

**Greater Miramichi Regional Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

**Meeting Minutes 2023-1
Tuesday, February 21, 2023 at 12:00 p.m.
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi**

MEMBERS PRESENT: William Treadwell, Joseph Veriker, Kurt Marks

MEMBERS ABSENT: Steve Macklin, Lynn Gregan

ALSO PRESENT: Nicholas O’Dette, Planning Services Manager, Melissa Chunick, Planner (via Zoom), Julien Robichaud, Development Officer, and Sharon Williston, Recording Secretary

1. APPROVAL OF THE AGENDA

Moved by Kurt Marks, Seconded by Joseph Veriker

MOTION: “That the agenda be accepted as presented.”

Carried

2. APPROVAL OF MINUTES (Meeting 2022-10 held December 20, 2022)

Moved by Joe Veriker, Seconded by Kurt Marks

Carried

3. DECLARATION OF CONFLICT OF INTEREST

None.

4. OVERVIEW PRESENTATION OF THE MIRAMICHI REGIONAL HOUSING AUTHORITY (MRHA)

Item tabled.

5. NEW BUSINESS

ITEM 2023-1-1: Applicant: Brian Stewart

Staff Report and Presentation by: Nicholas O’Dette, RPP, MCIP

Pursuant to Subsection 55(1)(a) of the *Community Planning Act* (C-19) and Section 2.9.2 of the City of Miramichi Zoning By-law (By-law No. 110), a “use variance” has been requested to enable the development of building to be used as an office and storage space for a construction business on the Subject Property described as PID 40538332 located on 2640 King George Highway in the City of Miramichi.

PRAC must determine whether the proposed construction office and storage is sufficiently similar to or compatible with a use permitted in the “Rural (RU)” zone in which the Subject Property is situated.

Nicholas O’Dette, Planning Services Manager, presented the staff report.

There were two delegates present, Brian Stewart and Mrs. Stewart (applicants).

Moved by Kurt Marks, Seconded by Joseph Veriker

RESOLUTION:

“The Planning Review and Adjustment Committee grant an approval pursuant to Section 55(1)(a) of the *Community Planning Act* (C-19) and to Section 2.9.2 of the City of Miramichi Zoning By-law (By-law No. 110,) to allow the proposed construction office and construction vehicle and supply storage as a “similar to and compatible with use” in the “Rural (RU)” zone of the Subject Property described as PID 40538332 located on 2640 King George Highway in the City of Miramichi, subject to the following conditions:

1. That screening in the form of a minimum 1.5m height wooden fence be provided along the eastern property line, spanning from the northern extend of the building to the rear of the property;
2. Any outdoor storage of goods and materials shall be incidental and related to the owner’s construction business or existing two-unit dwelling, shall not be located in required front yard, and must be screened from adjacent properties and roads wherever possible; and
3. No more than four commercial vehicles or trailers associated with the owner’s construction business shall be parked on the Subject Property at any time.”

Carried

ITEM 2023-1-2: Applicant: Breakwater Consulting Ltd. OBO Nazir Shivji

Staff Report and Presentation by: Melissa Chunick, BA, MPLAN

Pursuant to Subsection 55(1)(a) of the *Community Planning Act* (C-19) and Section 2.9.2 of the City of Miramichi Zoning By-law (By-law No. 110), a “use variance” has been requested to enable the conversion of an existing ambulance base to a 16-bed private dormitory on the Subject Property described as PID 40472706 located on 65 Johnson Avenue in the City of Miramichi.

PRAC must determine whether the proposed dormitory is sufficiently similar to or compatible with a use permitted in the “Mixed Use (MU)” zone in which the Subject Property is situated.

Melissa Chunick, Planner, presented the staff report.

There was one delegate present, Mark Russell, Electrician for applicant.

