



HAMPTON SPECIAL COUNCIL MEETING

OCTOBER 21, 2025

A special meeting of Council was held in the Council Chambers commencing at 7:00 p.m. and adjourned at 7:57 p.m.

ATTENDANCE:

COUNCIL:

Mayor Robert Doucet
Deputy Mayor Jeremy Salgado
Councillor Todd Beach
Councillor Karin Boyé
Councillor Ken Chorley
Councillor Kim Tompkins
Councillor Sheree Trecartin

STAFF:

Richard Malone, Chief Administrative Officer
Lisa Richard, Clerk
Sherman St. Germain, Director of Finance and Human Resources/
Treasurer
Arthur McCarthy, Director of Planning, Engineering, & Development
Jessie Dean, Executive Assistant to the CAO

DELEGATIONS: Thomas Lewallen, Planner, Dillon Consulting

1. CALL TO ORDER

Mayor Doucet called the meeting to order at 7:00 pm.

2. SILENT MOMENT OF REFLECTION

Mayor Doucet led Council through a moment of silent reflection.

3. APPROVAL OF AGENDA

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that the agenda of the October 21, 2025, Special Council meeting be approved as presented.

MOTION CARRIED

4. DISCLOSURE OF CONFLICT OF INTEREST

Mayor Doucet asked that anyone who has a conflict of interest declare it when they reach that item on the agenda.

5. PUBLIC HEARING

5.1. Public Hearing- By-Law HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15 and By-Law HAM-2025-23: A By-Law to Amend Hampton Zoning By-Law No. HAM-2023-16.

Mayor Doucet called the Public Hearing to order. Thomas Lewallen, Planner, Dillon Consulting, provided an overview of the application received from a property owner that led to the amendments being brought forward for consideration. Hampton's current approach applies maximum restrictions to all wetlands, regardless of provincial significance, creating an unnecessarily restrictive process for property owners. By updating the Municipal Plan and Zoning By-Law to mirror the Provincial classification approach, it clarifies regulations, reduces unnecessary redesignations and rezonings, and reserves the Conservation (C) Zone for Provincially Significant Wetlands, which are the most sensitive lands.

Alternatively, Hampton could maintain the restrictive Environmental Conservation designation and Conservation (C) zone for all wetlands and their associated buffers and just approve the redesignation and re-zoning of the subject property. The requirement that all wetland development obtain both a Provincial WAWA permit as well as Municipal Plan Amendment and Rezoning, would remain in place, creating a dual, complex process.

There were no written public comments received before the deadline specified in the public notice of this public hearing.

Council had requested written recommendations from the Planning Advisory Committee in advance of this public hearing. The following motions were made at the PAC meeting held on October 7, 2025:

Moved by Dave Henderson and seconded by Art Roy that the Planning Advisory Committee recommend that Council:

- 1. Proceed with the first and second reading of By-Law No. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15 as presented, which would:***
 - a. Repeal and replace Schedule A – Future Land Use Map in the Municipal Plan***
 - b. Repeal and replace Section 2.6 in the Municipal Plan; and***
 - c. Repeal and Replace Policy LU-36 in the Municipal Plan.***
- 2. Proceed with the first and second reading of By-Law No. HAM-2025-23: A By-law to Amend the Hampton Zoning By-Law No. HAM-2023-16 as presented which would:***

a. Repeal and replace Schedule A – Zoning Map in the Zoning By-Law.

For: Councillor Kim Tompkins

Contrary Minded: Art Roy, Dave Henderson, Phil Taber, Chris Rendell, Jamie Mahoney

Motion Defeated

Moved by Phil Taber and seconded by Jamie Mahoney that the Planning Advisory Committee recommend that Council:

- 1. Proceed with the first and second reading of By-Law No. HAM-2025-22, to update the Future Land Use map in Schedule A of the Municipal Plan and approve the redesignation of PID 30189112 from Environmental Conservation to Rural; and***
- 2. Proceed with the first and second reading of By-Law No. HAM-2025-23 to update the Zoning Map in Schedule A of the Zoning By-Law and approve the rezoning of PID 30189112 from Conservation (C) to Rural (RU).***

Motion Carried

Mayor Doucet then opened the floor to comments. The Mayor called three times for those in favour to speak. No one stepped forward. The Mayor then called for those in opposition to speak. The following attendees rose to speak in opposition of the permitting process in general, citing excessive red tape, long wait times for processing of requests, lack of accountability between provincial and local government offices and costs that continue to rise:

- Frank Roberts, 660 Main Street
- Tony Raymond, Developer, Cedarwood Drive
- Lori Burns, 2046 Route 860
- Kevin O'Dell, currently subdividing property in Hampton
- Gerald O'Dell, Upham
- John Smith, 79 O'Dell Loop
- Danny Floyd, 4 Salt Springs Road
- Vernon O'Dell, 1175 Route 820

Richard Malone, CAO, noted during the public comments that those speaking in opposition actually seemed to be in favor of the amendments as they would remove current restrictions placed on property owners.

Mayor Doucet called three time for anyone else in opposition to speak. No one stepped forward. The Mayor closed the public hearing.

Mayor Doucet called Thomas Lewallen back to the podium to clarify information for Council while they discussed the proposed amendments. Councillor Tompkins asked if these amendments would loosen the current restrictions placed on properties classified as non provincially significant wetlands. Thomas Lewallen advised that with these amendments, those properties would still be subject to the provincial permitting process but would not have to go through a Municipal Plan Amendment and Re-zoning process with Hampton, which can take 3 to 4 months to complete.

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that Hampton Council proceed with first and second reading of By-Law No. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15 as presented, which would:

- 1. Repeal and replace Schedule A - Future Land Use Map in the Municipal Plan;**
- 2. Repeal and replace Section 2.6 in the Municipal Plan; and**
- 3. Repeal and replace Policy LU-36 in the Municipal Plan.**

MOTION CARRIED

Moved by Councillor Beach and seconded by Councillor Tompkins that Hampton Council proceed with the first and second reading of By-law No. HAM-2025-23: A By-law to Amend the Hampton Zoning By-Law No. 2023-16 as presented, which would Repeal and replace Schedule A - Zoning Map in the Zoning By-law.

MOTION CARRIED

Lisa Richard, Clerk, performed the first reading of By-Law No. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15.

Moved by Councillor Tompkins and seconded by Councillor Trecartin that Hampton Council adopt the first reading of Hampton By-law HAM 2025-22: A By-law to Amend the Hampton Municipal By-law No. HAM-2023-15.

MOTION CARRIED

The Clerk then performed the second reading of By-Law No. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15.

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council adopt the second reading of Hampton By-law HAM 2025-22: A By-law to Amend the Hampton Municipal By-law No. HAM-2023-15.

MOTION CARRIED

The Clerk performed the first reading of By-Law No. HAM-2025-23: A By-law to Amend the Hampton Zoning By-law No. HAM-2023-16.

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council adopt the first reading of Hampton By-law HAM 2025-23: A By-law to Amend the Hampton Zoning By-law No. HAM-2023-16.

MOTION CARRIED

The Clerk then performed the second reading of By-Law No. HAM-2025-23: A By-law to Amend the Hampton Zoning By-law No. HAM-2023-16.

Moved by Councillor Beach and seconded by Councillor Boyé that Hampton Council adopt the second reading of Hampton By-law HAM 2025-23: A By-law to Amend the Hampton Zoning By-law No. HAM-2023-16.

MOTION CARRIED

Mayor Doucet noted that the draft By-Laws would be posted on Hampton's website for public examination prior to third reading which is scheduled for November 12, 2025.

6. ADJOURNMENT

There being no further business, the special meeting of Council was adjourned at 7:57 pm.

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that Hampton Council adjourn the Special Council Meeting of October 21, 2025.

MOTION CARRIED

APPROVED BY:


Robert Doucet
Mayor


Lisa Richard
Clerk

