



Planning Advisory Committee Meeting Minutes
May 28, 2024 7:00 pm
Council Chambers

Attendees:

Mark Reid (Chair)	Councillor Kim Tompkins (Vice-Chair)	Dave Henderson
Chris Rendell	Jamie Mahoney	Art Roy

Regrets:

Luke Johnson Phil Taber

Staff:

Arthur McCarthy	PLED Director/Development Officer
Bailey Brogan	Development Officer/Assistant planner
Marilyn Duplacey	Planning Coordinator

1. Call to Order

Mark Reid (Chair) called the meeting to order at 7:01 pm.

2. Approval of Agenda

Moved by Chris Rendell and seconded by Councillor Kim Tompkins to approve the agenda as presented.

Motion Carried.

3. Disclosure of Conflict of Interest

None disclosed.

4. Approval of Minutes: a) April 30, 2024

Moved by Dave Henderson and seconded by Jamie Mahoney to accept the April 30, 2024 Planning Advisory Committee Meeting minutes as presented.

Motion Carried.

5. Building Reports: a) April 2024

Staff presented the April 2024 Building reports to the Committee.

Moved by Jamie Mahoney and seconded by Mark Reid to approve the April 2024 Building Reports as presented.

Motion Carried.



6. **New Business:** a) **Committee Training – Creating a Respectful Volunteer Experience – HR Presentation**
Moved by Councillor Kim Tompkins and seconded by Jamie Mahoney to table this presentation. Motion Carried.

b) Variance Application – Anika Becker & Cory Jamieson Subdivision

The application is to subdivide Lot 24-1 from PID 30311740. This subdivision will also create a 5 m public utility easement to facilitate access to the remnant parcel. The proposed Lot 24-1 and the remnant are below the required lot width under the Hampton Zoning By-Law (HAM-2023-16). The application requires two variances to permit creating:

- One (1) lot that subceeds the minimum frontage of 54 meters by ± 30.1 metres
- Remnant parcel that subceeds the minimum frontage of 54 meters by ± 23.9 metres

Staff presented the report and a committee member asked what the logic was for supporting a lot width of less than 54 m as specified in the Zoning By-Law. Staff advised that the remnant parcel would be favourably configured for future development by establishing an access that meets the width criteria of a future street/private access. There was no objection received from the neighbouring property owners within 100 m of the subject property, nor did the Provincial and Utility Stakeholders have any objections. The acceptance of the requested variances are in keeping with both the Municipal Plan and the Zoning By-Law and are desirable for the development of the property.

Moved by Councillor Kim Tompkins and seconded by Dave Henderson that the Planning Advisory Committee approve the requested variance from the Hampton Zoning By-law to reduce the permitted lot width of an unserviced lot in the Rural Residential Zone by 30.1 m on Lot 24-1 as shown on Tentative Subdivision Plan Anika Becker and Cory Jamieson Subdivision 24-1 (DWG: 24093SDT) for the property identified as PID 30311740, located at 302 Darlings Island Road, Darlings Island.

Motion Carried.

Moved by Jamie Mahoney and seconded by Art Roy that the Planning Advisory Committee approve the requested variance from the Hampton Zoning By-law to reduce the permitted lot width of an unserviced lot in the Rural Residential Zone by 23.9 m on remnant lot as shown on Tentative Subdivision Plan Anika

Becker and Cory Jamieson Subdivision 24-1 (DWG: 24093SDT) for the property identified as PID 30311740, located at 302 Darlings Island Road, Darlings Island.

Motion Carried.

c) Conditional Use, Variance and Recommendation to Council – Cobblehill Subdivision Phase 1

Hampton has received a tentative subdivision plan for “Cobblehill Subdivision – Phase 1” (DWG 24038SDT, dated April 2, 2024) to develop 18 lots, on PID 30358238 off William Bell Drive. Hampton. As part of



Hampton’s procedural By-Law, Council has forwarded the proposed subdivision development to PAC for their recommendations.

The Cobblehill Phase 1 tentative plan proposes one multi-unit building lot, thirteen small lot one-unit dwelling lots, and four semi-detached lots. All proposed lots for phase 1 exceed the minimum standards with the exception of lot area for the semi-detached lots.

The lot areas for the proposed semi-detached lots are below the minimum standard of 500 m² and will require variances as shown in Table 1. The semi-detached lots meet all other requirements (frontage and depth) for a serviced lot in the R2 Zone. The lot frontage of 30 metres is split between parts A and B to create the semi-detached building lots, hence meeting the minimum frontage of 15 m for each side.

Table 1: Summary of Variances

<u>Zoning By-Law Criteria</u>	<u>Requirement</u>	<u>Lot 1-A</u>	<u>Lot 1-B</u>	<u>Lot 2-A</u>	<u>Lot 2-B</u>
Lot Area	≥ 500 sqm	454	450	450	489
Variance (lot area)	-	46 m ² (9%)	50 m ² (10%)	50 m ² (10%)	11 m ² (2%)

The R2 Zone permits multi-unit dwellings up to a maximum of 12 units, small lot one-unit dwellings and semi-detached dwellings as a conditional use, as such, terms and conditions may be placed on the proposed semi-detached lots by the Planning Advisory Committee

Moved by Councillor Kim Tompkins and seconded by Jamie Mahoney that the Planning Advisory Committee approve the requested variance from the Hampton Zoning By-law to reduce the permitted lot area of a serviced lot in the Medium Density (R2) Residential Zone by 46 m² on Lot 1-A, 50m² on Lot1-B and Lot 2-A, and 11 m² on Lot 2-B as shown on Tentative Subdivision Plan Cobblehill Subdivision, Phase 1 (DWG: 24038SDT) for the property identified as PID 30358238, located on William Bell Drive, Hampton.

MOTION CARRIED.

Moved by Jamie Mahoney and seconded by Art Roy by that the Planning Advisory Committee approve the conditional use of semi-detached dwelling in the Medium Density (R2) Residential Zone as shown on Tentative Subdivision Plan Cobblehill Subdivision, Phase 1 (DWG: 24038SDT) for the property identified as PID 30358238, located on William Bell Drive, Hampton as the development is in keeping with the intent of the Zoning By-law.

MOTION CARRIED.

The Cobblehill Development Phase 1 meets the requirements set out in Hampton’s Zoning, Sewage and Subdivision by-laws. Any future phase would need to be reviewed by PAC for approval of street names.

Staff presented the report along with an overview of the reports presented to the other standing committees. Environment Committee discussed the need for a Stormwater Management Plan and acceptable water study. Public Works discussed the availability of sanitary sewer, acceptable street widths without any cul-de-sacs and right-angle street intersections providing easy servicing. Leisure Services Advisory discussed the Land for Public Purpose (LPP).

