

Planning Advisory Committee – Staff Report

1260 Centennial Road – Conditional Use



To: Planning Advisory Committee
From: Bailey Brogan, Assistant Planner/Development Officer
Reviewed by: Arthur McCarthy, P.Eng., PLED Director
Jennifer Brown, MCIP RPP, Planning Director for Hampton (Dillon Consulting)
Meeting Date: October 28, 2025
Subject/Topic: Conditional Use – Trucking Operation

Introduction

The application is to establish a Trucking Operation on a property located at 1260 Centennial Road. A trucking operation is listed as a conditional use in the Rural Zone under the Hampton Zoning By-Law (HAM-2023-16) and is subject to terms and conditions that may be set by the Planning Advisory Committee. The application has been received as a co-application between the property owner and prospective buyer prior to the purchase and sale of the property.

Background Information

Applicant	Thane McDonald/Richard Pearson
Address/PID	1260 Centennial Road, Passekeag (PID 30155501)
Lot Size	1.62 hectares
Permit/Property History	The property was approved for a conditional use to operate a self storage facility on September 24, 2024. The use has not been established and the property is now for sale.

Staff Analysis

A. Regulatory and By-Law Review:

Municipal Plan (HAM-2023-15): Rural

Land Use policy, LU-14, in the Municipal Plan (HAM-2023-15) supports 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. The property is located in the Rural Land use designation, as are the surrounding properties, with the exception of a wetland across Centennial Road, which is designated as Conservation.

Zoning By Law (HAM-2023-16): Rural

The property is located in the Rural Zone and contains a shipping container that has been placed on the property without a development permit. A shipping container is permitted in the Rural Zone as an accessory use under Section 4.3.7 of the Zoning By-law. The centre area of the property is cleared and vegetated buffers on the front, side and rear property lines (Attachment 1). The property has undeveloped land on each side, Centennial Road to the front and the Trans-Canada Highway to the rear. Neighbouring properties are zoned Rural, Rural Residential, and Conservation (across Centennial Road). The area is generally undeveloped with pockets of rural and agricultural settlement areas. There are no established uses on properties immediately

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adjacent to the subject property and the development pattern is generally rural.

- **Section 8.1.3: Rural Zone – Conditional Uses**

The business will operate 24 hours a day and 7 days a week on a basis, with the majority of usage during the daytime hours between Monday to Friday. The proposed operation will consist of a parking area for approximately 25-30 trucks and trailers and a proposed office building approximately 15 m² (160 ft²), totaling a lot occupancy of 0.09%. The site plan in Attachment 4 shows the office is at minimum 29 m from the left side, 75 m from the right side, 15m from the front, and 100 m from the rear property lines. The applicant has stated that parking will be located within the minimum setbacks for the Rural zone. The Zoning By-Law states that for an office, one parking space for every 46.5 m² of floor area be made available resulting in one required space. The applicant has indicated that 25-30 parking spaces will be available on the property.

All buildings meet the lot occupancy, and the proposed setbacks meet the requirements listed in the Zoning By-law. Due to the sizes and locations of the parking areas and office, and the location of the development in an undeveloped area and a Rural zone, this development is not likely to create conflict between neighbouring properties.

Outdoor storage of materials is not permitted in the Rural Zone and any storage of materials (not including trucks or trailers) would be required to be located within a building. Since there are no storage buildings currently located on the property, a Development Permit/Building Permit would be required prior to construction. Staff has included this as a condition in the motion below.

Building By-law (HAM-2024-19): The proposed office building is a converted shipping container that has been placed on the property without a building or development permit. Staff visited the property on October 10, 2025, and measured the setbacks to the property line and collected photos of the building (Attachment 5). The requirements to issue a building permit would include the following:

1. Plans showing the elevations, cross section and floor layout. Plans should include the structural design, sealed by a professional engineer, for the shipping container to be used as an office building.
2. A minimum of one accessible washroom is required to be provided for the office/business.

This information has been requested from the applicant but has not been provided. Staff recommends that an approved building application be listed as a condition of approval by PAC.

Signage By-law (165-05): Signage is proposed on the property but will reuse the existing signage structure that was installed for the previous business. A signage permit is not required for this application.

Development and Building Permit Prerequisites Regulation:

- **Natural Features:** None on the subject property
- **On-Site Sewage Disposal (OSSD):** Currently under review, washroom facilities are required as part of the building code.
- **Access:** An Access Permit is not required as there is an existing driveway.

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B. Summary of Application Notices (±100m) (As per section 9.A of By-Law No. HAM-2023-05)

Seven letters were sent to neighbouring properties within 100 m of the subject property. Due to the ongoing Canada Post strike, five letters were hand delivered by Hampton, and one letter was emailed. One letter was sent via regular mail, as the address was a PO Box. A list of properties contacted is included in Attachment 3. Staff met with one resident looking for more information on the application as they had concerns about noise. No further comments were submitted following the review of the application information.

Recommendation

The proposed trucking operation is a conditional use in the Rural (RU) zone, requiring Planning Advisory Committee (PAC) approval. Staff have reviewed the proposal and note the following:

- **Buffering:** Given the rural context, fencing is not recommended. However, vegetated buffers should be maintained in the side yards, consistent with the RU zone's setback requirements. No additional rear buffering is required as the property backs onto the Trans-Canada Highway.
- **Compliance:** The proposed office building requires a building and development permit, and the parking layout meets the Zoning By-law's standards.
- **Storage:** Outdoor storage is prohibited in the RU zone. A condition is recommended to ensure all materials are stored within permitted buildings.

The development aligns with the Municipal Plan and Zoning By-law. Staff recommend that PAC approve the conditional use, subject to the conditions detailed in the proposed motion.

Motion(s) for Consideration

Staff have prepared affirmative motions for the Committee's consideration. Decisions on all items on the agenda of the Committee shall be made by motion in open session and shall include reasons for the committee's decision. If the following motion does not receive a majority vote or in the event of a tie vote, the motion is lost, and as a result, the application is denied. The affirmative motion may be tabled by the committee, please refer to By-Law No. HAM-2023-05 "A By-Law to Establish a Planning Advisory Committee – Section 10" for further details regarding this option.

I move that the Planning Advisory Committee approve the requested conditional use of a trucking operation in the rural zone for the property identified as PID 30155501, located at 1260 Centennial Road, Passekeag, subject to the following terms and conditions:

1. That an application for building and development permits be accompanied by the appropriate On-Site Sewage Disposal (OSSD) Permit issued by the Department of Justice and Public Safety;
2. That a vegetated buffer of 3 metres be maintained along each side property line;
3. That outdoor storage is not permitted and storage of materials are limited to buildings/accessory buildings approved by the Development Officer/Building Inspector.

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Attachments:

1. Aerial Photo/Street view
2. Municipal Plan and Zoning Maps
3. Notice sent to neighbouring properties
4. Site Plan
5. Site Visit Photos – October 10, 2025
6. PAC Application
7. Email from property owner.

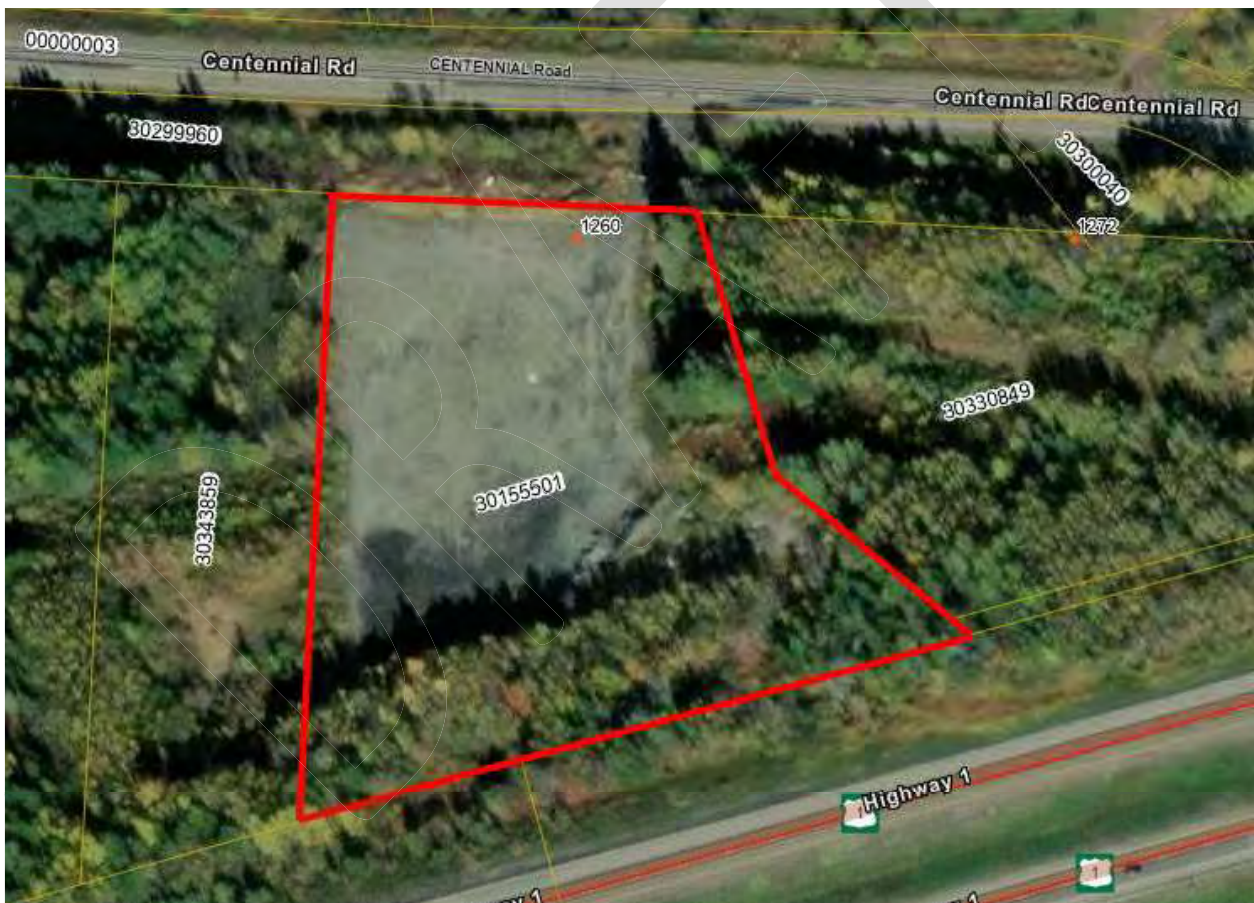
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Attachment 1: Aerial Photo and street view of the subject property.



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Attachment 2: Municipal Plan (top,) Zoning Map (bottom).



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Attachment 3: Notices sent to neighbouring properties within 100 m of PID 30155501.

	ADDRESS	RESPONSE
A	P.O. BOX 5777 STN MAIN SAINT JOHN NB E2L 4M3	No response received.
B	935 DE LA GAUCHETIÈRE O 8IE ÉT MONTRÉAL QC H3B 2M9	Requested further information.
C	1273 CENTENNIAL RD BLOOMFIELD NB E5N 4S7	Email submitted.
D	DTI	Not contacted.
E	DTI	Not contacted.
F	DTI	Not contacted.
G	6 CHURCH ST UNIT 1 HAMPTON NB E5N 5B3	No response received.
H	130 BETTLE POINT RD PASSEKEAG NB E5N 7L4	No response received.
I	1236 CENTENNIAL RD BLOOMFIELD NB E5N 4S8	No response received.
J	1785 WATERSIDE DR CAMBRIDGE NARROWS NB E4C 1Y5	No response received.

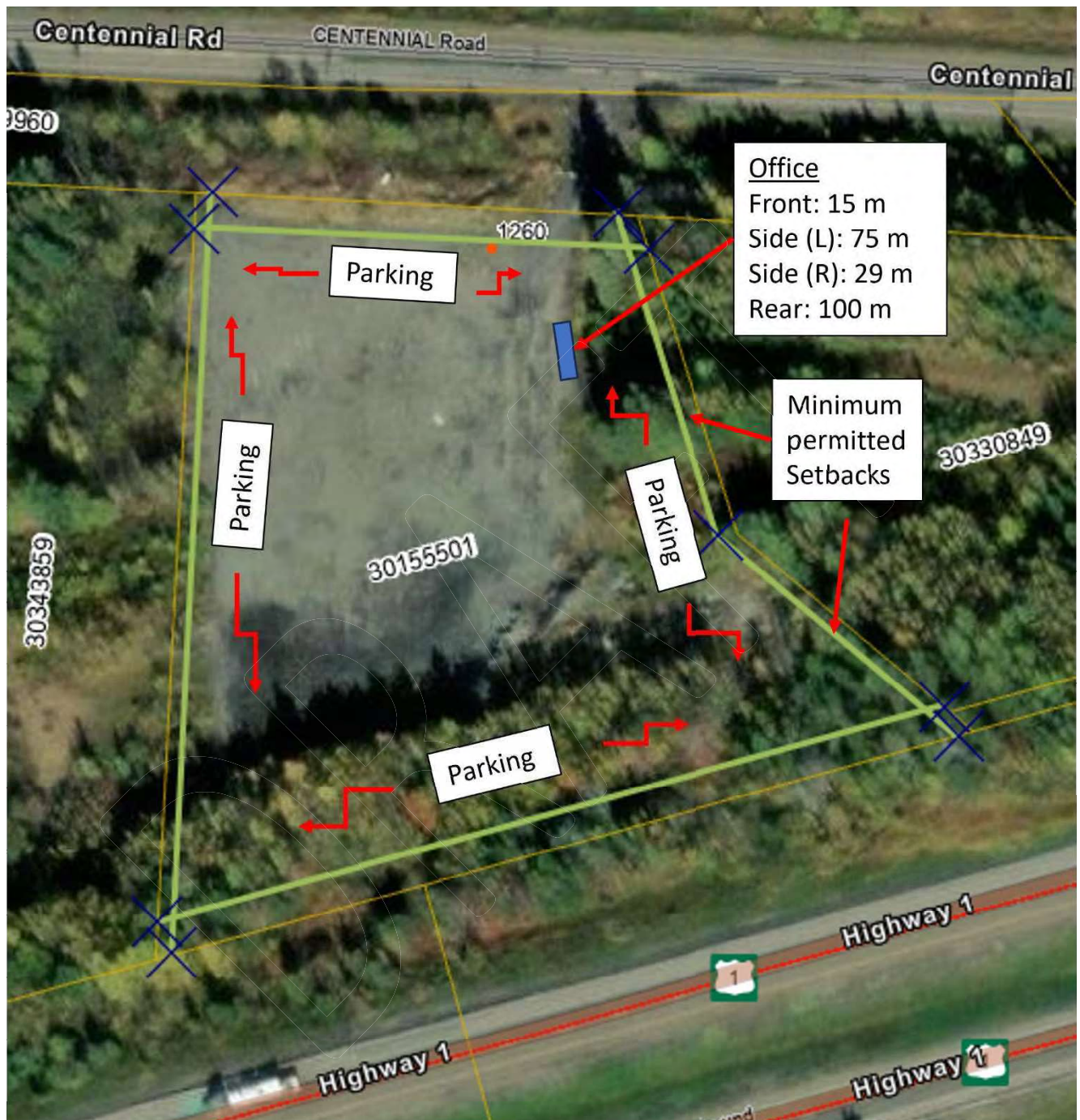


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Attachment 4: Site Plan (sketch produced by Staff).



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Attachment 5: Site Visit Photos – October 10, 2025.



