

Hampton Municipal Plan

Legislative Process Draft
September 7, 2023



DRAFT

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Land Acknowledgement

Hampton acknowledges and appreciates that the town comprises of lands traditionally used by the Wolastoqiyik, Mi'kmaw, and Peskotomuhkati. We acknowledge the Peace and Friendship Treaties signed by the British Crown in the 1700s that protected indigenous peoples rights to lands and resources and we appreciate the enduring presence, deep history, connection to the land, laws and philosophies of Indigenous peoples with whom we share this land today.

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1. Administration

This Municipal Plan has been prepared in accordance with Sections 24 to 27 of the New Brunswick Community Planning Act, SNB 2017, c. 19 (the “CPA”). The CPA requires municipalities to prepare a Municipal Plan to guide decisions affecting land use and to review those plans every 10 years. Section 27 of the CPA explains that the adoption of a municipal plan does not commit a municipality or the Province to undertake what is outlined in the plan but prevents the undertaking of a development in any manner inconsistent with a proposal or policy outlined or suggested in the plan.

A Municipal Plan is a living document and may be amended from time to time as determined to be appropriate by town Council. The Municipal Plan is implemented through actioning the policies that lie within and through the Zoning and Subdivision By-laws. Should a conflict exist between the Municipal Plan and the Zoning or Subdivision By-law, the Municipal Plan prevails.

2. Introduction

2.1 Preface

On January 1, 2023, the **newly restructured municipality** of Hampton came into legal effect. Comprised of the former Town of Hampton, the former local service districts of Hampton, and portions of the local service districts of Kingston, Norton, and Upham, the new municipality of Hampton brings with it new opportunities and a renewed vision for the future. The newly formed municipality contains a rich history of strong community stewardship. The identity Hampton will be a sum of its parts, reliant upon the continuation of the community’s strong connections to and pride of place. Encouraging the continued stewardship of important spaces and places will build a community that continues to take pride in where they have come from while embracing new opportunities to form a shared future.

The Municipal Plan (the Plan) is the principal guiding policy document for Hampton. The Plan is the result of extensive public and stakeholder engagement, best practice review, and contextual analysis. It enables Council and Staff to make sound and representative decisions affecting development and growth for the next 10 years.

2.2 How to Read the Plan

The Plan can be read in sequential order, from start to finish or readers can seek out information by section. The Plan is presented in the following sections for ease of reading:

Section 1: Administration

This section explains the legislative framework which requires Hampton to have a municipal plan and the sections under which the Plan is adopted by town Council.

Section 2: Introduction

This section provides an explanation of the process undertaken to create the Plan including the results of the engagement efforts. Hampton's vision is provided followed by the objectives which articulate how Hampton intends to achieve the vision.

Section 3: Land Use Designations

This section presents Hampton's land use designations and explains how lands within Hampton will be used to achieve Hampton's vision.

Section 4: General Policies

This section provides broad direction in key areas of interest derived from the engagement phase of the Plan process. Housing, Economic Development, Transportation, Municipal Services, Environment and Climate Change, Parks and Recreation, and Arts, Culture, and Tourism are the focused items provided in this section.

Section 5: Implementation

This section provides the framework by which the Plan will be enforced. Direction is provided to keep the Plan up to date and encourage adherence to the Plan over time.

Appendices

Hampton's Future Land Use Map and a template for Hampton's capital budget are found in the appendices of the document.

2.3 Engagement Results

Community engagement took place throughout the winter and spring of 2023. Hampton used online surveys, interactive maps, social media, public open houses, focus groups, and interviews to generate feedback from the community on what they enjoyed about their community, what they saw as pain points and opportunities, and what their priorities were for the future. An analysis of the feedback received led to the identification of key interest points which provide the foundation for this Plan:

- Maintaining rural character and rural ways of life is a critical priority
- Building a relationship between residents and town Council and Staff
- Increasing the availability and affordability of housing while maintaining small town character
- Connecting existing trail systems and expanding the trail network into rural areas
- Attracting and retaining business and expanding employment opportunities
- Preserving agricultural lands and protecting these lands from suburban encroachment
- Protecting the local environment and supporting climate change adaptation and mitigation efforts

2.4 Municipal Plan Vision

A vision for Hampton was created using the public feedback collected from the engagement phase of the Plan. It is intended to be an aspirational statement describing where the community will be in 10

years, assuming the Plan has been implemented as intended and the community's ideals put into action. The vision focuses on responsible and sustainable growth and an enhanced quality of life for residents through the application of common sense land management practices.

The vision statement for Hampton is:

*Hampton is a strong and vibrant network of communities that embrace their rural history and seek opportunities to define their future. Hampton balances the drive for growth and respect for the natural environment to achieve sustainable and incremental growth in line with **collective** needs. Hampton offers a safe and caring community where residents experience an enhanced quality of life as they grow through every stage of their lives.*

2.5 Municipal Plan Objectives

The following objectives direct a path to achieving the vision and are guiding principles of the Plan. The statements below describe the necessary steps to achieve the vision and shepherd Hampton into a prosperous and sustainable future.

The objectives are to:

1. Provide for orderly development without compromising the values and needs of the community;
2. Facilitate a community that embraces the small town rural character of the area while making room for innovative approaches to development;
3. Facilitate a community that allows residents to age in place;
4. Support and prioritize the development of the William Bell Drive Business Park;
5. Gently increase density through the provision of thoughtful and appropriate mix of housing types through Hampton to be responsive to the housing needs of seniors, newcomers, renters, and families;
6. Continue to prioritize the natural environment through limiting encroachment into environmentally sensitive areas and continuing to foster a culture of community stewardship;
7. Foster a culture of trust through a predictable and transparent development process; and
8. Support the exploration of regional transportation connections through public transit and active transportation systems.

