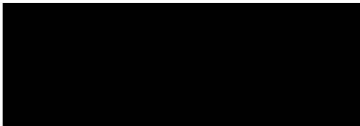


**PLANNING ADVISORY COMMITTEE
NOTICE OF DECISION**

11 Enterprise Drive (PID 30236723)
Similar and Compatible - Automobile Sales

TO: Lou Defazio



TAKE NOTICE that a decision of the Quispamsis Planning Advisory Committee was rendered in the matter of your request pursuant to the provisions of the *Community Planning Act of New Brunswick*.

1. Matter Requested:

Approval to allow automobile sales as a Similar and Compatible Use at 11 Enterprise Drive (PID 30236723) and to support Council in amending the existing Development Agreement associated with the subject lot.

2. Date, Place of Consideration of Request:

Date: January 27, 2026

Place: Planning Advisory Committee Meeting, Quispamsis Council Chambers, 12 Landing Court, Quispamsis, NB

3. Decision of Committee:

The PAC approves the use of automobile sales under Section 3.(D)(1) of Zoning By-law No.038, as being similar to heavy equipment sales establishment, a use permitted in the Light Industrial zone as identified in Section 18.(A)(1)(vii) and supports the Council in amending the existing Development Agreement to include the sale of automobiles at 11 Enterprise Drive (PID 30236723) subject to following terms and conditions:

1. A revised site plan be submitted to the Town identifying the location dedicated to the automobile sales on the lot. This is to be submitted prior to a Development Agreement being considered by Council;
2. The number of automobiles for sale on the lot at any given time shall not exceed ten (10);
3. The use of automobile sales shall be incidental to the main use of the property, that of Maxxim Collision Centre Ltd. and shall not become the primary focus of the business without first obtaining additional approvals from the PAC and the Council;
4. Car sales will align with the operating hours of Maxxim Collision Centre Ltd.; and

5. The existing Development Agreement be amended to include the automobile sales as a permitted use on the lot, if it is the desired of Council;

4. Other:

This variance approval by the Planning Advisory Committee is only for the property and property owner(s) named herein. The approval is non-transferable to any other property or property owner.

DATED this 28th day of January A.D., 2026.

Cc: Planning Department, Quispamsis



Leanne Kay, Secretary
Quispamsis Planning Advisory Committee