



Hampton Municipal Plan & Zoning By-law

Amendments to Align with Provincial Permitting Process for Development Near Wetlands

Public Presentation of Municipal Plan Amendment: August 12, 2025

Background

- Application to redesignate and rezone a property from Conservation to Rural
 - Applicant had received approval from Province to develop through the Watercourse and Wetland Alternation (WAWA) program
 - Lot is within 30 metres of a wetland; the wetland is not identified as being Provincially Significant
- Amendments needed to support application and to update Town's approach with Province's WAWA permitting approach



Update to Approach

- Province provides two classifications of wetlands: Provincially Significant Wetlands (PSWs) and non-provincially significant wetlands
- Provincial regulations restrict development within 30 metres of a PSW
- Provincial regulations may permit development within 30 metres of a non-PSW through WAWA permits

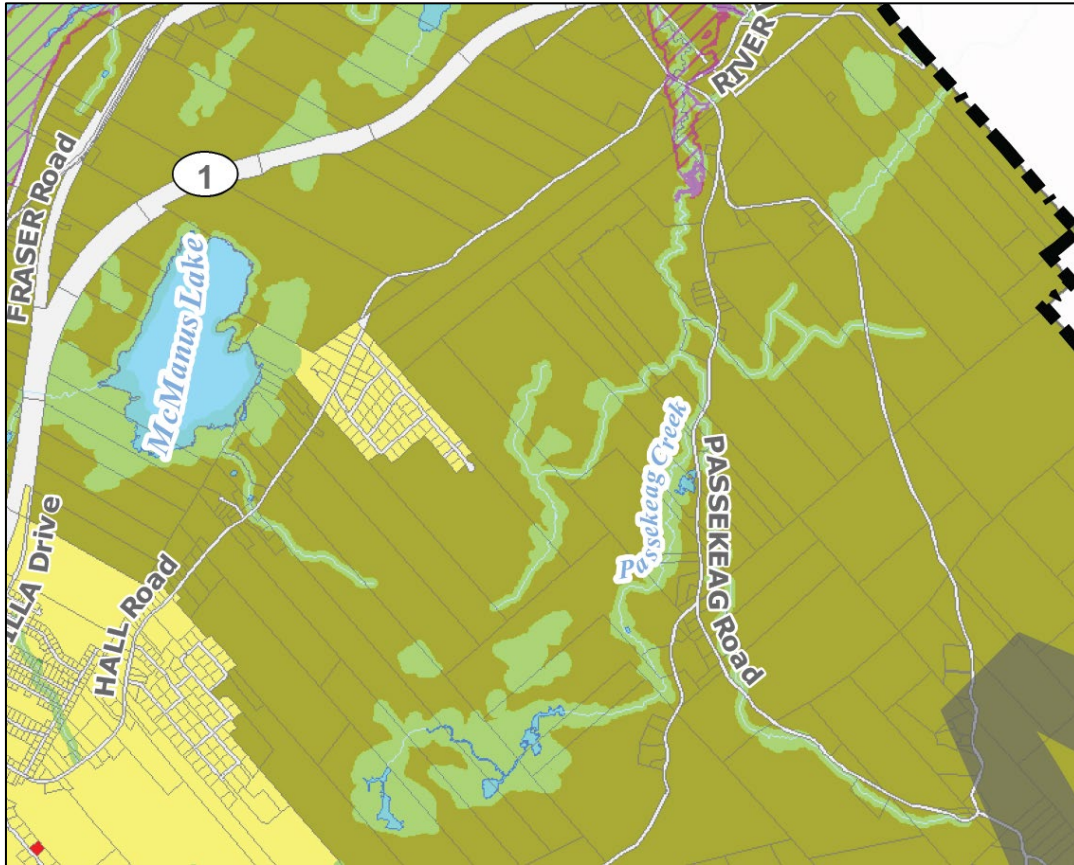


Update to Approach

- Current Town approach:
 - Applies Environmental Conservation designation and zoning to areas within 30 metres of any wetland
 - Development restricted in these areas to passive recreation and existing uses
 - Conflicts with Province's approach
- Proposed Approach
 - Update policy in MP to align with Province's approach
 - Update Future Land Use and Zoning maps to remove non-PSWs and their buffers from Environmental Conservation designation and zoning
 - Identify non-PSW buffers through cross hatch on maps



Update to Approach: FLU Map



CURRENT



PROPOSED



Update to Approach: Zoning Map



CURRENT



PROPOSED



Process

- Process is determined by Community Planning Act
 - Public Presentation: Aug 12
 - 30 Day Comment Period: Aug 12 – Sept 13
 - Council reviews comments, refers to PAC, sets Public Hearing date: Sept 23 (special meeting date)
 - **Tentative meeting dates as follows:**
 - PAC: Oct 7 (special meeting date)
 - Public Hearing: Oct 21 (special meeting)
 - Third Reading: Nov 12



Next Steps

- Council:
 - Begin amendment process through motion to commence 30 day comment period
- Staff:
 - Make amendments available for public inspection via website
 - Collect feedback for Council's consideration at Sept 23 meeting



The Council of Hampton, under the authority vested in it by the Community Planning Act, enacts as follows:

1. An amendment to repeal and replace the Future Land Use Map with the attached Future Land Use map.
2. An amendment to section 2.6 Environmental Conservation Land Use Designation preamble which reads:

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.

Is hereby updated to read:

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 extents of the Provincially Significant Wetlands (PSWs) and provincially identified environmentally sensitive areas or features. Development within 30 metres of a PSW is heavily restricted as legislatively required. Development within 30 metres of wetlands not identified as Provincially Significant as well as watercourses is subject to the Wetland and Watercourse Alteration Permit process.

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.

3. An amendment to section 2.6, policy LU-36 which reads:

LU-36 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.

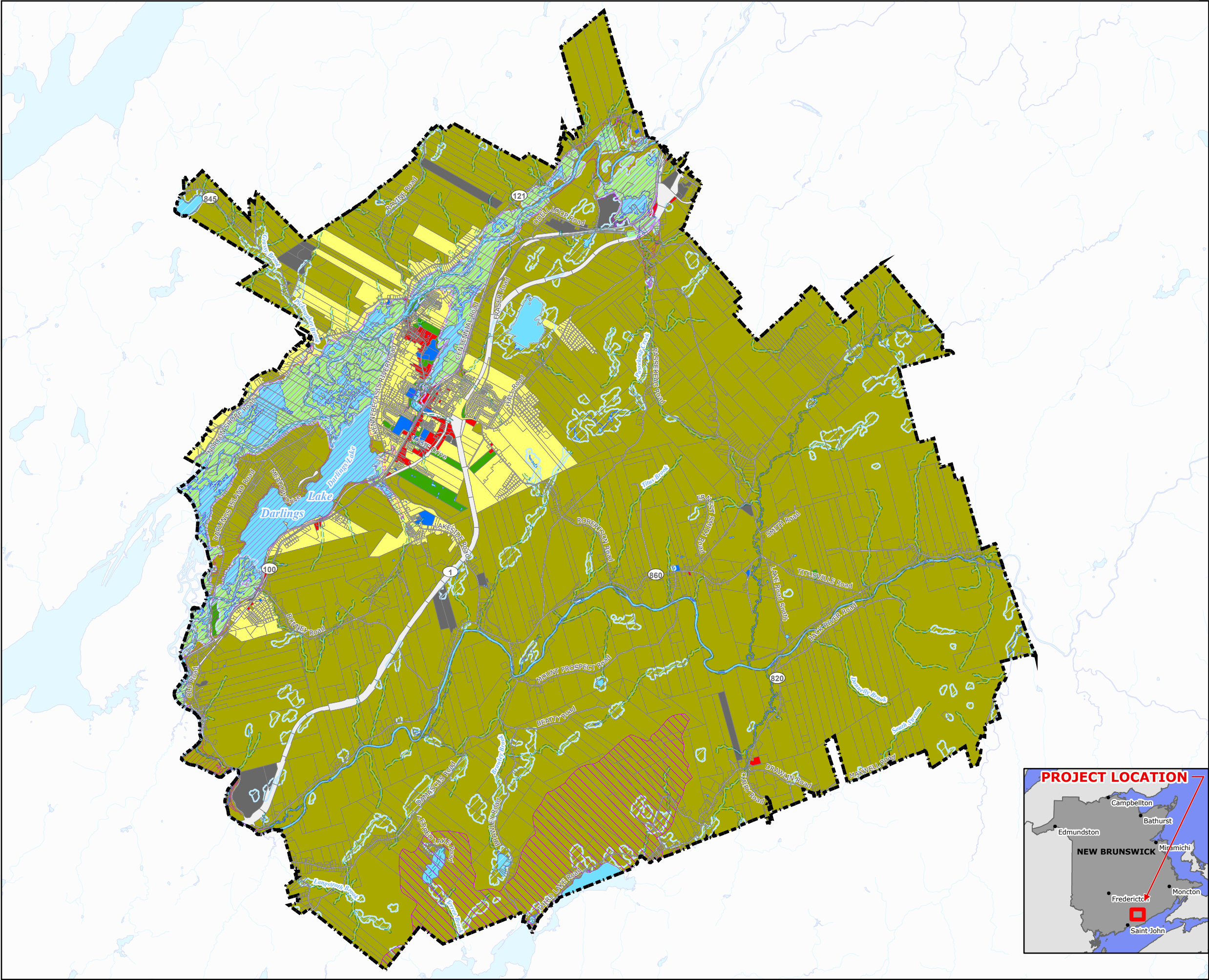
Is hereby updated to read:

LU-36 Council shall apply the Environmental Conservation land use designation to Provincially Significant Wetlands, including a 30 metre buffer around the Provincially Significant Wetlands, as well as any environmentally sensitive areas identified by the Province and shall limit development within the Environmental Conservation land use designation, including prohibiting new 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.

4. An amendment to section 2.6, to add after policy LU-36, the following policies:

36.1 Council shall identify wetlands that are not classified as Provincially Significant as well as watercourses on the Future Land Use Map in Schedule A and apply a 30 metre buffer around these wetlands and on either side of watercourses. Development within these areas may require an approval or a waiver from the Province's Watercourse and Wetland Alteration permitting program.

36.2 Council shall identify the Loch Lomond Watershed Protected Area on the Future Land Use Map in Schedule A. Development within these areas may require Provincial permitting.



HAMPTON

MUNICIPAL PLAN

FUTURE LAND USE MAP

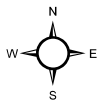
- Watercourse
- Waterbody
- Parcel
- Hampton Boundary
- Flood Overlay
- Watercourse Overlay (30m Buffer)
- Wetland Overlay (30m Buffer)
- Protected Watershed Overlay

Future Land Use

- Residential
- Commercial
- Institutional
- Industrial
- Rural
- Park
- Environmental Conservation

SCALE 1:90,000

0 0.5 1 2 Kilometers



MAP DRAWING INFORMATION:
DATA PROVIDED BY GEONB

MAP CREATED BY: DS
MAP CHECKED BY: JB
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic



PROJECT: 21-3178
STATUS: DRAFT
DATE: 2025-08-01

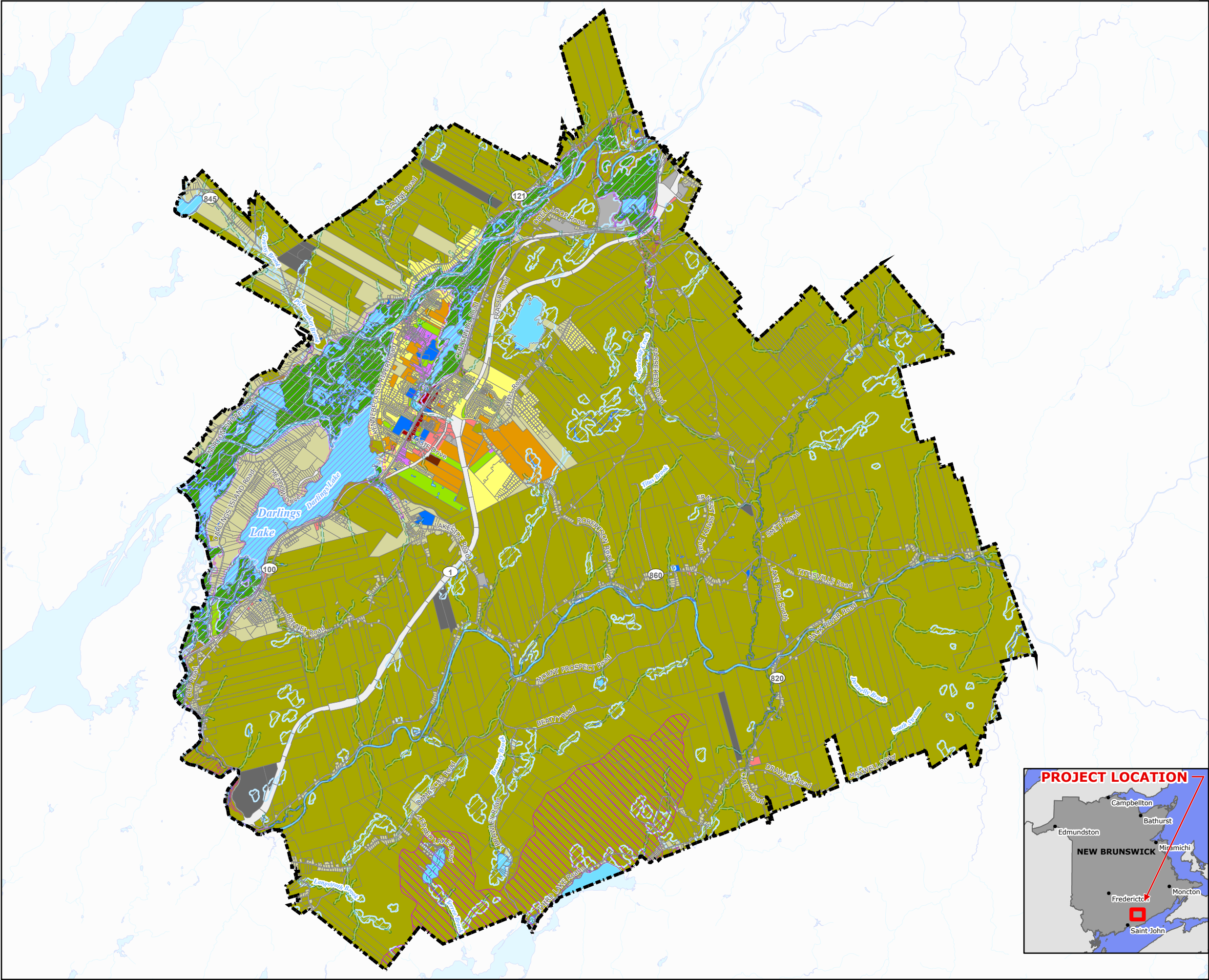
BY-LAW NO. HAM-2025-23

A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16

The Council of Hampton, under the authority vested in it by the Community Planning Act, enacts as follows:

1. An amendment to repeal and replace the Zoning Map with the attached Zoning map.

DRAFT



HAMPTON

MUNICIPAL PLAN

ZONING BY-LAW

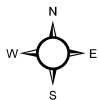
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Zoning

- Town Centre (TC)
- General Commercial (GC)
- Mixed Use (MU)
- Institutional (INST)
- Industrial (I)
- Aggregate Extraction (AE)
- One and Two Unit Residential (R1)
- Medium Density Residential (R2)
- Mini Home Park (MHP)
- Rural Residential (RR)
- Rural (RU)
- Parks and Recreation (P)
- Conservation Zone (C)

SCALE 1:90,000

0 0.5 1 2 Kilometers



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