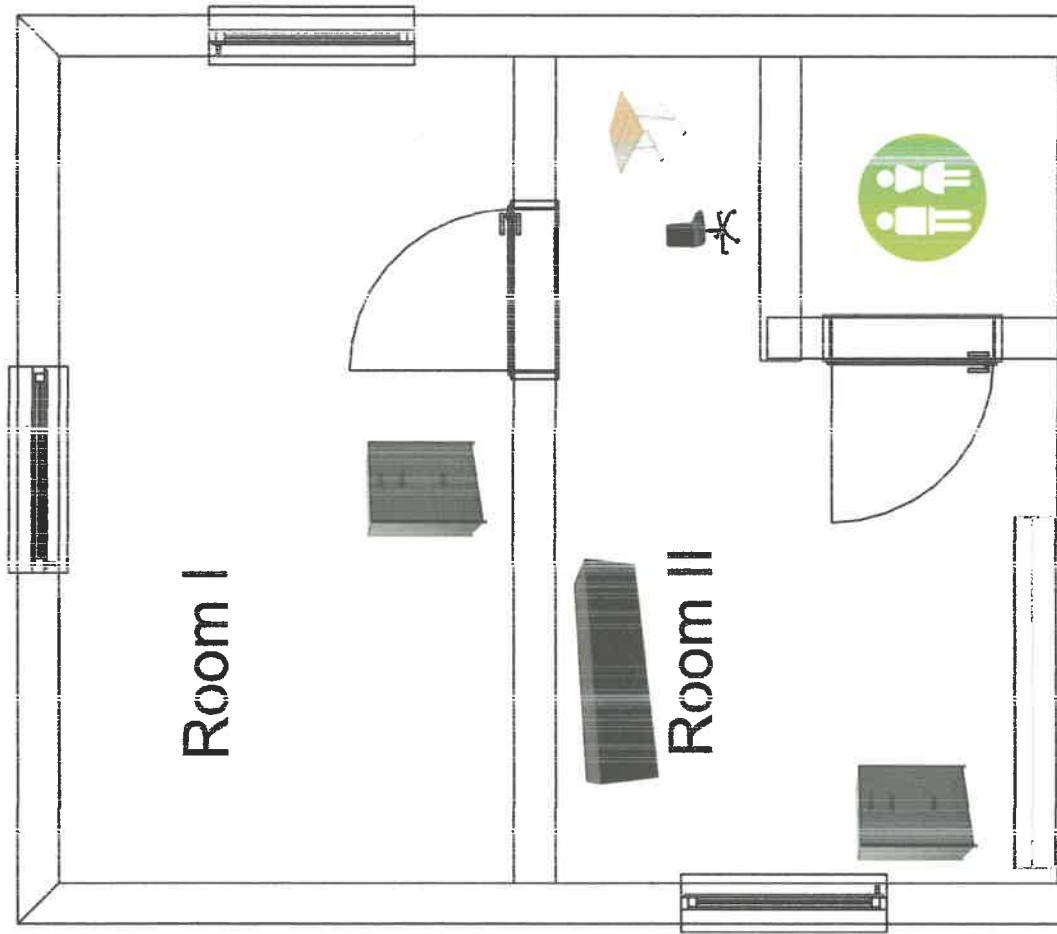


2026-03-05

- | | | | |
|----------------|---------------|----|-------------|
| Subject Site | Zoning | R2 | CC |
| Property_Owner | R1A | R3 | Street |
| CivicAddress | R1B | R4 | Encumbrance |



Garage 88 Hampton Road.



Date
Designer
Scale

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Trail:
Fix:

Front

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

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-----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 . Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

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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.

Thank you for your time,