QUISPAMSIS
There Is No Other

Town of Quispamsis
12 Landing Court | Quispamsis, NB | E2E 4R2
T. 506 849 5778 | F. 506 849 5799 | quispamsis@quispamsis.ca

October 20, 2026

Address

**RE: Wayne W. Betts & Noreen F. Betts Subdivision – Lots Not Abutting a Public Street**

Salutations,

The Town has received an application requesting approval for the subdivision of 43 Kenneth Drive (PID 92916) resulting in two (2) Lots that do not abut or front a publicly owned street, and as identified on the attached plan. *Section 6.(N)(1)* of *Zoning By-law No. 038* states that any lot regulated by the By-law is required to abut a public street or otherwise achieve access to a public street satisfactory to the Public Advisory Committee. Since access to the proposed lots is through a private right-of-way that does not contain a public street, a variance to *Section 6.(N)(1)* is required to allow the development to proceed as presented.

As part of the review process, the Town is hereby giving notice of the request to you as a property owner within 100 metres of the right of way. Attached is a copy of the plan for your information. Written comments/concerns should be addressed to the PAC, in care of the undersigned, and submitted to the Town by noon, November 05, 2026, for inclusion on the agenda package. Email transmissions are acceptable and should be sent to pac@quispamsis.ca. If we do not receive a response, the Town will consider that you have no objections to the proposal.

This application is scheduled to be considered at the Planning Advisory Committee Meeting to be held in the Town Hall Council Chambers on Tuesday evening, November 10, 2026, at 6:00 p.m.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Leanne Kay, PAC Secretary
(506) 849-5749



Key Plan

Approvals:

Title Data:

Owner's Statement:

Charity Lane

Kenneth Drive

PID 30203681
"Kenneth Drive"
Quispamsis
Public Street Plan 14650364
(20.00 m wide)

PID 30203665
Julie Lundberg
Kenneth Bruce Lundberg
Lot 03-1, Plan 14650364
Transfer Reg. Date: 2025-05-23
Transfer No.: 46598180

PID 30221832
Lori Lee King
Lot 04-4, Plan 14994450
Transfer Reg. Date: 2025-12-16
Transfer No.: 46542508

PID 30221824
Frances Noreen Betts
William Wayne Betts
Lot 04-3, Plan 14994450
Transfer Reg. Date: 2019-06-03
Transfer No.: 39078978

PID 30203673
Jeremy Ryan Fawcett
Lot 03-2, Plan 14650364
Transfer Reg. Date: 2012-11-01
Transfer No.: 32119694

Parcel "A"
Area: 600 sq.m. ±

Lot 2026-3
Right of Way to Common
(width) 6m

PID 30303234
MPSF Developments Inc.
Lot 13-01, Plan 12842894
Transfer Reg. Date: 2015-07-03
Deed No.: 33844031

Lot 2026-1
Area: 32250 sq.m. ±
Area: 3.2 ha ±

Lot 2026-2
Area: 26400 sq.m. ±
Area: 2.6 ha ±

PID 30038657
Gerald Richard Roberts
Theresa Mary Roberts
Transfer Reg. Date: 2020-01-07
Transfer No.: 46918450

PID 00230946
Faye Jackalyn Darling
John Frederick Foster
Deed Reg. Date: 2019-01-16
Deed No.: 38743410

PID 30331631
"Lambs Ferry Road"
Quispamsis

PID 30268163
MPSF Developments Inc.
Transfer Reg. Date: 2020-03-03
Transfer No.: 47545255

