



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: Monday July 27, 2026

Subject: Rezoning to Two Family Residential [R2]– Sagamore Heights (portion of PID 00241240)

Applicant:	Patrick Shea	Property Owner:	619699 N.B. Inc. (Directors - Patrick Shea and Edward Harley)
Mailing Address:	619699 N.B. Inc. 270 Eriskay Drive Rothesay, NB E2E 5G7	Mailing Address:	619699 N.B. Inc. 270 Eriskay Drive Rothesay, NB E2E 5G7
Property Location:	Vacant Land off Maliseet Drive	PIDs:	00241240 (portion)
Plan Designation:	Low Density Residential	Zone:	Single Family Residential – Standard Zone [R1B]
Application For:	Rezoning from Single Family Residential –Standard Zone [R1B] to Two Family Residential Zone [R2]		
Input from Other Sources:	Director of Operations, KVFD, KRPF		

Origin:

Rothesay has received an application from Pat Shea, representing 619699 N.B. Inc., seeking to rezone a portion of the undeveloped lands within the Sagamore Heights development (portion of PID 00241240). A rezoning from Single Family Residential – Standard (R1B) to Two Unit Dwelling (R2) is being sought to provide for the inclusion of two-unit dwellings in the remaining areas of the development.

Subdivision approval for the overall layout of the development including the location of Public Streets and Lands for Public Purposes was granted by Rothesay Council in 2021.

Background:

The subject site is approximately 9.6 hectares in area and is accessed from Greenbrier Street. The subdivision plan assented to by Rothesay Council in 2021 provides for two roadway connections to Maliseet Drive. The property is designated Low Density Residential on the Municipal Plan Future Land Use Map.

A rezoning of an 8.3-hectare portion of the site is being sought to provide for the potential to incorporate two-unit dwellings within the remaining area of the development. The R1B zoning will be retained for six future lots (approximate area 1.3 hectares) along the extension of Greenbrier Street, east of Sage Street.

On January 11, 2021, Rothesay Council granted the necessary assents for the proposed Public Streets and Lands for Public Purposes for the subdivision of the site. Given this, the roadway layout for the future development area will be developed as approved by Council in 2021 and include the following:

- a future extension of Greenbrier Street to the west from its current terminus,
- the construction of Sage Street to connect Greenbrier Street to Maliseet Drive,
- The construction of a cul-de-sac, Juneberry Court, on the west side of Sage Street, and
- the construction of Goldenrod Lane between Sage Street and Maliseet Drive.

The roadway and lot layout approved in 2021 is provided in Figure 1.

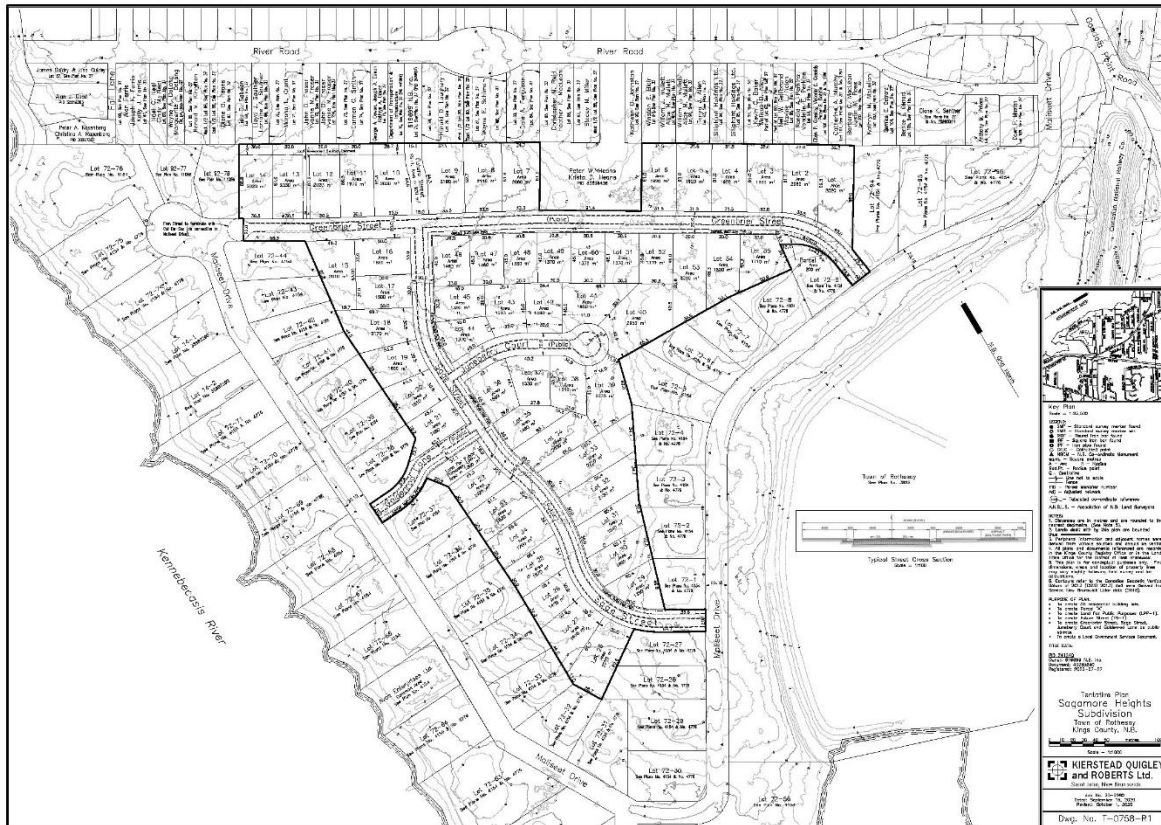


Figure 1 – Approved subdivision layout.

Municipal Plan:

The subject property is designated Low Density Residential in the Municipal Plan. Permitted uses within this designation are outlined in Policy LDR-2 of the Municipal Plan.

Policy LDR-2 Low Density Residential Uses: Allow within the Low Density Residential designation, a range of housing types where the dominant form is single family detached homes and other low-density forms of housing, including secondary suites, two unit semi-detached, secondary units, and duplex dwellings. Other compatible uses may be permitted in the Low Density Residential designation without amendment to the Municipal Plan including but not limited to neighbourhood convenience stores, public utilities, parks, municipal facilities, and where appropriate home occupations.

Development of two-unit dwellings within the proposed development conforms to the land uses envisioned within the Low Density Residential designation of the Municipal Plan.

Zoning:

A rezoning to the Two Family Residential Zone [R2] is being sought. The primary difference between the existing R1B zoning and the requested R2 zoning is the provision of two-unit dwellings as a permitted main use within the R2 zone.

As the necessary assents to the location of the Public Streets have been given by Rothesay Council, the future street layout within the future development area is fixed. This street layout can support both the existing R1B zoning and the requested R2 zoning. This approved subdivision proposal provided for 36-single family lots within the area that is subject to the current rezoning application. If the rezoning is approved, these lands would have the potential to accommodate a maximum of 72 dwelling units (36 lots x 2 units/lot). A comparison of the R1B and R2 zone standards are provided in Table 1.

Table 1.0 – Comparison of R1B and R2 Zone Standards			
	R1B Standard (Current Zoning)	R2 Standard (Proposed Zoning)	Staff Commentary
Minimum Lot Area	1350 sq.m.	1200 sq.m.	Although the R2 zone allows for a smaller lot size, staff note the development layout with the approved street locations will result in lot areas that exceed the 1200 square metre minimum.
Minimum Lot Frontage	30 metres	30 metres	
Minimum Lot Depth	45 metres	30 metres	
Minimum Setback from Property Lines:	7.5 m Front Yard 7.5 m Flankage Yard 6 m Rear Yard 5 m Side Yard (Major) 4 m Side Yard (Minor)	7.5 m Front Yard 7.5 m Flankage Yard 7.5 m Rear Yard 5 m Side Yard (Major) 5 m Side Yard (Minor)	Also, given the approved street location and configuration of the site, lot depths will exceed the 30-metre minimum providing for deeper lots than are required by the R2 standard. The R2 zone requires a larger rear yard setback and larger minor side yard setback. This provides greater separation from existing and future lots when compared with the existing R1B zoning.
Building Height	Maximum 9 m Minimum 3 m	Maximum 9 m Minimum 3 m	No change in height requirements
Minimum Building Area	90 sq.m.	185 sq.m. (92.5 sq.m. per dwelling unit)	Minimum building floor area is the same (3% larger in the R2 zone).
Maximum Building Coverage:	40%	35%	The R2 zone has a lower minimum lot coverage providing additional open space on the developed lot.
Driveway Entrance	Maximum width: 5 m Maximum number: 1	Maximum width: 5 m Maximum number: 2	The R2 zone provides for an additional driveway for each lot given the potential for a two-unit dwelling.

From the assessment of the R2 zone standards, Staff are of the opinion the rezoning would provide a built form that aligns with the existing community context as the zone standards regulating the size and location of dwellings are closely aligned with the R1B zone.

The proponent has provided a sample of the exterior design of the townhouse units based on similar developments constructed elsewhere in New Brunswick.

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.

Given the proposal aligns with the Municipal Plan and the R1B zoning found within the surrounding neighbourhood, Staff support further consideration of the application by Council through the scheduling of a Public Hearing.

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 8.3-hectare portion of the remaining lands within the Sagamore Heights Development along Greenbrier Street and Maliseet Drive (PID 00245928) from Single Family Residential – Standard [R1B] to Two Family Residential Zone (R2).

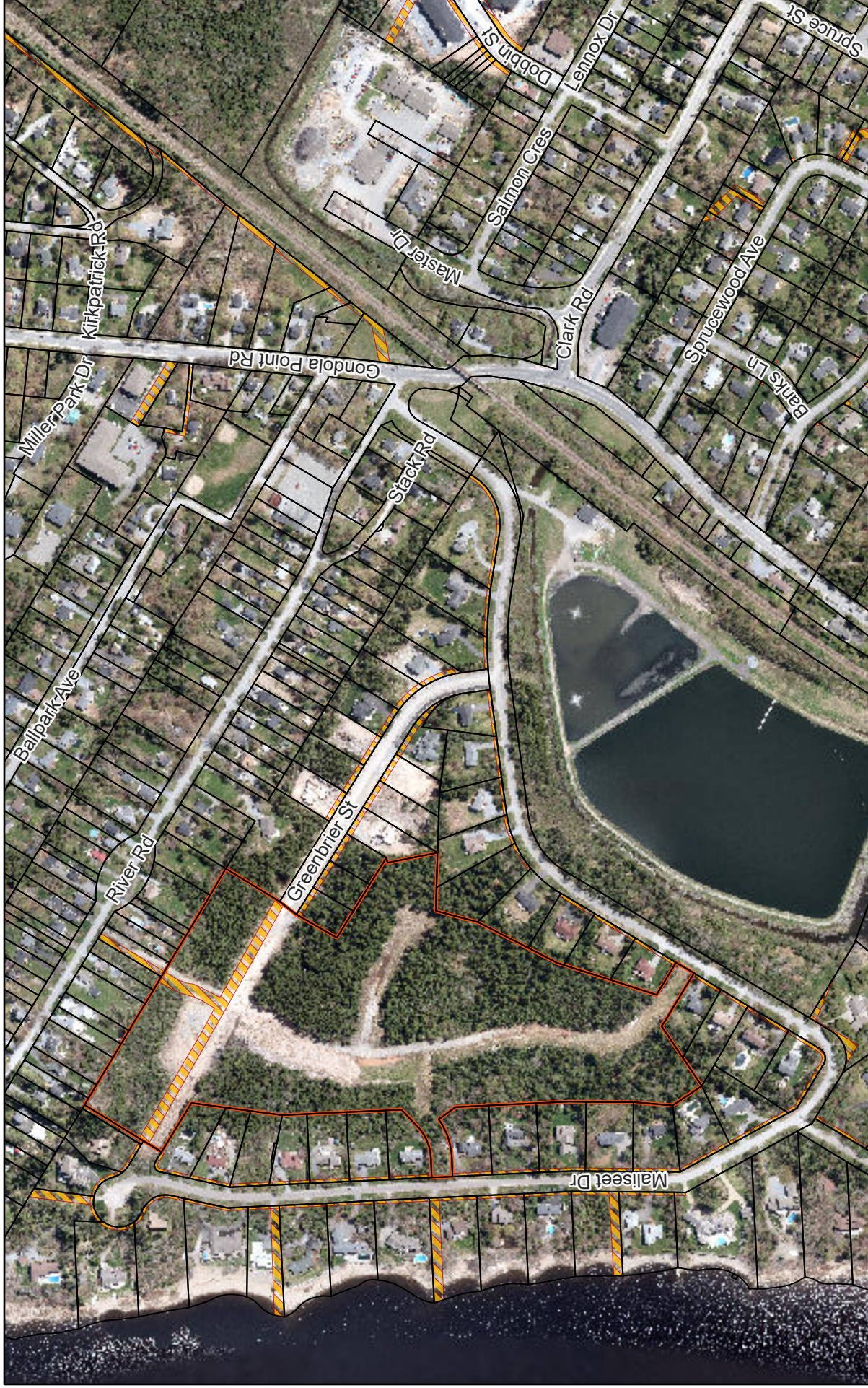
Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposal Information from Applicant
Attachment 2	Subdivision Plan - 2021 Approval



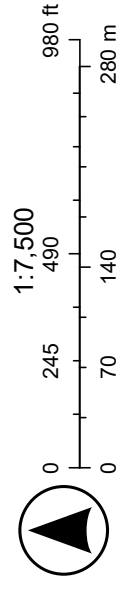
Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Monday July 27, 2026

Sagamore Heights - Air Photo



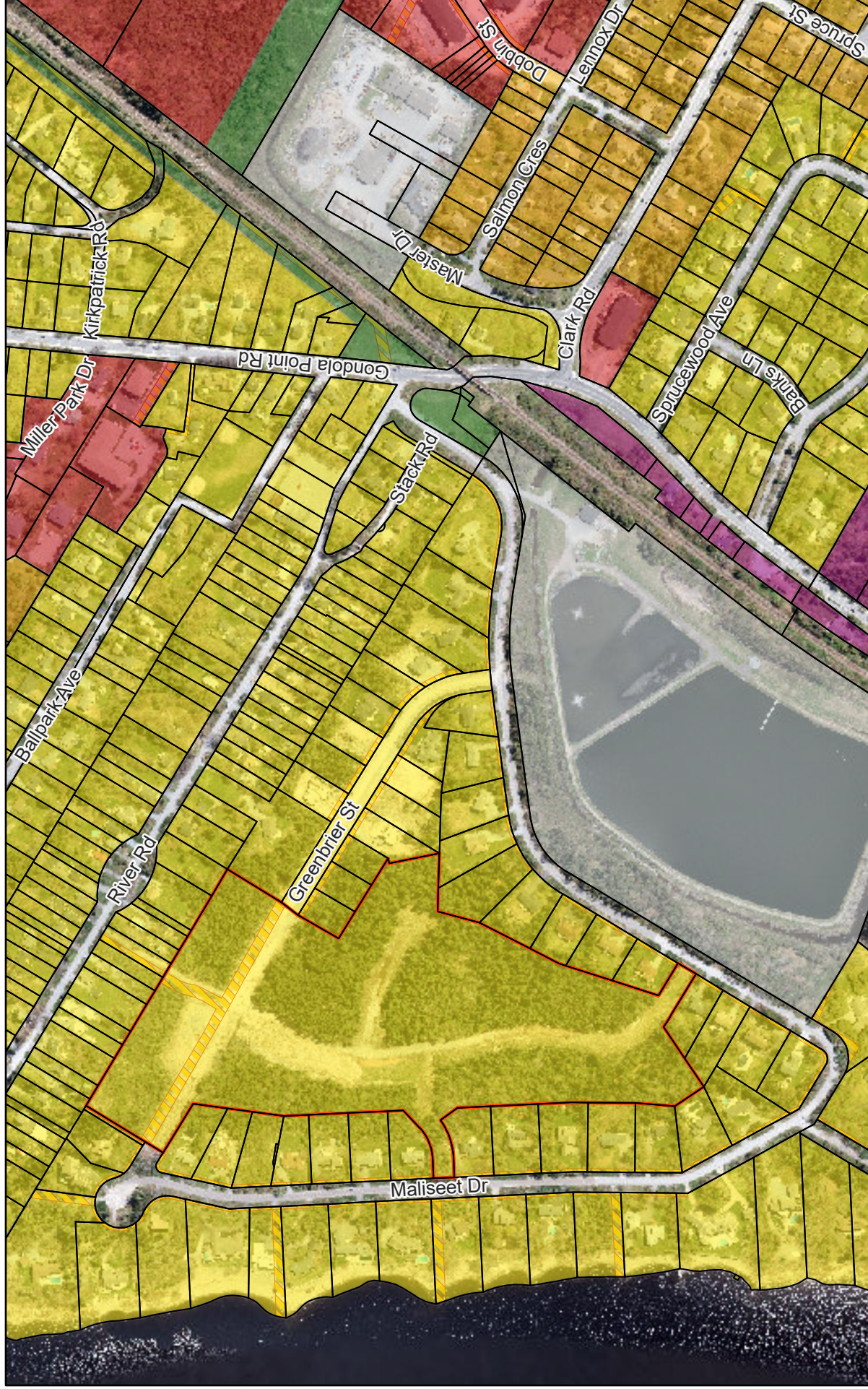
2026-07-30

Encumbrance



Subject Site

Sagamore Heights - Future Land Use



2026-07-30

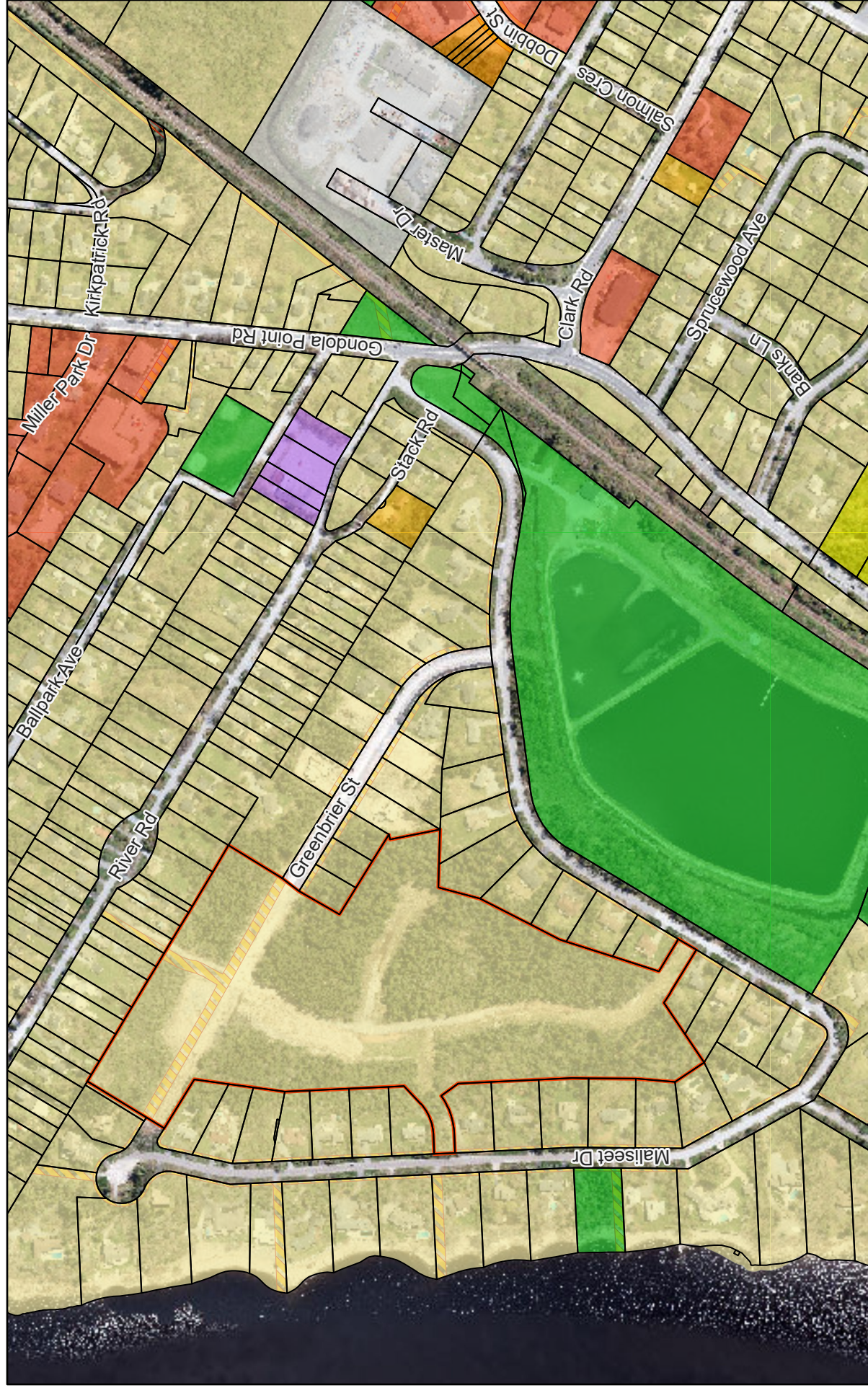
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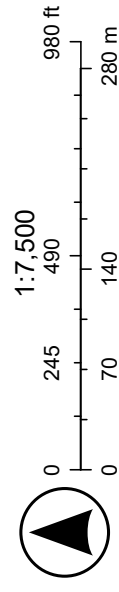
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|----------------|---------------------|------------------|
| FutureLandUse | Park & Conservation | Light Industrial |
| Low Density | High Density | Street |
| Medium Density | Traditional Area | Encumbrance |

 Subject Site

Sagamore Heights - Zoning



2026-07-30



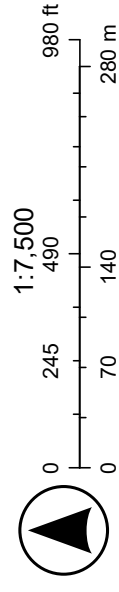
Zoning	Street	Encumbrance
R1B		
R1D		
R2		
R3		
R4		
REC		
INSmi		
LI		

Subject Site

Sagamore Heights - Area to be Rezoned



2026-07-31



 r Encumbrance



Sagamore Heights Sub-Division Proposal

In order to move forward with building homes in the Sagamore Heights Sub-division, the following is proposed:

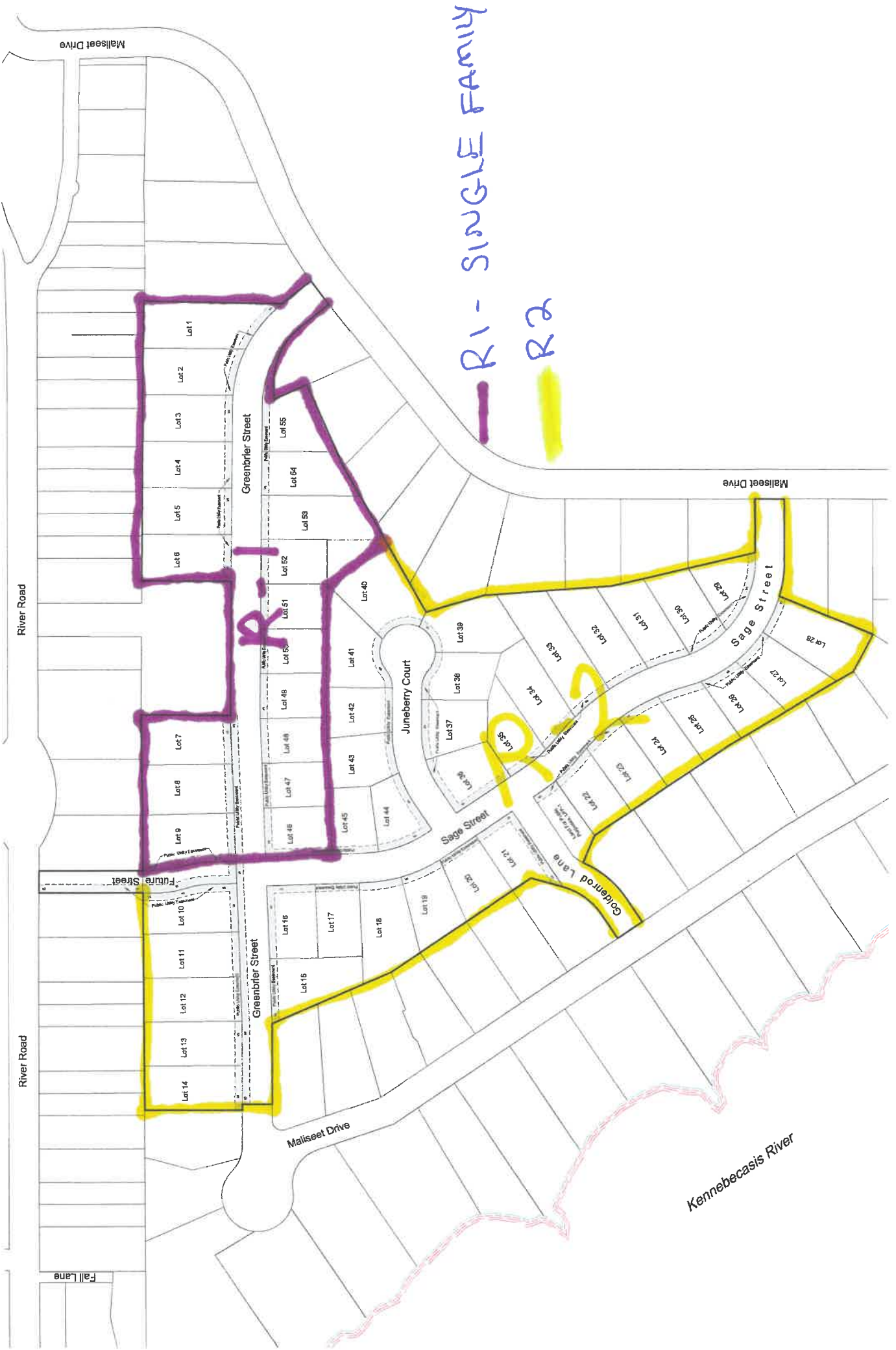
- Greenbrier Street will continue extend down to the intersection of Sage Street. There are 6 building lots left in this section, and will continue to be built as R1/Single Family Homes

For the remaining lots in the sub-division (36 lots), the following is proposed:

- These lots will be permitted to be built as either R1 (single family) or R2 (duplex/2 family)
- The square footage of each lot is more than adequate to build R2 homes, with spacing between lots.
- Each home will require a connection to the Rothesay town water and sewer system.

The Rothesay municipal plan anticipated mixed use developments, and allows for this type of housing to be built in the sub-division. No variances are needed to allow the project to move forward as a mixture of R1/R2.

The homes to be built will be of the same quality and community aesthetic as the existing homes in the neighbourhood. It is important to the developer that the homes be of a quality that people will be proud to own a home, and to live in the community. The exterior landscaping and upkeep of all homes in the additional phase will be professionally maintained – lawnmowing, lawn care, snow removal. The high quality of the sub-division will be continued in the construction of the remaining homes.



R1 - SINGLE FAMILY

R2

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