



Planning Advisory Committee Meeting Minutes

August 26, 2025 - 7:00 pm

Members Present

| | | | |
|-------------------------------------|-------------------|---------------------|---------------|
| Councillor Kim Tompkins (via Teams) | Art Roy | Chris Rendell | Jamie Mahoney |
| Mark Reid (Chair) | Phil Taber (7:01) | Luke Johnson (7:06) | |

Regrets

Dave Henderson

Staff Present

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

Guests

Applicants (2) – 570 Route 860, French Village
Applicants (3) – Stackhouse Subdivision, Stockdale Road, Darlings Island
Residents (4) – Stockdale Road, Darlings Island

1. Call to Order

The meeting was called to order by the Chair, Mark Reid, at 7:00 pm.

2. Approval of Agenda

Moved by Chris Rendell and seconded by Jamie Mahoney to approve the agenda.

3. Disclosure of Conflict of Interest – none declared

4. Approval of Minutes: July 29, 2025

Moved by Councillor Tompkins and Seconded by Art Roy to approve the minutes from the July 29, 2025 meeting. **Motion Carried.**

5. Building Reports: July 2025

The Committee asked years whether more permits have been required since 2023. Since the Zoning By-law was updated in 2024, more types of projects would be permitted in Wards 1 and 3.

Moved by Chris Rendell and seconded by Jamie Mahoney to accept the July 2025 Building Reports as presented. **Motion Carried.**

6. New Business: a) Variance – 570 Route 860, French Village

Staff presented an application to construct a 44.6 square metre (480 sq. ft.) accessory building (garage) located at 570 Route 860, French Village. The proposed structure is proposed to be located in the front yard.



The Hampton Zoning By-Law (HAM-2023-16) does not permit an accessory building to be located in the front yard except by terms and conditions imposed by the Planning Advisory Committee.

Following the presentation, the Committee asked for clarity on why an accessory building is not permitted in front of building line under the Zoning By-law and whether the Rural Residential Zone should be amended to permit this. Staff stated that the intention of the accessory building being in the side/rear yard is to maintain a similar building line throughout the neighbourhood, and that the building is accessory/subordinate on a property which is not meant to detract from the main building. Staff mentioned that there may be housekeeping amendments to the Zoning By-law later this year, and the front yard placement in the Rural Residential Zone could be reviewed at this time by the Committee.

Moved by Councillor Tompkins and seconded by Phil Taber 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 30159917, located at 570 Route 860, French Village, as the project is considered in keeping with the Municipal Plan and Zoning By-law.

Motion Carried.

b) Variance – Stackhouse Subdivision, Stockdale Rd., Darlings Island

Staff presented the application, which is to subdivide Lot 25-1 and Parcel “A” from PID 30109078. The proposed Lot 25-1 is below the required lot frontage under the Hampton Zoning By-Law (HAM-2023-16) and requires a variance from the Zoning By-law and Subdivision By-law to permit creating one lot that subceeds the minimum frontage of 54 meters by \pm 36.2 metres. The lot is currently a Parcel “A” remnant, and was exempt from lot size standards when created, resulting in a non-conforming lot. The side property lines are not being adjusted and therefore there is no change from the current frontage.

Following the presentation, the committee requested an overview of the permitted uses listed in the Rural Residential Zone. The Committee asked for more information on the intended reason in the Zoning By-law for a minimum frontage. Staff elaborated on the purpose to enable access to the property, match the development pattern of the area and have enough developable area. The Committee discussed minimum frontage in denser areas (R2) of Hampton (frontage ranges from 10-23m) and setback calculations along street curves/end of cul-de-sacs. The Committee noted that there may be a potential for conflict with proximity of the driveway to the property line but also that driveways are located close to the property lines on other properties.

The property owner presented and stated that he wished to subdivide to sell the lot, and that it is intended for a residential building. The Parcel A at the rear will be transferred to the applicant’s father to provide more privacy to the side of the property.



Residents from the Darlings Island area were in attendance and spoke on behalf of the application:

29 Stockdale Road – Question on the minimum size of a driveway. Staff advised that there is no minimum driveway size, but there is a maximum size with setbacks for new driveways. The resident was under the impression that the property was intended as a greenspace and stated that a trail has been developed from the property to the rear to the subject property. Staff advised the Committee that a development permit is not required for a trail through a property.

6 Stockdale Road – Question on how many lots could be developed on the property. Staff stated that the proposal is to create one lot and the available frontage is below the required width for a public or private road should more lots be requested in the future.

37 Stockdale – This resident stated concerns for planning integrity, as the area is meant to be spacious and rural. Trail construction completed from the property to the rear has given cause for concern with increasing density in the area.

30 Stockdale Road – Concerned with increased water coming from the property. Asking if there could be a plan made to not increase the runoff coming from the property following any development. Staff advised that lot grading and stormwater is typically addressed during a building permit application and that development.

Moved by Phil Taber and seconded by Mark Reid that the Planning Advisory Committee approve the requested variance from the Hampton Zoning By-law and Subdivision By-law to reduce the lot frontage to 17.8 metres for the property identified as PID 30109078, located at Stockdale Road, Darlings Island with the following condition: that the driveway access be screened with trees and vegetation on the north property line.

Some of the Committee members stated that screening between the properties had not been raised as an issue, and it is unlikely to solve the concerns stated by the neighbouring property owners. The Committee also discussed the size of the variance is large compared to the by-law requirement, and that there may be other opportunities to resolve the reduced frontage of the lot.

In Favour: Phil Taber, Kim Tompkins, Mark Reid

Contrary Minded: Luke Johnson, Art Roy, Jamie Mahoney, Chris Rendell

Motion Denied.

Moved by Councillor Tompkins and seconded by Luke Johnson that the Planning Advisory Committee approve the requested variance from the Hampton Zoning By-law and Subdivision By-law to reduce the lot frontage to 17.8 metres for the property identified as PID 30109078, located at Stockdale Road, Darlings Island as the project/subdivision is in keeping with the Municipal Plan and Zoning By-law and considered to be beneficial for the development of the property.

In Favour: Councillor Tompkins, Luke Johnson, Art Roy, Phil Taber, Mark Reid



Contrary Minded: Chris Rendell, Jamie Mahoney

Motion Carried.

7. Next Meeting

Special Meeting: Scheduled for October 7, 2025

(September 30, 2025 is a holiday)

Moved by Phil Taber and seconded by Mark Reid to accept the change in the meeting date to October 7th 2025.

Motion Carried.

8. Adjournment

Moved by Luke and seconded by Phil to adjourn the meeting at 8:35 pm.

Mark Reid – Chair

Bailey Brogan – Staff Representative