



HAMPTON COUNCIL MEETING NOVEMBER 12, 2025

A closed session of Council was held preceding the regular Council meeting on November 12th, 2025, commencing at 5:00 p.m. and adjourned at 6:46 p.m. A regular meeting of Council was then held in the Council Chambers commencing at 7:01 p.m. and the meeting was adjourned at 10:49 p.m. until November 17th, 2025, at 7:00 p.m. The regular meeting was reconvened on November 17th, 2025, at 7:01 p.m. and adjourned at 7:51 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
Bailey Brogan, Assistant Planner/Development Officer
Marilyn Duplacy, Planning Coordinator
Jessie Dean, Executive Assistant to the CAO
Chris Isnor, Legal Counsel, Lawson & Creamer

DELEGATIONS: Sgt. Curtis McCann, Hampton RCMP
Thomas Lewallen, Planner, Dillon Consulting

REGRETS: Sherman St. Germain, Director of Finance & Human Resources/Treasurer

1. CLOSED SESSION

In accordance with Section 68(1) of the *Local Governance Act*, Mayor Doucet called the closed session to order at 5:00 p.m. and adjourned the closed session at 6:46 p.m. During that time, a number of issues were discussed and the confidential information from such discussions was classified as follows:

<u>Subsection of 68 (1)</u>	<u>Category</u>	<u># of Items</u>
a)	Information of which that confidentiality is protected by law	
b)	Personal information as defined by the <i>Right to Information and Protection of Privacy Act</i>	1
c)	Information that could cause financial loss or gain to a person or the local government or could jeopardize negotiations leading to an agreement or contract	4
d)	The proposed or pending acquisition or disposition of land	1
e)	Information that could violate the confidentiality of information obtained from the Government of Canada or from the government of a province or territory	
f)	Information concerning legal opinions or advice provided to the local government by its solicitor or privileged communications between solicitor and client in a matter of local government business	1
g)	Litigation or potential litigation affecting the local government, or any corporation referred to in subsection 8(1), the local government's agencies, boards or commissions including a matter before an administrative tribunal	
h)	Access to or security of buildings and other structures occupied or used by the local government or access to or security of systems of the local government, including computer or communications systems	1
i)	Information gathered by police, including the Royal Canadian Mounted Police, in the course of investigating any illegal activity or suspected illegal activity, or the source of that information	1
j)	Labour and employment matters, including the negotiation of collective agreements	4

OPEN SESSION

2. CALL TO ORDER

Mayor Doucet called the meeting to order at 7:01 pm.

3. SILENT MOMENT OF REFLECTION

Mayor Doucet led Council through a moment of silent reflection.

4. APPROVAL OF AGENDA

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that the agenda of the November 12th, 2025, Council meeting be approved with the addition of item 8.3 2026 Budget.

MOTION CARRIED

5. 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.

6. DELEGATIONS / PUBLIC PRESENTATIONS / PUBLIC HEARINGS

6.1. Hampton RCMP, Sgt. McCann – Monthly Report

Sgt. McCann reviewed the calls for Hampton for the month of October. There were 127 calls in Ward 2 compared to 174 for the same month last year. Overall calls were down again for the month of October across all Wards with 225 calls in total versus 285 for the same period last year. There were 21 criminal code charges laid which included an armed robbery incident in the Passekeag area. Traffic patrols continue on Kennebecasis River Road, Robertson Road and William Bell Drive, resulting in 8 written warnings.

During the month of October members of the Detachment participated in a Touch a Truck fundraising event, 6 bike patrols and additional foot patrols in the area of the High School. The Community Policing Officer completed 15 school visits, 141 school zone patrols, and 7 school presentations.

Mayor and Council thanked Sgt. McCann for his presentation and the attendance of members of the Detachment at the recent Remembrance Day Ceremony at the Hampton Cenotaph.

6.2. Thomas Lewallen, Planner, Dillon Consulting, Public Hearing, Amendments to Zoning By-Law No. HAM-2023-16 related to Supportive Housing

Thomas Lewallen provided an overview of the proposed amendments to Hampton's Zoning By-Law in relation to supportive housing. The amendments are being brought forward as a result of a decision rendered by the Assessment and Planning Appeal Tribunal ("**the Tribunal**") on June 10, 2025, with respect to a development permit issued by Hampton to establish a 6 to 8 bed private alcohol and drug recovery centre at 277 Darlings Island Road (Rural Residential Zone). The Tribunal was of the opinion that the development did not meet the definition of Supportive Housing in Hampton's Zoning By-Law, nor did it meet requirements for the Rural Residential Zone. As a result, the development permit issued to the recovery centre was revoked.

Following the decision of the Tribunal, the owner of the property applied to amend the Zoning By-Law to better reflect the activities and land uses proposed as part of the recovery centre. The previous general "Supportive Housing" definition lacked necessary specificity and many supportive/care definitions overlapped. Staff are proposing to amend 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.

Supportive Housing is currently defined in the Zoning By-Law as 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 frameworks. The new definition being put forward is 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	Details
Tier 1 - Residential Care	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 .
Tier 2 - Specialized Care	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 - Community Care	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 .

Within the tiered approach there is greater control over the intensity of supportive housing uses and their locations across Hampton.

The proposed changes to the residential zones would be as follows:

Zone	Previous Use Status	New Use Status
R1 (One and Two-Unit)	Secondary Use	Conditional Use Tier 1 - Residential Care
R2 (Medium Density)	Permitted Use	Removed
RR (Rural Residential)	Permitted Use	Conditional Uses Tier 1 - Residential Care

As a result of these proposed amendments, a Tier 1 Residential Care Supportive Housing use, which limits the number of residents to 5, would be a conditional use in the One and Two Unit or R1 zone and the Rural Residential Zone.

The proposed changes to other zones would be as follows:

Zone	Previous Use Status	New Use Status
TC (Town Centre)	Conditional Use	Conditional Use Tier 2 - Specialized Care Tier 3 - Community Care
MU (Mixed Use)	Permitted Use	Conditional Use Tier 1 - Residential Care Tier 2 - Specialized Care
RU (Rural)	Permitted Use	Conditional Use Tier 1 - Residential Care Tier 2 - Specialized Care Tier 3 - Community Care
INST (Institutional)	Permitted Use	Permitted Use Tier 3 - Community Care Conditional Use Tier 2 - Specialized Care

As a result of these proposed amendments, the property located at 277 Darlings Island Road would be rezoned from Rural Residential (RR) to Rural (RU) in order to realize the Tier 2 – Specialized Care Supportive Housing, as shown in the table.

The amendments were reviewed by the Planning Advisory Committee at their meeting on October 28, 2025, where the Committee heard from the applicant and members of the public. After hearing from both those opposed and those in favour of the amendments, the Committee made the following motions:

Moved by Phil Taber and seconded by Jamie Mahoney that the Planning Advisory Committee recommend Council reject By-law No. HAM-2025-24, a by-law to Amend the Hampton Zoning By-law No. HAM-2023-16, as presented, and request a revised draft of the by-law that ensures that there are no loopholes that would allow as-of-right establishment of recovery operation, and that establishes a more precise tiering system in keeping with Mr. Walker's comments.

Motion Carried

Moved by Phil Taber and seconded by Mark Reid 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.*

Motion Defeated

*All members voted
nay*

Thomas Lewallen addressed issues brought up during the Planning Advisory Committee meeting which included:

- Public consultation process;
- Spot rezoning;
- Permitting supportive housing within Hampton;
- Removal of licensing from the definitions; and
- Setback requirements.

Councillor Beach inquired as to why supportive housing is no longer a permitted use in the R2 zone. Thomas Lewallen advised that this is a medium density zone which usually contains multi-unit complexes. Supportive housing is more suited for low density zones. Councillor Beach also inquired about conditional uses and how broad these conditions could be. Thomas Lewallen explained that conditions imposed by the Planning Advisory Committee are not registered on a property, however Council can impose conditions as per section 59 of the *Community Planning Act* that are registered to the property and would require an amendment to be removed.

Councillor Tompkins asked for clarification regarding registered conditions. Thomas Lewallen advised that these conditions are not limited to land use but can not dictate who utilizes a property. For example, a condition could state that a property revert to previous zoning if it were to be sold. Councillor Tompkins also asked for clarification regarding the community care use permitted under Tier 3 in Institutional zones. This zone is tailored for this use and therefore no limits are imposed regarding the number of residents (i.e. large scale nursing homes).

Deputy Mayor Salgado inquired about the resident numbers allowed in each Tier and the corresponding support definitions. Thomas Lewallen indicated that the Tiers act as containers, then level of care is further defined for each use.

Councillor Tompkins asked for further clarification regarding the spot rezoning of the property in question. Thomas Lewallen advised that the RU zone is a comparable zone to RR, which covers most of Darlings Island and would be aligned with the current character of the area.

Councillor Trecartin inquired as to whether other supportive housing facilities have provincial licensing bodies, to which Thomas Lewallen responded yes, however the Province does not currently license recovery centres.

At this time, Adam Beaman, the applicant, addressed Council. Mr. Beaman stated that he has lived addiction and that he and his family purchased the subject property to rebuild

lives. Mr. Beaman and his family want to open a short term therapeutic recovery program where clients are sober when they arrive and are treated by licensed practitioners. Mr. Beaman then played a short introductory video showing the property and its amenities.

Mr. Beaman emphasized that addiction does not equate criminality and data does not support claims regarding lower property values in the vicinity of recovery centres. Mr. Beaman stated that he and his family have faced hardship in being treated unfairly. He was engaged with all regulatory bodies to ensure compliance before purchasing the subject property. The Beamans sent mailouts within Hampton and provided personal contact information in order to promote transparency around their facility. Mr. Beaman feels the Tribunal decision to revoke the original development permit was based on incorrect information. He also stated that comments made by Committee members at the recent Planning Advisory Committee meeting were biased and he has submitted a formal complaint regarding the conduct at that meeting. Mr. Beaman explained that the “for profit” model does not exploit clients but allows for a service that does not rely on tax dollars. Their proposed fees are lower than most recovery centres and are based on a break even model for the services provided.

New Brunswick is currently developing a licensing framework for private recovery centres, however in the meantime Mr. Beaman’s facility will employ licensed practitioners who are accountable to their licensing bodies. The Beamans have made a private investment in this property in the hopes of investing in the community. In closing, Mr. Beaman asked Council to look beyond stereotypes and fear, and to chose compassion over stigma in order to change lives for the better.

Councillor Beach inquired if the regulations for private recovery centres in neighbouring provinces, such as Nova Scotia, are similar to New Brunswick. Mr. Beaman advised that the regulations are the same in Nova Scotia, counselors are licensed but not private facilities.

Deputy Mayor Salgado asked if the facility would only be accepting male clients to which Mr. Beaman responded yes.

