



AMHERST TOWN COUNCIL

RFD# 2023045

Date: March 27, 2023

TO: Mayor Kogon and Members of Council

SUBMITTED BY: Andrew Fisher, Director of Planning & Strategic Priorities

DATE: March 27, 2023

SUBJECT: Development Agreement – 264 Church Street

ORIGIN: An application for a development agreement to allow construction of a 96-bed long-term care facility at 264 Church Street.

LEGISLATIVE AUTHORITY: *Municipal Government Act* Part VIII Planning and Development.

RECOMMENDATION: That Council give second and final reading to the Development Agreement for 264 Church Street that would permit the construction of a 96-bed long-term care facility.

BACKGROUND: Attached is the draft development agreement. An advertised Public Participation Opportunity was held on January 18, 2023, where the only concern raised at the meeting was regarding traffic and this was addressed by staff. At their February meeting, the PAC recommended Council enter into the Development Agreement. Council gave first reading on February 27, 2023, and an advertised Public Hearing was held on March 22, 2023.

Council is referred to the February 6, 2023 staff report to the Planning Advisory Committee that contains details about the proposed development, input received through the January 18, 2023 Public Participation Opportunity, and a review of the relevant MPS policies.

DISCUSSION: As detailed in the attached staff report to the PAC, the proposal meets the general intent of MPS policies. This new facility will replace the 40+ year old facility that provides an important asset to the community.

Should Council decide to give second reading of the agreement, the public will have a period of 14-days to appeal this decision at the Nova Scotia Utility Review Board.

FINANCIAL IMPLICATIONS: No significant costs specific to this issue. Ongoing tax revenue upon completion of the development.

SOCIAL JUSTICE IMPLICATIONS: None specific to this issue.

ENVIRONMENTAL IMPLICATIONS: The proposal is considered infill development and represent efficient use of land and does not require significant extension of municipal services.





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COMMUNITY ENGAGEMENT: January 18, 2023 Public Participation Opportunity, and March 22, 2023 Public Hearing. If approved, notice of the right to appeal council's decision is placed in the local newspaper.

ALTERNATIVES: 1) Give Second Reading of the development with specific amendments;
2) Reject the application citing specific policies that are not met by the proposal.

ATTACHMENTS: 1) Development Agreement; 2) Staff report to PAC.

Report prepared by:

Report and Financial approved by:

