



Town of Amherst
Planning Advisory Committee ;Meeting
Agenda

Date: **Monday, June 6, 2022**
Time: **4:00 pm**
Location: **Council Chambers, Town Hall**

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1. Call to Order	
1.1. Approval of Agenda	
1.2. Approval of Minutes	1 - 3
2. 112 Cordova Street - Demolition	
2.1. Staff Report	4 - 11
2.2. Committee Questions to Staff	
2.3. Complainant Comments	
2.4. Owner Comments	
3. 14/16 Cornwall Street Recommendation	12 - 20
4. 2 Pearl Place Recommendation	21 - 31
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6. Adjournment	

**Town of Amherst
Planning Advisory Committee
Minutes**

Date: May 2, 2022
Time: 4:00 pm
Location: Council Chambers, Town Hall

Members Present Deputy Mayor Sheila Christie
Councillor Hal Davidson
Councillor Leon Landry
Citizen Representative Ronald Wilson
Citizen Representative Creighton McCarthy

Members Absent Citizen Representative Larry Pardy

Staff Present Andrew Fisher, Director of Planning & Strategic Initiatives
Marc Buske, Building Official
Natalie LeBlanc, Deputy Clerk
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Cindy Brown, Administrative Assistant

1. Call to Order

The Chair called the meeting to order.

1.1 Approval of Agenda

Moved By: Deputy Mayor Christie

Seconded By: Creighton McCarthy

That the Agenda be approved with the addition of an update on the Brown/Mosher Street Development Agreement application.

Motion Carried

1.2 Approval of Minutes

Moved By: Councillor Davidson

Seconded By: Councillor Landry

That the minutes of the April 4, 2022 Planning Advisory Committee meeting be approved as circulated.

Motion Carried

2. 2 Pearl Place - Demolition

2.1 Staff Report

The Dangerous and Unsightly Premises Administrator reviewed the staff report, included as part of the agenda package.

2.2 Committee Questions

There were no questions from the Committee.

2.3 Complainant Comments

The complainant was not in attendance.

2.4 Owner Comments

The owner was not in attendance.

3. 14/16 Cornwall Street - Demolition

3.1 Staff Report

The Dangerous and Unightly Premises Administrator reviewed the staff report, included as part of the agenda package.

3.2 Committee Questions to Staff

Deputy Mayor Christie asked if the property is secure. Ms. Wainwright replied that staff secured the property in November 2021.

Mr. McCarthy asked if demolishing the property will have an effect on the neighbors. Ms. Wainwright assured members that the property would be fenced off and that measures would be taken to not effect the neighboring properties.

3.3 Complainant Comments

The complainant was not in attendance.

3.4 Owner Comments

The owner was not in attendance.

4. 1 McCully Street Recommendation

Moved By: Councillor Landry

Seconded By: Creighton McCarthy

That the Planning Advisory Committee order that all contents be removed from the building at 1 McCully Street (PID: 25024563) and the building be demolished, and back fill the hole within 90 days from the date of this Committee meeting, with all work to be done by the property owner. Failure by the property owner to do the work may result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.

Motion Carried

5. 52 Hickman Street Recommendation

Moved By: Councillor Davidson

Seconded By: Deputy Mayor Christie

That the Planning Advisory Committee order that all contents be removed from the building at 52 Hickman Street (PID: 25021973) and the building be demolished, and back fill the hole by November 10, 2022, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.

Motion Carried

6. **27 West Pleasant Street DA Application**

Moved By: Councillor Landry

Seconded By: Councillor Davidson

That the PAC recommend that Council enter into a development agreement for 27 West Pleasant Street to allow the operation of a Group Home on the property.

Motion Carried

7. **Brown and Mosher Street DA Application Update**

Mr. Fisher gave a verbal update.

8. **Adjournment**

Moved By: Deputy Mayor Christie

Seconded By: Councillor Landry

To adjourn the meeting.