Councillor Tompkins asked if violence is associated with this type of recovery model. Mr. Beaman advised that clients must be sober when they arrive and are often referred through Employee Assistance Programs. The occurrence of violent outbursts is unlikely as clients are there voluntarily and often their reputations and careers are on the line. Councillor Tompkins inquired if there are statistics to support increase in crime in areas around recovery centres. Mr. Beaman indicated that facilities of this nature do not negatively impact the community by increasing crime and pointed to Crosbie House in Nova Scotia as an example.

Mayor Doucet then opened the floor to public comments from those in favour of the proposed amendments:

- Rebecca Bradley, 755 Main Street, Hampton
 - She is a long time resident of Hampton, her family owns Floyds Store, and they try to support the community in any way they can. Her husband's brother died in a car accident, which led to addiction problems to cope. He has gone through different phases of addiction but then they met Adam who offered help. Her husband agreed to get help but then the permit for the facility was revoked. We can't fear everything we don't know. The property is rural, private and not visible. Addicts are not all unpredictable (she played a clip from her phone of her husband putting their children to bed). He is a husband and father who is not to be feared. She noted that she could not find statistics to support property value loss, but is property value more important than life? Her husband is trying to cope but needs more support and Hidden Secret Recovery Centre is the answer for them. She wants her kids to make memories with their dad. Her family needs this program close to home, and it is immersed in nature. Please consider giving this a chance.
- Tanya Moore, 96 Grassy Road, Saint Martins
 - Addiction is not somewhere else, it is here, in our neighbours' homes, behind closed doors. Approximately 1 in 10 meet criteria for addiction support, this could mean 30 to 40 people on Darlings Island alone. This is a family disease that touches all, it changes the emotional climate and family members are in constant fear for the wellbeing of loved ones. The public system cannot keep up, and we need to help addicts before they hit rock bottom. Concerns about the for profit model have been raised, but not for profit models can be deeply flawed as well. People govern morality not business, this is compassion with structure. The applicants have followed the process and showed professionalism. We can let fear and stigma lead or lead with care and compassion. John Peters Humphrey was from Hampton, let's carry this legacy forward.
- Samantha Beaman, 959 Route 820, Simonds
 - This facility is not about money; it is a family built business. They have lived experience with addiction. Not for profits can be run by boards, but this is about their family and their story. They didn't want to turn it over to a board. The staff is handpicked on qualifications and compassion. The for profit model is structured (i.e. doctors, dentists, and counselors) and there are costs associated with care. They are not here to profit on pain. The fees cover operating costs, and the facility is self supporting. They don't rely on funding, and their aim is to serve families.
 - Deputy Mayor Salgado asked if they had thought about a community group to partner with. Ms. Beaman advised that this has been considered and they are currently in talks with a group to possibly form a board of advisors.

- Bob Landry, 669 Garnett Settlement Road, Saint John
 - He is a retired contractor who built special care homes throughout the area. NIMBY is the biggest complaint encountered regarding care facilities, and it doesn't matter who or why. Why would you not want it in your community? We are not immune to these issues.
- Brian Dickinson, 94 Thornborough St., Saint John
 - He is a retired RCMP officer and recovering alcoholic. He spent 45 days in an Ontario centre where he had to follow strict conditions and was subject to urine tests every time he left. These are standard procedures. A risk assessment was necessary as he was still on the police force. He has known Adam for 9 years and has a strong regard for his strength. He has seen the property and all the planning being done in consideration of the safety and wellbeing of all involved. Council should visit the facility.
- Mike Beliss, 60 Meadow Drive, Darlings Island
 - He found out about the facility by word of mouth and had concerns. He went to a community meeting and there were rumors and fear mongering. Adam offered his personal phone number and spent an hour on the phone with him. He got the facts and no longer has concerns. People should just ask the questions. Now comes hypocrisy; two other businesses have since opened on Darlings Island without consequence; a school has been approved next to him. The claim that the island can't support the traffic is unfounded. With regard to utility concerns (septic, water), no concerns were raised about the home school. We fear the unknown. The community will hear if there are problems, but he speculates that there will not be any because Adam has a strong family and business plan.
- Paul Nason, 6 Karen St., Nauwigewauk
 - He is the Clinical Director of the facility and a licensed Social Worker, hired to oversee clients from admission to discharge. He has 32 years of experience in evidence based programs. He is held accountable to a registered governing body and code of ethics, as is everyone else who works there. There are strict codes of ethics that must be followed. He has worked for provincial and federal governments in evidence based programs. This program will be safe and accountable.
 - Councillor Beach asked what happens if a client is treated unprofessionally, what is the recourse? Mr. Nason advised there will be a complaint process. If there is an issue it will be evident early on due to constant communication. Addicts need to relearn communication skills and express their needs. This is difficult because often shame overwhelms them. The approach is holistic but is governed by a process. A licensing body supervises counseling work.
 - Councillor Tompkins asked how many clients have run off in his experience. Mr. Nason replied none.

- Deputy Mayor Salgado asked how they will manage clients coming and going. Mr. Nason advised that new admissions would be assisted by long-term residents. Clients are already detoxed before arrival to reduce health risks. This is the gateway to the program. Triggers are common but dealt with in real time by managing emotions etc. The Deputy Mayor asked is it a revolving door facility. Mr. Nason advised no, clients participate in 30, 60, or 90 day programs. Detox eliminates those who typically don't make it. The Deputy Mayor also asked about the success rate. Mr. Nason advised that willingness to get help is success, but it is hard to measure long-term.
- Councillor Tompkins asked Mr. Nason to speak to the benefit of the rural setting in this care. He replied that this is a beneficial location and a beautiful healing centre. Unfortunately, stigma often forces addicts to recover in seclusion and he hopes that this will change.
- Dan Strong, 4131 Loch Lomond Road, Saint John
 - He is a recovering alcoholic who went to a government facility in Ontario 43 years ago. He made bad decisions fueled by drugs and alcohol while in the military. His commanding officer told him to leave, so he went to recovery and received an honourable discharge. It wouldn't take much to go back and sobriety can't be done alone. It requires support from other addicts. He is a representative for Alcoholics Anonymous in NB and they meet people where they are at. He is an open book, willing to answer any questions about his experience. This is an opportunity to start something good in the community and it is needed. Adam is committed and support from other recovering addicts is what gets people sober.
- Don Darling, 230 Meadow Drive, Darlings Island
 - According to national data, 180 - 280 residents are likely struggling with addiction in Hampton, and these statistics represent real people. If this facility was being established for any other type of care, there would probably be no objection. Don't let bias influence care for addiction, everyone deserves care. Stigma isolates and shames people into silence, a caring community should reject that mindset. This is a value defining moment for the community. The project began with transparency and compliance. The Tribunal decision was based on a technicality, and he can't comprehend how hardship was established; the closest house is 650 ft away. Substance abuse is at a crisis level and 1 in 5 in NB will face some aspect of substance abuse disorder. Healthy communities provide a variety of services and must include safe and effective recovery options. We need to extend compassion. He has visited the property, and it is a small facility that is a sanctuary. Fear should not replace fact. Fairness and compassion are getting lost in the process. Adam and his team take this responsibility seriously. They want to be good neighbours, which is what we want. Hampton's by-laws can enforce the operations. Professionally operated centers do not increase crime when managed

responsibly, the evidence does not support an increase in crime or decrease in property values. They are not requesting special treatment but are asking for compassion and fairness. We need to consider the good faith of the applicant and the use in the RU zone. This is an opportunity to change lives. This is personal because his dad was an addict, as well as family members and friends. None of these people are bad, they just need a chance to recover.

- Leanne McGowan, 142 Lily Street, Saint John
 - Her husband was an addict, and he had an offer to go to private center in NS but didn't want to leave his family. He died 11 years ago. The treatment would have been cheaper than his funeral, his son would still have him. We need close to home treatment options. Her father was a former RCMP officer in Hampton. This is an opportunity for Hampton to be a leader. Nature is a healer, and this facility offers that environment.
- Jamie Landry, 61 Treadwell Drive, Saint John
 - Her daughter was an addict. Addiction is already in our backyards. Opening up about her experience has led her to see how many others are suffering. This facility is so needed, everyone is touched by addiction, we all know someone who has been affected.

The Mayor then called three times for anyone else who wished to speak in favour. When no one else stepped forward, the Mayor opened the floor to those who wished to speak in opposition:

- Al Walker, 58 Centennial Road, Hampton
 - He is not against rezoning but wants to provide feedback on the amendments. He applauds the attempt to apply a tier system but what is presented is woefully inadequate. It is not clear and there is significant overlapping. There is a national lexicon for these terms that should be referenced. There is a disconnect between level of care and maximum numbers allowed, with examples used across all tiers. What are the differences? It is confusing and by not providing clarity and good drafting you are opening the door to an appeal. Clarity gives proponents an idea where they fit in the zoning. He suggests sending the amendments back to the drawing board. With regard to supportive housing abutting residential properties, the buffers offered are not adequate. Existing landowners are not being represented. The properties on Darlings Island are not large, so RU zoning is not appropriate.
 - Deputy Mayor Salgado asked if he is against the location. Mr. Walker responded that given how the zoning bylaw is written, it doesn't offer appropriate clarity and certainty, and proper protections for existing landowners. Existing uses must be considered.
 - Councillor Tompkins asked for clarification regarding the work he is suggesting needs to be done on definitions. Mr. Walker advised that

clarification around what is allowed in each zone is required and then that will allow for clear proposals for development. Sufficient detail is required to make sound decisions.

- Kathleen Ehrenberg, 210 Meadow Drive, Darlings Island
 - She was an appellant in the Tribunal hearing regarding the original development permit and believes Hampton misapplied the zoning by-law. This is a commercial use, which is currently a permitted use in all residential zones. She believes the request to amend the by-law undermines the Tribunal decision. The amendments seem to remove regulations, and the removal of constraints is contrary to provincial statutes. The definition of supportive housing is not found in any provincial documents so who will be responsible to decipher development permit applications of this nature?
- Frederick Welsford, 15 Neck Road, Quispamsis
 - He represents David Campbell, an appellant in the Tribunal hearing. The appeal was won on two grounds, misapplication and hardship. The proposed amendments remove government oversight, licensing, and moves governance of the facility from provincial government to the Planning Advisory Committee to determine conditional use. Weak accountability increases the likelihood of issues. Government oversight protects clients. Under the *Family Services Act* a facility can be inspected by the Minister. Who will have oversight if this reference is removed? What happens if it falls apart? Continuous monitoring is necessary. The definition should not be changed, let the province catch up with regulations. This process is premature and should wait for the court decision on the appeal. Hardship was granted on the specific elements of lowered property values, loss of privacy, and loss of quality of life. The rezoning is not appropriate to the existing land uses. The PAC did not recommend rezoning and Council should follow.
- Lindsay Bolton, 334 Darlings Island Road, Darlings Island
 - She is a former member of Hampton's PAC and Environment Committees, who is a mother of two. She feels the need to speak due to the impact on her life. This facility should not be allowed in a residential area. We need more publicly run facilities. This area is not appropriate. It is in contradiction to the amendments as it should only be a Tier 1 use. Spot rezoning shouldn't be considered due to impacts on existing uses. The single property on Darlings Island which is zoned RU, was to allow a farm use. This facility should be in the institutional zone. Allowing it in this area is in contradiction to the uses in a residential area. The lack of regulatory oversight is concerning with respect to the impacts on family life. An impact assessment should be completed to determine which locations in Hampton would be appropriate. With regard to the Tribunal decision, it was made by professionals who know what they are doing.

These amendments undermine the authority of the Tribunal. Licensing requirements should be upheld, and robust consultations should be required for these types of land uses.

- Andrew Munn, 121 Meadow Drive, Darlings Island
 - He is a Canadian Public Safety professional who believes an impact assessment should be required. This facility proposes a foreseeable risk as it is unregulated, there is no licensing, and no oversight for employees, which creates a high consequence gap. This amendment is not compatible with Hampton's Municipal Plan and undermines the Statement of Public Interest (SPI) policy. It conflicts with the SPI to protect public health. There are national examples for oversight, and of preventable harm that demonstrate clients are exposed to risk. These should be taken as warning signs. This area is known as a flood risk area, and this aspect should be examined. This proposal will be a departure from provincial standards. Other municipalities have tighter regulations; we should follow their example. He does not oppose recovery, but it needs to happen safely and responsibly. Council should reject this based on the SPI statement, wait until licensing framework is established, complete an impact assessment and align with other municipalities.
 - Councillor Beach asked for clarification regarding other municipalities and their regulations around recovery centers. Mr. Munn pointed to Saint John, Fredericton, Moncton, Rothesay. These municipalities would not approve this facility. Councillor Beach asked if this is comparing apples to apples? Mr. Munn replied that these municipalities do not permit small centres to operate.
- Chris Greenlaw, 36 Stockdale Road, Darlings Island
 - He opposes the location, not the service. His home is his most important asset, and homes are not selling on Darlings Island now. There are other more appropriate places to operate this facility. There has to be an answer that accommodates everyone.
- Mike Bolton, 334 Darlings Island Road, Darlings Island
 - He believes this facility does not belong in a residential area. The onus needs to be put on the province to regulate these facilities and key government officials need to be involved. We need to wait for the provincial licensing framework to catch up. The town shouldn't be trying to navigate this framework. He has lived on Darlings Island since he was a child and expects the same surroundings for his children that he experienced. This sets a precedent for spot rezoning that doesn't fit the community character and negatively alters the character of the neighbourhood. We need facilities like this but not in a residential area. He doesn't want his children to come in contact with addicts who can be in an unpredictable state of mind. The Tribunal decision regarding hardship must be considered as well as public safety. The by-law does need more

clarity, but spot rezoning does not achieve this. The town seems to be ignoring the Tribunal decision. The amendment removes the safety net, and it appears that the town is trying to find a way to move this forward. Residents weren't consulted on the first permit. Supportive housing wasn't adequately defined when the by-law was initially reviewed. The proposed amendments are neglecting the safety of residents.

- James Hoyt, 25 Porter Road, Nauwigewauk
 - Hampton needs to look at the bigger picture; language in the existing by-law that is being removed is there for accountability, protection, assurance laws are applied uniformly, and protection for elected officials. Mistakes happen and there are processes to deal with that. Cabinet Ministers are held accountable for these facilities to residents. Misinterpretation happens and anyone can appeal to the Tribunal. These amendments remove regulations and the ability to appeal. If residents can't access the Tribunal, they will not be pleased. Council should consider the consequences. The Tribunal decision was based on misapplication of the by-law and hardship. Hardship does not go away with these amendments.
 - Councillor Tompkins asked for clarification regarding the inability to appeal to the Tribunal. Mr. Hoyt responded that because it is a conditional use there will now be no act of legislature to rebut against.
- Heidi Milner Gero, 267 Darlings Island Road, Darlings Island
 - She lives at the property adjacent to the proposed facility and will be the most affected by decision. She and her husband have 5 children. Their property is long and narrow. They share 300 meters of property line, and their property is 70 meters wide. Her family thought this was over with the appeal and can't understand why this still being considered.

The Mayor called three times for anyone else to speak in opposition. When no one else stepped forward, the Mayor closed the Public Hearing.

The Mayor asked the applicant, Adam Beaman, if he would like to address any of the comments made during the Public Hearing.

Mr. Beaman indicated that he has letters from various provincial departments that endorse this facility. It falls under the provincial Department of Health, and they can inspect anytime. The Ridgewood and Portage facilities, although provincial, have posed no big problems in the areas where they are located. The Tribunal decision regarding hardship was proven to be a result of the application not the facility. All neighbours have to share property lines, and we don't always know what is happening on those properties.

The Mayor asked Thomas Lewallen to address the comments made during the Public Hearing.

Thomas advised that he researched other municipalities, In Saint John, for example, it would still have to be spot rezoning. This type of facility is permitted in Moncton and Fredericton does not mention any provincial legislation in their by-law. To address this type of use in residential areas it is not realistic to say the RU zone is inappropriate. Under the existing by-law, neighbours weren't required to be notified regarding the first permit, but these amendments will change that. He also noted that removing reference to provincial legislation does not mean permits can't be appealed to the Tribunal. It was also noted that the facility has to meet building codes, fire codes and health codes. Also, part of the property is designated as a Provincially Significant Wetland, so further development can't occur on that part of the lot.

The Mayor thanked everyone for their input and Council then deliberated on the matter.

