



**Planning Advisory Committee
Special Meeting
December 16, 2025 - 6:00 pm
Council Chambers**

Members Present:

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

Regrets:

Luke Johnson Phil Taber

Staff Present:

Bailey Brogan – Assistant Planner/Development Officer
Arthur McCarthy – PLED Director
Lisa Richard – Clerk
Richard Malone – CAO/Assistant Clerk
Thomas Lewallen – Planning Director, Dillon Consulting

1. Call to Order

The meeting was called to order by Mark Reid, Chair, at 6:00 pm.

2. Approval of Agenda

Moved by Councillor Tompkins, seconded by Jamie Mahoney to approve the agenda.

Chris Rendell – question why has the agenda changed? Arthur McCarthy noted that the agenda was updated prior to the 24 hour notice requirement noted in the PAC Procedural By-law to remove the building report and previous meeting minutes (November 25, 2025) as these are housekeeping items reviewed during a regular meeting and not a special meeting.

Chris Rendell - Was the chair consulted to call the special meeting? Arthur McCarthy noted that members, including the Chair, were consulted via email to confirm availability for the special meeting following the Council meeting with no concerns raised.

3. Disclosure of Conflict of Interest – none disclosed

4. Old Business:

- a) **Recommendation to Council – Amendments to By-Law HAM-2025-16 to definitions, uses and standards related to Supportive Housing.**



Requested by Chris Rendell that the Memo “Procedure for Special PAC Meeting – Supportive Housing Definitions” sent to the Committee be read into the minutes (Attachment 1). Thomas Lewallen, from Dillon Consulting, proceeded with reading memo which outlined the procedure for the Planning Advisory Committee special meeting following Council’s December 9th resolution, whereas the Committee is being asked to review Council’s recent motion to confirm whether the revised Supportive Housing definitions align with the Committee’s prior recommendation to Council. The memo outlines 3 stages for the committee to keep the meeting efficient and focused which included the 1. Scope of Review, 2. Committee Decision, and 3. Public Comment Procedure.

Chris Rendell: Why has the agenda been changed to remove the section 59 amendments? – Thomas Lewallen noted that this section was not part of the request from Council and that the intention for tonight’s meeting is to review the Amendments to By-law HAM-2025-16 to definitions, uses and standards related to Supportive Housing. Further, Thomas went through the questions the Chris had forwarded to staff related to Section 59 under the Community Planning Act.

Chris Rendell: There is a committee member that is not permitted to attend the meeting tonight. Can the reason why be noted in the minutes? Richard Malone noted that this is a membership issue and is under investigation.

Mark Reid invited staff to present. Thomas Lewallen presented to the Committee updates on the Amendments to By-law HAM-2025-16 to definitions, uses and standards related to Supportive Housing

Councillor Kim Tompkins: Why does tier 2 identify the level of supervision as “potentially on a 24 hr basis”? Thomas Lewallen noted that this would provide flexibility to the proposed uses as some could require this but it may not be necessary for others. Tier 3 states that 24-hour supervision is required.

Art Roy: Would Tier 3 have no limit on the number of residents? Thomas Lewallen noted that is correct.

Chris Rendell: At the last meeting there was concern raised about tier 2 & 3 being permitted as of right in institutional zone. A tier 3 facility would be permitted as of right in a property zoned institutional if it was considered a permitted use as institutional zone, and as such, someone could open a recovery centre. Therefore, my concern on the drafting of the proposed by-law has not been addressed. Thomas Lewallen noted that the Tier 3 would focus on community care centre and nursing zones, and it is unlikely that an institutional zone would change use.

Councillor Kim Tompkins provides suggestion to consider making supportive housing Tier 3 in an institutional zone a conditional use.

Mark Reid called for a motion in regard to the amendment in presented to the Committee



Moved by Chris Rendell and seconded by Dave Henderson to recommend that council accept the revised changes to HAM-2025-24 to amend the Zoning By-law, subject to:

- 1. The Institutional Zone is updated to be a Conditional Use for Tier 3.**

Motion Carried.

Moved by Councillor Kim Tompkins and seconded by Dave Henderson to hear statements from the public as it pertains to the amendments to the Zoning By-law to be forwarded to Council.

Motion Carried.

Moved by Mark Reid and seconded by Jamie Mahoney that Councillor Tompkins be appointed Chair for the rest of the meeting.

Motion Carried

Mark Reid left the meeting at 6:42 pm.

Question from public. Is there an opportunity to speak to council on this? Councillor Kim Tompkins advises that letters can be forwarded to Council. Further questions raised on opportunities for public input. Councillor Kim Tompkins notes the opportunities to speak at the PAC public meeting held in October and Council Public Hearing held in November.

Councillor Kim Tompkins invited members of the audience that wished to speak to the podium:

James Hoyt – 25 Porter Road, Nauwigewauk: The members of PAC asked for loopholes to be closed but does not feel they were addressed. Further highlights questions surrounding the process with PAC members being not permitted to attend and member questions not answered. Expressed that he does not feel that the rules have been followed as there have been questions about protocol from committee members.

David Forgie, 575 Darlings Island Road – I am a neighbour to everyone in my community. We live in a residential neighbourhood and people want to move there because it is a safe community. People want to know how their property is impacted when someone new moves in. The conclusion of APAT is that Hampton violated by-law and there is undue hardship. We want our property respected. If people are coming in and doing an activity that devalues our property, we do not want that. I want another voice in our community to say that we are very concerned about this. Referenced Charter of Rights and Freedoms - if property and safety is threatened, that is illegal. When consent is not given, then you have to talk to find common ground, if that can not be found then you keep negotiating. People in this community don't know what's going on.

David Gero, 267 Darlings Island Road – Lives next door to 277 Darlings Island Road. Question on staffing – does the consultant work for Hidden Secret? The Town planning office feels like my enemy. Thomas Lewallen



notes that staff facilitate the application process for any planning applications submitted to Hampton. David Gero express concern with the location and proximity of recovery center devaluing sale of their home and questions the willingness of someone to move next to the drug rehab centre and if the facility should pay mortgage. Question regarding the motion: does the motion make property that was zoned to Rural permitted? No – the rural zone is already conditional.

Cassie Hoyt, 25 Porter Road, Nauwigewauk – the amendments are setting a dangerous precedent. If someone comes to town and wants to have a similar use, how is Hampton going to tell them no?

5. Next Meeting

Regular meeting scheduled for January 27, 2026

6. Adjournment

Moved by Art Roy and seconded by Jamie Mahoney to adjourn the meeting at 7:03 pm.

Motion Carried.

Councillor Kim Tompkins – Vice Chair

Bailey Brogan – Staff Representative

Attachment 1: Procedure for Special PAC Meeting – Supportive Housing Definitions

Hampton Committee Memo

Planning, Engineering and Development Department



To: Planning Advisory Committee Members
From: Thomas Lewallen, Planner, MCIP RPP, Dillon Consulting.
Meeting Date: December 16, 2025
Subject: Procedure for Special PAC Meeting – Supportive Housing Definitions

The purpose of this correspondence is to outline the procedure for the Planning Advisory Committee meeting scheduled for this evening. Further to Council’s December 9 resolution, the Committee is being asked to review Council’s recent motion to confirm whether the revised Supportive Housing definitions align with the Committee’s prior recommendation to Council.

To keep the meeting efficient and focused, the special meeting will proceed as follows:

1. Scope of Review

The agenda item will be limited to the text of the revised Supportive Housing, particularly the definitions contained in the proposed amendments for “supportive housing”, “supportive housing (tier 1), residential care”, “supportive housing (tier 2), specialized care”, “supportive housing (tier 3), community care”. The Committee’s task is to determine whether the proposed wording accurately reflects the intent of the recommendation previously provided to Council.

For clarity, the merits of the rezoning at 277 Darlings Island Road and the specific section 59 conditions associated with that rezoning are not before the Committee for reconsideration at this meeting. Discussion should remain focused on whether the revised Supportive Housing definition language is consistent with the Committee’s intent.

2. Committee Decision (Vote)

Following the staff presentation and Committee discussion, the Chair will call for a motion on the following question (or a substantially similar motion):

Do the revised Supportive Housing definitions, as drafted, reflect the intention of the recommendation that the Planning Advisory Committee previously sent to Council?

Members will be asked to vote Yes or No on this question. As with other recommendations, the Committee’s position will be determined by a majority vote of voting members present, in accordance with the PAC By-law. The motion and vote will be recorded in the minutes and forwarded to Council as the Committee’s written views.

3. Public Comment Procedure

Because this meeting is focused on clarifying whether the revised Supportive Housing definitions align with the Committee’s earlier recommendation, the intention is not for public input to inform the Committee’s Yes/No decision on that specific question.

However, the Committee may choose to hear from the public:

Hampton Committee Memo

Planning, Engineering and Development Department



- After the Committee has voted on the question in Section 2, the Chair may entertain a motion to open the floor to public comments.
- Any comments received at that stage will be recorded and forwarded to Council for its information and consideration.
- The Committee will not be deliberating further on those public comments at this meeting, as its role in relation to this referral will have concluded with the vote on the definitions.

Thank you for your attention to this focused agenda. If you have any questions about the materials or the procedure in advance of the meeting, please contact the Planning Department.