3. Land Use Designations

The following sections provide a high-level description of the different land use types within Hampton. Lands are organized into land use designations and depicted on the Future Land Use map in Schedule A. These land use designations are a reflection of the existing and historical use of lands while providing for reasonable expansion and flexibility through identifying projected land use. Land use designations are broad, generalized descriptions that provide the direction for detailed development standards and regulations in the Zoning By-law.

LU-1 Council shall adopt the Future Land Use Map (Schedule A) to direct future development that supports Hampton’s vision for the community.

LU-2 Council shall ensure all proposed development is in keeping with the Zoning, Subdivision, and any other town by-laws deemed relevant to assessing a development application.

LU-3 Council shall consider **passive recreation such as walking and nature trails, playgrounds, and municipal utilities** in any land use designation and shall provide for their appropriate siting through provisions in the Zoning By-law.

3.1 Residential Land Use Designation

The Residential land use designation is applied to Hampton’s existing, built up residential areas. Lands beyond an existing neighbourhood footprint may also be designated Residential to allow for reasonable expansion. These areas may be comprised of traditional suburban land use patterns with single dwellings the predominant housing type. They may also include areas with a mixture of housing types such as garden homes, town and row houses, mobile homes, and apartment buildings. These areas are identified by their generally uniform development pattern but may include other land uses that support neighbourhood vitality like small-scale retail and service or other compatible uses like supportive housing.

LU-4 Council shall create the Residential land use designation on the Future Land Use Map in Schedule A.

LU-5 Council shall provide for a broad range of housing types within the Residential Land Use Designation through appropriate and progressive land use provisions in the Zoning By-law.

LU-6 Council shall consider the surrounding development pattern when evaluating residential development that proposes to increase the density of the immediate neighbourhood. Considerations for possible traffic impacts, public amenity space, active transportation / trail connections, neighbourhood character and context shall form part of the evaluation. Opportunities for increasingly dense housing types on the periphery of existing neighbourhoods that are approaching full build out, where the traditional character of the area will be minimally impacted by denser, more modern development.

LU-7 Council shall encourage new residential development, specifically infill and increasingly dense housing types, to respect the scale, form, and character of the existing neighbourhood.

LU-8 Council shall encourage new residential development to be respectful of the neighbourhood character of the area through sensitive design and landscape considerations.

LU-9 Council shall provide for neighbourhood commercial and home occupation uses within the Residential land use designation through appropriate provisions in the Zoning By-law.

LU-10 Council shall provide for a broad range of land uses that are compatible with residential development and support the livability of residential areas, such as daycares, supportive housing, playgrounds, recreational amenities, and convenience retail, through appropriate provisions in the Zoning By-law. Considerations for off-street parking, environmental impact, and design characteristics will be directed through appropriate provisions in the Zoning By-law.

LU-11 Council shall not amend the Zoning By-law unless satisfied that a proposal:

- is consistent with the intent of the Plan
- has regard for:
 - the ability of Hampton to absorb the future public costs of the proposal
 - the land use context of the area
 - the capacity of municipal infrastructure to serve the proposal
 - the exacerbation of traffic congestion or traffic hazard as determined by Hampton's Director of Public Works
 - the scale of the proposed development in the context of the surrounding neighbourhood development pattern
 - the potential for connections to a public trail network.

3.2 Rural Land Use Designation

The Rural land use designation encompasses the majority of Hampton's geography. The rural areas include a wide variety of land uses, including agriculture, resource, and residential uses that have existed in harmony for generations. The intention of the Rural land use designation is to prioritize those rural uses and **review and evaluate** incremental encroachment of more suburban-style development patterns. It is expected that the rural areas will evolve over time as land use needs change. The Rural land use designation directs a broad and expansive list of land uses to accommodate and protect the rural way of life as it is currently described while accounting for how it may change over time.

LU- 12 Council shall create the Rural land use designation on the Future Land Use map in Schedule A.

LU-13 Council shall provide for a broad range of land uses, such as but not limited to **agriculture, resource extraction and processing, and residential** that are compatible with and typical of a rural development pattern within the Rural Land Use Designation through appropriate and flexible land use provisions in the Zoning By-law.

LU-14 Council shall encourage agriculture and associated uses to be prioritized through provisions in the Zoning By-law that require new developments to mitigate potential land use conflicts through appropriate siting standards to ensure the vitality of active agricultural practices.

LU-15 Council shall **encourage the continued use of lands that have been historical used as farmland and evaluate and review opportunities to limit encroachment into active agriculture lands.**

LU-16 Council shall ensure residential development within the Rural land use designation considers a broad variety of accessory, secondary, and incidental uses aligned with the rural way of life, including the keeping of livestock, cultivation of land, and storage of equipment through provisions in the Zoning By-law.

LU-17 Council shall provide for farm gate sales through appropriate and flexible land use provisions in the Zoning By-law.

LU-18 Council shall provide for seasonal residential type uses through appropriate provisions in the Zoning By-law.

LU-19 Council shall provide for private road standards in the Rural Land Use Designation through appropriate standards in the Subdivision By-law.