Moved by Councillor Beach and seconded by Councillor Tompkins that Hampton Council refer draft By-Law No. HAM-2025-24: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16, which would repeal and replace definitions, uses, and standards related to Supportive Housing, back to staff for revision based on feedback received from the Planning Advisory Committee and feedback received at the Public Hearing on November 12, 2025. The revised amendments are to be presented to Council at the regular meeting on December 9, 2025.

MOTION CARRIED

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council table draft By-Law No. HAM-2025-25: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16, which would rezone the subject property, 277 Darlings Island Road (PID 30150395), from Rural Residential (RR) to Rural (RU) in Schedule A: Zoning Map, until staff has presented the requested revisions to draft By-Law No. HAM-2025-24: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16.

MOTION CARRIED

The Mayor noted that Council would consider visiting the property.

Council then motioned to adjourn the meeting at 10:49 pm and resume the session at a later date.

Moved by Deputy Mayor Salgado and seconded by Councillor Chorley to adjourn the regular Council meeting of November 12th, 2025, until November 17th, 2025, at 7:00 pm, when the session will be resumed in the Council Chamber.

MOTION CARRIED

Resumption of Regular Meeting on November 17th, 2025

ATTENDANCE:

COUNCIL: Mayor Robert Doucet
Deputy Mayor Jeremy Salgado
Councillor Todd Beach
Councillor Karin Boyé
Councillor Ken Chorley
Councillor Kim Tompkins

STAFF: Richard Malone, Chief Administrative Officer
Lisa Richard, Clerk
Jessie Dean, Executive Assistant to the CAO

REGRETS: Councillor Sheree Trecartin
Sherman St. Germain, Director of Finance & Human Resources/Treasurer

Mayor Doucet called the meeting to order at 7:01 pm.

Moved by Councillor Tompkins and seconded by Deputy Mayor Salgado to resume the agenda of the November 12th, 2025, regular meeting of Council.

MOTION CARRIED

7. ADOPTION OF MINUTES

7.1. Regular Council Meeting October 14, 2025

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that the minutes of the October 14, 2025, Regular Council Meeting be adopted.

MOTION CARRIED

7.2. Special Council Meeting October 21, 2025

Moved by Councillor Tompkins and seconded by Deputy Mayor Salgado that the minutes of the October 21, 2025, Special Council Meeting be adopted.

MOTION CARRIED

7.3. Committee of the Whole Meeting November 4, 2025

Moved by Councillor Boyé and seconded by Councillor Beach that the minutes of the November 4, 2025, Committee of the Whole Meeting be adopted.

MOTION CARRIED

7.4. Special Council Meeting of November 4, 2025

Moved by Councillor Boyé and seconded by Councillor Beach that the minutes of the November 4, 2025, Special Council Meeting be adopted.

MOTION CARRIED

8. BUSINESS ARISING FROM MINUTES

8.1. Strategic Plan Update

The Strategic Plan update was presented by Richard Malone, Chief Administrative Officer, and the Department Directors at the Committee of the Whole meeting on November 4, 2025.

Moved by Councillor Tompkins and seconded by Councillor Chorley that Hampton Council accept the November 2025 Strategic Plan Update as presented by the Chief Administrative Officer and Department Directors at the Committee of the Whole meeting on November 4, 2025.

MOTION CARRIED

8.2. Proposed Water Supply Feasibility Study

The Proposed Water Supply Feasibility Study was presented by Arthur McCarthy, Director of Planning, Engineering & Development, at the Committee of Whole Meeting held on November 4, 2025.

Moved by Councillor Chorley and seconded by Councillor Boyé that Hampton Council approve the application to the Canadian Housing Infrastructure Fund (CHIF), managed by RDC, for funding to conduct a Water Supply Feasibility Study for Hampton.

MOTION CARRIED

8.3. 2026 Budget

The motion made to approve the 2026 Budget at the special Council meeting on November 4, 2025, contained incorrect figures and must be corrected to submit the budget to the Province for approval.

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council rescind the following motion made at the special Council meeting held on November 4, 2025, as the operating budget and warrant amounts are incorrect:

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council approve the tax rate for 2026 as follows: 443.00 (Hampton Interior)

\$1.28 per \$100 assessed value, 443.01 (Norton) \$0.8085 per \$100 assessed value, 443.02 (Upham) \$0.8685 per \$100 assessed value, 443.03 (Fairmont) \$0.8085 per \$100 assessed value, 443.04 (Nauwigewauk) \$0.8685 per \$100 assessed value. For the local government of Hampton, the sum of \$14,231,851.00 be the total operating budget of the local government, that the sum of \$12,184,736.00 be the Warrant of the local government for the ensuing year, and the tax rates for the local government be as listed above. Hampton Council orders and directs the levying by the Minister of Local Government of said amount on real property tax liable to taxation under the Assessment Act within the local government of Hampton.

MOTION CARRIED

MOTION CARRIED

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council approve the tax rate for 2026 as follows: 443.00 (Hampton Interior) \$1.28 per \$100 assessed value, 443.01 (Norton) \$0.8085 per \$100 assessed value, 443.02 (Upham) \$0.8685 per \$100 assessed value, 443.03 (Fairmont) \$0.8085 per \$100 assessed value, 443.04 (Nauwigewauk) \$0.8685 per \$100 assessed value. For the local government of Hampton, the sum of \$14,232,112.00 be the total operating budget of the local government, that the sum of \$12,184,997.00 be the Warrant of the local government for the ensuing year, and the tax rates for the local government be as listed above. Hampton Council orders and directs the levying by the Minister of Local Government of said amount on real property tax liable to taxation under the *Assessment Act* within the local government of Hampton.

