



CITY PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

Meeting Minutes 2025-5

Tuesday, July 22nd at 10am

GMSC Boardroom 1773 Water Street, Miramichi

MEMBERS PRESENT: Bill Treadwell (Chair), Whitney Henderson, Bethany Manderson, Kris Jardine (virtual), 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; Reid Mutch, applicant's representative from Breakwater Consulting Limited; Nathan DeLong, press.

The meeting was called to order by Chairperson Bill Treadwell at 10:01am. Quorum was confirmed. Bethany Manderson arrived at 10:02am.

1. APPROVAL OF AGENDA

Moved by: Whitney Henderson

Seconded by: Joe Veriker

MOTION: "That the agenda be approved on the question."

Carried

2. APPROVAL OF MINUTES (meeting 2025-4 held June 25th, 2025)

Moved by: Shayan Faal

Seconded by: Whitney Henderson

MOTION: "That the minutes be approved on the question."

Carried

3. DECLARATION OF CONFLICT OF INTEREST

None declared by any members.

4. New Business

ITEM 2025-5-1: **Applicant: Breakwater Consulting Ltd. OBO 627890 NB Ltd (Jason Driscoll)**

Staff report and Presentation by: Nic O'Dette, Planning Services Manager

Application for Municipal Plan Amendment and Rezoning – PID 40496820 (1700 King George Highway)

Nic O'Dette gave an overview presentation of the matter at hand, which pertains to a rezoning to allow a parking lot expansion onto a residential property, from a neighbouring commercial property. He summarized the Planning Staff Report. City of Miramichi Departments of Public Works and Engineering have both been consulted, and neither reported comments or concerns with proposal. Nic O'Dette offered staff recommendation, with conditions.

Chair noted the proposed parking lot is very close to the house, perhaps too close.

Nic O'Dette clarified that it is close but not regulated by any by-law, although the guidance in the staff report did include suggestion that screening be introduced, although was not a formally recommended condition.

Reid Mutch, from Breakwater Consulting and representing the owner, took the floor. He had nothing to add to presentation, agreed with all information given, and offered to answer questions.

Regarding house's location, he understands that Jason Driscoll (owner of 627890 NB Ltd) purchased the property but the current inhabitant will be allowed to remain indefinitely. When the house is vacated in the future, it will be removed and the entire property will become parking.

Regarding screening, Reid suggests three stalls could be removed and replaced with vegetation or other screening between the house.

A question was raised about a residential dwelling being located on a (proposed) commercial lot. Clarification was given that in the requested rezoning, a parking lot, clinic, and Single-Unit-Dwelling are all permitted main uses. It is expected that the property will be consolidated with neighbouring property with the health clinics.

Alex Hanes pointed out that screening suggested by staff recommendation was not for between parking lot and current dwelling; it is for any other adjacent property. Nic adds that the PRAC can amend the recommendation to require screening between current dwelling and parking lot.

Regarding plans for snow, 1% of the lot area is to be storage for snow plowed, and is not foreseen to cause issue.

It is understood that homeowner agreed that her lot was sold to be used for a parking lot and she has no concerns with proximity of the parking lot to the home.

A 5th condition proposed by the PRAC states temporary screening be provided between the parking lot and the existing single unit dwelling on the consolidated lot, to the satisfaction of the development officer.

A 6th condition proposed by the PRAC states that three parking spaces located adjacent to the existing single unit dwelling be temporarily removed and relocated elsewhere on the consolidated property. Bethany Manderson proposed both conditions after discussion between some members, herself, and staff, in order to clarify the intentions of the conditions.

MOTION: “That the item be approved, subject to the staff recommendation with additional conditions #5 and #6 added by the PRAC.”

Moved by: Whitney Henderson

Seconded by: Bethany Manderson

Kris Jardine voted against. He opposed the two additional conditions proposed by Bethany Manderson.

Majority voted aye, including Chair, so motion carried.

Carried

5. Other Business

ITEM 2025-5-2: Planning Briefing Note Summary

Presentation by: Nic O’Dette, Planning Services Manager

Housing Amendments to the City of Miramichi Municipal Plan and Zoning By-law

No staff reports have been created on this topic but for the purposes of keeping the PRAC informed of upcoming details that will require their attention, this briefing was prepared.

Nic O’Dette gave a presentation detailing and outlining the City’s new agreement with the Canada Mortgage and Housing Corporation (CMHC), and how it will require amendments to be reviewed by PRAC to certain items in the Municipal Plan and Zoning By-Laws.

He then provided copies of working materials to the PRAC for the purposes of the initial briefing.

Questions from the PRAC included:

-concerns over height of buildings as a result of the amendments; Nic clarified that the height regulations will not be changing in residential zones.

-Question about if the City will be expanding servicing; Nic clarified that it would not happen directly as a result of the amendments, but some infrastructure funding may result in additional serviced areas where the amendments could apply. Justin Forbes added that the City is also working on a Growth Study to determine municipal infrastructure needs and capacity.

MOTION: "That the City of Miramichi Planning Review and Adjustment Committee Acknowledges receipt of this information regarding proposed housing amendments to the City of Miramichi Municipal Plan and Zoning By-law."

Moved by: Joe Veriker

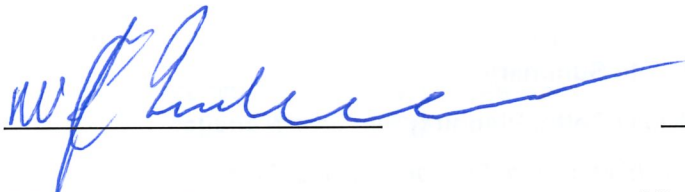
Seconded by: Bethany Manderson

Carried

6. ADJOURNMENT

Moved by Bethany Manderson

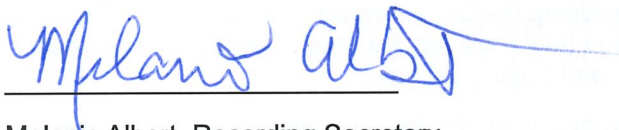
RESOLUTION: "That being no further business, the meeting adjourned at 11:15a.m."



Bill Treadwell, Chairperson



Nic O'Dette, Planning Services Manager



Melanie Albert, Recording Secretary