



## **Planning Advisory Committee Meeting**

**October 28, 2025 - 7:00 pm**

**Council Chambers**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Disclosure of Conflict of Interest**
- 4. Approval of Minutes:** October 7, 2025
- 5. Building Reports:** September 2025
- 6. New Business:**
  - a) Conditional Use – Trucking Operation - 1260 Centennial Rd, Passekeag
  - b) Recommendation to Council – Amendments to Zoning By-law No. HAM-2023-16 related to Supportive Housing and Rezoning a portion of PID 30150395 from Rural Residential (RR) to Rural (R).
- 7. Next Meeting** Regular meeting scheduled for November 25, 2025
- 8. Adjournment**



## **Planning Advisory Committee Special Meeting**

**October 7, 2025 - 7:00 pm**

**Council Chambers**

**Members Present:** Art Roy                      Dave Henderson                      Phil Taber                      Jamie Mahoney  
Councillor Kim Tompkins                      Chris Rendell

**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.

- 1. Moved by Dave Henderson and seconded by Art Roy that Council 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. That Council 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. 2023-16 as presented, which would:**
- 3. Repeal and replace Schedule A - Zoning Map in the Zoning By-law.**

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.

**Voted In favour: Councillor Kim Tomkins**

**Contrary minded: Art Roy, Dave Henderson, Phil Taber, Chris Rendell and Jamie Mahoney**

**Motion Denied.**

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



- 1. Moved by Phil Taber and seconded by Jamie Mahoney that Council proceed with first and second reading of By-law No. HAM 2025-22, by updating the Future Land Use map in Schedule A of the Municipal Plan and approve the redesignation of PID 30189112 from Environmental Conservation to Rural.**
- 2. That Council proceed with first and second reading of By-law No. HAM 2025-23, by updating 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.**



Hampton's Planning, Engineering & Development Department

2025-10-08

Monthly Reporting

## PERMIT SUMMARY REPORT

### Current Month (CM): September

### Year to Date (YTD): 2025

Year to Date -  
Construction  
Trend\*

| Ward          | # of Permits | Construction Value | Permit Value   | # of Permits | Construction Value  | Permit Value     |
|---------------|--------------|--------------------|----------------|--------------|---------------------|------------------|
| 1             | 3            | \$68,040           | \$440          | 71           | \$3,757,543         | \$22,119         |
| 2             | 15           | \$748,166          | \$4,766        | 171          | \$11,753,153        | \$70,666         |
| 3             | 3            | \$63,000           | \$490          | 50           | \$2,506,819         | \$15,054         |
| <b>Totals</b> | <b>21</b>    | <b>\$879,206</b>   | <b>\$5,696</b> | <b>292</b>   | <b>\$18,017,515</b> | <b>\$107,839</b> |

|     |
|-----|
| -8% |
| 49% |
| 35% |

### Historical Information

| W1 - CM |    |             |         | W1 - YTD |             |          |
|---------|----|-------------|---------|----------|-------------|----------|
| 2025    | 3  | \$68,040    | \$440   | 71       | \$3,757,543 | \$22,119 |
| 2024    | 6  | \$167,100   | \$1,061 | 65       | \$3,336,558 | \$19,067 |
| 2023    | 10 | \$1,026,051 | \$5,378 | 53       | \$4,750,243 | \$25,051 |

| W2 - CM |    |             |         | W2 - YTD |              |          |
|---------|----|-------------|---------|----------|--------------|----------|
| 2025    | 15 | \$748,166   | \$4,766 | 171      | \$11,753,153 | \$70,666 |
| 2024    | 13 | \$299,730   | \$2,134 | 130      | \$6,626,099  | \$39,982 |
| 2023    | 20 | \$443,330   | \$2,728 | 115      | \$3,671,237  | \$22,542 |
| 2022    | 18 | \$1,231,401 | \$7,089 | 139      | \$6,192,394  | \$36,987 |
| 2021    | 18 | \$664,726   | \$3,822 | 119      | \$6,010,420  | \$35,828 |
| 2020    | 13 | \$878,942   | \$5,069 | 107      | \$7,367,814  | \$37,662 |

| W3 - CM |   |           |         | W3 - YTD |             |          |
|---------|---|-----------|---------|----------|-------------|----------|
| 2025    | 3 | \$63,000  | \$490   | 50       | \$2,506,819 | \$15,054 |
| 2024    | 0 | \$0       | \$0     | 25       | \$1,269,428 | \$7,469  |
| 2023    | 4 | \$312,660 | \$1,663 | 30       | \$1,980,217 | \$10,651 |