Motion Carried

Ron Wilson
Chair

Andrew Fisher
Director of Planning and Strategic Initiatives



TO: Planning Advisory Committee
FROM: Emily Wainwright, Dangerous & Unsightly Premises Administrator
DATE: June 6, 2022
RE: 112 Cordova Street (PID: 25015843)

Registered Owner: The Bank of Nova Scotia
90 Wynford Drive, 3rd Floor
Toronto, Ontario
M3C 0N5

Issue:

The lack of maintenance over the years has left two accessory buildings in a state of serious disrepair. As articulated in the inspection report by the Dangerous and Unsightly Premises Administrator below, there are various structural and safety concerns, including the ruinous and dilapidated condition, of the accessory buildings.

It had also come to the attention of staff that these two accessory buildings located at the subject property are in violation of Section 3.3 (a) of the Land Use Bylaw:

Unless otherwise stated in this Bylaw, no development shall be undertaken in the Town of Amherst unless a development permit has been granted by the Development Officer.

We believe that these accessory buildings were constructed without first obtaining a permit, sometime between August 2009 and July 2013. The subject buildings also appear to violate minimum yard setbacks required between property lines and accessory buildings.

History:

April 12, 2021 – Complaint received by the Town

May 27, 2021 – 1st Letter to owner to remove all solid waste by June 17, 2021

May 28, 2021 – Property secured by representatives for Bank of Nova Scotia

June 3, 2021 – Order placed to remove all solid waste by June 6, 2021

Request by representatives for Bank of Nova Scotia for extension of two weeks on Order.





Order extension denied by Interim CAO due to extensive amount of waste and drug paraphernalia.

Request by representatives for Bank of Nova Scotia for extension until June 9, 2021 for Order.

June 4, 2021 – Order extension granted until the end of day June 9, 2021 by Interim CAO

Revised Order placed to remove all solid waste and maintain lawn by June 9, 2021

June 10, 2021 – Site visit, owners complied with Order

June 21, 2021 – File Closed. Complainant and Property Owner notified.

May 12, 2022 – Complaint received by the Town

May 12, 2022 – Inspected property and accessory buildings, both buildings were left unsecured. Received approval for immediate securing of both buildings (interior inspections of the accessory buildings occurred with the assistance of APD to ensure they were vacant).

May 26, 2022 – Notice of June 6, 2022 PAC meeting posted to property and sent to owner. Letter included information on LUB violations and dangerous/unsightly nature of accessory buildings.

Inspection Report:

An inspection of two accessory buildings located at 112 Cordova Street was completed by the Dangerous and Unsightly Premises Administrator on May 12, 2022. The following was noted and photographed:

- The main residence appears to be vacant;
- Both accessory buildings were unsecured and doors open;
- Building #1 exterior is in an unsightly condition, interior is missing floor boards, graffiti is present;
- Building #2 exterior is in an unsightly condition and is not weathertight;
 - Missing shingles, rotten/missing soffit, partial collapse of the right rear roof, large holes in the floor boards
- Both buildings are showing signs of rot and deterioration, internally and externally.



Discussion:

The inspection of the two accessory buildings by the Dangerous and Unsightly Premises Administrator not only showed unsecured buildings, but also rot and deterioration. There has also been a partial collapse of the roof in one of the buildings, which will continue to deteriorate as water enters. As shown in the history above, the buildings had been left unsecured in the past which has also caused transient activity on the property, and can be considered an allurements to children.

Given the ruinous and dilapidated state of the subject accessory buildings detailed in report by the Dangerous and Unsightly Premises Administrator, neglect by the property owner, and in accordance with the Land Use Bylaw, it is appropriate to consider removing this risk to health and safety by ordering demolition to the two accessory buildings.

The property owner, or their representative, have been invited to the PAC meeting to discuss the state of these buildings. Staff have provided three options for the PAC to consider; however, the PAC will be asked to make a decision at a subsequent meeting.

It is important to note that this property is currently for sale, with a pending closing date of May 31, 2022.

Municipal Government Act

The staff report, and pictures, for the accessory buildings located at the subject property will have consideration for the sections of the Municipal Government Act highlighted below.

