

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

**Meeting Minutes 2023-7
Friday, September 15th, 2023, at 12:00 p.m.
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi**

MEMBERS PRESENT: William Treadwell, Kurt Marks, Lynn Gregan, Bob McLeod, Steve Macklin

ALSO PRESENT: Nic O'Dette, Planning Services Manager, Julien Robichaud, Development Officer, Sharon Williston Recording Secretary, Justin Forbes, Chief Operating Officer.

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES (Meeting 2023-7 held September 15, 2023)

3. DECLARATION OF CONFLICT OF INTEREST

4. NEW BUSINESS

ITEM 2023-7-1: Applicant: Habitat for Humanity Fredericton/Region de Fredericton Inc

Staff Report and Presentation by: Nic O'Dette, RPP, MCIP, Planning Services Manager

1. A request for a "Temporary Use" approval has been received regarding 2114 & 2118 Water St, Miramichi, (PIDS 40201188 & 40199903). 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, the Planning Review and Adjustment Committee (PRAC) may authorize, for a temporary period not exceeding one (1) year, a development otherwise prohibited by the City of Miramichi Zoning By-law. This approval is required for the Applicant to construct four semi-detached dwelling units and subdivide the properties into four new lots.

2. 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 the zoning designation of the Subject Properties described as PIDS 40201188 & 40199903 (2114 & 2118 Water St) in the City of Miramichi from "Medium Density B (R-4)" to "Single- or Two-Unit Dwelling (R-2)", to allow the construction four semi-detached dwellings (four units total).

There was one delegate present, Perry Kendall (Habitat for Humanity).

Nic O'Dette Presented the staff report.

Moved by Kurt Marks, Seconded by Lynn Gregan

RESOLVED:

“Pursuant to Section 110(1) of the Community Planning Act (C-19), it is the view of the Planning Review and Adjustment Committee of the Greater Miramichi Regional Service Commission, that the City of Miramichi amend Schedule A – Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110), from “Medium Density B (R-4)” to “Single- or Two-Unit Dwelling (R-2)” for the Subject Properties described as PIDS 40201188 & 40199903 (2114 & 2118 Water St) in the City of Miramichi, to allow for the development of four semi-detached dwelling units to be built on four proposed lots; further, that such rezoning be conditional upon and subject to the following terms and conditions pursuant to Section 59 of the Community Planning Act (C-19):

1. That 0.46m variances be granted to the lot depth of proposed Lots 2023-1 and 2023-2, and a 2.18m variance to the frontage of proposed lot 2023-3.”

Carried

5. TENTATIVE SUBDIVISION PLANS

ITEM 2023-7-2: Applicant: Randy Waye, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Kevin Fowlie 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.

There was one delegate present, Eileen Brennan (via Zoom), a neighbor to the property.

Ms. Brennan asked if it was the responsibility of the owner to maintain the private access. Julien Robichaud responded that it was the responsibility of the owner.

Julien Robichaud, Development Officer presented the staff report.

Moved by Kurt Marks, Seconded by Lynn Gregan

RESOLVED:

As per Section 6(1) of the New Brunswick Regulation 80-159 under *Community Planning Act* (c.19), it is recommended that the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission approves:

1. Variances of 42.585 metres for parcels 2023–A to 2023–D, 40.268 metres for Parcel 2023–E, 46.966 metres for parcels 2023–F and 2023–G, 46.964 metres for Parcel 2023–H, and 48 metres for Parcel 2023–I from the required 54-metre minimum width; and
2. *Kevin Fowlie Subdivision - Plan 2023–1 - Miramichi Bay - Parish of Hardwicke*; subject to the submission of a subdivision assessment report for Lot 2023–1 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

6. OTHER BUSINESS

ITEM 2023-7-3: Applicant: The City of Miramichi

Staff Report and Presentation by: Julien Robichaud

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 (PRAC) on a proposal to adopt a new subdivision by-law (tentatively By-law No. 127). The new by-law is necessary in order to regulate subdivisions occurring in the annexed areas of the City of Miramichi resulting from the recent Local Governance Reform.

Moved by Kurt Marks, Seconded by Robert McLeod

RESOLVED, 'To accept the proposal to adopt a new sub-division by-law (tentatively By Law No. 127) according to staff recommendations.'

Carried

7. ADJOURNMENT

Moved by Kurt Marks

Resolved, "that being no further business, the meeting was adjourned at 12:58 pm."



William Treadwell, Chairman



Nic O'Dette, Planning Services Manager



Sharon Williston, Recording Secretary