

**Greater Miramichi Service Commission**  
**CITY OF MIRAMICHI PLANNING REVIEW AND ADJUSTMENT COMMITTEE**  
**Meeting Minutes 2025-1**  
**Tuesday, March 25, 2025 – 12:00 p.m.**  
**GMSC Boardroom, 1773 Water Street (Bottom Floor), Miramichi**

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**MEMBERS PRESENT:** Bill Treadwell, Joseph Veriker, Shayan Faal, Kristopher Jardine, Bethany Manderson

**ALSO PRESENT:** Kevin Russell, Mayor (MRV), Robert McLeod (Regional PRAC), David Donahue (Regional PRAC), Justin Forbes, Director of Operations/Planning Director, Julien Robichaud, GIS Tech/Development Officer, Nic O'Dette, Planning Services Manager, Alex Hanes, Planner, Edna Moorhouse, Recording Secretary, Nathan Delong, Press, Rene Smith (Applicant on behalf of Royal Canadian Legion Branch #3)

Meeting called to order at 12:15 p.m. by Justin Forbes, Director of Operations/Planning Director.

**1. APPROVAL OF THE AGENDA**

Moved: Bill Treadwell

Seconded: Bethany Manderson

**MOTION:** "That the agenda be accepted as presented."

*Carried*

**2. SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Justin Forbes, Director of Operations/Planning Director, reviewed the process and the roles and responsibilities of both the Chair and Vice-Chair.

Joe Veriker nominated Bill Treadwell as the Chairperson. Bill accepted.

As per Policy, the Committee was asked three times by Justin Forbes, Planning Director if there were any other nominations. There were none. Bill is acclaimed as the Chairperson.

Bill Treadwell nominated Joe Veriker as the Vice-Chairperson. Joe accepted.

As per Policy, the Committee was asked three times by Justin Forbes, Planning Director, if there were any other nominations. There were none. Joe is acclaimed as the Vice-Chairperson.

Meeting called to order by Chairperson, Bill Treadwell at 12:20. He welcomed all new and former members.

**3. DECLARATION OF CONFLICT OF INTEREST**

None

**4. NEW BUSINESS**

**ITEM 2025-1-2:**      **Applicant: Paula McKenna and Rene Smith on behalf of Royal Canadian Legion Chatham Branch #3**  
**Staff Report and Presentation by: Alex Hanes, Planner**

Alex Hanes, Planner, made a presentation on behalf of the Variance Application for the Chatham Branch 3 Royal Canadian Legion. Application is for a proposed new Legion Hall at 18 McCurdy St. The new building will be on the Wellington side of the site.

Applicant on behalf of the Legion, Rene Smith said he was happy with work that was produced. They will get an Engineer because parking was an issue. Rene also spoke of other plans, such as a stonewall (memorial wall) for the veterans. He said it will be a positive thing for the downtown area.

Joe Veriker, Vice-Chairperson, asked what the planned start date would be. Rene said as soon as all is approved and they meet by-laws requirements, then they will look for an Engineer. They plan to recycle the bricks and use them on the inside of the pub or the memorial wall. The old building will not be taken down until the new one is ready, due to financial reasons.

Bethany Manderson asked if the footprint of the current building will become parking. Rene advised it will become parking.

Shayan Faal asked where the figure of 88 parking spots came from. Alex explained that the zoning bylaw requires a parking requirement based on all of the uses in the building i.e. bar/lounge, multi-purpose room, office. Parking is based on accumulation of all of the rooms in the building. Shayan Faal asked how many entrances will be at the new building and if it will be wheelchair accessible. Rene advised there will be two entrances in the new building and it will be wheelchair accessible.

Joe Veriker, asked if there were any complaints about parking or lack of parking on the site. Rene advised there were no complaints. The Police or Fire Departments did not comment on any concerns about parking. The Fire Department did respond that a submission to the Fire Marshall was necessary.

Bill Treadwell explained that usually applicants go to the podium to speak, but this time was ok from where he was sitting.

Motion item 2025-1-2 – To accept the presentation based on/subject to staff's recommendations.

Moved: Joe Veriker

Seconded: Kris Jardine

**RESOLVED**, that Pursuant to Section 55(1)(b) of the NB Community Planning Act, the City of Miramichi Planning Review and Adjustment Committee (PRAC) approves the following variances, subject to the conditions outlined below, to facilitate the development of the proposed Legion Building at 18 McCurdy Street, Miramichi (PID 40521601):

1. A reduced setback from the front property line abutting McCurdy St. from 7.6m to 5.5m.
2. A reduced setback from the front property line abutting Wellington Street from 15.2m to 5.529m.
3. A reduced setback from the rear property line abutting PID 40194961 from 6.1m to 2.119m.
4. A reduced setback from the side property line abutting PID 40493322 from 6.1m to 4.927m.
5. A reduced setback from the side property line abutting PID 40493322 from 6.1m to 4.91m.
6. Any on-site parking provided along the lot line abutting McCurdy Street be subject to approval by the City of Miramichi Engineering or Public Works Departments.

