

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

Meeting Agenda 2024-3
Tuesday, April 16th, 2024 at 12:00 p.m.
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES (meeting 2024-2 held March 19, 2024)

3. DECLARATION OF CONFLICT OF INTEREST

4. NEW BUSINESS

ITEM 2024-3-1: Applicant: Mathieu LeBlanc

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

Pursuant to Section 55(1)(a) of the Community Planning Act (C-19), and section 6.2.2 of the Village of Blackville Rural Plan (By-Law No. 57), an application has been submitted by Mathieu LeBlanc, to allow:

1. A Similar/compatible use variance to the "Rural Area (RA)" zoning of the Subject Property described as PID 40481632 located at 42 Blueberry Lane, Blackville, Miramichi River Valley to allow for construction of a small guest house, in addition to a future, larger cottage, as a recreational use on the Subject Property.

PRAC must determine whether the proposed use is sufficiently similar to or compatible with a use permitted in the "Rural Area (RA)" zone in which the Subject Property is situated.

ITEM 2024-3-2: Applicant: David Donahue

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

Pursuant to Section 55(1)(a) of the Community Planning Act (C-19), and section 6.2.2 of the Village of Blackville Rural Plan (By-Law No. 57), an application has been submitted by David Donahue, to allow:

1. A Similar/compatible use variance to the "Rural Area (RA)" zoning of the Subject Property described as PID 40036436 located at 27 Underwood Dr, Blackville, Rural Community of Miramichi River Valley to enable the development of up to five cottages for short term rental.

PRAC must determine whether the proposed use is sufficiently similar to or compatible with uses permitted in the "Rural Area (RA)" zone in which the Subject Property is situated.

5. TENTATIVE SUBDIVISION PLANS

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

Staff Report and Presentation by: Julien Robichaud

Alton Glendenning Subdivision - Plan 2024-1 - 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 2024-3-4: Applicant: Randy Waye, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Walsh Truck & Repair Ltd Subdivision - Plan 2024-1 - Kenna Road - Bartibog - 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.

6. ADJOURNMENT