



Planning Advisory Committee

August 4th, 2026

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



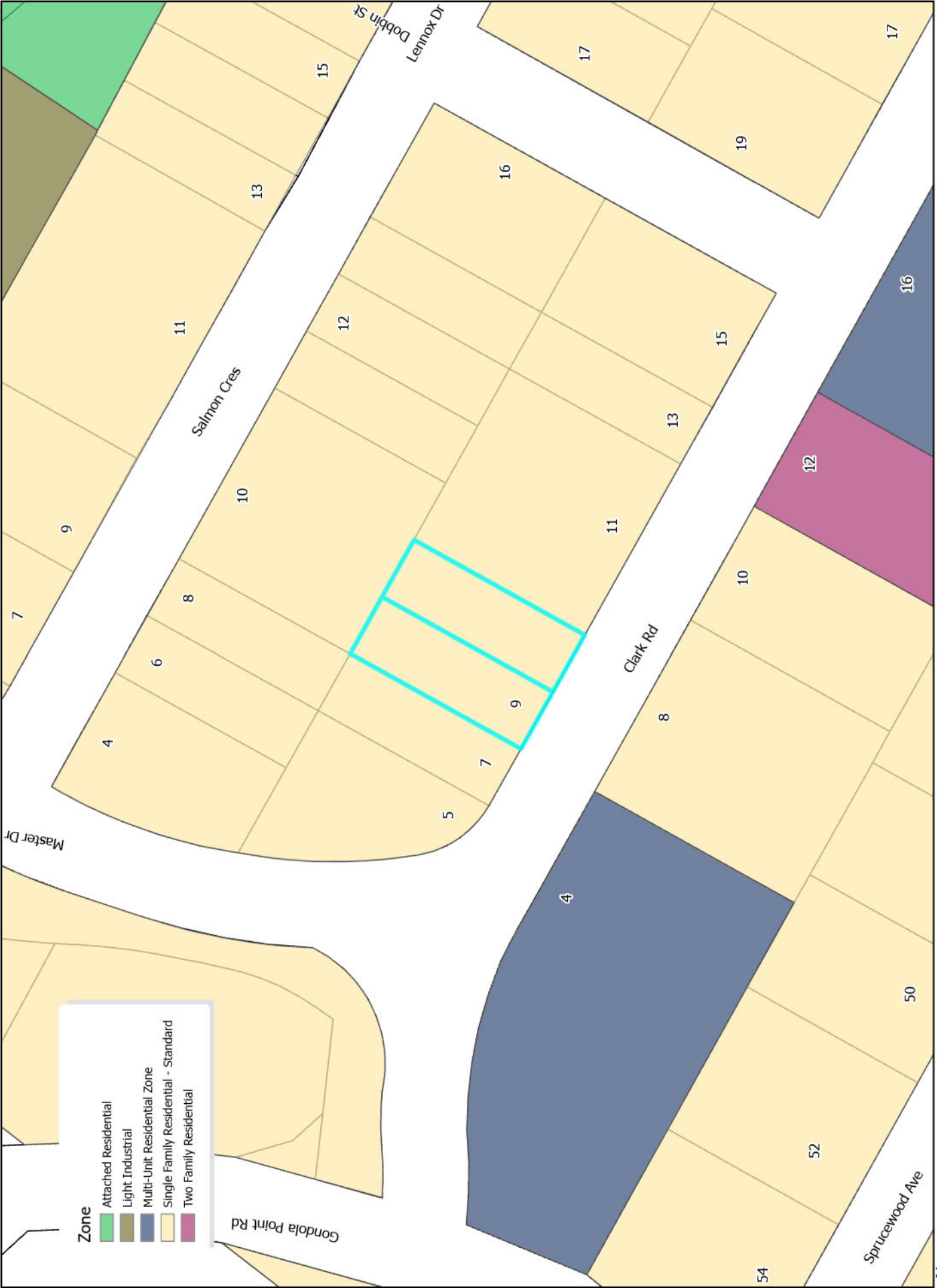
Report Prepared by: Darcy Hudson, Assistant Development Officer
Date: July 23, 2026

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.

9 Clark Rd







Zoning Map