3.3 Commercial

The Commercial land use designation is applied to Hampton Centre and the William Bell Drive Business Park as well as lands where there are clear concentrations of commercial land uses, sometimes referred to as commercial nodes. The Commercial land use designation may also capture mixed use areas, specifically those areas along arterial roads or secondary highways that have an existing mixture of commercial and residential uses. The designation may also direct higher density housing types through provisions in the Zoning By-law. There may be instances where agricultural uses are captured in the Commercial land use designation, particularly along Route 100, as there are areas where a mixed use development pattern prevails and the agricultural uses predate the development along the highway.

LU-20 Council shall create the Commercial land use designation on the Future Land Use map in Schedule A.

LU-21 Council shall provide for a broad range of land uses within the Commercial Land Use Designation, including accommodation for mixed use development patterns, through appropriate and progressive land use provisions in the Zoning By-law.

LU-22 Council shall encourage larger format retail and service uses to be located in the William Bell Drive Business Park.

LU-23 Council shall encourage the implementation of high quality design standards along William Bell Drive to ensure the area evolves into a distinct neighborhood in keeping with the character of Hampton.

LU-24 Council shall accommodate higher density housing types in the Commercial land use designation through appropriate provisions in the Zoning By-law.

LU-25 Council shall support the Town Centre as a cultural and heritage asset by encouraging a mixture of commercial and residential uses and design direction through appropriate and flexible land use provisions in the Zoning By-law.

LU-26 Council shall encourage special events and festivals to be hosted in Town Centre through appropriate provisions in the Zoning By-law and through the facilitation of the Transient Trader By-law.

3.4 Industrial Land use Designation

Hampton has small pockets of industrial land use scattered throughout the municipality. The intention of the Industrial land use designation is to ensure those existing uses continue while providing a framework to accommodate future industrial development.

LU-27 Council shall create the Industrial land use designation on the Future Land Use map.

LU-28 Council shall provide for a limited range of industrial land uses that limit offensive and noxious industry that may impact land, air, or water through appropriate provisions in the Zoning By-law.

LU-29 Council shall consider more intensive industrial uses, including but not limited to mining and mineral processing, through the rezoning process to ensure a robust and transparent public process.

3.5 Parks and Recreation

Hampton has a wealth of parks and recreation amenities and programming that serve residents and draw visitors from the region. The Parks and Recreation land use designation is applied to both public and private recreation amenities and may also be applied to parks, trails, sports fields and courts, playgrounds, arenas, and the public swimming pool. Hampton's linear trail system will continue to evolve and connect to the Trans Canada Trail. The Parks and Recreation land use designation captures existing and future opportunities for trail connectivity throughout the community.

LU-30 Council shall create the Parks and Recreation land use designation on the Future Land Use map in Schedule A.

LU-31 Council shall encourage a variety of recreation uses through appropriate provisions in the Zoning By-law.

LU-32 Council shall provide for a variety of accessory, secondary, and incidental uses to support recreation uses, such as canteens, clubhouses, and other supportive uses through appropriate provisions in the Zoning By-law.

LU-33 Council shall encourage a variety of passive land uses including community gardens, in public parks and open space through appropriate provisions in the Zoning By-law.

3.6 Environmental Conservation Land Use Designation

Hampton is a steward of large and diverse marsh systems, countless waterways, and a multitude of flora and fauna. The Environmental Conservation land use designation provides a framework to conserve and protect environmentally significant and sensitive lands. The boundaries of the land use designation are determined by the Province's wetland and watercourse mapping and account for the legislatively required 30 metre setback. The Environmental Conservation land use designation may also be applied to **wellfield** protection areas to ensure long term protection of potable water sources. Significant habitats identified through provincial environmental assessment may also be included within this designation.

The intention of the Environmental Conservation land use designation is to limit development to passive uses that will not impact sensitive lands. Development is generally discouraged in these areas with

accommodations for existing development and agricultural operations permitted to operate within these areas through appropriate provincial permitting.

LU-34 Council shall create the Environmental Conservation land use designation on the Future Land Use map in Schedule A.

LU-35 Council shall limit development in the Environmental Conservation land use designation, **including prohibiting habitable space**, to ensure long term protection of environmentally sensitive lands and health of watercourses and wetlands through appropriate provisions in the Zoning By-law.

LU-36 Council shall provide for agricultural uses within the Environmental Conservation land use designation in keeping with the Province's regulatory framework.

LU-37 Council shall provide provisions for passive recreation uses such as trails, observation areas, boardwalks, and other types of structures designed to provide public access to the natural environment to be developed by public agencies.

LU-38 Council shall allow for the Environmental Conservation land use designation to be reflective of the best available data. Should a wetland or watercourse delineation, **approved by the appropriate Provincial agency**, prove inaccuracies of the Environmental Conservation land use designation, the abutting land use designation may be applied.

3.7 Institutional Land Use Designation

The Institutional land use designation is applied to schools, emergency services buildings, and government **offices**. These uses typically require special accommodations for vehicles or pedestrians and therefore siting of these uses requires careful consideration. The Institutional land use designation is applied to existing institutional uses. Future institutional uses will be considered through an amendment to the Future Land Use map to ensure a robust public process and contextual considerations.

LU-39 Council shall create the Institutional land use designation on the Future Land Use map in Schedule A.

LU-40 Council shall provide for a range of institutional land uses including accommodation of accessory, secondary, and incidental land uses through appropriate and flexible provisions in the Zoning By-law.

LU-41 Council shall provide for the adaptive reuse of institutional buildings within the Institutional land use designation through provisions in the Zoning By-law that prioritize community-focused and residential use.

LU-42 Council shall encourage the development or expansion of institutional uses to be in keeping with or be complementary to the established character of the immediate neighbourhood.

4. General Policies

4.1 Balanced Growth

The economic well-being of Hampton is a community priority. Increased access to goods and services, expanding employment opportunities, and fostering local entrepreneurial spirit create a supportive environment for sustained economic growth that is tailored to Hampton's strengths. The policies of this section are focused on supporting an economic development model that considers the priorities of the community and incremental growth over time. Balancing increased development pressure, business attraction, and environmental stewardship ensure a future that is aligned with the values of the community while capitalizing on appropriate opportunities for innovation.

4.1.1 William Bell Drive Business Park

The William Bell Drive Business Park is the hub for economic development in Hampton. This commercial area is functionally different from Hampton Centre or other mixed use areas of Hampton in that it is strategically located in close proximity to a major transportation route. The ease of access makes this area ripe for larger format retail, hotel, and large format recreation uses as well as higher density residential uses. William Bell Drive is an evolving corridor that is prepared to intensify and develop into a modern and innovative business park.

BG-1 Council shall support the development and evolution of William Bell Drive in a unique and functional business park.

BG-2 Council shall explore the development of a business park functional plan for the William Bell Drive Business Park.

BG-3 Council shall work with Envision Saint John and other economic development agency partners to market William Bell Drive Business Park as a viable and attractive area for more intensive commercial development.

BG-4 Council shall work with partners and stakeholders to encourage the development of vacant lands along William Bell Drive.

BG-5 Council shall explore opportunities to develop and implement design guidelines for the William Bell Drive Business Park that encourage high quality, human-scaled design with pedestrian connections and landscaping standards to allow for the area to evolve in a way that aligns with the established character of Hampton.

BG-6 Council shall explore the creation of a land assembly program to incentivize development along William Bell Drive.

4.1.2 Town Centre

The Town Centre is the vibrant economic and social hub of Hampton. Hosting the majority of Hampton's retail, services, and restaurants, the Town Centre is the natural gathering spot for residents and visitors. The area has been prioritized for reinvestment over the past 10 years with continued beautification and infill development enforcing the Town Centre as the social and cultural heart of Hampton. The area will continue to be a target for private investment as Hampton sets its sights on building a similar level of success at the William Bell Drive Business Park.

BG-7 Council shall create a Town Centre zone in the Zoning By-law, permitting a broad range of uses that support that area being the cultural and entrepreneurial heart of Hampton.

BG-8 Council shall explore opportunities to protect and enhance existing cultural and heritage resources located within Hampton Centre.

BG-9 Council shall encourage social and cultural events and activities to be hosted in Hampton Centre.

BG-10 Council shall encourage high quality infill along the Main Street portion of Town Centre, encouraging new development to be complementary in style and scale to the existing development pattern.

BG-11 Council shall explore opportunities to **develop and implement design guidelines to encourage the continued high quality look and feel of the Town Centre.**

4.1.3 Agriculture & Food Security

As a rural community, Hampton is home to a range of farming types - from industrial to hobby farms. There is a long history of farming in the area which is attracting new residents seeking to experience a more rural lifestyle. As more residents seek to grow their own food and raise their own livestock, Hampton will need an approach that addresses the needs of career farmers while providing opportunities for new farmers, hobby farmers, and homesteaders to cultivate land and raise livestock.

BG-14 Council shall explore and promote initiatives which will lead to self-sufficiency in food supply.

BG-15 Council shall provide for hobby farming-type uses throughout Hampton through provisions in the Zoning By-law.

BG-16 Council shall support the local agricultural industry through providing broad and permissive regulations in the Zoning By-law that account for larger accessory buildings and a range of secondary and incidental uses.

BG-17 Council shall recognize the dynamic nature of modern farming and to promote the long-term viability of agricultural operations and local food production.

4.1.4 An Approach to Adaptive Reuse

To avoid the underuse or abandonment of church, school, and government buildings, Hampton will encourage adaptive reuse through a policy framework that streamlines conversion applications. Often, conversions of former churches, schools, or government buildings require lengthy permitting processes.

Understanding the demand for housing, daycare, supportive housing, and community uses, Hampton has developed a policy approach that allows for existing buildings at risk of abandonment to be converted without an amendment to the Plan. Adaptive use of these buildings for other land uses may also be considered without an amendment to the Plan however the zoning will direct proposed uses outside of those identified as critical to community well-being.

BG-18 Council shall permit adaptive reuse of churches and related buildings, schools, and former provincial or federal buildings to be converted to residential housing, daycare centres, supportive housing, or community centres without an amendment to this Plan, subject to the standards prescribed by the Building Code Administration Act.

BG-19 Council shall ensure churches, schools, and government buildings are zoned through the Zoning By-law in accordance with the surrounding land use pattern to allow for limited barriers to conversion.

4.2 Regional Cooperation

Hampton is within the Fundy Region which includes the City of Saint John, Hamptons of Grand Bay-Westfield, Quispamsis, and Rothesay, the Village of Fundy-St. Martins, and the Fundy Rural District. These member communities form the board of the Fundy Regional Service Commission (the FRSC). The FRSC is mandated to provide and support collaboration on a variety of services including: Regional Public Safety, Regional Transportation, Regional Facilities, sport, and recreation, solid waste, land use planning, and community development. Hampton is committed to building a relationship of trust and collaboration with the FRSC and further investigating the opportunities membership brings.

RC-1 Council shall ensure continued representation on the Fundy Regional Service Commission Board as well as committees and subcommittees to facilitate and enhance opportunities for regional cooperation.

