



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:

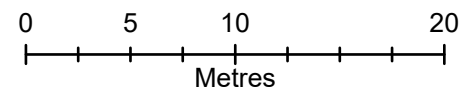
Map 1	Aerial Photo Location Map
Map 2	Land Use Designation Map
Map 3	Zoning Map
Attachment 1	Draft Amending By-Law
Submission 1	Site Plan / Floor Plan

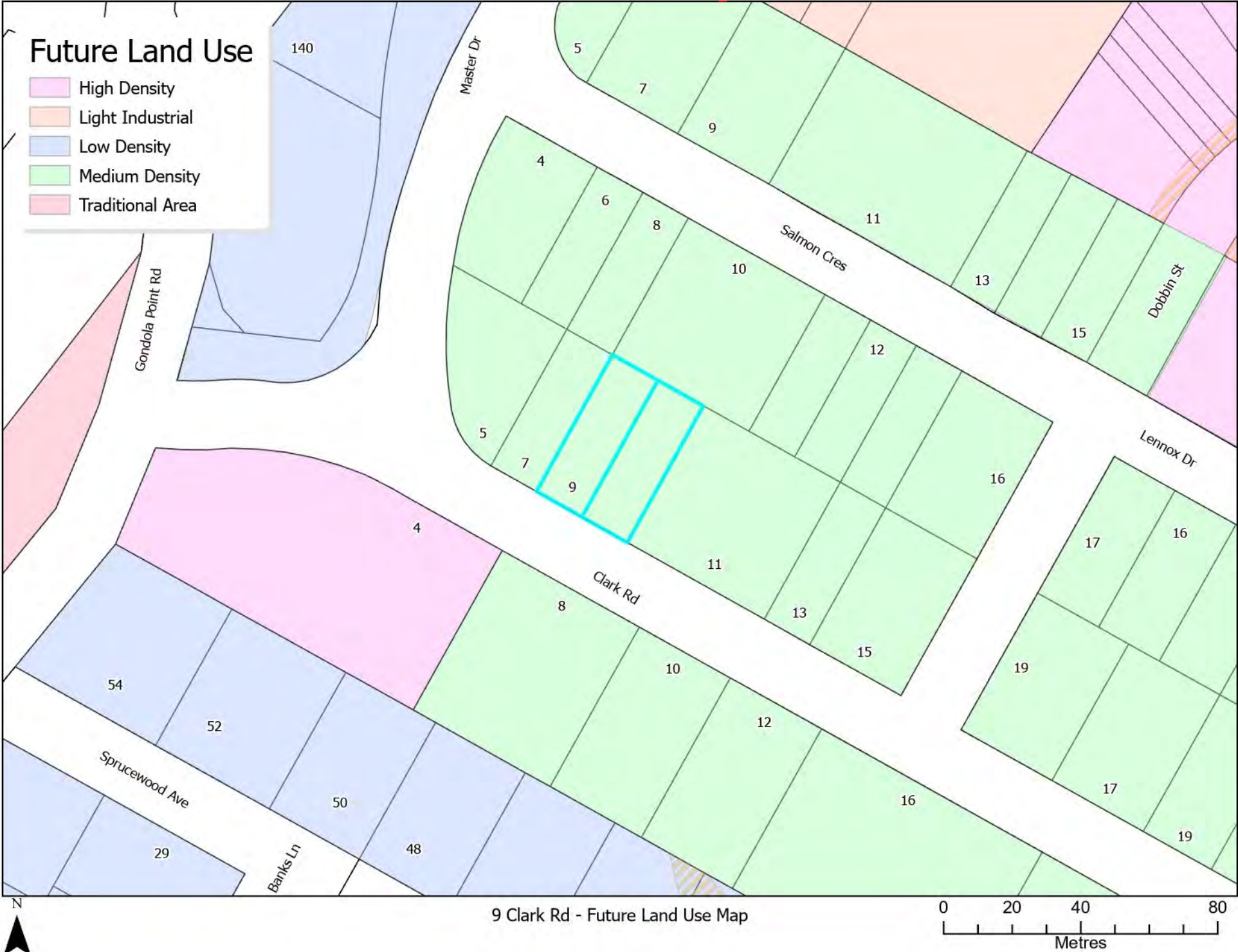


Report Prepared by: Mark Reade, P.Eng., RPP, MCIP

Date: September 29, 2026

9 Clark Rd







Zoning Map



**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

