



Town of Hampton Municipal Plan

By-law 189-10

TOWN OF HAMPTON MUNICIPAL PLAN

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TOWN OF HAMPTON MUNICIPAL PLAN

1.0 Introduction

1.1 ABOUT THIS PLAN

This Municipal Plan (Plan) has been prepared under the direction of the Council for the Town of Hampton. This version replaces an earlier Plan adopted by Council in 2004. The Municipal Plan for the Town of Hampton was prepared in accordance with the provisions of Section 23 of the New Brunswick *Community Planning Act*.

The Municipal Plan for the Town of Hampton is the prime land use policy document providing the framework by which the future growth and development of the Town shall be encouraged, controlled and coordinated. The policies of this Plan will be implemented through the powers of Council provided by the *Community Planning Act*.

The preparation of this plan has been merged with an integrated community sustainability planning process. This process is linked to the concept of sustainable development, through which communities seek a balanced approach to decision making that benefits the local environment and improves the community's quality of life. Taking a sustainable approach means that decision-making needs to consider the long-term outcomes and consequences of planning decisions that are made. The Plan was developed in close consultation with the community, and provides direction for the community to realize sustainability objectives for its environmental, economic, governance, social and cultural dimensions.

While the overall purpose of this Plan is to function as a community development tool and guide development within the Town over the next 30 years and will be reviewed every 10 years.

1.2 SUSTAINABILTY PLANNING

Broadly defined, sustainable development can be described as *meeting the needs of the present without compromising the ability of future generations to meet their own needs*. Individual communities must interpret the broad concept of sustainable development and its general themes to define and apply the concept to meet specific community needs. By applying the concept at the local level, and designing a local process to advance sustainable development through the planning framework, communities can grow deliberately into more balanced and more resilient communities.

This Plan is built around the five major pillars of sustainability, which Hampton has defined as being:

Environmental – Fostering a land stewardship ethic and provide a healthy natural environment that in turn ensures that residents of the Town continue to enjoy clean air and water and to protect and enhance the environmental integrity within the Town of Hampton.

Economic – Striving to improve the economic viability of the Town by designating sufficient land for future commercial growth and increasing opportunities in a number of sectors including home-based businesses, tourism and professional related enterprises.

Social – Continuing to provide a high quality of services to the community including wastewater and water infrastructure, education, police and fire protection, health care, housing, recreation and leisure opportunities and open spaces and in a manner that meets the needs of a changing population.

Cultural - Preserving local history, values, attitudes and beliefs by protecting and enhancing key heritage features, including natural heritage, community gatherings and events, public art and cultural learning opportunities help to build community.

Governance - Working together with public and private sectors to facilitate suitable structures and processes necessary to achieve sustainability goals within the Town of Hampton. Strengthening governance through the creation of a strategic framework, monitoring systems and evaluation programs supporting sustainable thinking and actions.

An integrated approach to community and environmental planning recognizes that planning of human communities is inextricably connected with planning for the landscape. Integration involves identifying links that occur between planning for land, water and air, and balancing of social, cultural, environmental and economic values through its governance framework.

2.0 About Hampton

The future plan for the Town of Hampton is premised on creating a more sustainable community. A long-term vision has been developed that reflects the potential for the Town of Hampton in the years to come. As such, this section represents the high-level community aspirations for the future evolution of a more sustainable Town. To help articulate these aspirations, the community was asked to identify current community strengths and challenges, and subsequently undertook goal and action setting through a strategic planning process. The intent of strategic planning was to identify goals and actions that would assist the Town in moving from their current state towards the established long-term vision, while building on existing strengths and minimizing weaknesses. This then builds into a more detailed planning framework which is outlined in Section 3.0 and 4.0 of this plan.

2.1 COMMUNITY STRENGTHS

Hampton possesses unique community strengths which will help to position them to become a more sustainable community:

- Town Square revitalization enhances the commercial presence on Main St., builds on community heritage, and establishes a key public space;
- The River is a key natural heritage, environmental and tourism feature (arts and culture venue);
- The Town has many established cultural resources (theater, festivals, crafters, artists);
- There is a strong working relationship with the development community, active developers and a high standard of development present in the Town;
- The Town has a rich history and many heritage elements within the community are still in place;
- The Wastewater Treatment System has sufficient capacity to accommodate additional development;
- The new transit link between Saint John and Hampton is considered a valuable transportation connection;
- The Town has a great school system and excellent recreational opportunities are available within the community;
- There is a strong committee structure and active volunteer community within the Town; and,
- The community is proud of the small town character and atmosphere and its beautiful natural surrounding environment.

2.2 COMMUNITY CHALLENGES

Hampton also faces challenges that need to be managed and addressed in order to develop a more sustainable community.

- There is a need to balance development to ensure protection of the environment; especially the river, town trees, lifestyle and small town quality of life;
- There is a need to effectively manage a long-term potable water supply by protecting the groundwater supply;
- There is a need to develop infrastructure that supports and reflects the small town identity and means; the Town is too small to support large-scale transportation and recreational infrastructure;
- Effective management of municipal finances is required to balance the desires for municipal infrastructure and services (for young families) and to develop services within means of tax payers (especially low income, seniors);
- There is a lack of affordable housing for low income families and/or individuals, seniors and new families;
- The Town is dependent on the City of Saint John for employment opportunities;
- Navigating the Town is difficult for visitors; great assets like the river are hidden from travelers coming from the highway;
- There has been limited commercial development along William Bell Drive; and
- The transportation network needs to be improved through the provision of walking and biking trails, including connections to Saint John.

2.3 COMMUNITY VISION STATEMENT

Over the course of consultation, community members were asked to participate in visioning exercises and identify the core community values they believed would result in a more sustainable future for Hampton. The results of these exercises were molded into a series of vision statements which were reviewed with Hampton Committee representatives and the Municipal Plan Steering Committee, and subsequently developed into a single vision statement which follows:

We are a small and unique community whose strength comes from our people. Our lifestyle is enhanced by the environment around us: the river, the marsh, the valley, and trees. We desire to maintain balance; to celebrate our history and culture, to protect our river and natural environment; to develop our local economy and our Town center. We share equally in the future of this Town, and in doing so aim to maintain fairness, self-sufficiency, and a quality of life that will serve our children well. We want to shape a Hampton that will provide for the generations to come. The essence of Hampton is in our nature: friendly, vibrant, and strong.

The long-term vision contained in this section is not meant to be a static or definitive plan for the Town, but rather a vision and direction to inform, guide and inspire future planning in Hampton.

2.4 COMMUNITY GOALS

The overarching vision statement has been broken down into a number of themes which are outlined below. Each theme area has a corresponding vision statement and set of goals each of which was developed with public and stakeholder feedback. These goals reflect the aims of the community and provide direction for the development of the Plan policies.

Sustainability Area Community Natural Environment

Vision We protect the quality of the air, water and land, encouraging a healthy ecosystem within and beyond Town limits.

- Goals**
- To develop a deeper understanding of watershed management and ensure protection of surface and groundwater resources.
 - To protect the quality and quantity of groundwater in the establishment of a safe and secure supply of potable water for Town residents.
 - To increase community knowledge, awareness and stewardship of water resources including source water protection, watershed management, water quality management, water conservation, and water pollution prevention.
 - To protect key environmental features such as the river and marshland.
 - To encourage alternatives to consumption of fossil-fuel for the protection of clean air.
 - To develop an action plan to adapt to and mitigate the impacts of climate change.

Sustainability Area Community Identity

Vision We celebrate and protect key community, cultural, recreational and natural heritage assets.

- Goals**
- To highlight and protect the Kennebecasis River as a key heritage, recreational, environmental and tourism feature.
 - To develop the Town Square as a central community feature and

celebrate the space through increased public use and preservation of historical features.

- To celebrate the Town’s artisan community and consider the use and placement of art in the development of new municipal buildings and physical infrastructure.
- To encourage preservation of key heritage properties and areas.
- To protect and enhance the small town feel, character and rural identity.

Sustainability Area Balanced Development

Vision We encourage new development while carefully protecting the character of our existing development, our small town character, and valuable ecosystem resources.

- Goals**
- To integrate sustainable site design considerations into Town development approval processes.
 - Establish accountability for environmental resource management within the Town development approval processes.
 - To encourage infill and intensification within the Town while respecting existing neighborhood character.
 - To preserve environmentally sensitive areas and natural features within and surrounding the Town of Hampton.

Sustainability Area Municipal Land Use

Vision We have flexible zoning provisions in place that enable the development sector to adapt to the changing needs of the community, including providing opportunities for active recreation, commercial development and a variety of housing types.

- Goals**
- To manage commercial development and encourage the location of new businesses in core commercial areas.
 - Maintain and enhance local employment, quality of life and work opportunities, and reduce vulnerability of being a bedroom community.
 - To facilitate access to affordable housing for all, and in particular seniors and young families.
 - To develop policies and regulations to preserve the small town character

presently enjoyed by residents of the Town of Hampton.

- To provide active living choices for all ages to ensure healthy lifestyles.
- To protect existing agricultural land uses.

Sustainability Area **Municipal Services and Governance**

Vision We have developed infrastructure that reflects our small town identity and means and have a variety of mechanisms in place to ensure public accountability.

- Goals**
- To undertake long-term financial and infrastructure investment planning that reflects the Town’s internal resources and financial capacity.
 - To ensure infrastructure investments are affordable and ongoing operation and maintenance costs are manageable.
 - To explore opportunities to integrate renewable/alternative energy sources into infrastructure and operations.
 - To improve methods for community involvement and communication.
 - To develop an appropriate policy framework and regulatory structure for the Town.

3.0 General Land Use Policies

3.1 NATURAL ENVIRONMENT

Central to the concept of sustainability is an increased awareness and understanding of the relationships between development and the natural environment. The protection of the natural environment and environmentally sensitive areas is necessary to ensure their continued availability to the public and future generations. Intelligent design and protection of these areas can help to ensure a healthy functioning ecosystem.

Natural features and heritage, such as wetlands, rivers, waterways and escarpments, play a major role in defining the Town. Concerns include the protection of the natural environment including protection of water resources, stormwater management, flooding, erosion and runoff control, tree preservation, climate change adaptation, and mitigation of green house gas emissions.

3.1.1 Natural Environment Policies

1. To ensure protection of surface and groundwater resources.
2. To discourage development that may reduce or impair the quantity and/or quality of a watercourse or waterways, including lakes, rivers, brooks, streams, ponds, and wetlands.
3. To discourage uses which pose high pollutant risk to groundwater or surface water quality.
4. To increase community knowledge, awareness and stewardship of water resources including source water protection, watershed management, water quality management, water conservation, and water pollution prevention.
5. To protect key environmental features and sensitive areas such as the river and marshland, steep slopes, habitat and floodplains.
6. To encourage alternatives to consumption of fossil-fuel in the protection of clean air.
7. To identify and study climate change impacts and develop strategies for mitigation and adaptation.

3.1.2 Water Resource Management Proposals

1. It is proposed that Council work with the provincial government, adjacent local government bodies and interest groups to develop and deliver programs to assist in the conservation and protection of groundwater and surface water resources.
2. It is proposed that Council develop a Watershed Management Plan in conjunction with surrounding communities to ensure protection of surface and groundwater resources.
3. It is proposed that Council work with the provincial government and local watershed organizations to undertake a monitoring program to determine the quality of water in the waterways and watersheds that contribute to the water supply in the Town.
4. It is proposed that Council discourage development if it may reduce or impair the quantity and/or quality of groundwater or surface water resources in the Town, unless proper mitigation measures are included in the development.
5. It is proposed that Council establish setbacks for development from watercourses or waterways, including lakes, rivers, brooks, streams, ponds, and wetlands.
6. It is proposed that Council encourage community participation in water resources management to promote awareness and stewardship including source water protection,

watershed management, water quality management, water conservation, and water pollution prevention.

3.1.3 Flood Risk Proposals

1. It is proposed that Council work with a qualified professional to identify areas within the Town that are subject to flooding events as Flood Risk Areas. Consideration should be given to flooding that might occur under both current and future precipitation and climate variability scenarios which may arise from naturally occurring or human-induced events.
2. It is proposed that identified Flood Risk Areas shall be mapped and form part of this Plan and appropriate Flood Risk Area regulatory controls shall be established to reduce or mitigate the impacts to property, public health and safety. These controls may include but are not limited to, increased setbacks, flood proofing measures, and diversion of site drainage.
3. It is proposed that the Planning Advisory Committee identify terms and conditions for development in order to reduce or mitigate the impacts to property, municipal infrastructure, or public health and safety, if it is proposed in an area known to be prone to flooding.
4. It is proposed that the Planning Advisory Committee restrict development, prohibit development or refuse a development application in Flood Risk Areas or areas known to be prone to flooding if it is shown to negatively impact property, municipal infrastructure or public health and safety.

3.1.4 Climate Change Proposals

1. It is proposed that the Town of Hampton continue to participate and progress as a member of Partners for Climate Protection.
2. It is proposed that Council support corporate and community initiatives that reduce the consumption of fossil fuels through improved systems and operational efficiencies (e.g., waste heat recovery, energy efficiency improvements), conservation, fuel switching, and/or the promotion of behavioural change.
3. It is proposed that Council establish collaborative partnerships with the provincial and federal government and undertake Climate Vulnerability Analysis for the Town of Hampton and associated watersheds in order to identify general climate sensitivity and priority climate change impacts.
4. It is proposed that Council undertake a Climate Change Adaptation Plan to assist in the identification of land uses and infrastructure that are climate adaptation priorities (i.e., highly vulnerable with a high degree of risk).

3.1.5 Environmentally Sensitive Area Proposals

1. It is proposed that Council undertake an Environmentally Sensitive Areas Study, identifying environmentally sensitive areas within and adjacent to Town boundaries, that may include but is not limited to, natural drainage patterns, soil types, watershed boundaries, mature growth stands, vegetative cover, plant and animal species, slopes, escarpments, and important viewsheds.
2. It is proposed that the Environmentally Sensitive Areas Study identify areas that need to be preserved, protected or remediated, including but not limited to natural drainage areas, water discharge areas, steep slopes and contaminated areas.
3. It is proposed that Council develop mechanisms to protect identified environmentally sensitive areas within the Zoning By-law.
4. It is proposed that setbacks be established for development along escarpments within the Zoning By-law.
5. It is proposed that the Planning Advisory Committee impose terms and conditions or prohibit development where the site is marshy or excessively steep or otherwise unsuitable for a proposed use by virtue of its soil or topography.
6. It is proposed that Council support and assist government and interest group activities in the development of landowner and resident stewardship programs that provide information on the value of the Town's natural environment, establish best practices for the stewardship of these lands and implement procedures which could include, tree and vegetation planting; habitat restoration; riparian restoration; controlled public waterway accesses; or stormwater control.

3.2 COMMUNITY IDENTITY

Preservation of historical and cultural elements of a community can have a significant influence on civic pride and sense of community as well the economic well being of the Town through the attraction of tourists. Hampton has a number of buildings and sites, both residential and commercial, which reflect the Town's unique history. Hampton unique rural surroundings and setting provide visitors and residents with access to one of the province's largest and most diverse marsh systems. This combination of amenities and rich history is and will continue to be in demand by tourists. The Town is seeking ways to promote these amenities to their fullest while ensuring the preservation of the small town atmosphere and unique natural environment.

3.2.1 Community Identity Policies

1. To protect and enhance the small town feel, character and rural identity.
2. To enhance beautification and greening of the Town's physical environment.

3. To develop the Town Square as a central community feature and celebrate the space through increased public use and preservation of historical features.
4. To highlight and protect the Kennebecasis River as a key heritage, recreational, environmental and tourism feature.
5. To facilitate development of the eco-tourism service sector by encouraging and enhancing the promotion and development of facilities, natural areas and regional attractions which cater to visitors but remain sensitive to and promote Hampton's exceptional natural environment.
6. To celebrate the Town's artisan community and continue to promote the placement of art in the development of new municipal buildings and physical infrastructure.
7. To encourage identification, protection, enhancement and preservation of key heritage or valued historical properties, sites and areas within the Town.

3.2.2 Greening and Beautification Proposals

1. It is proposed that Council continue efforts to create a vibrant Main Street through beautification and infrastructure improvements to the streetscape, provision of public spaces and appropriately located pedestrian, bicycle and parking facilities.
2. It is proposed that Council continue to work with developers and business owners to implement Schedule B 'Main Street Streetscape Elements'.
3. It is proposed that Council develop a Signage and Wayfinding Strategy for pedestrians and motorists.
4. It is proposed that Council continue to support the efforts of groups like the Communities in Bloom Committee and its commitment to fostering civic pride, environmental responsibility and beautification through community involvement and focus on the promotion and value of green spaces in the Town.
5. It is proposed that Council review the Town's Policy for Bushes, Trees and Branches of Trees on Public Lands with the objective of mitigating the loss of trees due to public works.
6. It is proposed that Council encourage the underground placement of power lines.
7. It is proposed that Council develop a mechanism in the Zoning By-law to protect existing trees and for any trees must be destroyed by development, implement mechanisms for their replacement.

3.2.3 Natural Heritage Proposals

1. It is proposed that Council will work with Provincial, Federal and regional organizations and the private sector to develop specific proposals targeted to strengthen the role of tourism and establish Hampton as an eco-tourism service centre and destination area.
2. It is proposed that Council support the Hampton Trailhead project of the Saint John River Society to serve as a key public access point to the waterway and trails as well as an educational and interpretative venue catering to both residents and tourists.

3.2.4 Cultural and Heritage Proposals

1. It is proposed that Council support and promote local craft persons and artisans and recognize their contribution to the preservation of history and celebration of culture in the community.
2. It is proposed that Council use the work of local artisans in the development of new municipal buildings and physical infrastructure and develop and application process for local artisans to facilitate this effort.

3.3 BALANCED DEVELOPMENT

Balanced development emphasizes the importance of managing land use and development while considering the different pillars of sustainability. Development within the Town of Hampton is encouraged where environmental, cultural, economic and social elements of site design and integration into the community fabric are assessed, and long-term sustainability is strengthened.

Policies geared towards enabling a more balanced development process provide assistance to direct the physical evolution of the Town, ensuring consideration is given to environmental resources, natural landscapes and waterways, active transportation networks and preservation of town culture and character.

3.3.1 Balanced Development Policies

1. To integrate sustainable site design into Town planning approval processes.
2. To establish accountability for environmental resource management within the Town development approval processes.
3. To preserve and protect of sensitive areas within and surrounding the Town of Hampton.

3.3.2 Planning Application Proposals

1. It is proposed that the following environmental factors will be considered when evaluating proposed amendments to the Municipal Plan and Zoning By-law:
 - a) topography;
 - b) soils;
 - c) vegetation;
 - d) wildlife habitat;
 - e) drainage;
 - f) flood risk areas;
 - g) bodies of water;
 - h) watercourses; and
 - i) any other aspect of the development that would pose a danger of contaminating the environment by means of noise, air, water or soil or light pollution or negatively impact the physical attractiveness of the Town of Hampton.

2. It is proposed that Council consider the following site elements when evaluating proposed amendments to the Municipal Plan and Zoning By-law:
 - a) The site layout and proposed use of all land, along with any development phasing;
 - b) The development is designed to mitigate impacts to any environmentally sensitive areas or features on or adjacent to the site;
 - c) The development is designed to retain existing vegetation and to maintain connectivity with vegetation on adjacent sites;
 - d) The development considers natural drainage patterns and adequately manages the flow and quantity of stormwater;
 - e) The relationship and compatibility between the proposed development and any surrounding development and neighbourhood quality and character, including any buffering and screening.
 - f) The type and range of municipal and or private services required to serve the development are identified and the adequacy of such services is assessed;
 - g) The environmental, operational and fiscal impacts of water, sewer and road networks required to serve the development are assessed;
 - h) The transportation impacts, including provision for access and parking, public transit and active transportation modes, and the adequacy of the proposal in meeting transportation needs is assessed;
 - i) The general suitability of the proposed development based on the Goals, Objectives and Policies of this Plan.

4.0 Municipal Land Use

4.1 LAND USE DESIGNATIONS AND THE FUTURE LAND USE MAP

In accordance with Section 23 (3) of the New Brunswick Community Planning Act (CPA), the “Future Land Use Map” for the Town of Hampton will be divided into specific land use designations. These designations are consistent with the general plan principles. The Municipal Plan will contain specific policies regarding land use and development within each designation. In accordance with Section 34 of the New Brunswick Community Planning Act, the Zoning By-law for the Town will be revised, which will include dividing the Town into zones that are in agreement with the Municipal Plan policies.

4.1.1 General Policies

It shall be the policy of Council to facilitate innovative development through flexible policies and regulations that will encourage sustainable development that seeks to protect the natural environment and add to the unique character of the Town of Hampton by way of architecture, landscaping and site design.

4.1.2 Land Use Designations

The Town of Hampton will be divided into six land use designations as shown on Schedule A, the “Future Land Use Map.”

1. Commercial
2. Residential
3. Conservation Area
4. Recreation and Open Space
5. Institutional
6. Agriculture

4.2 COMMERCIAL

Over time, significant commercial areas in Hampton have developed around major transportation routes, including the river, the railway line and the Trans Canada Highway. The older commercial areas in the Town still retain many original heritage buildings and features. The current focus of economic activity in the Town of Hampton is along Main Street. There are two smaller hubs of commercial activity; one on the southern side of the Kennebecasis River and another along William Bell Drive. There is also considerable home-based business and artisan activity in the Town which is less visible but no less critical to the local economy.

A vibrant, active main street is indicative of a healthy economy and is a key factor in attracting additional commercial activity. Highway commercial and business park areas also need to be

located and serviced in a manner that does not detract from the Main Street or environmental resources, but deepens the Town's economic base. All commercial development must be balanced with environmental resources and reflect the Town's small town character, in support of the Town's interest in sustainability, developing an aesthetically pleasing environment, and a new emerging ecotourism sector.

There are a number of distinct commercial areas in the Town, each with their own unique characteristics and requirements.

The **Town Centre areas** are recognized a crucial element in the Town's economic and social fabric. These areas support the most significant commercial activity in the Town and include the Town's Main Street. The focused development of these areas is critical in attracting new residents, investors and visitors; they provide amenities and a place of social interaction for current residents and businesses. They are the social and cultural heart of the Town for local people and visitors, and should be the priority area for reinvestment.

The **Mixed Use areas** have been identified as being comprised of mixed residential and commercial land use and have evolved to this state primarily due to their locations on collector or arterial streets or between or adjacent to significant commercial areas. These areas are anticipated to retain their residential character and form, but may also support home-based commercial or service activity such as offices, bed and breakfasts or personal service shops.

The **Neighbourhood Business areas** are considered to provide an opportunity for the development of small scale commercial uses, intended to service surrounding residential neighbourhoods and provide convenience services within walking distance of the community.

The **Commercial areas** are functionally different from the Town Centre or Mixed Use areas of the Town in that they are strategically located in close proximity to a major transportation route, primarily for the purposes of servicing the travelling public or developing heavier intensity or larger scale commercial uses which would detract from the Town Centre or Mixed Use Areas.

4.2.1 Commercial Policies

1. To encourage and support the growth and development of existing enterprises and to encourage urban renewal.
2. To increase employment and economic development opportunities within the Town, while increasing the municipal tax base.
3. To provide a high level of service within Town boundaries to present and future residents.
4. To encourage growth and development of commercial areas in a manner that will strengthen the Town's economy and small town character.
5. To permit a wide-range of home-based commercial activities as a means of encouraging economic development within the Town.

6. To set out appropriate standards that will encourage a high quality of commercial development.

4.2.2 Town Centre Area Proposals

1. It is proposed that a Town Centre Zone be included in the Zoning-By-law.
2. It is proposed that the Town Centre Zone be the focal point for cultural, multi-unit residential, and small to medium scale commercial enterprises.
3. It is proposed that development within the Town Centre Zone is based on design principles that include rear or side yard parking, quality landscaping and streetscaping, appropriate lighting, and attractive signage.
4. It is proposed that Council develop architectural guidelines for new construction and renovations within the Town Centre Zone.
5. It is proposed that new construction, expansions, infill, and redevelopment within in the Town Centre Zone shall complement existing architectural styles and scale of development in accordance with provisions set out in the Zoning By-law.
6. It is proposed that conversions of the older residential homes for business purposes located within the Town Centre Zone will be permitted as a right.
7. It is proposed that a range of commercial uses will be permitted including bed and breakfasts, antique stores, art galleries, restaurants and professional offices. Zoning By-law provisions will ensure compatibility by only permitting uses that will have a minimal impact on adjacent properties.

4.2.3 Mixed Use Area Proposals

1. It is proposed that a Mixed Use Zone be included in the Zoning By-law.
2. It is proposed that the Mixed-Use Zones are located along collector or arterial roads and support a mix of residential, mixed residential-commercial, and small-scale commercial uses.
3. It is proposed that Council provide for a wide range of residential uses in Mixed-Use Zones and will permit all types of residential uses, except for Mobile Homes.
4. It is proposed that within Mixed-Use Zones all commercial or mixed residential-commercial uses in existence at the time of adoption of this plan will be permitted to continue.
5. It is proposed that in the Mixed Use Zones any new small-scale mixed residential-commercial, or small-scale commercial uses shall be subject to review and terms and

conditions of PAC, including but not limited to, screening and buffering from adjacent residential uses, massing, form and scale of use, mitigation of noise, landscaping, traffic impacts, parking, access and availability of groundwater resources and other similar matters.

4.2.4 Neighbourhood Business Proposals

1. It is proposed that a Neighbourhood Business Zone be included in the Zoning By-law.
2. It is proposed that Neighbourhood Business uses servicing residential areas may be permitted in all residential designations subject to rezoning.
3. It is proposed that in assessing the rezoning amendment, Council shall consider the adequacy of screening and buffering from adjacent residential uses, massing, form and scale of use, mitigation of noise, landscaping, and traffic impacts and access, including pedestrian linkages.

4.2.5 Commercial Proposals

1. It is proposed that a Commercial Zone be included in the Zoning By-law.
2. It is proposed that the uses in the Commercial Zone be primarily for the purposes of servicing the travelling public or heavier intensity commercial uses which would detract from the Town Centre or Mixed Use Commercial areas.
3. It is proposed that development standards to ensure high aesthetic and environmental quality will be set out in the Zoning By-law for all uses in the Commercial Zone including height restrictions, drainage, screening, buffering, setbacks, provision and location of parking areas, lighting, signage, landscaping, tree preservation, architectural considerations, and groundwater access and availability.
4. It is proposed that only uses that meet the minimum provincial environmental standards with respect to impacts on land, air and water will be permitted in the Commercial Zone.
5. It is proposed that the establishment of adult entertainment uses will be on the basis of a rezoning, and shall only be considered in the Commercial Zone. In evaluating the application, in addition to any other applicable policies of this Municipal Plan, consideration shall be given to separation from residential, church, school, institutional and recreational uses as well as compatibility with the existing and intended pattern of development of surrounding land uses.

4.3 RESIDENTIAL DESIGNATION

The majority of the land in the Town of Hampton falls under the Residential Designation. Within the Residential Designation, the Town has chosen to retain a single residential zone, which

enables a wide variety of residential uses. This affords flexibility as many different types of residential land uses may occur on lands designated residential, allowing the Town and developers to respond to market conditions and provide a mix of housing types in any given development. This flexibility has generally had a positive impact on the form of residential development in the Town, and a mix of housing forms have emerged within neighbourhoods, although the dominant form of housing is still single-family residential.

In order to accommodate the needs of seniors and an aging population and minimize costs and impacts of expanding infrastructure, there has been increased focus in the Atlantic Canadian planning and development community on creating more dense development. This has included smaller, more compact single-family housing and multi-unit buildings, which are often in the form of condominiums. This type of residential development has also been occurring in Hampton, and has been relatively easy to enable, given the zoning that is in place in the Town.

To continue to ensure that this flexibility is effectively managed and continues to have a positive impact on housing in the Town, it is important to ensure that the transition between different forms of residential housing respects the scale, form and character of existing neighbourhoods. In addition, given the Town is entirely dependent on groundwater for potable water, it is critical to ensure that denser development or intensification, particularly in existing neighbourhoods, does not negatively impact groundwater resources, in order to ensure a safe and reliable potable supply of water for residents. The General Land Use policies in of this plan help to ensure that environmentally sensitive, balanced development continues to occur, as do the policies contained in this section.

4.3.1 Residential Policies

1. To encourage and facilitate the development of a full range of housing types to meet the wide range of housing needs within the Town.
2. To encourage and support developers in providing alternatives to traditional single-family development to address needs of seniors, empty nesters and singles including, but not limited to, duplexes, townhouses, terrace housing, condominiums and apartments.
3. To encourage flexible subdivision design principles that support innovative approaches to addressing servicing, community character and environmental considerations that could include other new development forms including cluster development.
4. To ensure that denser development or intensification, particularly in existing neighbourhoods, does not negatively impact groundwater resources, in order to ensure a safe and reliable potable supply of water for residents.
5. To ensure new residential housing, infill and intensification respects the scale, form and character of existing neighbourhoods.

6. To ensure new residential development proceeds subject to the availability and capacity of infrastructure.

4.3.2 Residential Proposals

1. It is proposed that a Residential Zone be included in the Zoning By-law.
2. It is proposed that the Zoning By-law will include flexible zoning provisions that allow the housing sector to adapt to changing residential needs of the community.
3. It is proposed that the cost of providing municipal water (when available) and sanitary and storm management infrastructure to new residential subdivisions will be the sole responsibility of the developer.
4. It is proposed that new residential subdivisions will not be permitted where direct Municipal expenditures are required to service the proposed development including, but not limited to, the extension of services along an existing road and the construction or expansion of pumping stations except where Council has agreed to provide these services as a means of facilitating new development.
5. It is proposed that a wide range of residential uses may be permitted within the Residential designation. Single and two unit residential structures and medium density development including, but not limited to, terrace housing, row houses and town house development will be permitted subject to provisions including, but not limited to lot size, setback, buffering, lot coverage and accessory building regulations.
6. It is proposed that multiple unit development such as Terrace, Townhouse, Row Dwelling and Apartments may be permitted within the Residential designation subject to review and any terms and conditions that may be imposed by the Planning Advisory Committee including, but not limited to, architectural design, screening and buffering from adjacent residential uses, form and scale of use, mitigation of noise, landscaping, traffic impacts, access, parking, sidewalks, emergency service access, environmental protection, availability of groundwater resources, availability of municipal infrastructure, and similar matters.
7. It is proposed that multi-unit buildings shall be set back from lower density housing to ensure sufficient buffering and screening is maintained in order to maintain privacy.
8. It is proposed that intensification and redevelopment of existing developed areas shall occur in a manner than is compatible with existing built form. Infill or redevelopment of a scale different than the existing neighbourhood shall be subject to conditions of PAC which shall consider impact to adjacent uses, form and scale of use, buffering and screening and similar matters.
9. It is proposed that new buildings should be designed to reflect the character of the surrounding neighborhood and development form. Elements such as setbacks, height, and elevation shall be considered.

10. It is proposed that Council shall permit flexible subdivision design principles subject to conditions of the Planning Advisory Committee.
11. It is proposed that mini-home subdivision development may be permitted as a right within the Residential designation subject to provisions set out in the Zoning By-law including, but not limited to, lot size, setbacks, lot coverage and accessory building regulations.
12. It is proposed that One Accessory Apartment per single unit residence is permitted in the Residential designation, subject to provisions set out in the Zoning By-law.
13. It is proposed that Special Care Homes and Day Care Facilities may be permitted in the Residential designation subject to provisions set out in the Zoning By-law, subject to review and any terms and conditions that might be imposed by the Planning Advisory Committee.
14. It is proposed that Home-based businesses that are compatible with adjacent residential uses and maintain the character of residential areas will be permitted within the Residential designation. A range of micro-economic enterprises will be permitted within this designation as home-based businesses, including professional and business offices, cultural and craft related businesses and technology related businesses. No uses will be permitted which cannot provide adequate off street parking accommodation, require frequent deliveries and pick ups or which will have a negative impact on the environment or neighbouring properties. Home-based business occupations will be subject to provisions set out in the Zoning By-law to ensure compatibility with neighbouring uses.
15. It is proposed that existing Agriculture uses will be permitted to continue within the Residential designation subject to provisions set out in the Zoning By-law.
16. It is proposed that existing commercial uses will be permitted to continue within the Residential designation as a right, and will be zoned appropriately within the Zoning By-law.
17. It is proposed that Council consider proposals from the private sector or other organizations for the establishment of cemeteries with associated facilities including crematoria by an amendment to the Zoning By-law.
18. It is proposed that Council provide a coordination and information sharing role with both non-profit and private housing development interests in an effort to assist in the development of residential accommodations with an emphasis on modestly priced housing for singles and seniors.
19. It is proposed that Council investigate opportunities to promote the Town as a desirable retirement community which would provide a range of services and amenities including a broad range of housing choices, health and recreation facilities, services and programs as well as seniors and nursing home accommodations.

20. It is proposed that Council hold a Housing Workshop that brings together provincial and federal housing agencies, service clubs, church organizations and the development sector. The purpose of the workshop will be to identify how to address the wide range of housing requirements of the Town and the role of Council and various sectors in that effort.

4.3.3 Mobile Home Proposals

1. It is proposed that Mobile Home parks shall only be permitted in the Mobile Home areas, and redevelopment of existing mobile home parks may only be permitted in the Mobile Home areas subject to a rezoning application.
2. It is proposed that when a rezoning such as that described in 1 is approved, Council shall require a development agreement under Section 39 of the Act setting out matters such as screening and buffering from adjacent residential uses, form and scale of use, mitigation of noise, landscaping, traffic impacts, environmental protections, availability of groundwater resources and similar matters.
3. It is proposed that expansions to existing Mobile Home parks shall not be considered in any residential area other than the Mobile Home areas.

4.4 CONSERVATION AREA DESIGNATION

Where the Kennebecasis River flows through Hampton there are significant flood plain areas, including some of the province's largest and most diverse marsh systems. These areas, which are alongside the Kennebecasis River, Ossekeag Creek, Beamers Creek and Darlings Lake, are protected under the Plan as conservation areas. The boundaries of this designation generally follow the provincial wetlands mapping and also include the municipal sewage treatment facilities.

4.4.1 Conservation Area Policies

1. To protect the waterways, wetlands and flood plain areas of the Kennebecasis River and its tributaries.

4.4.2 Conservation Area Proposals

1. It is proposed that the Conservation Area designation on Schedule A, "Future Land Use Map" will include the wetlands as mapped by the Province of New Brunswick as well as the sites of municipal sewage treatment facilities.
2. It is proposed that no new permanent structures or buildings will be permitted to be constructed or located within the Conservation Area designation.
3. It is proposed that for public purposes, observation areas, boardwalks and other types of structures designed to provide public access to waterways and wetlands may be

constructed by public agencies, in consultation with the relevant government departments and approval agencies. All structures shall be constructed in such a manner that impacts to the conservation areas are minimized to the greatest extent possible.

4. It is proposed that temporary structures may be permitted subject to review and any terms and conditions that may be imposed by the Planning Advisory Committee, in consultation with relevant government departments, to address potential negative impacts to the natural environment.
5. It is proposed that the construction of wharves, dams or any other similar structures on the waterways or the dumping of waste or fill of any nature will not be permitted in the Conservation Area designation except upon approval of a Watercourse Alteration Permit under the Clean Water Act.
6. It is proposed that wetlands, as well as sewage treatment facilities and municipal wells, will be identified in the Conservation Area designation and provisions included in the Zoning By-law to ensure appropriate buffers are provided.

4.5 RECREATION AND OPEN SPACE

Council recognizes the value of wellness and fitness facilities as a means of promoting healthy and active lifestyles for residents as well as attractions for tourists in support of the economic vitality of the community. The Town provides a full range of recreational facilities including playing fields, tennis courts, basketball courts, an arena and an outdoor pool. However, participation levels are placing a strain on these facilities. The challenge for Hampton will be to continue to provide facilities and programs which respond to a variety of interests, ages and abilities, while ensuring that the investment required to develop this infrastructure does not place undue strain on the town's financial resources.

Open space amenities in the Town include parks, playing fields, trails, lookouts and playgrounds. The provision of open space is also important for recreation and a healthy lifestyle. The Town is actively pursuing the redevelopment of lands in the centre of town that will play a large role in the improvement of the provision of a centrally located public open space. The Town is also actively pursuing the development of linear park infrastructure, which would include trails for biking and walking which encourages the development of connections for active transportation.

4.5.1 Recreation and Open Space Policies

1. To provide an adequate open space environment which assures residents of the Town the widest possible range of recreational and leisure opportunities for their health, enjoyment and satisfaction.
2. To provide park and recreational facilities to meet the needs of all age groups in the community.

3. To protect and enhance parks and open space for the purposes of urban greening, active and passive recreation, buffering natural heritage features and retaining viewscales.

4.5.2 Recreation and Open Space Proposals

1. It is proposed that Council work with community organizations, the private sector, and other levels of government, to improve existing facilities, establish new facilities and develop programs in order to maximize opportunities for affordable recreational activity for all age groups.
2. It is proposed that Council develop recreation facilities in a manner that creates multi-purpose community hubs that support a variety of activities, and concurrent opportunities that enable multiple ages and interests to engage on site at one time.
3. It is proposed that Council encourage the development of similar facility components to be twinned or grouped together to support economies of scale in maintenance and development, expanded user opportunities and tournaments, and where ancillary components developed (parking, lighting, bleachers, etc.), when the need is justified.
4. It is proposed that Council ensure that in facility redevelopment and new development facilities are flexible and accessible, with opportunities to accommodate as wide a range of use as possible, and to be converted to other uses in the future.
5. It is proposed that Council employ sustainable practices and energy conservation measures in new and redeveloped facilities.
6. It is proposed that Council develop facilities that include design elements that encourage social interaction among residents of all ages and levels of ability. This may include resting places, shaded areas in parks, or highlighting the connection between places of interest such as signage to encourage connection with parks and facilities.
7. It is proposed that Council develop facilities that are linked and reached by active transportation modes.
8. It is proposed that Council implement the recommendations of the 10 year Recreation Master Plan, as the basis for detailed direction in the development of the parks and recreation system.
9. It is proposed that parks, playgrounds and public trails will be permitted within the Residential designation.
10. It is proposed that sufficient and appropriately located public lands will be secured by Council, in order to offer a range of open space opportunities within the Town including parks, running and walking trails, bicycle paths and the conservation of natural areas.

11. It is proposed that Council require as appropriate, that a public land contribution be made as part of the subdivision approval process.
12. It is proposed that Council may take cash in lieu of the land contribution, where it is deemed that there is sufficient land in the immediate area of the new development for public open space. The public land contribution may be utilized for a variety of passive or active recreation and conservation uses including playgrounds, natural parks and green spaces and corridors, trails, bicycle paths and access to waterways and lookouts. Land for public purposes will be in addition to and not include any protected areas.
13. It is proposed that Council consider the development of Parks, Open Space and Trails Plan which will set out guidelines and criteria for the acquisition and development of parks and open space, recreation lands and conservation areas within the Town with the long-term objective of providing an interconnected open space system.
14. It is proposed that as part of the Parks, Open Space and Trails Plan, Council shall consider adopting a parks and open space hierarchy which may incorporate the following park and open space classifications:
 - a. Community Parks – parks that are destination parks designed to serve the entire Town;
 - b. Neighborhood Parks – parks designed to serve more local neighbourhoods and that are within walking distance;
 - c. Linear Parks – active transportation links which connect key places and neighbourhoods to central community features;
 - d. Unique or Special Open Spaces – open spaces not owned by the municipality but which are critical to the needs of the community.

4.6 INSTITUTIONAL

Institutional uses include properties occupied by schools, churches, community centers, emergency services and other government buildings. Institutional buildings usually occupy larger areas of land and generate pedestrian and motor vehicle traffic; therefore, new institutional developments in residential designations require rezoning. A variety of institutional uses can be found throughout the Town of Hampton; however, the most significant concentration of institutional uses is found along Main Street adjacent to the Ossekeag Creek, where the Community Centre, Schools and Fire Department are located. Institutional uses in Hampton include the Hampton Primary, Elementary, Middle and High Schools, the Hampton Community Centre, the Fire Department and a variety of churches which are dispersed throughout the Town fabric. Institutional services contribute towards a healthy quality of life for the Town of Hampton and considered to be among the core strengths of the Town of Hampton. In particular, the location of the Primary, Middle, and High Schools within the Town boundaries to be of critical importance to their community identity, quality of life, and social and cultural well-being.

4.6.1 Institutional Policies

1. To reserve adequate lands for the development, redevelopment and expansion of institutional uses.
2. To foster the social development of the community by ensuring accessibility to the facilities of the Town for all age groups, for all socio-economic levels and for all levels of physical ability.
3. To encourage the use of green building design standards including energy efficiency.

4.6.2 Institutional Proposals

1. It is proposed that institutional uses shall be permitted as of right in the Institutional designation, subject to the requirements of the Zoning By-law.
2. It is proposed that the Zoning By-law will set out design standards including but not limited to access, boundaries, signage, setbacks, screening and ensure that a high quality of institutional development is encouraged while protecting the privacy of adjacent private properties.
3. It is proposed that new institutional uses may be permitted in lands designated other than Institutional subject to a rezoning application and the policies contained in this Plan and supporting Zoning By-law.
4. It is proposed that in assessing the redesignation of lands to institutional, Council shall consider the following impacts, including but not limited to, compatibility with surrounding uses, environmental impacts, availability of municipal infrastructure, traffic impacts and pedestrian accessibility.
5. It is proposed that new institutional developments are widely accessible to the community and that the needs of individuals with varying degrees of mobility are met.
6. It is proposed that green building standards including energy efficiency or renewable energy technology be included within new institutional development.
7. It is proposed that Council shall work with the community and the province to ensure that the high quality of education and continued presence of schools remain central community features.

4.7 AGRICULTURE

Although farming within Town boundaries has declined over the last half of the century, there are still a number of farms located within the Town with varying degrees of farming activity. In order to preserve the agricultural value of this land, it has been designated as Agriculture.

Ensuring that viable agricultural lands are protected under the plan is also a consideration in achieving greater food security within the Town.

4.7.1 Agriculture Policies

1. To protect land that has been used traditionally as farmland for existing and future agricultural use.

4.7.2 Agriculture Proposals

1. It is proposed that Council protect lands that have been used traditionally as farmland by designating them as agricultural.
2. It is proposed that Council consider developing buy local food policies and promote self sufficiency in agriculture and food production.
3. It is proposed that Council encourage buffering between other uses and agricultural land to maintain viability of agriculture land and minimize nuisances.

5.0 Municipal Services

5.1 MUNICIPAL SERVICES

5.1.1 Municipal Services Context

The Town of Hampton is responsible for a variety of municipal services. A major objective identified in the plan review process was to limit the impact of municipal services on the environment both during and after construction including erosion, stormwater runoff and pollution. Other objectives include reducing the use of vehicles and encouraging other types of transportation such as bicycling, walking and jogging.

There is sufficient capacity within the municipal sanitary sewer system to support additional growth. There is a need for stormwater to be managed in a more sustainable manner that in turn will reduce erosion and act as a recharge agent. Most residents and businesses in the Town of Hampton draw their water supply from groundwater sources through on-site wells.

A key issue raised during the plan review process was that a water supply of suitable quantity and quality is required to support present and future growth. The Town is currently investigating the location of a municipal wellfield. Until such time as municipal water services are developed, it is expected that the Town will continue to rely on private wells. The Town may choose to phase in the provision of water services such that a dual system of both private and public supplies may coexist. Management of the groundwater resource is essential both in terms of conservation of the resource as well as protection from contamination.

Waste disposal and recycling in the Town is addressed through participation in the Fundy Region Solid Waste Commission. While there is a very high participation rate by Hampton residents in the recycling program offered by the Commission there is opportunity to increase the amount of material that is redirected to the recycling program.

Renewable energy technology is increasingly being incorporated into municipal systems to provide an alternative to fossil fuels for electricity, heat and /or motive power. Technologies, such as solar, wind, biomass and hydro, are being integrated into municipal systems as well as residential scales to offset energy costs and the long term environmental benefit.

Finally, the provision of emergency services is critical to a sense of security and quality of life enjoyed by Town residents. The emergency services facility serves as a headquarters for the fire department, ambulance service and Emergency Measures Organization. Ambulance service is contracted with the province and is tied directly to the province's 911 service. Police protection is contracted from the Royal Canadian Mounted Police who have an office in Hampton.

5.1.2 Municipal Services Policies

1. To undertake long-term financial and infrastructure investment planning that reflects the Town's internal resources and financial capacity.
2. To ensure infrastructure investments are affordable and ongoing operation and maintenance costs are manageable.
3. To ensure transportation options for vehicular, pedestrian and bicycle traffic will provide safe, reliable circulation within the Town.
4. To ensure environmentally responsible management of stormwater.
5. To protect the quality and quantity of groundwater and plan for a safe and secure supply of potable water for Town residents and businesses.
6. To encourage practice the three R's of Reduce, Reuse and Recycle within the Town's day-to-day operations.
7. To explore opportunities to integrate renewable/alternative energy sources into infrastructure and operations.
8. To ensure that an appropriate level of emergency services is provided including police, fire and ambulance and that emergency response is available to residents and businesses.
9. To ensure that high quality telecommunication and utilities are provided to residences and businesses in the Town.

5.1.3 Transportation Proposals

1. It is proposed that development will be designed to link existing or planned pedestrian, jogging and biking trails.
2. It is proposed that the Subdivision By-law set out standards for developers will ensure that high quality roads will be constructed in a reasonable time period and designed to have minimal impact on the environment including erosion and water runoff.
3. It is proposed that streets within the Town will be classified in accordance with Schedule A, 'Future Land Use Map'. In addition to meeting setback and access provisions set out in the Zoning By-law, any new development will be evaluated to take into consideration the role and function of the streets that will be affected by the development.
4. It is proposed that new roads will be designed and developed such that stormwater runoff will be minimized to reduce erosion and control flooding.

5. It is proposed that an overall road improvement program will take into consideration the classification of streets shown in Schedule A, 'Future Land Use Map' and will be reflected in the required Five Year Capital Budget.
6. It is proposed that Council shall encourage developers to utilize swales and retention ponds as a means of controlling and directing runoff.
7. It is proposed that parking standards will be established in the Zoning By-law to ensure that adequate parking will be provided and that no on-street parking will be permitted except in designated areas within the Town.
8. It is proposed that the Subdivision By-law enable a reduction road paving width requirements where there is potential for only a limited number of residences.
9. It is proposed that Council undertake a study of transportation needs within the Town to address overall road maintenance and improvements, the need for additional parking in the core area, the provision of pedestrian facilities, car pool facilities, bike paths and storage racks, and facilities for overnight and short term parking of commercial vehicles. This study will recommend standards for new development.
10. It is proposed that Council work with the owners of the two steel bridges in the Town to assess risk, effectiveness, lifespan and alternatives.

5.1.4 Water Proposals

1. It is proposed that, upon confirmation of a municipal well site, Council will investigate measures to ensure the quality of this source of water and the appropriateness of a Wellfield Protected Area Designation Order.
2. It is proposed that applications for subdivision of land, intensification of an existing residential area, or applications to rezone lands for a purpose that is to be serviced by private wells are to be supported by a Water Supply Assessment Report. This report will indicate there is sufficient quality and quantity of potable water to support the proposed use and the density of development. This hydrogeological assessment will be carried out by a qualified professional which demonstrates there is an adequate supply of groundwater and that groundwater supply in adjacent properties will not be adversely impacted;

5.1.5 Sanitary Sewer and Stormwater Management Proposals

1. It is proposed that all development will be connected to sanitary sewer where available. Where municipal services are not feasible, private services will be permitted subject to approval of the Provincial Department of Health and Wellness.
2. It is proposed that standards for stormwater runoff control will be set out in the Standard Specifications for Developers. The best practices described in the "National Guide to

Sustainable Municipal Infrastructure” will be used as a guideline. No new development will be permitted to drain stormwater into the sanitary sewer system.

