

Date: May 8, 2026



# **NOTICE**

## **Zoning By-law Amendment 27 Bloomfield Ridge Road South (PID 30195580)**

Hampton Council has received an application to amend Zoning By-law HAM-2023-16 and rezone **27 Bloomfield Ridge Road South (PID 30195580)**. You are receiving this notice because your property is within 100 metres of the subject property.

**Application Type:** Zoning By-law Text Amendment and Rezoning  
**Proposed Amendment:** Amendments to Zoning By-law No. HAM-2023-16 related to creating a Medium Industrial (MI) zone to enable the development of a scrap and salvage yard, and rezoning PID 30195580 from Light Industrial (IL) to the proposed Medium Industrial (MI) zone.  
**Property Location:** 27 Bloomfield Ridge Road South, Bloomfield, NB  
**Municipal Plan:** Industrial  
**Applicable By-Law(s):** BY-LAW NO. HAM-2026-28: A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16  
BY-LAW NO. HAM-2026-29: A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16  
**Parcel Identified (PID):** 30195580  
**Parcel Zoning:** Industrial (I)

### **Description of Application:**

An application for a Recycling Facility was received on February 18, 2026. A Recycling Facility is a conditional use in the Industrial (I) zone. Through discussions with the applicant, it was determined that a scrap yard license from the Province will be required. In order to align the zoning with the potential land use intensity, staff determined the proposed use would be more accurately described as a salvage yard, which would require a rezoning. This requirement is driven by a formal development application to develop a scrap and salvage yard which is currently not permitted within the existing zoning framework. This application will be reviewed at two public meetings in the Council Chambers at 648 Main Street, Hampton:

### **Public Meeting**

**Date: Tuesday, May 26th, 2026, at 7:00 p.m.**

**Location: Council Chambers at Town Hall - 648 Main Street, Hampton, NB.**

The Planning Advisory Committee (PAC) intend to provide their view(s)/recommendation(s) on the proposed Amendment(s) to Zoning By-Law HAM-2023-16 on Tuesday, May 26th, 2026, at 7:00 p.m. in the Council Chambers at Town Hall. This meeting is open to the public, who are invited to attend and observe the PAC presentation, deliberation and decision regarding the Council referral. Any correspondence or written submissions received from the public prior to 12:00 p.m. on Friday, May 22nd, 2026 via email to [planning@hampton.ca](mailto:planning@hampton.ca), or delivered in person to the Planning, Development and Engineering (PLED) Department, located at 17 Centennial Road, Hampton, NB, will be included in the PAC presentation and forwarded directly to Council for their consideration. A draft report will be available on May 20th, 2026, and the meeting agenda will be posted on the town's website six days prior to the meeting.

### **Public Hearing**

**Date: Tuesday, June 9, 2026, at 7:00 pm**

**Location: Council Chambers at Town Hall - 648 Main Street, Hampton, NB.**

Hampton Council intends to hold a Public Hearing to consider the proposed amendment(s) to Zoning By-Law HAM-2023-16 on June 9, 2026, at 7:00 pm in Council Chambers at Town Hall, and anyone wishing to offer an opinion on the proposed By-Law amendments may do so in person at the Public Hearing, or in writing prior to 12:00 p.m. on Friday, June 5th, 2026 via email to [clerksoffice@hampton.ca](mailto:clerksoffice@hampton.ca), by mail to Hampton, P.O. Box 1066, 648 Main Street, Hampton, NB, E5N 8H1 or delivered in person to Town Hall, 648 Main Street, Hampton. Additional information will be available on Hampton's website [www.hampton.ca](http://www.hampton.ca) under Public Notices 21 days in advance of the Public Hearing.

Those unable to attend either meeting in person may arrange for electronic participation by contacting the planning office at least **two days before the meeting**. For more information, please contact [planning@hampton.ca](mailto:planning@hampton.ca) or 506-832-6050, and visit our website at [www.hampton.ca/](http://www.hampton.ca/).