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HAMPTON PERMIT APPLICATION

PLANNING, ENGINEERING & DEVELOPMENT

RENOVATIONS/DEMOLITION/ESTABLISHING A USE



Please complete the following form to apply for a Development/Building Permit. No building or structure shall be erected or altered, including demolition, nor the use of any building structure or lot to be changed unless a Development/Building Permit has been issued and no Development permit shall be issued unless all provisions of Hampton's By-laws are satisfied.

Property Information

PID: 30155501 PAN: 04646515
 Property Location/Address: 1260 CENTENNIAL RD
 Existing Use Of Property: ☐ Vacant ☐ Residential ☐ Commercial ☐ Agricultural/Industrial
 Other, please specify: _____

Contact Information

Landowner Name: THANE MACDONALD Contractor Name: PASSIEREA SELF STORAGE LTD
 Contact # 506-639-4971 Contact # 506-567-9405 (C) PEARSON
 Email: _____ Email: PEARSONTRANSPORT2000@YAHOO.CA
 Mailing Address: _____ Mailing Address: _____

Project Information

Description of Project: TO USE AS A WAREHOUSE FOR MY TRUCKING BUSINESS 24/7 WITH PRIMARY USAGE M-F DAYTIME HOURS.

Proposed Use (please choose one or more of the following):

- ☐ No Change ☒ Business/Commercial Use
☐ Home Occupation ☐ Home Industry
☐ Secondary Suite ☐ Garden Suite

If Home Occupation/Business, please list the business(es) that will occupy this space: 053926 NBLTD

Other, please specify: FUTURE USE CONSIDERATIONS BUILD A GARAGE OR RELATED BUILDINGS
PEARSON TRANSPORT RESPECTFUL COMMERCIAL USE

Demolition/Removal

Type of Work: ☐ Complete Demolition ☐ Partial Demolition ☐ Removal of: _____
 Type of Building: ☐ Commercial Building ☐ Dwelling ☐ Garage/Accessory
 Method of Demolition/Removal: ☐ By Machine ☐ By Hand
 Is a replacement building being processed along with a building or provincial permit? ☐ No ☐ Provincial ☐ Building

Additional Forms & Submissions

Renovations (Page 2)
 Please complete the attached "Renovations" Form and submit: Windows/Doors | Floor Plan(s)

Establishing a Use (Page 3)
 Please complete the attached "Establishing a Use" Form

New Sign (Page 4)
 Please complete the attached "New Sign" Form

LANDOWNER SIGNATURE BELOW: SEPT 24 2025

Thane MacDonald Date: SEP 24

Project Cost: _____

The Development Officer has determined that Planning Advisory Committee approval is required, please confirm proceeding with request.

☐ Variance ☐ Similar/Compatible Use ☐ Temporary Use ☒ Conditional Use Tom

Date: SEP 24

For any questions/clarification or assistance with the application, please contact Planning, Engineering & Development Department at (506) 832-6050, via email planning@hampton.ca or visit the office at 17 Centennial Road, Hampton



HAMPTON PERMIT APPLICATION

PLANNING, ENGINEERING & DEVELOPMENT

ESTABLISHING A USE



Project Details

Total Floor Area(s) of Existing Space:

Main Building: _____ sq. m. and/or Accessory Building: _____ sq. m.

Proposed Use:

Location (Level) of Use: ☐ Basement ☐ Main Floor ☐ Second Floor ☐ Accessory Building
☐ Other: _____

