



Planning Advisory Committee Meeting
September 26, 2023 - 7:00 pm
Council Chambers
Minutes

Attendees:

Dave Henderson Chris Rendell (Vice Chair) Phil Taber
Luke Johnson Councillor Kim Tompkins

Regrets:

Jamie Mahoney Art Roy
Murray Goodman Mark Reid

Town Staff:

Bailey Brogan Assistant Planner/Development Officer
Arthur McCarthy PLED Director/Development Officer

Guests:

Jennifer Brown Planner, Dillon Consulting
Data Brinanta Nauwigewauk, arrived at 7:25pm.

1. Call to Order

Chris Rendell, Vice Chair, called the meeting to order at 7:04 pm.

2. Approval of Agenda

Moved by Chirs Rendell and seconded by Phil Taber to amend the agenda to add a discussion on the notice sent to property owners within 100 m of a PAC application to New Business. Motion Carried

Moved By Councillor Tompkins and seconded by Phil Taber to approve the agenda as amended.

Motion Carried

3. Disclosure of Conflict of Interest

None declared.

4. Approval of Minutes August 29, 2023

Moved by Chris Rendell and seconded by Phil Taber to add the following to Section 6. a. of the minutes from the August 29, 2023 meeting: "The Committee raised concerns about the lack of notice sent to residents of Birch Grove Manor and that feedback was not received." Motion Carried

Moved by Councillor Tompkins and seconded by Dave Henderson to accept the minutes as amended.

Motion Carried

5. Building Reports August 2023

Moved by Councillor Tompkins and seconded by Phil Taber to accept the building report as presented.



Motion Carried

6. New Business

a) Draft Hampton Municipal Plan – Jennifer Brown, Dillon Consulting

Jennifer Brown of Dillon Consulting presented the Draft Municipal Plan to the Committee. Hampton is currently moving into the public consultation process for legislative adoption. The Municipal Plan is a guiding policy document for staff and Council and sets the direction for the Zoning and Subdivision By-Laws. Jennifer reviewed upcoming meeting dates, the Land Use Designations, Housing and Policy sections of the Draft Municipal Plan.

The Committee commented on how they would like to see more aggressive strategies to increase density within Ward 2 rather than losing farmland and forest in outlying areas. The Municipal Plan is allowing for density, but regulations from provincial government requires large amount of land to provide services. The Committee discussed protecting agriculture and farming in the rural and residential areas. Agriculture is referenced in the Balanced Growth and Rural Land Use Designation sections.

Data Brinanta, of Nauwigewauk asked for more information on submitting comments, public transportation, and what high density development will look like. High density will include housing types like apartment buildings up to 6 storeys to be concentrated in commercial areas. He referred to the mixed use zone in the current Rural Plan and wondered if mixed use will still exist – this will be seen under the zoning. He asked if there were any tools in the Municipal Plan to stimulate affordable housing. Development incentives, grants, policies and the tone of the Municipal Plan strive to make Hampton accessible for the average person to live in the area.

b) Planning Rates Review

Staff reviewed proposed planning rates for 2024. Planning rates are administered under the Community Planning Act.

Moved by Councillor Tompkins and seconded by Luke Johnson to recommend the planning rates to council.

Motion Carried

c) Notice to property owners

Staff reviewed the wording in the notice sent to all property owners within 100 m of a PAC application from the May 30 and September 14 notices. The committee was concerned with the phrase included at the end of the obligation sentence within the notice. Staff noted that it was added based on concerns raised in May 2023 regarding the obligation of a landowner in support, that was solicited with the 100 m. Following the discussion, staff recommended removing the entire sentence, since the intent of the notice is to solicit a response from the public regarding public interest and potential neighborhood impacts by means of written support or objection. Retaining the phrase “There is no obligation for you to submit any comments” would undermine the intent of the notice. The committee agreed and as such, the following motion was made:

Moved by Dave Henderson and seconded by Phil Taber to delete “There is no obligation for you to submit any comments regarding this application if you are in support of the application.” from the notice to property owners within 100 m of a PAC application.

Motion Carried



7. Next Meeting is scheduled for October 31, 2023.

8. Adjournment

Moved by Luke Johnson to adjourn the meeting at 9:30 pm.

Chris Rendell – Vice Chair

Bailey Brogan

Bailey Brogan – Assistant Planner/Development Officer