MOTION CARRIED

9. READING OF BY-LAWS

9.1. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15

This By-Law By will update the Municipal Plan to mirror the Provincial classification approach to wetlands, clarify regulations, reduce unnecessary redesignations and rezonings, and reserve the Conservation (C) Zone for Provincially Significant Wetlands, which are the most sensitive lands.

The draft by-law was posted on Hampton's website for public comment after first and second reading took place at the special Council meeting of October 21, 2025. No further comments were received.

Moved by Councillor Tompkins and seconded by Councillor Beach that Hampton Council proceed with the third and final 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.

MOTION CARRIED

The Clerk performed the third and final reading of the By-Law.

Moved by Deputy Mayor Salgado and seconded by Councillor Tompkins that the Hampton Council adopt and enact the third and final reading of Hampton By-Law HAM 2025-22: A By-law to Amend the Hampton Municipal By-law No. HAM-2023-15.

MOTION CARRIED

9.2. HAM-2025-23: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16

This By-Law will update Hampton's Zoning Map to reflect the changes to the Municipal Plan By-Law noted above.

The draft by-law was posted on Hampton's website for public comment after first and second reading took place at the special Council meeting of October 21, 2025. No further comments were received.

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council proceed with third and final reading of By-Law No. HAM-2025-23: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16 as presented.

MOTION CARRIED

The Clerk performed the third and final reading of the By-Law.

Moved by Deputy Mayor Salgado and seconded by Councillor Tompkins that Hampton Council adopt and enact the third and final reading of Hampton By-Law HAM-2025-23: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16.

MOTION CARRIED

10.CORRESPONDENCE LIST

#	From	Subject Matter	Motion
25-123	Carly Anderson and Eric Porcellato	Concerns regarding traffic speed and pedestrian/cyclist safety between 900 and 950 Main Street.	Moved by Councillor Tompkins and seconded by Councillor Chorley that correspondence # 25-123 be referred the Public Works & Utilities Advisory Committee

			for review and recommendation. MOTION CARRIED
25-124	Kyrstle Hanson, Early Childhood Services	Letter of thanks regarding donation of items to the Table of Operators for Early Learning and Child Care in Anglophone School District – South for their Celebration Day held on September 27, 2025.	Moved by Councillor Beach and seconded by Deputy Mayor Salgado that correspondence # 25-124 be received and filed. MOTION CARRIED
25-125	Hon. Chuck Chiasson, Minister of Transportation and Infrastructure	Information regarding a new process for municipalities to submit priorities for provincial highway assets which are managed solely by DTI.	Moved by Councillor Tompkins and seconded by Councillor Chorley that correspondence # 25-125 be received and filed with a copy sent to the Public Works & Utilities Advisory Committee. MOTION CARRIED
25-126	Kristy Mackinnon, Junior Achievement New Brunswick	Letter of thanks for the recent donation to the Junior Achievement Program.	Moved by Deputy Mayor Salgado and seconded by Councillor Boyé that correspondence # 25-126 be received and filed. MOTION CARRIED
25-127	Tara Moran, resident of Saint John	Safety and privacy concerns regarding the gender neutral washrooms at the Summit Centre.	Moved by Councillor Boyé and seconded by Councillor Beach that correspondence # 25-127 be received and filed. MOTION CARRIED

11. REPORTS FROM COMMITTEES

11.1. Health Care Committee

Mayor Doucet advised that the Committee met on October 20, 2025. The Committee is continuing its efforts regarding physician recruitment and hope to see further progress on this in 2026. Local physicians are also having discussions around bringing a collaborative care clinic to Hampton, however no definitive plans have been made at this time.

11.2. Parks & Recreation Advisory Committee

Deputy Mayor Salgado advised that the Committee met on October 27, 2025, at the Summit Centre, which will now be the permanent meeting location for the Committee. The Committee discussed possible alternatives to the annual fireworks display held on Canada Day, such as a family friendly concert.

The Committee has a vacancy for a youth representative that has gone unfilled for some time. The Recreation Coordinator put forth the idea of creating a youth advisory group, as an alternative to the youth representative on the Committee, which could bring recreation ideas to Council through the Committee.

Moved by Deputy Mayor Salgado and seconded by Councillor Tompkins that Hampton Council refer the Parks & Recreation Advisory Committee's request to look at creating a Youth Recreation Advisory Group or Club to staff for review and recommendation.

MOTION CARRIED

11.3. Public Works & Utilities Advisory Committee

Councillor Chorley advised that the Committee met on October 27, 2025, and referred to the minutes as presented. The Committee reviewed two pieces of correspondence from residents regarding traffic safety concerns on Route 100. This area has seen increased residential growth over the past decade, and changes may be required to better manage traffic flow.

Moved by Councillor Chorley and seconded by Councillor Beach that Hampton Council request that the Department of Transportation and Infrastructure complete a traffic study from the Lakeside Road intersection to the Hampton/Quispamsis boundary on Route 100 to determine if any changes or measures are required to better manage traffic flow, as per the recommendation of the Public Works & Utilities Advisory Committee.

MOTION CARRIED

11.4. Planning Advisory Committee

Councillor Tompkins advised that the Committee met on October 28, 2025. The Committee reviewed the supportive housing amendments to the zoning by-law, and their recommendations were outlined in item 6.2 during the Public Hearing portion of the meeting.

11.5. Environment Advisory Committee

Councillor Boyé advised that the Committee met on October 29, 2025, and referred to the minutes as presented.

Moved by Councillor Boyé and seconded by Councillor Chorley that Hampton Council accept the Environment Advisory Committee Year End Report for 2025 as presented.

