



Planning Advisory Committee Special Meeting
October 28, 2025 - 7:00 pm
Council Chambers

Members Present: Mark Reid Art Roy Dave Henderson Phil Taber
 Jamie Mahoney Chris Rendell

Regrets: Councillor Kim Tompkins Luke Johnson

Applicants: Richard Pearson – 1260 Centennial Rd, Passekeag
Adam Beaman– 277 Darlings Island Rd., Darlings Island

Staff Present:

Chris Isnor – Lawson Creamer
Richard Malone, CAO
Lisa Richard, Clerk
Thomas Lewallen, Planner (Dillon Consulting)
Arthur McCarthy, PLED Department Director
Bailey Brogan, Assistant Planner/Development Officer
Marilyn Duplacey, Planning Coordinator

1. Call to Order

The meeting was called to order by Mark Reid (Chair) at 7:04 pm.
Mark Reid reviewed the PAC Procedural By-Law, meeting procedure and required decorum.

2. Approval of Agenda

Moved by Jamie Mahoney and seconded by Phil Taber to approve the agenda.

Motion Carried.

3. Disclosure of Conflict of Interest – none disclosed

4. Approval of Minutes: October 7, 2025

Moved by David Henderson and seconded by Jamie Mahoney to approve the minutes from the October 7, 2025, meeting.

Motion Carried.



5. **Building Reports:** **September 2025**
Moved by Phil Taber and seconded by Art Roy to accept the September 2025 Building Reports as presented. **Motion Carried.**

6. **New Business:** a) **Conditional Use – Trucking Operation – 1260 Centennial Rd., Passekeag.**

Staff presented a co-application (between property owner and prospective buyer) to establish a Trucking Operation on a property located at 1260 Centennial Road, Passekeag, (PID 30155501). A trucking operation is listed as a conditional use in the Rural Zone under the Hampton Zoning By-Law (HAM-2023-16) and is subject to terms and conditions that may be set by the Planning Advisory Committee.

The co-applicant, Richard Pearson, addressed the committee with comments that the property is in a perfect location out of which to run his trucking company and is hoping to purchase the container that is currently on the property for storage (tires and other truck parts), or as an office.

Committee questioned if a Building and/or Development permit and/or PAC review would be required for a shipping container. Staff noted that permitting, administered through the Planning Department, must be obtained for any buildings.

Moved by Phil Taber and seconded by Jamie Mahoney that the Planning Advisory Committee approve the requested conditional use of a trucking operation in the rural zone for the property identified as PID 30155501, located at 1260 Centennial Road, Passekeag, subject to the following terms and conditions:

- 1. That an application for building and development permits be accompanied by the appropriate On-Site Sewage Disposal (OSSD) Permit issued by the Department of Justice and Public Safety;*
- 2. That a vegetated buffer of 3 metres be maintained along each side property line;*
- 3. That outdoor storage is not permitted and storage of materials are limited to buildings/accessory buildings approved by the Development Officer/Building Inspector.*

Motion Carried

- b) **Recommendation to Council – Amendments to Zoning By-law No. HAM-2023-16 related to Supportive Housing and Rezoning a portion of PID 30150395 from Rural Residential (RR) to Rural (R).**

Thomas Lewallen, Dillon Consulting, presented background information on the proposed amendments and rezoning. On December 1, 2024, an application was received to establish a 6-8 bed alcohol and



drug recovery centre at 277 Darlings Island Road. The subject property is zoned Rural Residential, which allows Supportive Housing as a Permitted Use. After reviewing the Development Permit application, Staff were of the opinion that the proposed use aligned with the Supportive Housing use within the Rural Residential zone and issued a Development Permit on January 2, 2025. Neighbours then filed an appeal with the Assessment and Planning Appeal Tribunal (APAT). On June 10, 2025, the Tribunal rendered its decision that the development did not meet the definition of Supportive Housing, nor did it meet the requirements of the Rural Residential Zone (Section 6.4.1(e) or Section 4.31. Hampton revoked the Development Permit. Following this decision, the applicant, Hidden Secrets Recovery Centre, submitted an application to amend the Zoning By-Law's definition of "Supportive Housing". Staff have reviewed "Supportive Housing" use and are recommending amendments to the Zoning By-Law to update the general definition with three defined tiers and the general provisions which would give greater control over the intensity of Supportive Housing uses and their locations.

