

**TOWN OF HAMPTON  
COUNCIL MEETING  
December 1, 2010**

A closed session of Council was held immediately preceding the special Council meeting, commencing at 6:00 p.m. A Special meeting of Council was held in the Council Chambers at 27 Centennial Road on December 1, 2010 commencing at 7:00 p.m. A second closed session of Council was held commencing at 8:15 p.m. A second Open Session of Council was held at 9:10 p.m.

**ATTENDANCE:**

Council: Mayor Ken Chorley  
Deputy Mayor Dwight Bond  
Councillor Peter Behr  
Councillor Robert Doucet  
Councillor Clara Lights

Staff: Richard Malone, CAO  
Megan O'Brien Harrison, Clerk/Development Officer  
Richard King, Building Inspector/By-law Enforcement Officer  
Gena Fowler, Leisure Services Director

Media: Erin Dwyer, Telegraph Journal

Delegations: Kate Greene, Jacques Whitford Stantec

Guests: Jarrett Steele, 185 Pickwauket Road  
Derrick Stevenson, 96 Centennial Road  
Luce Labadie, 96 Centennial Road  
Wayne Wolfe, 38 Dann Drive  
Kathleen Dann, Erb's Cove  
Stephen and Ida Tucker, 11 Ossekeag Court  
Peter Williams, 48 Centennial Road  
Mary and Richard Mellor, 28 Ossekeag Court  
Georgie Day, 14 Everett Street  
Andy Carson, 42 Kennebecasis River Road  
Amy and Chris Carr, 6 Dann Drive  
Pauline Ruttle, 12 St. James Street  
Cynthia Logan, 48 McKinley Lane  
David Salgado, 24 Dann Drive  
Heather Reuvekamp, 566 Kennebecasis River Road  
Bob Warren, 251 Kennebecasis River Road  
Steve Saunders, Kierstead Quigley and Roberts

## 1. CLOSED SESSION

In accordance with Section 10.2(4) of the *Municipalities Act*, Mayor Chorley called the closed session to order at 6:00 p.m. and adjourned the closed session at 7:00 p.m. A second session was called to order at 8:15 p.m. and adjourned at 9:10 p.m. During that time, a number of issues were discussed and the confidential information from such discussions was classified as follows:

<u>Subsection of 10.4 (2)</u>	<u>Category</u>	<u># of Items</u>
(a)	Confidential information protected by law	
(b)	Personal information	
(c)	Financial loss or gain (individual or municipal) or could jeopardize negotiations leading to an agreement or contract	1
(d)	Land transactions for a municipal purpose	1
(e)	Violates confidentiality of information obtained from other governments (Federal and/or Provincial)	
(f)	Legal opinions or advice, and privileged communications	
(g)	Litigation or potential litigation	
(h)	Access to/or security of particular buildings, other structures or systems	
(i)	Information gathered by police	
(j)	Labour/Employment matters	

## 2. OPEN SESSION – PUBLIC COUNCIL MEETING

Mayor Chorley called the Public Hearing for the new *Municipal Plan By-law 189-10* and the new *Zoning By-law 190-10* to order at 7:00 p.m.

The Mayor welcomes the residents in attendance and asked that Council and Staff introduce themselves. He also introduced Kate Greene, the town-hired Jacques Whitford Stantec Consultant.

The Mayor turned the floor over to the Clerk to provide a summary of how the public hearing will proceed.

The Clerk, with the assistance of Kate Greene, provided the public with an overview of the Conservation Area and the mapping.

She noted that the Conservation Zone is not a new zone. She stated that when the new maps were created they were a merger of three maps and it involved changed over the data set from CAD to GIS. In doing so the consultant also pulled in the new watercourse mapping from the province. The engineering firm attempted to be as accurate as possible but it is not a perfect science. In reviewing the maps again, it was noted that not all the lines were accurate and adjustments are being made to ensure that the Conservation Area zone reflects the provincial lines. Kate Greene, the consultant, presented a revised tentative plan showing where the Conservation lines would be adjusted to.

The Clerk also clarified that the Conservation Area designation at the rear of properties does not invite public access on private property. Both Council and the Clerk stated that the Town cannot construct observation areas, boardwalks and other structures for public purposes on private property without the land owner's permission.

The Clerk then provided members of the public to review the map and ask any questions they may have regarding the conservation area mapping.

### **Official Written Comments of the PAC**

The Clerk stated that the Planning Advisory Committee passed a resolution to endorse the approval of the new *Municipal Plan Bylaw 189-10* and *Zoning By-law 190-10* as presented.

### **Recommended Changes by Town Staff**

The Clerk stated for the record that Town Staff were recommending the following changes to the Zoning By-law.

Definitions (Page 4) Building Permit: Renovations should be added

Definitions (Page 6) Under the Definition of **Dwelling, Semi-Detached**, the word "Semi-Detached" should also be in bold

Definitions (Page 10) Terrace Dwellings – there is a typo on line 4 it says "Unite" rather than "Unit". Sentence "Terrace Dwellings are not permitted on Infill Lots, unless existing Terrace Dwellings currently exist on the established street" should be replaced with "Terrace Dwellings are not permitted on Infill Lots unless Terrace Dwellings currently exist on more than 25% of the lots on an established street."

6.0 Residential Zone (Page 31)

v. replace "(except on streets where terrace, town, or row houses currently exist)" with "(except on streets where terrace, town, or row houses currently exist on more than 25% of the lots on an established street)"

4.5 (c) vii. (iii) USES (Page 17) Should this be the location of the only vehicular access to the rear of the lot, than a minimum three metres must be retained for access.

4.15 (Page 22) "W" missing from word WATERMARK in the heading

4.17 (Page 22)

Fences please add

(d) Orientation: The finished side of new or replacement fences must face surrounding properties. All supporting posts and cross-members must face the lot on which a new or replacement fence is located.

4.18 (d) Page 23

Please add: Landscaping of the lot must be completed within twelve (12) months after the date of occupancy of such dwelling constructed or within twelve (12) months after the date of completion for commercial and institutional properties.

4.19 Home Occupations (Page 23) Amend (b) and (c) to read

(b) A Home Occupation within the Residential Zone must be totally within the main dwelling unit and occupy no more than 33% of the gross floor area of that dwelling unit;

(c) A Home Occupation in any other zone may be housed in a combination of the main dwelling unit and an accessory building provided that the area utilized does not exceed either 33% of the main dwelling unit if confined to that structure, or 25% of the combined area of the two structures if located in both.

4.20 Enclosure for Swimming Pool (Page 24 & Page 26)

(a) Please change first sentence to read “No land shall be used for the purposes of a swimming pool unless **a building permit has been obtained and** the pool is enclosed...”

(l) Please change first sentence to read “Every owner of a swimming pool shall, upon completion of the swimming pool enclosure **and prior to filling the pool with water**, notify the building inspector...”

6.2 Development Standard for Main Buildings and Main Structures (Page 32 and 33)

Corner Lot for Semi-Detached Dwellings should be

37 m (22m for corner unit, 15 m for interior unit)

Corner Lot for Terrace, Town Row Dwellings

37 m (13 m for corner unit + minimum of 6 m width for each dwelling unit)

6.4 Landscaping (page 34)

(i) Should read “The front yard (and flankage yard on corner lot) of the main building.”

(ii) Should read “and is encouraged to plant two trees (25 mm calliper) in the front yard.)

8.2 Landscaping (Page 39) Front yard (and flankage yard on corner lot)

9.2 Landscaping (Page 43) Front yard (and flankage yard on corner lot)

10.2 Landscaping (Page 45) Front yard (and flankage yard on corner lot)

11.5 Permitted Uses in Commercial Zone

Amend xvi. To read “Manufacturing or processing establishment, subject to terms and conditions as may be imposed by the Planning Advisory Committee; This does not include Salvage Yards.

Removed xvii. “Existing Salvage yards.”

**Written Public Comments**

The Clerk read into the record a summary of all written comments received.

Andy Carson, 42 Kennebecasis River Road

He wanted to express his strong support of the proposed changes to the Municipal Plan and Zoning By-law. He believes that these changes will improve the quality of life in Hampton for all residents, especially those who have been impacted by some of the activities that the proposed changes address.

