



## CITY PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

Meeting Minutes 2025-4  
Wednesday, June 25<sup>th</sup> at 2pm  
GMSC Boardroom 1773 Water Street, Miramichi

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**MEMBERS PRESENT:** Bill Treadwell (Chair), Whitney Henderson, Bethany Manderson, Kris Jardine

**MEMBERS ABSENT:** Joe Veriker (Vice Chair), Shayan Faal

**ALSO PRESENT:** Justin Forbes, Director of Operations/Planning Director; Nic O'Dette, Planning Services Manager; Alex Hanes, Planner; Julien Robichaud, Development Officer; Melanie Albert, Recording Secretary; Cynthia MacDonald, Lynn Mercure, Cole Price. Present virtually: Jenna Harris

The meeting was called to order by Chairperson Bill Treadwell at 2:01pm. Quorum was confirmed.

### 1. APPROVAL OF AGENDA

Moved by: Kris Jardine

Seconded by: Whitney Henderson

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

*Carried*

### 2. APPROVAL OF MINUTES (meeting 2025-3 held May 29<sup>th</sup>, 2025)

Moved by: Bethany Manderson

Seconded by: Kris Jardine

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

*Carried*

### 3. DECLARATION OF CONFLICT OF INTEREST

None declared by any members.

#### **4. Old Business**

**ITEM 2025-3-2:      Applicant: 696311 NB Ltd. (O/A Probuilt Homes – Cole Price)**

**Updated Memo and Presentation by: Alex Hanes, Planner**

*Rezoning and Municipal Plan Amendment Application – “Kingswood Park” Mini-Home Subdivision*

This item was tabled by the PRAC at the May 29<sup>th</sup> meeting.

Pursuant to Section 110(1) of the Community Planning Act (c.19), the City of Miramichi Council has requested the written views of the Planning Review and Adjustment Committee (PRAC) on a proposed amendment to the Municipal Plan and Zoning By-law to permit a mini-home subdivision on a portion of PID 40191884, located east of Walsh Avenue at King Street and Walsh Avenue.

The subject portion is currently designated “Industrial” on the Municipal Plan’s Future Land Use Map (Schedule A) and zoned “Business Light Industrial (BLI)” under the Zoning By-law. These designations do not permit residential development or mini-homes as a main use. The applicant seeks to redesignate this land as “Residential” and rezone it to “Mobile Home/Mini-Home (RM).

Alex Hanes, Planner gave a recap explanation followed by a presentation outlining the clarifications between a mini-home park and a mini-home subdivision in terms of their zoning and regulatory obligations. Maps and comparison tables were used to clearly define the area, the intent of the proposal, and the supports and conflicts that have been identified at the previous meeting (May 29<sup>th</sup> 2025).

Included in the presentation were clear acknowledgements of the views of the public, the environmental concerns, and the worries about neighborhood impact recorded at the previous meeting.

The staff assessment at the time of the May 29<sup>th</sup> meeting was re-stated.

Following the recap, a thorough clarification of points was given:

Clarification 1: Explanation of historic issues with servicing on mini-home parks.

Clarification 2: That this is to be a mini-home subdivision, not a mini-home park, and differences were outlined between the two types of projects, demonstrating how the project is accurately described as a subdivision and not a park.

Clarification 3: The applicability of By-law 45. As this is a mini-home subdivision and not a park, no new roads would be built within the area specified. It was clarified that the Mini-Home Subdivision is a grouping of "Mini-Home Sites" under By-law 45, which places no special regulations on the development, and instead defers to the Zoning By-law for regulation.

Clarification 4: Condition of Springvale Ave., currently listed as being in critical condition. It was noted that Springvale is slated for repairs, and that the proposed development could justify resurfacing the street sooner than without the development, based on comments from the City's Director of Engineering.

Clarification 5: Explanation of the potential impact of the investigation being conducted by the DELG. Still underway, though the Department in question has had no objection to the re-zoning as presented, per last contact. It was clarified that this investigation is part of any wellfield exemption application and review process. However, no building permits can be given issued until the Exemption to the Wellfield Protection Order is issued by the Department of Environment

Clarification 6: Written objections that had been omitted in the May 29th package were added to the June 25<sup>th</sup> package, although it was suggested that these concerns should be re-submitted to the City clerk to become part of the public record. Staff provided a comprehensive package to the public and committee members including a great deal of email communications between staff, concerned residents, and also the Department of Environment staff.

Staff re-stated their recommendation from the original report and presentation, that the PRAC recommend approval of the proposed plan amendment and rezoning, subject to conditions.

Bethany Manderson asked if, in regards to recommendation #1, the trees planted could be specifically of the conifer type instead of deciduous or mixed. Nicholas O'Dette confirmed that the condition could be altered in the PRAC's motion to reflect this.

Mr. Price explained in his presentation the application and process issues that have been experienced. His business is privately funded. He had inquired with the environmental protection officer prior to clearcutting the lot, who had originally indicated that the Wellfield posed no concern for the project. His people therefore followed through and cut the trees since they didn't think there were any issues. Many properties in the city are in similar wellfield situations and get developed frequently. Despite a few lots that don't conform to the minimum Zoning By-law size requirements, 26 lots are considered as conforming.

Lynn Mercure explained the situation of immediate neighbours to the project area. Items outlined:

- property value depreciation.
- parking and traffic increase.
- worsening road surface quality.
- single fire hydrant for the street (fire safety concerns).
- lack of a secondary access point for vehicles during construction blockages.
- sustainability of existing area versus new growth priorities, no upkeep on infrastructure that is already there.
- tree clearing exceeded 30% of the land area requiring an exemption from DELG that was not received.
- nearby cannabis factory odor now much more pronounced because of tree removal.
- Walsh Ave. being built for industrial use (traffic safety concerns for new residents).
- lack of communal space for families who might move into area.
- presence of bear population.
- DELG might require re-forestation or partial re-forestation.