\*Construction trend represents current construction value (YTD) related to the historic average since establishing the new reporting system (W2-2020; W1/W3-2023)

\*\* The new multipurpose facility is represented under the Ward 2 commercial items in Park and Recreation and is listed as a 0\$ construction value to not skew the data throughout the year. The actual construction value of the new multipurpose facility is approximately \$24,000,000.00.

Prepared by: Marilyn Duplacey  
Planning Coordinator  
Reviewed by: Arthur McCarthy, P.Eng  
Director/Development Officer



2025 Detailed Permit Summary

Permits

| PID      | PAN     | Civic # | Property Location | Area            | Ward | Description                                                                                                                                                                                                                                         | Application Item                      | Estimated Construction Value | Permit Value | Permit Issued Date | Tracking Number |
|----------|---------|---------|-------------------|-----------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------|--------------|--------------------|-----------------|
| 30019277 | 1148712 | 34      | Villa             | Hampton         | 2    | Renovations to replace nine windows and four exterior doors.                                                                                                                                                                                        | Interior & Exterior Reno              | \$10,766                     | \$78.83      | 2025-09-03         | 2025-BP-103     |
| 30186282 | 5127695 | 1621    | Route 121         | Hampton         | 2    | Construction of a 884 sq. ft. one-unit dwelling with an attached front porch.                                                                                                                                                                       | Dwelling, One-Unit                    | \$123,660                    | \$643.30     | 2025-09-08         | 2025-BP-104     |
| 30144232 | 4539904 | 1496    | Route 860         | Smithtown       | 1    | Removal and reconstruction of an existing 308 sq. ft. accessory structure (deck - 22' x 14') located in rear yard.                                                                                                                                  | Deck (Attached)                       | \$9,240                      | \$71.20      | 2025-09-09         | 2025-BP-105     |
| 30351647 | 6875209 | 22      | Elmwood           | Hampton         | 2    | Semidetached dwelling that includes a 1203 sq. ft. main floor, an unfinished basement, and front and rear decks                                                                                                                                     | Detached House                        | \$167,895                    | \$864.48     | 2025-09-09         | 2025-BP-106     |
| 30351639 | 6875194 | 24      | Elmwood           | Hampton         | 2    | Semidetached dwelling that includes a 1203 sq. ft. main floor, an unfinished basement, and front and rear decks                                                                                                                                     | Detached House                        | \$167,895                    | \$864.48     | 2025-09-09         | 2025-BP-107     |
| 30186282 | 5127695 | 1621    | Route 121         | Hampton         | 2    | Development of an 884 sq. ft. one-unit dwelling with an attached front porch.                                                                                                                                                                       | Dwelling, One-Unit                    | \$0                          | \$50.00      | 2025-09-08         | 2025-DVP-139    |
| 30317267 | 6423395 | 6       | Christopher       | Hampton         | 2    | Construction of a 1462 sq. ft. detached house with an unfinished basement and front and rear decks                                                                                                                                                  | Dwelling, One-Unit                    | \$209,250                    | \$1,071.25   | 2025-09-15         | 2025-BP-108     |
| 30351647 | 6875209 | 22      | Elmwood           | Hampton         | 2    | Development of a 1203 sq. ft. semi-detached dwelling with an attached rear deck.                                                                                                                                                                    | Detached House                        | \$0                          | \$50.00      | 2025-09-09         | 2025-DVP-140    |
| 30351639 | 6875194 | 24      | Elmwood           | Hampton         | 2    | Development of a 1203 sq. ft. semi-detached dwelling with an attached rear deck.                                                                                                                                                                    | Detached House                        | \$0                          | \$50.00      | 2025-09-09         | 2025-DVP-141    |
| 30340277 | 6720666 | 1881    | Route 860         | Titusville      | 3    | Construction of an 840 sq. ft. accessory building in the rear yard.                                                                                                                                                                                 | 2 Bay Garage                          | \$63,000                     | \$340.00     | 2025-09-16         | 2025-BP-109     |