- (a) The applicant must submit a Traffic Engineering Report, to the satisfaction of these Departments, evaluating the safety and feasibility of parking spaces along McCurdy Street, particularly the three spaces closest to Wellington Street.
- 7. Further to Condition 6, that a variance to the required landscaped open space between the building and McCurdy Street be permitted to allow for no landscaped open space, should parking be permitted in this area by the Departments of Engineering or Public Works.
- 8. A reduced parking requirement from 88 stalls to a minimum of 17 stalls.
  - i. The applicant must submit a Stormwater Management Plan, demonstrating compliance with net-zero drainage requirements, to the satisfaction of the City's Engineering Department. If in the opinion of the Development Officer, substantial site modifications are required to achieve net-zero drainage standards, the applicant must resubmit an application to the City PRAC for reconsideration.

*Carried*

## 5. TENTATIVE SUBDIVISION PLANS

**ITEM 2025-1-3:      Applicant: Randy Wayne, T.G. Williston Surveys Ltd.**

**Staff Report and Presentation by: Julien Robichaud**

Julien Robichaud, Development Officer, presented the application of *Northumberland Co-operative Subdivision - Plan 2024-1, 1st Amendment - Railway Avenue - City of Miramichi - Parish of Newcastle* on behalf of the Applicant and Habitat for Humanity NB, the property owner.

The proposed lots are for residential purposes. The property is currently vacant except for a municipal easement for a stormwater line. The Development Officer reviewed the tentative plan, showing the lots and parcels. The property is zoned Residential Low Density (R-2).

The Council must assent the laying out of public streets and land for public purposes, but PRAC must first recommend the location of the new street, street widening, and land for public purposes. The new public access proposed name was initially Miramichi Lane but has been changed to Northumberland Lane so not to be confused with Miramichi Avenue. The name is to be approved by Council during assent.

The City's Engineering and Public Works departments had no comments as they were already aware of the application. No confirmation was made as to the implementation of the requirements.

Assent of this Subdivision will take place during a public Council meeting.

Bethany Manderson asked how close is 8% on that hill. The Development Officer advised that it is not known precisely. The upper part would be less than 8%. The plan must meet the satisfaction of the City Engineer.

Motion item 2025-1-3 – That this item be approved subject to staff recommendations.

Moved:            Joe Veriker

Seconded:      Shayan Faal

**RESOLVED**, that the City of Miramichi Planning Review and Adjustment Committee recommends the location of the street parcels being the Railway Avenue widening and the Northumberland Way addition, and the land for public purposes as identified in the *Northumberland Co-operative*

*Subdivision - Plan 2024-1, 1st Amendment - Railway Avenue - City of Miramichi - Parish of Newcastle* as per Section 88(4)(a) of the *Community Planning Act* (c.19), and for the final plan to receive assent of council as per Section 88(1) of said *Act*, subject to:

- sanitary sewers, storm sewers, water services, street lighting, streets, curbs, parkland and sidewalks be to the satisfaction of the City Engineer and designed and built to servicing standards as prescribed by resolution of Council;
- plans and profiles of services be prepared to the satisfaction of the City Engineer and as-built plans be provided to the City Engineer upon completion of the work; and
- the street having a maximum grade of eight percent (8%).

It is also recommended that the City of Miramichi amend Schedule D: Road Hierarchy and Designations of the City of Miramichi Municipal Plan (By-law No. 109) to add the new street to the schedule.

*Carried*

Bill Treadwell thanked staff for guidance. Bill Treadwell asked about the PRAC orientation presentation from Fredericton this morning, regarding PRAC only being recognized as an Advisory Board. Justin Forbes, Planning Director, explained that the *Community Planning Act* was drafted in the 1970s, so the language that the *Act* used back then was Planning Advisory Committee. This falls under Reg Serv Act, both are legally valid. Same requirement for a PAC or a PRAC.

Next meeting of the City PRAC will be on April 22, 2025. One of the Agenda items during the next meeting that will be discussed will be dates/times that work best for PRAC meetings.

## 6. ADJOURNMENT

Meeting called to adjournment by Chairperson Bill Treadwell at 1:30 p.m.

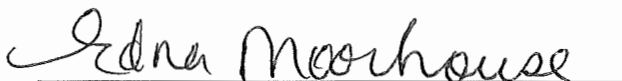
**RESOLUTION:** "That there be no further business, the meeting adjourned at 1:30 pm."



Bill Treadwell, Chairman



Nic O'Dette, Planning Services Manager



Edna Moorhouse, Recording Secretary