



**MEETING MINUTES**  
**Planning Review Adjustment Committee**  
**Tuesday, August 29<sup>th</sup>, 2023**  
**6:30 PM at St. Martins Community Centre, 69 Main Street, St. Martins**

**1. Call to Order**

PRAC member Cindy MacCready called the meeting to order at 6:35 p.m.

**2. Record of Attendance**

Bernard Brideau  
Rob Jeffrey  
Ron Bridges  
Cindy MacCready  
Samara Carvell

**Staff**

Nick Cameron, Development Officer

**Regrets**

Shawn Brown, John Cairns, and Gregory Moran.

**3. Selection of a Meeting Chairperson**

In absence of a chair and vice-chair, Mrs. MacCready offered to chair the meeting.

**4. Approval of Order of Business**

**Motion:** To approve the August 29<sup>th</sup>, 2023, Agenda as circulated.

**Moved:** Bernard Brideau  
**Seconded:** Rob Jeffrey  
**Vote:** *Motion Carried*

**5. Disclosure of Conflict of Interest**

PRAC Members Shawn Brown, John Cairns, and Gregory Moran are not participating on the Committee for this meeting due to their membership on the Fundy-St. Martins Village Council (applicant).

## 6. Approval of Minutes

None.

## 7. Presentation of Applications

### a. Terms & Conditions for a Sports Field – 2551 Route 111, St. Martins (PID 00409433) – Village of Fundy-St. Martins

*Applicant: Village of Fundy-St. Martins (represented by Gregory Moran, councillor)*

*Proposal: To construct a sports field and walking track behind the Four Season Complex at 2551 Route 111. As per policy and zoning provisions of the St. Martins Rural Plan Bylaw (Rural Plan), the Planning Review and Adjustment Committee (PRAC) may consider terms and conditions to ensure compatibility with surrounding land uses.*

*Staff Report: Presented by Mr. Cameron.*

*Letters Received: Two letters with concerns (attached in staff report). Requested 6m buffer along east boundary, requested netting along north boundary, and ensure design does not direct people on to neighbouring properties.*

*Staff Recommendation:*

As per the policies and provisions of the Village of St. Martins Rural Plan Bylaw #20 and the analysis provided in this report, it is recommended that PRAC set the following terms and conditions for the proposed soccer field, walking track and parking expansion at the Four Season Complex, 2551 Route 111, St Martins (PID 00409433):

1. A 5-metre vegetative buffer is provided along the property boundaries surrounding this development, with the exception of the following areas with physical constraints:
  - a. A minimum 3-metre vegetative buffer at the southwest corner of the soccer field.
  - b. Screening, such as landscaping or fencing, is provided along the proposed riprap at the northern property boundary.

*Discussion:*

No questions for staff.

Mrs. MacCready invited the applicant to speak. Gregory Moran spoke on behalf of the Village of Fundy-St. Martins. Mr. Moran spoke to the need for the field. The soccer programming currently takes place the St. Martins School baseball field which is too small and does not have bathroom facilities. Mr. Moran said the proposed field would meet the required size for multiple age groups. Mr. Moran provided an explanation regarding the site plan.

Mrs. MacCready invited those in favour to speak. No one came forward.

Mrs. MacCready invited those against to speak. No one came forward.

Mrs. MacCready invited anyone else wishing to speak who has not already spoken. Marianne Langile spoke in favour of the application saying that the soccer program has been beneficial to the area and would like to see the program grow.

Stephen MacPhee expressed concerns regarding water runoff to his property northwest of the subject property. Mr. Moran explained the storm water management measures in the site plan, including swales which carry water away from the steep embankment.

John Chatterton spoke in favour of the proposal but requested that the Village considers necessary on-going maintenance for the sports field.

**Motion:** To approve staff recommendation.

**Moved:** Bernard Brideau

**Seconded:** Ron Bridges

**Vote:** Unanimous, *Motion Carried*

#### **8. Next Meeting**

September 18<sup>th</sup> 2023 at 6:30 PM

#### **9. Adjournment**

**Motion:** To adjourn

**Moved:** Bernard Brideau

**Vote:** *Motion Carried*

APPROVED (date) November 28<sup>th</sup>, 2023

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John Cairns, Vice-Chair

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Nick Cameron, Recording Secretary