ROTHESAY

PUBLIC HEARING
9 Clark Road (PIDs 30130454 and 00241778)
Bill McGuire Centre
Monday, October 19, 2026
7:00 p.m.

PRESENT: MAYOR MATT ALEXANDER
COUNCILLOR HELEN BOYLE
COUNCILLOR DAVE BROWN
COUNCILLOR TYLER DAVIS
COUNCILLLOR PETER J. LEWIS
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
DIRECTOR OF /PLANNING AND DEVELOPMENT SERVICES (DPDS) MARK READE
DIRECTOR OF TECHNOLOGY/ASSET MANAGEMENT MICHAEL KEAN
DIRECTOR OF OPERATIONS (DO) TIM COLWELL
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN
TREASURER LAURA ADAIR
TOWN CLERK NEIL McKENNA

ABSENT: DEPUTY MAYOR TIFFANY MACKAY FRENCH

PUBLIC HEARING **9 Clark Road (PIDs 30130454 and 00241778) REZONING from Single Family Residential – Standard Zone [R1B] to Two Family Residential [R2]**

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 2-10-46 to rezone 9 Clark Road (PIDs 30130454 and 00241778) from Single Family Residential – Standard Zone [R1B] to Two Family Residential [R2].

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.

The applicant and one other member of the public attended the hearing.

2. Public Hearing Documentation

14 October 2026	Social media messages – schedule
28 September 2026	Memorandum prepared by Town Clerk McKenna (public notice)
23 July 2026	Staff Report to the Planning Advisory Committee (PAC)
29 September 2026	Staff Report to the Planning Advisory Committee (PAC)

6 October 2026 Recommendation from the Planning Advisory Committee

DRAFT BY-LAW 2-10-46

Appearances/Presentations:
Presentation: Mark Reade, P.Eng. MCIP RPP
Director of Planning/Development Services

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 9 Clark Road was to rezone it from Single Family Residential – Standard Zone [R1B] to Two Family Residential [R2]. The proposed rezoning would allow for the property to be used as a two-unit dwelling. The property currently has an existing single unit residential dwelling which also contains an unused temporary suite, which had been previously approved for the former owner. However, this former temporary suite area can no longer be used due to the specific limitation that temporary suites could only be used by a family member of the previous owner. If the rezoning is approved, the applicant intends to use the existing dwelling with no new development, structure, or addition being added to the property. The Planning Advisory Committee (PAC) received the application and has recommended that the bylaw to rezone the property at 9 Clark Road be enacted, and that Council enact a condition in accordance with Section 59 of the *Community Planning Act* that the two parcels of land, PIDs 30130454 and 00241778, be consolidated.

Mayor Alexander then opened the floor for questions from Council members. Counc. McGuire asked DPDS Reade why Council approval was required and was not simply within the jurisdiction of the Director to decide. DPDS Reade replied that Council approval was needed because the property needed to be rezoned. Counc. Brown asked about the historical process whereby the permits to create a temporary suite had been approved, and DPDS Reade provided additional context on the history of the property.

Following questions from Council, CAO McLean and DPDS Reade spoke, and clarified that rezoning the property would not automatically make it a legal two-unit building, as the appropriate building and development permits would be required to establish the two-unit dwelling.

Mayor Alexander called three times for anyone to speak in favor. No one came forward.

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

Adjournment
Mayor Alexander thanked all in attendance, and the public hearing adjourned at 7:16 p.m.

Original signed by Mayor

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MAYOR

Original signed by Assistant Clerk

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ASSISTANT CLERK