



information associated with the result of the applications. Town staff supported the Committee request for presenting a draft of the year end report prior to Council submission with the consideration of including the additional information. Following the discussion, the committee made the following motion as it relates to the Year End Report:

Moved by Luke Johnson and seconded by Chris Rendell that the committee review and accept the draft year end report prior to Council Submission.

Motion Carried

11. Hampton Planning Advisory By-law Update:

Development Officer updated the committee on the PAC bylaw # HAM-2023-05 which was passed by Council on February 14, 2023.

Major changes include:

1. Application Submission (Section 8)
2. New Standard Practice(s) for Notification(s) (Section 9)
3. Meeting Procedure (Section 10)

12. New Business Variance Application – 599 Kennebecasis River Road

The application is for a variance approval from the Planning Advisory Committee to permit an accessory building resulting in the cumulative ground floor area for accessory buildings and structures exceeding the maximum cumulative ground floor area permitted by the zoning by-law, to be situated on the property identified as (PID) 00194985, located at 599 Kennebecasis River Road, Hampton. The following variance from Zoning By-Law 216-2021 is required for this accessory building.

Variance Type	Proposed	By-Law Standard	Variance
Maximum Cumulative Ground Floor Area (sq. m.)	178.5	140	38.5 (28%)

The Development Officer presented the staff report to the committee which included background information, legislative authority, staff analysis and committee discussion (including recommendation) and motions for consideration. The staff report outlined the following three options for consideration:

- A. Variance = **38.5 sq. m. (28 %)** - includes all buildings and structures as noted above



- B. Alternative (1) - Variance = **26.6 sq. m. (19 %)** - existing structure 3 removed prior to issuance of development permit
- C. Alternative (2) - Variance = **19.2 sq. m. (14 %)** - existing structures 2 & 3 removed prior to issuance of development permit

and recommended the Planning Advisory Committee approve the application subject to the removal of the existing shipping container style structure as proposed by the applicant due to nonconformity.

The committee requested clarification by town staff on the site plan and analysis as it relates to the information provided in the applicant's application. The applicant was provided the opportunity to speak and answer any questions from the committee. The committee discussed various aspects of the application and the town staff report including location, property size, notification(s), alternative motions listed for consideration, accommodating development while considering the existing non-conforming structure. The committee made the following motion:

Moved by Chris Rendell and seconded by Luke Johnson that the Planning Advisory Committee approve the requested variance from the Zoning By-Law 216-2021 of:

- **19.2 m², equivalent to 14%, for the maximum cumulative ground floor area**

permitted for an accessory building and structure, for the property identified as PID 00194985 located at 599 Kennebecasis River Road, subject to the following terms and conditions:

- **The existing shipping container and baby barn style accessory structures, identified as existing structure 2 and existing structure 3, as noted in table 1 in the staff report, shall be removed prior to the final inspection.**

Motion Carried

Staff advised the committee that the motion will need to be reviewed by the town's Planning Director.

13. Other: New Hampton Boundaries

The Development Officer presented information on the new boundaries and wards for Hampton. Until the new zoning by-law and municipal plan are in effect, the Hampton Planning, Engineering and Development staff will be administering the existing legislation,