RC-2 Council shall explore opportunities to collaborate with regional partners and the Fundy Regional Service Commission administration on services, resource sharing, and procurement ensuring value added services and savings to the residents of Hampton.

RC-3 Council may explore opportunities for collaboration with neighbouring communities, outside of the Fundy Region but abutting the municipal boundary, to enhance the delivery of services.

RC-4 Council shall support the Fundy Regional Service Commission in its delivery of the Fundy Regional Strategy **through continued participation in regional committees and subcommittees.**

RC-5 Council shall advocate to the Province for an equitable funding model to support long term, sustainable collaboration at a regional scale.

4.3 An Age Friendly Community

The former Town of Hampton achieved Age Friendly Community status in 2022. The principles of an age friendly community promote a combination of social inclusion and universal design to foster an environment where older adults can age in place with comfort and confidence. Hampton will extend the reach of the age friendly principles throughout the community, expanding the opportunities for residents to age in the communities they call home.

AF-1 Council shall review and evaluate the Hampton Age-Friendly Community Recommendation Report and encourage its implementation through the town's committees.

AF-2 Council shall establish an age-friendly infrastructure guideline that includes accessible sidewalk design, ramps, and public space design directions that accommodate the needs of older adults and people with disabilities.

AF-2 Council shall encourage public spaces to include appropriate amenities to enhance the comfort and accessibility for older residents.

AF-3 Council shall encourage aging in place through supportive programming and accommodate a variety of residential care through the provisions of the Zoning By-law to enable older adults to remain in their homes and communities.

AF-4 Council shall encourage social participation by exploring and supporting programming and services that provide older adults opportunities to participate in community activities, **recreation programming and amenities**, volunteer work, mentorship programs, and learning initiatives.

4.4 Housing

Housing is a critical priority of the community. New Brunswick is an ageing population and the demographic profiles of smaller towns are changing. Older adults seeking to age in place require different housing options beyond the traditional single detached dwelling. Housing market conditions and fluctuating interest rates are making it increasingly difficult to enter the housing market. Labour market attraction efforts are seeing newcomers welcomed into the community in higher numbers than seen in the past. Factored together, this is creating increased demand for rental housing. Although rental housing is typically thought of as multi-storey apartment buildings, it is notable that all forms of housing continue to be in demand and can service the rental market. Exploring opportunities to provide a broader variety of housing options and creating a predictable and streamlined approach to development will allow for Hampton to adapt to rising housing demands.

Affordability is also becoming an increasing concern as the housing market and cost of living evolves. Although affordable housing programs currently reside within the authority of the Federal and Provincial governments, Hampton will explore opportunities to increase affordability of housing within the community. Fostering a healthy community includes the facilitation of adequate housing and seeking opportunities to incentivize affordable housing is the primary opportunity allotted to municipalities in New Brunswick under the current legislative framework.

H-1 Council shall collaborate with local and regional partners to understand the housing needs of the community through a Housing Needs Assessment.

H-2 Council shall permit garden and secondary suites in all residential zones in the Zoning By-law including provisions for garden and secondary suites in accessory buildings in accordance with the Building Code Administration Act.

H-3 Council shall explore funding opportunities to incentivize affordable housing, including affordable rental housing and mixed market housing.

H-4 Council shall advocate to the Province for **improved low income and affordable housing options and programming** to allow for low income individuals to access market rental housing.

H-5 Council shall explore opportunities for innovation in development standards and guidelines to reduce inefficiencies in the development permitting process.

H-6 Council shall encourage flexible development standards in the Zoning By-law that support a variety of housing types including mechanisms to adapt to new and innovative approaches to housing.

H-7 Council shall encourage a range of residential densities throughout Hampton with the highest density housing types being located in proximity to arterial streets and existing municipal infrastructure services.

H-8 Council shall explore residential housing incentives including but not limited to: permit fee exemptions, density bonusing provisions, inclusionary zoning, and rebate programs.

H-9 Council shall explore the creation of a land assembly program to incentivize the development of adequate and affordable housing.

4.5 Natural Environment and Climate Change

Central to the concept of sustainability is an increased awareness and understanding of the relationships between development and the natural environment. The protection of the natural environment and environmentally sensitive areas is necessary to ensure their continued availability to the public and future generations. Intelligent design and protection of these areas can help to ensure a healthy functioning ecosystem.

Natural features and heritage, such as wetlands, rivers, waterways and escarpments, play a major role in defining Hampton. Concerns include the protection of the natural environment including water resources, stormwater management, flooding, erosion and runoff control, tree preservation, climate change adaptation, and reduction of green-house gas emissions.

The policy sections below detail Hampton's policy approach to the natural environment and climate change. These policies are supported by the wealth of studies and programs undertaken and implemented in the past. Using these as a foundation, the policy approach looks at incremental expansion of established frameworks to capture the full geography of Hampton to ensure a unified response to environmental protection, climate change adaptation.

4.5.1 General Policies – Natural Environment

EN-1 Council shall ensure the protection of surface and groundwater resources through responsible development standards facilitated through the Zoning By-law.

EN-2 Council shall discourage development that may reduce or impair the quantity or quality of watercourses or wetlands and key environmental features and sensitive areas such as steep slopes, wildlife habitat and floodplains.

EN-3 Council shall ensure the facilitation of and cooperation with Federal and Provincial environmental permitting processes as required.

EN-4 Council shall work with community partners and stakeholders to increase community knowledge, awareness and stewardship of water resources including source water protection, watershed management, water quality management, water conservation, and water pollution prevention.

