

**NOTICE OF PUBLIC HEARING OF OBJECTIONS**  
**TEXT AMENDMENT TO THE ZONING BY-LAW**  
**SACKVILLE**

PUBLIC NOTICE IS HEREBY GIVEN that the Council of Tantramar intends to consider a proposed by-law to amend By-law No. 244 “Town of Sackville Zoning By-law”.

The proposed amendment to the Zoning By-law is intended to allow drive thru restaurants in the Highway Commercial zone and include additional development regulations within the Highway Commercial zone.

Any person wishing to inspect the proposed By-law may do so at the Town Hall, 31 Main Street, 2<sup>nd</sup> floor, Sackville, NB during regular office hours of 8:30 a.m. to 4:30 p.m. Monday to Friday except holidays.

Council has set the Committee of the whole meeting of Tuesday, July 25<sup>th</sup>, 2023 at 3:00 p.m. in the Council Chambers at the Town Hall 31 Main Street, 2<sup>nd</sup> Floor, Sackville NB as the **PUBLIC HEARING** for any person wishing to speak for or against the proposed amendment.

Written comments may be sent to:

Lori Bickford, Planning Manager/Planner  
Plan360 - Southeast Regional Service Commission  
112C Main Street, Sackville, NB E4L 0C3  
Email: [lori.bickford@nbse.ca](mailto:lori.bickford@nbse.ca)

**BY-LAW NO. 244-P**  
**A BY-LAW TO AMEND BY-LAW NO. 244**  
**TOWN OF SACKVILLE ZONING BY-LAW**

The Council of Tantramar under the authority vested in it by Section 53 and in accordance with Section 59 of the *Community Planning Act*, SNB 2017, c.19 amends By-law No. 244, the Town of Sackville Zoning By-law and enacts as follows:

1. By-law No 244 is amended by ADDING the definition of DRIVE THRU RESTAURANT to Section 1.1 Definitions of Part1: Title and Definitions as follows:

“DRIVE THRU RESTAURANT, means an access route adjacent to an establishment that is designed for vehicles to travel and enable customers to order and obtain food and/or beverage services while in their vehicle.”

2. By-law No 244 is further amended by ADDING to Part 6: Highway Commercial Zone: HC, 6.1 Uses a) Permitted uses, the following:

“xi) Drive Thru Restaurant”

3. By-law No 244 is further amended by ADDING to Part 6: Highway Commercial Zone: HC, 6.1 Uses, as follows:

“e) Any drive thru restaurant shall incorporate the following design standards:

- i) Businesses providing drive thru services shall provide the minimum stacking for vehicle queuing on the property of the establishment as follows:
  - a. Eleven (11) inbound queuing spaces for vehicles approaching the order board
  - b. Two (2) outbound queuing spaces on the exit side of the pick-up window;
- ii) Queuing spaces shall be a minimum of 6.5 metres in length and 3 metres in width.
- iii) Queuing lanes shall be clearly defined by raised curbs, landscaping or other traffic devices to ensure traffic separation between drive thru lanes and general on site traffic areas such as but not limited to parking lots, laneways and accesses.
- iv) Queuing lane exits shall ensure clear visibility for vehicles exiting the site
- v) When the entrance to the main building requires crossing of the queuing lane by pedestrians, a pedestrian crossing that is distinguished from the queuing lane by either a change in paving materials, colour, texture or height must be provided.
- vi) A queuing/traffic study shall be required where:
  - a. The expected number of drive-thru vehicle trips will exceed 40 vehicles per hour during peak hour periods, or
  - b. Less than the minimum required queuing spaces are provided.

4. Further, By-law No 244 is amended by ADDING to Part 6: Highway Commercial Zone: HC as follows:

**6.3 Traffic Impact Study**

“a) Any development or redevelopment identified in the following trip generation table shall provide a traffic impact study prepared by a Professional Traffic Engineer, by and at the cost of the developer:

| Land Use type                       | Estimated Development-Generation trips |
|-------------------------------------|--|
| Fast-food restaurant or coffee shop | 275 m2 (3,000 ft2)                     |
| Destination retail                  | 557 m2 (6,000 ft2)                     |
| Gas station or convenience market   | Seven fueling positions                |

- b) All other land use types anticipated to generate more than 100 additional peak hour trips as calculated by a Professional Traffic Engineer using the most recent edition of the Institute of Transportation Engineers Trip Generation Manual will be subject to a traffic impact study, by and at the cost of the developer, before the issuance of a development permit, and the developer shall be required to implement the recommendations of the study.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Mayor

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Clerk

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