

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

**Meeting Minutes 2024-1
Tuesday, January 23, 2024 at 12:00 p.m.
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi**

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

MEMBERS ABSENT: Lynn Gregan

ALSO PRESENT: Nic O'Dette, Planning Manager, Julien Robichaud, Development Officer, Nahyssa Rose Rabe Harou, Planner, Sharon Williston, Recording Secretary, Nathan Delong, Press

1. APPROVAL OF THE AGENDA

Moved by: Kurt Marks

Seconded by: Robert McLeod

MOTION: *“That the agenda be approved as presented.”*

Carried

2. APPROVAL OF MINUTES (Meeting 2023-9 held December 19, 2023)

Moved by Steve Macklin,

Seconded by: Robert McLeod

MOTION: *“That the minutes be approved as presented.”*

Carried

3. DECLARATION OF CONFLICT OF INTEREST

NONE

4. NEW BUSINESS

**ITEM 2024-1-1: Applicant: Jeffrey Roy/Miramichi Valley Snowmobile Club
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 by Jeffrey Roy – Miramichi Valley Snowmobile Club to enable the construction of a dry storage and maintenance building on a portion of the Subject Property described as PID 40116519 (no civic address assigned) located on Chaplain Island Road/NB 430 in the City of Miramichi.

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

Nic O'Dette, Planning Services Manager presented the staff report.

There was one delegate present for this item, Paul Barry.

Moved by: Steve Macklin
Seconded by: Robert McLoed

RESOLVED:

“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 storage and maintenance building as a “similar to and compatible with use” in the “Rural (RU)” zone of the Subject Property described as PID 40116519 (no civic address assigned) located on Chaplain Island Rd/NB 430, in the City of Miramichi.

Carried

**ITEM 2024-1-2: Applicant: Curby O’Donnell
Staff Report and Presentation by: Nicholas O’Dette, RPP, MCIP**

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 amend:

1. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from “Medium density A (R-3)” to “Medium density B (R-4)”;

For the Subject Property described as PID 40166266, located at 362 King George Hwy in the City of Miramichi, to allow the demolition of an existing garage to construct a second apartment building (8-units) on the property.

Nic O’Dette, Planning Service Manager, presented the staff report.

Moved by: Steve Macklin
Seconded by: Bob McLeod

Steve Macklin asked if the proposed number of units in the apartment building significantly changes should it be brought to PRAC and Nic O’Dette, Manager replied yes it should be brought back for approval. Steve also mentioned that conceptional drawings should not be submitted for approval.

It was also asked why NB Power is not included in our approval process and Nic said we could start including Hydro in our approval list for construction.

RESOLVED

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: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from “Medium density A (R-3)” to “Medium density B (R-4)”;

For the Subject Property described as PID 40166266, located at 362 King George Hwy in the City of Miramichi, to allow for the demolition of an existing garage and construction of a second

apartment building (8-unit apartment building with 4 units for affordable housing and 4 units at market rent price), subject to the following terms and conditions pursuant to Section 59 of the Community Planning Act (C-19):

1. That a 2.5m variance be granted to the side yard requirement of the R-4 zone, to allow for construction of the proposed apartment building to within 0.5m of the north side property line.

Carried

3. TENTATIVE SUBDIVISION PLANS

ITEM 2024-1-3: Applicant: Randy Wayne, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Kevin Cassidy Subdivision - Plan 2024-1 - Morrison Road - New Jersey - Parish of Alnwick

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: Robert McLeod

Seconded by: Steve Macklin

RESOLVED:

As per Section 6(1) of the New Brunswick Regulation 80-159 under the *Community Planning Act* (c.19), it is recommended that the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission approves *Kevin Cassidy Subdivision - Plan 2024-1 - Morrison Road - New Jersey - Parish of Alnwick* 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

4. OTHER BUSINESS

A letter was presented to the PRAC Board Members that was received from Mayor Adam Lordon of Miramichi regarding the Planning and Review Committees role.

The letter was discussed among the PRAC board members' and they asked for any examples of any projects/issues affected by prior decisions by board members.

Nic O'Dette, Planning Services Manager, will prepare a letter to explain the exact role of the Planning and Review commission.

Moved by: Kurt Marks

Seconded by: Robert McLeod

Carried

RESOLVED:

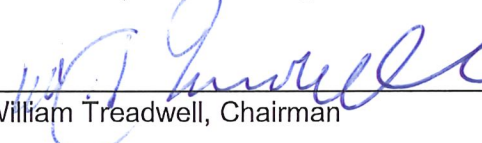
*That, Nic O'Dette, Planning Services Manager, compose a letter of response to the Mayor of Miramichi **upon approval of such letter** by the PRAC Board Members.*

Carried

5. ADJOURNMENT

Moved by Kurt Marks.

RESOLUTION: "That being no further business, the meeting adjourned at 1:04 pm



William Treadwell, Chairman



Nic O'Dette, Planning Services Manager



Sharon Williston, Recording Secretary