



AMHERST TOWN COUNCIL

RFD# 2024047

Date: April 22, 2024

TO: Mayor Kogon and Members of Council

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

DATE: April 22, 2024

SUBJECT: Development Agreement – Rezoning, Industrial Park Drive

ORIGIN: An application by Wendi Chase and Bruce White Insurance Agencies LTD for a zoning map amendment to rezone property on Industrial Park Drive from Highway Commercial to the Mini Home Zone.

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

PAC RECOMMENDATION: On April 2, 2024, the PAC recommended that Council enter into the attached Development Agreement for the rezoning of the property (PID 25395872) and a portion of 11 Industrial Park Drive (PID 2508507) from Highway Commercial to Mini Home Zone.

BACKGROUND: The subject property contains a vacant parcel (PID 25395872) and a portion of 11 Industrial Park Drive (PID 2508507). The subject portion of 11 Industrial Park Drive would be subdivided from the existing buildings (Cooperators Insurance) and assembled with the vacant lot. The new lot would then be subdivided into 18 single-dwelling building lots with a new street constructed to provide frontage.

The subject property is currently zoned Highway Commercial, which does permit residential uses, except Mobile Homes. Mobile Homes are defined as prefabricated dwellings with a length-to-width ratio greater than 3:1.

An advertised Public Participation Opportunity was held March 27, 2024 where a neighbouring property owner expressed a desire for stormwater management and possibly a privacy fence to provide a visual barrier between the proposed residential and existing commercial uses. The subdivision process requires stormwater management. A fence is not a requirement.

DISCUSSION: As detailed in the attached staff report to the PAC, the proposal meets the general intent of MPS policies. Approval of the rezoning would facilitate additional housing in town.

FINANCIAL IMPLICATIONS: Ongoing tax revenue upon completion of the development.

SOCIAL JUSTICE IMPLICATIONS: None specific to this issue.

ENVIRONMENTAL IMPLICATIONS: None specific to this issue.





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COMMUNITY ENGAGEMENT: An advertised Public Participation Opportunity was held on March 27, 2024. Should Council approve First Reading, a Public Hearing will take place May 15th.

ALTERNATIVES:

- 1) Give First Reading of the application with specific amendments where necessary;
- 2) Refer the application back to the PAC for more information;
- 3) Reject the application citing specific policies that are not met by the proposal.

ATTACHMENTS:

- 1) Staff report to PAC.
- 2) Application Briefing
- 3) PPO summary
- 4) By-law to Amend

Report prepared by: T. Laux
Report and Financial approved by:

