

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

**Meeting Agenda 2024-10
Tuesday, November 19, 2024 at 9:30 a.m.
GMRSC Boardroom, 1773 Water Street (bottom floor), Miramichi**

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES (meeting 2024-9 held October 15, 2024)

3. DECLARATION OF CONFLICT OF INTEREST

4. UPDATE ON CITY OF MIRAMICHI PRAC BY PLANNING DIRECTOR

5. NEW BUSINESS

ITEM 2024-10-1: Applicant: Hospice Miramichi Inc. (Paul Matheson)

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

41 Harper Rd, Miramichi – Use Variance Application

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 to enable the redevelopment of an existing building, to be used as hospice facility, on the Subject Property described as PID 40499725 located at 41 Harper Rd in the City of Miramichi.

The PRAC must determine whether the proposed construction office is sufficiently similar to or compatible with a use permitted in the “Residential Low-Density (R-2)” zone in which the Subject Property is situated.

6. TENTATIVE SUBDIVISION PLANS

ITEM 2024-10-2: Applicant: Philippe Breau, Jules J. Breau and Son Ltd.

Staff Report and Presentation by: Julien Robichaud

Subdivision Plan No.2024-1 of Dawn Chisholm, Deghwar Jaff & Janice Jaff Subdivision at Alnwick (Tabusintac) - 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 proposed from this subdivision plan.

ITEM 2024-10-3: Applicant: Randy Waye, T.G. Williston Surveys Ltd.

Staff Report and Presentation by: Julien Robichaud

Plaza Subdivision - Plan 04–1, 3rd Amendment - City of Miramichi - Parish of Newcastle - County of Northumberland - Province of New Brunswick

Pursuant to subsections 88(1) and 88(4)(a) of the *Community Planning Act* (c.19), the laying out of public streets in a subdivision shall be assented to by municipal council, but the

recommendation of the regional service commission (PRAC) is first required in order to receive assent.

This item will also satisfy requirements initially addressed in Item 2024-7-2 that was tabled during meetings 2024-7, 2024-8, and 2024-9.

ITEM 2024-10-4: **Applicant: Randy Waye, T.G. Williston Surveys Ltd.**

Staff Report and Presentation by: Julien Robichaud

Helena Bowie Estate Subdivision - Plan 2024-1 - Alnwick (Oak Point) - 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.

7. ADJOURNMENT