

B. HHS Update:

Karla Lamb – High School has wrapped up for another year. Grand March was beautiful, great weather.

Other: Updates from Committee Members

Round Table:

Deputy Mayor Salgado - None

Don – None

Karla -None

Troy – N/A

Lindsay – None

Jinell – Soccer 25 teams registered for August

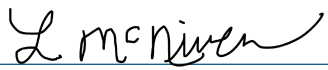
Gail – N/A

Eliane – N/A

7. Next Meeting: Monday, August 25, 2025 at 6:00 pm

8. Adjournment: Motion by Don Sherwood and seconded by Jinell Johnson to adjourn at 6:38 pm. **MOTION CARRIED**

Committee Chair Jeremy Salgado



Staff Representative Lori McNiven

Hampton Committee Memo

Request From Council – Parks and Recreation Advisory



Bradford Subdivision Development

Presenter: Arthur McCarthy, P.Eng. – PLED Director

Meeting Date: June 23, 2025

Department: Planning, Engineering and Development (PLED)

INTRODUCTION

Hampton Council has received a tentative Subdivision plan, titled “Bradford Subdivision, that is proposing to subdivide a parcel for the development of a new street “Bradford Court” to access three (3) multi-unit buildings lots and a remnant parcel for future development, to be constructed over multiple phases. As part of Hampton’s procedural By-Law, Council has forwarded the proposed subdivision development to the committees as shown in the Council Memo (Copy Att.-1). Staff have prepared this memo to provide committees with supporting information which is intended to assist with their recommendation.

RECOMMENDATION

That the Parks and Recreation Advisory Committee recommends that Hampton Council approve the “Bradford Subdivision Plan”, with consideration to the following:

- 1. Accepting a sum of money, in the amount of \$2,970, based on Hampton’s Commercial Frontage Fee Policy for Lots 25-1 and Lot 25-5, as part of the Land for Public Purposed, and**
- 2. Accepting land, in the amount of 2,026 square meters, for the remaining part of Land for Public Purpose, for future trail connectivity between the “Bradford Court” and William Bell Drive.**

BACKGROUND

Please see background information in the Memo to Hampton Council on June 10th, 2024.

BYLAW/POLICY ANALYSIS

Subdivision By-law No. HAM-2024-17 – Land for Public Purpose

Hampton’s Subdivision By-law, adopted through the Community Planning Act, provides Council with the authority to request land, in the amount of ten percent (10%), to be set aside as “Land for Public Purpose” (LPP). Based on this criterion outlined under section 6.1 of the Subdivision By-law, the following table provides a summary of the LPP as land:

| Area ID | Area (sqm.) |
|--------------------------|--------------|
| Existing Lot Size | 32,900 |
| Bradford Street | - 4,800 |
| <hr/> | |
| Total Area for LPP | 28,100 |
| LPP (10%) as Land | 2,810 |

Alternatively, Council may require, in lieu of land set aside under section 6.1, a sum of money (cash-in-lieu) be paid to the municipality in the amount of eight percent (8%) of the market value of the

Hampton Committee Memo

Request From Council – Parks and Recreation Advisory



land at the time of submission for approval of the subdivision plan, excluding any streets intended to be publicly owned. Initial discussions with the landowner indicated this as a preference but based on the limited number (if any) of trails in the area, staff would propose that the committee consider part land and part cash-in-lieu to support the landowner’s preference and the need for connectivity between developments.

Policy for Commercial Frontage Fee

In 2004, Hampton Council adopted a policy for Land for Public purpose intended for infill commercial development for all parcels of land created by a subdivision. The Bradford Subdivision parcel is designated commercial land and any lot(s) created along the existing streets would fall within this policy. Lots that are considered infill development would be along Main Street (Lot 25-1) and William Bell Drive (Lot 25-5). The policy states that Hampton may accept an LPP sum calculated at the rate of 10\$ per linear foot of street frontage, and when applying this rate to the infill lots, the amount is shown below:

| LPP Commercial Policy (10\$/ft frontage) | | | |
|---|------------|--------------------|--------------|
| Frontage (ft) | | Amount (\$) | |
| 189 ft. | (Lot 25-1) | \$ | 1,890 |
| 108 ft. | (Lot 25-5) | \$ | 1,080 |
| Cash in-lieu | | \$ | 2,970 |

Further, with the two (2) lots falling with the LPP commercial policy, the summary table above for LPP as land would be as follows:

| Area ID | Area (sqm.) |
|-------------------------------|--------------------|
| Existing Lot Size | 32,900 |
| Bradford Street | - 4,800 |
| Lot 25-1 (Main Street) | - 2,788 |
| Lot 25-5 (William Bell Drive) | - 5,057 |
| <hr/> | |
| Total Area for LPP | 20,255 |
| <hr/> | |
| LPP (10%) as Land | 2,026 |

Under section 6.4 of the Subdivision By-law, Hampton Council has the ability to enter into an agreement providing for the setting aside of part land and part cash-in-lieu, provided that the aggregate value to Hampton shall not be less than that provided in subsection 6. As such, accepting a portion of cash-in-lieu (±\$2,970) under the commercial policy and a portion of land (2,026 sqm.) set aside as LPP would meet the requirement of aggregate value and intent of the Subdivision By-law.

Master Recreational Plan (2009)

Hampton developed a Master Recreational Plan in 2009 that provides planning guidance for Parks and Open Spaces within Hampton. The Bradford Subdivision development is within the range where gaps in lack of convenient parking access (and linkages) have been identified. Additionally, Hampton staff have further reviewed these gaps as part of the Age Friendly Community Advisory Committee (AFCAC) request for more accessibly walking trails in the area (**Attachment 1-3**). With the newly established multipurpose facility (under construction) recreational hub along William Bell

Hampton Committee Memo

Request From Council – Parks and Recreation Advisory



Drive, providing access and development connectivity through active transportation and land assembly has been a key component and planning approach within Hampton’s Master Recreational Plan.

Staff have met with the landowner to discuss the LPP of the development, and the landowner is proposing that the portion of land be set aside and strategically placed between the end of Bradford Court and William Bell Drive to create a corridor for a future trail (**attachment 4**). This will create a pathway from the existing roadside walking lane along Main Street, that will extend up Bradford Court with a sidewalk, and transition into a trail which would eventually connect to the roadside walking lane along William Bell Drive, overall, in keeping with Hampton’s Master Recreational plan.