3. It is proposed that private stormwater management systems will be connected to municipal storm drain systems where available as required by the Development Officer.
4. It is proposed that the Subdivision By-law identify standards and mechanisms for stormwater management, such as stormwater detention ponds, vegetated swales or other stormwater management techniques to channel stormwater, facilitate groundwater recharge and pollutant removal, minimize erosion and control flooding.
5. It is proposed that where not already addressed in the subdivision approval process, all new development or activity that will alter the existing grade and that will change the drainage and runoff patterns of land adversely affecting adjacent properties will require a development permit.
6. It is proposed that the Zoning By-law shall include a requirement for a drainage plan for all new development on undeveloped land and may include other infill development at the discretion of the Planning Advisory Committee.
7. It is proposed that Council undertake a stormwater management study and plan of action to ensure that stormwater is managed in a manner that assists in recharging the groundwater resource and minimizes impacts downstream and on the marsh.

5.1.6 Recycling and Waste Disposal Proposals

1. It is proposed that the Town will continue to participate in the Fundy Region Solid Waste Commission in the disposal of waste, as well as composting and recycling programs.
2. It is proposed that Council develop a Pollution Prevention and Recycling Strategy for the Town with input from and consultation with the Town's residents and businesses.

5.1.7 Energy Proposals

1. It is proposed that Council review the lighting of streets and municipal facilities to reduce light pollution and identify opportunities for energy conservation while maintaining public safety.
2. It is proposed that Council may develop and / or support programs and initiatives that increase the community's knowledge of and access to renewable energy technologies.
3. It is proposed that Council may develop standards regulating any nuisance or potential harmful aspect of renewable energy of any scale.

4. It is proposed that Council may investigate funding for and the feasibility of opportunities to integrate renewable energy and energy storage technologies into municipal infrastructure systems and / or municipally owned facilities.

5.1.8 Emergency Services Proposals

1. It shall be the policy of Council to maintain an up-to-date Emergency Measures Organization Plan for the Town and to provide the training and logistics required to support the Plan.

5.2 MUNICIPAL GOVERNANCE

5.2.1 Municipal Governance Policies

1. To develop an appropriate policy framework and regulatory structure for the Town.
2. To encourage public participation and improve communications within the planning process.
3. To improve methods for community involvement and communication.

5.2.2 Municipal Plan and Review

1. The Municipal Plan for the Town of Hampton is the prime policy document providing the framework by which the future growth and development of the Town shall be encouraged, controlled and coordinated. The policies of this Plan will be implemented through the powers of Council provided by the Community Planning Act
2. It is proposed that Council coordinate a yearly public meeting to update the community on progress towards plan policy and proposals.
3. The Zoning By-law for the Town of Hampton will contain appropriate provisions for ensuring that residents will be notified and given opportunity to provide input before the Planning Advisory Committee and/or Council when changes are proposed within their neighbourhood.
4. A review of the Municipal Plan will be undertaken every ten years.
5. Amendments to this Municipal Plan are possible under Section 74 of the Community Planning Act.
6. An amendment to this plan shall be required:
 - a) where any major policy intent is to be changed, or

- b) where, upon application for a zoning amendment, Council decides that it is in the best interest of the Town to revise its policy or “Future Land Use Map” to amend the Plan to permit the proposed development.

5.2.3 Zoning By-law Proposals

1. The Municipality will amend the Zoning By-law for the Town of Hampton immediately following the enactment of the Municipal Plan in accordance with Section 34(1) of the Community Planning Act. The amendment must reflect all relevant provisions of the Plan.
2. All amendments to the Zoning By-law will be in accordance with the “Future Land Use Map”, Schedule A, of the Municipal Plan for purposes of conformity.
3. In considering future amendments to the Zoning By-law, Council shall have regard for the following:
 - a) the proposal is in conformity with the intent of this Plan; and
 - b) the proposal is not premature or inappropriate for any of the following reasons:
 - i. the financial ability of the Town to absorb any of the public costs relating to the development, or
 - ii. the adequacy and availability of municipal services.
4. In addition to any other specific considerations identified elsewhere in the Municipal Plan and Zoning By-law, the evaluation of all applications for amendments to the Zoning By-law shall take into consideration:
 - a) impacts on adjacent land uses and the natural environment including habitat and groundwater resources;
 - b) public safety;
 - c) suitability of access, roads, and bridges;
 - d) suitability of lot size to proposed use;
 - e) compatibility of the proposed use and scale of any buildings or structures to surrounding land uses;
 - f) issues of nuisance including traffic, noise, and visual disturbance;
 - g) maintenance of the character of the community; and
 - h) the potential pollution of air, soils or water.
5. Prior to granting an application to amend the Zoning By-law, consideration will be given to the imposition of terms and conditions to address, but not be limited to, compatibility with surrounding land uses, protection of the environment, and use and enjoyment of property including provisions specifying:

- a) proposal and type of activity permitted;
- b) the portion of the lot which is subject to the application to amend the Zoning By law;
- c) site layout;
- d) scale, external design, and appearance of structures;
- e) setbacks and buffers;
- f) hours and days of operation;
- g) landscaping and screening;
- h) compatibility with existing neighborhood character;
- i) limits on activities that might produce noise, smoke, odours, dust, vibrations, or other nuisances; and
- j) time limits within which any part of the specific proposal or terms and conditions shall be carried out.

5.2.4 Building By-law

1. The Building By-law will be reviewed and amended if necessary to may be required to assure conformity with this Plan in accordance with Section 59(1) of the Community Planning Act.

5.2.5 Subdivision By-law

1. The Subdivision By-law will be reviewed and amended as may be required to assure conformity with this Plan in accordance with Section 42(1) of the Community Planning Act.
2. The subdivision of land shall be carried out under a filed subdivision plan except when it is exempt under conditions set out in the Community Planning Act. The Town will make provisions for developers to cede 10% of the area of a proposed subdivision, exclusive of protected land and land for public streets and right of ways, as land for public purpose. Alternatively, and at the discretion of Council, the developer may provide 8% of the market value of the land in the subdivision exclusive of land for public streets and right of ways.

5.2.6 Five Year Capital Budget

1. In addition to controlling private development, Council may undertake programs of its own to encourage development in certain areas, improve or protect the environment, or to provide a greater range of social, recreational, or cultural facilities. It is the purpose of this Plan as outlined in policy to aid in the establishment of such programs. It is the intent of Council to incorporate policies and provisions of this Plan into the Capital Budget and the Five Year Capital Plan to the greatest extent possible as a means of eventual integration of planning, capital programming and budgeting.

2. As required by section 23(6) of the Community Planning Act, Council will establish a five-year capital budget (See Schedule C). This budget will be revised on an annual basis.

5.3 SCHEDULES

The following schedules form part of this Plan and may be changed only through the amendment procedure set out in the Community Planning Act.

1. SCHEDULE A – FUTURE LAND USE MAP
2. SCHEDULE B – MAIN STREET STREETScape ELEMENTS
3. SCHEDULE C – FIVE-YEAR CAPITAL BUDGET

By-law Repealed

Municipal Plan By-law Number 159-04 and amendments thereto is repealed.

Read First Time: December 1, 2010

Read Second Time: December 1, 2010

Read Third Time and Enacted: December 14, 2010

Ken Chorley, Mayor

Megan A. O'Brien Harrison, Clerk