



Planning Advisory Committee Special Meeting

October 7, 2025 - 7:00 pm

Council Chambers

Members Present: Art Roy
Councillor Kim Tompkins

Dave Henderson
Chris Rendell

Phil Taber

Jamie Mahoney

Regrets: Mark Reid

Luke Johnson

Guests: John Smith – 79 O'Dell Loop Rd., Passekeag
Laura Parfitt & Brigitte Theriault – 38 Meadow Dr, Darlings Island
Jordan Reed – 47 Centennial Road, Hampton
Mike Beaman – 46 Meadow Dr, Darlings Island

Staff Present:

Bailey Brogan, Assistant Planner/Development Officer

Lisa Richard, Clerk

Thomas Lewallen, Planner (Dillon Consulting)

Arthur McCarthy, PLED Director (arrived at 7:50)

1. Call to Order

The meeting was called to order by Councillor Kim Tompkins (Vice-Chair) at 7:01 pm.

2. Approval of Agenda

Moved by Jamie Mahoney and seconded by Phil Taber to approve the agenda.

Motion Carried.

3. Disclosure of Conflict of Interest – none disclosed

4. Approval of Minutes: August 26, 2025

Moved by Jamie Mahoney and seconded by Art Roy to approve the minutes from the August 26, 2025 meeting.

Motion Carried.

5. Building Reports: August 2025

The committee requests that the reports be sent in landscape orientation in future.

Moved by David Henderson and seconded by Jamie Mahoney to accept the August 2025 Building Reports as presented.

Motion Carried.



6. New Business:

a) Recommendation to Council – Draft amendments to Hampton Municipal Plan and Hampton Zoning By-Law

Thomas Lewallen, Dillon Consulting, gave a presentation on the proposed Amendments to align with the Provincial permitting process for development near wetlands. The current system applies the maximum restrictions to all wetlands, regardless of provincial significance. This requires any property owner who wishes to develop a zone “C” property to obtain both a Provincial WAWA permit and a Municipal Plan Amendment and Rezoning. The result is a dual and complex approval process.

By updating the Municipal Plan and Zoning By-law to mirror the Provincial classification approach, it clarifies regulations, reduces unnecessary redesignations and rezonings, and reserves the Conservation (C) Zone for the most sensitive lands

Question from the property owner at 47 Centennial Road – how much wetland is being removed from the conservation zone to allow for development? There will still be environmental permitting in place which is approved by the province.

John Smith stated that he has owned the property for 26 years and there was never any zoning until 2023.

Moved by Dave Henderson and seconded by Art Roy that the Planning Advisory Committee recommend that Council:

- 1. Proceed with the first and second reading of By-Law No. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15 as presented, which would:***
 - a. Repeal and replace Schedule A – Future Land Use Map in the Municipal Plan***
 - b. Repeal and replace Section 2.6 in the Municipal Plan; and***
 - c. Repeal and Replace Policy LU-36 in the Municipal Plan.***
- 2. Proceed with the first and second reading of By-Law No. HAM-2025-23: A By-law to Amend the Hampton Zoning By-Law No. HAM-2023-16 as presented which would:***
 - a. Repeal and replace Schedule A – Zoning Map in the Zoning By-Law.***

For: Councillor Kim Tompkins

Contrary Minded: Art Roy, Dave Henderson, Phil Taber, Chris Rendell, Jamie Mahoney

Motion Defeated

Several committee members were not in favour of aligning with Provincial Regulation. The question was raised as to what percentage of Hampton is provincially designated/regulated wetland? The Committee stated that there needs to be more local control over development and that Hampton favours development as of late. The committee stated that there was not enough information provided to decide on this motion.



The committee stated that there was enough information provided to proceed with the spot rezoning and made the following motion:

Moved by Phil Taber and seconded by Jamie Mahoney that the Planning Advisory Committee recommend that Council:

- 1. Proceed with the first and second reading of By-Law No. HAM-2025-22, to update the Future Land Use map in Schedule A of the Municipal Plan and approve the redesignation of PID 30189112 from Environmental Conservation to Rural; and***
- 2. Proceed with the first and second reading of By-Law No. HAM-2025-23 to update the Zoning Map in Schedule A of the Zoning By-Law and approve the rezoning of PID 30189112 from Conservation (C) to Rural (RU).***

Motion Carried

b) Conditional Use – 38 Meadow, Darlings Island

Staff presented an application to establish a Home Occupation (home school) at 38 Meadow Drive, Darlings Island, within a new accessory building to be located in the rear yard. The intent is to provide private educational services for a maximum of 10 children between the ages of 5 and 12. Since a Home School is not listed under the permitted uses as a Home Occupation, it is subject to approval and terms and conditions that may be set by the Planning Advisory Committee. The Committee asked the applicant if the new accessory building would have heat and lights and the applicant advised that it would.

Moved by Phil Taber and seconded by Jamie Mahoney that the Planning Advisory Committee approve the use of a home school as a Home Occupation under the Hampton Zoning By-law for the property identified as PID 30076343, located at 38 Meadow Drive, Darlings Island, as the project is in keeping with the Municipal Plan and Zoning By-law and is considered to be beneficial for the development of the property; subject to the following terms and conditions:

- 1. That parking be provided on-site, and an additional parking space is established in the parking area;***
- 2. That play areas are limited to the rear yard.***

Moved by Chris Rendell and seconded by Dave Henderson to remove condition #2 from the above motion.

Moved by Phil Taber and seconded by Jamie Mahoney that the Planning Advisory Committee approve the use of a home school as a Home Occupation under the Hampton Zoning By-law for the property identified as PID 30076343, located at 38 Meadow Drive, Darlings Island, as the project is in keeping with the Municipal Plan and Zoning By-law and is considered to be beneficial for the development of the property; subject to the following terms and conditions:



1. That parking be provided on-site, and an additional parking space is established in the parking area;

Motion Carried

c) Recommendation to Council – GePeake Subdivision

Staff presented the application to subdivide PID 191841 to develop an extension to Ivan Court and create six (6) two-unit building lots and a parcel for Land for Public Purposes. The committee asked whether the variance includes the existing length of Ivan Court. Staff advised that the existing portion of Ivan Court is included in the total length of the cul-de-sac.

1. Moved by Jamie Mahoney and seconded by Art Roy that the Planning Advisory Committee approve the requested variance from the Hampton Subdivision By-law to extend the length of a cul-de-sac from 180 m to 270 m for the property identified as PID 191841, located at Ivan Court, Hampton, as the subdivision is in keeping with the Municipal Plan and Zoning By-law and considered to be beneficial for the development of the property.

Motion Carried.

2. Moved by Jamie Mahoney and seconded by Chris Rendell that the Planning Advisory Committee recommends that Hampton Council approve the “GePeake Subdivision Plan”, with consideration to the following:

- a. Council accepts the proposed public street, Ivan Court, as shown on the Tentative Plan;**
- b. The developer enter into a Developer’s Agreement with Hampton; and**
- c. Council accepts the proposed land for public purpose as recommended by the Parks and Recreation Advisory Committee.**

Motion Carried.

d) 2026 PLED rates

Staff presented the proposed rates for 2026 to the Committee. In 2024, new Planning Rates were introduced for Development Agreements, zoning compliance letters, increased zoning and subdivision rates and pits/quarry permits. 2025 saw the introduction of Building By-Law exemptions and provisional Building Permits. Hampton uses a construction index value to calculate the value of the project which provides a standardized structure for permit fees. The 2026 Rates propose an increase of \$5.00 per square foot for main floor, additional storey/basement and attached garage/deck for new residential construction with no changes to the remaining rates.

Moved by Dave Henderson and seconded by Art Roy that the Planning Advisory Committee recommend that Council approve the proposed 2026 rate schedules for the Building, Planning and Development Rates.

Motion Carried.



7. Next Meeting

Regular meeting scheduled for October 28, 2025

8. Adjournment

Moved by Jamie Mahoney and seconded by Phil Taber to adjourn the meeting at 8:17 pm.