

PLANNING ADVISORY COMMITTEE

NOTICE OF DECISION

151 Queensbury Drive (PID 30296834)

Discretionary Use – Home Occupation

TO: Grace Andrews



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 for a Home Occupation, that of a nail technician, at 151 Queensbury Drive (PID 30296834).

2. Date, Place of Consideration of Request:

Date: January 13, 2026

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

3. Decision of Committee:

The Planning Advisory Committee approves a Discretionary Use, a Home Occupation (Grace's Ethereal Enhancements) under *Section 8.(A)(1)(b)(i)* and *Section 6.(K)*, both from *Zoning By-law 038* at 151 Queensbury Drive (PID 30296834) subject to the following terms and conditions;

1. The Home Occupation shall be secondary to the main residential use of the dwelling;
2. The floor area dedicated to the business shall not exceed the lesser of thirty-two (32) square metres or twenty-five (25%) percent of the total floor area of the dwelling unit;
3. Not more than one (1) person is engaged therein in addition to any permanent resident of the dwelling unit in which it is located. Any increase to the number of employees participating in the Home Occupation will require additional approvals from the PAC;
4. It is confined to the dwelling unit and no part of it is located in an accessory building or structure;
5. No change, except for a sign pursuant to the Town's Sign By-law No. 036 is made in the outside appearance of the building which would indicate that a home occupation is being conducted therein. Any increase to a sign size beyond zero decimal four (0.4) sqm must be further approved by the Planning Advisory Committee;
6. No goods or services other than those directly pertaining to the home occupation are supplied or sold therein or therefrom;

7. No equipment or material used therein is stored other than in the dwelling unit;
8. Not more than one (1) commercial vehicle used in connection therewith, or not more than one (1) vehicle of any kind bearing a sign in connection therewith is parked on the lot;
9. There is to be no parking on the street or within Town property; and
10. The PAC approval to operate the business is non-transferable. The approval is solely for the benefit of the property owner named herein. In the event the business is discontinued, or the lands are transferred, the said approvals shall be terminated.

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 15th day of January A.D., 2026.

Cc: Planning Department, Quispamsis



Leanne Kay, Secretary
Quispamsis Planning Advisory Committee

PLANNING ADVISORY COMMITTEE

NOTICE OF DECISION

120 Millennium Drive (PID 30246508)

Discretionary Use – Liquor License

TO: Ahamed Abdou



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 a Discretionary Use, a Liquor Licensed Establishment for Inspire Salon and Medi Spa at 120 Millennium Drive (PID 30246508).

2. Date, Place of Consideration of Request:

Date: January 13, 2026

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

3. Decision of Committee:

The Planning Advisory approves the Discretionary Use of a liquor license for Inspire Salon & Medi Spa at 120 Millennium Drive, PID 30246508, in accordance with the *Municipal Plan By-law 054, Section 7.2.1* and through its powers granted through *Section 3.D* of the *Zoning By-law 038*, subject to following terms and conditions:

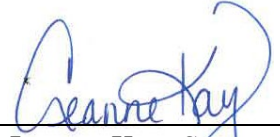
1. It is recognized as a Compatible Use with the existing use of a salon and spa;
2. It is and shall remain incidental to the main use of the property;
3. Hours of Operations for alcohol must align with the hours of the Inspire Salon & Medi Spa;
4. Alcohol is not to be served or consumed outside of the confines of the unit dedicated to the business; and
5. The owner/operator must provide the Town with a copy of the special facilities liquor license permits from the Province of New Brunswick for Town records.

4. Other:

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

DATED this 15th day of January A.D., 2026.

Cc: Planning Department, Quispamsis



Leanne Kay, Secretary
Quispamsis Planning Advisory Committee

**PLANNING ADVISORY COMMITTEE
NOTICE OF DECISION**

MPSF Developments Inc. Subdivision, Phase 3
Tentative Plan – Lot 25-08 (PID 30268163)

TO: Stephen Forgeron
MPSF Developments 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:

That the Planning Advisory Committee provide recommendations to the Development Officer for his consideration of approval of the MPSF Developments Inc. Tentative Subdivision Plan, Phase 3, that proposes the creation of Lot 25-08, an extension of an existing public street and two (2) future streets.

2. Date, Place of Consideration of Request:

Date: January 13, 2026

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

3. Decision of Committee:

The Planning Advisory Committee finds the MPSF Developments Inc. Tentative Subdivision Plan, Phase 3, 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. The overall street layout as proposed, and;
2. The granting of a two (2) metre street right-of-way width variance for a local street design.

4. Other:

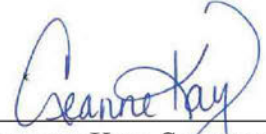
As per Section 82 of the Act, this Tentative Plan approval is valid for one (1) year from the date of this correspondence. Failure to register a Final Subdivision plan of the Tentative Plan or a portion

thereof, renders the approval null and void.

DATED this 15th day of January A.D., 2026.

Cc: Planning Department, Quispamsis

Cc: Dwight Colbourne, Development Officer



Leanne Kay, Secretary
Quispamsis Planning Advisory Committee

Attachment (1): Schedule "A" – MPSF Developments Inc. Tentative Subdivision Plan, Phase 3



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

Zoning By-law 038 Amendment No. 54

Regarding Fee Schedules

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 written comments from the Planning Advisory Committee concerning *Zoning By-law 038 Amendment No. 54*, an amendment regarding fees for the Planning and Development Services Fee Schedule and Fee Schedule reference adjustments.

2. Date, Place of Consideration of Request:

Date; January 13, 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 *Zoning By-law 038 Amendment No.54*, to revise the fee schedule for Planning and Development Services and to clarify the Fee Schedule references throughout the *Zoning By-law No.038*

DATED this 15th day of January A.D., 2026.

Cc: Planning Department, Town of Quispamsis

Leanne Kay, Secretary
Quispamsis Planning Advisory Committee