

**PLANNING ADVISORY COMMITTEE  
NOTICE OF DECISION**  
101 Auburn Way (PID 30149280)  
Fence Setback

TO: Bethany & Christopher Marr



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 erect a fence such that it observes a zero decimal fifteen (0.15) metre setback from the rear property line at 101 Auburn Way (PID 30149280).

**2. Date, Place of Consideration of Request:**

Date: February 10, 2026

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

**3. Decision of Committee:**

The Planning Advisory Committee approves the zero decimal forty-five (0.45) metre fence setback variance from *Section 6.(S)(7)* of the Town's *Zoning By-law No 038*, to allow a fence to be erected such that it is located approximately zero decimal fifteen (0.15) metres from a portion of the rear property line at 101 Auburn Way (PID 30149280), subject to the following terms and conditions:

- 1) A location survey is required prior to the installation of the fence to ensure that municipal infrastructure is not impacted by the installation of the fence;
- 2) Lot lines are clearly delineated prior to construction, if the property pins are not identifiable, a professional surveyor licensed by the Province of New Brunswick be hired to locate and mark the property lines;
- 3) All work associated with the construction of the fence is to be completed within the property bounds of the subject lot;
- 4) The fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, including noticeable leaning toward an adjoining property or sidewalk, missing sections or slats, broken supports, non-uniform height, and undergrowth of weeds or vines; and

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- 5) In the event that the fence is not installed prior to October 13, 2026, a new Development Permit be obtained from the Town for the installation of the fence
  - 6) The Home Occupation and daycare shall comply with all provisions of Zoning By-law 038 Section 6.(L)(1) and 6.(K)(2) and all other applicable Zoning By-law provisions.

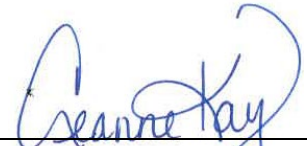
**4. Other:**

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

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

Cc: Planning Department, Quispamsis

Encl (1): Schedule “A” – Approved Site Plan



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Leanne Kay, Secretary  
Quispamsis Planning Advisory Committee

# Schedule "A"

1.1. SHEET



L101 - PERMIT PLAN



**PERMITS:**  
 THIS DRAWING IS FOR SUBMITTAL ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT.

DATE	DESCRIPTION
10/28	FOR REVIEW

**CLIENT NAME:**  
 WATERWORKS Pools & Spas  
 10174 LEBANON WAY  
 CHANDLER, AZ 85226  
 WWW.WATERWORKSPOLS.COM  
 INFO@WATERWORKSPOLS.COM

**PROJECT:**  
 POOL & SPA/DECK PROJECT  
 DRAWING BY:  
 BRAD CRISSE





**Town of Quispamsis**

12 Landing Court | Quispamsis, NB | E2E 4R2

T: 506 849 5778 | F: 506 849 5799 | [quispamsis@quispamsis.ca](mailto:quispamsis@quispamsis.ca)

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

Queensbury Heights Subdivision – Phase 16  
Tentative Plan (PID30002869 & 30247019)

TO: Brooks Homes Ltd.  
Bill Brooks



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:**

The Planning Advisory Committee review and provide recommendations as it pertains to the Queensbury Heights Subdivision, Phase 16, Tentative Plan (PID 30002869 & 30247019).

**2. Date, Place of Consideration of Request:**

Date: February 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 Queensbury Heights Subdivision, Phase 16, Tentative Plan acceptable and in keeping with the intent of the Quispamsis *Municipal Plan* and *Subdivision By-law 035* and supports the Development Officer in approval and the Planning Advisory Committee approves;

1. A 0.85m lot width variance for Lot 13-H as the lot provides sufficient area and depth to support the intended level of development permitted in the Zoning By-law;
2. The proposed street layout in the tentative subdivision plan for Queensbury Heights, Phase 16 as it satisfies the requirements of the Subdivision By-law and the Community Planning Act; and
3. That the proposed land being set aside for LPP in Phase 16 be used to cover the existing LPP deficit with the 112 sq. m remainder reduce the number of lots by 1 for cash-in-lieu of land calculations; being subject to clarification regarding the use of excess LPP land credit from another subdivision development.

**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 Queensbury Heights Subdivision, Phase 16, Tentative Plan. The Final NOD with respect to subdivision application will be forthcoming from the Development Officer.

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

  
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Leanne Kay, Secretary  
Quispamsis Planning Advisory Committee

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

Attachment (1): Schedule "A" – Queensbury Heights Subdivision, Phase 16, Tentative Plan



**PLANNING ADVISORY COMMITTEE  
NOTICE OF DECISION**

213 Hampton Road (PID 00249854 & 30109276)

Rezoning From Central Commercial (CC) to Integrated Development (ID)

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 has requested the written views of the Planning Advisory Committee on the proposal to rezone 213 Hampton Road (PID 00249854 & 30109276) from Central Commercial (CC) to Integrated Development (ID) to accommodate two (2) six (6) storey mixed-use buildings and one (1) five storey residential building with an overall Lot total of 150 dwellings and approximately 1698 square metres of commercial space.

**2. Date, Place of Consideration of Request:**

Date; February 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 their decision to rezone 213 Hampton Road (PID 00249854 & 3010276) subject to the following terms and conditions:

1. Approval of a variance from Section 6.(P)(2)(a)(ii) of Zoning By-law No.038 to permit a commercial parking ratio of one (1) parking stall for every forty-one (41) square metres of commercial space;
2. Approval of a variance from Section 6.(P)(2)(c) of Zoning By-law No.038 to permit a residential parking ratio of 1.1 parking stalls for every dwelling unit;
3. Approval of a variance from Section 6.(P)(3)(b) of Zoning By-law No.038 to permit parking stalls to be located within a required front yard;
4. Approval of a variance from Section 6.(Q)(1)(ii) of Zoning By-law No.038 to permit a reduction in the number of required loading spaces from two (2) to one (1);
5. A traffic study is completed prior to the Developer entering into a Section 59 Development Agreement with the Town with a focus on peak traffic volumes to ensure that increases to traffic can be mitigated such that there will be minimal impact on the residents of Quispamsis;

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6. A comprehensive storm water management plan, to the satisfaction of the Town's Engineering Department, prepared by a qualified engineer who is registered with the province of New Brunswick. Storm water management plan to meet town standards of 100 years plus 20%;
  7. The development must connect to the municipal water and sewer system;
  8. All on-site lighting to be directed downward;
  9. The Developer is to enter into a Developer's Agreement with the Town of Quispamsis;
  10. The development must be completed as per all applicable Town By-laws, and policies thereto;
  11. Building permits are issued in accordance with the National Building Code of Canada.
  12. All parking must be contained on site; and
  13. The buffer between Hampton Road and the parking area be increased to 6 metres.

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

Cc: Planning Department, Town of Quispamsis



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Leanne Kay, Secretary  
Quispamsis Planning Advisory Committee