Committee members then asked various questions of Thomas:

1. Phil Taber - What benefit are these changes to the Town? The tiered approach gives greater control over where and how supportive housing is permitted.
2. Phil Taber - Why were the Tribunal findings of hardship not mentioned in the staff report? This is a completely new application. It is the Tribunal's responsibility to assess whether the application applies undue hardship. Staff are not enabled by the CPA to make that decision.
3. Phil Taber - Why are we assessing this application when there is an appeal before the Court? These are two different applications.
4. Chris Rendell - Who is the primary author of the amendment? It was drafted by Dillon in collaboration with Hampton staff.
5. Chris Rendell - The language in the documents seem to indicate that they originate from the applicant. Is he looking for ways to change the by-law to allow his use? Applicant proposed wording, but that is not what is being proposed today.
6. Chris Rendell - I'm concerned about the removal of governance. We care about our senior citizens being in care homes that are regulated and licensed. Why did the previous Zoning By-Law highlight the need for provincial licensing if these provisions have now been removed? Nursing homes will still need provincial licensing regardless of Hampton's regulations. There are only four provincially run recovery centres. There is a great need for this service and adding provincial licensing requirements could hinder the opening of private recovery centres, especially since the province does not require a license. If the licensing requirements were left in the definition, then a PAC variance would be required.
7. Chris Rendell – What would be the impact on this application if the provincial licensing requirements were left in place? All applications, except in an Institutional Zone, for this type of use would need a variance from PAC.



8. Dave Henderson – In the four provincially run recovery centres are they regulated by any specific set of rules? Should the private ones also be under the same constraints? There are no overarching regulations in place in New Brunswick for recovery centres.
9. Art Roy – Is this three tier system new or modelled from other municipalities? The tier system is new but the number of residents is based on other municipalities' requirements. The tier system makes it easier to regulate
10. Chris Rendell – There is a property on Hall Road that houses a small-scale nursing home. It is zoned institutional. There are 4 neighbours located within 100 m. This property could be sold and changed into a recovery centre with no input from the neighbours. Is this correct? Yes.
11. Phil Taber – I'm not satisfied with this. This version is permissive in a different way. I would like to see an updated version that closes the loopholes.
12. Dave Henderson - Item 39 of the APAT states: It is in the opinion of the tribunal that there has been sufficient evidence rendered that there has been unreasonable hardship. How will the proposed amendments reconcile this? The amendments and the rezoning are separate. If the committee would like to propose amendments to the proposed by-law that is possible. The committee could vote against the rezoning on the specific property

Chair then asked if the applicant, would like to speak.

Adam Beaman - This is a personal mission for me as a recovering addict who experienced that there is nowhere in New Brunswick to get private treatment. Addiction does not discriminate. There are over 100,000 addicts in New Brunswick and only 6 treatment facilities with an over 8 week waiting time. We need to help people before it is too late.

- A video was then shown of Hidden Secret by Adam Beaman.

This is not a halfway house or injection site. There is 24-hour supervision. The team is in place with licensed counsellors and nurses. We are voluntarily pursuing accreditation. We have been very transparent about the recovery centre. We have dedicated phone lines, held an open house, sent out surveys and mailers. A community liaison committee has been established who meets regularly to review all feedback and concerns.

Committee question:

Jamie Mahoney – You said you are looking to get accreditation? What is the process? Our counsellors have their master's in social work. The Minister of Health supports the facility. The hardships noted by the Tribunal were a result of the misapplication.

Chair then opened the floor for public feedback on the application. Comments included, but not limited to, the following:



1. Al Walker – 58 Centennial Road, Hampton (±9 minutes(min.))

In support of the by-law amendment but the tiered structure is not well defined. Clarity is needed on the numbers and type of service. Other provinces have used a published lexicon. Suggested terminology for the tiers and gave a copy to the committee. The amendments must highlight how land use conflict will be minimized and apply setbacks to uses.

2. David Gero – 267 Darlings Island Road, Darlings Island (±5 min.)

His property is adjacent to 277 Darlings Island Rd. Against putting a drug addiction centre in any residential zone. Our once peaceful dream property now causes anxiety and stress. Recommends the following: a minimum 100 m setback from the neighbouring properties and has concerns regarding enjoyment of their waterfront, children's campsite and house all within 40m and 200m of the applicants building, respectively. Request that Hampton follow the law and abide by the APAT ruling. If not, the Minister of Community Planning will be asked to enforce the APAT ruling.

