

Town of Amherst
Public Participation Opportunity
Summary

Date: March 27, 2024
Time: 5:00 pm
Location: Council Chambers, Town Hall

Members Present **Councillor Charlie Chambers**
 Councillor Hal Davidson
 Councillor Leon Landry (via Zoom)
 Deputy Mayor Dale Fawthrop
 Ronald Wilson, Citizen Representative, Chair
 Creighton McCarthy, Citizen Representative

Staff Present **Andrew Fisher, Director, Planning & Strategic Initiatives**
 Torben Laux, Planner/GIS
 Jeff Bacon, Business Development Officer
 Marc Buske, Building Official
 Sean Payne, Corporate Communications Officer
 Natalie LeBlanc, Municipal Clerk
 Cindy Brown, Administrative Assistant

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- 1. Call to Order**
Andrew Fisher called the Public Participation Opportunity to order.
 - 2. Territorial Acknowledgment**
Andrew Fisher gave the Territorial Acknowledgement.
 - 3. Introduction**
Andrew Fisher introduced Town of Amherst staff, members of Council and the members of the Planning Advisory Committee that were in attendance as observers, and explained the development agreement process.
 - 4. Presentations**
 - 4.1 Dolan Property**
 - 4.1.1 Staff Reports / Presentations**
Andrew Fisher presented the application for a development agreement to permit the construction of a residential development containing a mix of single detached and multi-unit dwellings on a portion of the property located at PID 25038720 (known locally as the Dolan Property).

4.1.2 Public Participation Opportunity

Stephanie Mah Trottier with the Shaw Group presented a more in-depth presentation of the application and described "Pocket Communities".

There was a written submission from Jillian and Derek Hunter, she would like a large ditch for run off and snow melt along her property of 320 HWY 204 which is immediately next to the subject property, as they have never had water problems on my property or basement before. Jillian Hunter wanted it made aware she has wood heat and smoke can be present on some weather conditions.

Derek Hunter was in attendance and expressed his concern with the potential for drainage on his property from the snow being pushed near his property.

Deputy Mayor Fawthrop asked if the units will be designed with accessibility in mind and if there will be any accessible parking spots. Stephanie Mah Trottier said yes, some of the units will be accessible and those units will be closest to the parking area. Deputy Mayor Fawthrop asked about snow removal and grass maintenance. Stephanie Mah Trottier replied that has not been decided yet but will be a joint management handing the snow and grass maintenance.

Jason Murphy commented that he used to live in a pocket community in Halifax and they are very nice.

4.2 13 Industrial Park Drive

4.2.1 Staff Reports / Presentations

Andrew Fisher presented an application to amend the Amherst Land Use Bylaw P-2 by changing the zoning of Lot 01-2 Industrial Park Drive (PID 25395872 & 25028507) from Highway Commercial to Mini Home.

4.2.2 Public Participation Opportunity

The applicant Wendi Chase was in attendance and explained that it will not be a land-leased community, and that the intent is to have a contract with a local builder to build the homes and put them on lots and then sell them.

Susan Costin asked if there will be a development agreement required for this property? She wanted to know if conventional housing be allowed as well as mini homes. Andrew Fisher explained that there is no development agreement required, any conventional home or mini home can be built on these lots as this is a re-zoning application.

Susan Costin wanted to know when that changed and if she can have conventional homes built in the mini home park she owns. Andrew Fisher said he will address with her at a later time.

Jason Murphy spoke on behalf of Clarence Farms, which is adjacent to the subject property. He said he has issues with drainage on his property and wants the water displacement to be taken in account when the subject property is developed. He also suggested the developer consider a privacy fence be installed in to discourage children from coming onto the Clarence Farms property for safety reasons as there are large trucks coming and going making deliveries.

5. Closing

There being nothing further from the public, Mr. Fisher indicated that the next Planning Advisory Committee meeting will be held on April 2, 2024 at 4:30 PM. He noted that although the meeting is open to the public, it is not an opportunity for the public to address the Committee. He thanked everyone for coming and for their inputs.