| 30210058 | 5441293 | 374     | William Bell      | Hampton         | 2    | Management Guideline.                                                                                                                                                                                                                               | Ditch Infill                          | \$0                          | \$50.00      | 2025-09-10         | 2025-DVP-142    |
| 30359756 | 6992417 | 434     | Darlings Island   | Darlings Island | 1    | Construction of a 784 sq. ft. accessory building (garage) in the side yard.                                                                                                                                                                         | Garage (detached)                     | \$58,800                     | \$319.00     | 2025-09-16         | 2025-BP-110     |
| 197202   | 1156244 | 1782    | Route 860         | Titusville      | 3    | Development of a 1.5 m high fence in the rear yard along the property line.                                                                                                                                                                         | Accessory Structure - Incl. BP Exempt | \$0                          | \$100.00     | 2025-09-12         | 2025-DVP-143    |
|          | 6932370 | 37      | Second            | Hampton         | 2    | Interior and exterior renovations that include the following: the construction of a new roof structure over the existing roof, installation of new doors, windows, siding, insulation, drywall, flooring, kitchen cabinetry, and bathroom fixtures. | Interior & Exterior Reno              | \$63,000                     | \$340.00     | 2025-09-17         | 2025-BP-111     |
| 30317267 | 6423395 | 6       | Christopher       | Hampton         | 2    | Development of 1462 sq. ft. one-unit dwelling with an unfinished basement and front and rear decks.                                                                                                                                                 | Dwelling, One-Unit                    | \$0                          | \$50.00      | 2025-09-15         | 2025-DVP-144    |
| 480087   | 1147863 | 22      | Walker            | Hampton         | 2    | Removal and reconstruction of an existing 190 sq. ft. accessory structure (deck - 19' x 10') located in the side yard.                                                                                                                              | Deck (Attached)                       | \$5,700                      | \$53.50      | 2025-09-18         | 2025-BP-112     |
| 30340277 | 6720666 | 1881    | Route 860         | Titusville      | 3    | Development of an 840 sq. ft. accessory building in the rear yard.                                                                                                                                                                                  | Accessory Building                    | \$0                          | \$50.00      | 2025-09-16         | 2025-DVP-145    |
| 30359756 | 6992417 | 434     | Darlings Island   | Darlings Island | 1    | Development of a 784 sq. ft. accessory building (garage) in the side yard.                                                                                                                                                                          | Accessory Building                    | \$0                          | \$50.00      | 2025-09-16         | 2025-DVP-146    |
| 30351647 | 6875209 | 22      | Elmwood           | Hampton         | 2    | Semidetached dwelling that includes a 1203 sq. ft. main floor, an unfinished basement, and front and rear decks                                                                                                                                     | Sewer                                 | \$0                          | \$200.00     | 2025-09-09         | 2025-MSCP-21    |
| 30351639 | 6875194 | 24      | Elmwood           | Hampton         | 2    | Semidetached dwelling that includes a 1203 sq. ft. main floor, an unfinished basement, and front and rear decks                                                                                                                                     | Sewer                                 | \$0                          | \$200.00     | 2025-09-09         | 2025-MSCP-22    |
| 30317267 | 6423395 | 6       | Christopher       | Hampton         | 2    | Development of 1462 sq. ft. one-unit dwelling with an unfinished basement and front and rear decks.                                                                                                                                                 | Sewer & Storm                         | \$0                          | \$200.00     | 2025-09-15         | 2025-MSCP-23    |
|          |         |         |                   |                 |      |                                                                                                                                                                                                                                                     |                                       | \$879,206                    | \$5,696      | 21                 |                 |