ALTERNATIVE OPTION

Alternatively, if the committee is not in favor of a part land and part cash-in-lieu as LPP, may recommend Hampton Council:

1. Accept only land, in the amount of 10%, as LPP for future trail connectivity, or
2. Accept only a sum of money, in the amount of 8% of the market value, as LPP

| | |
|------------|--|
| Review By: | Bailey Brogan, Assistant Planner/Development Officer |
|------------|--|

Attachment:

1. *Council Report – Request for Decision - Bradford Subdivision*
2. *Overview of existing active transportation pathways – Request from AFCAC*
3. *Figure A Neighborhood Park Distribution Map – Hampton Master Recreational Plan (2009)*
4. *Figure B Recreation Hubs – Hampton Master Recreational Plan (2009)*
5. *Info from Landowner – Location of future Trail corridor (tentative)*
6. *Bradford Subdivision – Phase 1 - Site Plan*



Hampton Council Report

Request For Decision

Title: Public Review – Bradford Tentative & Concept Subdivision Plan
Presenter: Arthur McCarthy, P.Eng., PLED Department Director
Meeting Date: June 10, 2025
Department: Planning, Engineering & Development
Electoral Division: Ward 2

REPORT SUMMARY

Hampton has received a tentative subdivision plan “Bradford Subdivision” to subdivide the land for the development of one (1) multi-unit residential building with a total number of 12 dwelling units, to be located at the corner of Main Street and future Bradford Street (Lot 25-1), and a portion of street (Bradford Court) for public access to the remnant. Future phases will see an extension to the proposed street towards William Bell Drive for the development of two (2) multi-unit residential buildings (Lots 25-2 and 25-3) with a total number of 24 dwelling units (12 in each), access to the remnant (Lot-4) and development of commercial building along William Bell Drive (Lot 25-5). (**Attachment 1 & 2**)

RECOMMENDATION

Staff recommends that Council refer the proposed subdivision “**Bradford Subdivision**” to the following advisory committees for review and recommendations, as per Procedural By-law (HAM-2025-01):

1. Public Works and Utilities,
2. Parks and Recreation,
3. Environment, and
4. Planning

BACKGROUND

The property, parcel identifier (PID) 30203772, is undeveloped and is approximately 3.3 hectares in size, consisting of vacant area along Main Street and vegetation towards William Bell Drive. The property fronts both Main Street and William Bell Drive and is Zoned Mixed Use which permits a variety of uses, including multi-unit dwellings and commercial.

The procedural By-law provides a public review process that includes four (4) Advisory Committees (shown above) that are tasked with providing review and recommendations to Hampton Council on any new subdivision development. Staff have highlighted key By-laws and/or Plans adopted by Hampton Council to support this recommendation, as shown below, in alignment with their mandates.

| Advisory Committees | Mandate |
|--------------------------|---|
| Public Works & Utilities | A-8i. (a) Bullet 12 - Review and make recommendations to Council regarding proposed utilities connections for new subdivision developments. Support Document(s): <ul style="list-style-type: none">• Sewage By-Law (200-12) A-8i. (d) Review and make recommendations to Council regarding proposed |

Hampton Council Report

Request For Decision



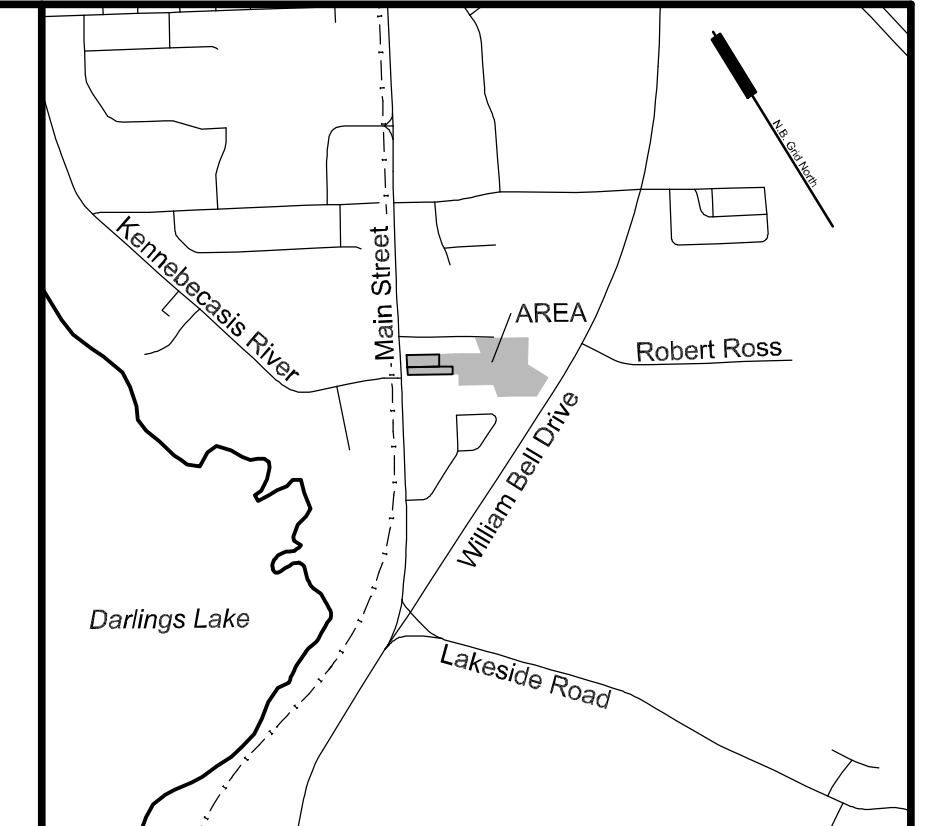
| | |
|----------------------|---|
| | <p>streets, sidewalks, and drainage systems for new subdivision developments.</p> <ul style="list-style-type: none"> • Subdivision By-Law (HAM-2024-17) |
| Parks and Recreation | <p>A-8ii. (f) Recommend Land for Public Purposes or Cash in Lieu to Council in new subdivision developments. Support documents:</p> <ul style="list-style-type: none"> • Subdivision By-Law (HAM-2024-17) • Master Recreational Plan (2009) |
| Environment | <p>A-8iii. (a) Review and make recommendations to Council regarding proposed new subdivision developments. Support documents:</p> <ul style="list-style-type: none"> • Subdivision By-Law (HAM-2024-17) • Climate Adaptation Plan (2019) |
| Planning | <p>A-8vi. The responsibilities of this committee are set out in By-#HAM-2023-05: A By-Law to Establish a Planning Advisory Committee and in accordance with the Community Planning Act, R.S.N.B (1973), Chapter C-12 and amendments thereto.</p> <ul style="list-style-type: none"> • By-Law HAM-2023-05 - Section 2 (B) To advise and make recommendations to the Council of the municipality of Hampton on matters relating to community planning. • By-Law HAM-2023-05 - Section 2 (D) To exercise the powers and perform the duties relating to the community planning that are given to by the Community Planning Act or the Council of the municipality of Hampton. Support Documents: <ul style="list-style-type: none"> ○ Zoning By-Law (HAM-2023-16) ○ Subdivision By-Law (HAM-2024-17) |

To support and facilitate this review, staff will prepare and present any information and/or recommendations to the committees as it relates to their mandates. The information will be continuously consolidated into one (1) memo as each meeting occurs, and all information will be returned to Hampton Council for the tentative approval decision, including any analysis, communication, engagement, implications, strategic alignment and By-law/policy impacts identified by the Advisory Committees and/or Staff.

APPROVALS

| | |
|------------------------------|--|
| Director | |
| Chief Administrative Officer | |

Approvals



Key Plan
Scale = 1:20,000

Legend

- ⊙ SMS - Standard survey marker set
- SMF - Standard survey marker found
- CALC - Calculated point
- RIB - Round iron bar found
- SQIB - Square iron bar found
- IP - Iron pipe found
- Ⓝ Tabulated coordinate reference

— Lands dealt with by this plan

Notes

1. All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid as realized by Service New Brunswick's Active Control System.
2. All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
3. All directions are New Brunswick grid azimuths established using GNSS.
4. Document and plan numbers referred to are those of the land titles or county registry office.
5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
6. Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
7. Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
8. Field survey was completed in Month, 2023.
9. Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan

- To create 1 new residential lot, Lot 25-1.
- To create 1 Public Street, Bradford Court.
- To show temporary turn around.

Subdivision Plan
Bradford Subdivision
Main Street, Hampton
Parish of Hampton
Kings County, NB

DON - MORE
SURVEYS & ENGINEERING LTD.

TENTATIVE

Dated: May 14, 2025
ANDREW K. TOOLE, N.B.L.S. #379

Dwg: 25093SDT

NB Grid Coordinate Values (HPN)

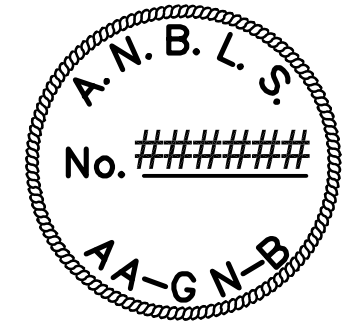
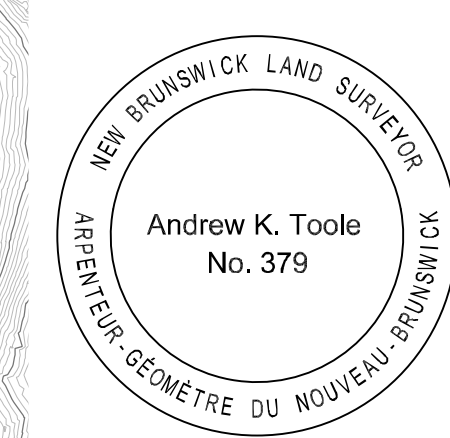
| Point | Easting | Northing | Remarks |
|-------|---------|----------|---------|
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Public Streets
These streets vest in the Municipality of Hampton pursuant to Section 88(6)(a) of the Community Planning Act.

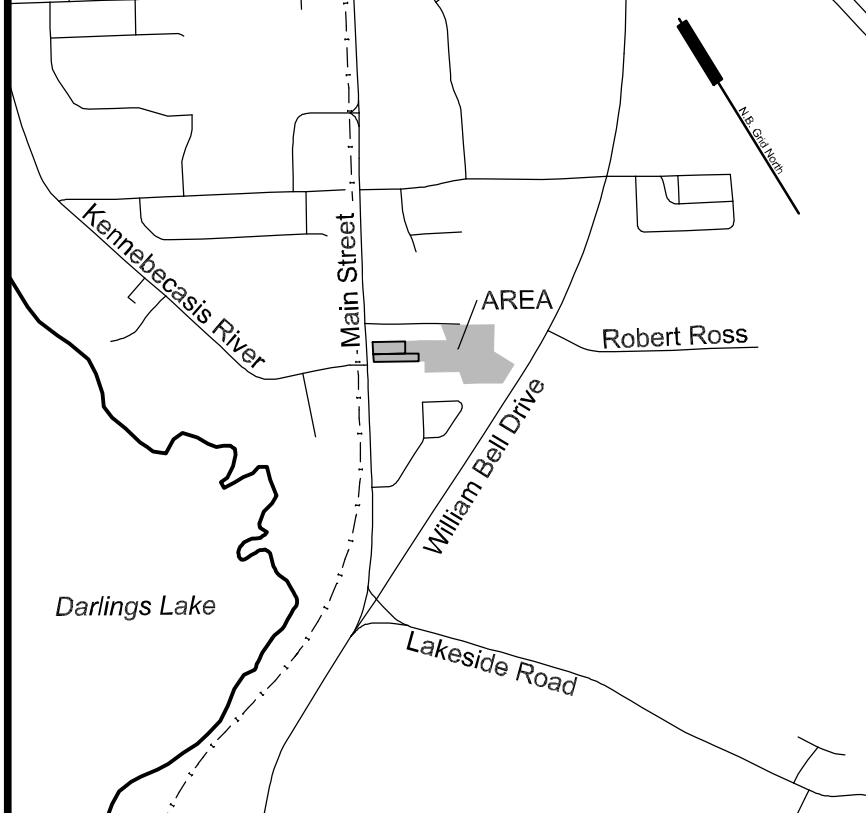
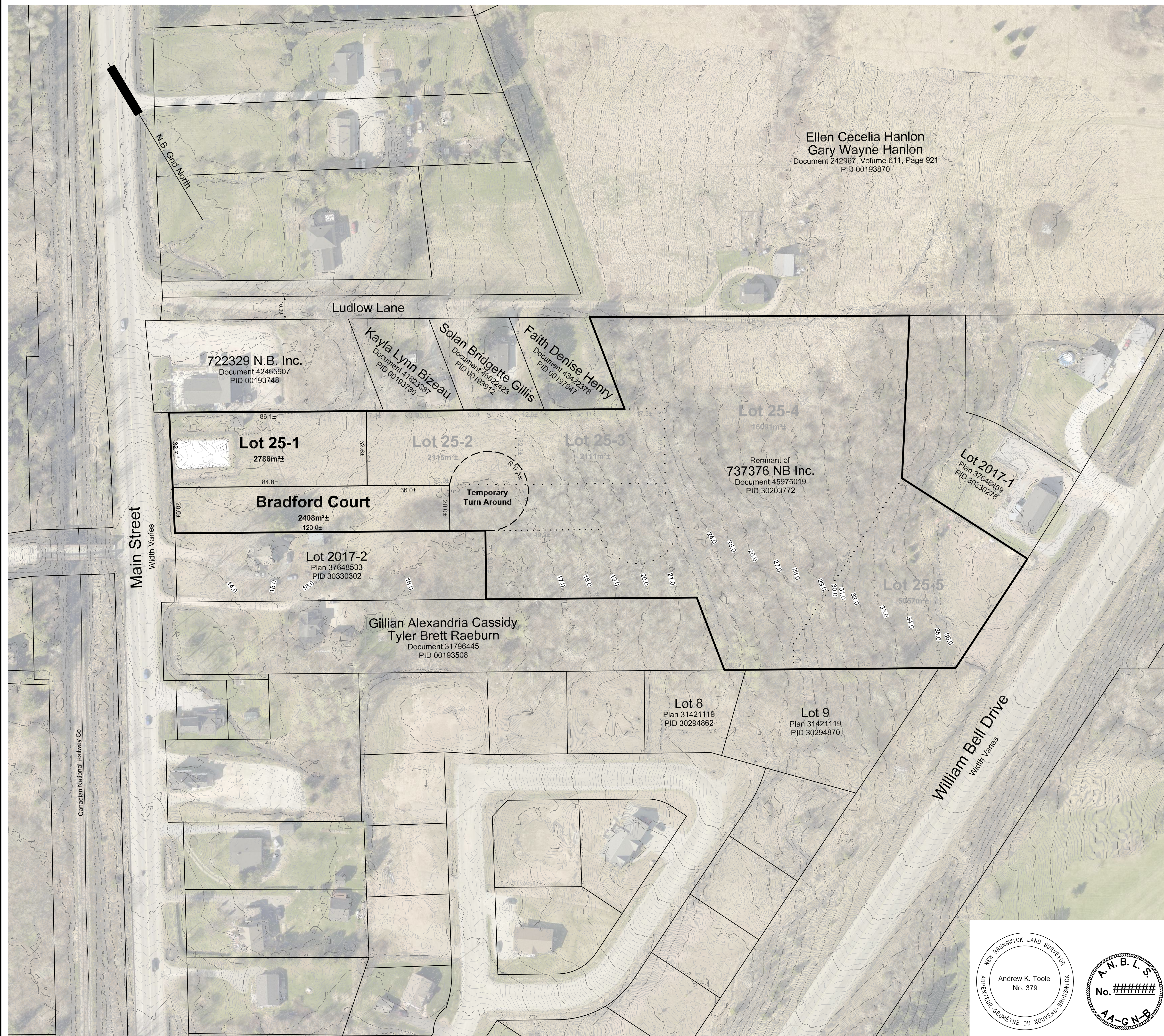
Title Data
PID 30203772
Owner: 737376 NB Inc.
Document 45975019
Registered: 2025-04-15

Signature of Owners

.....
Tim Somerville
for: 737376 NB Inc.



Approvals



Key Plan
Scale = 1:20,000

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Bradford Subdivision
Main Street, Hampton
Parish of Hampton
Kings County, NB

DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated: May 14, 2025
TENTATIVE
ANDREW K. TOOLE, N.B.L.S.#379

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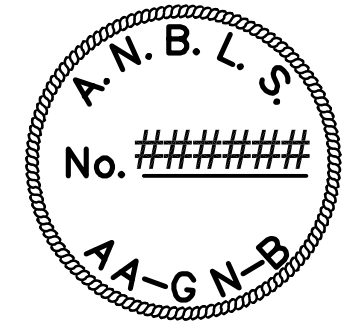
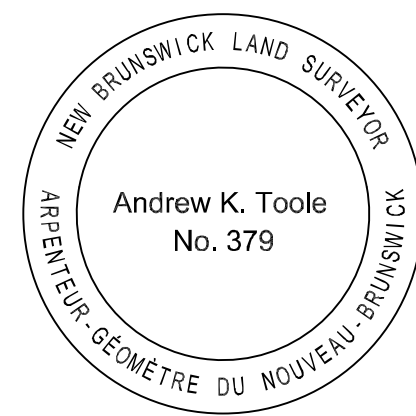
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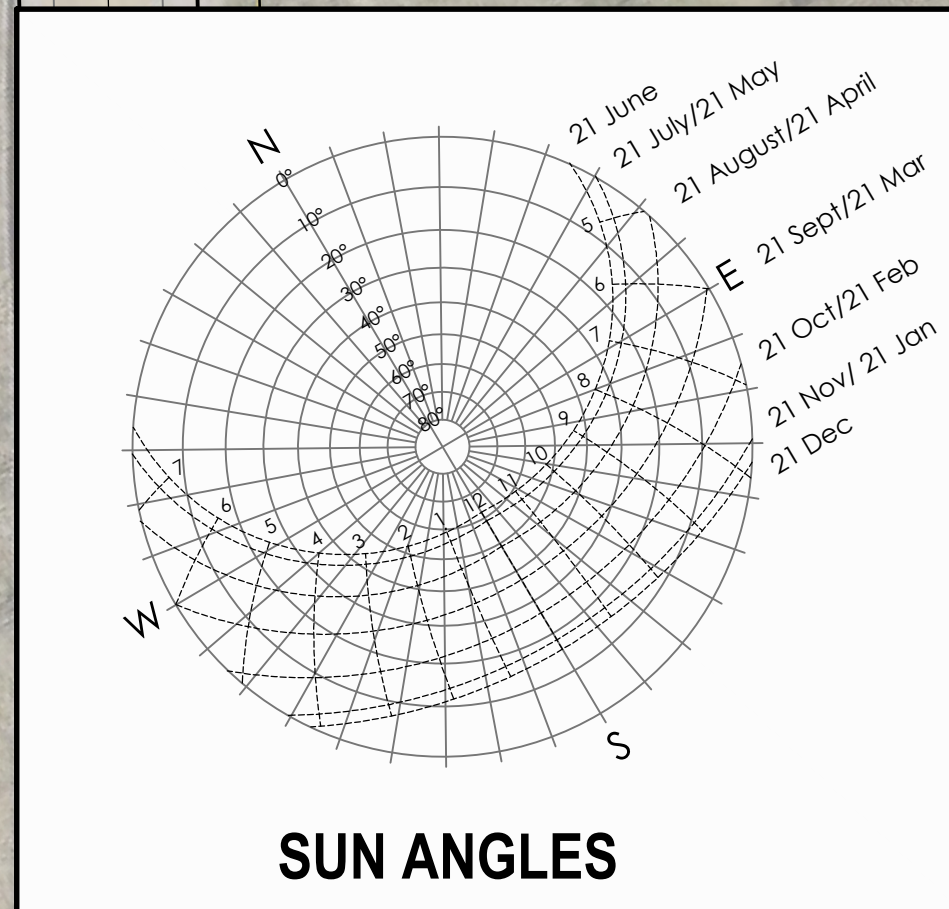
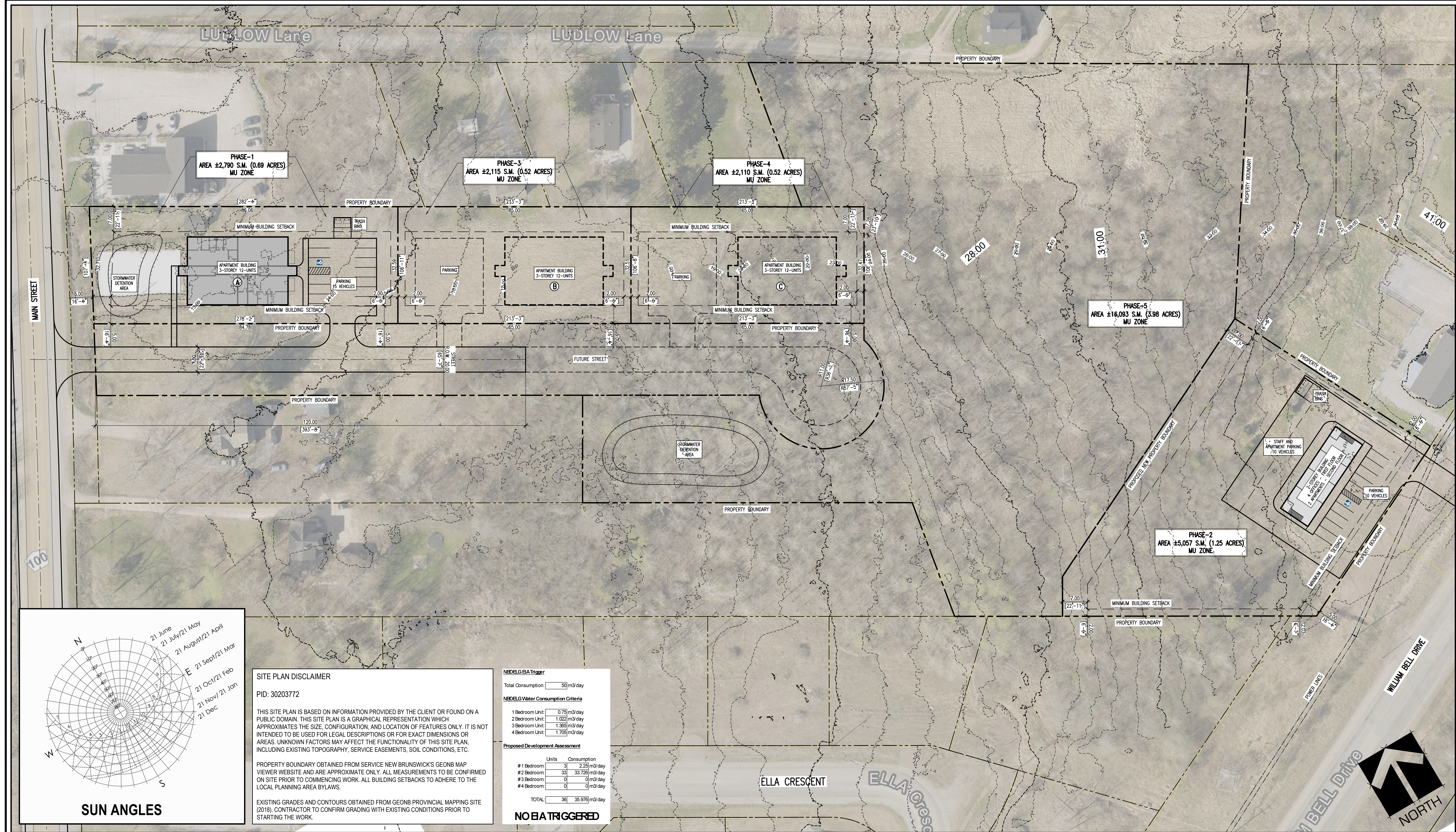
Public Streets
These streets vest in the Municipality of Hampton pursuant to Section 88(6)(a) of the Community Planning Act.