EN-5 Council shall explore the development of an Environmentally Sensitive Area inventory.

EN-6 Council shall consider applications for resource extraction through appropriate provisions in the Zoning By-law.

EN-7 Council shall update and maintain Hampton's Policy for Bushes, Trees and Branches of Trees on Public Lands with the objective of mitigating the loss of trees due to public works.

EN-8 Council shall provide guidelines in the Zoning By-law that protect existing trees and, for any trees that must be destroyed by development, implement mechanisms for their replacement.

EN-9 Council shall explore the creation of a land assembly program to acquire environmentally sensitive lands for the purposes of preservation and conservation.

4.5.2 Climate Change and Adaptation

The Town of Hampton Community Climate Change Adaptation Plan was completed in 2021. The following policies direct Council to implement the existing plan while supporting the evolution of that plan as new data becomes available.

EN-10 Council shall explore opportunities to implement the Community Climate Change Adaptation Plan.

EN-11 Council shall explore opportunities to integrate climate resilient infrastructure in new development and when undertaking municipal infrastructure maintenance.

EN-12 Council shall consider opportunities to integrate climate considerations into the design, construction, and maintenance of municipal projects.

EN-13 Council shall consider opportunities to minimize vulnerability to climate impacts such as avoiding flood-prone areas, protecting natural buffers, proactively managing stormwater, and encouraging compact development through the Zoning By-law to reduce energy consumption and emissions.

EN-14 Council shall work with community partners to foster community engagement and education programs to raise awareness and build capacity about climate change impacts, adaptive strategies, and opportunities for individual and collective action.

EN-15 Council shall encourage sustainable land management practices including green infrastructure solutions, through the Zoning By-law to support the mitigation of climate change impacts and to enhance Hampton's resilience.

4.5.3 Water Resource Management

Hampton relies upon groundwater resources for its drinking water supply. It is critical to the well being and sustainability of the community that water resources are protected and managed appropriately.

EN-16 Council shall work with the Province, adjacent local governments, and partners to develop and deliver programs to assist in the protection of potable water resources.

EN-17 Council shall explore opportunities to locate a municipal water supply.

EN-18 Council shall provide for protection of potable water sources through appropriate provisions in the Zoning Bylaw.

EN-19 Council shall encourage community participation in water resources management to promote awareness and stewardship including source water protection, watershed management, water quality management, water conservation, and water pollution prevention.

EN-20 Council shall encourage and support the Kennebecasis Watershed Restoration Committee in their efforts to restore and maintain the town's watershed.

4.5.4 Flood Risk

An inventory of flood risk areas has been established through provincial data and through the Climate Change Adaptation Plan. Hampton shall implement a common-sense approach to managing flood risk and mitigating potential impacts from flooding events. Limiting habitable space in flood prone areas limits the risk to public safety and is in the best interest of the community.

EN-21 Council shall establish a Flood Risk Overlay in the Zoning By-law to ensure appropriate regulatory controls to reduce or mitigate impacts to property, public health, and safety. The Flood Risk Overlay will be developed using the best available data from the Province's flood risk area mapping and the Community Climate Change Adaptation Plan.

EN-22 Council shall implement a minimum elevation for habitable space through the Zoning By-law with the intention of reducing impacts to public safety from flooding events.

EN-23 Council shall continue to implement and refine the Hampton Stormwater Management program and consider opportunities to encourage the use of green infrastructure techniques, such as bioswales, rain gardens, and permeable pavements, to manage stormwater and reduce the strain on existing stormwater infrastructure.

EN-24 Council shall explore the development of a flash flood response plan.

EN-25 Council shall explore the development of a tracking systems for backflow prevention where wastewater infrastructure exists or is proposed to expand.

4.5.5 Partners for Climate Protection

The Partners for Climate Protection Program is a Federation of Canadian Municipalities program that focuses on municipal actions against climate change and reducing local greenhouse gas emissions.

Hampton joined Partners for Climate Protection in 2004 and completed the fifth and final milestone of the program in 2022. The fifth milestone details a framework for advancing Hampton's commitment to Climate Change adaptation and mitigation and provides a series of policy recommendations. These recommendations have been integrated throughout this plan. The policy section below sets the stage for continued implementation of the established framework and commitment to emissions reductions.

EN-26 Council shall implement their Partners in Climate Protection Plan and ensure continued monitoring of Hampton's emissions.

EN-27 Council shall work with partners and stakeholders to advocate for increased and better quality data to support better monitoring and improve accuracy in local reporting.

EN-28 Council shall provide an annual report on their annual greenhouse gas emissions **with support from the Environment Committee.**

EN-29 Council shall explore updates to procurement policies to consider opportunities to reduce greenhouse gas emissions.

EN-30 Council shall explore opportunities to install electrical vehicle charging stations throughout Hampton, including assessing opportunities to introduce requirements in the Zoning By-law.

4.6 Municipal Services

The majority of Hampton's development is supported by on-site well and septic services. There is a municipal sanitary system within the former Town of Hampton that provides services to approximately 85% of properties within the former town boundary. Other services like electrical and communications infrastructure are facilitated through the Zoning By-law. Police, fire, and emergency services ensure effective protection of life, property, and investment. As the profiles of Hampton evolves and regional cooperation expands, capital and operation planning will be critical to the evolution of an efficient Hampton.

MS-1 Council shall strive to provide adequate and well maintained services throughout Hampton and ensure the expansion of services are undertaken with environmental and fiscal sustainability.

MS-2 Council shall explore the development of a comprehensive asset management plan.

