

Hampton

By-Law No. HAM-2025-25: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16

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-2025-25 entitled A By-Law to Amend the Hampton Zoning By-law No. HAM-2023-16, enacted by Hampton Council on January 13, 2026.

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 2 day of February, 2026.

Sherman Lea St. Germain
Commissioner of Oaths

Lisa Richard
Clerk



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

2026-02-03 15:04:50 46913134
date/date time/heure number/numéro
K. Platt
Registrar-Conservateur

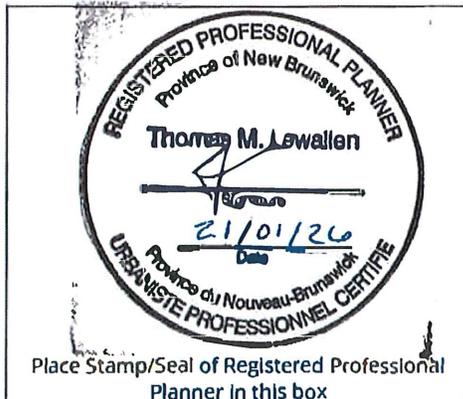


## REGISTERED PROFESSIONAL PLANNER'S CERTIFICATION

I, Thomas M. Lewallen, 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-2025-25: A By-Law to Amend the Hampton Zoning By-Law No. HAM-2023-16" and is a Zoning By-law 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 the Hampton Council on the 13<sup>th</sup> day of January, 2026.

Dated the 21<sup>st</sup> day of January, 2026.



Thomas Lewallen  
 Print Name

[Signature]  
 Signature

## ANALYSIS DEMONSTRATING COMPLIANCE TO THE STATEMENT OF PUBLIC INTEREST REGULATION

<b>SETTLEMENT PATTERNS</b>
<b>SP.1</b> 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 introduces a tiered system for supportive housing that categorizes uses by intensity. This allows for smaller-scale Tier 1 facilities in residential zones while directing higher-intensity Tier 3 facilities to Institutional or Rural zones. This ensures land use patterns are efficient and in the long-term interest of the community.
<b>SP.2</b> Promote a range of housing options such as size, type, density, and design.
This policy encourages a diversity of housing across the "housing continuum," specifically including congregate and supportive housing. The amendments directly support this by refining definitions for group homes, special care homes, and adding recovery centres, ensuring the Town can accommodate residents with diverse needs.
<b>SP.9</b> Avoid development and land use patterns that may cause environmental or health and safety issues.
The tiered system designates Tier 2 and Tier 3 facilities as conditional uses in the Town Centre (TC) zone. This aligns with the SPI goal of promoting a mixture of commercial, residential, and institutional uses in the community core to support a walkable, complete community.
<b>FLOOD AND NATURAL HAZARD AREAS</b>
<b>FH.3</b> Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards.
The existing building is approximately 30 metres from the 30-metre buffer of the Kennebecasis River wetland extent and approximately 13 metres higher than the riverbank.
<b>NATURAL RESOURCE DEVELOPMENT</b>
<b>NR.1</b> Consider setbacks, and reciprocal setbacks if appropriate, between natural resource development areas or environmentally sensitive areas and areas used for incompatible purposes.
The existing building is approximately 30 metres from the 30-metre buffer of the Kennebecasis River wetland extent and approximately 13 metres higher than the riverbank.



**Motions made by Hampton Council regarding**

**Adoption of By-Law No. HAM-2025-25**

**Regular Meeting of January 13, 2026**

Moved by Councillor Beach and seconded by Councillor Tompkins that Hampton Council adopt and enact the third reading of Hampton By-law No. HAM-2025-25: A By-law to amend the Hampton Zoning By-law No. HAM-2023-16, subject to conditions imposed under Section 59 of the *Community Planning Act*.

**MOTION CARRIED**  
**Nay: Councillor Trecartin**

Moved by: Councillor Beach  
Seconded by: Councillor Tompkins

**BE IT RESOLVED THAT**, with respect to an application submitted by Adam Beman, Owner of certain lands (the “Lands”) described as Parcel Identifier (PID) 30150395, located at 277 Darlings Island Road, Darlings Island, NB, to rezone a portion of the Lands from the Rural Residential (RR) zone to Rural (RU) zone (as shown on Schedule “A” to By-Law No. HAM-2025-25), and in conjunction with the adoption of BY-LAW NO. HAM-2025-25: A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16, the Council of Hampton, pursuant to Section 59(1) of the *Community Planning Act* hereby makes the development and use of the Lands for “Supportive Housing, Tier 2, Specialized Care” subject to the following terms and conditions:

- 1. Permitted uses on the Lands**
  - a. The Lands shall be limited to the following uses:**

Hampton, 648 Main Street, P.O. Box 1066, Hampton, NB, Canada E5N 8H1  
Tel (506) 832-6065 • Fax (506) 832-6098 • e-mail: [info@hampton.ca](mailto:info@hampton.ca)

- i. Community Centre**
- ii. Conservation Use**
- iii. Dwelling, One-Unit**
- iv. Dwelling, Two-Unit**
- v. Home Industry**
- vi. Recreation Use**
- vii. Recreational Facility**
- viii. Supportive Housing, Tier 2, Specialized Care**

**b. For greater certainty, at such time as the Lands are being used for “Supportive Housing, Tier 2, Specialized Care”, no other principal, secondary, conditional or accessory uses shall be carried out on the Lands.**

**2. On-site staffing**

**A staff member with appropriate training and experience to provide on-site support and supervision to residents shall be present on the Lands 24 hours per day, seven days per week, whenever the Lands are being used for “Supportive Housing, Tier 2, Specialized Care”.**

**3. Signage**

**No ground sign, fascia sign, or other advertising sign visible from Darlings Island Road shall be permitted on the Lands, other than such small identification signage as may be required by emergency services or applicable law, to the satisfaction of the Development Officer and in no event shall there be any sign indicating the presence of a business within 300 metres of the street right-of-way.**

**4. Fencing**

**An opaque fence with a minimum height of 2.0 metres shall be constructed within 3.0 metres of the property line shared with PID 30150403, extending from the existing accessory buildings on the Lands to the limit of the 30-metre watercourse setback buffer zone, all to the satisfaction of the Development Officer.**

**5. Vegetated buffer**

**A 3.0-metre-wide buffer zone shall be established along each side property line, extending the full depth of the Lands, within which existing vegetation and trees shall be preserved to the greatest extent practicable, all as determined to be appropriate by the Development Officer.**

**6. Timing of completion of physical works**

**The fencing and vegetated buffer required by conditions 4 and 5 shall be fully completed no later than one (1) year from the date of issuance of the development permit authorizing that use, unless an extension is granted in writing by Council.**

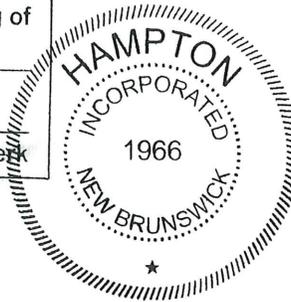
7. **Ongoing compliance**

Compliance with these terms and conditions shall be a continuing obligation of the owner and any subsequent owner of the Lands, and non-compliance may be enforced in accordance with the *Community Planning Act* and applicable municipal by-laws.

**MOTION CARRIED**

**Nay: Councillor Trecartin**

HAMPTON  
Certified True Copy of a resolution of  
Hampton Council passed at their meeting of  
January 13, 20 26  
Lisa Richard  
Lisa Richard, Clerk

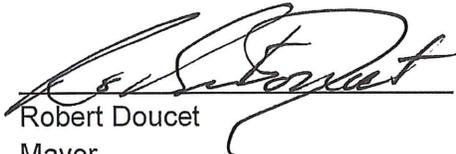


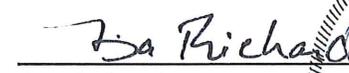
**BY-LAW NO. HAM-2025-25**  
**A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16**

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:** December 9, 2025  
**Second Reading:** December 9, 2025  
**Third Reading and Enactment:** January 13, 2026

  
Robert Doucet  
Mayor

  
Lisa Richard  
Clerk \*



