

Town of Amherst
Planning Advisory Committee
Minutes

Date: January 14, 2019
Time: 4:30 pm
Location: Council Chambers, Town Hall

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| Members Present | Councillor Terry Rhindress (Vice-Chair) Deputy Mayor Sheila Christie Citizen Appointee Gordon Goodwin Citizen Appointee Ronald Wilson Citizen Appointee Larry Pardy |
| Members Absent | Councillor Jason Blanch |
| Staff Present | Jason MacDonald, Deputy CAO Operations Natalie LeBlanc, Deputy Clerk Marc Buske, Dangerous/Unsightly Premises Administrator Kim Jones, Municipal Clerk Natalie LeBlanc, Deputy Clerk |

1. Call to Order

Vice-Chair called the meeting to order at 4:30 p.m.

1.1 Approval of Agenda

Moved By: Larry Pardy
Seconded By: Sheila Christie
That the agenda be approved as circulated.

Motion Carried

1.2 Approval of Minutes - 20181214

Moved By: Gordon Goodwin
Seconded By: Ronald Wilson
That the minutes of December 14, 2018 be approved as circulated.

Motion Carried

2. Update of Dangerous/Unsightly Premises - Verbal Update

Mr. MacDonald gave a quarterly update on the status of all dangerous and unsightly premises files. Deputy Mayor Christie noted it's an exhaustive list and requested a copy of the excel spreadsheet presented by Mr. MacDonald.

Deputy Mayor Christie further asked if the demolition on Station Street recently was all carried out by the contractor to which Mr. MacDonald replied yes, this project was awarded to John Baxter who did all work on the property.

3. 59 Church Street

3.1 Staff Report

Mr. MacDonald reviewed the report as included in the agenda package. The administrator is recommending demolition of this property.

3.2 Committee Questions

Mr. Wilson asked about the adjacent building on Church Street and if they are attached. Mr. MacDonald replied the adjacent building is a separate property, and is structurally separate; however the rooflines are connected. Should demolition take place the roof of the adjacent building may require some repairs.

Deputy Mayor Christie is concerned with the significant amount of rodents in this building and asked if this would be looked after prior to demolition. Mr. MacDonald replied an animal control officer would be hired if deemed necessary prior to demolition.

Mr. Pardy spoke to the letter from the property owner which states that it is the owner's intention to rehabilitate the building this summer. Mr. MacDonald is of the opinion it would not be feasible to try to bring this property up to code.

Mr. Goodwin commented on the roof structure, stating he reviewed it and felt the demolition could reasonably be done without causing significant damage to the roof of the adjacent building. He expressed that he feels this has gone on too long and in his opinion this property should be demolished.

3.3 Owner Questions/Comments

Justin Cameron was in attendance on behalf of the property owner. He reported that a structural engineer has been in and has recommended a number of repairs. The owner plans to come here this summer and meet with Mr. Cameron to make a plan to fix this property. The owner has stated he would rather spend more money to bring this property up to code rather than lose the money he has already spent. Mr. Cameron is currently getting bids for renovations on behalf of the owner.

Mr. Wilson asked for some indication for the repurposing of the building. Mr. Cameron replied the owner would like to renovate the upstairs as well to double the occupancy, and keep the main floor fronting Church Street commercial.

Mr. Goodwin asked if there is any evidence of renovations intended to take place, he would like to see the engineers report, or something in writing. He feels this has been on-going since 2011 and this is just another excuse by the property owner to stall demolition. Mr. Goodwin asked for clarification on what steps the property owner can take if demolition is ordered, to which Mr. MacDonald replied that if demolition is ordered the owner has seven days from the date of the order to appeal the decision to the CAO.

4. 2 Industrial Park Drive

4.1 Staff Report

Mr. MacDonald reviewed the staff report as included as part of the agenda package. The Administrator is recommending demolition of this property.

4.2 Committee Questions

Deputy Mayor Christie asked who the property owner is, Mr. MacDonald replied Walter Wells. Mr. Wilson asked if the property owner was notified of this meeting, to which Mr. MacDonald replied it is the requirement to post notice on the property, which was done, it was also posted to the property owner's main residence at 196 E. Victoria Street, and a registered letter was sent which was returned.

Mr. Goodwin asked what "secure the building" means. Mr. MacDonald replied locks put on, windows boarded up, so as the property is not immediately accessible.

Mr. Pardy commented on owner's personal health situation and if this has been considered by the Committee. Mr. MacDonald replied that staff are dealing with this property owner's solicitor regarding two other properties, and that if the Committee does order demolition a copy of the demolition order would be given to the owner's solicitor.

4.3 Owner Questions/Comments

Neither the owner, or anyone on the owner's behalf was in attendance.

5. Adjournment

The Committee agreed to meet to make recommendations for these two properties on Friday, January 18, 2019 at 12:15 p.m.

Moved By: Larry Pardy

Seconded By: Gordon Goodwin

To adjourn the meeting at 5:10 p.m.

Motion Carried

Jason MacDonald, Deputy CAO
Operations

Councillor Terry Rhindress
Vice-Chair