Definition:

(r) “dangerous or unsightly” means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing

- (i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,
- (ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material,
 - (iia) an accumulation or collection of materials or refuse that is stockpiled, hidden or stored away and is dangerous, unsightly, unhealthy or offensive to a person, or
- (iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property or a building or structure with or without structural deficiencies**
- (iv) that is in a ruinous or dilapidated condition,**
- (v) the condition of which seriously depreciates the value of land or buildings in the vicinity,**
- (vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,



- (vii) that is an allurement to children who may play there to their danger,
- (viii) constituting a hazard to the health or safety of the public,
- (ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained,
- (x) that is a fire hazard to itself or to surrounding lands or buildings,
- (xi) that has been excavated or had fill placed on it in a manner that results in a hazard, or
- (xii) that is in a poor state of hygiene or cleanliness;

Section 346:

- (1) Where a property is dangerous or unsightly, the council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.

May 12, 2022



Accessory Building #1



Accessory Building #2







Options:

At a later date, given the information available at this time, staff will be recommending **Option 1.**

- 1) That the Planning Advisory Committee order that all contents be removed from the two accessory buildings at 112 Cordova Street (PID: 25015843) and the buildings be demolished, and back fill the hole within 30 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.
- 2) That the Planning Advisory Committee order staff to hire a contractor to access the condition of the buildings, and a qualified surveyor to survey the property to determine the property lines and submit the reports back to the PAC, with all costs charged to the property owner's tax account.
- 3) That the Planning Advisory Committee order staff to continue to monitor the property and bring any new issues that arise back to the committee.





TO: Planning Advisory Committee

FROM: Emily Wainwright, Dangerous & Unsightly Premises Administrator

DATE: June 6, 2022

RE: 14-16 Cornwall Street (PID: 25016197 & 25016213)

Background:

A structure fire that occurred on August 13, 2021, and the lack of maintenance following the fire, has left the building and the accessory building in a state of serious disrepair. As articulated in the attached staff report from the May 2, 2022 PAC meeting, there are various structural, health, and safety concerns throughout the building.

The Planning Advisory Committee held a meeting on May 2, 2022 where they heard a staff report on the subject property. At this meeting, the committee had the opportunity to listen and ask questions to the owner, who was invited but was not in attendance. Since this meeting, the circumstances around the subject property remain the same. I had the chance to speak with the property owner on May 26, 2022, and he informed me that he had hired a contractor to complete the demolition, although he was unable to do so until September. I reached out to the contractor and he had confirmed that the plan was to complete the demolition in September. Option #1 below reflects a September date to allow the owner time to complete the demolition.

Recommendations:

- 1) That the Planning Advisory Committee order that all contents be removed from the building at 14-16 Cornwall Street (PID: 25016197 & 25016213) and the building, and accessory building, be demolished, and back fill the hole by September 30, 2022 with all work to be done by the property owner. Failure by the property owner to do the work may result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.
- 2) That the Planning Advisory Committee order staff to hire a structural engineer to access the condition of the building, and submit the report back to the PAC, with all costs charged to the property owner's tax account.
- 3) That the Planning Advisory Committee order staff to continue to monitor the property and bring any new issues that arise back to the committee.

Staff are recommending **Option 1**.





TO: Planning Advisory Committee
FROM: Emily Wainwright, Dangerous & Unsightly Premises Administrator
DATE: May 2, 2022
RE: 14-16 Cornwall Street (PID: 25016197 & 250162133)

Registered Owner: Onlsow and Jean Damery
c/o Lee Damery
14-16 Cornwall Street
Amherst, Nova Scotia
B4H 1H5

Issue:

A structure fire that occurred on August 13, 2021, and the lack of maintenance following the fire, has left the building in a state of serious disrepair. As articulated in the inspection report by the Dangerous and Unsightly Premises Administrator, there are various structural, health, and safety concerns throughout the building.

