

Hampton

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

Statutory Declaration

I, Lisa Richard, Clerk of the municipality of Hampton, in the County of Kings and the Province of New Brunswick, DO SOLEMNLY DECLARE

- 1. THAT I am the Clerk of the municipality, and that I am personally acquainted with the facts herein declared;
2. THAT the provisions of Sections 110 and 111 of the Community Planning Act have been complied with in respect of By-law No. HAM-2025-22 entitled A By-Law to Amend the Hampton Municipal Plan By-law No. HAM-2023-15, enacted by Hampton Council on November 17, 2025.

AND I make this statutory declaration believing it to be true to the best of my knowledge and knowing that it is of the same force and effect as is made under oath and pursuant to the terms of the Evidence Act.

DECLARED BEFORE ME
At the town of Hampton,
In the County of Kings
And the Province of New Brunswick
This 15 day of January, 2026.

Sherman Lea St. Germain
Commissioner of Oaths

Lisa Richard
Clerk
Circular stamp: HAMPTON INCORPORATED 1966 NEW BRUNSWICK

Sherman Lea St. Germain
My Commission Expires on
December 31, 2030

I certify that this instrument
is registered or filed in the
Kings
County Registry Office,
New Brunswick

J'atteste que cet instrument est
enregistré ou déposé au bureau
de l'enregistrement du comté de
Kings
Nouveau-Brunswick

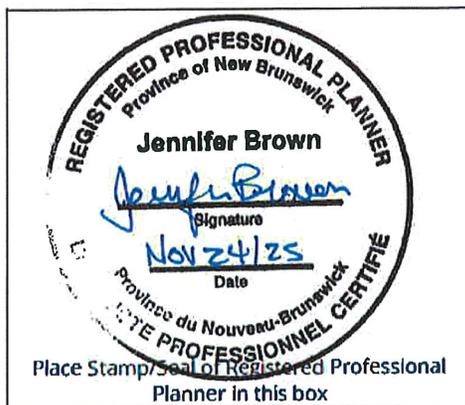
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K. Matt
Registrar-Conservateur

REGISTERED PROFESSIONAL PLANNER'S CERTIFICATION

I, Jennifer Brown, residing in the Province of New Brunswick, do hereby certify:

1. That I am a Registered Professional Planner in good standing, in accordance with the meaning set out in the *Registered Professional Planners Act* of New Brunswick;
2. That the attached documents entitled "By-Law No. HAM-2025-22: A By-Law to Amend the Hampton Municipal Plan By-Law No. HAM-2023-15" is a Municipal Plan Amendment for a local government as defined by the *Community Planning Act* of New Brunswick;
3. That this document was prepared under my direction;
4. That this document was prepared in consultation with Provincial departments and agencies as represented in the Province's circulation list;
5. That this document complies with the provisions of the *Community Planning Act* of New Brunswick and the Regulations under that Act;
6. This document was adopted by Hampton Council on the 17th day of November, 2025.

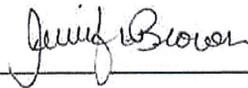
Dated the 24th day of November, 2025.



Jennifer Brown

Print Name

Signature



ANALYSIS DEMONSTRATING COMPLIANCE TO THE STATEMENT OF PUBLIC INTEREST REGULATION

SETTLEMENT PATTERNS
SP.1 Promote efficient development and land use patterns that are in the best interests of the Province, local governments and residents of the Province in the long-term.
The amendments and the overall updated approach to development streamlines the permitting process for development on private property located in non-PSW recognized wetlands, particularly on existing lots like the one at Grove Hill Road. This removes the need for dual Municipal Plan and Zoning By-law amendments in addition to the provincial permit, which reduces delays and costs for developers and increases efficiency and clarity for staff, thus promoting efficient development while still maintaining environmental oversight.
SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues.
By aligning with the Province' approach, there are additional assurances that proposed development in the vicinity of wetland and watercourses is receiving environmental oversight by the appropriate regulator.
FLOOD AND NATURAL HAZARD AREAS
FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.
The amendments provide clarity around the development process near watercourses and wetlands through the identification of PSW and non-PSW and their 30 metre buffers. Development within the buffer areas of non-PSW is regulated through the use of an overlay which applies more stringent development standards, including PAC oversight and an approved WAWA permit.
FH.2 Promote land use and development in areas other than flood and natural hazard areas.
The amendments do not reduce the efficacy of the overall approach which limits development in or near PSW. It introduces a process for contextually appropriate development to occur within 30 metres of a non-PSW with the appropriate provincial approvals.
FH.3 Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards.
The updated approach presented by the amendments maintains environmental and regulatory oversight in development proposed within 30 metres of the non-PSW. The amendments ensure that development that cannot reasonably avoid impacts to or impacts from surrounding natural systems not be permitted.

NATURAL RESOURCE DEVELOPMENT

NR.1 Identify natural resource development areas and environmentally sensitive areas.
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The amendments move the Town toward a more nuanced regulatory approach that distinguishes between Provincially Significant Wetlands (PSWs) and other recognized wetlands. The highly restrictive Environmental Conservation designation and Conservation (C) zone will now be exclusively applied to PSWs and their legally required 30-metre buffers, which aligns with the province's objective of "no loss of Provincially Significant Wetland habitat". Non-PSWs will be identified and their buffers will have an overlay applied indicating that additional scrutiny is required as part of the development approval process.

NR.3 Prioritize environmentally sensitive areas for conservation and protection.

The amendments do not reduce the efficacy of the overall approach which limits development in or near PSW.
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BY-LAW NO. HAM-2025-22

A BY-LAW TO AMEND THE HAMPTON MUNICIPAL PLAN BY-LAW NO. HAM-2023-15

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

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

Hampton is a steward of large and diverse marsh systems, countless waterways, and a multitude of flora and fauna. The Environmental Conservation land use designation provides a framework to conserve and protect environmentally significant and sensitive lands. The boundaries of the land use designation are determined by the Province's wetland and watercourse mapping and account for the legislatively required 30 metre setback. The Environmental Conservation land use designation may also be applied to wellfield protection areas to ensure long term protection of potable water sources. Significant habitats identified through provincial environmental assessment may also be included within this designation.

The intention of the Environmental Conservation land use designation is to limit development to passive uses that will not impact sensitive lands. Development is generally discouraged in these areas with accommodations for existing development and agricultural operations permitted to operate within these areas through appropriate provincial permitting.

Is hereby updated to read:

Hampton is a steward of large and diverse marsh systems, countless waterways, and a multitude of flora and fauna. The Environmental Conservation land use designation provides a framework to conserve and protect environmentally significant and sensitive lands. The boundaries of the land use designation are determined by the extents of the Provincially Significant Wetlands (PSWs) and provincially identified environmentally sensitive areas or features. Development within 30 metres of a PSW is heavily restricted as legislatively required. Development within 30 metres of wetlands not identified as Provincially Significant as well as watercourses is subject to the Wetland and Watercourse Alteration Permit process.

The intention of the Environmental Conservation land use designation is to limit development to passive uses that will not impact sensitive lands. Development is generally discouraged in these areas with accommodations for existing development and agricultural operations permitted to operate within these areas through appropriate provincial permitting.

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

LU-36 Council shall limit development in the Environmental Conservation land use designation, including prohibiting habitable space, to ensure long term protection of environmentally sensitive lands and health of watercourses and wetlands through appropriate provisions in the Zoning By-law.

Is hereby updated to read:

LU-36 Council shall apply the Environmental Conservation land use designation to Provincially Significant Wetlands, including a 30 metre buffer around the Provincially Significant Wetlands, as well as any environmentally sensitive areas identified by the Province and shall limit development within the Environmental Conservation land use designation, including prohibiting new habitable space, to ensure long term protection of environmentally sensitive lands and health of watercourses and wetlands through appropriate provisions in the Zoning By-law.

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

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

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

First Reading: October 21, 2025

Second Reading: October 21, 2025

Third Reading and Enactment: November 17, 2025

APPROVED
Pursuant to the
Community Planning Act
[Signature]
For - Minister / pour le/la Ministre
Local Government and Governance Reform
Gouvernements Locaux et de la Réforme de la gouvernance locale
APPROUVÉ
En application de la
loi sur l'urbanisme
[Signature]
Date
June 9, 2026

[Signature]
Robert Doucet
Mayor

[Signature]
Lisa Richard
Clerk

HAMPTON
CERTIFIED COPY
SIGNED: *[Signature]*
Lisa Richard, Clerk



Schedule A

HAMPTON MUNICIPAL PLAN

FUTURE LAND USE MAP

- Watercourse
- Waterbody
- Parcel
- Hampton Boundary
- Flood Overlay
- Watercourse Overlay (30m Buffer)
- Wetland Overlay (30m Buffer)
- Protected Watershed Overlay
- Future Land Use**
- Residential
- Commercial
- Institutional
- Industrial
- Rural
- Park
- Environmental Conservation

SCALE 1:90,000



0 0.5 1 2 Kilometers



MAP DRAWING INFORMATION:
DATA PROVIDED BY GISIB

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



PROJECT: 24-3178
STATUS: DRAFT
DATE: 2025-08-01