MOTION CARRIED

11.6. Finance Committee

Councillor Tompkins advised that the Committee met on October 21, 2025, and November 3, 2025, and referred to the minutes as presented.

Moved by Councillor Tompkins and seconded by Deputy Mayor Salgado that Hampton Council receive and file the Community Grant application submitted by the YMCA of Southwestern New Brunswick, as it does not meet the program criteria, per the recommendation of the Finance Committee.

MOTION CARRIED

Moved by Deputy Mayor Salgado and seconded by Councillor Boyé that Hampton Council approve Hampton Minor Hockey Association's request for credit towards future ice rentals at the Summit Centre, in the amount of \$1,920.00, as per the recommendation of the Finance Committee.

MOTION CARRIED

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that Hampton Council receive and file the donation request for We Believe Saint John's Christmas Workshop Initiative, as it does not adhere to Administrative Policy AD2011: *Donations Policy (Non-Profit, Community Groups & Charities)*, per the recommendation of the Finance Committee.

MOTION CARRIED

Moved by Deputy Mayor Salgado and seconded by Councillor Tompkins that Hampton Council adopt a new schedule, effective January 1, 2026, for Large Item Garbage Pickup in Ward 2 to allow one large item per household to be collected bi-weekly during regular garbage collection.

MOTION CARRIED

Moved by Councillor Tompkins and seconded by Councillor Boyé that Hampton Council approve the following changes to solid waste collection in all Wards for the month of December 2025:

1. Cancellation of compost collection for the week of December 22-26, 2025, and;
2. Allow two (2) extra garbage bags per household to be picked up the week of December 29 – January 2, 2026, during regular garbage collection.

MOTION CARRIED

Moved by Councillor Beach and seconded by Councillor Boyé that Hampton Council , in accordance with section 5 of By-Law No. HAM-2022-04, adopt the amended Schedule A for By-Law No. HAM-2022-04: Remuneration By-Law, which becomes effective with the swearing in of the newly elected Council in 2026, as per the recommendation of the Finance Committee.

MOTION CARRIED

11.7. Age-Friendly Community Advisory Committee

Deputy Mayor Salgado advised that the Committee held its final meeting on November 5, 2025, and referred to the minutes as presented.

Moved by Deputy Mayor Salgado and seconded by Councillor Tompkins that Hampton Council accept the Age-Friendly Community Advisory Committee Year End Report for 2025 as presented.

MOTION CARRIED

Joint Health & Safety Committee Member Appointment

Moved by Councillor Chorley and seconded by Councillor Boyé that Hampton Council appoint Kevin Dalling as an employee representative to the Joint Health & Safety Committee.

MOTION CARRIED

Acceptance of All Committee Reports:

Moved by Councillor Beach and seconded by Deputy Mayor Salgado that Hampton Council accept the minutes of the following Committees, as presented:

- 1. Health Care**
- 2. Parks & Recreation Advisory**
- 3. Public Works & Utilities Advisory**
- 4. Planning Advisory**
- 5. Environment Advisory**
- 6. Finance**
- 7. Age-Friendly Community Advisory**
- 8. Protective Services – Policing**
- 9. Joint Health & Safety**

MOTION CARRIED

12. APPROVAL OF REPORTS

12.1. Dog Constable Report

Councillor Beach provided an overview of the Animal Control Report. There were 4 investigations and 2 patrols for the month of October.

12.2. Building Permit Report

Councillor Tompkins provided an overview of the Building Permit Report. There were a total of 35 permits (all wards) issued for the month of October with a construction value of \$1,659,903.00 and a permit value of \$12,737.00.

12.3. Fire-Reports (Hampton and Nauwigewauk)

Councillor Beach provided an overview of the Fire Reports from Hampton Fire-Rescue and Nauwigewauk Fire-Rescue Departments noting there were 27 calls for Hampton Fire-Rescue and 7 calls for Nauwigewauk Fire-Rescue in the month of October.

12.4. Financial Reports

Councillor Chorley referred to the Financial Statements as presented.

Moved by Councillor Chorley and seconded by Councillor Boyé that Hampton Council accept the Financial Statements ending October 31, 2025, as presented.

MOTION CARRIED

12.5. Communications Report

Deputy Mayor Salgado referred to the Communications Report as presented, noting that the posts regarding the opening of the Summit Centre were most viewed for the month of October.

Approval of all Reports:

Moved by Deputy Mayor Salgado and seconded by Councillor Beach that Hampton Council approve the Dog Constable Report, Building Permit Report, Fire-Rescue Report (Hampton & Nauwigewauk), Financial Reports and Communications Report as presented.

MOTION CARRIED

13. APPROVAL OF ACCOUNTS

Moved by Councillor Tompkins and seconded by Councillor Chorley that Hampton Council approve the October 2025 Approval of Accounts listing in the amount of \$2,101,676.84.

MOTION CARRIED

14. NEW BUSINESS

There was none.

15. OUTSTANDING ISSUES

15.1. Upcoming Meetings

Mayor Doucet noted that the next Committee of the Whole meeting is scheduled for December 2, 2025, at 4:00pm in the Council Chamber, and the next Regular Council meeting is scheduled for December 9, 2025, at 7:00pm in the Council Chamber.


16. ADJOURNMENT

There being no further business, the meeting of Council was adjourned at 7:51pm.

Moved by Councillor Beach and seconded by Councillor Chorley that Hampton adjourn the Council meeting of November 17th, 2025, which was a resumption of the November 12th, 2025, regular meeting.

MOTION CARRIED

APPROVED BY:


Robert Doucet
Mayor


Lisa Richard
Clerk