History:

- August 13, 2021 – Structure fire; water disconnected.
- November 8, 2021 – Complaint received by the Town
- November 15, 2021 – 1st site visit. Notice to Enter Building on November 18, 2021 at 9:00 am sent via Registered Mail to property owners.
- November 16, 2021 – Posted Notice to Enter Building on November 18, 2021 at 9:00 am
- November 18, 2021 – Interior Inspection with Building Official 2 and APD. Building was found to be vacant.
- November 23, 2021 – Email received from owners next of kin.
- December 2, 2021 – Spoke with owners next of kin (currently living in Alberta). Confirmed their intentions were to repair the house. The aim to be in Nova Scotia the end of December. The hole in the roof will be repaired shortly.





March 3, 2022 – 2nd site visit, no progress has been made to roof or property. Email sent to owners next of kin looking to confirm if their intentions are still to repair the building.

March 8, 2022 – Registered letter sent to owners next of kin looking to confirm if their intentions are still to repair the building, as I did not get a response via email - requested a response by March 28, 2022.

March 25, 2022 – Order posted to property, and sent via registered mail to owner, requiring owner to submit a quote and report to the Town from a contractor of what it would require to bring the building up to standards under the Minimum Standards Bylaw (P-4) by May 25, 2022.

April 1, 2022 – Spoke with owner over the phone. Explained the order to him. Owner said they will most likely be demolishing the building and backfilling the hole, then rebuilding. Asked for an extension of the demolition until September 1, 2022.

April 7, 2022 – Posted notice of May 2, 2022 PAC meeting and sent registered invite to owner. Rescinded previous order as owners' intentions is now to demolish.

April 8, 2022 – Emailed a copy of the posted notice and letter to owner

April 19, 2022 – Received call from owner. He has spoken with a local demolition company who is to give him a quote. He will be coming to Nova Scotia the end of June. I explained to him that he will also need to apply for a demolition permit.

Inspection Report:

An inspection of 14-16 Cornwall Street was completed by the Dangerous and Unightly Premises Administrator on November 18, 2021. The following was noted and photographed:

- The building appears to be vacant;
- There is no power to the building;
- There is no water in the building (disconnected August 13, 2021);
- There is no heat in the building;
- All windows and doors seem to be secured; (some second-floor windows are missing, but are boarded up);
- There does not appear to be a working fire detection system in the building;
- The main floor walls and ceilings show signs of rot, water damage, mold, and deterioration;
- The second-floor is severely charred due to the fire,



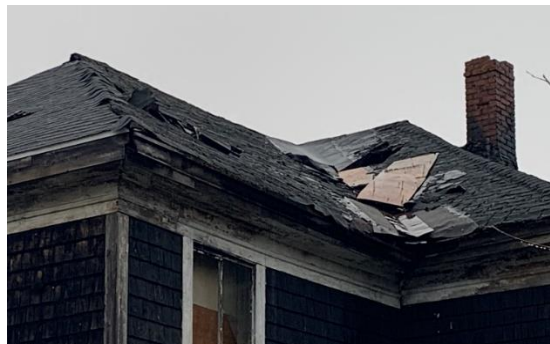
- The roof is not weather tight and has multiple large holes;
- The basement seemed relatively dry; and
- The electrical and heating systems have been compromised due to the fire and water.

Discussion:

As indicated in the property history above, a structure fire occurred on the second floor of the building on August 13, 2021. Because of this, there is significant smoke, fire, and water damage to the second floor and the roof of the building, which is no longer weather tight. This, as well as other concerns, have been documented in the inspection report above. Given the state of the subject building detailed in the report, and as stated by the property owner to the Administrator on April 1, 2022, it is appropriate to consider removing this risk to health and safety by ordering demolition.

The property owner, or their representative, have been invited to the PAC meeting to discuss the state of the property. As the owner lives in another province, a Zoom link was provided. Staff have provided three options for the PAC to consider; however, the PAC will be asked to make a decision at a subsequent meeting.

November 15, 2021:



November 18, 2021







March 3, 2022





Options:

At a later date, given the information available at this time, staff will be recommending **Option 1.**

- 1) That the Planning Advisory Committee order that all contents be removed from the building at 14-16 Cornwall Street (PID: 25016197 & 250162133) and the building be demolished, and back fill the hole within 90 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work may result in the Town completing the work, with all costs charged to the property owner's tax account.
- 2) That the Planning Advisory Committee order staff to hire a structural engineer to access the condition of the building, and submit the report back to the PAC, with all costs charged to the property owner's tax account.
- 3) That the Planning Advisory Committee order staff to continue to monitor the property and bring any new issues that arise back to the committee.