Total area to be occupied by use: USING ENTIRE PROPERTY

Type of Operation (office, retail, service, etc.): _____

Proposed Hours of Operation: 24/7 ACCESS WITH PRIMARY USAGE M-F-8-5

Requested Duration of Approval: ☐ Permanent ☐ Temporary

How many employees are working at this location? 1

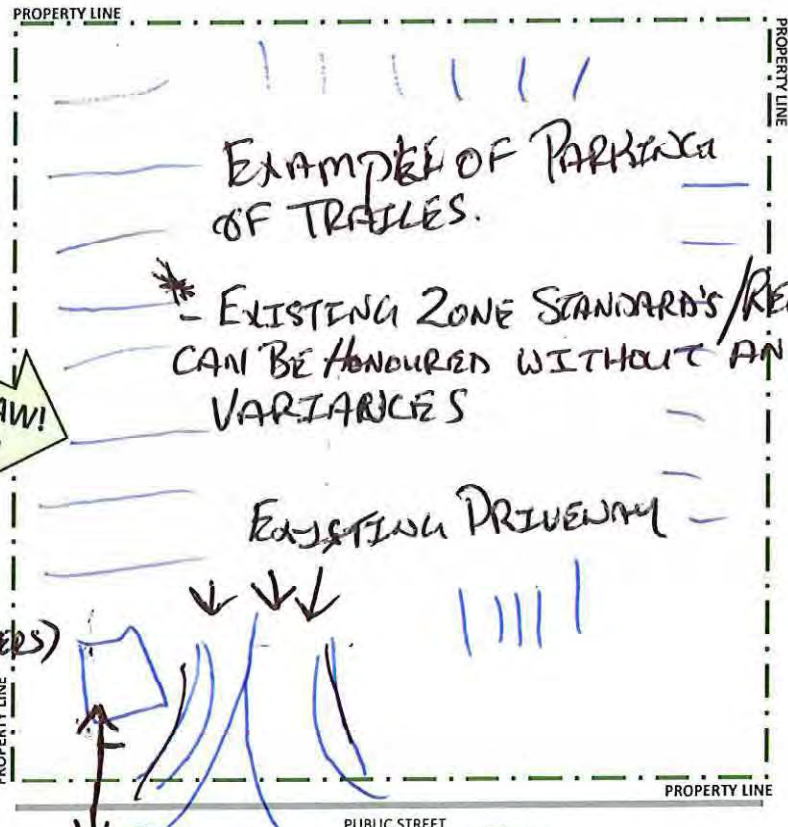
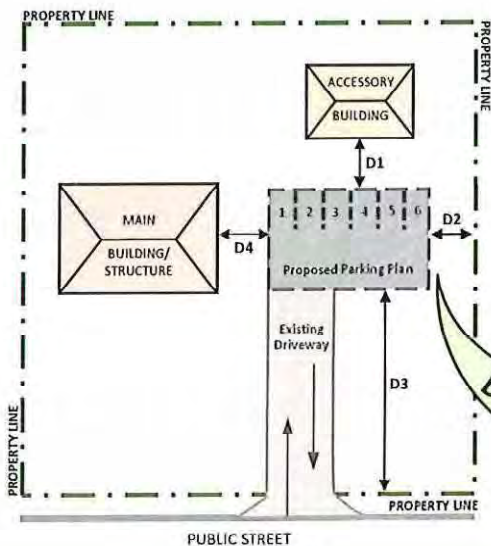
Number of seats (office chairs, childcare spaces, etc.): _____ Will there be signage? ☒ Yes ☐ No

Reasons of Support for this Application:

EXISTING SIGNAGE
UTILIZING COMMERCIAL USE PROPERTY IDEAL FOR MY TRUCKING BUSINESS. POTENTIAL EMPLOYMENT GROWTH. SUPPORT OF LOCAL BUSINESSES CONTAINED WITHIN THE MUNICIPALITY OF HAMPTON. LOTS OF POTENTIAL
APPLICANT'S PARKING PLAN SPIN OFF BUSINESS

Sample - Parking Plan

Please draw new & existing buildings, structures, and new & existing parking spaces



GENERALIZE
TRUCKS AND TRAILER (MOSTLY TRAILERS)

Parking Details

Number of Spaces: 25-30

Number of Barrier Free Spaces: _____

Number of Accessible Spaces: _____

Parking Plan Distances:

D1: _____ D2: _____

D3: _____ D4: _____

From: [David Taylor](#)
To: [Hampton - Planning and Development](#)
Subject: Yes I was just wondering what kind of a trucking business is going at 1260 Centennial Rd. concerned about the noise
Date: October 10, 2025 9:17:50 PM

[You don't often get email from davidltaylor62@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: External sender

Sent from my iPhone