

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

**Meeting Agenda 2023-2  
Thursday, April 27, 2023 at 12:00 p.m.  
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi**

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**MEMBERS PRESENT:** William Treadwell, Joe Veriker, Steve Macklin, Kurt Marks

**MEMBERS ABSENT:** Lynn Gregan

**ALSO PRESENT:** Nic O'Dette, Planning Service Manager, Julien Robichaud, Development Officer, Sharon Williston, Recording Secretary

**1. APPROVAL OF THE AGENDA**

Moved by Kurt Marks

Seconded by Steve Macklin

**MOTION:** "That the agenda be approved as presented."

*Carried*

**2. APPROVAL OF MINUTES** (Meeting 2023-1 held February 21, 2023)

Moved by Joe Veriker

Seconded by Kurt Marks

**MOTION:** "That the minutes be approved as presented."

*Carried*

**3. DECLARATION OF CONFLICT OF INTEREST**

None

**4. NEW BUSINESS**

**ITEM 2023-2-1: Applicant: Three Rivers Construction**

**Staff Report and Presentation by: Melissa Chunick, BA, MPlan**

Pursuant to Section 110(1) of the Community Planning Act (C-19), the City of Miramichi has requested the views of the Greater Miramichi Regional Service Commission – Planning Review and Adjustment Committee on an Application to rezone vacant land for future commercial use; specifically, to amend:

1. Schedule A: Future Land Use Map of the City of Miramichi Municipal Plan (By-law No. 109) to change the designation from "Residential" to "Industrial"; and
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No.110) to change the zoning from "Single- or Two-Unit Dwelling (R-2)" to "Business/Light Industrial (BLI)".

For the Subject Properties described as PID 40293581, 40170409, 40170391 and 40180515, located at 390 Radio Street in the City of Miramichi.

Melissa Chunick, Planner presented the staff report.

There was one delegation present, Darren Henderson and Whiney Foran, owners, Three Rivers Construction.

Moved by Steve Macklin

Seconded by Kurt Marks

**RESOLUTION:**

Pursuant to Section 110(1) of the *Community Planning Act (C-19)*, it is the view of the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission that the City of Miramichi amend:

1. Schedule A: Future Land Use Map of the City of Miramichi Municipal Plan (By-law No. 109) to change the designation from “Residential” to “Industrial”; and
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from “Single-or Two-Unit Dwelling (R-2)” to “Business/Light Industrial (BLI)”;

For the Subject Properties described as PIDs 40170391, 40170409, 40293581, 40180515 located at 390 Radio Street, in the City of Miramichi to enable the proposed construction business use, and that such approval be conditional upon and subject to the following terms and conditions pursuant to Section 59 of the *Community Planning Act (C-19)*:

1. That the uses permitted on the Subject Properties be limited to the following list and the supporting definitions mentioned within Section III (B) Zoning By-law of the Report: a. Construction industry;  
b. Manufacturing industry;  
c. Office;  
d. Outdoor storage associated with main use;  
e. Uses permitted in the HC Zone excluding residential uses, hotels, motels or Inns; and  
f. Warehouse, including associated retail sales.

2. That screening be provided between Subject Property PID 40293581 and adjacent property PID 40171530, Subject Property PID 40170409 and adjacent property PID 40171530, and Subject Property PID 40180515 with adjacent properties PID 4017530, 40548265, 40169575, 40170425, 40170508, 40169575, and 40169567. In summary, that screening be provided on all areas of the Subject Properties that border residential uses.

3. That Radio Street be only permitted as an entrance to the Properties and that Alexander Street only be permitted as the exit from the Properties. The entrance on Radio Street shall be reduced to a maximum width of 10 meters to prevent vehicles from exiting onto Radio Street.

*Carried*

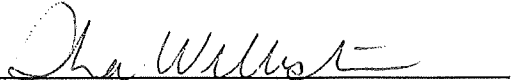
**5: ADJOURNMENT**

Moved by Kurt Marks,

**RESOLUTION:** "That being no further business, the meeting adjourned at 12:42 pm.

  
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William Treadwell, Chairman

  
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Nic O'Dette, Planning Services Manager

  
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Sharon Williston, Recording Secretary