

Hampton Council Memo

Planning, Engineering & Development Department



To: Hampton Council
From: Thomas Lewallen, Planner, MCIP RPP, Dillon Consulting
Reviewed by: Arthur McCarthy, PLED Director
Jennifer Brown, Planning Director, MCIP RPP, Dillon Consulting
Meeting Date: October 28th, 2025
Subject/Topic: By-Law No. HAM-2025-24: A By-Law to Amend Zoning By-Law No. HAM-2023-16
By-Law No. HAM-2025-25: A By-Law to Amend Zoning By-Law No. HAM-2023-16

Purpose/Objective

The Zoning By-law Bylaw No. HAM-2023-16 was enacted on January 9, 2024, to guide development in Hampton, and is intended to be a living document that may be amended to better respond to development trends. An application was made to amend the Zoning By-law as it relates to Supportive Housing. The amendments seek to align Hampton's land use regulations to provide more specificity and control around Supportive Housing.

Background

On December 1, 2024, Hidden Secrets Recovery Center/Kevin Smith submitted an application to Hampton to establish a private alcohol and drug recovery centre at 277 Darlings Island (PID 30150395). On January 2, 2025, a Development Permit was granted to the applicant to establish a Supportive Housing use for a 6-8 bed private alcohol and drug recovery centre. Within the same month, 6 notices of appeal were filed pursuant to Section 120(1)(b)(i) of the *Community Planning Act*.

The Tribunal was of the opinion that the proposed use definition did not meet the definition of Supportive Housing as defined in the by-law, nor did it meet the requirements for uses permitted in Rural Residential zone (Section 6.4.1(e)) or Section 4.31 of the Zoning By-Law. As a result, the Tribunal ordered the development permit to be revoked. Following the decision of the Tribunal, the applicant has submitted an application to amend the Zoning By-law to better reflect the activities and land uses proposed as part of Hidden Secrets Recovery Centre. Staff have reviewed the current Supportive Housing approach and are proposing a series of amendments to facilitate the application and respond to the decision rendered by the Tribunal as well as provide more certainty and control over Supportive Housing land use regulations.

Staff Review

Staff have reviewed the relevant sections of the Zoning By-law and propose a series of amendments intended to create a tiered system of supportive housing uses aligned with land use intensity with clear standards that limit the potential for land use conflict. The list of proposed amendments can be found in Attachment 1.

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Zoning By-Law No. HAM-2023-16 Amendments

Staff have reviewed the relevant sections of the Zoning By-law in response to the application concerning 277 Darlings Island Road. This review identified an opportunity to provide greater clarity, specificity, and control over how supportive living and care facilities are regulated within Hampton. The current Zoning By-law uses a broad definition for "Supportive Housing", which the Tribunal found did not adequately encompass the specific nature of the proposed recovery centre use.

To address this and provide a more nuanced approach aligned with land use intensity and potential neighbourhood impact, staff propose a series of amendments to Zoning By-law No. HAM-2023-16. These amendments introduce a tiered system for supportive housing, update related definitions, and adjust where these uses are permitted within Hampton's zones. The proposed amendments primarily affect the regulation of supportive housing and care facilities by replacing the general "Supportive Housing" use with three defined tiers and updating several related definitions.

The key proposed amendments are detailed below and can be found in full in the attached draft By-Law No. HAM-2025-24.

Changes to Definitions (Section 3)

The following definitions are updated or added to establish the new tiered system for supportive housing and clarify related uses:

Use	Definition Status	New Definition/Change Summary
Community Care Centre	Updated	Clarified as a facility (previously "use") providing individualized care to elderly persons, children, and/or disabled persons.
Group Home	Updated	Removed the maximum capacity of five (5) residents and the Provincial licensing requirement.

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Use	Definition Status	New Definition/Change Summary
Special Care Facility	Removed	Combined with Special Care Home.
Special Care Home	Updated	Combines the concepts of the former “special care home” and “special care facility” definitions into one comprehensive description focusing on special and individualized care for incapacitated individuals.
Recovery Centre	New Addition	A facility providing both out-patient and in-patient services for rehabilitation from physical, mental, addiction, or behavioral challenges.
Supportive Housing	Updated	Replaced the 15-resident maximum, 24-hour professional staff, and legislative reference with a focus on accommodation and tiered care levels for those who face challenges living independently.
(Tier 1) Supportive Housing Residential Care	New Addition	Defines the smallest, most residential-scale care for a maximum of 5 residents needing a moderate level of support. Includes Group Homes and Special Care Homes.

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Use	Definition Status	New Definition/Change Summary
(Tier 2) Supportive Housing Specialized Care	New Addition	Defines mid-level, more intensive care for a maximum of 10 residents who require intensive support but not the full medical services of a hospital. Includes Recovery Centres and Special Care Homes.
(Tier 3) Supportive Housing Community Care	New Addition	Defines the highest level of non-hospital community care, providing special and individualized care on a 24-hour basis by professional staff. Includes Community Care Centres, Nursing Homes, Recovery Centres, and Special Care Homes.

Changes to General Provisions (Section 4.31)

The general requirements for Supportive Housing (Section 4.31) have been updated, and specific requirements for each new tier have been added:

- Garden Suites are added to the list of uses explicitly not permitted on the same lot as any tier of Supportive Housing. Existing secondary uses that are prohibited to be on the same lot include Bed and Breakfasts, Home Occupations, Day Cares, and Secondary Suites.
 - A Day Care Centre is permitted on the same lot specifically with a Community Care Centre use under Tier 3.
- Only one Supportive Housing use is permitted on the same lot.
- Appropriate screening in the form of landscaping or fencing is required for all tiers of Supportive Housing when abutting a residential use which will be approved by the Development Officer.
- The previous allowance for up to 15 residents in a Supportive Housing use has been removed and the maximum resident count is now explicitly defined within each tier:
 - Tier 1: Max 5 residents.
 - Tier 2: Max 10 residents.
 - Tier 3: No maximum specified, but specific facility types within Tier 3 may have their own limits based on licensing or other regulations.

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Changes to Zone Permitted and Conditional Uses

With the goal of providing more site-specific review, the general "Supportive Housing" and "Special Care Facility" uses have been removed. They are replaced by a new tiered Supportive Housing which are primarily Conditional Uses requiring Planning Advisory Committee approval:

Zone	Previous Status	New Status of Supportive Housing Tiers
R1 (One and Two-Unit)	Secondary Use	Tier 1 added as a Conditional Use
R2 (Medium Density)	Permitted Use	Removed
RR (Rural Residential)	Permitted Use	Tiers 1 added as a Conditional Use
TC (Town Centre)	Conditional Use	Tiers 2 and 3 added as Conditional Uses
MU (Mixed Use)	Permitted Use	Tiers 1 and 2 added as Conditional Uses
RU (Rural)	Permitted Use	Tiers 1, 2, and 3 added as Conditional Uses
INST (Institutional)	Permitted Use	Tier 2 a Conditional Use & Tier 3 a Permitted Use

These proposed changes create a clearer regulatory framework that differentiates between levels of care and intensity associated with supportive housing uses. By primarily classifying these uses as Conditional, it ensures that the Planning Advisory Committee can review applications on a case-by-case basis,

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considering site specifics, neighbourhood context, and the detailed requirements outlined in Section 4.31, allowing for the imposition of appropriate terms and conditions.

277 Darlings Island Road

In addition to the text amendments regarding Supportive Housing, the applicant will be required to rezone 277 Darlings Island Road from the Rural Residential (RR) to Rural (RU). Under the current Zoning By-law, Supportive Housing is a Permitted Use in the Rural Residential (RR) zone. However, Under the proposed amendments:

- Supportive Housing (Tier 1 - Residential Care) would become a Conditional Use in the RR zone and Supportive Housing (Tier 2 - Specialized Care), which includes Recovery Centres, would not be permitted in the RR zone.
- Supportive Housing (Tier 2 - Specialized Care) would be a Conditional Use in the RU zone.
 - The application meets the requirements of Tier 2 Supportive Housing.

As a result, rezoning the subject property to Rural (RU) is necessary following the proposed Supportive Housing text amendments to allow the Planning Advisory Committee and Council to consider the Recovery Centre as a Tier 2 Supportive Housing Conditional Use. The Rural (RU) zone permits a broader range of uses, including those with potentially higher intensity than typically found in purely residential zones, making it a more appropriate zone for consideration of a Tier 2 facility in this specific location, subject to PAC review and conditions. The property is designated Rural under the Municipal Plan which supports a variety of land uses (LU-14).

Recommendation

The proposed amendments align with the goals of the Municipal Plan and provide necessary clarification for the implementation of the Zoning By-law. Therefore, staff recommend the following:

1. That PAC recommend Council adopt By-law No. HAM-2025-24, A By-law to Amend the Hampton Zoning By-law No. HAM 2023-16, as presented, which would:
 - a. Repeal and replace definitions, uses, and standards related to Supportive Housing as detailed in this report and the attached by-law.
2. That PAC recommend Council adopt By-law No. HAM-2025-25, A By-law to Amend the Hampton Zoning By-law No. HAM 2023-16, as presented, which would:
 - a. Rezone the subject property, 277 Darlings Island Road (PID 30150395), from Rural Residential (RR) to Rural (RU) in Schedule A: Zoning Map.

Attachments

1. By-law No. HAM-2025-24, A By-law to Amend the Hampton Zoning By-law No. HAM 2023-16
2. By-law No. HAM-2025-25, A By-law to Amend the Hampton Zoning By-law No. HAM 2023-16
3. Aerial View – 277 Darlings Island Road
4. Future Land Use Map– 277 Darlings Island Road

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5. Proposed Zoning and Existing Zoning Maps - 277 Darlings Island Road
6. Application
7. Notices sent to neighbouring properties within 100 m of PID 30150395
8. Public Feedback

DRAFT

BY-LAW NO. HAM-2025-24
A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16

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

1. An amendment to Section 3, Definitions, which reads:

***“community care centre”** means a use for the purposes of providing special and individualized care to elderly persons, children, or disabled persons, provided the facility complies with applicable legislation and without limiting the foregoing, a community care facility may also include a day care centre, a nursing home or seniors residence.*

***“group home”** means a residence, licensed, or approved under Provincial statute, for the accommodation of a maximum of five (5) people, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social, behavioural, or physical condition or legal status, require a group living arrangement for their well-being, but does not include a special care home, or nursing home, as defined in the Zoning By-law.*

***“special care home”** means a facility licensed by the Province of New Brunswick where nursing care or room and board is provided to individuals incapacitated in some manner for medical reasons but does not include a hospital as licensed by the Province of New Brunswick.*

***“special care facility”** means a building used for the purposes of providing special and individualized care to persons, who by reason of age, infirmity, mental or physical disability are not fully able to care for themselves.*

***“supportive housing”** means an establishment licensed or approved by a government agency that provides care and or supervision on a 24-hour basis by professional staff to a maximum of fifteen residents of any age pursuant to the Family Services Act or comparable legislative framework.*

Is hereby updated to read:

“community care centre” means a facility that provides special and individualized care to elderly persons, children, and or disabled persons, and provided the facility complies with applicable legislation, may include a day care centre, nursing home or seniors residence.

“group home” means a residence for the accommodation of individuals living under supervision in a single dwelling unit, exclusive of staff, and who, by reason of their emotional, mental, social, behavioural, or physical condition or legal status, require a group living arrangement for their well-being, but does not include a Special Care Home or Nursing Home as defined in the Zoning By-law.

“recovery centre” means a facility that provides both out-patient and in-patient services for individuals working toward rehabilitation from a range of physical, mental, or behavioral challenges and includes a range of services, including medical care, therapy, counseling, and peer support to help individuals achieve and sustain recovery.

“special care facility” - deleted.

“special care home” means a building or facility that provides special and individualized care, which may include nursing care or room and board, to individuals who are incapacitated, either physically or mentally, due to age, infirmity, or disability, and are therefore not fully able to care for themselves.

“supportive housing” means a home, establishment, or facility that provides accommodation and supportive services for individuals who face challenges living independently while offering various levels of care tailored to their specific needs. Within the definition of Supportive Housing, there are three subcategories that describe different types of care settings and intensity:

- **“supportive housing (tier 1), residential care”** means a building or part of a building used as a dwelling in which nursing, supervisory care, or personal care is provided or made available to a maximum of 5 residents who need a moderate level of support in a residential setting. Includes Group Homes and Special Care Homes.
- **“supportive housing (tier 2), specialized care”** means a building or establishment that provides care and supervision, potentially on a 24-hour basis, by professional staff to a maximum of 10 residents of any age who require more intensive support than residential care but do not need the full medical services of a nursing home or hospital. Includes Recovery Centres and Special Care Homes.
- **“supportive housing (tier 3), community care”** means an establishment used for the purposes of providing special and individualized care on a 24-hour basis by professional staff to persons, who by reason of age, infirmity, mental or physical disability are not fully able to care for themselves. Includes Community Care Centres, Nursing Homes, Recovery Centres, and Special Care Homes.

2. An amendment to Section 4.31, Supportive Housing, which reads:

Where permitted by this By-law, Supportive Housing shall comply with the following:

- a. Within the R1 and R2 zones, Supportive Housing uses shall be limited to a maximum 15 beds;*
- b. A Tourist Establishment - Bed and Breakfast, Home Occupation, Day Care, or Secondary Suite are not permitted on the same lot;*
- c. When abutting a lot containing a one or two unit dwelling, there shall be appropriate screening between the Supportive Housing use (including parking) and the adjacent use.*

Is hereby updated to read:

Except as otherwise provided by this By-law, all Supportive Housing uses are subject to the following:

- a. A Tourist Establishment - Bed and Breakfast, Home Occupation, Home Industry, Day Care, Secondary Suite or Garden Suite are not permitted on the same lot.
- b. Only one Supportive Housing use is permitted on a lot.

4.31.1 - Supportive Housing (Tier 1), Residential Care

Where permitted by this By-law, all Residential Care Supportive Housing uses shall comply with the following:

- a. Residential Care Supportive Housing uses shall be limited to a maximum 5 beds.
- b. When abutting a lot containing a one or two-unit dwelling, there shall be appropriate screening in the form of landscaping and or fencing between the Supportive Housing use and the adjacent residential use at the discretion of the Development Officer.

4.31.2 - Supportive Housing (Tier 2), Specialized Care

Where permitted by this By-law, all Specialized Care Supportive Housing uses shall comply with the following:

- a. Specialized Care Supportive Housing uses shall be limited to a maximum 10 beds.
- b. When abutting a lot containing a Residential use, there shall be appropriate screening in the form of landscaping and or fencing between the Supportive

Housing use and the adjacent residential use at the discretion of the Development Officer.

4.31.3 - Supportive Housing (Tier 3), Community Care

Where permitted by this By-law, all Community Care Supportive Housing uses shall comply with the following:

- a. Notwithstanding Subsection 4.31(a), a Day Care Centre is permitted on the same lot as a Community Care Centre as permitted within the Community Care Supportive Housing (Tier 3) use; and
 - b. When abutting a lot containing a Residential use, there shall be appropriate screening in the form of landscaping and or fencing between the Supportive Housing use and the adjacent residential use at the discretion of the Development Officer.
3. An amendment to Section 6.1.2, Secondary Uses in the One and Two-Unit "R1" Zone, to remove (d) Supportive Housing.
4. An amendment to Section 6.1.3, Conditional Uses in the One and Two-Unit "R1" Zone, to add (e) Supportive Housing (Tier 1), Residential Care, Subject to Section 4.31.1, and subsequently renumber Tourist Establishment - Bed and Breakfast to (f).
5. An amendment to Section 6.2.1, Permitted Uses in the Medium Density Residential "R2" Zone, to remove (g) Supportive Housing.
6. An amendment to Section 6.4.1, Permitted Uses in the Rural Residential "RR" Zone, to remove (e) Supportive Housing.
7. An amendment to Section 6.4.3, Conditional Uses in the Rural Residential "RR" Zone, to read as:
 - a. Accommodations
 - b. Cultural Establishment
 - c. Day Care Centre, Subject to Section 4.6
 - d. Dwelling, Shared, Subject to Section 4.28
 - e. Retail Use - Convenience Store
 - f. Supportive Housing (Tier 1), Residential Care, Subject to Section 4.31.1
 - g. Tourist Establishment, Subject to Section 4.33
8. An amendment to Section 7.1.3, Conditional Uses in the Town Centre "TC" Zone, to remove (k) Supportive Housing.
9. An amendment to Section 7.1.3, Conditional Uses in the Town Centre "TC" Zone, to add (k) Supportive Housing (Tier 2), Specialized Care, Subject to Section 4.31.2 and (l) Supportive Housing (Tier 3), Community Care, Subject to Section 4.31.3, subsequently renumbering Taxi Stand to (m) and Warehouse, Subject to Section 7.1.5 to (n).

10. An amendment to Section 7.2.1, Permitted Uses in the Mixed Use “MU” Zone, to remove (y) Supportive Housing.
11. An amendment to Section 7.2.3, Conditional Uses in the Mixed Use “MU” Zone, to add (g) Supportive Housing (Tier 1), Residential Care, Subject to Section 4.31.1 and (h) Supportive Housing (Tier 2), Specialized Care, Subject to Section 4.31.2.
12. An amendment to Section 8.1.1, Permitted Uses in the Rural “RU” Zone, to remove (aa) Special Care Facility and (bb) Supportive Housing.
13. An amendment to Section 8.1.3, Conditional Uses in the Rural “RU” Zone, to add (j) Supportive Housing (Tier 1), Residential Care, Subject to Section 4.31.1, (k) Supportive Housing (Tier 2), Specialized Care, Subject to Section 4.31.2, and (l) Supportive Housing (Tier 3), Community Care, Subject to Section 4.31.3, subsequently renumbering Trucking Operation to (m) and Warehouse to (n).
14. An amendment to Section 10.1.1, Permitted Uses in the Institutional “INST” Zone, to remove (n) Supportive Care Facility and (o) Supportive Housing.
15. An amendment to Section 10.1.1, Permitted Uses in the Institutional “INST” Zone, to add (n) Supportive Housing (Tier 3), Community Care, Subject to Section 4.31.
16. An amendment to Section 10.1.3, Conditional Uses in the Institutional “INST” Zone, to add (a) Supportive Housing (Tier 2), Specialized Care, Subject to Section 4.31.2, subsequently renumbering “A SWT may be permitted as a secondary conditional use subject to the provisions of section 5.10 and to terms and conditions applied by the Planning Advisory Committee” to (b).

First Reading:

Second Reading:

Third Reading and Enactment:

Robert Doucet
Mayor

Lisa Richard
Clerk

BY-LAW NO. HAM-2025-25
A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16

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

1. An amendment to Schedule A of the Zoning Map, to rezone a portion of PID 30150395 from the Rural Residential (RR) zone to Rural (RU) zone (see Schedule A).

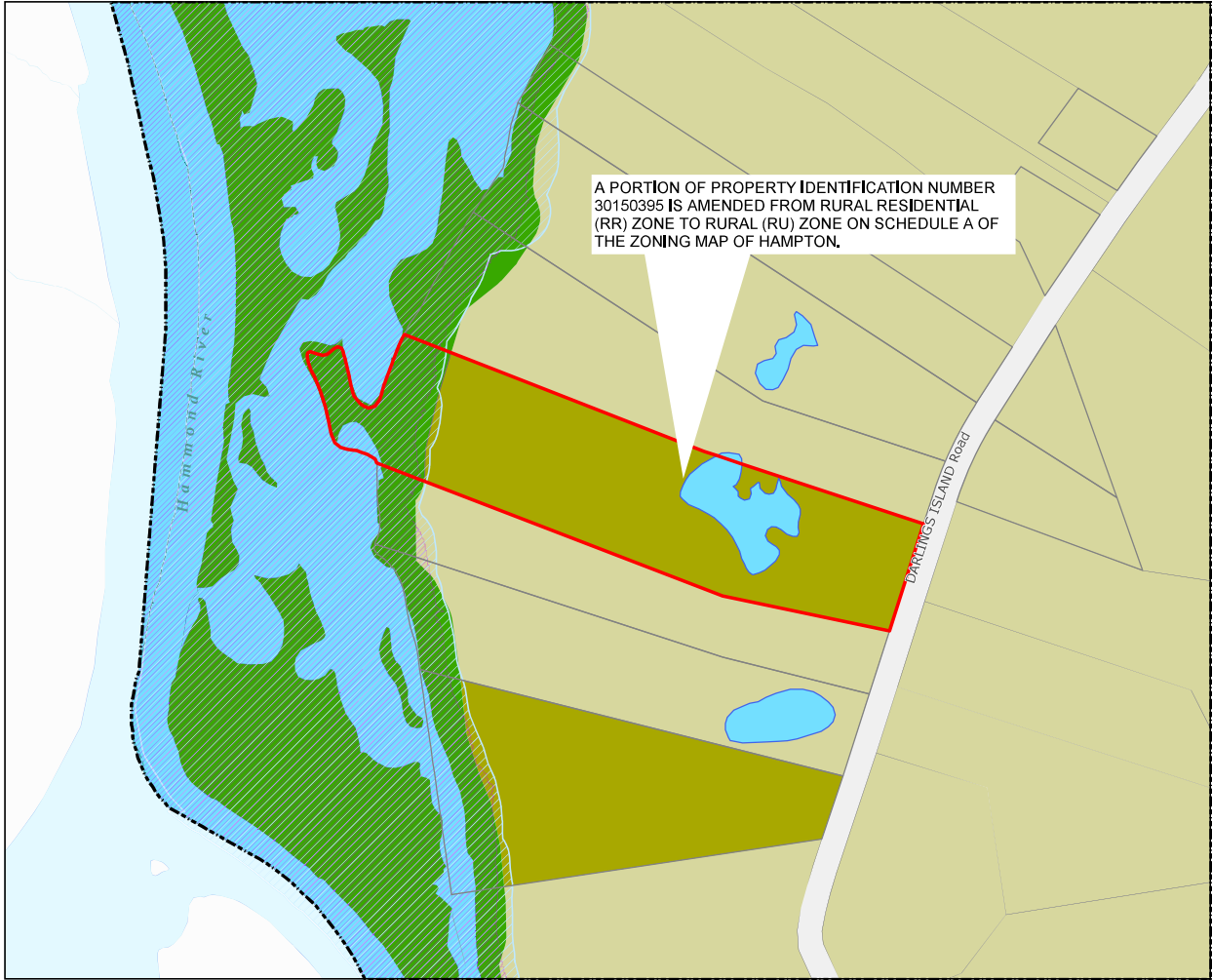
First Reading:

Second Reading:

Third Reading and Enactment:

Robert Doucet
Mayor

Lisa Richard
Clerk



TOWN OF HAMPTON
ZONING BY-LAW AMENDMENT
HAM-2025-25
SCHEDULE A

NEW BRUNSWICK (PID NO.: 30150395)
277 DARLINGS ISLAND ROAD

- Watercourse
 - Waterbody
 - Subject Property
 - Parcel
 - Hampton Boundary
 - Watercourse Overlay (30m Buffer)
 - Protected Watershed Overlay
 - Flood Overlay
 - Wetland Overlay (30m Buffer)
- Zoning**
- Rural Residential (RR)
 - Rural (RU)
 - Conservation Zone (C)

SCALE 1:3,000
0 30 60 120 Meters

MAP DRAWING INFORMATION:
DATA PROVIDED BY: GEONB
MAP CREATED BY: DS
MAP CHECKED BY: TL
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic



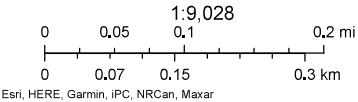
PROJECT: 21-03178
STATUS: DRAFT
DATE: 2025-10-09

Aerial View - 277 Darlings Island Road



2025-10-21, 12:24:54 p.m.

-  Subject Property
-  Hampton Boundary



Future Land Use - 277 Darlings Island Road



2025-10-21, 12:01:00 p.m.



Subject Property



Hampton Boundary



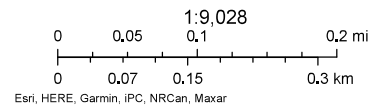
Wetland Overlay (30m Buffer)



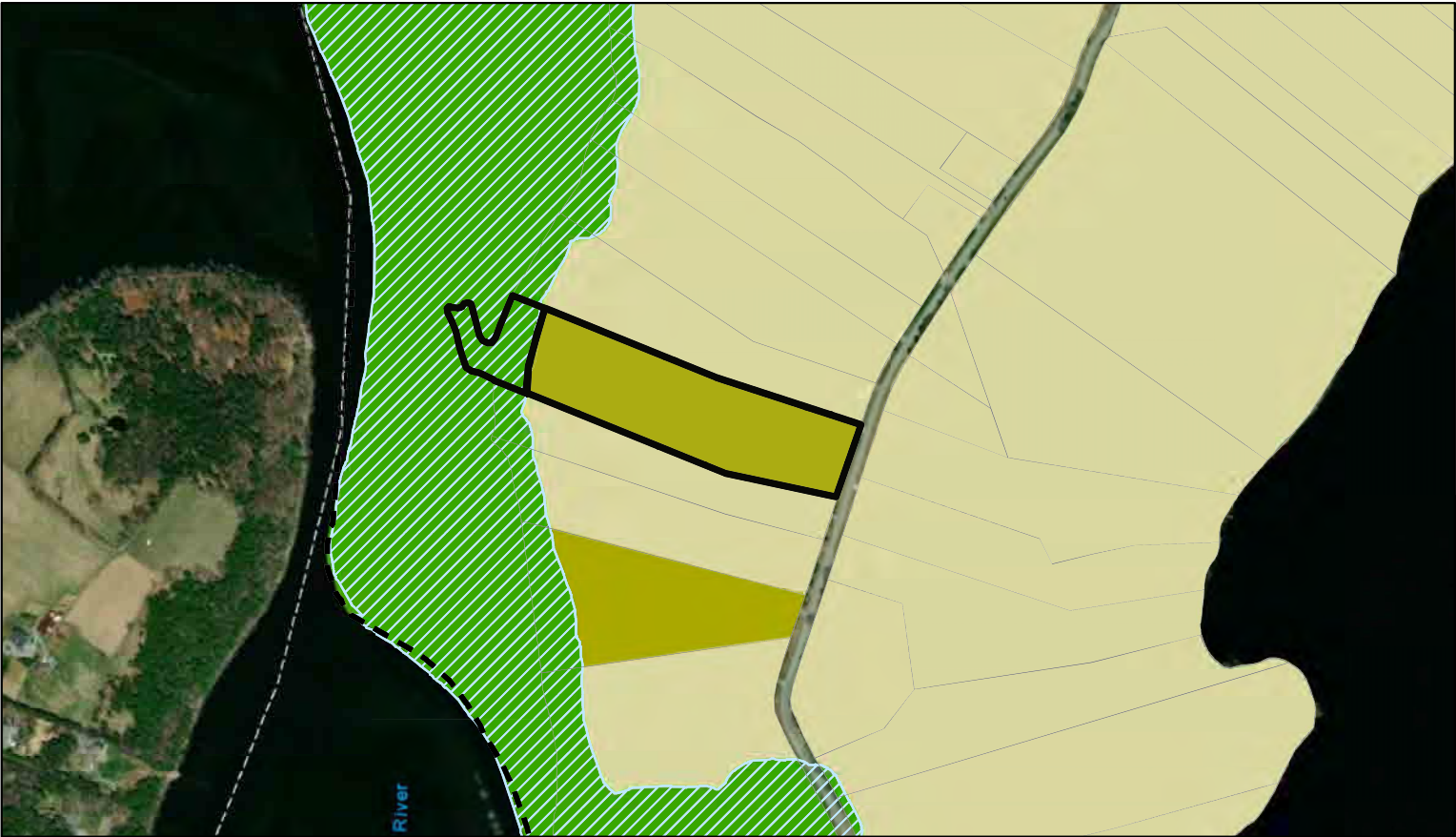
Rural



Environmental Conservation



Proposed Zoning - 277 Darlings Island Road

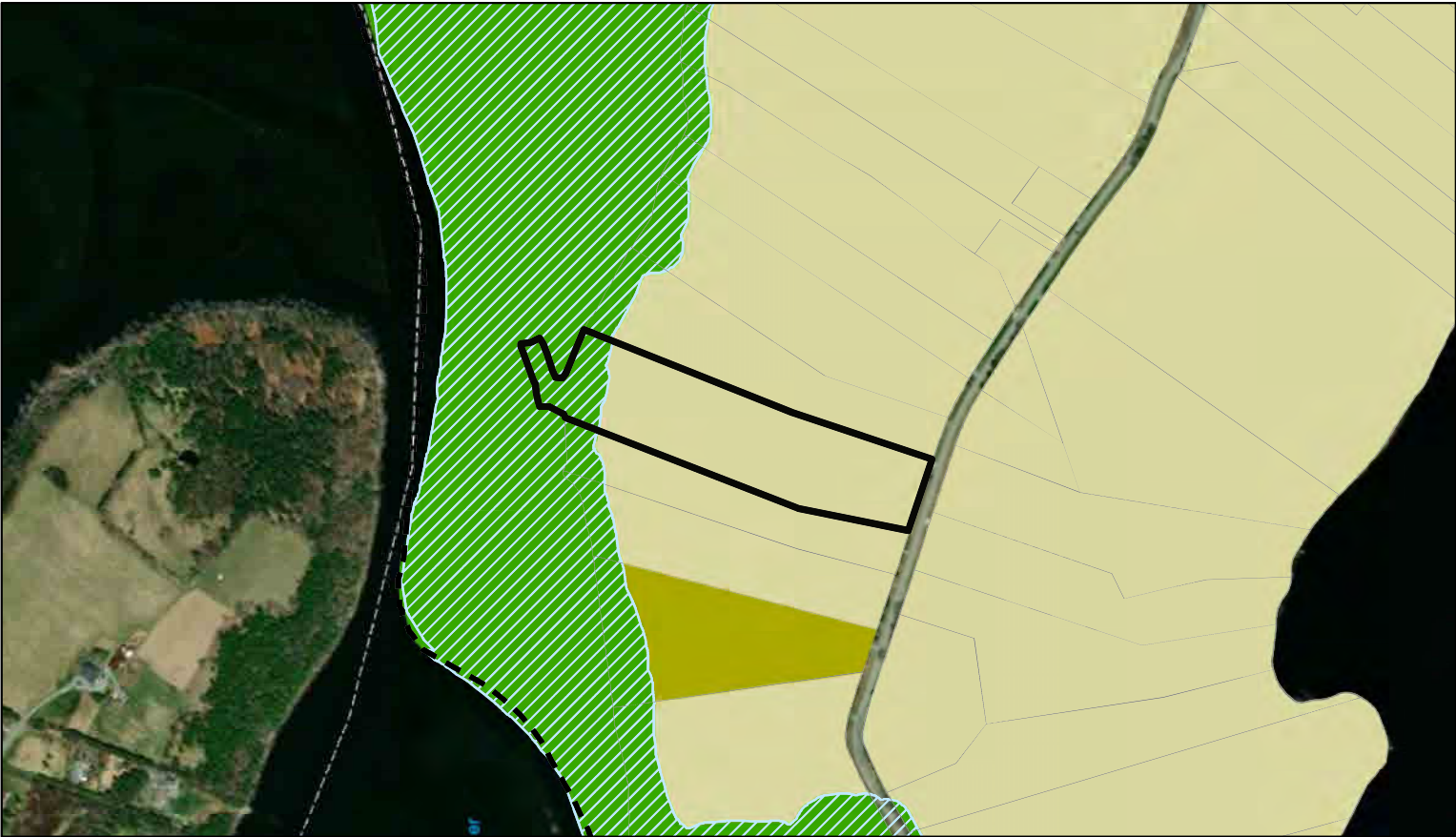


2025-10-21, 11:58:28 a.m.

- Subject Property
- Hampton Boundary
- Wetland Overlay (30m Buffer)
- Rural (RU)
- Conservation (C)
- Rural Residential (RR)

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Esri, HERE, Garmin, iPC, NRCAN, Maxar

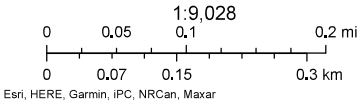
Existing Zoning - 277 Darlings Island Road



2025-10-21, 12:02:18 p.m.

-  Subject Property
-  Wetland Overlay
-  Hampton Boundary

-  Rural Residential (RR)
-  Rural (RU)
-  Conservation Zone (C)





HAMPTON PERMIT APPLICATION

PLANNING, ENGINEERING & DEVELOPMENT

MUNICIPAL PLAN & ZONING BY-LAW AMENDMENT APPLICATION



The following information is required as it relates to the proposed zoning by-law and/or municipal amendment review. Please be aware that Hampton works diligently to expedite the review of the information, but it may take **three (3) to six (6) months** to complete depending on the complexity of the information submitted.

Property Information

PID: 30150395 PAN: 04506317
Property Location/Address: 277 Darlings Island Road, Darlings Island NB E5N 6S4
Existing Use Of Property: ☐ Vacant ☒ Residential ☐ Commercial ☐ Agricultural/Industrial
Description: Street Frontage: 90.8 m Depth: 523 m Area: 48,968 m²
Existing Building: Size: _____ m² Stories: _____

Contact Information

Landowner Name: Adam Beman, Michael Beman, Lisa Beman Contractor Name: _____
Contact # 506-607-0632 Contact # _____
Email: ~~info@hiddensecret.com~~ Email: info@hiddensecretrecovery.com
Mailing Address: 277 Darlings Island Road, Darlings Island NB E5N 6S4 Mailing Address: _____

Amendment to the Zoning By-Law

Present Zone: Residential/Rural - Supportive Housing Proposed Zone: Residential/Rural- Supportive Housing/Private Recovery Residence

Describe Proposal (please provide details such as occupant load, units, etc.): _____

Please see attached

Municipal By-Law Amendment

☒ Not Applicable

Existing Land Use Designation: _____

Proposed Land Use Designation: _____

Please submit a plan which illustrates your proposal. The plan should include measurements of the property, all buildings (including proposed buildings) and distances between buildings and property lines, proposed driveways, parking areas, landscaped areas and signs.

Associated Fees:

Zoning By-Law Amendment: \$1,200.00
Municipal Plan By-Law Amendment: \$1,750.00

LANDOWNER SIGNATURE BELOW:

Adam Beman

Date: Aug 17/25

Project Cost: _____

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

Zoning By-Law Amendment Application

Property Information

PID: 30150395

PAN: 04506317

Property Location/Address: 277 Darlings Island Road, Darlings Island, NB E5N 6S4

Existing Use of Property: Rural Residential – *"Supportive Housing"* (Permitted Use)

Street Frontage: Approximately 90.8 Meters

Depth: 523 Meters **Width:** 107 Meters

Area: Approximately 12.1 Acres

Existing Building - The property Consists of the following 4 structures and approximately 3.3 acres of gated in area at the back of the property that is approximately 330.3 meters from the road.

Main Building – Approximately 2,902.1 sq. ft three-level with a finished basement where 8 living quarters, offices, kitchen etc. are located and is approximately 204.5 meters from the closes neighbor's front door.

Second Building – Approximately 1,784.3 sq. ft two-level structure located approximately 24.2 meters from the main building which will be used as a gym and entertainment area.

Third Building – Approximately 235.3 sq. ft utility shed located approximately 1.08 meters from the second building.

Forth Building – Approximately 331.4 sq. ft utility shed located approximately 29.7 meters from the main building and is approximately 177.6 meters from the nearest neighboring residence.

Proposed Zoning By-law Definition

"Supportive Housing" means an establishment that provides 24-hour care and/or supervision by professional staff to individuals requiring a structured residential setting for health, recovery or addiction treatment. Such a facility may be operated by a government agency or by a private entity, provided all required staff hold applicable professional certifications. Facilities not governed by the *Family Services Act* must comply with all applicable municipal regulations and shall not accommodate more than (15) fifteen residents at any one time.

Nature of Application

Amendment to the Town of Hampton Zoning By-Law to revise the definition of "*Supportive Housing*" to include privately operated, professionally staff recovery and rehabilitation facilities. The proposed wording will clarify that "*Supportive Housing*" may be operated by a government agency or a private entity with certified professional staff, may include addiction recovery as a service, and shall not exceed fifteen (15) residents.

Reason for Application

While "*Supportive Housing*" is currently a permitted use in the Rural Residential Zone, the appeal decision for 277 Darlings Island Road revoked our permit due to uncertainty about whether privately operated recovery facilities without direct government oversight are included in the existing definition. Currently, government agencies do not govern or license private recovery facilities in New Brunswick, despite these facilities being able to operate lawfully. However, the professionals working within the facilities are licensed, certified and governed by the applicable regulatory bodies for their respective fields.

This amendment will provide clarity, ensure alignment with professional care standards, and allow Hidden Secret Recovery Centre to operate as intended offering 24 - hour care, staffed 24 - hours a day and structured programming for up to (15) fifteen adult residents in a residential setting.

The changes preserve the low-density character of the zone while addressing an urgent community need for additional recovery services.



60m

2,547,311.641 7,388,668.059 Meters

Additional information September 22nd

- Each of our 4 bedrooms are set up for double occupancy (pictures provided) however 2 of them are of significant size to accommodate 3 beds if we so require in the future. That is why our permit request varies from 8-10 clients.
 - We understand this is completely up to the Fire Marshalls approval. Our fire safety plan was submitted to them back on April 21st however we are still waiting on our inspection we last spoke with them on Sept 22nd 2025.
 - We have also been in constant contact with the Health Inspector (Michael Lewis) to make sure we are adhering to all their guidelines as well.
 - We are also actively working with James Kane the Food License inspector to make sure we satisfy his requirements.

Simplified business plan

Clients can self refer themselves into our Private addiction facility for 30-60-90 day stays however we have very strict guidelines, they must be 18 years of age and at least 7 days sober before coming to us, must be able to pass a breathalyzer and drug screening, each client goes through a phone intake with our registered nurse to discuss medications (all medications come in blister pack form-monitored and tracked intake-locked in a gun safe) or con current disorders. We treat mild cases and anything too severe will be referred to mental health. Each client will go through a community detox program (We are not a detox facility). Given the cost of private treatment at \$10,000 per month most of our clients come to us by referral from a EAP program or insurance company. Each client will participate in 8 hours of mandatory programming each day consisting of group work, individual sessions, healthy living exercises. In the evenings clients will be taken to community 12 step programs by means of our 12-passenger van. Driven and escorted by our properly trained night staff employees. We have around the clock support available with a staff of 8 during the day and 2 on over night shifts. Our Healthy Living Coach is willing to live on site for the first 12 months to ensure a smooth start up of operations.

Clients do not have access to phones, computers unless supervised by their respective councillor. The only visitation will be a family visit at the 3-week mark of their stay with us. This is will also be supervised by staff and all names will be submitted and verified prior to visitation being granted. Each Clients signs an agreement upon entry that we are responsible for them from their time of drop off until they get back to their means of travel (Clients do not bring own vehicles) whether it by plane, bus, pick up, etc. Meaning for absolutely no reason would we ever just release someone into the community.

- * All staff names & credentials can be found on our website Hiddensecretrecovery.com

Our clients will be permitted to move freely within the gated 3.3 acres at the lower half of our property however only between 7am – 7pm while significant staff is on site to monitor. Any other movement on the property will be escorted by staff. Our doors lock at 10 pm, all doors and windows are alarmed and monitored, all common areas of the facility with have 24/7 camera surveillance.

All meals are made in house by our chef; meal plans are made in conjunction with our Healthy Living coach who also creates a structured Nutrition/Exercise plan for each client. All addiction related curriculum is created and monitored by our Clinical Director Paul Nason. All therapy will be professional evidence based practices performed by licensed staff who adhere to a code of ethics and professional standards set out by their licensing bodies.

We have been In contact with the DOH to ensure we are following all guidelines, we reached out to Social Development to invite them to monitor us however they declined saying we are already governed by the DOH. Our facility is modelled after Ledgehill treatment center (Now EHN Bellwood) in Annapolis Valley NS. As stated in previous emails the owners of these facilities have made themselves available for questioning.



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: 30150395 PAN: 04506317
Property Location/Address: 277 Darlings Island Rd ESN 6V7
Existing Use Of Property: ☐ Vacant ☒ Residential ☐ Commercial ☐ Agricultural/Industrial
Other, please specify: _____

Contact Information

Landowner Name: Adam, Mike, Lisa Beman Contractor Name: _____
Contact # 506 651 5741 Contact # _____
Email: info@hiddensecretrecovery.com Email: _____
Mailing Address: 277 Darlings Island Rd ESN 6V7 Mailing Address: _____

Project Information

Description of Project: _____
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: Hidden secret Recovery Center
Other, please specify: _____

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 ☐ Not Applicable

Additional Forms & Submissions

Renovations

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

(Page 2)

Establishing a Use

Please complete the attached "Establishing a Use" Form

(Page 3)

New Sign

Please complete the attached "New Sign" Form

(Page 4)

LANDOWNER SIGNATURE BELOW:

Adam Beman

Date: Sept 5/25

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

Date: _____

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

RENOVATIONS



Project Details

Foundation/Drainage Improvement (Please choose one or more of the following):

Foundation Coating: ☐ Membrane ☐ Sealant ☐ Drainage Tile/Stone

Structure & Layout Improvements - Adding/Removing/Relocating (Please choose one or more of the following):

Kitchen ☐ Bedroom ☐ Living Room ☐ Dining Room ☒ Office ☐ Bathroom

Other Components: ☐ Stairs ☐ Floor ☐ Wall(s) ☐ Ceiling

Energy Improvements:

Insulation/Poly R-Value: _____ Insulation Type: _____ Vapour Barrier: ☐ Yes ☐ No

Location of Walls (Interior/Exterior/Both): _____

Windows # of New: _____ Location(s): _____

Doors # of New: _____ Location(s): _____

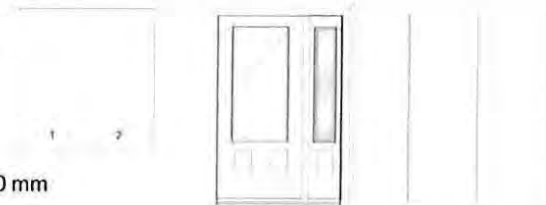
Additional Notes for Building Inspector:

Please submit the following, as per the samples below:

Sample – Window & Door Details

The following information is usually provided in a quote from the manufacturer of the door(s)/window(s):

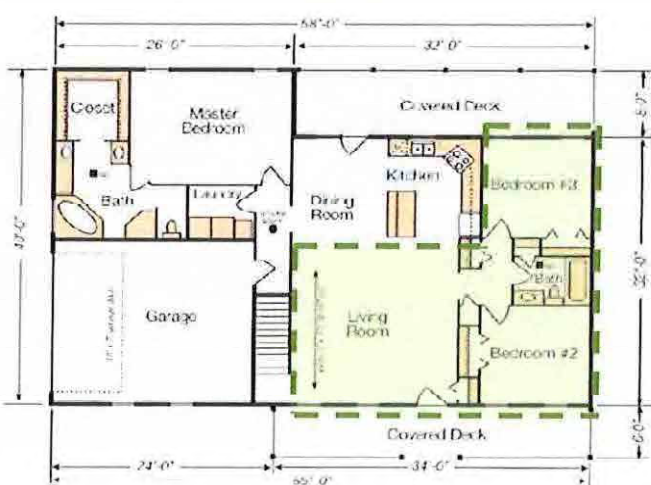
- Min Energy Rating (ER) = 25
- Max Thermal Transmittance (U) = 1.6;
- Meets Egress Requirement:
Minimum Area > 543 sq. in. & Minimum Dimension > 380 mm



Sample - Existing Floor Plan(s)



Sample - Proposed Floor Plan(s)



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: 278.7 sq. m. and/or Accessory Building: 111.4 sq. m.

Proposed Use:

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

☒ Other: All

Total area to be occupied by use: 390 sq. m.

Type of Operation (office, retail, service, etc.): Private Alcohol + Drug Recovery Center

Proposed Hours of Operation: 24-7

Requested Duration of Approval: ☒ Permanent ☐ Temporary

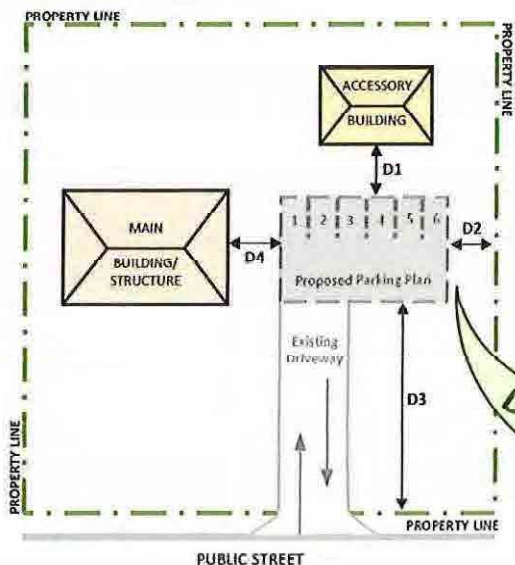
How many employees are working at this location? 8 Daytime 2 Night time

Number of seats (office chairs, childcare spaces, etc.): 8-10 Will there be signage? ☐ Yes ☒ No

Reasons of Support for this Application:

See attached letter

Sample - Parking Plan



Parking Details

Number of Spaces: 8

Size of Spaces: 7 9'x20'

Number of Barrier Free Spaces: 1 13x20 FT

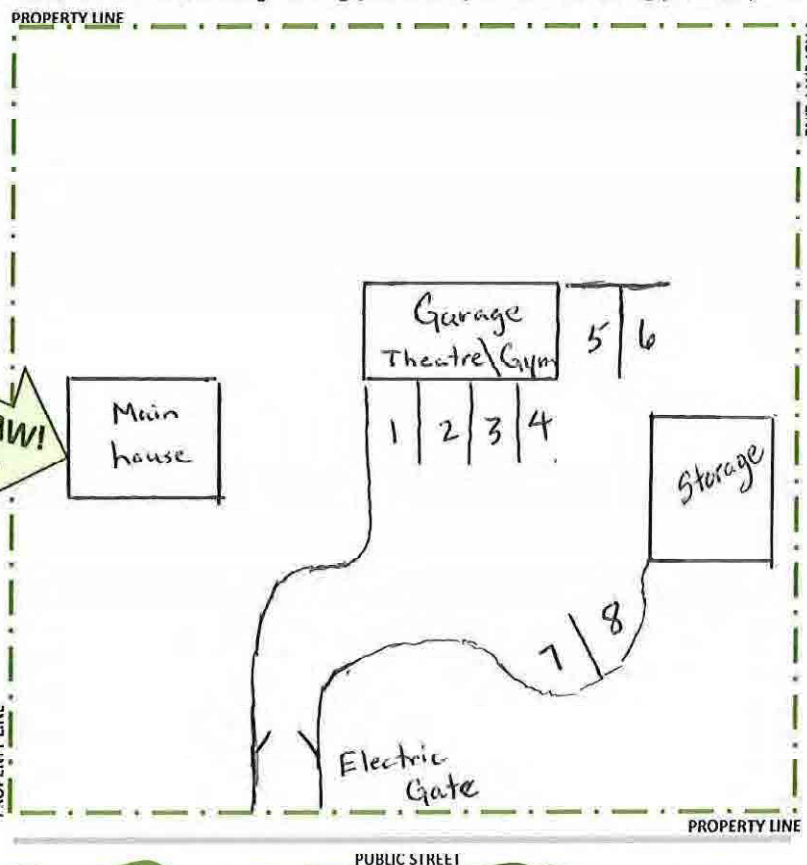
Parking Plan Distances:

D1: 4 FT D2: 50.5

D3: 111 FT D4: 86.8 FT

Applicant's Parking Plan

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



Letter of Support

This letter is written in support of our application for by law amendment for Hidden Secret Recovery Center. We as the owners understand the fear and uncertainty that surrounded our first attempt to open, we will be the first to admit that we lacked in educating the community. That said we also had that opportunity revoked from us by our plans being leaked on social media within days of receiving our permit and meeting with the local MLA. Our intention with this new application is to be transparent, work together along side the town and neighbours and come to a resolution. We understand the first instinct is "Not in my backyard" but the fact of the matter is that addiction does not discriminate. We already have clients in our care from Darlings Island and Hampton through our outreach programs and outpatient counselling. Our aim is to provide safe compassionate care in a structured & controlled environment. If we do not get ahead of this ever-growing issue, then we will be left dealing with the aftermath like we see happening to our neighbours in Saint John.

As you will see from our plans we have gone through great lengths during these 2 years of planning to ensure our program is a leading facility in this field. We take great enfaces on client safety, as well as that of the community we reside in. We have sought out two of the best Councillors in the field, hired an amazing chef, our personal trainer will instruct in our onsite gym and will live on site for the first 12 months along side a properly trained night staff to ensure wrap around security and supervision. We have very strong medical support with our list of nurse consultants who will monitor all intakes, medications and consult family physicians. Our facility is gated and will have cameras in every common room. We have been working alongside Public Safety to ensure we are meeting all requirements for Food Licensing and Fire Marshall approval.

Let me remind you that this is not a detox facility, all our clients must be 7 days sober to enter our program, we are a continued education retreat for individuals that have made the decision that they want to live a better life. These people are paying with their own money, insurance coverage or often an employer has made the choice to invest in them. All these factors contribute to a peaceful & positive experience for all who attend. We also require our guests to sign a contract with us that we are responsible for them from drop off to their method of transportation home whether that be at the end their stay or an early discharge. For absolutely no reason would we ever release someone into the community.

We hope that you take us up on our invitation to come tour the site for yourselves. We have included multiple pictures outlining the distances to neighbours while showing the buffering already in place. We are open to all improvement feedback and consultation.

Adam Beman





Setbacks Property lines

- ① Main house 371.4 meters - road 92.4 meters - water 69 meters - left 35.4 meters - right
- ② Garage Gym/theatre 383.2 meters - road, 88.8 meters - water, 28 meters - left, 78.3 meters - right
- ③ Storage garage 382.8 meters - road, 93.9 meters - water, 19 meters - left, 88.2 meters - right
- ④ Storage shed 339.4 meters - road, 126.9 meters - water, 93.8 meters - left, 16.2 meters - right

* There is a treeline / facing buffer on all 4 sides of the property

Property Assessment: 04506317

Property Assessment Number (PAN)	04506317
Location	277 DARLINGS ISLAND RD RESIDENCE & LOT
Taxation Authority	Halifax
Most Recent Assessment Value* (Year Assessed)	927 000 (2025)
Tax Levy** (Most Recent Assessment Year: 2025)	11.16576
Tax Levy** (Previous Assessment Year: 2024)	



2546,911.816 7,388,688.924 Meters

The Department of Environment and Local Government

This image shows the 3.3 acre fenced in area where we conduct Indoor/Outdoor treatment. All activities are supervised 24-7

253.2 Meters

• 2547.137.1967.388.437.017 Motors

Department of Environment and Local Government / Ministerio de
Press CTRL to enable snapping

