

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

Meeting Minutes 2025-1

Tuesday, April 22, 2025 at 2:00 p.m.

GMSC Boardroom 1773 Water Street (Bottom Floor) Miramichi

MEMBERS PRESENT: Judy Lavergne, Lynn Gregan, Glen Harding, Robert McLeod, Kevin Russell, David Donahue

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

1. APPROVAL OF AGENDA

Moved by Kevin Russell, Seconded by Robert McLeod

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

Carried

2. APPROVAL OF MINUTES (meeting 2024-10 held November 19, 2024)

Moved by Lynn Gregan, Seconded by Glen Harding

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

Carried

3. ITEM 2025-1-1 - SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON (SEE MEMO 2025-1-1)

Justin Forbes, Planning Director reviewed Election of Chairperson and Vice-Chairperson procedure. Justin also reviewed the roles and responsibilities of each. Justin advised the compensation for each PRAC member is \$75 and the Chairperson receives \$100 per meeting. Justin moved to the election process.

Robert McLeod nominated Lynn Gregan as Chairperson. Lynn accepted.

Kevin Russell nominated Glen Harding as Chairperson. Glen accepted.

No other nominations were received for Chairperson. Ballots were given to each member to vote for either Lynn Gregan or Glen Harding as Chairperson. The ballots were then handed over to Nic O'Dette, Planning Services Manager. Nic and Justin counted the ballots.

The Chairperson elected was Glen Harding, votes 4 – 2.

Kevin Russell nominated Lynn Gregan for Vice-Chairperson. Lynn accepted.

4. DECLARATION OF CONFLICT OF INTEREST

None

5. ITEM 2025-1-2

Applicant: Randy Waye, T.G. Williston Surveys Ltd.

**Staff Report and Presentation by Julien Robichaud,
Development Officer**

RAS CAN-IND Ltd. Subdivision - Plan 2025-1 - St. Margarets - Parish of Glenelg

Julien advised that the property is currently vacant, and no prior application has been received. Information was sent to DTI, they have not yet provided formal comments. A soil test will be required. Glen Harding wanted to confirm that approval from PRAC was for a small piece of land for the right-of-way. Julien confirmed the PRAC approval was only for the future access and not the lots.

Justin Forbes explained that if the landowner came back in the future to do a private access for further development, the proposal would be brought to the Regional PRAC members.

Staff Recommendations:

As per Section 6(1) of the New Brunswick Regulation 80-159 under the *Community Planning Act* (c.19), it is recommended that the Regional Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Service Commission approves *RAS CAN-IND Ltd. Subdivision - Plan 2025-1 - St. Margarets - Parish of Glenelg* provided that the following notes be inserted on the final plan:

“The future access shown on this plan is currently not suitable for a public street. The Department of Transportation and Infrastructure will not upgrade or maintain this access and all maintenance services and improvements to the access are the responsibility of the property owners.”; and

“The Regional Planning Review and Adjustment Committee (PRAC) does not carry on-site inspections of the future access shown on this plan. Construction of an 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 Regional PRAC expressly makes neither representations nor warranties of any nature whatsoever that the condition and construction of the access would be suitable for safe movement of vehicle traffic. The Regional 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.”

Moved by David Donahue, Seconded by Lynn Gregan

Carried

RESOLVED, that item 2025-1-2 be approved according to staff recommendations.

Glen Harding requested in future, that he would like to have a question and answer item added to each meeting Agenda in order to ask about previous Zonings, Proposals, etc. He would also like to see a training session (a 5 or 10 minute overview). Also he suggested a slideshow of previous developments and how they were completed. They would like to have a list of Development Officer Variances that were approved.

Training and website navigation to be added to the Agenda. Also included could be a bi-monthly service report.

Robert McLeod mentioned that years ago a bus tour along the properties had been approved, but it was explained that there was no budget for bus trips in 2025. There could possibly be in 2026.

A request was made to have the meeting minutes 2 or 3 weeks before the meeting. If no meeting being held that month, providing the minutes in advance as well.

A discussion took place as to the time and day for the future Regional PRAC meetings. Most members preferred mornings. The next meeting will be held on May 20th, 2025 at 9 a.m. There is a variance request in Doaktown.

6. ADJOURNMENT

Moved by: Robert McLeod

RESOLUTION: *“that there being no further business, the meeting adjourned at 2:40 pm.*

William Treadwell, Chairman

Nic O’Dette, Planning Services Manager

Edna Moorhouse, Recording Secretary