Notes

Legend

N.B. Coordinate Table Values

| | | |
|---|---|---|
| | | |

Purpose of Plan

Copyright©

Surveyor's Certificate

Scale Bar

0 10 20 30 40 50

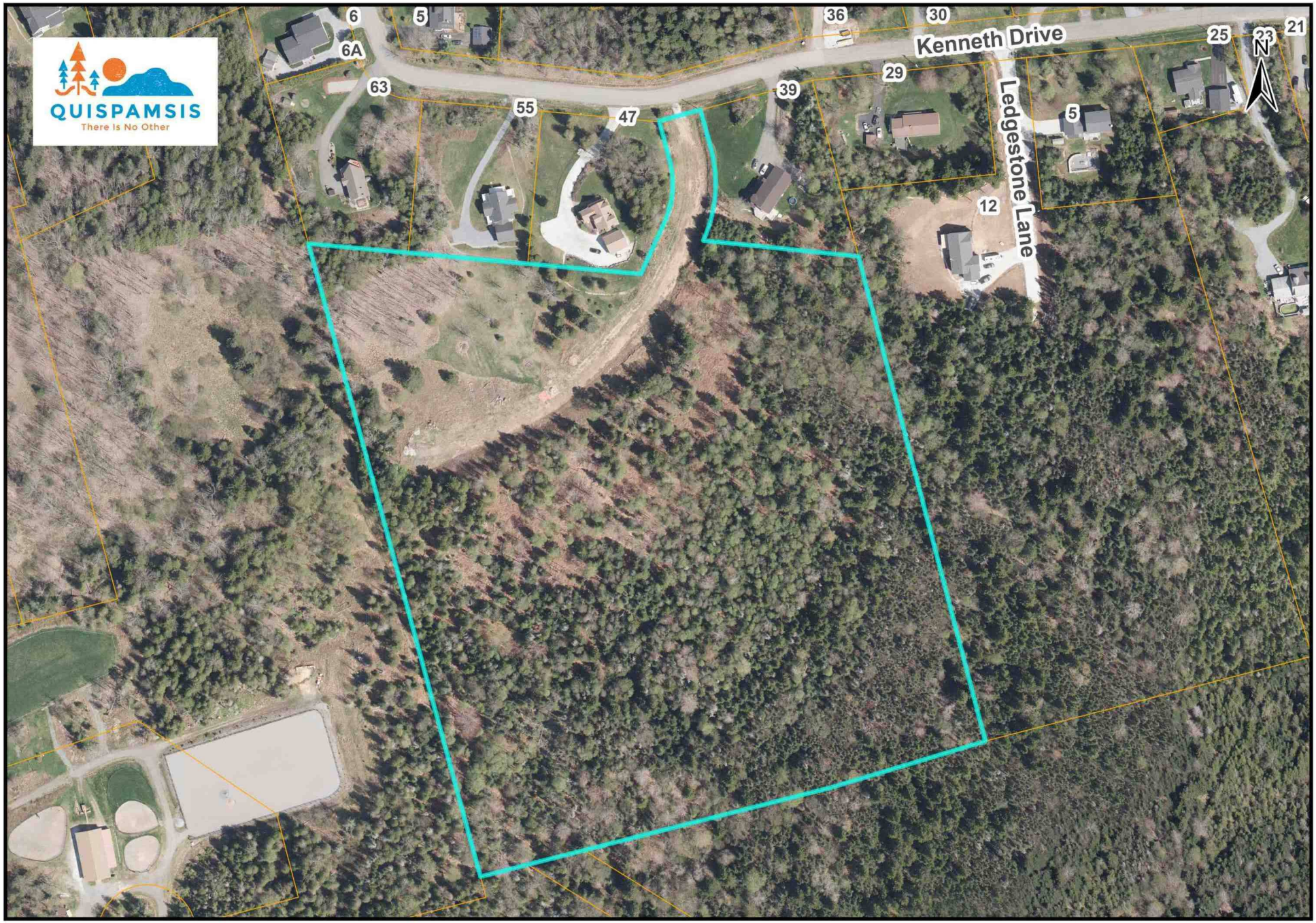
Metres

CFM

PO Box 5150, 40 Hilford Road
Saint John, NB E2L 3Y9
Phone: (506) 608-2226

Subdivision Plan
Wayne W. Betts and Noreen F. Betts Subdivision
–43 Kenneth Drive
Parish of Rothesay
Town of Quispamsis, Province of New Brunswick
County of Kings

| | | | |
|---|---|---|---|
| Drawn | J. Roberts | Checked | M. Rhoddy |
| Scale | 1:1000 | Project No. | 12440358 |
| Plan No. | 12440358SDT | Issue | 0 |
| Date | August 17, 2026 | Page | 1 of 1 |

