



Planning Advisory Committee Special Meeting
November 9, 2023 - 7:00 pm
Council Chambers
Minutes

Committee Attendees:

Dave Henderson	Murray Goodman	Chris Rendell (Vice Chair)
Mark Reid (Chair)	Phil Taber	Art Roy
Councillor Kim Tompkins – Via Teams		Luke Johnson – via Teams

Council Attendees:

Mayor Doucet	Deputy Mayor Salgado	Councillor Boye
Councillor Chorley	Councillor Trecartin	

Regrets:

Jamie Mahoney

Guests:

Al Walker	58 Centennial Rd, Hampton
Chris White	3456 Route 845, Long Reach
Bill Allaby	77 McLaren Road, Upham
Laura Myers	24 Vernon Ave., Hampton

Town Staff:

Bailey Brogan	Assistant Planner/Development Officer
Arthur McCarthy	PLED Director/Development Officer
Richard Malone	CAO
Marilyn Duplacey	Planning Coordinator
Jennifer Brown	Planning Director, Dillon Consulting

1. Call to Order

Mark Reid, Chair, called the meeting to order at 7:05.

2. Approval of Agenda

Moved by Murray Goodman and seconded by Art Roy to approve agenda as presented.

Motion Carried



3. Disclosure of Conflict of Interest

None declared

4. Old Business: Zoning By-Law Review – Jennifer Brown Dillon Consulting

Jennifer Brown gave a brief overview of the Draft Zoning By-Law and highlighted a few of the major changes in the draft Zoning By-Law as follows:

- Accessory Buildings – currently there are many variances with regard to the size of accessory buildings. These have been standardized.
- Simplified approach to the building size permitted in relation to the lot size.
- Cannabis – defining cannabis production facilities and retail sales
- Hobby Farms now being permitted in Residential and Rural Residential lots over 1 hectare.
- Home industry allows for a second main use on a lot with a residential building.
- Two (2) main dwelling units now permitted per lot in Residential and Rural Residential Zones.
- Converted dwellings – existing one unit dwellings can be converted to up to 6 units.

Jennifer noted that residents may submit their feedback on the draft Zoning By-law until noon on Friday November 17, 2023. This information will be made public at the November 21, 2023 Public Hearing. A list of recommended changes will also be presented at that Public Hearing. Changes can be made to the Draft By-Laws up to the 3rd reading.

Arthur McCarthy, Director of Planning, Engineering and Development presented an overview of the zoning map and outlined the various zones.

Committee members asked Jennifer various questions to further their understanding of the Draft Zoning By-Law. Questions included previous R2 zone compared to new R2 for multi-unit limits, rural parcels that have changed to residential along Kennebecasis River Road and Dutch Point area, extents of the Town Center zone along Main Street, concerns surrounding the insurance provisions for farmer's markets and the potential for recreation area between Homestead and Viola Avenue.

Chair, Mark Reid, then asked the member of the public for their questions/concerns.

Al Walker commented on the definitions of Vehicle Sales and Service, Vehicle Repair Garage and Vehicle Body and Paint Shop. He noted overlap in the three definitions and asked that they be reviewed by staff. Further, the question was raised on a property located on Centennial shown



as Mixed Use while the rest of the surrounding properties are residential. Staff advised that a request was received for the designation and zoning change for future development.

Laura Myers inquired about the property at the top of Viola where there is currently a bench to sit and look out over the marsh and river. She wondered if the Town could purchase this property for Parks and Recreation. Staff advised that this property was privately owned and outside of the zoning by-law adoption process.

After more discussion by Committee members the following motion was made:

Moved by Dave Henderson and seconded by Phil Taber that the Planning Advisory Committee recommend that Council proceed with the Zoning By-Law as presented with staff reviewing the following:

- 1. Definitions of Vehicle Sales and Service, Vehicle Repair Garage and Vehicle Body and Paint Shop**
- 2. Expanding the Town Center Zoning along Main Street between Hall Road to Logie Drive,**
- 3. Removing insurance provisions for a private group using Town property for any group events**
- 4. PID 30271068 located along Homestead to be zoned as Parks and Recreation**
- 5. PID 00189274 on Centennial Road zoned MU as Residential**
- 6. Farmers Markets provision.**

MOTION CARRIED

5. Adjournment

Moved by Murray Goodman to adjourn the meeting at 8:40 pm.

Mark Reid – Chair

Marilyn Duplacey – Planning Coordinator