3. Derick May – 17 Ferry Rd, Summerville. (±4 min.)

Hidden Secret is giving people a chance to get their lives back together, to regain dignity and get back to their families. Addiction is a death loop. Give the centre a chance and don't put a monetary value on life. One stop shop for services and harm reduction benefits for families.

4. Andrew Munn – 121 Meadow Drive, Darlings Island (10 min.)

In opposition of the proposal. He has been a Canadian Registered Safety Professional and dealt in safety risk analysis for over 20 years. New Brunswick has no regulations for safety protocols for these recovery centres, and this undermines care. Refers to Tribunal decisions, notes lack of Provincial oversight, regulatory gap, potential risk, benchmarking with other Municipalities and prohibited private recovery centers in Residential zones. Recommendations: 1. Defer the amendments until the province establishes a licensing framework to operate safely. 2. Once this is established then align the zoning with the licensing framework. Public safety must always come first in any planning decision.

5. Kristy Muyssson – 151 Darlings Island Rd., Darlings Island (±5 min.)

RN for 30 years. Against both by-law changes and rezoning. The removal of provincial licensing requirements causes risk to both staff and residents. Professional supervision must be required. Zoning is in place to protect residents from drastic changes, and this is a drastic change.

6. Kathleen Ehrenberg 210 Meadow Drive, Darlings Island (±4 min.)

Opposed to change and is the appellant at the Tribunal. Personal experience with family addictions. Noted choice as to where to live has been violated as no longer fees safe living on Darlings Island. New Brunswick should have regulations to support the recovery centres, and we now have an opportunity to demand that the province put these regulations in place. Further engaging the province for governance is needed and does not recommend the amendments.



7. Paul Nason - 5 Karen St., Nauwigewauk (10 min.)

Speaking on behalf of those living with addiction. Social Worker for 32 years who is regulated and licensed. Hired as the Clinical Director for Hidden Secrets. All the workers are licensed, and the program will follow Canada's best practices. It will be a safe, regulated operation. Children who are living with addicted parents aren't safe. We aren't the problem to worry about as we are the safe place to be. CCSA oversight, program follows best practices that is evidence based and is licensed/insured. Transportation to and from the facility will be provided, there will be no wandering.
8. Dan Strong - 4131 Loch Lomond Rd., Saint John (±4 min.)

AA rep for NB and PEI. In a recovery home 42 years ago, which saved his life. Goal is to help someone else get through what they are going through. The opposite of addiction is connection. We must come together to help each other. Lives are at stake.
9. Lindsay Bolton - 334 Darlings Island Rd., Darlings Island (10 min.)

The recommended amendments are deeply inappropriate. Three areas of concern: 1. Family safety & wellbeing 2. Dangerous precedent 3. Transparency in process to date. There is an obvious need for drug and alcohol addiction services in New Brunswick, but they should be run by the province. The development is in contradiction to the tiered system proposed by staff & the consultant. What is preventing any other property from spot rezoning? Why are there no setback limits for the application? Why is it harder to build a detached garage in front of your home than open a rehab facility? Once open, the facility could change ownership and direction without notice. The amendments circumvent the decision made by the APAT. The Consultant report did not include the APAT findings. Government and community engagement was not included in the package. How is it appropriate to approve the first unlicensed rehab facility in the province in a residential neighbourhood? Sets a precedent, land use incompatibility, maintain rural way of life, vision of safe communities (objective bullet 7) and wellbeing.
10. Mike Bolton – 334 Darlings Island Rd., Darlings Island (±8 min.)

The proposal leaves the community vulnerable and puts residents at risk. No one to enforce the promises made by Hidden Secrets. There is no one to call if the community has concerns. There is no accountability, and intentions are not binding. Approval of the by-law amendment will set a precedent to allow future centres to open anywhere. Town is catering to one private developer. The process has been too rushed thus not giving residents time to review. Town is not being transparent. Lack of services in the area (streetlights, walking, etc.) and incompatible land uses. The Tribunal decision has not been mentioned, and the Town is not appealing it. Social media posts are vague and does not provide clarity that the proposal affects all of Hampton. PAC should reject the proposal. PAC should move to remove loopholes in the by-law to remove spot re-zoning.
11. Jeremy Robinson – 105 Westmoreland Road, Saint John (±4 min.)

Director of Threshold House in Saint John. Without support long term recovery is very difficult. The proper tools are needed to succeed. Visited 7 properties in the province and haven't seen anything



as good as Hidden Secrets. Hidden Secrets has the complete support of Threshold House and all their facilities.

12. Barry Hunter 635 Lakehead Road, Saint John (±3 min.)

Would not be here today if it weren't for facilities such as Hidden Secrets.

13. Rebecca Bradley – 735 Main Street, Hampton (10 min.)

Family owns and operates local store in Hampton and support everything in the community. Three years ago, a family member died in a car accident and the trauma has resulted in a family member's addiction. The centre was a beacon of hope and then it was lost as the permit was revoked. How can it be resolved if we constantly say no? Are property values more important than lives? So many are silently struggling with addiction. Anyone who would be a resident at Hidden Secrets is there voluntarily and would have gone through detox. The property is over 10 acres of land with 24 hour supervision and is close to Hampton where the support is needed.

14. Brian Dickinson – 94 Thornborough St., Saint John (±3 min.)

Retired RCMP officer and recovering addict who spent time at a treatment facility in Bellwood, Ontario. Attendance was subjected to regular drug and alcohol testing. Residents whose rehab is employer paid have strict regulations. Has known Adam Beaman for 9 years and would urge everyone to visit and tour the facility.

15. Caroline Thomas - 3 Clark Road, Willow Grove (±3 min.)

RN and manager of detox unit at Ridgewood Addiction Centre. Family members are all recovering addicts. This centre is needed to rebuild their families lives and their lives.

16. Mike Beliss – 60 Meadow Drive, Darlings Island (±6 min.)

Notes family member substance abuse and that a great deal of fear mongering and speculation in the community. Reached out to Adam who answered all his questions about the centre. Not worried anymore after speaking with Adam. It can't wait for New Brunswick to fix the health care system, we need to be proactive. People are losing their families now. Hampton approved a school located 3 houses away from him. He has to trust the school owners to keep their children in control. Let's look at change instead of holding back.

17. Don Darling - 230 Meadow Drive, Darlings Island (10 min.)

Statistically there are many people in Hampton and Darlings Island that have additions. We are living next to people with addictions. Compassion is easy when it is hypothetical but not when it is reality. The Tribunal decision was based on a technicality – Hidden Secrets could not meet the licensing regulations since they don't exist and the hardship reasoning precedent cited was from 1974. The amendments and rezone would eliminate the ambiguity. Several reasons given at the Tribunal are false: namely, 1) the facility is 10 steps from my home – false. The house is 650 ft from the closest neighbor's home. 2) The facility is a direct threat – this is speculative. 3) The proposed development is so close we can see in each other's home. The buildings are too far apart for this to be true. The elements described seem difficult to prove the burden of hardship. Visited the property for open house, offset from the roadway, small scale with 8-10



- beds and existing in current zoning. Pleaded with PAC to make adjustments to the application but approve it.
18. Josh Cameron - 264 Darlings Island Rd, Darlings Island (±3 min.)
Has worked with addiction centres and has concerns with the proposed by-law amendments. Addiction never stands alone. Addiction is a definite problem in NB, but where is the appropriate place for a facility? An Industrial level care facility is not appropriate in an area where children are running back and forth. Power goes out often on Darlings Island and thus so will the security systems.
 19. Tanya Moore – 196 Grassy Road, Grove Hill (±5 min.)
Hears the concerns about children and safety and children around addicts. The most vulnerable are impacted by addiction whether we talk about it or not. Children are witnessing cycles of addiction. Everything looks perfect on the surface but suffers in silence on the inside. Having supports available makes Hampton safer. Preference for family to grow up in a town that supports helping others. It isn't about zoning, it's about humanity.
 20. Jeff Stoddard – owns vacant property across the street from 277 (±7 min.)
Has lived on Darlings Island for 30 years and pains him deeply to be standing here. Not in favor of proposal in a residential area. 75% of all families have someone in crisis and something needs to be done. Can't keep closing mental health and recovery facilities and be enablers of addiction like the government is doing. Vested interest in the land and want to leave something for family. Now may have to decide staying vs leaving and move on. This impacts everyone on the island.
 21. Maurice Chevarie - 45 Bell Ave, Darlings Island (±4 min.)
Children are feeling anxious upon hearing that a drug rehabilitation centre might be coming into the area. The lack of regulatory oversight poses a public safety risk. It would be reckless and irresponsible if these amendments pass. Proposed zoning creating division in community and opens the door for more of this use in the community. Notes regarding the decision of the Tribunal.
 22. Chris Greenlaw – 36 Stockdale Rd, Darlings Island (±2 min.)
Home is the single largest investment. This facility will impact property values. Why not put the facility in a place further outside of the community?
 23. James Hoyt - 25 Porter Rd., Nauwigewauk – Owner of lot adjoining 277 (10 min.)
Lead appellant in the tribunal and opposed to the amendments. Concern with contact of unknown individuals and lack of clarity with what transpired since January with Councillors. Notes regarding Page 10 Article 29 of the decision and sharing information. The intervener did not provide comments at the APAT hearing, proponent didn't fit the definition. Property has been for sale with no offers to date. Land use conflicts with raising a family. More control is needed and does not dispute that addiction is a concern.
 24. Fred Welsford – 15 Neck Rd, Quispamsis – lawyer for David Campbell (10 min.)
Makes note of APAT decision and that it is before the courts, so why are we even discussing this now. The amendment is a forced change on neighboring properties. Once the property is zoned



rural it allows many uses that are not permitted in the RR zone. Not in support of spot rezone a property that allows restaurants, service stations and repair garages. Notes that this is the second lot changed to Rural. Concerns to the change in definition to remove requirement that drug rehab facility needs to be licensed by a provincial agency. This is a step backwards. If there is a concern that the province does not have a regulatory system in place, start there. Needs government oversight otherwise there is no accountability. CBC Article submitted – problems with private addiction centres.

25. Lisa Beaman - 277 Darlings Island Rd., Darlings Island

Co-owner of Hidden Secrets and proponents' family member. Hampton has liquor store, cannabis store, and VLT's. These uses are all permitted but what help do we give for the people negatively impacted by them? Where are these facilities supposed to be located? Makes note regarding "Not in my Back Yard".

Chair then recognized the applicant, Adam Beaman.

Several false statements made. 1) Hampton is not the respondent of the judicial review. 2) The fearmongering that is painting all addicts as criminals is not true. We are professionals. There are 6 centres like this that run in the Annapolis Valley and there are no issues associated with them. 3) Property for sale next door is listed at a New Brunswick level high price. It was never intended to be sold. 4) Hampton has the power to revoke a permit at any time should we not be meeting the conditions of the permit.

Moved by Mark Reid and seconded by Art Roy to move into a closed session to ask our counsel a legal question at 10:45pm. Motion Carried.

Moved by Phil Taber and seconded by Dave Henderson to end the closed session at 10:55pm. Motion Carried.

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.

Phil Taber then explained the reasons for his motion.

I have very carefully read and thought about it long and hard. Recovery centres are sorely and scandalously lacking in our community. For profit recovery centres are morally evil. They are a band aid for greater failings in our society. Recovery centres should be run by governments and non-profits. The primary purpose of planning is to mitigate conflict between neighbours and it is clear tonight that



this application is causing conflict. Hampton staff misled the applicants in issuing the permit and should not have recommended these amendments. I do not believe that a recovery centre should exist on this property. Hampton should purchase the property from the applicant and resell it. The motions suggested by staff would add harm to the entire process. Members of PAC are being used to correct the town's problems.

Chris Rendell – Has issues with the inclusion of Tier 3 as of right in Institutional. The by-law needs to be sent back to staff to be rewritten.

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.***

In favour:

***Contrary Minded: Mark Reid, Phil Taber, Dave Henderson, Jamie Mahoney, Chris Rendell and Art Roy
Motion Denied.***

Next Meeting

Regular meeting scheduled for November 25, 2025

7. Adjournment

Moved by Dave Henderson to adjourn the meeting at 11:07 pm.

Mark Reid
Chair

Marilyn Duplacey
Staff Representative