

**Greater Miramichi Service Commission
CITY OF MIRAMICHI PLANNING REVIEW AND ADJUSTMENT COMMITTEE**

Meeting Minutes 2025-2

Tuesday, April 22, 2025 – 10:00 a.m.

GMSC Boardroom, 1773 Water Street (Bottom Floor), Miramichi

MEMBERS PRESENT: Bill Treadwell, Joseph Veriker, Whitney Henderson, Bethany Manderson, Shayan Faal

Kris Jardine (Virtual)

ALSO PRESENT: Julien Robichaud, Development Officer, Edna Moorhouse, Recording Secretary, Nic O'Dette, Planning Services Manager, Alex Hanes, Planner, Justin Forbes, Planning Director

Meeting called to order by Chairperson, Bill Treadwell at 10:01 a.m.

1. APPROVAL OF AGENDA

Moved by Shayan Faal, Seconded by Bethany Manderson.

MOTION: *"That the agenda be accepted, as approved."*

Carried

2. APPROVAL OF MINUTES (meeting March 25, 2025 – 2025-1)

Moved by Joe Veriker, Seconded by Whitney Henderson

MOTION: *"That the minutes be accepted as approved."*

Carried

3. DECLARATION OF CONFLICT OF INTEREST

None

**4. 2025-2-1 Applicant: True North Commercial LP
Staff Report and Presentation by Nic O'Dette, Planning Services
Manager**

The applicant is requesting a Zoning By-Law Amendment to property located at 410 King George Highway to permit the development of a drive-thru restaurant.

The property is currently zoned General Commercial which does not permit a drive-thru restaurant as a main use. The applicant is requesting to rezone a portion of the site to Highway Commercial to accommodate the proposed development.

Staff is recommending only a portion of the property be rezoned.

Conflicts – It is an environmentally sensitive area.

The property fronts on major retail roads. It conforms to proper set backs.

The City would initiate a notification mailout, plus a public hearing as required.

Joe Veriker asked what entrance to the property residents would use and if there would be a new access developed. Nic advised the southeast entrance closest to the Highway on Hennessy Street and there would be no new access developed. Joe asked if Public Works will show where the flow of traffic is going to go through at the site. Nic will get comments from them later on as it progresses.

Shayan Faal asked if there was any information from the City regarding the addition of sidewalks to Hennessy Street. Nic advised there were not any comments at this point in time from the City. In general, no new sidewalks have been proposed, but it is something the City could possibly add later.

Pursuant to Section 110(1) of the NB *Community Planning Act*, it is the view of the City of Miramichi Planning Review and Adjustment Committee (PRAC) that the City of Miramichi Amend Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law 110), to change the zoning designation from General Commercial (GC) to Highway Commercial (HC), for an approximately 6384m² portion of the subject property described as PID 40408726 (410 King George Hwy, Miramichi).

This amendment is intended to enable the development of a proposed drive-thru restaurant and to allow the full range of permitted uses under the HC zone, in accordance with the Zoning By-law.

The rezoning shall be subject to the following terms and conditions pursuant to Section 59 of the *Community Planning Act*:

1. That the applicant comply with all applicable provisions of the *Wellfield Protected Area Designation Order – Clean Water Act*.
2. That the applicant consult with the Department of Environment and Local Government's Wetland and Watercourse Alteration Branch regarding the location of the proposed development in relation to nearby wetland, and adhere to all applicable requirements of the *Clean Water Act*.
3. That drainage, servicing, traffic and access be approved by the City of Miramichi Director of Engineering, and the Director of Public Works, prior to the issuance of any building/development permit for the proposed development.
4. That the applicant comply with all conditions of the Flood Overlay zone, including the submission of a signed Flood Risk Disclaimer (Schedule 3), prior to the issuance of any building/development permit for the proposed development.

Moved by Joe Veriker, Seconded by Whitney Henderson

MOTION: *that an approximately 6384m² portion of the property at 410 King George Hwy have the Zoning designation changed from General Commercial (GC) to Highway Commercial (HC) to permit the development of a drive-thru restaurant, subject to Staff Recommendations.*

Resolved, *'that item 2025-2-1 be approved according to staff recommendations.'*

Carried

Members of the City of Miramichi PRAC agreed that the meeting packages be emailed and copies be made available at each meeting. No mail outs are required.

5. ADJOURNMENT

Moved by: Bethany Manderson

RESOLUTION: *“that there being no further business, the meeting adjourned at 10:41 AM.*

Bill Treadwell, Chairman

Nic O’Dette, Planning Services Manager

Edna Moorhouse, Recording Secretary