



**Planning Advisory Committee
April 25, 2023 – 7:00 pm
Council Chambers
Minutes**

Attendees:

Dave Henderson	Jamie Mahoney	Mark Reid (Chair)
Chris Rendell (Vice Chair)	Art Roy	Phil Taber

Regrets:

Murray Goodman
Luke Johnson
Councillor Kim Tompkins

Guests:

David Forgie	581 Darling's Island Applicant
Shane Price	184 Main Street Applicant

Town Staff:

Richard Malone	CAO
Arthur McCarthy	Director/Development Officer
Bailey Brogan	Assistant Planner/Development Officer
Marilyn Duplacey	Planning Coordinator

1. Call to Order.

Mark Reid, Chair, called the meeting to order at 7:02 pm.

2. Approval of Agenda

Moved by Chris Rendell and seconded by Art Roy to accept the agenda as amended.

Motion Carried

3. Disclosure of Conflict of Interest

David Henderson declared a conflict of interest with agenda item 7.ii) and will excuse himself during that variance application.

4. Approval of Minutes March 28, 2023

Moved by David Henderson and seconded by Jamie Mahoney that the minutes of March 28, 2023 be approved as presented.

Motion Carried



5. Membership

Mark Reid introduced Phil Taber as the new Environment Committee representative and welcomed him to the committee.

6. Building Reports March 2023

Moved by Chris Rendell and seconded by Phil Taber to accept the Building Reports as presented. Motion Carried

7. New Business i) Variance Application – 184 Main Street

David Henderson excused himself from the meeting due to disclosure of a conflict of interest.

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) 30206056, located at 184 Main Street, Hampton. The following variance from Zoning By-Law 216-2021 is required for this proposed accessory building;

Variance Type	Proposed	By-Law Standard	Variance
Maximum Cumulative Ground Floor Area (sq. m.)	166	140	26 (19%)

MOVED BY PHIL TABER AND SECONDED BY JAMIE MAHONEY THAT THE PLANNING ADVISORY COMMITTEE APPROVE THE REQUESTED VARIANCE FROM THE ZONING BY-LAW 216-2021 OF 26 m², EQUIVALENT TO 19%, FOR THE MAXIMUM CUMMULATIVE GROUND FLOOR AREA PERMITTED FOR ACCESSORY BUILDINGS AND STRUCTURES, FOR THE PROPERTY IDENTIFIED AS PID 30206056, LOCATED AT 184 MAIN STREET. MOTION CARRIED

David Henderson rejoined the meeting.

ii) Variance Application – 581 Darlings Island Road

The application is for a variance approval from the Planning Advisory Committee for a proposed lot subdivision subceeding the minimum lot width requirement, described as parcel PID 30066963 located in Ward 1 at 581 Darlings Island Road, Darlings Island, NB. The following is a summary of the variance(s) from the *Hampton Parish Planning Area Rural Plan – Community Planning Act* (Rural Plan) required for the proposed subdivision.

Variance Type	Proposed	Rural Plan Standard	Variance
Lot Width (m)	39	54	15 m (28%)



MOVED BY PHIL TABER AND SECONDED BY DAVID HENDERSON THAT THE PLANNING ADVISORY COMMITTEE APPROVE THE REQUESTED VARIANCE FROM THE HAMPTON PARISH PLANNING AREA RURAL PLAN OF 15 METERS, EQUIVALENT TO 28%, FOR THE LOT WIDTH PERMITTED FOR AN R2 RESIDENTIAL LOT, FOR LOT 85-1 DESCRIBED AS PARCEL IDENTIFIER (PID) 30066963, LOCATED AT 581 DARLINGS ISLAND ROAD, AND AS SHOWN ON (TENTATIVE) AMENDING SUBDIVISION PLAN ETHEL THORPE ESTATE SUBDIVISION (DWG NO. 22209SDT-1) DATED FEBRUARY 14, 2023, AS THE REQUEST IS IN KEEPING WITH THE GENERAL INTENT OF THE RURAL PLAN. MOTION CARRIED

8. Other: No other business

9. Next Meeting Scheduled for May 30, 2023

10. Adjournment.

Moved by Jamie Mahoney that the meeting be adjourned at 7:45 pm.

Motion Carried

Mark Reid - Chairperson

Marilyn Duplacey – Staff Representative