



Town of Quispamsis

12 Landing Court | Quispamsis, NB | E2E 4R2

T: 506 849 5778 | F: 506 849 5799 | quispamsis@quispamsis.ca

PLANNING ADVISORY COMMITTEE

NOTICE OF DECISION

298, 300 & 302 Model Farm Road (PIDs 30367925, 30367916, and 3067908)

Rezoning From Neighbourhood Commercial (NC) to Rural (RU)

TO: Lisa MacInnis, Town Clerk
Town of Quispamsis
12 Landing Court
Quispamsis NB E2E 4Z4

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:

Council is requesting comments from the Planning Advisory Committee concerning a rezoning from Neighbourhood Commercial (NC) to Rural (RU) for potential residential development at 298, 300, and 302 Model Farm Road, (PIDs 30367925, 30367916, and 3067908 respectively).

2. Date, Place of Consideration of Request:

Date; March 10, 2026

Planning Advisory Committee Meeting, Town Hall, 12 Landing Court, Quispamsis, NB

3. Decision of Committee:

The Planning Advisory Committee supports the Council in approving the rezoning of 298, 300, and 302 Model Farm Road (PID's 30367925, 30367916, and 3067908 respectively) from Neighbourhood Commercial (NC) to Rural (RU) to support low density residential development of the subject lands.

DATED this 11 day of March A.D., 2026.

Cc: Planning Department, Town of Quispamsis

Leanne Kay, Secretary
Quispamsis Planning Advisory Committee



Town of Quispamsis

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**PLANNING ADVISORY COMMITTEE
NOTICE OF DECISION
(SUBDIVISION APPLICATION)**

Kings View Subdivision – Phase 21
Tentative Plan (PID 30191449) – 752594 NB INC.

TO: 752594 NB Inc.



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 of the Kings View Subdivision, Phase 21, Tentative Plan proposing the creation of six (6) single or two-family (R1) Residential building lots; the laying out of one public street: an extension of Carlton Drive; and the laying out of Public Utility Easements for electrical power and telecommunications infrastructure.

2. Date, Place of Consideration of Request:

Date: March 10, 2026

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

3. Decision of Committee:

The Planning Advisory Committee finds the Kings View Subdivision, Phase 21, Tentative plan acceptable and in keeping with the intent of the *Quispamsis Municipal By-law* and *Subdivision By-law 035* and recommends the Council grant assent to Kings View Subdivision Phase 21 Tentative Plan, subject to the following terms and conditions:

1. The Developer submits to the Town a Sanitary Servicing Plan designed by a professional engineer identifying how Lot 127 and Lot 128 will be connected to the existing municipal sewerage system prior to the issuing of Development Permits to complete the work;
2. Civic addressing appears on the Final Plan of Subdivision, as follows: Lot 109 is civic number 71; Lot 110 is civic number 75; Lot 111 is civic number 79; Lot 126 is civic number 72; Lot 127 is civic number 76; and Lot 128 is civic number 82;

3. Cash in lieu of Lands for Public Purposes, at a rate of \$750 per lot to satisfy the LPP requirements of Section 6.(K) of Subdivision Bylaw No.035 and the Community Planning Act; payment is to be received by the Town prior to Final Plan approvals by the Town;
 4. The landowner enters into a Standard Subdivision Development Agreement, to include securities for the development of the lands, including but not limited to the installation of the public street, the extension of Carlton Drive, the security amount to be determined by the Town's Engineering Department; and
 5. Subdivision filing fees in the amount of Two Hundred sixty dollars (\$260.00) for the creation of six (6) new residential building lots are received prior to the execution of the Final Plan of Subdivision by Town Officials.
 6. All development is to be undertaken and complete as per all applicable Federal and Provincial Acts and Regulations thereto as well as all applicable Quispamsis By-laws.
- 4. Other:**
- a) As per Section 82 of the Act, this Tentative Plan approval is valid for one (1) year from the date of this correspondence. Failure to register a Final Subdivision plan of the Tentative Plan or a portion thereof, renders the approval null and void.
 - b) This Notice of Decision (NOD) is not an approval but is a record for your files of the recommendation of the PAC regarding Kings View Subdivision, Phase 21, Tentative Plan. The Final NOD with respect to subdivision application will be forthcoming from the Development Officer.

DATED this 11 day of March A.D., 2026.



Leanne Kay, Secretary
Quispamsis Planning Advisory Committee

Cc: Planning Department, Quispamsis
Cc: Dwight Colbourne, Development Officer

Attachment (1): Schedule "A" – Kings View Subdivision, Phase 21, Tentative Plan

