



HAMPTON

PLANNING, ENGINEERING & DEVELOPMENT DEPARTMENT

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|-----------------|---|--|
| Policy Title: | Residential Development Assistance Policy | Supersedes: Hampton Residential Development Assistance Policy (2018) |
| Policy No. | 2025 – 003-RDAP | |
| Council Date: | December 9, 2025 | |
| Effective Date: | January 1, 2026 | |

Purpose

The purpose of this policy is to encourage residential development within Hampton. Hampton will consider the following assistance for landowners (Known as Developers) that are developing lands, for the construction of a residential housing unit within the parameters outlined in this policy.

Definitions

Development assistance is categorized by the number of units within a dwelling. A **dwelling/dwelling unit** is defined as the following, in keeping with the standards of the Hampton Zoning By-law:

“**Dwelling**” means a building or part of a building designed, occupied, or intended as a home, living quarters, or residence by one or more persons and containing one or more separate dwelling units, but does not include a hostel, hotel or motel.

“**Dwelling unit**” means any room or suite of rooms used or intended to be used as a place of habitation by one or more persons.

“**Infill Development**” means construction on one or more dwelling units on an existing lot in an area which is mostly developed, or new construction between existing structures

Eligibility

Assistance is considered for individuals or companies considering residential development within Hampton that extends the municipal infrastructure (i.e. road, sewer) or infill an existing serviced area for the addition of new dwelling units.

Assistance may be considered as one of the following options:

1. Hampton may approve assistance per dwelling unit created or a combination of lots/units in accordance with the amount and details listed in Schedule “A” attached hereto. Extension of the development can occur in phases (minimum of eleven new dwellings or dwelling units to a maximum of 30 new dwellings/dwelling units), however, assistance will only be approved at the time each phase is approved.

OR

2. Assistance from Hampton may be considered for:
 - a. Upgrading of services on Hampton property to the boundaries of the subdivision to service a new development (i.e. sanitary and/or storm sewer extension/upgrades). The value of such work will be determined by Hampton’s Planning, Engineering and Development Department.



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- i. Assistance is not considered for the extension of laterals to lots on existing streets within required sewer servicing limits (Sewer By-law – within 30m of existing lot boundaries).

OR

- b. Infill development per dwelling unit created in accordance with the amount and details listed in Schedule “A” attached hereto. The development can occur in phases with one or more buildings (minimum of eleven new dwellings or dwelling units to a maximum of 30 new dwellings/dwelling units), however, assistance will only be approved at the time each phase is approved.
 - i. Extension of a new development through an infill development may still be considered for future assistance under Option 1.

Miscellaneous Conditions

1. The proposed development must receive tentative approval by Hampton Council prior to being eligible / considered for this program.
2. The proposed development must comply with Hampton’s Standard Specifications, Storm Water Management Guidelines and any applicable by-law(s).
3. The extent of the assistance will be negotiated with the developer and specific details will be included in the Agreement.
 - a. In order to retain assistance approved under this program, the owner must enter into an Agreement within six months from Council’s approval of the subdivision plan, unless otherwise approved by Hampton.
4. Hampton will not approve funding where construction of services has already been completed.
 - a. For infill development, Hampton will not approve funding where construction of the development has started with the issuance of a building permit.
5. Hampton reserves the right to cap the amount of assistance that is awarded within a given year. Whenever possible, additional assistance will be budgeted for in the next fiscal year.
6. One quarter of the assistance will be provided upon registration of the agreement with Land Registry. The remainder of the assistance will be paid out after the registration of the Final Subdivision Plan.
 - a. In the case of infill development, the remainder of the assistance will be paid out after issuance of Occupancy Certificate.



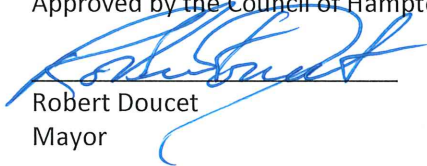
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- i. Agreement - a formal agreement entered into between Hampton and the Owner regarding the development of a specific parcel of land
 - ii. Final Subdivision Plan – a plan prepared by a registered surveyor that involves the laying out of public or future streets, setting aside land for public purposes, a utility or local government service easement that is filed in the New Brunswick Land Registration Office.
 - iii. Occupancy Certificate - a certificate issued by the Building Inspector stating that the building/structure use meets this and other applicable by-laws.
7. Mayor and Council of Hampton will have the final decision on this policy and development within Hampton. The decision of Council will supersede any aspect of this policy.

Approved by the Council of Hampton on the 9th day of December 2025.


Robert Doucet
Mayor


Lisa Richard
Clerk



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Schedule "A"

Residential Development Assistance Program

Design Criteria: _____ Proposed Funding Amount:

Note: Minimum of 11 new units/phase to a maximum of 30 new units/phase

1. **Two-unit dwellings or less** **\$1,500.00 / unit**
**Includes one-unit dwellings, two-unit dwellings, semi-detached dwellings and small lot one-unit dwellings, as defined in Hampton Zoning By-law*

2. **Three-unit dwellings or more** **\$1,000.00 / unit**
**Includes townhouse dwellings, cluster dwellings, multi-unit dwellings, as defined in Hampton Zoning By-law*

3. **Infill development** **\$500.00 / unit**
**Includes townhouse dwellings, cluster dwellings and multi-unit dwellings as defined in Hampton Zoning By-law*

Hampton will consider other design combinations. Assistance, however, will be at the discretion of Hampton.