TO: Planning Advisory Committee

FROM: Emily Wainwright, Dangerous & Unsightly Premises Administrator

DATE: June 6, 2022

RE: 2 Pearl Place (PID: 25025966)

Background:

The lack of maintenance over the years has left the building in a state of serious disrepair. As articulated in the attached staff report from the May 2, 2022 PAC, there are various structural, health, and safety concerns throughout the building.

The Planning Advisory Committee held a meeting on May 2, 2022 where they heard a staff report on the subject property. At this meeting, the committee had the opportunity to listen and ask questions to the owner, who was invited but was not in attendance. Since this meeting, the circumstances around the subject property remain the same.

Recommendations:

- 1) That the Planning Advisory Committee order that all contents be removed from the building at 2 Pearl Place (PID: 25025966) and the building be demolished, and back fill the hole within 90 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.
- 2) That the Planning Advisory Committee order staff to hire a structural engineer to access the condition of the building, and submit the report back to the PAC, with all costs charged to the property owner's tax account.
- 3) That the Planning Advisory Committee order staff to continue to monitor the property and bring any new issues that arise back to the committee.

Staff are recommending **Option 1**.





TO: Planning Advisory Committee
FROM: Emily Wainwright, Dangerous & Unsightly Premises Administrator
DATE: May 2, 2022
RE: 2 Pearl Place (PID: 25025966)

Registered Owner: Rena D. Smith
2 Pearl Place
Amherst, Nova Scotia
B4H 1B1

Issue:

The lack of maintenance over the years has left the building in a state of serious disrepair. As articulated in the inspection reports by the Dangerous and Unsightly Premises Administrator and the Building Official 2, there are various structural, safety, and health concerns throughout the building.

History:

- September 3, 2021 – Complaint received by the Town
- September 9, 2021 – 1st site visit: pictures taken
- September 21, 2021 – 2nd site visit: pictures taken and findings documented (loose garbage, power meter showing power, long grass, travel trailer, potential structural failure).
- September 22, 2021 – 1st Letter sent to the owner asking for their intentions with the property by October 26, 2021. Letter of Acknowledgement sent to complainant.
- September 28, 2021 – Letter returned, forwarded to owners new mailing address.
- October 29, 2021 – Owner stated she is waiting for someone to repair building (would not provide timeline or specifics)
- Interior inspection scheduled for November 9, 2021 at 9:00 am
- November 8, 2021 – Owner requested we reschedule inspection for December 1st at 9:00 am





November 16, 2021 – Owner requested we reschedule inspection for December 20th at 9:00 am

December 20, 2021 – Inspection completed at 9:00 am with Administrator, APD, and owner.

December 21, 2021 – Order posted to property, and sent via registered mail to owner, requiring owner to submit a quote and report to the Town from a contractor of what it would require to bring the house up to standards under the Minimum Standards Bylaw (P-4) by March 24, 2022.

March 8, 2022 – Spoke with owner who said they have two contractors in mind, but has not spoken with them yet.

March 17, 2022 – Spoke with owner who informed Administrator they had reached out to Woodchuck Construction for a quote. Spoke with contractor and emailed a copy of our Minimum Standards Bylaw (P-4) for reference when completing the quote.

March 25, 2022 – Notice to enter posted to the property and registered letter sent to owner.

March 29, 2022 – Noticed the owner had not yet received registered letter, so I left a voicemail message to inform her out of courtesy.

March 30, 2022 – Inspection completed at 9:00 am with Administrator, Building Official 2, APD, and owner.

April 7, 2022 – Posted notice of May 2, 2022 PAC meeting and sent registered invite to owner. Invitation sent to complainant.

April 8, 2022 – Spoke with owner over the phone inviting her to PAC and to inform her of the reason/process of the meeting.



