



Planning Advisory Committee Meeting Minutes July 29, 2025

Members Present

Dave Henderson	Phil Taber	Chris Rendell (via teams)
Luke Johnson (via teams)	Art Roy (via teams)	Councillor Kim Tompkins (via Teams)

Regrets

Jamie Mahoney	Mark Reid
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Staff Present

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

1. Call to Order

The meeting was called to order by Councillor Tompkins, Vice Chair, at 7:06 pm.

2. Approval of Agenda

Moved by Phil Taber and seconded by Chris Rendell to approve the agenda.

Motion Carried

3. Disclosure of Conflict of Interest – none disclosed.

4. Approval of Minutes: June 2025

Moved by Dave Henderson and seconded by Councillor Tompkins to approve the minutes of the June 2025 meeting.

Motion Carried

5. Building Reports: June 2025

Moved by Luke Johnson and seconded by Chris Rendell to accept the June 2025 Building Reports as presented.

Motion Carried

6. New Business: a) Variance – 614 Hall Rd., Passekeag

Moved by Dave Henderson and seconded by Phil Taber that the Planning Advisory Committee approve the variance from the Zoning By-law to place an accessory building partially in the front yard for the property identified as PID 30099832, located at 614 Hall Road, Passekeag, as the project is considered to be in keeping with the Municipal Plan and Zoning By-law and desirable for the development of the building.

Motion Carried

b) Variance – 47 Rockwood, Lakeside

The property owner was present and stated that the neighbouring property owner was in support of the application. Following the presentation the Committee made the following motion.

Moved by Phil Taber and seconded by Chris Rendell that the Planning Advisory Committee approve the variance from the Hampton Zoning By-law to place an accessory building in the front yard for the property identified as PID 30320303, located at 47 Rockwood Court, Lakeside, as the project is considered in keeping with the Municipal Plan



and Zoning By-law.

Motion Carried

c) Variance and Private Access – PID 302374267 Titusville

A representative of the Hammond Valley Community Church (applicant) was present at the meeting to answer questions from the Committee. The Committee asked the applicant questions on the timeline of the development of accesses. The original loop driveway access was developed approximately 10 years ago, and the eastern portion was determined to be unusable and is no longer used by the church. The new access (proposed private access) was developed last year but did not receive a development permit as the property owners were unaware of this requirement. The applicant stated that an Access Permit has been acquired from the Department of Transportation and Infrastructure and they will send this information to Hampton.

1. **Moved by Phil Taber and seconded by Chris Rendell that the Planning Advisory Committee approve the requested private access from Titusville Road to Lot 25-1 for the property identified as PID 30237267, located at 24 Sunrise Crescent, as the subdivision is in keeping with the Municipal Plan and Zoning By-law/ and is reasonable, considering the existing site conditions; subject to the following terms and conditions:**
 - a. An access permit is obtained from the Department of Transportation and Infrastructure;
 - b. NB 911 accepts the proposed name of the private access; and,
 - c. The width of the private access is updated to be 24 metres in width, as per the Hampton Subdivision By-law.

Motion Carried

2. **Moved by Dave Henderson and seconded by Art Roy that the Planning Advisory Committee approve the requested variance from the Hampton Subdivision By-law to increase the maximum length of a private access for residential purposes to 220 metres for the property identified as PID 30237267, located at 24 Sunrise Crescent, as the subdivision is in keeping with the Municipal Plan and Zoning By-law and is reasonable considering the existing site conditions; subject to the following condition:**
 - a. No more than three residential lots (including Lot 25-1) are created off the private access.

Motion Carried

7. **Next Meeting** Regular Meeting: Scheduled for August 26, 2025

8. Adjournment

Moved by Phil Taber and seconded by Dave Henderson to adjourn the meeting at 7:47 pm.

Motion Carried