

Public Participation Opportunity

**Development Agreement to Permit the Rezoning of a Property from
Highway Commercial Zone to Mini Home Zone**

March 27, 2024



Disclaimer

These applications are not the Town's proposal. It is a property owner's right to make an application for a development agreement or a zoning map amendment. No approval or decisions have been made.

Introduction

Aim

To ensure public involvement in the planning process, particularly on development proposals that require a development agreement and/or an amendment to any of the existing planning documents.

Objectives

Explain the concept of “development agreement” and how it is administered in the Town of Amherst.
Describe the proposal and outline the relevant land use bylaws and policies.

Zoning Map Amendment Process



Application Details

Applicant/ Owner: Wendi Chase, Bruce White Insurance Agencies LTD

Summary of Proposal: To rezone the property from Highway Commercial Zone to Mini Home Zone to allow Mobile Homes within subdivision containing approximately 18 dwelling lots.

Location: PID 25395872 and 25028507 (13 Industrial Park Drive)

Property Area: 3.9 acres

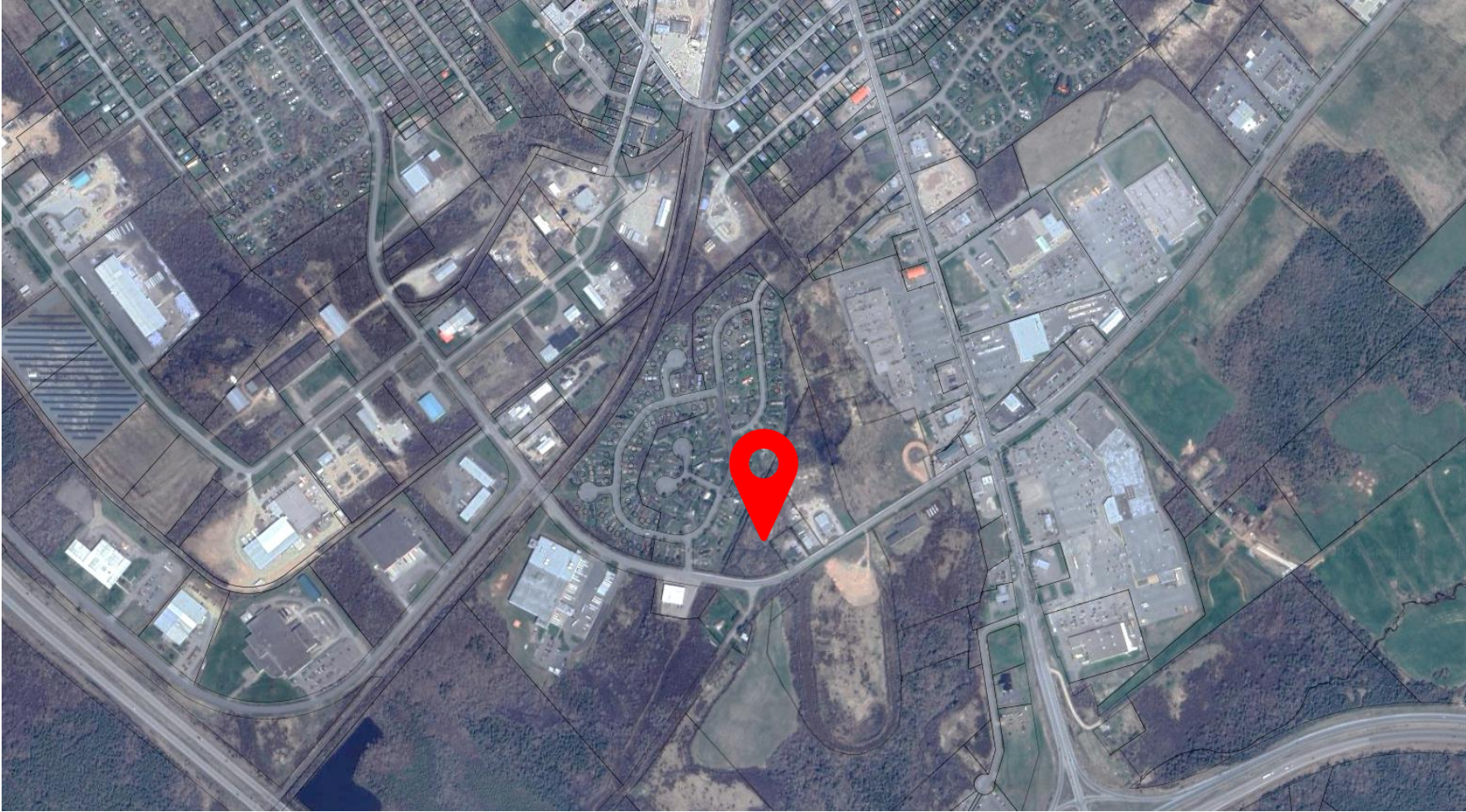
Existing Zoning: Highway Commercial Zoning

Existing Land Use: Vacant Lot, Highway Commercial

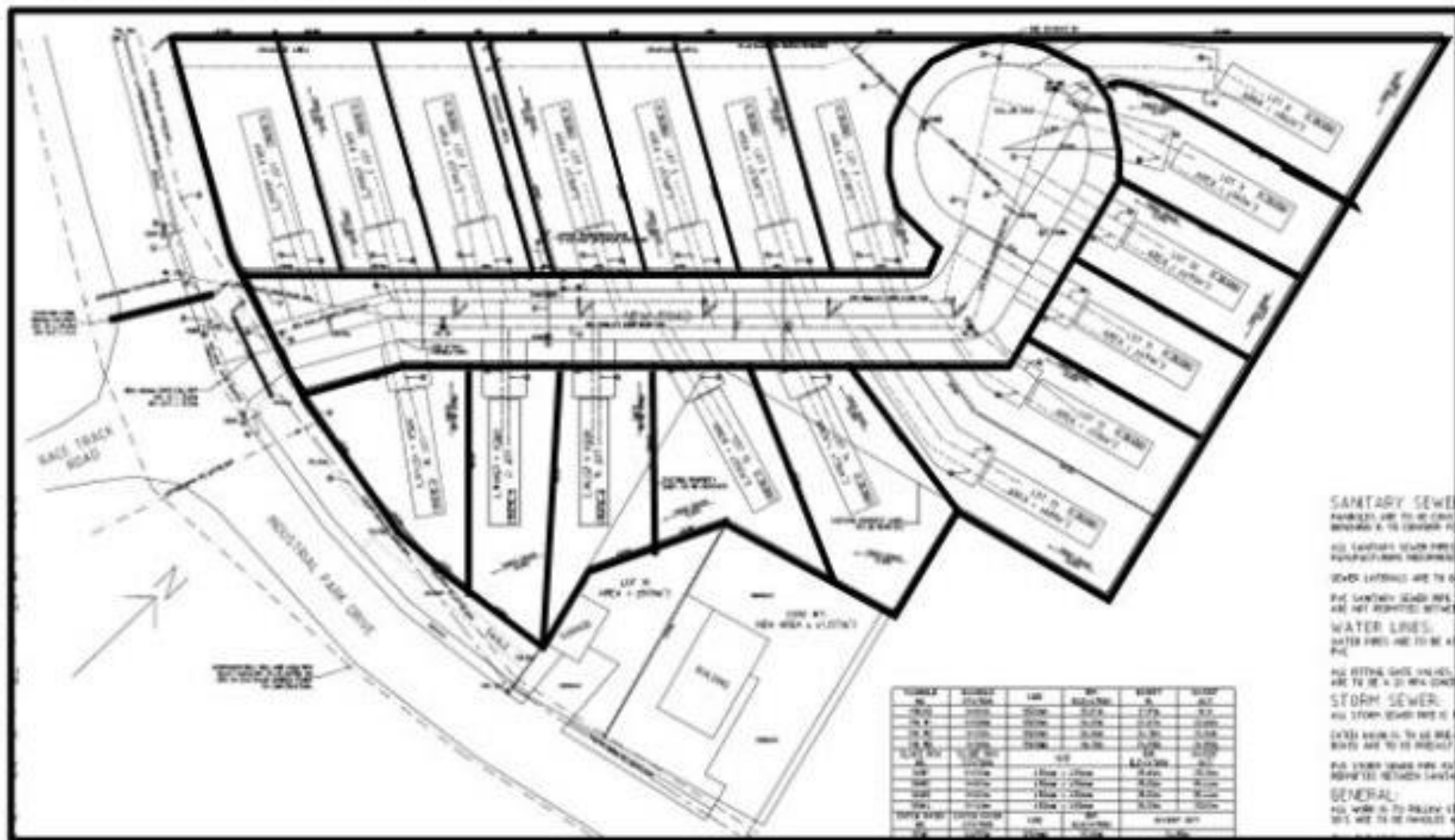
Street Frontage: 37.5m along Industrial Park Drive



Neighbourhood Context



SUBDIVISION LAYOUT



Relevant Planning Bylaws & Policies

Residential Policies

RP-11 (Affordable Housing)

It shall be the intention of Council to encourage and promote the provision of affordable housing units within all residential area of town by: (a) encouraging a mix of housing types and densities.

RP-5 (Mini Home Zone)

It shall be the intention of Council to include in the Land Use Bylaw a R-3 Mini Home Zone. This zone shall permit both conventional and mini-homes as well as a range of other uses appropriate to a residential area.

Relevant Planning Bylaws & Policies

Implementation Policy

A-5 (Amendment Criteria)

It shall be the intention of Council, when considering an amendment to this or any other planning document, including the entering into or amendment of a development agreement, to consider the following matters, in addition to all other criteria set out in the various policies of this planning strategy:

1. That the proposal conforms to the general intent of this plan and all other municipal bylaws and regulations.
 - (b) That the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Town to absorb any costs relating to the development;
 - (ii) the adequacy of municipal water, sanitary sewer and storm sewer services;
 - (iii) the adequacy of road networks, in, adjacent to, or leading to the development
 - (c) That consideration is given to the extent to which the proposed type of development might conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) parking, traffic generation, access to and egress from the site;
 - (iv) any other matter of planning concern outlined in this strategy.