4.6.1 Wastewater Infrastructure

Hampton has a sanitary and storm sewer system which services a portion of Hampton. As development pressure increases, expansions of these systems will be evaluated to ensure alignment with the pace of development.

MS-3 Council shall ensure wastewater treatment facilities operate in accordance with Provincial standards.

MS-4 Council shall ensure that reserve capacity at wastewater treatment facilities be considered when approving new, larger-scaled development.

MS-5 Council shall explore funding opportunities to expand wastewater infrastructure in anticipation of increased development intensity along William Bell Drive.

4.6.2 Water Infrastructure

Hampton of Hampton's residences are mostly serviced by individual private wells with the exception of a few communal wells for specific developments. Providing municipal water infrastructure on a larger scale would open up Hampton to development opportunities at new scales and intensities while also providing for a reliable water supply for residents. Finding a sufficient supply of water and designing a public water system is a significant undertaking. The policies of this section provide direction for Council to initiate the first steps in acquiring a municipal water system and to explore funding opportunities to design and implement a system.

MS-6 Council shall investigate potable water sources through provincially governed groundwater exploration programs and develop options for municipal water infrastructure and distribution systems.

MS-7 Council shall explore funding opportunities to design and implement municipal water infrastructure systems (i.e. groundwater wells, pumps, treatment and distribution).

MS-8 Council shall protect potable water sources through imposing appropriate restrictions on land use activities that carry risk of contaminating groundwater and enforcing nonconforming use regulations to remove hazardous uses that may currently pose a risk to potable water.

4.6.3 Stormwater Infrastructure

Hampton's stormwater system gathers and transports rainwater from developed regions to different watercourses for release. Hampton's guidelines for stormwater management establish criteria and recommended approaches to safeguard the existing infrastructure, while also allowing for growth in suitable areas.

MS-9 Council shall protect the water quality of local streams and rivers by ensuring that increases in run-off resulting from development is minimized through the use of storm water retention ponds and other appropriate storm water management techniques.

MS-10 Council shall undertake periodic monitoring of water quality entering the storm sewer system is undertaken and the appropriate by-law is enforced.

MS-11 Council shall ensure the downstream effects of any storm sewer systems will be accounted for in the review of new development projects.

MS-12 Council shall require developers to identify the impact new developments may have on surface drainage and to assume the cost of any necessary surface run-off remediation initiatives, except where special circumstances may require involvement by Council.

4.6.4 Servicing New Development

As Hampton continues to attract new residents and experience new development growth and pressures, setting expectations for servicing will support the long term sustainability of new developments and support their integration into the larger community.

MS-13 Council shall ensure new residential development proceeds subject to the availability and capacity of infrastructure.

MS-14 Council shall require new development to adhere to the town's Water and Sewage By-law.

MS-15 Council shall require new residential subdivisions to be adequately serviced and, where municipal services exist, require the extension of those services to the proposed development.

MS-16 Council shall encourage all new infrastructure to be constructed at the expense of the developer except where Council has agreed to provide these services as a means of facilitating new development such as through Council's residential development assistance policy.

MS-17 Council shall encourage new development to consider opportunities to integrate green infrastructure techniques into their site design.

4.6.6 Solid Waste

Hampton manages solid waste with support from the Fundy Regional Service Commission. Regional collaboration on solid waste management will increase opportunities for streamlining processes, efficient delivery, and fiscal savings.

MS-18 Council shall collaborate with the Fundy Regional Service Commission to deliver solid waste management services to the residents of Hampton.

MS-19 Council shall collaborate with the Fundy Regional Service Commission and local partners and stakeholders to promote landfill diversion programs and build capacity around waste management.

MS-20 Council shall explore options to improve solid waste management practices within municipally owned facilities.

4.6.7 Public Safety

Hampton is responsible for providing fire, police, and emergency services within its boundary. It works with partners to deliver those services in a way that ensures the residents have equitable access in times of need. Mutual aid agreements with neighbouring municipalities and collaboration with the Fundy Region support effective service delivery.

MS-21 Council shall, with the support of its partners, provide fire, police, and emergencies services.

MS-22 Council shall support the fire service, through an agreement, to participate in a mutual fire aid program in the Region.

MS-23 Council shall review the equipment required by the fire service and the Fire Underwriters requirements on an annual basis to ensure the equipment meets the needs of the fire service in providing protection to citizens and properties in the fire service area.

MS-24 Council shall explore and investigate options to provide equitable policing services throughout the community to ensure a safe and welcoming community for all residents and visitors.

MS-25 Council shall work with the Provincial regulatory authorities to build capacity for controlled burn permitting within Hampton's administration.

MS-26 Council shall work with the Provincial Emergency Measures Organization to expand emergency management plans and services to the entire municipality.

4.6.7 Electrical and Communications

Hampton will continue to strive to provide residents with a high quality of life. Improved access to telecommunications services and increasingly reliable and efficient electrical grid will support the continued comfort of Hampton residents.

MS-27 Council shall provide for communication and utility uses through provisions in the Zoning By-law.

MS-28 Council shall work with electrical and communications utilities regarding the provision of services while minimizing impacts of facilities on adjacent land uses and the visual environment.

MS-29 Council shall work with cell and internet providers to extend services to the entirety of the town.

4.7 Integrated Mobility

As a growing community within the City of Saint John commutershed, Hampton's transportation network moves people and goods to, from, and throughout the Fundy Region and beyond. Hampton's trail network provides a key amenity that enhances the quality of life for residents.

IM-1 Council shall explore the introduction of a complete streets approach, allowing for street design guidelines to accommodate the needs of all users.

IM-2 Council shall explore opportunities to **consider accommodating** off-road and all-terrain vehicles on public streets through an all-terrain vehicle by-law.

IM-3 Council shall work with the Fundy Regional Service Commission to explore opportunities to **develop a transportation needs assessment**.

IM-4 Council shall investigate and support community transportation solutions to serve specific transportation needs of the broader community with consideration for regional connections.

IM-5 Council shall work with community partners to enhance access to non-motorized transportation options.

IM-6 Council shall support active transportation throughout the community through the provision of high quality pedestrian environments, shared mode lanes, and connected trail systems.

IM-7 Council shall investigate and explore opportunities to enhance road safety through such measures as traffic calming techniques in busy areas, visible signage, and crosswalk enhancements to ensure the safety of pedestrians, cyclists, and motorists.

4.8 Parks and Recreation

Hampton's parks and recreation amenities are an integral part of what makes Hampton a special place to live. Access to nature through a growing trail network forms part of the identity of the community and will continue to attract new residents and visitors. New opportunities to expand Hampton's recreation facility inventory are in the works, with the multi-plex facility site being prepared for future construction. Continued review of Hampton's recreation inventory is needed to ensure facilities and programs are responsive to the needs of residents. Collaboration with local and regional partners will ensure long term, sustainable recreation delivery.

PR-1 Council shall undertake an update to the Recreation Master Plan to incorporate Age Friendly Community designation directives and to realign the plan to capture the extended municipal boundary.

PR-2 Council shall explore funding opportunities to support the development and continued maintenance of a multi-purpose recreation facility.

PR-3 Council shall collaborate with community organizations, the private sector, and other levels of government, to improve existing facilities, establish new facilities and develop programs in order to maximize opportunities for affordable recreational activity for all age groups.

PR-4 Council shall explore the development of recreation facilities in a manner that creates multi-purpose community hubs that support a variety of activities, and concurrent opportunities that enable multiple ages and interests to engage on site at one time.

PR-5 Council shall encourage the development of similar facility components to be twinned or grouped together to support economies of scale in maintenance and development, expanded user opportunities and tournaments, and where ancillary components developed (parking, lighting, bleachers, etc.), when the need is justified.

PR-6 Council shall continue to explore linkages of the linear trail systems throughout the community and investigate opportunities to connect to the Trans Canada Trail.

PR-7 Council shall encourage the development of a Lands for Public Purpose policy that prioritizes acquiring lands for extending and connecting active transportation networks and considers opportunities to accept cash-in-lieu of lands for public purposes to support existing recreation amenities throughout Hampton.

PR-8 Council shall encourage access to rivers and marshes through facilities such as the River Centre and boat landing, as well as other public access points, to encourage sustainable outdoor recreation opportunities.

4.9 Arts Culture and Tourism

Arts and culture adds vibrancy to Hampton, attracting visitors and new residents. Hampton provides many opportunities for public art and cultural appreciation through its interpretation centres, as well as

scenic views and historical sites. Ensuring Hampton continues to foster this welcoming and accessible atmosphere is important to the long-term success of the community and the satisfaction of its residents.

ACT-1 Council shall implement the directives of the Economic Development and Tourism Plan.

ACT-2 Council shall work with regional partners to support and host Arts, Culture, and Tourism activities within Hampton.

ACT-3 Council shall provide for festival and event space in the Town Centre, solidifying the area as the entertainment hub of the community.

ACT-4 Council shall explore opportunities to develop a public art policy **to encourage vibrancy and beautification throughout the community.**

ACT-5 Council shall explore opportunities to develop an action-focused arts and culture master plan.

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5. Implementation

The Plan is implemented primarily through the Zoning and Subdivision By-laws. Council actions the Plan policies through using the document as a decision making tool and advocating for the implementation of the Plan vision and objectives. Staff use the Plan to evaluate development decisions and make recommendations to Council. The document is the first point of reference for town decision making.

IMP-1 Council shall review the Plan in 2033 in keeping with the New Brunswick Community Planning Act.

IMP-2 Council shall advocate for the adherence to and enforcement of the policies presented in the Plan and when considering any amendments to the Plan, ensure the changes are in keeping with the spirit and intention of the Plan.

IMP-4 Council shall implement the Plan through Zoning and Subdivision By-laws as well as by-laws respecting building, maintenance and occupancy, signage, unsightliness, and other matters deemed necessary, to achieve the intent of the Plan.

IMP-5 Council shall ensure that boundaries of land use designations on the Future Land Use Map (Schedule A) are understood to be approximate, except where they coincide with roads or other clearly defined physical features. Where general compliance with Plan policies can be maintained, minor adjustments to boundaries will not require a Municipal Plan amendment.

5.1 Capital Budget

In addition to controlling private development, Hampton may undertake programs of its own to encourage development in certain areas, improve or protect the environment, or to provide a greater range of social, recreational, or cultural facilities. It is the purpose of this Plan to aid in the establishment of such programs. It is the intent of Hampton to incorporate policies and provisions of this Plan into the Capital Budget and the Five Year Capital Plan to the greatest extent possible as a means of eventual integration of planning, capital programming, and budgeting.

As required by section 24(5) of the Community Planning Act, Council establishes a five-year capital budget. This budget will be revised on an annual basis in conjunction with Hampton's yearly budgetary process. The five year capital budget is attached as **Schedule B (pending/upon approval of Council's draft budget for 2024)**.