



**Planning Advisory Committee
Council Chambers
May 26, 2026, 7:00pm
Meeting Minutes**

Attendees:

Mark Reid (Chair)	Councillor Kim Thompkins (Vice Chair)	Art Roy
Pam McKenzie	David Henderson	James Mahoney
Chris Rendell		

Regrets:

Luke Johnson

Staff:

Arthur McCarthy – PLED Director
Cameron Evans – Development Officer
Jennifer Brown - Planning Director for Hampton (Dillon Consulting)

1. Call to Order

The meeting was called to order by chair Mark Reid at 7:03 pm.

2. Approval of Agenda

Moved by Councillor Kim Tompkins and seconded by Pam McKenzie to approve the agenda of the May 26, 2026, meeting as presented. MOTION CARRIED

3. Disclosure of Conflict of Interest

None Declared.

4. Approval of Minutes

Moved by Jamie Mahoney and seconded by Art Roy to accept the minutes of the March 31, 2026, meeting. MOTION CARRIED

5. BUILDING REPORTS

5.1 March 2026

5.2 April 2026



Staff presented the details and summary of the building permits issued in Wards 1, 2 and 3 from March and April 2026.

Moved by Kim Thompkins and seconded by Pam Mckenzie to accept the March 2026 and April 2026 Building Reports. MOTION CARRIED

6. New Business:

6.1 Council Referral (s)

6.1.1 Amendments & Rezoning - 27 Bloomfield Ridge Road South

Staff presented a summary of the report for the proposed recycling/scrap and salvage facility, outlining the background and proposed changes for the rezoning process. The current industrial zone does not permit scrap/salvage yards and requires the creation of a medium industrial zone (IM) to facilitate the development on this property.

During the presentation, the committee posed the question regarding the permitted uses inside the 50m setbacks and further clarity on the Medium Industrial (MI) compared to the current Industrial zone. Staff confirmed that setback is intended to be vacant land and that the drafted amendment would create a light industrial and medium industrial zone.

Further, the committee inquired on the rationale for the 100m setback from Rural Residential (RR) zone vs the 50m Rural (R) zone for existing residence. Staff advised that rural residential areas are lands under 2 acres that may contain a residence, and balancing both RU zone vs RR zone was part of the Municipal Plan adoption in 2024 as the feedback from public was to preservation of rural character.

The committee further requested clarity surrounding the presentation for a rezone or application, and staff confirmed that both are being presented for PAC recommendations to council.

A committee member raised concerns regarding the 50m distance for the Rural zone with the nearest residence located at 55 m, and if this sets a precedent with future applications of this nature. Staff highlight that all applications must be facilitated as per CPA, and that the 50m setback distance was developed based on jurisdictional review, professional judgement and what can be reasonably expected with the application.

A committee member raised concerns regarding potential noise, contamination, and references to other salvage operations and organizations in NB and out of province. Further, this was followed by questions surrounding the drafting of the by-law and its ability to protect residents from these



potential risks. Staff advised that the process is undertaken in conjunction with Provincial licensing requirements and the rezoning process is a high level of review of the application.

A committee member inquired about the permitted uses in the Medium Industrial (MI) zone compared to the existing industrial zone (I). Staff reviewed the comparison table provided in the presentation and report and noted that conditions applied would be in addition to provincial. Further, the committee member raised concerns regarding Hampton's responsibility for protecting nearby residents from contamination risks. Staff advised that Hampton has responsibility through development/by law creation and land use conflict mitigation, and environmental protection is through the province. Further, the committee and staff discussed Hampton's role for providing a path forward with every application submission, and that, at a high level, Hampton's responsibility is to facilitate development, but difficulty remains to foresee all potential risks.

A committee member inquired if the existing concrete plant located on the neighbouring property would be considered a medium industrial use. Staff advised that the concrete plant is an existing use located in a light industrial zone and if proposed, would be consider under a more intensive industrial zone like the proposed Medium industrial zone.

Moved by Councillor Kim Tompkins and seconded by Art Roy that the Planning Advisory Committee recommend Council adopt By-Law No. HAM-2026-28, A By-law to Amend the Hampton Zoning By-Law No. HAM-2023-16, as presented, which would:

- a. Amend the Zoning By-law by creating the Medium Industrial (IM) zone.**
- b. Amend the Zoning By-law to rename the Industrial (I) zone to the Light Industrial (IL) zone.**

MOTION CARRIED

Nay: Chris Rendell

Moved by Councillor Tompkins and seconded by Jamie Mahoney that the Planning Advisory Committee recommend Council adopt By-Law No. HAM-2026-29 A By-law to Amend the Hampton Zoning By-Law No. HAM-2023-16, as presented, which would:

- a. Amend Schedule A of the Zoning By-law to rezone 27 Bloomfield Ridge Road South (PID 30195580) from Light Industrial (IL) to Medium Industrial (IM).**

A Committee member questioned a review of the public notification component included with the PAC Report, and Staff provided an overview of the notification map and summary of the properties solicited for feedback within the 100m distance. Further, a committee member requested further understanding why public discussion was absent from the meeting. Staff reviewed the changes to the



PAC Procedural By-Law adopted by Council in March 2026 to provide clarity for the committee PAC role for Council referrals and PAC applications and reiterated that the hearing from the public (public hearing) is scheduled for June 9th, 2026. Staff further elaborated on PAC role and procedure regarding the Council referral item, and that PAC responsibility is to provide their views to Council as an advisory committee based on the planning information received.

A committee member inquired if the rezoning of the property could be presented at another meeting. Staff advised that PAC has 30 days or within a longer period as Council may decide. At this time, Council has requested PAC views ahead of the public hearing schedule on June 9th, 2026. If PAC requires additional information, the committee can consider tabling the motion and schedule a special meeting where this new information can be reviewed.

A Committee member inquired if PAC votes not in favour, is it possible Council can proceed with the by-law amendments. Staff advised that Council may still proceed as PAC role is to provide their views and/or recommendation to Council as part of the process.

In Favor – Councillor Kim Tompkins, Pam McKenzie, Art Roy

Contrary Minded – Chris Rendell, Jamie Mahoney, David Henderson and Mark Reid

There was a tie vote which required the chair to vote.

MOTION DENIED

6.2 Subdivision(s) – None

6.3 Planning Advisory Committee (PAC) Applications - None

7. Outstanding Issues:

7.1. None

8. Next Meeting

8.1. The next Planning Advisory Committee meeting is to be scheduled for June 30, 2026.

9. Adjournment

Moved by Jamie Mahoney and seconded by Councillor Kim Tompkins that the meeting be adjourned at 7:51 pm.

Approved:

Mark Reid
Chair

Cameron Evans
Staff Representative