Inspection Report:

An inspection of 2 Pearl Place was completed by the Dangerous and Unightly Premises Administrator on December 20, 2021. The following was noted and photographed:

- The building appears to be vacant;
- There is power to the building;
- There does not appear to be heat in the building;
- All windows and doors seem to be secured;
- The front and rear porch show signs of significant rot and decay, and are showing signs of structural fatigue. A stress fracture on the front window is present;
- There does not appear to be a working fire detection system in the building;
- The main floor shows signs of rot, significant water damage, and mold;
- The main floor shows signs of structural deterioration, sloping significantly towards the rear of the building;
- The basement foundation shows signs of significant structural deterioration, including the wall to the basement bowing inwards and a partial collapse of the rear wall foundation inwards. This has also caused water to access the basement.
- The second-floor ceilings and walls show significant signs of rot, decay, mold, and deterioration from water damage;
- The roof is not weather tight and has multiple holes; and
- The electrical and heating systems have been compromised due to water.

Discussion:

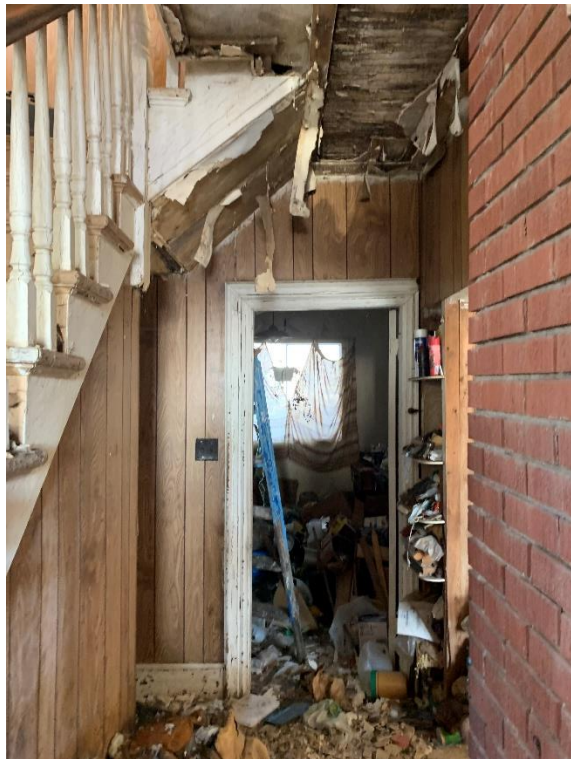
As indicated in the property history above, an interior inspection was completed on December 20, 2021 then again on March 30, 2022. The administrator noticed significant deterioration in the building over those 3 months, including a collapse of the ceiling in one of the bedrooms and approximately 2 feet of water, now frozen, and snow in the basement. This is due to the house not being weathertight, including large holes in the roof and a partial collapse of the rear exterior basement wall which has exposed a large hole. It is important to note that there is power to the building and with the amount of contents inside the building, this could pose a serious fire hazard and would be dangerous for emergency personnel to enter if necessary. This, as well as other concerns, have been documented in the inspection report above by Dangerous and Unightly Premises Administrator, and by the attached Building Official 2 report.

Given the state of the subject building detailed in report by the Building Official 2, and neglect by the property owner, it is appropriate to consider removing this risk to health and safety by ordering demolition.

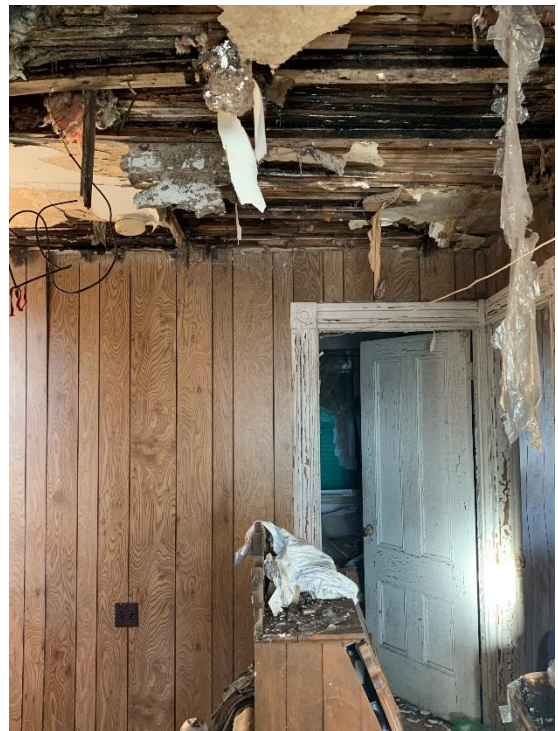
The property owner, or their representative, have been invited to the PAC meeting to discuss the state of the property. Staff have provided three options for the PAC to consider; however, the PAC will be asked to make a decision at a subsequent meeting.



December 20, 2021:









March 30, 2022



Options:

At a later date, given the information available at this time, staff will be recommending **Option 1.**

- 1) That the Planning Advisory Committee order that all contents be removed from the building at 2 Pearl Place (PID: 25025966) and the building be demolished, and back fill the hole within 90 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.
- 2) That the Planning Advisory Committee order staff to hire a structural engineer to access the condition of the building, and submit the report back to the PAC, with all costs charged to the property owner's tax account.
- 3) That the Planning Advisory Committee order staff to continue to monitor the property and bring any new issues that arise back to the committee.



MEMORANDUM

To: Emily Wainwright, Dangerous & Unsightly Administrator
From: Marc Buske, Building Official 2
Date: April 11, 2022
Subject: 2 Pearl Place (PID 25025966) Inspection

At the request of the Dangerous and Unsightly Administrator, Emily Wainwright, of the Town of Amherst, an inspection on the condition of the building at 2 Pearl Place was conducted on March 30, 2022 by Marc Buske, Building Official 2, of the Town of Amherst. The following was noted and photographed:

- 1) Exterior walls are in relatively good shape, the paint is chipping and falling off the cladding of the building;
- 2) The front porch is showing signs of structural fatigue due to rot and not being weather tight;
- 3) There is a large section of the back foundation that has collapsed into the basement and there are signs of cracks and structural stress on the rest of the foundation;
- 4) There is a large amount of water in the basement;
- 5) The roof is not weather tight as there are shingles missing, and holes in the roof due to rot;
- 6) Most of the windows and doors are intact;
- 7) Collapse of most of the drywall and plaster throughout the building on the ceiling and walls. This is due to weather entering the building. There is evidence of moisture and mold in the building;
- 8) Furnace, electrical and plumbing have all be compromised; and
- 9) There is a large amount of junk, rubbish and garbage throughout the building.

It is the opinion of this inspector that the building is starting to show signs of structural failure due to the lack of maintenance. This building does pose a health and safety risk due to the back foundation wall, which has collapsed into the basement, the amount of water in the basement along with the live electrical wires in the building and the overall state of the building. Most plumbing and HVAC systems do not work or are missing.

The cost to bring this building up a livable state would far exceed the value of the property, and with the lack of maintenance to the building by the property owner, I would recommend the building to be demolished at this time.

Marc Buske
Building Official 2
Phone: 902-694-2318, Email: mbuske@amherst.ca



MEMO

TO: Planning Advisory Committee

FROM: Andrew Fisher, Director of Planning & Strategic Initiatives

DATE: June 6, 2022

RE: Updates to ongoing items

The following is intended to provide an update on matters recently dealt with by the PAC.

Brown/Mosher Street Apartment Complex Development Agreement: At its February 2022 meeting, the PAC requested more information with respect to the proposed development. The proponent has provided all requested information except for a Traffic Impact Study. The proponent is actively working on that item now.

27 West Pleasant Group Home Development Agreement: Following the PAC's recommendation that Council enter into the development agreement to allow a group home, on May 24th Council passed First Reading and scheduled a Public Hearing for June 13th at Noon.

Demolition Orders for 1 McCully Street and 52 Hickman: The PAC placed demolition orders on these properties on May 2nd, 2022. No appeals of the orders were submitted within the required timeframe.