Cynthia MacDonald then took the floor to explain her particular situation as the single lot abutting the proposed development directly. She mentioned many of the same concerns as Mrs. Mercure, specifically the single fire hydrant, the property value concerns, and the crowding.

Jenna Harris, attending virtually, then took the floor. Concerns of previous two speakers were acknowledged and agreed with. Adding to them, she outlined the following:

- that mini-home parks are often set up as mini-home subdivisions in order to avoid having to follow the regulations of a mini-home park in By-law 45.
- lot size regulations are not complied with in the proposed development and should be scrutinized.
- Wellfield investigation is still underway and the project should not be moving forward without an exemption.
- too many steps are being rushed and are overlapping, creating confusion and questionable legality.

The Chair then asked if particular concerns were within our purview of authority: the hydrant issue, property value issue, street quality issue or premature tree-cutting issue.

Nicholas O'Dette re-iterated that Building permits and Re-zoning applications are separate issues. This application is purely about the re-zoning and therefore some of the items are not typically considered during review at this stage.

Alex Hanes added clarification that the line of trees to be replanted as per recommendation were intended to be between the sub-divided lots within the project, not along the road edges.

Mr. Price re-stated that they had been in contact with all relevant authorities at various stages of the project and were not aware that things would be problematic. Clarification was given that the name of the project is simply the name chosen as a placeholder to facilitate the re-zoning application, and did not indicate that a mini-home park was going to be the outcome.

The Chair turned the floor to the board members for questions and comments.

Kris Jardine: Should the rezoning proceed, the city will still be reviewing afterwards and they are the ones who would have the authority to affect any change and addressing the public's complaints. Concerns from the public were encouraged to be re-submitted to the city clerk for inclusion in that review.

Bethany Manderson: Pointed out that this committee's parameters in judgement are limited to zoning issues. She asked if the Fire department had any comments on the issue of the fire hydrant needs in the area. Nic informed the committee that the fire department had no comment. It might be necessary to check with the fire department directly regarding that.

The Chair asked to clarify who would be deciding building permits and who would decide if the fire hydrant issue needed to be looked at more in-depth.

Nic informed the board that each lot would need to have its own building permit submitted independently of the current project, and would be treated as any other public city lot. He also informed that the fire hydrant issue could be looked at by the Director of Public Works during the permitting process.

Members of the public were once again encouraged to resubmit objections directly to the City Clerk.

Chair requested a motion on item 2025-3-2.

**MOTION:** “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:

1. Schedule A: Future Land Use Map of the City of Miramichi Municipal Plan (By-law 109), to change the future land use designation from Industrial to Residential;
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law 110), to change the zoning from Business Light Industrial (BLI) to Mobile Home/Mini-Home (RM) for PID 40191884.

These amendments are intended to permit the development of a 30-lot mini-home subdivision and allow for the full range of uses permitted under the RM zone. The amendments will apply to all subsequent lots created through subdivision.

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

1. A line of native conifer trees shall be planted to provide transitional buffering and year-round visual screening between Lots 2025-21 to 2025-30 (Springvale Avenue) and Lots 2025-12 to 2025-20 (Walsh Avenue). The planting shall be completed prior to final subdivision approval and clearly identified on the final plan of subdivision or within a landscaping plan. Minimum standards for species selection, spacing, and height shall be subject to approval by the Development Officer, with the intent of establishing a resilient and effective vegetative buffer between residential and adjacent industrial uses.
2. No further removal of mature trees or vegetation shall occur within the subject property boundary without prior written approval from the Development Officer, in consultation with the NB Department of Environment and Local Government.
3. Prior to final subdivision approval, the subdivision plan shall include a note in a form acceptable to the Development Officer stating that Lots 2025-12 to 2025-20 are located in proximity to an active industrial facility and may be subject to periodic nuisance effects, including but not limited to odours, noise, or other typical industrial impacts. This note shall be clearly visible on the registered plan.
4. Fencing or screening up to 2 metres in height shall be permitted within the front yard setback of lots fronting on Walsh Avenue. No portion of any fence shall be located within the sight triangle or closer than 1 metre from the front property line.

5. A minimum front yard setback of 11.4 metres shall apply to all main buildings fronting on Walsh Avenue. Variances may be considered by the Development Officer where appropriate.
6. Mini-homes on lots fronting Walsh Avenue shall be oriented perpendicular to the street to reduce visual exposure to the adjacent industrial use and enhance resident privacy.
7. Prior to the issuance of any development or building permits, the applicant must obtain an exemption to the Wellfield Protection Order from the NB Department of Environment and Local Government, confirming that the proposed development is acceptable under current wellfield protection regulations."

Moved by: Bethany Manderson

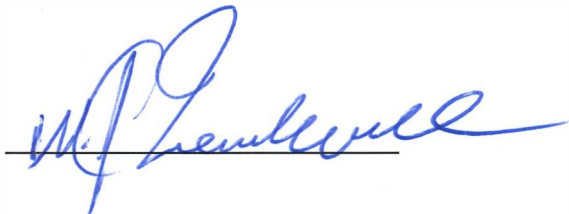
Seconded by: Whitney Henderson

*Carried*

## **5. ADJOURNMENT**

Moved by Kris Jardine.

**RESOLUTION:** "That being no further business, the meeting adjourned at 3:26p.m.



Bill Treadwell, Chairperson



Nic O'Dette, Planning Services Manager



Melanie Albert, Recording Secretary