



AMHERST TOWN COUNCIL

RFD# 2023064

Date: April 24, 2023

TO: Mayor Kogon and Members of Council

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

DATE: April 24, 2023

SUBJECT: Development Agreement – Rezoning 36 & 38 Beacon Street.

ORIGIN: An application by Mike LeBlanc on behalf of Amherst Little League Baseball Club to amend the Land Use Bylaw Zoning Map to change the zoning of PIDs 25011255 and 25011248 located at 36 & 38 Beacon Street from General Residential to Open Space.

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

RECOMMENDATION: That Council give Second Reading of the amendment to the Land Use Bylaw Zoning Map to rezone the properties located at 36 & 38 Beacon Street from General Residential to Open Space.

BACKGROUND: An advertised Public Participation Opportunity was held on March 1, 2023, no issues were raised. Council is referred to the March 6, 2023, staff report to the PAC that contains details about the proposed development, and a review of the relevant MPS policies. The PAC approved a motion that Council rezone the property. Council gave First Reading at their regular meeting in March, and an advertised Public Hearing was held on April 12, 2023 where no issues were raised.

DISCUSSION: As detailed in the attached staff report to the PAC, the proposal meets the general intent of MPS policies. The rezoning process gave the public opportunities to provide comment at the Public Participation Opportunity and Public Hearing. The rezoning will allow the Club to make improvements to their programming and provide some additional off-street parking.

FINANCIAL IMPLICATIONS: None specific to this issue.

SOCIAL JUSTICE IMPLICATIONS: None specific to this issue.

ENVIRONMENTAL IMPLICATIONS: None specific to this issue.

COMMUNITY ENGAGEMENT: March 1, 2023 Public Participation Opportunity, and April 12, 2023 Public Hearing. If approved, notice of the right to appeal council's decision is placed in the local newspaper.

ALTERNATIVES: 1) Reject the application citing specific policies that are not met by the proposal; 2) Refer the application back to the PAC for more information.

ATTACHMENTS: 1) Staff report to PAC

Report prepared by: A. Falaye Report and Financial approved by:

