ROTHESAY

PUBLIC HEARING
88 Hampton Road (portion of PID 00245928)
Bill McGuire Centre
Monday, September 28, 2026
7:00 p.m.

PRESENT: MAYOR MATT ALEXANDER
DEPUTY MAYOR TIFFANY MACKAY FRENCH
COUNCILLOR HELEN BOYLE
COUNCILLOR DAVE BROWN
COUNCILLOR TYLER DAVIS
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
DIRECTOR OF DEVELOPMENT/PLANNING SERVICES (DPDS) MARK READE
TREASURER LAURA ADAIR
CENTRAL RECORDS CLERK GRACEN BENNETT

ABSENT: COUNCILLLOR PETER J. LEWIS
DIRECTOR OF OPERATIONS (DO) TIM COLWELL
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN
TOWN CLERK NEIL McKENNA

PUBLIC HEARING **88 Hampton Road (portion of PID 00245928) REZONING from Single Family Residential – Standard [R1B] to Central Commercial (CC)**

1. Call to Order Instructions

Mayor Alexander called the public hearing to order at 7:00pm and explained that the purpose of the public hearing was to consider enacting BY-LAW 2-10-43 to rezone land located at 88 Hampton Road, being an approximately 0.70-hectare portion of PID 00245928 from Single Family Residential – Standard Zone [R1B] to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

Mayor Alexander discussed the procedure for the meeting. He stated that there would be no decision made until the council deliberated on the information presented at the hearing, and that the rezoning would be considered again at the next council meeting. Nine members of the public attended the hearing.

2. Public Hearing Documentation

26 August 2026	Staff Report for the Planning and Advisory Committee
3 September 2026	Community Planning Act, Section 111 notice website/Town Hall
23 September 2026	Social media messages – schedule
9 September 2026	PAC Motion – 88 Hampton Road Rezoning
23 September 2026	BY-LAW 2-10-43 – A By-Law to Amend the Zoning By-Law

Appearances/Presentations:

Presentation:	Mark Reade, P.Eng. MCIP RPP Director of Planning/Development Services
In attendance:	Dr. Charles Abbate, property owner
Appearances:	n/a
Comments:	n/a

Mayor Alexander invited DPDS Reade to present the rezoning application. DPDS Reade explained that the request to rezone the property at 88 Hampton Road was to rezone it from Single Family Residential-Standard (R1B) to Central Commercial. He noted that application focused on 0.7 hectares of land and the garage on the residential property, which would be repurposed to serve the existing veterinary business at 90 Hampton Road. He further stated that a portion of the property is already zoned as Central Commercial, and that staff's recommendation would be to rezone the entirety of the site to commercial. The Planning Advisory Committee (PAC) recommended that the bylaw to rezone the property at 88 Hampton Road be enacted and that Council enact a condition in accordance with Section 59 of the *Community Planning Act* to limit the land uses within the rezoned area to a veterinary clinic and uses permitted in the current R1B zoning of the subject site.

Mayor Alexander opened the floor for questions from Council members. The first question was concerning the existing part of the property zoned central commercial, and if it was limited to the veterinary clinic. DPDS Reade responded by stating that the existing central commercial zone would allow anything and is not limited to a veterinary clinic. He confirmed that the back piece was the part of the property that would have the condition to limit the impact on adjacent residential homes. He also explained that if the property changed hands and the new owner wanted to have a business other than a veterinary clinic, then they would have to come before PAC and Council.

Mayor Alexander then called Dr. Charles Abbate, the applicant and owner of the veterinary clinic at 90 Hampton Road and the property owner of 88 Hampton Road to present his proposal. Dr. Abbate opened by discussing how he has begun to offer canine rehabilitation for dogs recovering from injuries. He explained the reason he wants the property rezoned is to install an underwater treadmill in his garage. This treadmill would allow dogs to recover faster from their injuries, by allowing them to build up muscle. However, the treadmill is too big to install in his current practice at 90 Hampton Road, and so he has proposed the rezoning of his garage to accommodate the machine which holds about 300 gallons of water.

Mayor Alexander asked Council members if there were any questions for Dr. Abbate. One was asked regarding how much traffic generated by the proposed rezoning. Dr. Abbate stated that clients would generally come for a 1-hour appointment and that those appointments would occur one at a time, so it would not be a high-traffic area. Council then inquired about plans to renovate the garage. The applicant confirmed that only the inside of the garage would be renovated, and that no trees would be

cut down. Dr. Abbate was then asked if he was willing to only operate commercially as a veterinary clinic at that location, to which he confirmed. Council asked if there was anyone living in the home. He stated that one of his family members who is 94 years old currently resides there and said that they would stay until they were no longer able.

Mayor Alexander then called anyone from the public wishing to speak in favor of the application to come forward. Marsha Ross (a resident) spoke. She indicated that she was excited to hear about the proposed rezoning because her dog had suffered a leg injury two years ago and now has a plate, rods and screws in his leg. She said that she had gone to the clinic but that there were no options for water therapy. And that she ultimately had to take her dog to Fredericton to get treatment since they have dog swimming facilities. Ms. Ross indicated that she believed that having access to a water treadmill for dogs be a great addition to veterinary services available within the community.

Mayor Alexander then called 2 additional times for anyone to speak in favor. No one came forward.

Mayor Alexander called 3 times for anyone to oppose the application. No one came forward.

Mayor Alexander then invited the applicant to deliver closing remarks.

Adjournment
Mayor Alexander thanked all in attendance, and the public hearing adjourned at 7:18 p.m.

Original signed by Mayor *Original signed by Assistant Clerk*

_____ _____

MAYOR ASSISTANT CLERK