

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

**Meeting Agenda 2024-2
Tuesday, March 19, 2024 at 12:00 p.m.
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi**

- 1. APPROVAL OF THE AGENDA**
- 2. APPROVAL OF MINUTES** (Meeting 2024-1 held January 23, 2024)
- 3. DECLARATION OF CONFLICT OF INTEREST**
- 4. NEW BUSINESS**

ITEM 2024-2-1: Applicant: Ron Lord

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

A Density variance to the primarily zoned "Highway Commercial (HC)" zoning of the Subject Property described as PID 40106403 located at 10 Douglastown Boulevard in the City of Miramichi has been requested, to enable the development of an additional multi-unit residential 63-unit (5 storeys) apartment building as a second phase to the existing 55-unit building on site (118 units total).

This development has previously been approved for 110 units. Pursuant to Section 55(3) of the *Community Planning Act*, "If an advisory committee or a regional service commission has made a determination with respect to a request for a variance under paragraph (1)(b), a request with respect to the same variance shall not be made to a development officer."

ITEM 2024-2-2: Applicant: 647963 N.B. Ltd.

**Staff Report and Presentation by: Nahyssa Rose Rabé Harou, B.Sc.,
Planner**

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 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 "Medium Density B (R-4)" for a portion (~4.24 acres) of the Subject Property described as PID 40386997, located off Percy Kelly Dr (no civic address assigned) in the City of Miramichi, to allow the construction of 5 (8-unit) rowhouses.

ITEM 2024-2-3: Applicant: New Brunswick Housing Corporation

**Staff Report and Presentation by: Nahyssa Rose Rabé Harou, B.Sc.,
Planner**

Pursuant to Section 53(2)(i) of the NB *Community Planning Act*, and Section 2.9.4 (2) of the City of Miramichi Zoning By-law, a request for a "Temporary Use" approval has been received regarding a portion (5220m²) of the subject Property described as PID 40409112, located at (no civic address), General Manson Way in the City of Miramichi. This approval is required for the Applicant to construct a 10-unit (single storey) building.

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 regarding the Property described as PID 40409112, located at (no civic address), General Manson Way in the City of Miramichi, to amend:

Schedule A: Future Land use Map of the City of Miramichi's Municipal Plan (By-law No. 109) to change the designation from "Industrial" to "Residential", and Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from "Airport-Compatible Business (ACB)" to "Medium Density A (R-3)" for a portion (5220m²) of the subject property and "Medium Density B (R-4)" for the balance of the (24.2 ha) subject property, to allow the construction of a 10-unit apartment building.

ITEM 2024-2-4: Applicant: New Brunswick Housing Corporation

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

Pursuant to Section 53(2)(i) of the NB *Community Planning Act*, and Section 2.9.4 (2) of the City of Miramichi Zoning By-law, a request for a "Temporary Use" approval has been received regarding a portion (8566m²) of the subject Property described as PID 40204984, located at (no civic address), Henderson Street in the City of Miramichi. This approval is required for the Applicant to construct two 10-unit (3 bedrooms each) 2-storey buildings.

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 regarding a portion (8566m²) of the Subject Property described as PID 40204984, located at (no civic address), Henderson Street in the City of Miramichi, to amend:

Schedule A: Future Land use Map of the City of Miramichi's Municipal Plan (By-law No. 109) to change the designation from "Recreation and Greenspace" to "Residential" and Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from "Passive Recreation/Greenspace (PR)" to "Medium Density B (R-4)", to allow the construction of two 10-unit (3 bedrooms each) 2-storey buildings.

ITEM 2024-2-5: Applicant: Brent Baisley

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 **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 40552937, located at Creaghan Avenue in the City of Miramichi, to allow a 14-unit apartment building.

5. TENTATIVE SUBDIVISION PLANS

ITEM 2024-2-6: Applicant: Randy Waye, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Kevin MacDonald Subdivision - Plan 2023-1 - Miramichi Bay - 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.

ITEM 2024-2-7: Applicant: Philippe Breau, Jules J. Breau and Son Ltd.

Staff Report and Presentation by: Julien Robichaud

Subdivision Plan No.2024-3 of George McCallum Subdivision at Alnwick (Tabusintac - Straight Brook Road) - Parish of Alnwick - County of Northumberland - Province of New Brunswick

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 extension proposed from this subdivision plan.

6. ADJOURNMENT