Lesley Monahan, 39 Centennial Road

She does not feel that Centennial Road should be a commercial area. She feels there is enough space on Main Street to welcome new businesses. She does not think that Hampton's older residential area should become like Sussex with fly by night businesses in every second home leaving the other homes unsellable and becoming derelict.

Bob and Blanche Jones, 22 Centennial Road

They bought their property 18 years ago believing it to be a residential part of Town. They believe Council is contemplating putting their home as Mixed Use, whereas the house next to them and the remainder of the street to Law Avenue will be zoned Residential. They respect that their property be zoned the same as the remainder of the street down to Law Avenue.

Erin and Tim King, 64 Centennial Road

They do not feel that a Town Centre Zone should be applied to any portion of Centennial Road. Since the majority of these properties are residential, they feel that they should be classified under the new Mixed Use Area designation as it fits more into that Zone's description. She notes that many of the homes along this stretch are some of the oldest in Hampton and provide a heritage feel. She thinks any conversion of these homes should come under the approval of PAC, which is something that the Mixed Use Zone provides. She also understands that the designation for Centennial Road has been shortened under the new plan. On the previous plan, the Town Centre designation extended to Law Avenue. Now it only reaches halfway down this stretch from Main Street to Law. In these regards they would like to see two changes: the Zoning By-law changes to see that this stretch of Centennial Road is extended back to Law Avenue and that it is Zoned Mixed Use rather than Town Centre.

Walter Meech, Kennebecasis River Road

He suggested a definition should be included for semi-detached dwellings. (*Staff noted that this is included in the definitions but "semi-detached" was not in bold.*)

Steve Saunders, Kierstead Quigley Roberts

He is recommending that the Town consider allowing 15 metre single-family lots in subdivisions with a designated terrace dwelling scheme (such as Pleasantview Estates). He suggested that these reduced-sized single-family lots should comprise a maximum of 25% of the units in the development. He lists Rothesay Landings and Chapel Hills in Rothesay as recent examples of this type of development.

*(Staff noted that this type of development would be considered under Cluster Developments in the Zoning By-law. This type of development is subject to terms and conditions of the Planning Advisory Committee.)*

Under the Municipal Plan

#### 2.4 Community Goals (Community Identity)

He wondered if the Town would consider acquiring heritage properties such as the Humphrey house.

3.3.2 (2C) *When considered Rezoning Application Council will consider whether “The development is designed to retain existing vegetation and to maintain connectivity with vegetation on adjacent sites”.*

He noted that in denser housing this is nearly impossible but after construction green spaces can be replanted.

#### 4.3.1. (2)(3) Residential Policies

Again noted that the Town should consider reducing the size of single family lots in denser housing developments.

#### 4.5 Recreation and Open Space

He noted that the majority of soccer and football fields are on school properties. He wondered if the Town would consider leasing these so more maintenance and control can take place.

He states that the policy encourages the Town to acquire or control conservation or protected areas but at the same time does not allow these lands to be credited for LPP. He thinks this is a contradiction. He suggested a ratio of 2:1 for the developer to get credit.

*(Staff noted that the Town is open to considering all types of land for LPP “Land for Public Purpose”)*

Bob Warren, 251 Kennebecasis River Road

He is concerned about the restriction on the amount of bee hives per hectare in an Agricultural Zone. His property is one hectare and in winter he would have 50-60 hives (which are moved to various locations in the summer months).

He notes that we should encourage beekeeping as they are a natural pollinator. He feels that Council would be doing a tremendous disservice to the people of Hampton if they impose any restrictions on the keeping of bees in the town.

Wayne Wolfe, 38 Dann Drive

He formally objects to the rezoning of his property. He is worried that if he needs to renovate or rebuild his house or is any of the outbuildings, that he would be prevented from doing so by the amendments proposed. He understand the need for zoning to reflect the flooding potential, but note that the flooding that occurred a few years ago came nowhere near the levels as indicated on the proposed zoning. He submits that the current zoning reflects the flooding hazard and the proposed amendment is over cautious to his detriment. It is his position that the current zoning should remain in place.

Philip and Kathleen Dann, Owners of Vacant Lot on Dann Drive

They formally object to the rezoning of their property. They feel that the increased Conservation Zone on Dann Drive would render their property useless and of little value. Under the current by-law they have a building lot of significant value. They submit that the current zoning reflects the flooding hazard and the proposed amendment is overly cautious to their detriment. It is their position that the current zoning should remain in place as opposed to the proposed zoning.

Christian and Amy Carr, 6 Dann Drive

They are objecting to the proposed rezoning of their property as the new proposed lines for the conservation zone encroaches on the footprint of their existing home, out buildings, landscaped areas and other areas currently developed for residential purposes. They note that on their property, the upper bound of the area proposed for conservation is well above the normal high water line. They are concerned that the proposed zoning amendments will prevent them from future development of their property including additions, renovations and/or rebuilding. They submit that the proposed zoning amendments are to their detriment and devalue their property.

It is their position that the current zoning plan remain in place as opposed to the zoning that is proposed.



Archie and Connie Downey, 596 Kennebecasis River Road

They object to the new plan. They operate a horse farm on the property that has been designated conservation and although they understand that this arrangement is grandfathered, they believe the designation could disrupt their operation in the future. They do not believe that the water levels have ever reached the line as indicated on the map and that the Town s being over cautious at their expense. They are against the rezoning and wish the current zoning to remain in place.

Paul and Cindy Logan, 48 McKinley Lane

They are wondering what, if any, impact the proposed zoning changes will have on the future enjoyment of their property. They feel it is very unclear what the Town may be planning to do within these Conservation Areas. If there is going to be any impact that will intrude upon the privacy of their property, then they are very much opposed to any change in the current set up.

Stephen and Ida Tucker, 11 Ossekeag Court

They are opposed to the Conservation Area designation. They feel the conservation zone invites the public to access their private property and that they will lose their privacy. They feel their property is taxed at a premium because of water rights and that these rights are proposed to be taken away. They feel it will decrease their property value. They feel the conservation zone infringes on upland which is well above the high water lines of their water frontage and should therefore not be considered as part of the conservation area.

They moved to Hampton and in particular this subdivision because they found the property to have privacy and a peaceful atmosphere which is now being threatened. They wonder why only properties that have waterways are being considered for public access. They believe that they deserve the same respect and rights as every other person who owns land in Hampton.

Joey Anderson, 12 Ossekeag Court

His house is situated on 40 acres. He feels that the Conservation Zone means that a portion of his property will no longer be able to be built upon and it will be open to future public access if the Town so desires. He is not opposed to the idea of conservation areas within the Town but he strongly disagrees with a significant portion of his property being part of the conservation area. He feels the maps shows that his house would fall very close to, if not in this zone. This is not acceptable.

He bought his property in 1998 as vacant land and built his home upon it near the water to allow his family exceptional privacy and seclusion. He feels the proposed Municipal Plan intends to prevent him from placing permanent structures around the house and allows the Town to construct observation areas, boardwalks and other types of structures for the public on a significant portion of the land. He feels this is basically expropriation. He has spent tremendous time, energy and money creating a private haven that he enjoys today and passing a Municipal Plan that could jeopardize that in the future would be a great injustice.

Richard and Mary Mellor, 28 Ossekeag Court

He is disappointed and upset about the tentative changes to Zoning By-law and the way it was presented to the property owners who are most affected by it. He purchased the property for its water frontage, privacy and acreage. He feels that the portion of his property zoned Conservation will also allow others to trespass on this property and build structures and pathways in areas that he may not want them in. He feels this implies that he will no longer have a right to privacy. The tentative map puts the conservation zone almost to his back doorstep. He feels that the public will be allowed to travel through his backyard on a regular basis thus further invading his privacy. With such an intrusion, the market value of his property will be drastically reduced.

Doug Wort, 32 Ossekeag Court

He notes that on the tentative plan a very large portion of their lot will lie in a conservation designation and uses within that sector are very narrow and restricted. It would appear to him that some of the land within that area designated Conservation is in fact upland. He thinks this is more apparent on some of the neighbouring properties. He feels this is the Town taking the property rights from property owners with no compensation.

Jarrett Steele, 185 Pickwauket Road

Objects to zoning changes to any portion of his property from Residential to Conservative zoning as he feels it will greatly affect his freedom to enjoy what is now his backyard.

Believes the current Zoning reflects the flooding hazards and that there are already large amounts of land within the River system that are isolated and remain an untouched conservation habitat. Therefore the proposed amendments are unjustified and target only a small group of land owners within the Hampton town limits.

It is his position that the current zoning remain in place as opposed to the proposed zoning.

James Wilson, Lower Norton Shore Road

He wonders what the rules and regulations are in a Conservation Zone and if people can sell land inside this zone and if there are any tax breaks for a conservation zone.

Alan and Lynn Reid, 1462 Main Street

They are concerned about a new Conservation zone. They wondered what passive recreation is defined as. They wonder if there will be a new tax calculation on their property. They wondered if structures currently in the Conservation zone could be rebuilt if they are destroyed. They wondered about public access on private land.

They appreciate where they live and enjoy their community and property along the Kennebecasis River. They are thrilled that Hampton is taking a proactive approach to conserving the natural environment. They are concerned about the lack of information provided to existing landowners who will be directly impacted if the rezoning changes occur as they are currently drafted.

### **Public Comments from the floor**

The Mayor opened up the floor to comments. He asked any person who wished to speak to present themselves at the podium. Prior to speaking he asked these individuals to provide their full name and their residential or business address.

Heather Reuvekamp, 566 Kennebecasis River Road

She has questions concerning section 14.3 (e) ii. regarding commercial vehicle parking. This section states that “the idling of a commercial vehicle in a residential zone is not permitted between the hours of midnight and seven a.m.” She wondered what council defined idling as. She wondered if there could be a time limit of 10-15 minutes. She pointed out that many truck drivers and school bus drivers would need to leave for work before 7 a.m.

Bob Warren, 251 Kennebecasis River Road

He noted that ducks, geese, goats, etc. are not listed in Section 15.4 for control in an agricultural zone. He felt that either the town should regulate all farm animals or no farm animals. He felt this should be left to the farmers.

Steve Saunders, Kierstead Quigley and Roberts

He stated that although Cluster Developments will be considered by the Planning Advisory Committee (PAC), he wondered if Council would consider allowing the reduced lot sizes in the Zoning By-law outright so that developers would not need PAC approval.

Stephen Tucker, 11 Ossekeag Court

He asked for clarification on the Municipal Plan section 4.4.2.3. which states that “It is proposed that for public purposes, observation areas, boardwalks and other types of structures designed to provide public access to waterways and wetlands may be constructed by public agencies...” The Town CAO stated that the Town cannot utilize private land for public purpose without the private land owner’s permission.

Christian Carr, 6 Dann Drive

He noted that the pond on his property was man-made and should not be included as conservation.

The Clerk noted once again that the map would be corrected to reflect the provincial watercourse boundaries.

Cindy Logan, McKinley Lane

She supports Council and thanked them very much for putting conservation to the forefront. She felt that the changes to the map would alleviate their concerns.

She also wondered if Council would consider purchasing the Humphrey House as it would be a tourism drawing card and would make an excellent venue for business meetings.

Jarrett Steele, 185 Pickwauket Road

He asked for clarification on what was meant by LPP. The Clerk explained Land for Public Purpose (LPP) and what that meant for development within the Town.

Bob Warren 251 Kennebecasis River Road

He wondered what the procedure was now. The Clerk provided a tentative timeline.

Wayne Wolfe, 38 Dann Drive

He stated that if the conservation boundaries were being corrected to what they were, than he is happy.

The Mayor called three times for any others who wish to address Council on the application. There was no one else who wished to speak.

The Mayor concluded the Public Hearing.

**3. ADJOURNMENT**

The Open Session was adjourned at 8:10 p.m. and Council moved back into a second closed session at 8:15 p.m.

**Moved by Councillor Behr that the Town of Hampton adjourn the Open Session of December 1, 2010 and move back into a Closed session.**

**Motion Carried**

**4. OPEN SESSION – PUBLIC COUNCIL MEETING**

Mayor Chorley called the second Open Session to order at 9:10 p.m.

**5. BY-LAWS**

Municipal Plan By-law 189-10

**Moved Councillor Doucet and seconded by Councillor Behr that the Town of Hampton approve the first reading of *Municipal Plan By-law 189-10* with the following minor amendment: Amend the Land Use Map to reflect the Provincial watercourse lines as presented by the Consultant.**

**Motion Carried**

**Moved Councillor Behr and seconded by Councillor Lights that the Town of Hampton approve the second reading of *Municipal Plan By-law 189-10* with the following minor amendment: Amend the Land Use Map to reflect the Provincial watercourse lines as presented by the Consultant.**

**Motion Carried**

Zoning By-law 190-10

Moved Deputy Mayor Bond and seconded by Councillor Doucet that the Town of Hampton approve the first reading of *Zoning By-law 190-10* with the following minor amendments:

- Amend the Zoning Map to reflect the Provincial watercourse lines as presented by the Consultant;
- Add the following to the Conservation Zone: “The boundaries of the Conservation Zone generally follow provincial wetlands and watercourse mapping and also include the municipal sewage treatment facilities.
- Amend the Zoning Map so that properties on Centennial Road from the corner of Centennial Road and Main Street to the corner of Centennial Road and Law Avenue are designated “Mixed Use”;
- Amend the Zoning Map so that PID 30263149 is designated Agricultural;
- Residential Zone should include “Existing Agricultural Uses”;
- Definitions (Page 4) Building Permit: Renovations should be added;
- Definitions (Page 6) Under the Definition of Dwelling, Semi-Detached, the word “Semi-Detached” should also be in bold;
- Definitions (Page 10) Terrace Dwellings – there is a typo on line 4 it says “Unite” rather than “Unit”. Sentence “Terrace Dwellings are not permitted on Infill Lots, unless existing Terrace Dwellings currently exist on the established street” should be replaced with “Terrace Dwellings are not permitted on Infill Lots unless Terrace Dwellings currently exist on more than 25% of the lots on an established street.”;
- 6.0 Residential Zone (Page 31) v. replace “(except on streets where terrace, town, or row houses currently exist)” with “(except on streets where terrace, town, or row houses currently exist on more than 25% of the lots on an established street)”;
- 4.5 (c) vii. (iii) USES (Page 17) Should this be the location of the only vehicular access to the rear of the lot, than a minimum three metres must be retained for access;

- **4.13 (e) Commercial Vehicle Parking (Page 21) Remove ii. “The idling of a commercial vehicle in a residential zone is not permitted between the hours of midnight and seven a.m.”;**
- **4.15 (Page 22) “W” missing from word WATERMARK in the heading;**
- **4.17 (Page 22) Fences add: The finished side of new or replacement fences must face surrounding properties. All supporting posts and cross-members must face the lot on which a new or replacement fence is located;**
- **4.18 (d) Page 23 Add: Landscaping of the lot must be completed within twelve (12) months after the date of occupancy of such dwelling constructed or within twelve (12) months after the date of completion for commercial and institutional properties;**
- **4.19 Home Occupations (Page 23) Amend (b) and (c) to read**
  - (b) A Home Occupation within the Residential Zone must be totally within the main dwelling unit and occupy no more than 33% of the gross floor area of that dwelling unit;**
  - (c) A Home Occupation in any other zone may be housed in a combination of the main dwelling unit and an accessory building provided that the area utilized does not exceed either 33% of the main dwelling unit if confined to that structure, or 25% of the combined area of the two structures if located in both;**

- **4.20 Enclosure for Swimming Pool (Page 24 & Page 26)**
  - (a) Please change first sentence to read “No land shall be used for the purposes of a swimming pool unless a building permit has been obtained and the pool is enclosed...”
  - (l) Please change first sentence to read “Every owner of a swimming pool shall, upon completion of the swimming pool enclosure and prior to filling the pool with water, notify the building inspector...”
  
- **6.2 Development Standard for Main Buildings and Main Structures (Page 32 and 33)**
  - Corner Lot for Semi-Detached Dwellings should be  
37 m (22m for corner unit, 15 m for interior unit)
  
  - Corner Lot for Terrace, Town Row Dwellings  
37 m (13 m for corner unit + minimum of 6 m width for each dwelling unit)
  
- **6.4 Landscaping (page 34)**
  - (i) Should read “The front yard (and flankage yard on corner lot) of the main building.”
  - (ii) Should read “and is encouraged to plant two trees (25 mm calliper) in the front yard.)
  
- **8.2 Landscaping (Page 39) Front yard (and flankage yard on corner lot);**
  
- **9.2 Landscaping (Page 43) Front yard (and flankage yard on corner lot);**
  
- **10.2 Landscaping (Page 45) Front yard (and flankage yard on corner lot);**
  
- **Amend section 15.4 Keeping of Livestock to remove the animal type/amount chart and to use the following wording: The keeping of livestock in the agricultural zone is subject to terms and conditions of the Planning Advisory Committee and must conform to Provincial Regulations.**
  
- **11.5 Permitted Uses in Commercial Zone**



**Amend xvi. To read “Manufacturing or processing establishment, subject to terms and conditions as may be imposed by the Planning Advisory Committee; This does not include Salvage Yards.**

**Removed xvii. “Existing Salvage yards.”**

### **MOTION CARRIED**

**Moved by Councillor Lights and seconded by Councillor Behr that the Town of Hampton approve the second reading of *Zoning By-law 190-10* with the following minor amendments:**

- **Amend the Zoning Map to reflect the Provincial watercourse lines as presented by the Consultant;**
- **Add the following to the Conservation Zone: “The boundaries of the Conservation Zone generally follow provincial wetlands and watercourse mapping and also include the municipal sewage treatment facilities.**
- **Amend the Zoning Map so that properties on Centennial Road from the corner of Centennial Road and Main Street to the corner of Centennial Road and Law Avenue are designated “Mixed Use”;**
- **Amend the Zoning Map so that PID 30263149 is designated Agricultural;**
- **Residential Zone should include “Existing Agricultural Uses”;**
- **Definitions (Page 4) Building Permit: Renovations should be added;**
- **Definitions (Page 6) Under the Definition of Dwelling, Semi-Detached, the word “Semi-Detached” should also be in bold;**
- **Definitions (Page 10) Terrace Dwellings – there is a typo on line 4 it says “Unite” rather than “Unit”. Sentence “Terrace Dwellings are not permitted on Infill Lots, unless existing Terrace Dwellings currently exist on the established street” should be replaced with “Terrace Dwellings are not permitted on Infill Lots unless Terrace Dwellings currently exist on more than 25% of the lots on an established street.”;**

- **6.0 Residential Zone (Page 31) v. replace “(except on streets where terrace, town, or row houses currently exist)” with “(except on streets where terrace, town, or row houses currently exist on more than 25% of the lots on an established street)”;**
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- **4.18 (d) Page 23 Add: Landscaping of the lot must be completed within twelve (12) months after the date of occupancy of such dwelling constructed or within twelve (12) months after the date of completion for commercial and institutional properties;**
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- **4.20 Enclosure for Swimming Pool (Page 24 & Page 26)**
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- **9.2 Landscaping (Page 43) Front yard (and flankage yard on corner lot);**
  
- **10.2 Landscaping (Page 45) Front yard (and flankage yard on corner lot);**
  
- **Amend section 15.4 Keeping of Livestock to remove the animal type/amount chart and to use the following wording: The keeping of livestock in the agricultural zone is subject to terms and conditions of the Planning Advisory Committee and must conform to Provincial Regulations.**

- **11.5 Permitted Uses in Commercial Zone**

**Amend xvi. To read “Manufacturing or processing establishment, subject to terms and conditions as may be imposed by the Planning Advisory Committee; This does not include Salvage Yards.**

**Removed xvii. “Existing Salvage yards.”**

**MOTION CARRIED**

**6. ADJOURNMENT**

As there was no further business, the Council meeting was adjourned at 9:20 p.m.

**Moved by Councillor Behr that the Town of Hampton adjourn the Council meeting of December 1, 2010.**

**Motion Carried**

APPROVED:

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Ken Chorley, Mayor

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Megan O’Brien Harrison, Clerk