GeoNB Map Viewer

Français Beta



- Layers
- Tools
- Measure
- Print
- Fullscreen
- Help

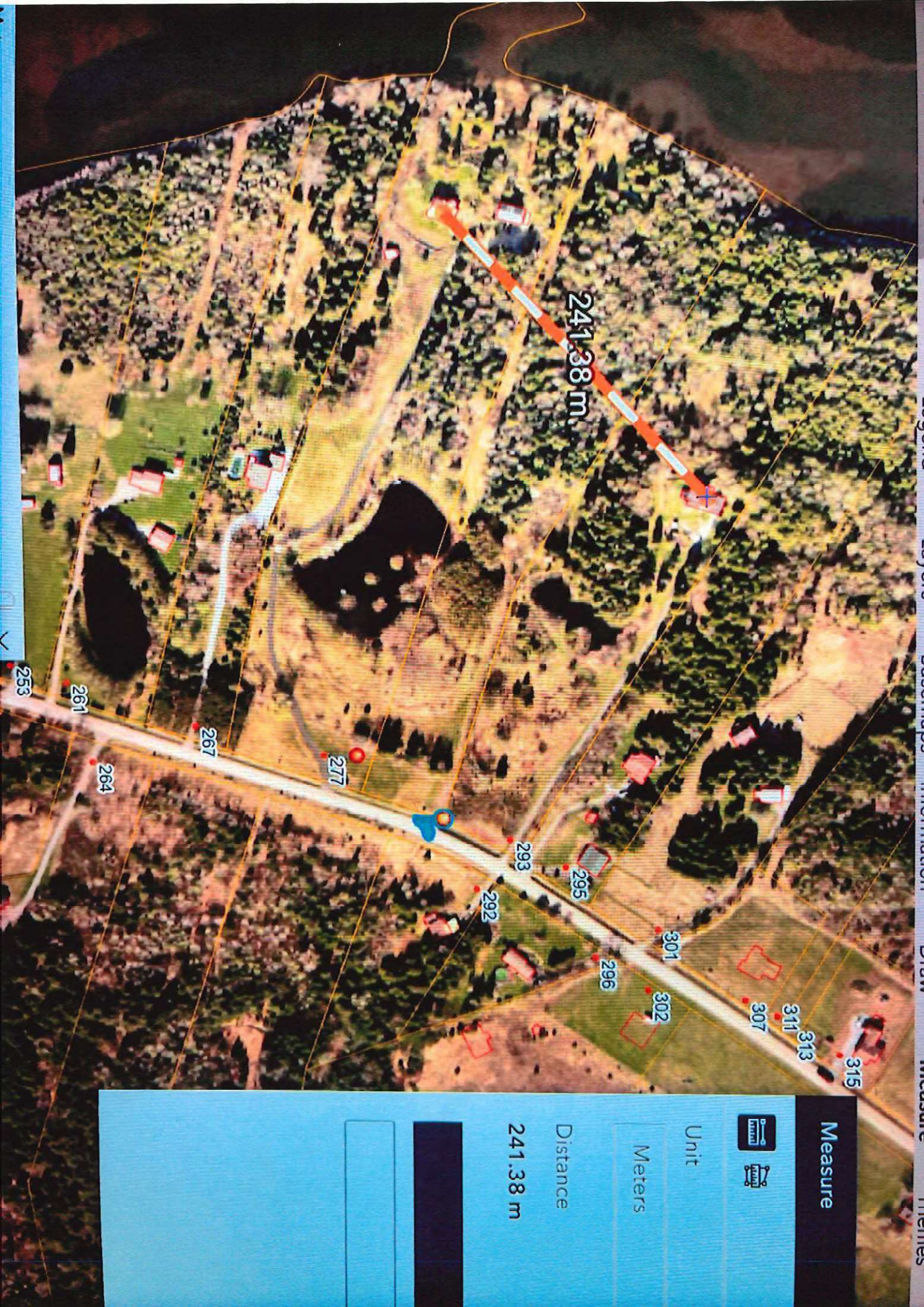
Measurement

30150395

Meters

204.8 Me

Department of Environment and Local Government Press CTRL to enable snapping



Measure

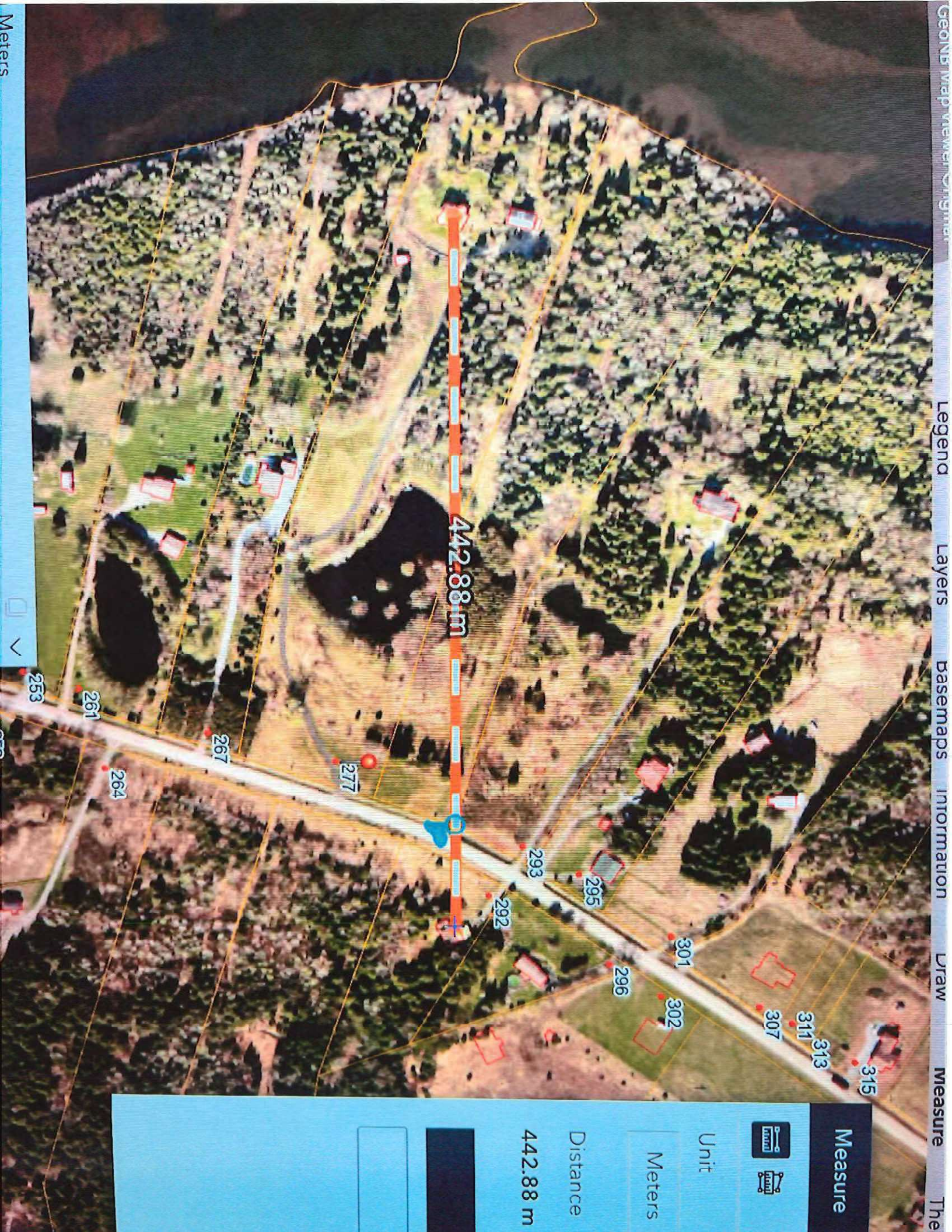


Unit

Meters

Distance

241.38 m



Measure

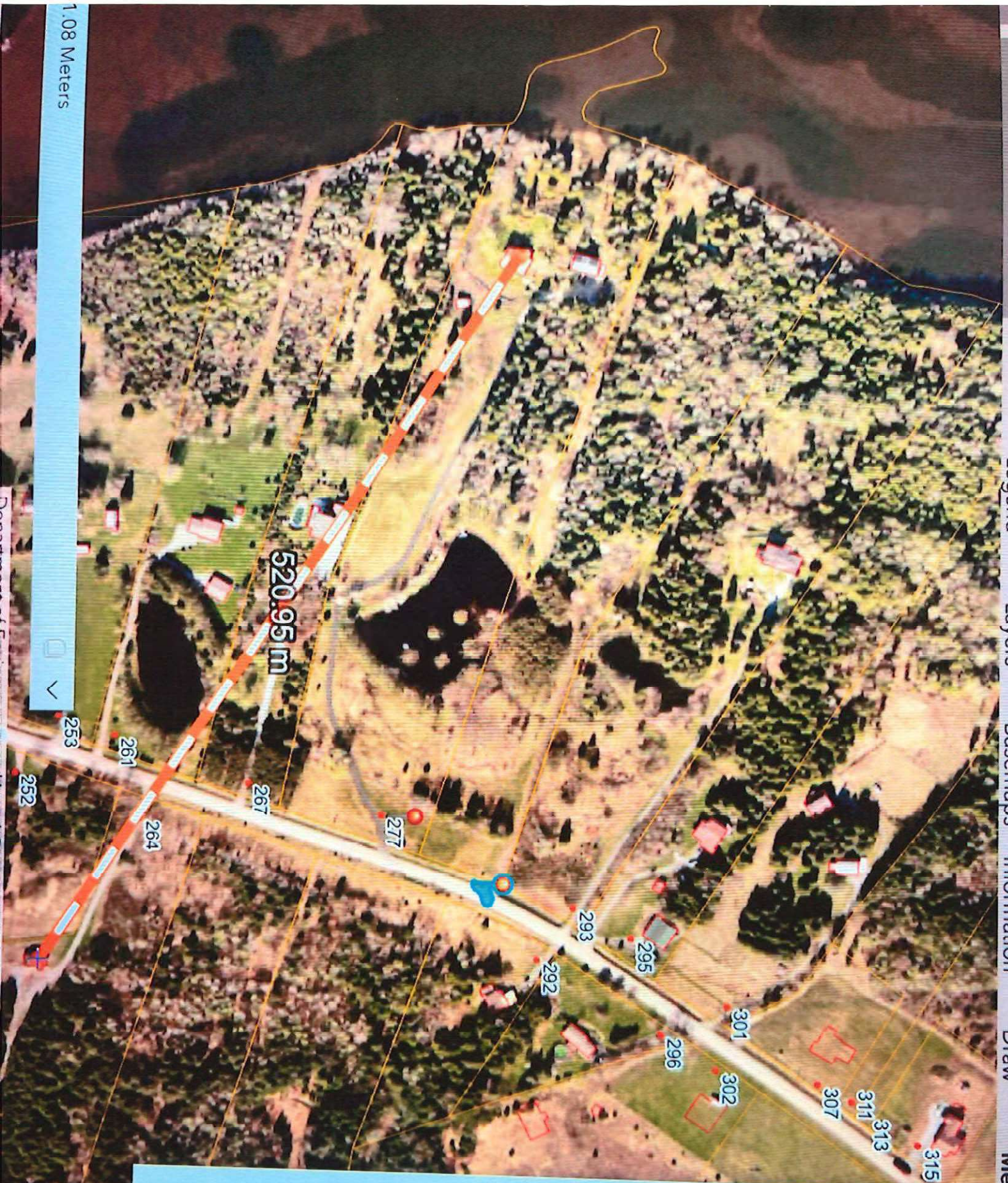


Unit

Meters

Distance

442.88 m



1.08 Meters

Measure



Unit

Meters

Distance

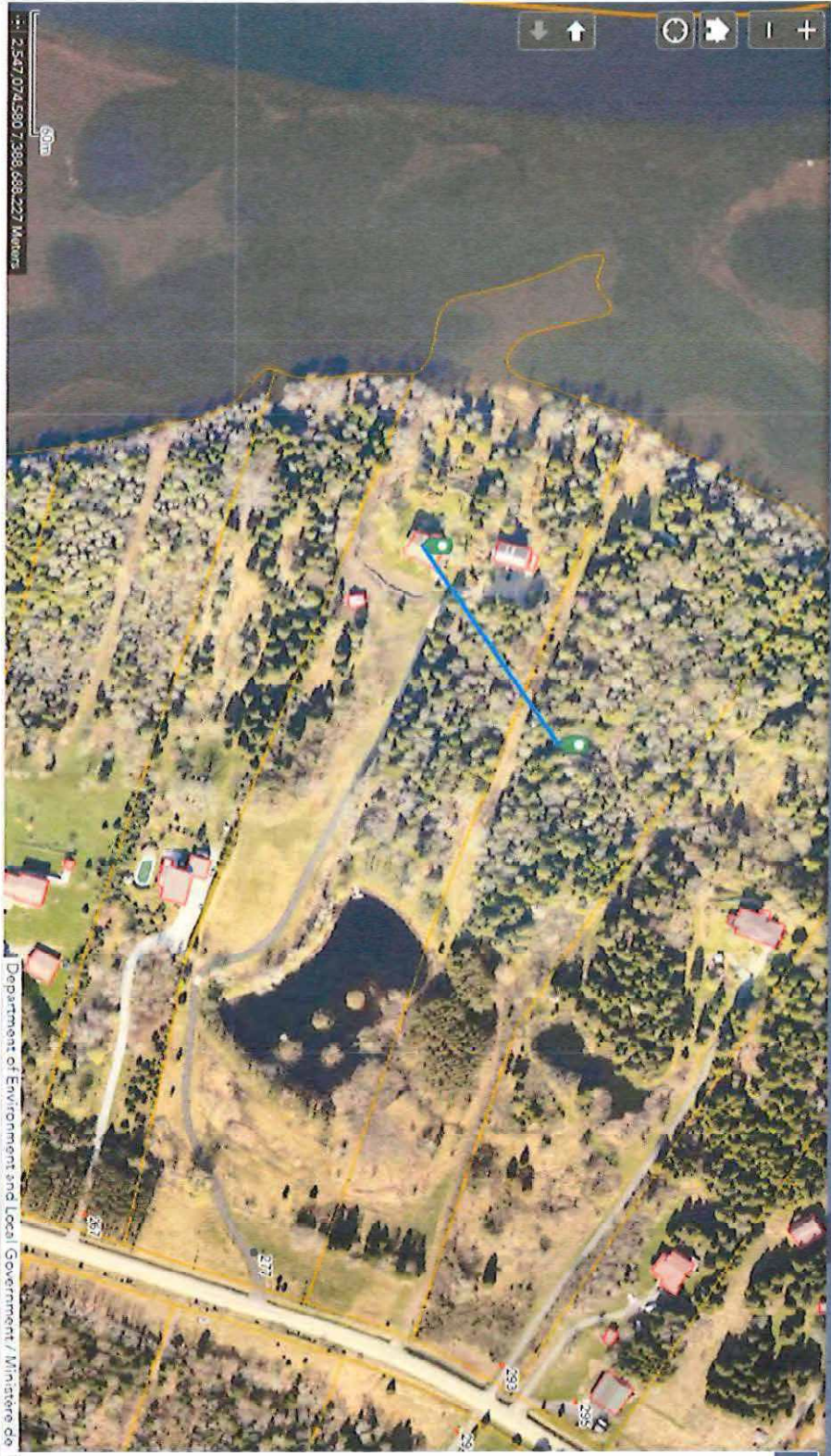
520.95 m



2547 074580 7388 688 227 Meters

Department of Environment and Local Government / Ministère de

Press CTRL to enable snapping



Measurement



Meters

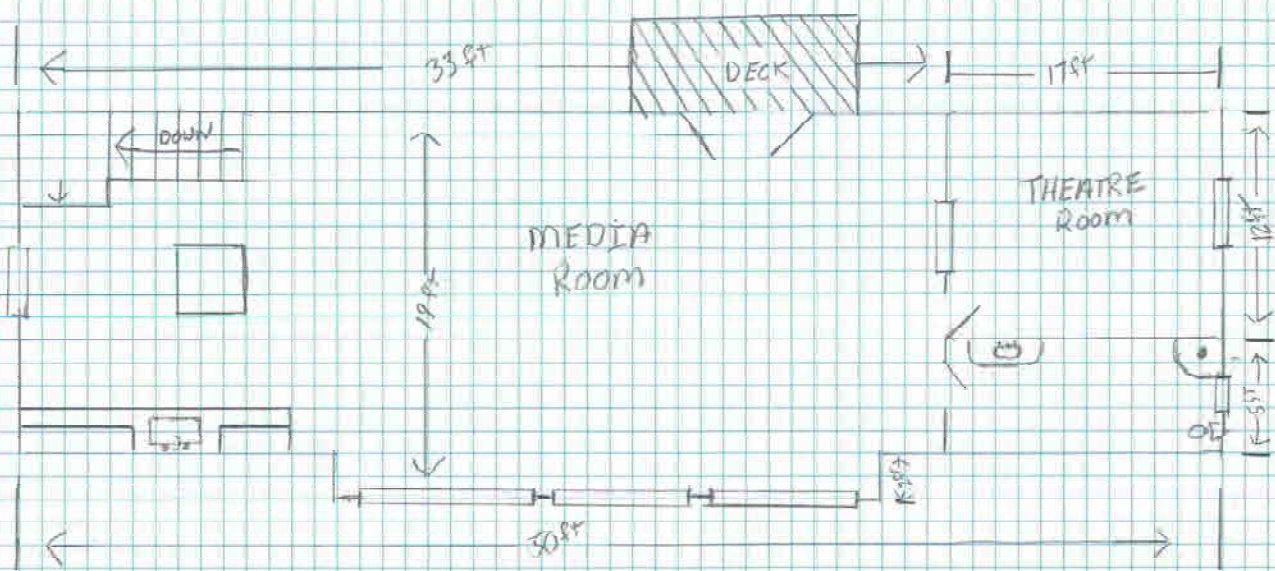
Measurement Result

116 Meters



UPSTAIRS
GARAGE

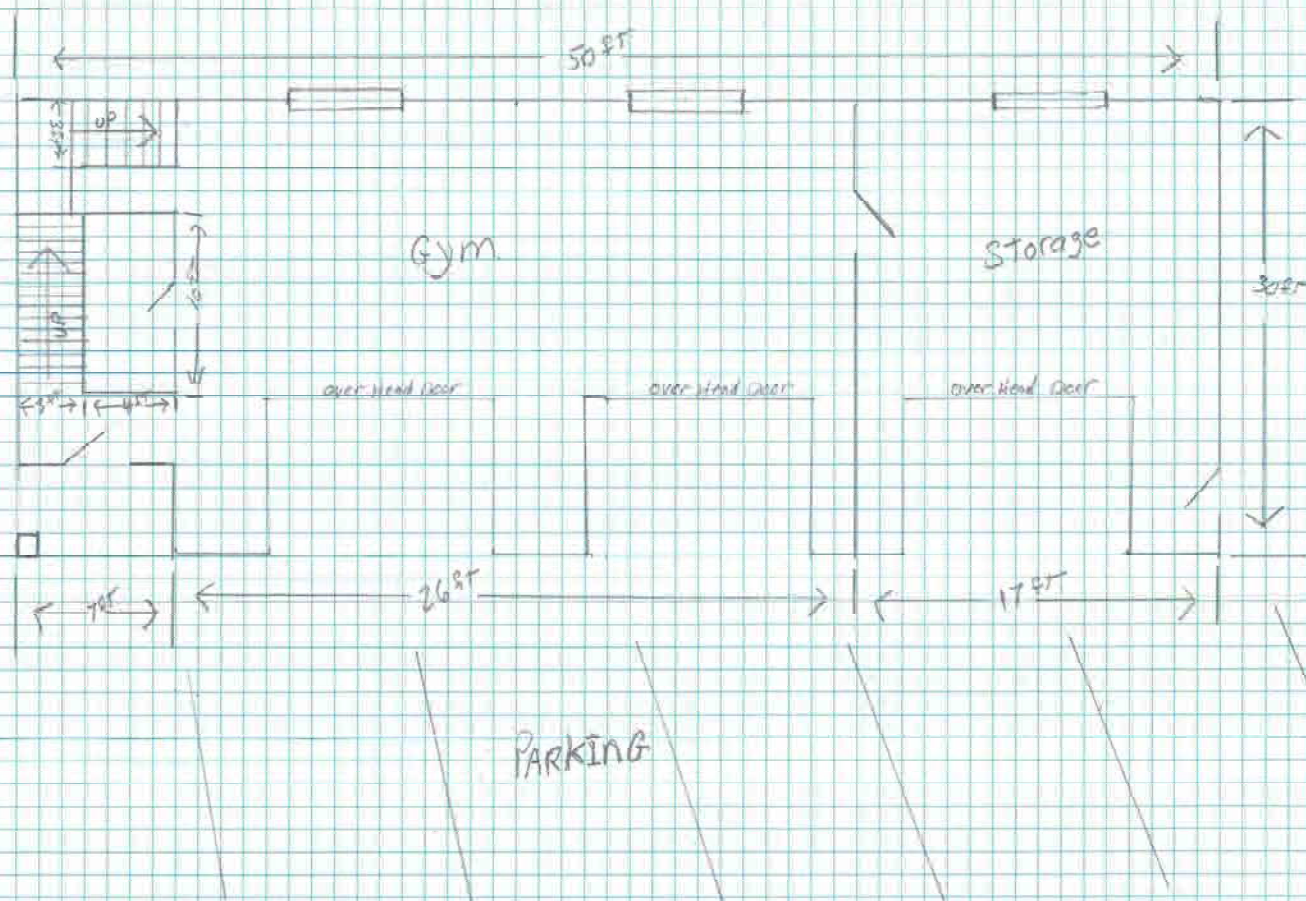
BACK



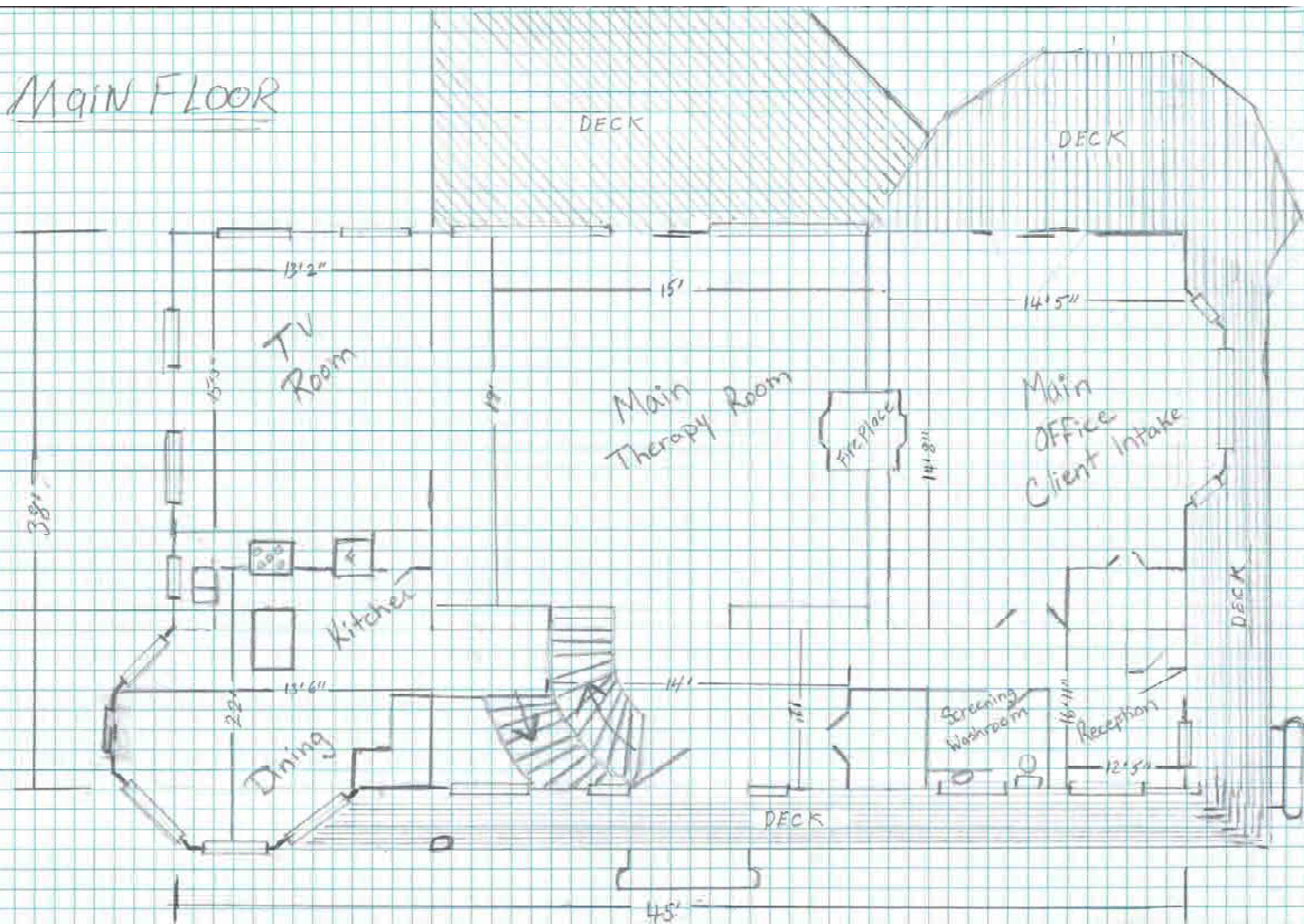
FRONT

DOWNSTAIRS
GARAGE

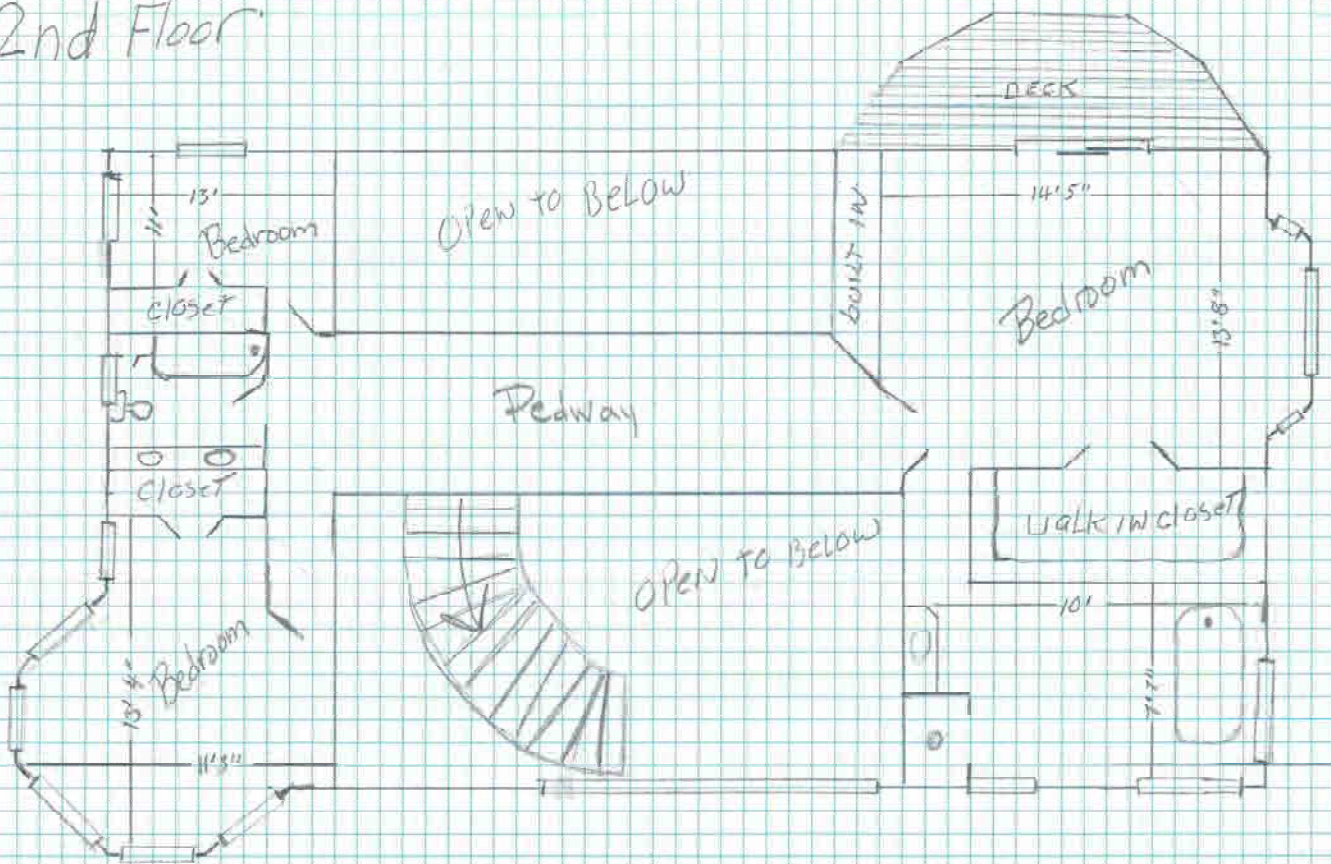
BACK



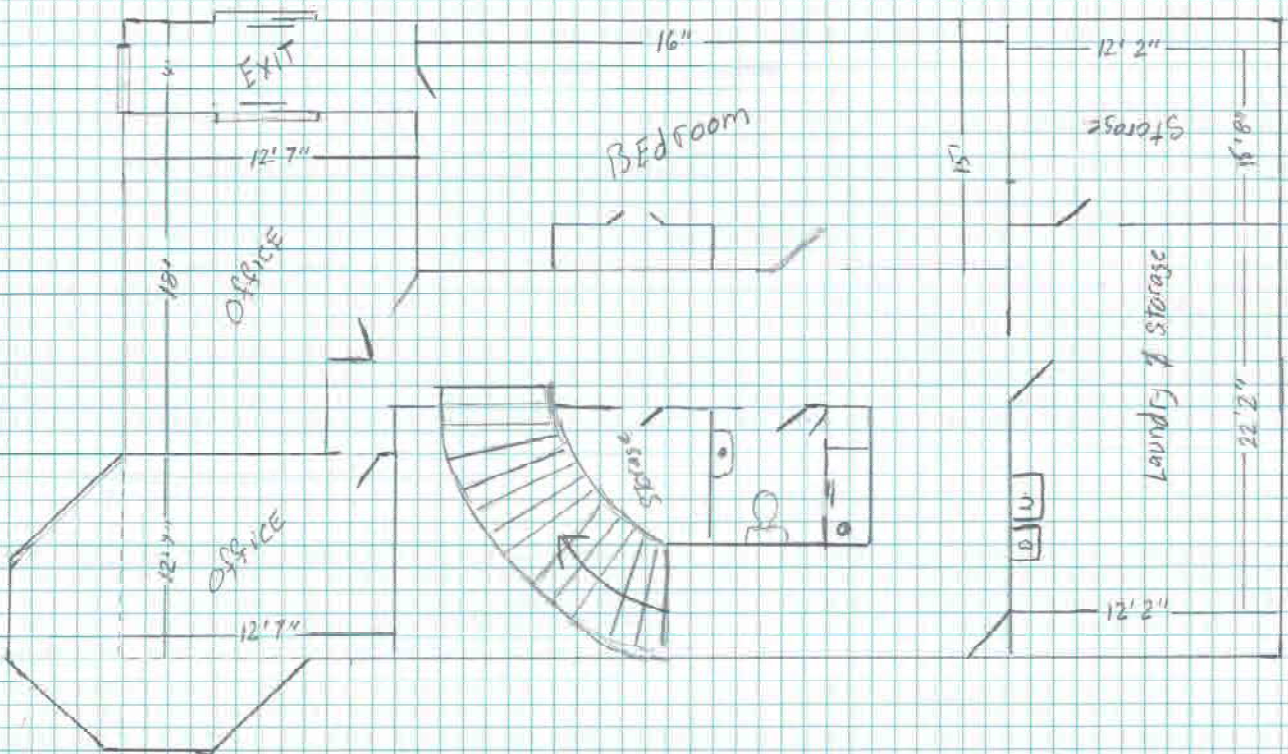
Main Floor



2nd Floor



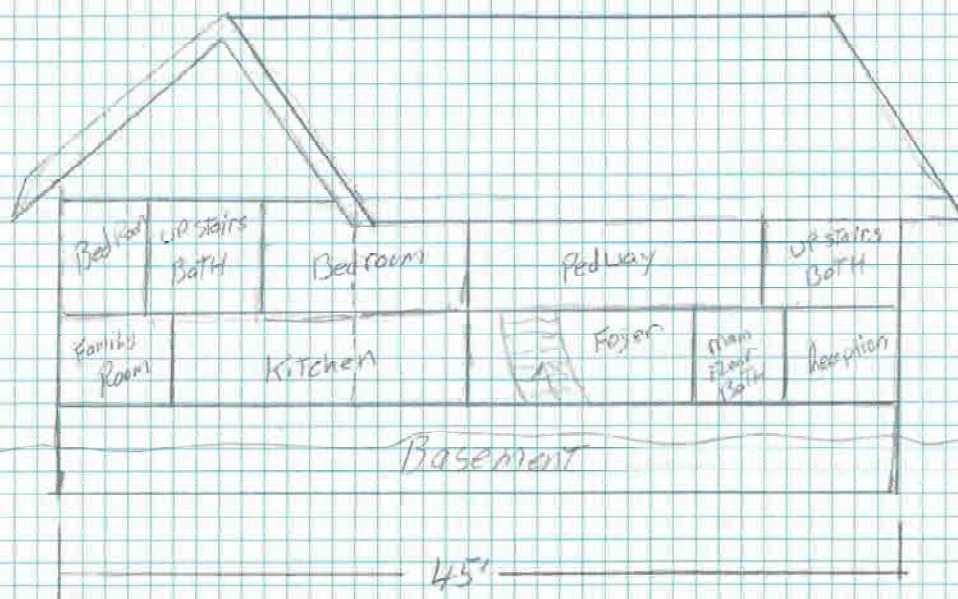
PROPOSED BASEMENT



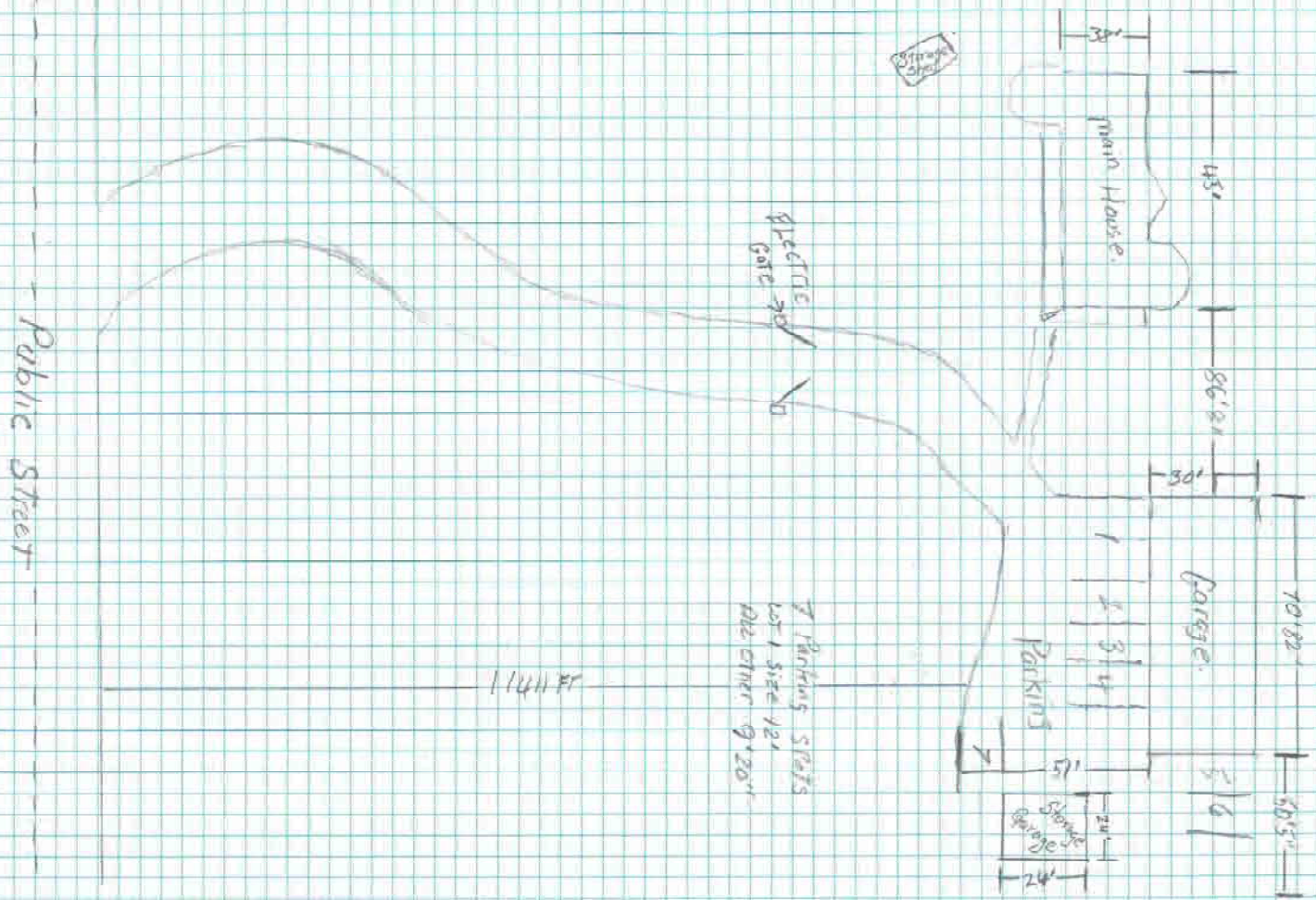
Left side



FRONT View

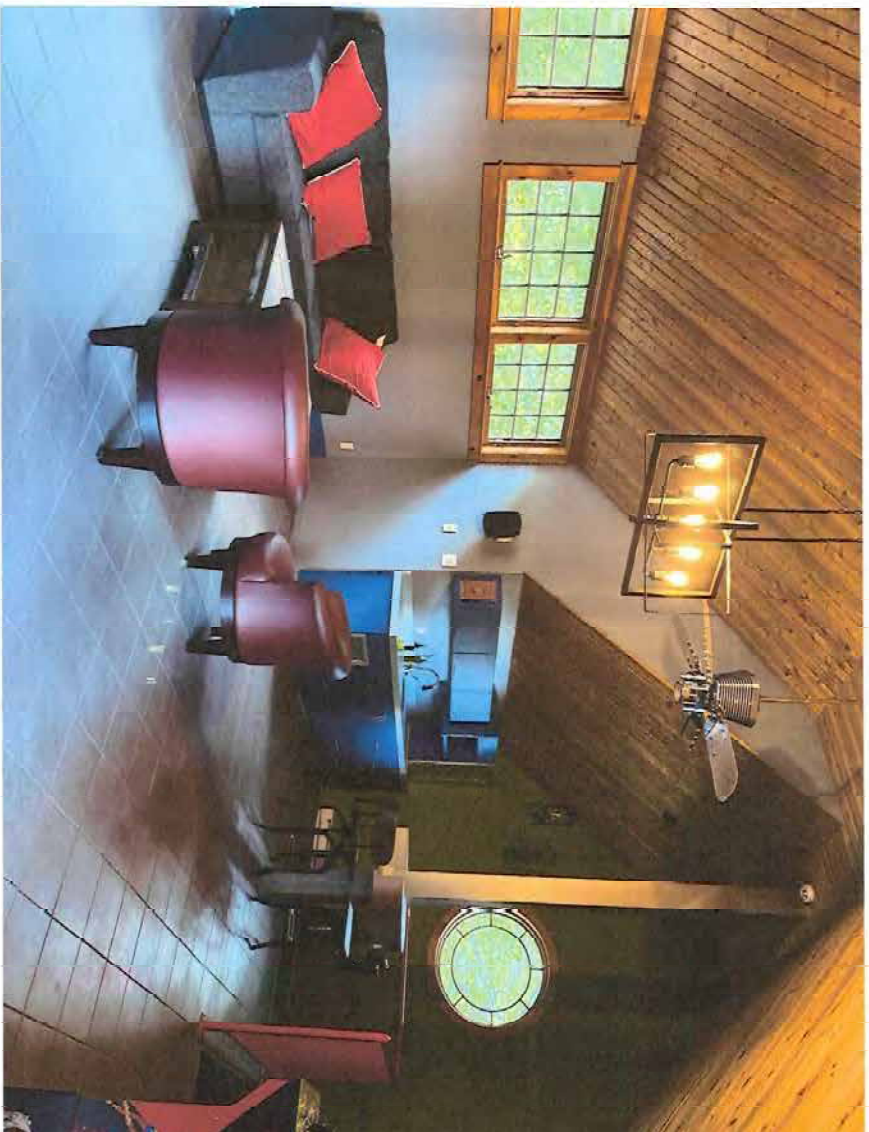


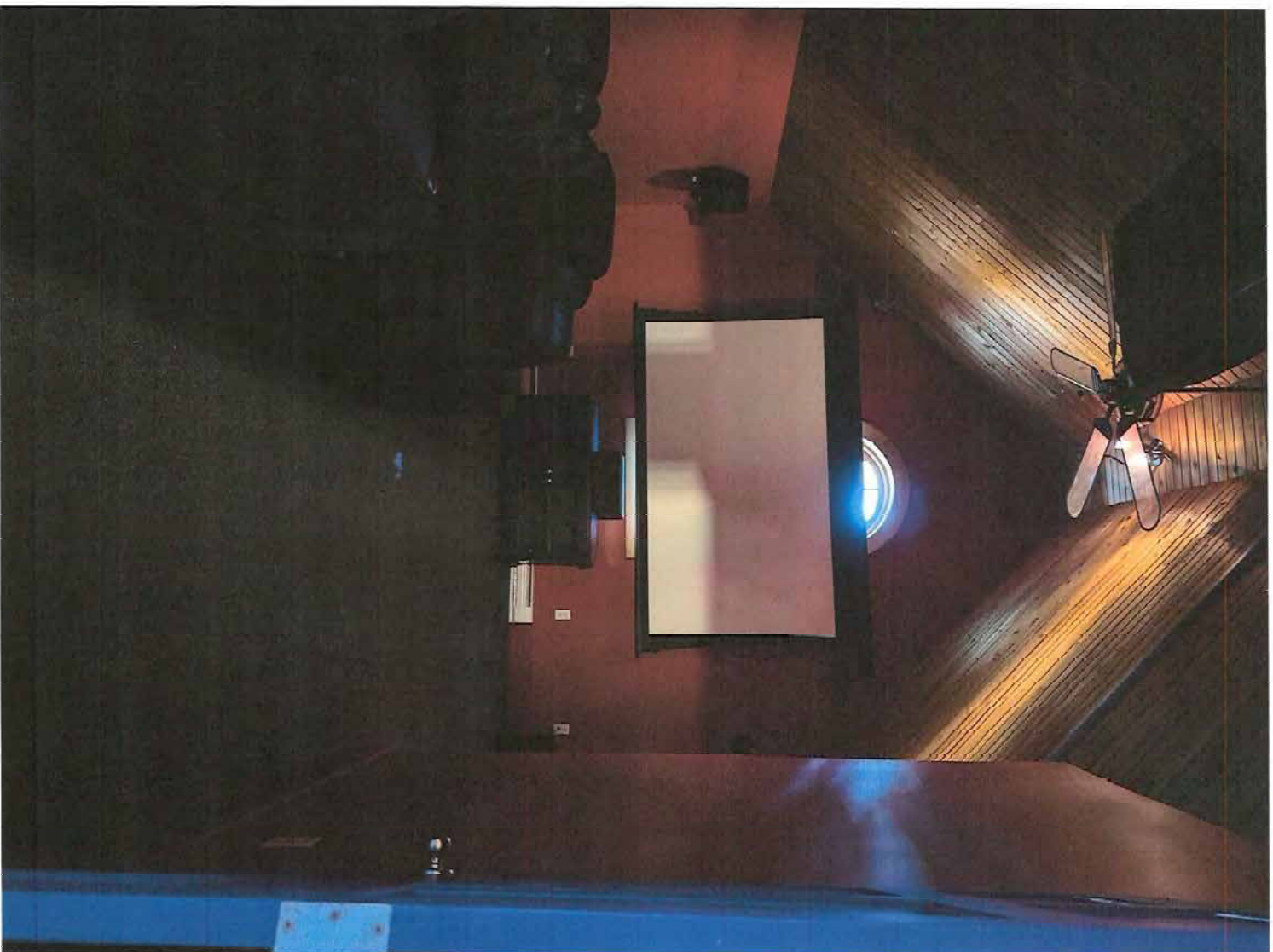
Lot Plan



















Hampton Council Memo

Planning, Engineering & Development Department



Attachment 7: Notices sent to neighbouring properties within 100 m of PID 30150395

Eight notices were sent to neighbouring properties within 100 m of the subject property. A list of properties contacted is included below.

	ADDRESS	RESPONSE
A	PO Box 4475, Rothesay	No response received.
B	292 Darlings Island Road, Darlings Island	No response received.
C	25 Porter Rd, Nauwigewauk	No response received.
D	1402-310 Woodward Ave, Saint John	No response received.
E	46 Stockdale Rd, Darlings Island	No response received.
F	267 Darlings Island Road, Darlings Island	Response received – Not in favour
G	264 Darlings Island Road, Darlings Island	No response received.
H	132 Montreal Ave, Saint John	No response received.



INDEX OF FEEDBACK

as of

October 22, 2025

12 noon

Correspondence Number	Date Received	Name	Address
1	October 17, 2025	David Gero	267 Darlings Island Rd.
2	October 19, 2025	Heidi Milner	267 Darlings Island Rd.
3	October 20, 2025	Tom & Kelly Badger	N/A
4	October 20, 2025	Douglas Dean	150 Meadow Drive
5	October 10, 2025	Mike Beliss	60 Meadow Drive

Correspondence #1

From: [David Gero](#)
To: [Hampton - Planning and Development](#)
Cc: [Clerks Office](#)
Subject: Re: 277 Darlings Island Rd
Date: October 17, 2025 11:09:25 PM
Attachments: [image0.jpeg](#)

You don't often get email from davidgero@gmail.com. [Learn why this is important](#)

CAUTION: External sender

To whom it may concern:

Hello. My name is David Gero. My wife(Heidi), myself and 5 children live at 267 Darlings Island Rd. Our house is situated just over 100m from the residence of 277 Darlings Island Rd. (#277) Their green spaces and recreational areas are 15m from our front door.

Because of your (Hampton Planning Dept) reckless, rushed application of a permit to #277 you have caused insufferable anguish and anxiety to me and my family. Every day - actually every minute of every day I have to talk myself through anxiety and sometimes panic regarding the Drug Rehab that is attempting to wiggle its way into our backyard where much of the enjoyment of our our property is realized.

The APAT (1Tribunal) gave a clear and immediately binding ruling on “2”points - that’s 2 points not 1: a. **undue hardship** and b. misapplication of permitted land use which resulted in a repealing of the permit for “supportive housing”.

I can’t believe that you are allowing the entity at #277 to pursue continued challenge to their ruling and both the town and the rehab are ignoring the democratic process and decision of not only the tribunal but Hampton’s own stated use for properties that are zoned similarly to Darlings Island.

What you have done - in your lack of leadership- is created an unsafe situation. I am becoming more afraid for our safety by the day as you allow this situation to continue. You need to shut it down before someone gets hurt. I’m afraid for the safety of my children and myself as the Rehab facility push more and more for support to steamroll our countermeasures. Please STOP this by ruling in favour of the local neighbours and give the Drug Rehab no hope of success. Otherwise they will continue to blame me specifically and the others who have challenged them.

I want to enter as a matter of public record - I am afraid for the safety of my family because of this situation.

If anything happens to any of us I want you to understand that I hold the Town of Hampton Planning and Town of Hampton Town Council liable. I perceive this situation as an egregious affront to my right to safety and freedom to enjoy my property without fear of danger of bodily or mental harm.

In the wake of your proposed by-law zoning amendments, having an RCMP patrol on our road 24/7 would be more than welcome.

Actions:

1. I expect you to give a complete explanation of your position taking into account this electronic letter.
2. Give a clear and exhaustive update to council on your position and relay the contents of my communication (this email) to town aforementioned Council.
3. Request: *Immediate* Hourly RCMP patrol on Darlings Island in the vicinity of #277 Darlings Island Rd. to allay concerns of antisocial behaviour.

I will include a photo of the properties in question in case your office has failed to look and take the proximity to our family home/recreational 5 acre property into consideration. (We live here year round and part of the beauty is the waterfront and wooded/field areas. Our property is approx. 200 feet wide)

Sincerely,

- David Gero



Correspondence #2

From: [Heidi Milner](#)
To: [Hampton - Planning and Development](#); derkoffice@hampton.ca
Subject: 277 Darlings Island Rd rezoning request
Date: October 19, 2025 12:40:27 PM

You don't often get email from hmilner@gmail.com. [Learn why this is important](#)

CAUTION: External sender

Dear Town of Hampton,

Thank you for your recent notification regarding our neighbours' renewed attempt to open a private, for-profit drug treatment facility beside our home. We appreciate receiving notice this time, as no notice was provided when the permit was first approved.

As noted previously, our home is located within 100 metres of the affected property—indeed, the proposed facility is only about 15 metres from our property line. We have already successfully appealed the prior permit before the provincial appeals board on the grounds that the proposal would cause undue hardship to us. A rezoning of the property does not alter or remove that hardship.

In my view, the application for rezoning should not have been accepted by the Town in the first place, given that the provincial appeals board has already ruled on this matter. This proposal has already been determined to cause undue hardship, and we should not be entertaining it again under a different pretext.

Sincerely,

Heidi Milner Gero

267 Darlings Island Rd.

Correspondence # 3

From: [Tom Badger](#)
To: [Harrison](#), [Michelle](#) and [Drew](#)
Subject: Hidden Second 177 Rollup 1 and zoning amendment
Date: October 20, 2025 10:12:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

You don't often get email from tombadger@omni.ca. [Learn why this is important.](#)

CAUTION: External sender

As residents of Darling's Island, I wish to identify our opposition to this rezoning as a work around to enable this organization the opportunity to locate their facility, and am of the strong belief his type of facility is more appropriate to be located in the "institutional" zone as described in the zoning by-laws.

Tom & Kelly Badger



Tom Badger (tbadger@comcast.net)
To: Planning and Development

3

Reply Reply All Forward
Sat 11/05/2015 10:10 AM
View conversation

You forwarded this message on Mon 10/03/2015 10:30 AM

3826.201.pdf
374 KB

You don't often get email from tbadger@comcast.net. Learn why this is important
CAUTION: External sender

As residents of Darling's Island, I wish to identify our opposition to this rezoning as a work around to enable this organization the opportunity to locate their facility, and am of the strong belief his type of facility is more appropriate to be located in the "institutional" zone as described in the zoning by-laws.
Tami & Kelly Douzon



Hampton Zoning By-Law
By-law No. HAM-2023-16

The Institutional Zone is intended for schools, government buildings, and buildings provided a necessary community service.