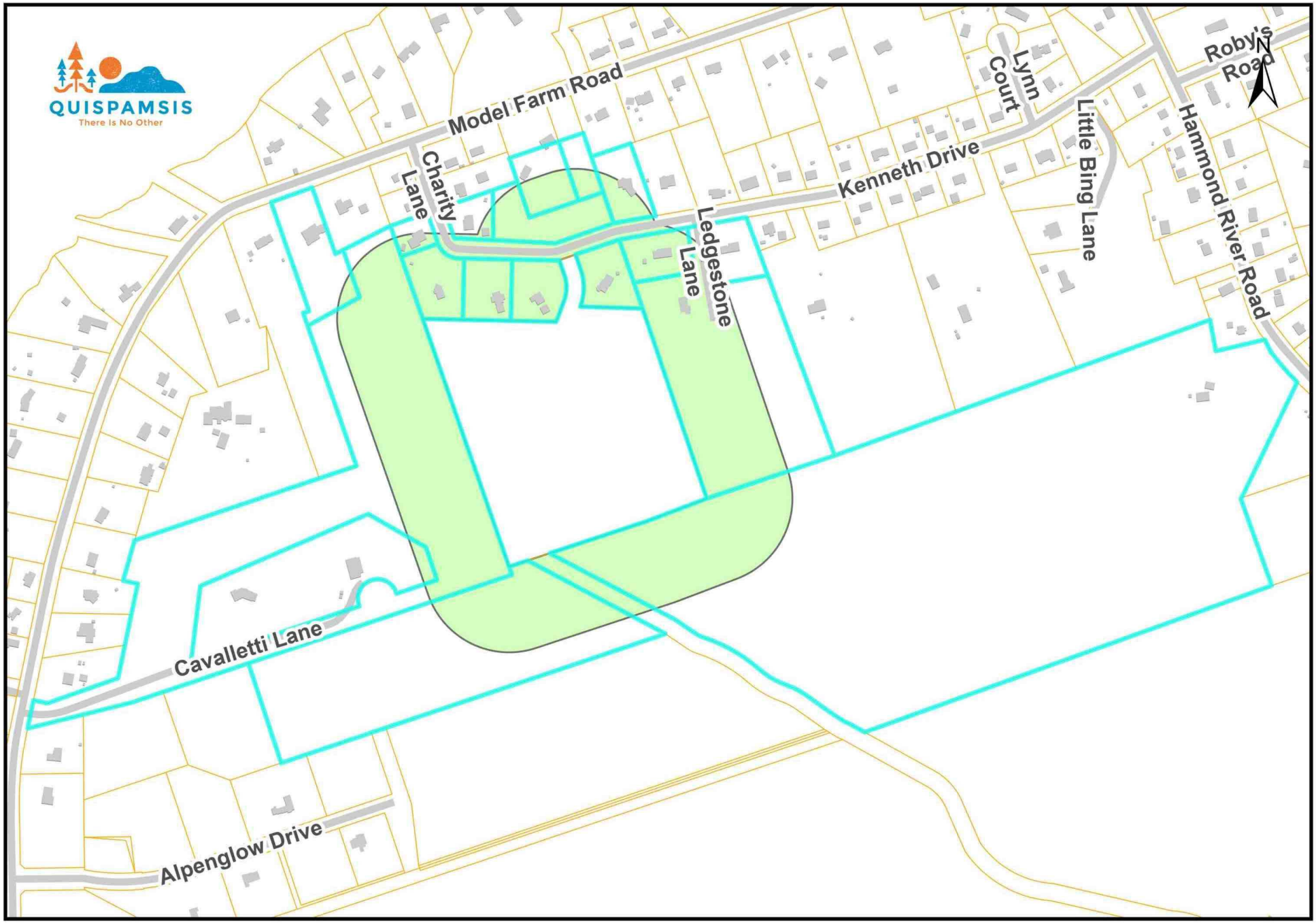



*Sources:*
*SNB Property Fabric September 2026*
*Quispamsis Orthophotography 2025*

**43 Kenneth Drive**
**Ortho**

0 50 100
Meters

Date: 2026-10-20




*Sources:*
*SNB Property Fabric September 2026*

**43 Kenneth Drive**
**Notification Map**

0 80 160
Meters

Date: 2026-10-20