Title Data
PID_30203772
Owner: 737376 NB Inc.
Document 45975019
Registered: 2025-04-15

Signature of Owners

.....
Tim Somerville
for: 737376 NB Inc.





SITE PLAN DISCLAIMER
PID: 30203772

THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR FOUND ON A PUBLIC DOMAIN. THIS SITE PLAN IS A GRAPHICAL REPRESENTATION WHICH APPROXIMATES THE SIZE, CONFIGURATION, AND LOCATION OF FEATURES ONLY. IT IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS OR FOR EXACT DIMENSIONS OR AREAS. UNKNOWN FACTORS MAY AFFECT THE FUNCTIONALITY OF THIS SITE PLAN, INCLUDING EXISTING TOPOGRAPHY, SERVICE EASEMENTS, SOIL CONDITIONS, ETC.

PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY. ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. ALL BUILDING SETBACKS TO ADHERE TO THE LOCAL PLANNING AREA BYLAWS.

EXISTING GRADES AND CONTOURS OBTAINED FROM GEONB PROVINCIAL MAPPING SITE (2018). CONTRACTOR TO CONFIRM GRADING WITH EXISTING CONDITIONS PRIOR TO STARTING THE WORK.

NEDELG EIA Trigger
Total Consumption: 50 m³/day

NEDELG Water Consumption Criteria

| | |
|----------------|---------------------------|
| 1 Bedroom Unit | 0.75 m ³ /day |
| 2 Bedroom Unit | 1.02 m ³ /day |
| 3 Bedroom Unit | 1.305 m ³ /day |
| 4 Bedroom Unit | 1.705 m ³ /day |

Proposed Development Assessment

| Units | Consumption |
|--------------|--------------------------------------|
| #1 Bedroom | 3 2.25 m ³ /day |
| #2 Bedroom | 33 33.726 m ³ /day |
| #3 Bedroom | 0 0 m ³ /day |
| #4 Bedroom | 0 0 m ³ /day |
| TOTAL | 36 35.976 m³/day |

NO BA TRIGGERED

- GENERAL NOTES:**
1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
 2. PERFORM ALL WORK TO THE NATIONAL BUILDING CODE OF CANADA, 2015 EDITION, AND ALL REGULATIONS AND LOCAL BY-LAWS.
 3. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF POLYLINE DESIGNS INC. AND ALL COPYRIGHT IS RESERVED.
 4. THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 5. ALL REQUIRED PERMITS MUST BE OBTAINED BY OWNER PRIOR TO ANY CONSTRUCTION.

STAMP

DRAFT FOR REVIEW
May 1, 2025

Polyline Designs inc.
BUILDING AND SITE DESIGN SERVICES

MONCTON OFFICE: 506.850.3650
SUSSEX OFFICE: 506.434.1157
melissa@polylinedesigns.ca | kelly@polylinedesigns.ca
WWW.POLYLINEDESIGNS.CA

HAMPTON DEVELOPMENT

260 MAIN ST, HAMPTON, NEW BRUNSWICK

DRAWING TITLE

CONCEPTUAL DEVELOPMENT SITE PLAN

DRAWN BY: RD/MD

SCALE: 1:500

PROJECT NO: 24-206

DATE: MAY 2024

REV 0

Attachment 2

Legend

Existing:

- Sidewalk
- Trail
- Asphalt Lane (Adjacent to Road)

Future:

- Sidewalk
- Trail
- Street
- Access

Gaps In Development Connectivity

1A Vacant Lands, between Pleasant View Estates/Logie Drive, and William Bell/Main Street

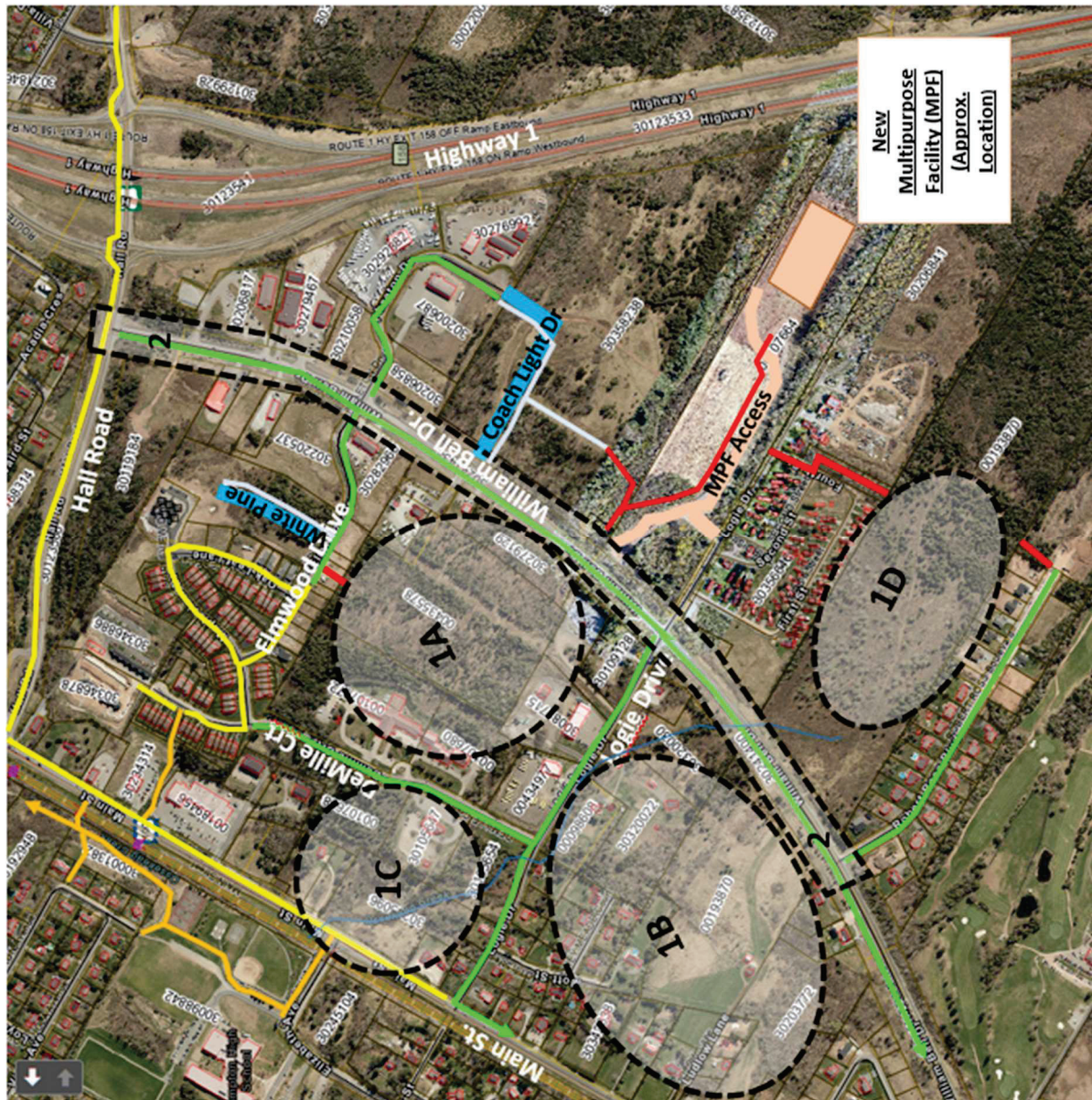
1B Vacant Land, between Hampton High School/DeMille Crt, and Pleasant View Estates/Logie Drive

1C Vacant Land, between Main St/William Bell Dr, and Logie/Ella Crescent

1C Vacant Land, between Robert Ross and Mobile Home Park

Opportunity for Improvements - Streetscape & Safety Crossings

2 William Bell Drive Corridor, between Robert Ross – Logie – Coach Light (Future) - Elmwood – Hall Road





**FIGURE A
 NEIGHBOURHOOD PARK
 DISTRIBUTION MAP**

- Existing Park Access
- Gaps - Lack Convenient Park Access
- Linkage Required



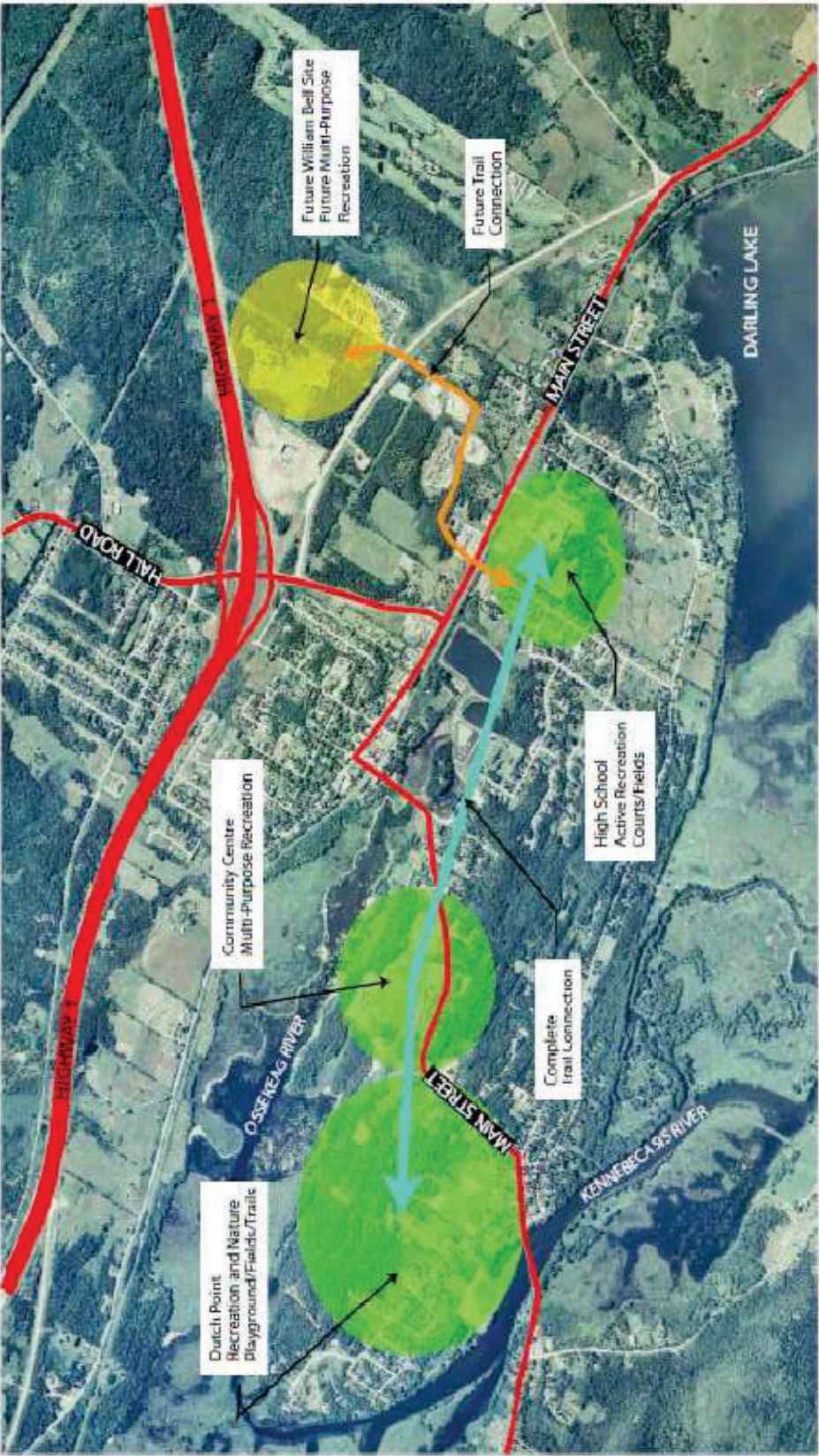
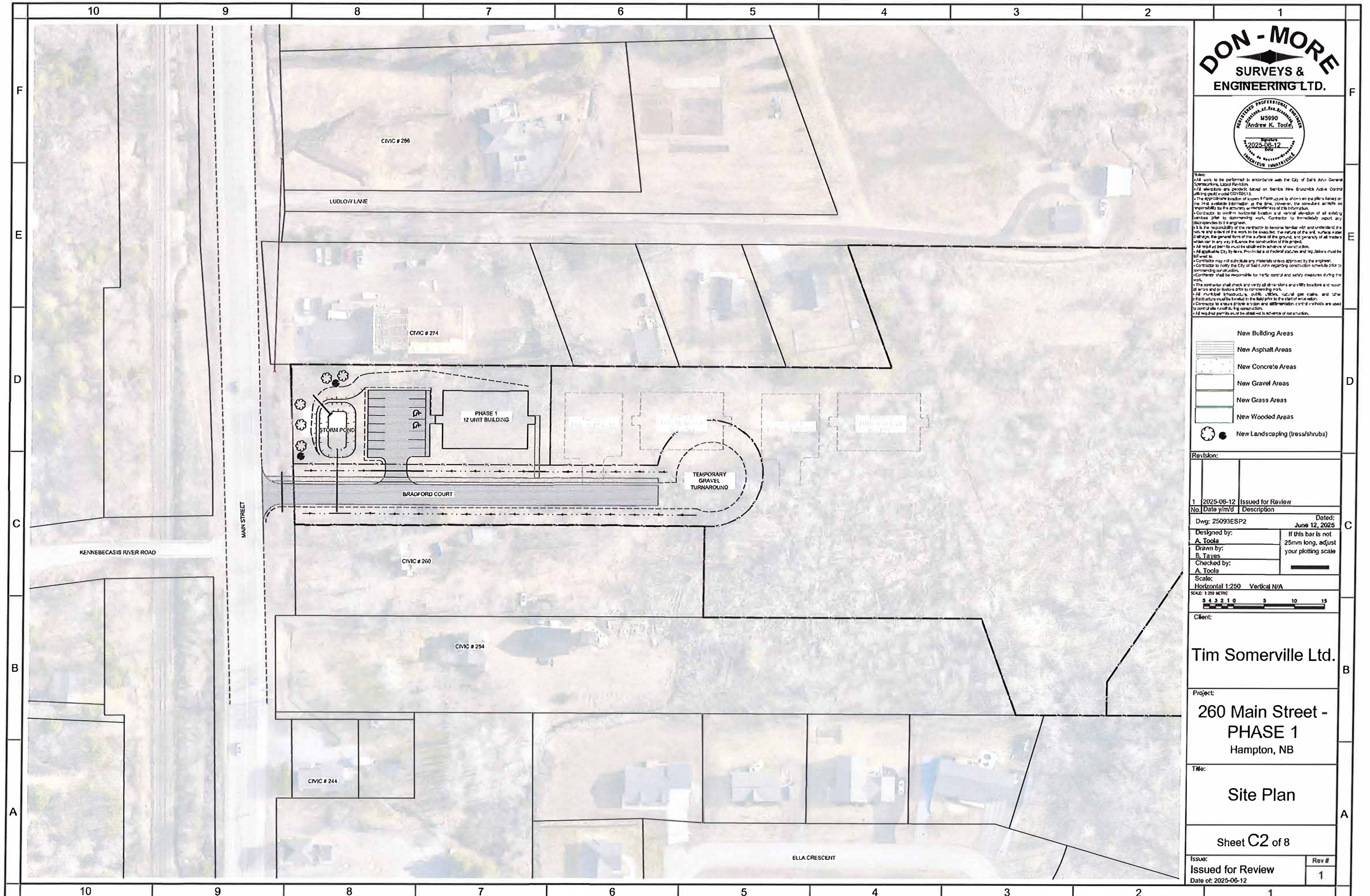


FIGURE B
RECREATION HUBS



DON - MORE
SURVEYS &
ENGINEERING LTD.



Notes:
 1. All work to be performed in accordance with the City of Saint John General Ordinances, Latest Revision.
 2. All elevations are provided based on Service New Brunswick Active Control (SNBAC) datum (CGVD1103).
 3. The approximate location of known infrastructure is shown on the plans based on the most available information at the time. However, the consultant accepts no responsibility for the accuracy or completeness of this information.
 4. Contractor to confirm horizontal location and vertical elevation of all existing services prior to commencing work. Contractor to immediately report any discrepancies to the engineer.
 5. It is the responsibility of the contractor to become familiar with and understand the nature and extent of the work to be executed, the nature of the soil, surface water drainage, the general form of the surface of the ground, and proximity of all features which may in any way influence the construction of this project.
 6. All required permits must be obtained in advance of construction.
 7. All applicable City, by-laws, Provincial and Federal statutes and regulations must be followed.
 8. Contractor may not substitute any materials unless approved by the engineer.
 9. Contractor to notify the City of Saint John regarding construction schedule prior to commencing construction.
 10. Contractor shall be responsible for traffic control and safety measures during the work.
 11. The contractor shall check and verify all dimensions and utility locations and record all areas and or factors prior to commencing work.
 12. All municipal infrastructure, public utilities, natural gas mains, and other infrastructures must be located in the field prior to the start of excavation.
 13. Contractor to ensure proper erosion and sedimentation control methods are used to control site runoff during construction.
 14. All required permits must be obtained in advance of construction.

- New Building Areas
- New Asphalt Areas
- New Concrete Areas
- New Gravel Areas
- New Grass Areas
- New Wooded Areas
- New Landscaping (trees/shrubs)

Revision:

| 1 | 2025-06-12 | Issued for Review |
|-------------------------------|------------|----------------------|
| No. | Date y/m/d | Description |
| Dwg: 25093ESP2 | | Dated: June 12, 2025 |
| Designed by: | A. Toole | |
| Drawn by: | B. Taves | |
| Checked by: | A. Toole | |
| Scale: | | |
| Horizontal 1:250 Vertical N/A | | |
| SCALE: 1:250 METRIC | | |
| | | |

Client:
Tim Somerville Ltd.

Project:
**260 Main Street - PHASE 1
Hampton, NB**

Title:
Site Plan

Sheet **C2** of 8

| | | |
|----------|-------------------|-------|
| Issue: | Issued for Review | Rev # |
| Date of: | 2025-06-12 | 1 |