10.1.1 Permitted Uses

Any land, building or structure may be used for the following purposes of and for no other purpose than:

a) Educational building;	i) Cemetery;
b) Banquet hall;	j) Office;
c) Commercial recreation establishment;	k) Day Care Centre, subject to section 4.6
d) Ground Solar Collector, subject to section 4.29	l) Farmers Market
e) Recreational facility;	m) Medical Clinic
f) Outdoor recreational use;	n) Supportive Care Facility
g) Hospital;	o) Supportive Housing, subject to section 4.31
h) Government or municipal building;	

10.1.2 Conditional Uses

A SWT may be permitted as a secondary conditional use subject to the provisions of section 5.10 and to terms and conditions applied by the Planning Advisory Committee.

10.1.3 Zone Standards

a) Minimum Lot Area	660 square metres
b) Minimum Lot Frontage, Interior Lot	22 metres
c) Minimum Lot Depth	30 metres
d) Minimum Front Yard	7 metres
e) Minimum Rear Yard	7 metres
f) Minimum Side Yard	2 metres
g) Minimum Plankage Yard	3.5 metres
h) Maximum Building Height	0 metres
i) Maximum Lot Occupancy	40 percent
j) Other Requirements in accordance with the General Provisions, Parts 4	

6. ADMINISTRATION OF THE PLANNING ADVISORY COMMITTEE

- (A) The Planning Advisory Committee may make rules for the conduct of its business.
- (B) The Planning Advisory Committee shall keep records of its proceedings.
- (C) The expenses of the Planning Advisory Committee that are approved by the Council of the municipality of Hampton shall be paid by the Council.
- (D) The Planning Advisory Committee meetings will be held on the last Tuesday of every month, or at the call of the Chair, at 7:00pm, in Council Chambers at 648 Main Street.
- (E) Planning Advisory Committee Agenda's will be posted on the Hampton Website (Hampton.ca) a minimum of 6 days prior to any regular scheduled meetings. Special Meeting Agenda's will be posted a minimum of 24 hours prior to the Special Meeting.

7. DUTIES AND POWERS

The duties and powers of the Planning Advisory Committee are set out in Section 13 of the *Community Planning Act*, R.S.N.B. (1973), Chapter C-12 and amendments thereto.

8. APPLICATIONS

- (A) Due to review times required by Town Staff and the Planning Advisory Committee, submissions or applications for the Planning Advisory Committee Agenda must be submitted a minimum six (6) weeks before the regularly scheduled meeting. Incomplete applications will be considered at the next regularly scheduled meeting if deemed by the Director of Planning, Engineering and Development or their designate to be substantially complete before the 1st of the month.
- (B) Council may refer items at the regular Meeting of Council, on the second Tuesday of the Month, to be placed on the Planning Advisory Committee Agenda for the next meeting of the committee.
- (C) The Planning Advisory Committee will only consider applications that are fully completed to the satisfaction of the Director of Planning, Engineering and Development.

- (D) The order of business shall be as set out in the regular agenda which shall have been delivered to the members on the Friday prior to the meeting, but the Planning Advisory Committee may alter the order by majority vote.
- (E) An item not on the agenda may be brought to the meeting by the Planning, Engineering and Development staff, but must be added to the agenda by majority vote of the Planning Advisory Committee.
- (F) Remarks by the members shall be addressed through the Chair and not more than one member shall speak at any one time.
- (G) The Chair shall adhere the following process for each application on the Planning Advisory Committee's agenda:
 - i) The Chair will call the agenda item by identifying the name of the applicant and the address of the subject property.
 - ii) Planning, Engineering and Development staff will then provide a brief overview of the application including a summary of the staff recommendation.
 - iii) The Chair shall invite the applicant to make a presentation to the Planning Advisory Committee in support of their application.
 - iv) The Chair will then invite others present at an in-person meeting, or members of the Public present at a web conference or teleconference meeting, to speak in support or in opposition to the application; although a group spokesperson is also appropriate.
 - v) The Chair will provide the applicant with an opportunity to respond to the issues raised by those speaking in support and in opposition to the application.
 - vi) The applicant as well as anyone wishing to speak either in support or in opposition to the application shall be provided with no more than 10 minutes to address the Planning Advisory Committee. The Chair shall strictly enforce the time limit and no additional time will be provided unless approved by majority vote of the Planning Advisory Committee.
 - vii) The Planning Advisory Committee members may question anyone addressing the Planning Advisory Committee. Responses to questions from the committee members do not count toward the presentation time limit in section.
- (H) Closed Sessions shall not be permitted except in the case of receiving legal opinions & advice, and items not involving applications for rulings and / or recommendations covered under the Community Planning Act. Such Closed Sessions shall be subject to the adoption of a motion in Open Session by a simple majority of the Planning Advisory Committee members present to proceed to Closed Session. The general public shall be barred from attending such Closed Sessions.

9. NOTICE

- (A) Property owners within 100 m of a property which is the subject of an application shall be notified by mail or personal delivery, of the meeting time, date, location of the meeting and nature of the application that will be considered.
- (B) The notice will indicate that their view can be made by letter, email, or in person before the Planning Advisory Committee at the meeting. All letters received will be public documents and they must be signed. The Planning Advisory Committee will not accept any unsigned letters.
- (C) The notice will be mailed or delivered at least 10 days prior to the meeting date.
- (D) The notice will indicate that a staff report is available on the Friday prior to the Planning Advisory Committee meeting.
- (E) An electronic copy of the notices referenced in section 9(a) will be made public on the municipality of Hampton website (Hampton.ca) at least 10 days prior to the meeting date.
- (F) Where an application before the Planning Advisory Committee is tabled to a later meeting date a revised notice shall be made.

10. MEETING DECORUM AND PROCEDURE

- (A) Planning Advisory Committee meetings are held in open public session and provide a respectful environment for all parties to have their views made known. Staff and Committee members will conduct themselves in a respectful and professional manner, at all times.
- (B) Applicants, their Agents, and Members of the public:
 - i) May not address the committee without its permission.
 - ii) Shall maintain order and quiet.
 - iii) Shall not interrupt or interfere with the proceedings.
- (C) Any person making personal, impertinent, or slanderous remarks or who shall become boisterous while at the committee meeting and refuses to apologize or withdraw their remarks when so directed by the Chair or willfully obstructs the conduct of business and refuses to desist when called upon to do so by the Chair may be ordered to leave the committee meeting.. In the case of a web conference or teleconference, if a member of the public is directed to leave, their connection to the meeting will be terminated.

"solar collector" means a device or collection of devices that collect and/or concentrates solar radiation from the sun for the purpose of generating energy and may include but is not limited to evacuated tubes, flat plate collectors, concentrating mirrors, and building-integrated photovoltaic materials. Solar collectors do not include windows or greenhouses.

"solar energy development" means a project in which one or more solar collector(s) will be installed in accordance with the appropriate provincial and federal regulations and guidelines.

"special care home" means a facility licensed by the Province of New Brunswick where nursing care or room and board is provided to individuals incapacitated in some manner for medical reasons but does not include a hospital as licensed by the Province of New Brunswick.

"special care facility" means a building used for the purposes of providing special and individualized care to persons, who by reason of age, infirmity, mental or physical disability are not fully able to care for themselves.

"storey" means the portion of a building that is located between the top of a floor and the top of the next floor above it, or the portion between the top of a floor and the ceiling above.

"stormwater management system" means a system that has been constructed in accordance with an engineering drawing approved by the Town's Engineer or their designate to collect and detain or retain stormwater on a lot or other parcel of land.

"street line" means the common line between a street and a lot.

"structure" means a combination of materials which forms a construction that is intended to be safe and stable, other than a building, or a power or telephone pole.

"supportive housing" means an establishment licensed or approved by a government agency that provides care and or supervision on a 24-hour basis by professional staff to a maximum of fifteen residents of any age pursuant to the Family Services Act or comparable legislative framework.

"swimming pool" means a tank or body of water, other than an existing natural body of water or stream, either above or below ground, which has a depth greater than 60 cm. intended to be used for diving, swimming, or wading.

"taxi stand" means an establishment that carries passengers via automobile for a fee.

"temporary garage" means a collapsible structure covered with plastic or fabric, used for the purpose of temporarily storing vehicles and/or the covering of and must be located behind the building line.

Correspondence #4

Mr. Douglas S Dean, MBA, P.Eng.
150 Meadow Drive
Darlings Island, NB
E5N 6R3

Tel: [REDACTED]

October 20, 2025

Via email to planning@hampton.ca

Planning Advisory Committee
Planning, Development and Engineering Department
17 Centennial Road
Hampton, N.B.

Re: Zoning By-Law Amendment – 277 Darlings Island Road (PID 30150395)

Planning Advisory Committee Members,

This letter is sent in OPPOSITION to the above proposed Zoning By-Law Amendment regarding above noted property.

This letter will be structured in two parts. The first section titled, “Background” organized somewhat chronologically to outline my understanding of the situation that led up to this application to amend Zoning By-law HAM-2025-16 and re-zone 277 Darlings Island Road. The second section titled “Reasons for Opposition” which will summarize my feelings on the matter.

Background (From Dillon Presentation to Council October 14th)

Date (on or about)	Description / Comment
December 1, 2024	Application: Hidden Secrets Recovery Center submitted an application on December 1, 2024, to establish a 6-8 bed private alcohol and drug recovery centre at 277 Darlings Island Road (Rural Residential Zone)
January 2, 2025	A Development Permit was granted.

June 10, 2025	The Assessment and Planning Appeal Tribunal was of the opinion that Hampton had misapplied its Zoning By-law. The Tribunal were of the opinion that the development did not meet the definition of Supportive Housing, nor did it meet the requirements for the Rural Residential zone (Section 6.4.1(e) or Section 4.31)
From Dillon presentation October 14, 2025	Following the Tribunal decision, the applicant has applied to amend the “Supportive Housing” definition in the Zoning By-law.
From Dillon presentation October 14, 2025	In response, staff are recommending corresponding changes to the Supportive Housing use to improve the overall application process and increase regulatory control for Supportive Housing uses.
From Dillon presentation October 14, 2025	Proposed Approach Staff propose amending the Zoning By-law to replace the general “Supportive Housing” use with three defined tiers and update existing supportive and care definitions to fit within this tiered approach.
From Dillon presentation October 14, 2025	Proposed Tiered Supportive Housing Definitions: <u>Tier 1 – Residential Care:</u> Defines the smallest, most residential-scale care for a maximum of 5 residents needing a moderate level of support. Includes Group Homes and Special Care Homes. <u>Tier 2 – Specialized Care:</u> Defines mid-level, more intensive care for a maximum of 10 residents who require intensive support but not the full medical services of a hospital. Includes Recovery Centres and Special Care Homes. <u>Tier 3 – Community Care:</u> Defines the highest level of non-hospital community care, providing special and individualized care on a 24-hour basis by professional staff. Includes Community Care Centres, Nursing Homes, Recovery Centres and Special Care Homes.
From Dillon presentation October 14, 2025	Rural Residential (RR) – Currently how all of Darlings Island is Zoned. Proposed Changes to Zoning: Tier 1 – Residential Care is proposed to be included in Conditional Uses Category
From Dillon presentation October 14, 2025	Rural (RU) Proposed Changes to Zoning: Tier 1 – Residential Care Tier 2 – Specialized Care Tier 3 – Community Care Are all proposed to be included in Conditional Uses Category.

Reasons For Opposition

There is a reason why residents have come to Darlings Island to reside. Its rather rural setting, lake views and great neighbours are some of the reasons why we moved here over 20 years ago. Fortunately for Darlings Island residents, the Hampton Zoning By-Law No. HAM-2023-16 has continued to offer us these reasons. The proposed application to have the subject property at 277 Darlings Island Road rezoned from Rural Residential to Rural, if passed, will threaten these reasons.

In my opinion, this proposed rezoning change will establish a precedent that will potentially pave the way for future developments of this type on Darlings Island. **I am firmly opposed to the zoning change from Rural Residential to Rural for this property at 277 Darlings Island Road.** I am not opposed to redefining the Supportive Housing definition to the three-tiered system presented by Dillon. While I do not believe that one small, much-needed, rehabilitation centre will singlehandedly change our entire way of life, I do believe its potential future expansion or other businesses/operations that might come, could drastically change the fabric of what makes Darlings Island our wonderful home.

I agree with the Tribunal's decision that the proposed recovery centre did not meet the requirements of the Rural Residential zoning criteria. As a community we should not correct a mistake by making more mistakes.

Kindest Regards

A handwritten signature in black ink, appearing to read "D S Dean", with a stylized flourish at the end.

Douglas S. Dean, MBA, P. Eng.

To whom it may concern,

Correspondence # 5

My name is Mike Belliss. My wife and I have lived at 60 Meadow Drive on Darlings Island for 4 years. We have fallen in love with the peace and quiet of the island and the community as well. I truly believe Darlings Island would be an amazing place for people to come and heal!

I have spoken to Adam many times since the news of Hidden Secret was leaked. The community on Facebook has gone to fear-mongering and speculation with very little attempt to get the facts! I personally have gone to Adam to get clear answers on his business model. I have also gone to Adam every time I saw a neighbour post a question on Facebook! After getting all the answers, I feel very comfortable in coexisting with Hidden Secret on the island.

I also have a bit of a selfish reason for wanting Adam and his family to get this business up and running! My sister, whom I have not spoken to in about 10 years, is an addict! I carry this hope the she will reach out one day and ask for help! It sure would be nice the day that happens for me to be able to say, "You take that first step and detox! I have a place very close to me that can help you!"

I truly believe Adam has a passion for helping people! This province needs more places for people to heal! And fewer roadblocks for people to start a business like this! I would hate to see people get deterred because they are worried about having to plead their case at every turn! Hidden Secret is offering a place to heal! Please allow them to go ahead and start their mission!

One more thing! I have recently learned of a permit being approved for a school 3 doors away from where I live! I do not oppose the school! But I do oppose the fact I never chose to purchase a house within a school zone! I truly believe if you to look at the issues neighbouring islanders have with Hidden Secret almost all of those issues can be applied to the school! For instance a lot of extra traffic! The school is advertising up to 12 students which could mean up to 12 extra vehicles on and off the island twice per day 4 days a week plus employees of the school! The strain on septic and well was a concern to people opposed to Hidden Secret! Same could be said about the septic and well on the school property! Peace and quiet for close by neighbors! Same could go for the neighbours now forced to live in a school zone and possibly having to listen to screaming kids! People are concerned about "Another business on the island" So please take the hypocrisy of the opponents of Hidden Secret into consideration! Also the owners of the school themselves voiced many of the concerns about Hidden Secret raised by neighbours and these concerns could be applied to their own business!

Thank you for taking the time to read!

Regards,



Mike Belliss