



**Planning Advisory Committee
Council Chambers
June 30, 2026, 7:00pm
Meeting Minutes**

Attendees:

Mark Reid (Chair)	Councillor Kim Thompkins (Vice Chair)	Art Roy
Pam McKenzie	David Henderson	James Mahoney
Chris Rendell (Via teams)		

Regrets:

Luke Johnson

Staff:

Arthur McCarthy – PLED Director (Via Teams)
Cameron Evans – Development Officer
Jennifer Brown - Planning Director for Hampton (Dillon Consulting)
Marilyn Duplacey – PLED Supervisor

1. Call to Order

The meeting was called to order by chair Mark Reid at 7:02 pm.

2. Approval of Agenda

Moved by Dave Henderson and seconded by Pam McKenzie to approve the agenda of the June 30, 2026, meeting as presented. MOTION CARRIED

3. Disclosure of Conflict of Interest

None Declared.

4. Approval of Minutes

Moved by Councillor Kim Tompkins and seconded by Jamie Mahoney to accept the minutes of the May 26, 2026, meeting. MOTION CARRIED

5. BUILDING REPORTS

5.1 May 2026



Staff presented the details and summary of the building permits issued for May 2026.

**Moved by Councillor Kim Tompkins and seconded by Jamie Mahoney to accept the
May 2026 Building Reports. MOTION CARRIED**

6. New Business:

6.1 Council Referral(s) – None

6.2 Subdivision(s) - None

6.3 PLANNING ADVISORY COMMITTEE (PAC) APPLICATIONS

6.3.1 Variance Application - Joey Anderson, 12 Ossekeag Court, Hampton NB

i.) Removal of terms and conditions imposed by PAC on Subdivision Plan No.
28431881

ii.) Minimum Lot Frontage requirements in R2 Zone.

Staff gave a presentation on this subdivision application to create “Lot 26-1” and “Parcel A” from PID 30270474, with Parcel A proposed for amalgamation into Lot 98-2 (8 Ossekeag Court). Lot 26-1 also requires a variance for the minimum lot frontage requirements R2 Zone. This included review of the 2009 PAC approval, network connectivity and infrastructure servicing such as establishment of a temporary turnaround and municipal service easement as condition for subdivision approval.

After the presentation, the committee requested clarification on the restrictive covenant on the original deeds that restricted future further subdivision of lots. Staff advised that the Community Planning Act, and thus PAC, does not have the authority to amend the restrictive covenants, but PAC does have the authority to change the previous 2009 PAC approval for restrictions. Further, staff noted that the creation of Lot 26-1 and the transfer of Parcel A does not impact or create any new lots on Ossekeag Court.

A committee member inquired on the name Laura Ave as shown on the subdivision plan. Staff commented that although “Laura Ave” was shown on the original plan, when the plan was registered the street name was shown as Walker Cres.

Further, the committee inquired about who would be responsible for the construction of the temporary turnaround. Staff advised that it would be the developer that is responsible for said construction.

Following the discussion, the Committee Chair open the floor to the applicant to speak.

Joey Anderson, 12 Ossekeag Court, Hampton



A buyer has approached me to sell Lot 26-01 for the construction of a single-family home. I do not want to see any further development, so if the potential purchaser doesn't like the conditions set, I will not sell it. For the past 15 years, I have had a gentleman's agreement with the Hall's at 8 Ossekeag Court, who have landscaped and cared for Parcel A. Since I was having Lot 26-01 surveyed, I had Parcel A also surveyed so I could transfer it to the Halls.

Following comments from the applicant, the Chair opened the floor to comments from the public.

Bob Rackely, 34 Walker Cres., Hampton

I am concerned that this new lot will contain more than 1 house. This will affect the water levels of surrounding homes and traffic on Walker Cres.

Committee member inquired what can be built in an R2 Zone. Staff advised that up to 12 units are permitted in an R2 zone. However, if a development such as this were to be constructed, staff would require an abbreviated Water Supply assessment, based on Hamptons Water Supply Assessment Guidelines, and could impose conditions, prior to permits are issued.

Moved by Councillor Kim Tompkins and seconded by Pam McKenzie to:

- a. Remove the 2009 conditions placed on the property that prohibits further subdivision of the subject property (PID 30270474); and
- b. Approve a variance from the Medium Density Residential (R2) within the Zoning By-Law to reduce the required lot frontage to 8 metres for the proposed Lot 26-1 subject to the following conditions:
 - i. That the access to the property be located on the 8-metre frontage located on the southern portion of Walker Crescent;
 - ii. That prior to the final approval of a subdivision plan, the subdivision plan must indicate an area intended for future street extension and associated local government service easement extending Walker Crescent westward to the adjacent property line shared with PID 30273684, subject to approval by Council; and
 - iii. That a temporary turnaround is constructed at the current day terminus of Walker Crescent prior to any development.

Committee member expressed concern over the 8-metre frontage requirement. Subsequently, the motion was amended as follows:

Moved by Councillor Kim Tompkins and seconded by Pam McKenzie to:

- a. Remove the 2009 conditions placed on the property that prohibits further subdivision of the subject property (PID 30270474); and



- b. Approve a variance from the Medium Density Residential (R2) within the Zoning By-Law for the proposed Lot 26-1 subject to the following conditions:
- i. That prior to the final approval of a subdivision plan, the subdivision plan must indicate an area indicated for future street extension and associated local government service easement extending Walker Crescent westward to the adjacent property line shared with PID 30273684, subject to approval by Council; and
 - ii. That a temporary turnaround is constructed at the current day terminus of Walker Crescent prior to any development.

In Favour – Councillor Kim Tompkins, Pam McKenzie, Art Roy, Chris Rendell,
Dave Henderson

Contrary Minded – Jamie Mahoney

MOTION CARRIED

7. Next Meeting

- 7.1. The next Planning Advisory Committee meeting is scheduled for July 28, 2026.

8. Adjournment

Moved by Jamie Mahoney and seconded by Councillor Kim Tompkins that the meeting be adjourned at 7:48pm.

Approved:

Mark Reid
Chair

Marilyn Duplacey
Staff Representative