Moved by Joe Veriker, Seconded by Kurt Marks

RESOLUTION:

“That the Planning Review and Adjustment Committee grant an approval pursuant to Section 55(1)(a) of the *Community Planning Act* (C-19) and to Section 2.9.2 of the City of Miramichi Zoning By-law (By-law No. 110,) to allow the proposed 16-bed private dormitory as a “similar to and compatible with use” in the “Mixed Use (MU)” zone of the Subject Property described as PID 40472706 located at 65 Johnson Avenue in the City of Miramichi, subject to the following conditions:

- That the Applicant endeavor to reach an agreement with NBCC regarding the provision of any anticipated overflow parking for the development.”

Carried

6. TENTATIVE SUBDIVISION PLANS

ITEM 2023-1-3: Applicant: Randy Waye, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Frank and Patricia MacLaughlin Subdivision - Plan 2023-1 - Hughes - Parish of Nelson

The advice of the Greater Miramichi Regional Service Commission – Planning Review and Adjustment Committee (PRAC) should be required in order to approve a private access proposed from this subdivision plan.

Julien Robichaud, Development Officer, addressed the members of the committee and explained that, due to the absence of regulations for properties annexed to cities or towns resulting from the recent Local Governance Reform, this item should be tabled until a new City of Miramichi subdivision by-law is adopted.

Moved by Kurt Marks, Seconded by Joseph Veriker

RESOLUTION:

“That the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission **table** *Frank and Patricia MacLaughlin Subdivision - Plan 2023-1 - Hughes - Parish of Nelson* until a new City of Miramichi subdivision by-law is adopted.”

Carried

ITEM 2023-1-4: Applicant: Randy Waye, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Wolter Land Estates Subdivision - Plan 2023-1 - Black River Bridge - Parish of Hardwicke

Pursuant to Section 6(1) of the New Brunswick Regulation 80-159 under the *Community Planning Act* (c.19), the advice of the Greater Miramichi Regional Service Commission – Planning Review and Adjustment Committee (PRAC) is required in order to approve a private access proposed from this subdivision plan.

Julien Robichaud, Development Officer, presented the staff report.

Moved by Kurt Marks, Seconded by Joseph Veriker

RESOLUTION:

“As per Section 6(1) of the New Brunswick Regulation 80-159 under the *Community Planning Act* (c.19), the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission approves *Wolter Land Estates Subdivision - Plan 2023-1 - Black River Bridge - Parish of Hardwicke* subject to the addition of a turnaround at the dead-end portion of the private access, the submission of a subdivision assessment report for lots 2023-1, 2023-2, and 2023-3, and provided that the following notes be inserted on the final plan:

“The private access shown on this plan is not suitable for a public street. The Department of Transportation and Infrastructure will not upgrade or maintain this private access and all maintenance services and improvements to the private access are the responsibility of the property owner”; and

“The Planning Review and Adjustment Committee (PRAC) does not carry on-site inspections of the private access shown on this plan. Construction of a private access on this parcel of land in

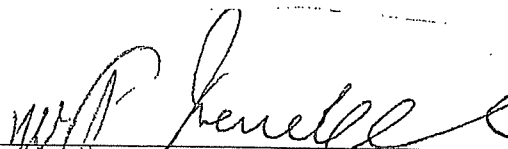
accordance with all relevant regulations, if any, is the strict and sole responsibility of the property owner or developer. The PRAC expressly makes neither representations nor warranties of any nature whatsoever that the condition and construction of the access is suitable for safe movement of vehicle traffic. The PRAC only approves the location of the access shown on this plan and not its condition and makes no representation nor warranties whatsoever with respect to the condition of the access."

Carried

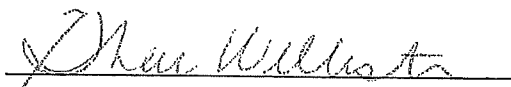
7. ADJOURNMENT

Moved by Kurt Marks

RESOLUTION: "That there being no further business, the meeting adjourned at 1:13 pm."



William Treadwell, Chairman

Nic O'Dette, Planning Services Manager

Sharon Williston, Recording Secretary