



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 Attached Residential [R3]– 37 Chapel Road (PID 00479212 and portion of PID 00173443)

Applicant:	Patrick Shea	Property Owner:	Sandra Jean Shea Scott Bros Ltd.
Mailing Address:	270 Eriskay Drive Rothesay, NB E2E 5G7	Mailing Address:	PO Box 4694 Rothesay, NB E2E 5X4 PO Box 4697 Rothesay, NB E2E 5X4
Property Location:	Vacant Land between Chapel Road and Campbell Drive	PIDs:	PID 00479212 PID 00173443 (portion)
Plan Designation:	Medium Density Residential	Zone:	Single Family Residential – Standard Zone [R1B]
Application For:	Rezoning from Single Family Residential –Standard Zone [R1B] to Attached Residential [R3]		
Input from Other Sources:	Director of Operations, KVFD, KRPF		

Origin:

Rothesay has received an application from Pat Shea, representing Sandra Shea and Scott Brothers Ltd., to rezone two undeveloped parcels of land (PID 00479212 and portion of PID 00173443). A rezoning from Single Family Residential – Standard (R1B) to Attached Residential [R3] is being sought to provide for the development of townhouse dwellings.

Background:

The subject site is approximately 4.4 hectares in area and is accessed from Chapel Road which bounds the site to the west. Campbell Drive bounds the site to the east. Access is not available to Campbell Drive given its status as a controlled access roadway.

Lands immediately south of the site are zoned R3 and accommodate an 111-unit townhouse and single unit development, Chapel Hill Estates. To the north of the site, lands are zoned R3 and R4 and contain a mix of townhouse units and multiple unit buildings. A surplus piece of Town-owned land is also located north of the site adjacent to Campbell Drive. An area of single-unit residential development, zoned R1B, is located west of Chapel Road.

A rezoning of the site to R3 is being sought to provide for the development of townhouse dwellings. Plans submitted with the application detail single storey townhouses developed along a new Public Street.

On the south side of the proposed street, adjacent to Chapel Hill Estates, two options for development are available to the landowners(s):

- A row of townhouses fronting onto the proposed Public Street
- Extension of one or all the streets within the Chapel Hills Estates Development (Windermere Court, Mapledawn Court, Matscot Court) to connect with the new Public Street.

The application, currently, does not include the subdivision of the lands.

Municipal Plan:

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

Policy MDR-2 Medium Density Residential Uses: Designate land identified on the Generalized Future Land Use Map as encompassing those areas of Rothesay where the primary land use shall be medium density residential. 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.

Development of townhouse dwellings within the proposed development, as advanced by the applicant, conforms to the envisioned land uses within the Medium Density Residential designation and confirms to the Municipal Plan. Given townhouses are located on lands south and north of the subject site, the applicant's proposal is considered to fit within the surrounding neighbourhood context.

Zoning:

A review of the information provided with the application indicates the proposed preliminary building layout meets the standards of the R3 zone. Staff note the final layout may require a variance to reduce the required 30 metre lot depth to approximately 28 metres. This variance is considered minor.

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 polling letters to notify landowners within 100 metres of the site regarding 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 4.4-hectare parcel of land between Chapel Road and Campbell Drive (PID 00479212 and PID 00173443 (portion)) from Single Family Residential – Standard [R1B] to Attached Residential [R3].

Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Site Plan and Sample Building Elevations



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

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