**BY-LAW NO. HAM-2026-28**  
**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 Section 9 to label the section “Industrial Zones”.
2. An amendment to Section 9.1 to change the title of the Industrial zone to the Light Industrial (IL) zone.
3. An amendment to create section 9.2 Medium Industrial (IM) zone which reads as follows:

## 9.2 Medium Industrial (IM) Zone

This zone provides for industrial land uses that may require increased separation from neighbouring land uses due to potential for increased nuisance such as noise or odor. It is generally understood that impacts from these land uses do not permeate beyond the property lines, however additional setbacks are implemented to avoid potential land use conflict.

### 9.2.1 Permitted Uses

Any land, building or structure may be used for the purposes of one or more of the following uses:

- a) Conventional Industrial Use
- b) Heavy Equipment Manufacturing, sales or service operation
- c) Light Industrial Use
- d) Salvage Yard
- e) Solar collector, subject to section 4.29

### 9.2.2 Secondary Uses

- a) Business Office
- b) Commercial Garage
- c) Outdoor Storage, subject to section 9.2.3
- d) Recycling Facility
- e) Vehicle Repair Garage
- f) Vehicle Body and Paint Shop
- g) Warehouse

### 9.2.3 Conditions of Use

#### 9.2.3.1 Salvage Yard

A Salvage Yard permitted under section 9.2.1 shall be subject to the following:

- a) Shall be in conformity and maintained under the appropriate Provincial licensing or permitting system;
- b) Screening shall be provided on any street facing yard and shall be a minimum height of 2 metres and not more than 3 metres in height, and be composed of:
  - a. Chain-link covered in filler strips woven into the mesh;
  - b. A fence constructed of solid boards placed vertically or horizontally;
  - c. A berm or retaining wall;
  - d. Any combination of the above.
- c) Existing vegetation along shared property lines and within prescribed setbacks shall be maintained;
- d) Salvage and dismantling activities, shall be setback a minimum of 100 metres from a residential zone;
- e) Salvage and dismantling activities, shall be setback a minimum of 50 metres from the lot line of a residential use;
- f) Secondary and accessory uses shall be setback in accordance with the standards provided in section 9.2.4.
- g) Dismantling that is undertaken manually and / or without the use of heavy machinery may occur outside; and
- h) Dismantling that is undertaken using heavy machinery, crushing, and / or shredding shall be located within a structure when the salvage yard is located within 100 metres of a residential structure.

#### 9.2.3.2 Outdoor Storage

Outdoor Storage shall be permitted as a secondary use in association with a use permitted in section 9.2.1 and be subject to the following:

- a) Screening shall be provided on any street facing yard and shall be a minimum height of 2 metres and not more than 3 metres in height, and be composed of:
  - a. Chain-link covered in filler strips woven into the mesh;
  - b. A fence constructed of solid boards placed vertically or horizontally;
  - c. A berm or retaining wall;
  - d. Any combination of the above.

#### 9.2.4 Zone Standards

- |   |                    |
|---|--------------------|
| a) Minimum Lot Area                               | 8000 square metres |
| b) Minimum Lot Frontage                           | 30 metres          |
| c) Minimum Lot Depth                              | 30 metres          |
| d) Minimum Front Yard – Arterial / Collector Road | 15 metres          |

- e) Minimum Front Yard – Local Road 30 metres
- f) Minimum Rear Yard – Abutting a Non-Industrial Use 50 metres
- g) Minimum Rear Yard – Abutting an Industrial Use 7.5 metres
- h) Minimum Side Yard – Abutting a Non- Industrial Use 50 metres
- i) Minimum Side Yard – Abutting an Industrial Use 7.5 metres

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**BY-LAW NO. HAM-2026-29**  
**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 PID 30195580 from the Industrial (I) zone to Medium Industrial (IM) zone (see Schedule A).

First Reading:

Second Reading:

Third Reading and Enactment:

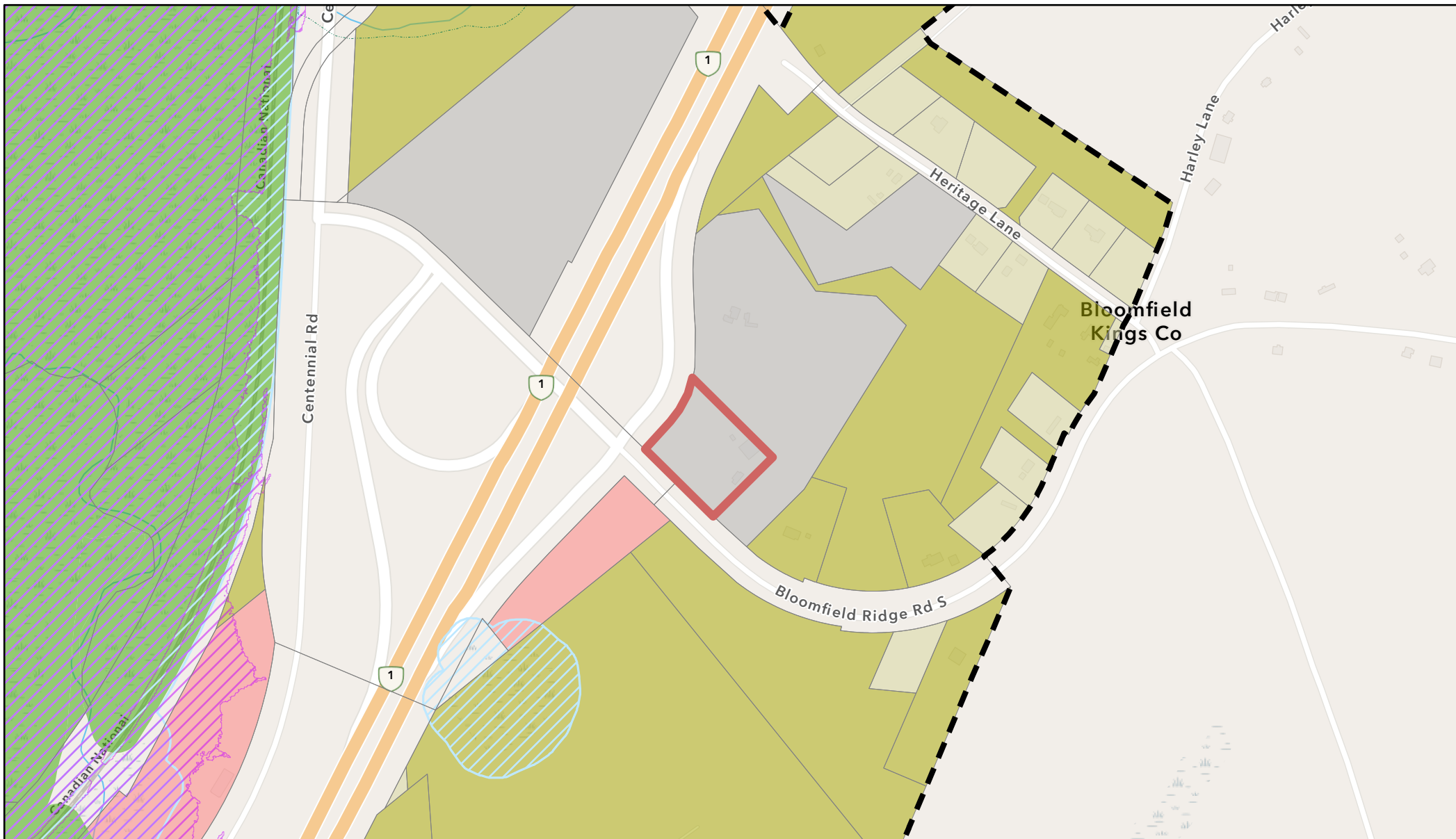
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Mayor: Robert Doucet

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Clerk: Lisa Richard

# Schedule A: Zoning Map - 27 Bloomfield Ridge Road South (PID 30195580)



- |  |                  |   |                                  |   |                         |
|--|------------------|---|----------------------------------|---|-------------------------|
|  | Subject Property |  | Watercourse Overlay (30m Buffer) |  | General Commercial (GC) |
|  | Hampton Boundary |  | Wetland Overlay (30m Buffer)     |  | Industrial (I)          |
|  | Parcel           | Zoning 2025   |                                  |  | Rural Residential (RR)  |
|  | Flood Overlay    |  | Conservation Zone (C)            |  | Rural (RU)              |

