



Town of Amherst
Planning Advisory Committee Meeting
Agenda

Date: **Tuesday, April 7, 2026**
Time: **4:30 pm**
Location: **Council Chambers, Town Hall**

	Pages
1. Call to Order	
1.1 Territorial Acknowledgement	
"I would like to acknowledge that our gathering today is taking place in Mi'kma'ki (MEEG-MA-GEE), the traditional, unceded and ancestral territory of the Mi'kmaw people. I would also like to acknowledge that Nova Scotia has another unique people, the people of African descent whose legacy and contributions date back over 400 years predating confederation of this land. We are all treaty people."	
2. Approval of Agenda and Acceptance of Minutes	
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2.2 Acceptance of the Minutes - October 6, 2025	1 - 4
3. Election of Chair and Vice Chair	5 - 9
4. Code of Conduct for Municipal Volunteers Policy	10 - 14
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5.1 Staff Report	15 - 53
5.2 Owner / Representative Questions/Comments to PAC	
6. 1 Albion Street Development Agreement	
6.1 Staff Report	54 - 87
6.2 Public Participation Opportunity Summary (Including written submissions from the Public)	88 - 92

7. **Municipal Planning Strategy / Land Use Bylaw Update**

8. **Adjournment**

**Town of Amherst
Planning Advisory Committee
Minutes**

Date: October 6, 2025
Time: 4:30 pm
Location: Council Chambers, Town Hall

Members Present Ronald Wilson, Citizen Representative, Chair
Jim Lamplugh, Citizen Representative, Vice Chair
Councillor Charlie Chambers
Councillor Terry McManaman
Councillor Dwayne Ripley
Paul Diamond, Citizen Representative

Staff Present Andrew Fisher Director, Planning & Economic Development
Marc Buske, Building Official
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Sean Payne, Marketing & Communications Officer
Lori O'Connell, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. Call to Order

The Chair called the meeting to order.

1.1 Territorial Acknowledgement

The Chair gave the Territorial Acknowledgement.

2. Approval of Agenda and Acceptance of Minutes

2.1 Approval of the Agenda

Moved By: Councillor Ripley

Seconded By: Councillor Chambers

That the agenda be approved as circulated.

Motion Carried

2.2 Acceptance of the Minutes - October 6, 2025

The Chair called for any errors or omissions in the minutes. There being none, the minutes of the October 6, 2025, meeting of the Planning Advisory Committee were accepted as included in the agenda package.

3. 39 Rupert Street

3.1 Staff Report

Andrew Fisher presented his report, included in the agenda package, regarding an appeal of the Administrator's decision to deem the accessory building at 39 Rupert Street (PID 25030388) to not be dangerous or unsightly. Andrew Fisher outlined the definitions of Dangerous or Unsightly set out in the MGA section 39(r), and stated that the essential question to the Planning Advisory Committee is whether or not the condition of the subject property meets at least one of the definitions outlined, and that the Committee has two options, either uphold the Administrator's decision that the property does not meet the definition of dangerous or unsightly, or vary or overturn the Administrator's decision specifying parts of the MGA definition. He added that should the Committee decide on the second option, it must also specify what must be done to bring the property into compliance and provide a reasonable timeline. Staff suggested that if completed exterior siding is what must be done to comply, that May 31, 2026, would be a reasonable deadline given the scope and material cost of the work.

3.2 PAC Comments / Questions

The Chair said that the definitions outlined in the MGA section 3(r) are quite subjective, stating that section 3(r)(v) 'the condition of which seriously depreciates the value of land or buildings in the vicinity' would require a report from a realtor to determine if there is any value loss for 28 Clarence Street. He further stated that that under the MGA section 3(r)(ix) 'that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained' that there is sufficient reasons to consider the property to be unsightly. He said a finished building should have an acceptable exterior finish. The Chair feels the committee should use the option to overturn the Administrators decision and use the date suggested by staff of May 31, 2026, as a reasonable deadline for the property owner to complete the work.

Jim Lamplugh said that the although the realtor for the property owner at the 28 Clarence Street has not come forward, he has been a realtor for over forty-four years and he has spoken to their realtor, who relayed to him that there is a definite impact on the value of the property due to the condition of the accessory building at 39 Rupert Street. Jim suggested that when the motion is made it should include both 3(r)(v) and 3(r)(ix).

Councillor McManaman agreed with the Chair that May 31, 2026, is sufficient time to get to get the property into compliance. Councillor McManaman said going forward he wants to see the Town's by-laws be enforced in more timely manner, adding that he would not have waited 12 years before bringing this to Council's attention.

Paul Diamond said he also agrees with the Chair in that regard and asked for clarity if it is up to the Planning Advisory Committee to determine if the affected property value is being diminished, or should the Committee request a report from the realtor to help make that decision.

The Chair said that with the information that the Committee currently has the Committee can not make that determination that the value of 28 Clarence Street has been affected.

Councillor Ripley said that there is more than sufficient evidence to overturn the decision of the Administrator under section 3(r)(ix), adding that he believes section 3(r)(v) is subjective. Councillor Ripley said the Committee needs to be clear on what sort of finishing is to be done on the exterior of the building. He further expressed his concern of setting a precedence with this sort of complaint going forward.

Andrew Fisher agrees with Councillor Ripley that section 3(r)(v) is subjective and said the Committee will need to be specific on what type of exterior finishing they would require, either cladding or siding.

Paul Diamond said if the Committee does decide that the property is unsightly under section 3(r)(ix) the Committee is also deciding that the property is not being maintained.

The Chair said that it is his expectation that a completed building would include an exterior cladding/siding. He said if that structure does not have cladding/siding than it is not being properly maintained. The Chair agrees that the motion has to be specific in what the Committee expects to see. He added that as the Committee can not define what type of cladding is used, it would be up to the building inspector to ensure that a suitable product is used, and that it is up to this Committee, to determine an appropriate date of completion.

Jim Lamplugh agreed that the materials to be used for the cladding cannot be determined by the Committee as long as it meets code.

Paul Diamond asked for clarity that if the Committee does make this decision that work must be completed by a certain deadline, that it would be completed to the building code and at the discretion of the building inspector and only the building inspector. The Chair replied that the building inspector can issue building permits and that the permit would be in accordance with the by-laws of the Town of Amherst. Marc Buske added that the exterior cladding must be a weather tight exterior finish.

Councillor McManaman what the next steps would be if the Committee ordered the work to be completed by May 31, 2026, and it was not completed. Andrew Fisher answered that the Town of Amherst has a couple of options, the work could be completed by the town, with the cost of the work being charged back to the property owner's tax account and/or the property owner could face a fine for every day the property is not in compliance.

Paul Diamond asked what the procedure is to ensure the property complies after the May 31, 2026, deadline. Andrew Fisher answered that either the property owner informs staff that the work has been completed, or staff will do an inspection after the deadline to check on their progress. Emily Wainwright added that the property owner has until midnight of the ordered completion day to have the required work completed.

Councillor McManaman asked when the owner is informed of the decision will it be explained to them the consequences of non-compliance. Andrew Fisher said there is a standard form that will state the potential consequences of not adhering to the order.

Moved By: Jim Lamplugh

Seconded By: Councillor Ripley

That the Planning Advisory Committee overturn the Administrator's decision for the property located at 39 Rupert Street (PID 25030388) as per the MGA section 3(r)(ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained, and that cladding must be properly installed and completed by May 31, 2026.

Motion Carried

4. Adjournment

There being no further business, the Chair adjourned the meeting.

Natalie LeBlanc
Municipal Clerk

Ron Wilson
Chair

MEMORANDUM

To: Planning Advisory Committee
From: Natalie LeBlanc, Municipal Clerk
Date: April 7, 2026
Subject: Election of Chair and Vice Chair

The Planning Advisory Committee Policy states that the Election of Chair and Vice-Chair shall be held at the first meeting of each fiscal year. Should there be more than one nomination, there shall be an election by secret ballot.

The Committee will be asked to nominate and elect a member to hold the office of both the Chair and Vice-Chair.

TITLE: Planning Advisory Committee Policy
SECTION: Planning and Development
POLICY NO: 66000-01

APPROVAL DATE: March 27, 2023

CAO Signature: 

PURPOSE:

The purpose of this policy is to establish a Planning Advisory Committee in accordance with Section 200 of the *Municipal Government Act*.

ROLE OF COMMITTEE

1. The role of a Planning Advisory Committee is to advise Council respecting the preparation or amendment of the Town's Municipal Planning Strategy, Land Use Bylaw and Subdivision Bylaw as well as general land use planning matters.
2. The duties assigned to the Committee, pursuant to this policy, shall only be carried out by the Committee.
3. In addition to the duties of the Committee pursuant to Section 200 of the *Municipal Government Act* and pursuant to the Heritage Properties Bylaw, the Committee will also act as the Heritage Advisory Committee.
4. In addition to the duties of the Committee pursuant to Section 200 of the *Municipal Government Act*, the Planning Advisory Committee will also undertake the duties assigned to it pursuant to the Dangerous or Unightly Premises Policy of the Town of Amherst.

MEMBERSHIP

5. The Council shall appoint members of the Planning Advisory Committee by resolution in March of each year as required.
6. Membership shall include three members of Town Council and three members of the public who are residents of the Town of Amherst.
7. The term for member appointments may be up to two years, and members may be re-appointed to the Committee.
8. An advertisement for the public member(s) shall be placed in the local newspaper and on Town of Amherst social media. It is the intention to have members with a diverse background; however, members with a planning, architecture, engineering or other similar background will have some preference.

TITLE: Planning Advisory Committee Policy
SECTION: Planning and Development
POLICY NO: 66000-01

9. At the beginning of the first meeting of each fiscal year the Committee will elect a chairperson as well as a vice-chairperson. Terms for such shall be one year. The chairperson and vice-chairperson may be re-elected.

STAFF RESOURCES

10. The Director of Planning and Strategic Initiatives, along with the Clerk, will be responsible for all functions of the Committee including:
 - a. Calling meeting;
 - b. Taking minutes;
 - c. Distribution of reports and other information as required;
 - d. Public notification as required;
 - e. Providing Committee motions to the Chief Administrative Officer for inclusion on the Council agenda.
11. Where additional information or work is required of staff by the Committee the Director of Planning and Strategic Initiatives will be responsible for prioritizing staff resources, in conjunction with the Chief Administrative Officer when required.
12. Meetings are to be attended by the Director of Planning and Strategic Initiatives, or designate, as well as the Clerk, or designate. At the discretion of the Director of Planning and Strategic Initiatives, other staff may be invited / asked to attend as well. Standing invitations to Committee meetings will be given to the Chief Administrative Officer.

MEETINGS

13. Meetings will be automatically scheduled for the first Monday of every month. Meetings will commence at 4:30 PM unless otherwise informed.
14. Meeting times may be changed when appropriate by the Chairperson in consultation with the Director of Planning and Strategic Initiatives.
15. Meetings may be cancelled by the Chairperson in consultation with Director of Planning and Strategic Initiatives when there are no agenda items.
16. All meetings are open to the public as per Section 203 of the *Municipal Government Act*, unless the Committee, by a majority vote, moves a meeting in private to discuss matters permitted by the *Act*.

TITLE: Planning Advisory Committee Policy
SECTION: Planning and Development
POLICY NO: 66000-01

- 17. The date, time and location of Committee meetings shall be posted on the Town's social media.
- 18. An agenda package will be provided to all Committee members and staff no later than 4:30 PM, two business days prior to the meeting. When and if possible, information that will be included as part of the agenda package will be provided to the Committee prior to this to give them more time to review the information.

ROLES AND RESPONSIBILITIES

Title/Role	Responsibilities
Director of Planning & Strategic Initiatives	Ensure the policy is kept up to date. In consultation with the Chair and the Clerk, cancel meetings when there are no agenda items.
Clerk	Advertise for citizen appointments as required.
Council	Appoint members, review the policy as required.

For Administrative Use Only:

VERSION LOG

Amendment Description	Policy Owner	Approved By	Approval Date
Title changes, changes to when appointments are made and how long they may be for	Clerk, LeBlanc	Council	March 27, 2023

Minutes reference date: 27 March 2006; 29 November 2010; 24 October 2011; March 24, 2014; 22 January 2015

MEMORANDUM

To: Planning Advisory Committee
From: Natalie LeBlanc, Municipal Clerk
Date: April 7, 2026
Subject: New Code of Conduct for Municipal Volunteers Policy

At their regular meeting in February, Council adopted the attached new Code of Conduct for Municipal Volunteers Policy. Volunteers who serve our Town on various Boards and Committees and at events are an extension of our organization. In their role, they are representatives of the Town of Amherst. This new policy outlines the values of the Town of Amherst and clarifies the expectations of volunteers. It is important to establish these guidelines and expectations of municipal volunteers serving our community on behalf of the Town of Amherst.

Included as part of the Policy is Appendix A which all volunteers are required to sign indicating they have read and understand the policy and will adhere to it. Staff will have printed copies at the meeting for you to sign as a volunteer on a Town of Amherst Committee.

TITLE:	CODE OF CONDUCT FOR MUNICIPAL VOLUNTEERS
SECTION:	EXECUTIVE OFFICE
POLICY NO:	10350-02

APPROVAL DATE: February 24, 2026

CAO Signature: 

1. PURPOSE

The purpose of this policy is to establish clear expectations for the conduct of volunteers serving the Municipality. Volunteers play an essential role in delivering programs, services, and events, and are expected to uphold the highest standards of integrity, professionalism, and respect in representing the Municipality.

2. SCOPE

This policy applies to all individuals who volunteer their time, skills, and services to the Municipality, whether on a regular, seasonal, or one-time basis, including members of advisory committees, boards, community events, and recreational programs. Volunteer members of the Amherst Fire Department and Amherst Police Department are covered under their own specific policies or standing orders.

3. Principles

Volunteers are expected to:

- Act in the best interests of the Municipality and its residents.
- Conduct themselves in a professional, respectful, and inclusive manner.
- Comply with all applicable laws, municipal policies, and safety regulations.
- Refrain from any conflicts of interest or actions that could harm the Municipality's reputation.
- Maintain a high standard of integrity

4. Standards of Conduct

Volunteers must:

a) Respect and Inclusivity

- Treat all persons with courtesy, dignity, and fairness, regardless of race, gender, age, disability, sexual orientation, religion, or other protected characteristics.
- Refrain from any form of harassment, discrimination, or bullying.

b) Integrity and Accountability

- Perform volunteer duties honestly, ethically, and to the best of their ability.
- Follow through on commitments and notify the appropriate supervisor if unable to attend or complete assigned tasks.
- Shall not use their volunteer position for personal gain.

c) Confidentiality

- Protect confidential and sensitive information obtained through volunteer activities.
- Refrain from disclosing personal or municipal information without proper authorization.

d) Safety and Conduct in the Workplace

- Comply with all municipal health and safety rules.
- Report hazards, unsafe conditions, or incidents immediately.
- Refrain from the use of alcohol, cannabis, or impairing substances while performing volunteer duties.

e) Use of Municipal Resources

TITLE: CODE OF CONDUCT FOR MUNICIPAL VOLUNTEERS
SECTION: EXECUTIVE OFFICE
POLICY NO: 10350-02

- Use municipal property, equipment, and materials only for authorized purposes.
- Return any borrowed items promptly and in good condition.

5. Conflict of Interest

Volunteers must:

- Disclose any personal, financial, or professional interest that may conflict with their volunteer role.
- Refrain from participating in decisions or activities where such conflicts exist or could be perceived.

6. Social Media and Public Representation

- Volunteers shall not speak on behalf of the Municipality unless specifically authorized in advance by the Mayor, CAO or designate.
- When expressing personal opinions publicly, volunteers must make it clear they do not represent the Municipality's official position.
- Avoid posting or sharing content that could damage the Municipality's reputation.

7. Non-Compliance

Failure to comply with this Code of Conduct may result in:

- Verbal or written warnings.
- Reassignment of duties.
- Dismissal from the volunteer position by the CAO. In the event the volunteer(s) had been formally appointed by Council, the CAO shall recommend dismissal to Council who shall make the final decision through a motion of direction.

8. Acknowledgment

All volunteers must review and sign the **Volunteer Code of Conduct Acknowledgment Form** before commencing their duties, confirming that they have read, understood, and agree to abide by the policy.

TITLE: CODE OF CONDUCT FOR MUNICIPAL VOLUNTEERS
SECTION: EXECUTIVE OFFICE
POLICY NO: 10350-02

ROLES AND RESPONSIBILITIES

Title/Role	Responsibilities
CAO	Administer policy
Directors/Supervisors	Report any potential breaches of policy to the CAO

For Administrative Use Only:

VERSION LOG

Amendment Description	Policy Owner	Approved By	Approval Date
New Policy	Deputy CAO	Council	February 24, 2026

Minutes reference date: February 24, 2026

TITLE: CODE OF CONDUCT FOR MUNICIPAL VOLUNTEERS
SECTION: EXECUTIVE OFFICE
POLICY NO: 10350-02

APPENDIX



I, _____ declare that as a volunteer for the Town of Amherst, I acknowledge that I have read and support the Volunteer Code of Conduct Policy.

Signed: _____

Dated this ___ day of _____, 202_.

MEMO

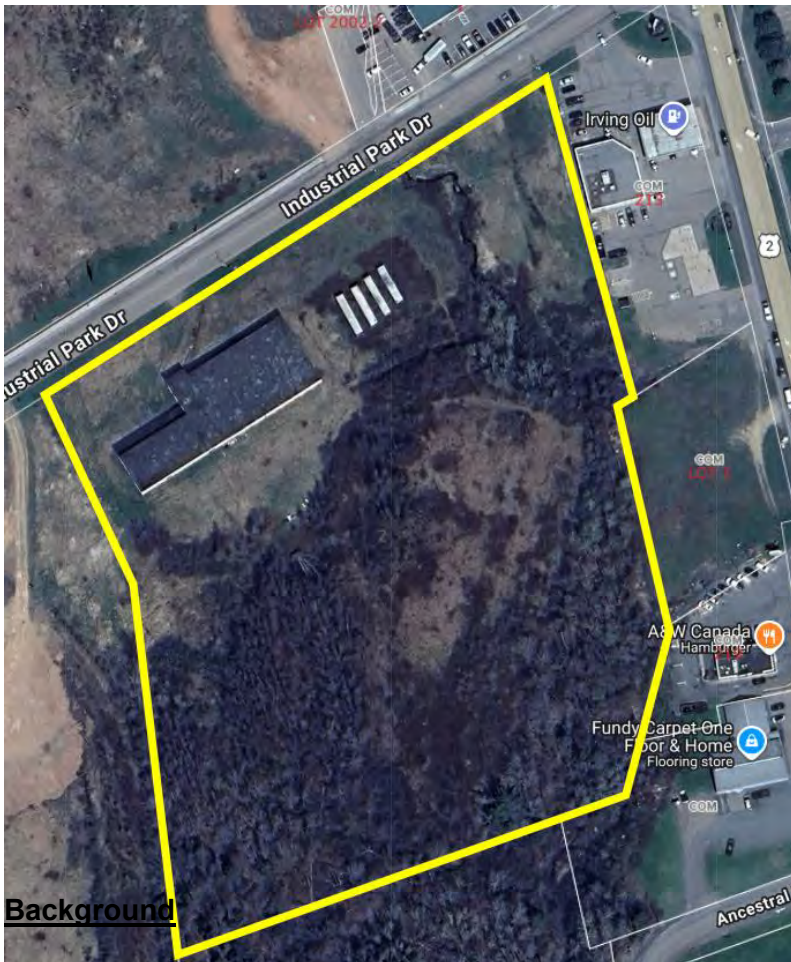
TO: Planning Advisory Committee
FROM: Emily Wainwright, Dangerous and Unsightly Premises Administrator
DATE: April 7, 2026
RE: Recommendation for Demolition of 2-4 Industrial Park Drive (PID 25037151)

Registered Owner Walter E Wells

Property 2-4 Industrial Park Drive (PID 25037151)
Amherst, Nova Scotia

Building Type Industrial

Zoning Business Park



The subject property has been an ongoing Dangerous and Unsightly Premises concern since April 2024. Due to a lack of regular maintenance and effective property management, the building has deteriorated significantly and continues to attract transient activity, raising ongoing safety and security concerns.

Since April 2024, the Town has been required to secure the building on six separate occasions, utilizing either contracted services or Public Works. These actions were undertaken at the direction of the Dangerous and Unsightly Premises Administrator or the Amherst Police Department.

On December 2, 2025, an interior inspection was conducted by the undersigned, along with Marc Buske, Building Official II, and Bob Sperry, Fire Inspector with the Amherst Fire Department. The property owner, Walter Wells, and his son were present at the time. The findings of this inspection are detailed in this report.

Most recently, the building was secured on February 2, 2026, after evidence of unauthorized access was identified. The property was again found to be unsecured on March 19, 2026, indicating a continued and unresolved risk to public safety.

It should also be noted that Property Valuation Services Corporation assigns no value to the building and assesses the property as vacant.

History – Dangerous and Unsightly

2026

- March 19 Building found to be accessed and unsecured again while posting notice of PAC meeting.
- February 2 Building secured by TOA.
- February 1 Notified that individuals were in the building, building not secure.

2025

- December 2 Interior inspection with AFD, Building Official II, property owner and his son.
- October 28 Notified that individuals were in the building, building not secure.
- October 2 Notified that individuals were in the building, building not secure.
Building secured by TOA.
- April 23 Notified that individuals were in the building, building not secure.
- April 15 Recovered items from April 7th were returned to the building.
- April 10 Notified that individuals were in the building, building not secure.
Building secured by TOA.

April 7 Notified that individuals were in the building, building not secure.
Items being taken from building, being stored in woods behind building.

2024

May 16 Notified that individuals were in the building, building not secure.
Building secured by TOA.

May 2 Notified that individuals were in the building, building not secure.
Building secured by TOA.

April 9 Notified that individuals were in the building, building not secure.
Completed exterior and interior inspection.
Issued Immediate Order to secure premises.
Building secured by TOA.

Inspection

The December 2, 2025, inspection showed:

- The exterior of the building is painted brick, concrete, and wood.
- The flat roof was inaccessible, but it is presumed to be asphalt.
- There is power running to the building, but the main breaker is turned off.
- Most of the windows are either broken or boarded up.
- There is graffiti on multiple sides of the building, including inside.
- The chimney has collapsed on top of the roof.
- There are 3 open “pits” next to the building approximately 8-10’ deep, and 1 that seems to have collapsed.
- There are obvious tire marks leading to and from the rear of the building.
- There are many cracks and missing concrete from the exterior walls.
- The building was not secured, a loading bay door was open, and a window removed from the basement.
- Various items and debris were scattered throughout the property.
- The interior shows a severe hoarding situation, with only small paths to walk through.
- Most of the contents appear to be construction materials including: a large amount of Styrofoam, shingles, dry lumber, hazardous materials/chemicals, and approximately 20,000-30,000 wooden boxes.
- There are 2 campers and approximately 5 pieces of large machinery and vehicles.
- There is evidence of individuals accessing and possibly living in the building:
 - Sleeping bags were found in a camper.
 - Someone has put sheets of Styrofoam and blankets in the windows.
 - On the main floor, there is a makeshift treehouse-like structure on stilts (approximately 10’ high) that had a ladder against it and a blanket and chair inside.

- There is a makeshift living quarter on the second floor.
- Drug paraphernalia, cigarette butts, lighters, and food containers were observed throughout.
- A metal drum with burnt wood inside was found on the main floor.
- The stairs leading to the second floor, and a part of the second floor does not have any railing or partition and leads to a 10–12-foot drop to the main floor.
- The ceilings and roof structure are wood.
- The ceiling is leaking in some areas, but there is no evidence of collapse.
- There are steel beams and jack posts.
- There are cracks in the wall in various areas which may be structural, where the outdoors can be seen from inside.
- The basement is concrete and gravel/mud and is relatively dry.
- Oil tanks appear to be empty.
- There are dead rodents throughout the basement.
- There are 4 transport trucks on the property that are full of various construction material.

Relevant Legislative Authority

Municipal Government Act 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:	Section (r)(i)	<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,</i>
	Section (r)(iii)	<i>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</i>
	Section (r)(iv)	<i>that is in a ruinous or dilapidated condition,</i>
	Section (r)(v)	<i>the condition of which seriously depreciates the value of land or buildings in the vicinity,</i>
	Section (r)(vi)	<i>that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,</i>
	Section (r)(vii)	<i>that is an allurement to children who may play there to their danger,</i>
	Section (r)(viii)	<i>constituting a hazard to the health or safety of the public,</i>
	Section (r)(ix)	<i>that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained,</i>

	<i>Section (r)(x)</i>	<i>that is a fire hazard to itself or to surrounding lands or buildings,</i>
	<i>Section (r)(xii)</i>	<i>that is in a poor state of hygiene or cleanliness;</i>

Discussion

The primary concern regarding this property is public and personnel safety. Town staff have made repeated efforts to secure the building in 6 separate instances since 2024; however, these measures have proven ineffective. The structure remains easily accessible, posing an ongoing risk. During the December 2nd inspection, an individual fell down the basement stairs and sustained a minor injury, resulting in the completion of an Incident Report. This further confirms the immediate dangers present within the building.

Evidence indicates that the building is being actively occupied by transient individuals, with at least three areas identified as makeshift living spaces. Particularly, one concern is a constructed two-story structure on the main level, with a window facing the entrance. This creates a significant hazard for anyone entering the building, as occupants may be present but not visible, increasing the risk of confrontation, or delayed emergency response.

The interior of the building contains a substantial volume of highly combustible materials, including an estimated 20,000 to 30,000 wooden boxes, along with construction debris, Styrofoam, and barrels containing hazardous substances. These conditions significantly elevate the risk of fire and would contribute to rapid fire spread and extreme difficulty in suppression efforts. Further, all rear windows, despite repeated boarding, have been broken out, and the front windows have now also been smashed, further compromising the building's security, and allowing unrestricted access. In addition to fire-related risks, there are several serious structural and physical hazards on the property. Three large, uncovered pits with depths of approximately 8 to 10 feet present a significant fall hazard. Inside the building, the second floor contains a large, unguarded opening overlooking the former freezer area, with an estimated drop of 10 to 12 feet. These conditions pose a high risk of severe injury or fatality to anyone entering the premises.

Supporting documentation from the Amherst Police Department, Amherst Fire Department, and the Town of Amherst Building Official II further outlines the extent of safety concerns associated with this property. Collectively, these findings reinforce the conclusion that the building represents a significant and ongoing danger to the public and to emergency responders.

Amherst Police Department Report – Summary

The report from the Amherst Police Department states that the building has a long-standing history, spanning decades, of being hazardous for police, municipal staff, and the public. It is in a severely deteriorated condition, with structural damage, poor lighting, heavy clutter, and dangerous exterior conditions such as uneven ground and concealed pits.

These factors create significant risks, including trip hazards, limited visibility, and the potential for individuals to hide inside, posing tactical dangers to officers. The presence of drug paraphernalia, repeated unauthorized entry, and use of the building as shelter further increase the likelihood of injury, fire, and criminal activity.

The report emphasizes that despite repeated efforts to secure the property, it is frequently breached, sometimes within hours. Police records from 2021 to 2026 show a consistent pattern of break-ins, thefts, suspicious activity, and encounters with individuals inside the building, including arrests and at least one officer injury. In some cases, officers have refused to enter due to unsafe conditions. The conclusion is that the building will continue to pose a serious and ongoing risk unless its condition is addressed, as it remains both physically dangerous and a persistent target for illegal activity.

Amherst Fire Department Report – Summary

The report from the Amherst Fire Department outlines their findings from the December 2, 2025, inspection. The fire inspector identified serious safety concerns related to both the structure and condition of the building. Externally, the building is in significant disrepair, with large cracks exposed to the elements and failed attempts to properly secure it, as shown by removed boards at the rear. Inside, the structure contains a heavy fire load made up largely of combustible materials, including roofing shingles, and is in a state of severe disorganization, making movement through the building difficult even with lighting.

Additional concerns include limited and compromised electrical wiring, with power not extending beyond the main panel, and evidence of unauthorized occupancy. Signs of transient individuals were found, including an attempted indoor fire, increasing the risk of accidental ignition. From a firefighting perspective, the building presents extreme hazards. Evacuation would be difficult, search operations highly dangerous, and interior firefighting would be unsafe due to structural deterioration, heavy combustible load, and the added stress water would place on the building.

Building Official II Report – Summary

The subject property is a two-story industrial building with a basement, constructed of masonry block walls, wood framing, and concrete floors. While the structure appeared generally stable at the time of inspection, it is experiencing significant and ongoing deterioration that raises serious safety concerns. Key issues include multiple roof leaks with water infiltration, deteriorating and cracking masonry walls, broken windows allowing further exposure to the elements, and a large accumulation of debris that restricts movement within the building. These conditions severely limit emergency access and response capabilities, and evidence of unauthorized occupancy further increases risk. Overall, the building's condition is compromised and expected to worsen without intervention, presenting a growing hazard to both the public and emergency personnel.

Conclusion

The primary concern with the building, while it remains generally structurally sound at present, is the ongoing unauthorized access by transient individuals and the resulting safety risks to occupants and first responders. Both the interior and exterior present multiple hazards. Externally, the property contains three uncovered pits, overgrown vegetation, lacks adequate lighting, and includes areas not visible from the roadway. Internally, the building contains significant quantities of chemicals, combustible materials, and concealed spaces suitable for hiding.

Although the building continues to have active electrical service, the Fire Inspector has identified human activity within the structure as the greatest fire risk. The presence of large amounts of combustible materials, including Styrofoam, shingles, and dry lumber/wooden boxes, further increases this risk. In its current condition, the building is considered unsafe for entry by emergency services personnel.

The property continues to place a recurring demand on Town resources and presents an ongoing hazard to anyone who accesses it. A long-term solution is required to effectively mitigate the persistent safety risks associated with this building and property.

Options

Current options include:

- 1) That the Planning Advisory Committee Order the demolition of the building located at 2-4 Industrial Park Drive (PID 25037151) within ninety (90) days of the date of this meeting, with all work to be completed by the property owner. Failure by the property owner to complete the required work will result in the Town of Amherst undertaking the demolition and disposal of contents to an appropriate solid waste facility or impound yard, with all costs incurred to be charged to the property owner's tax account.
- 2) That the Planning Advisory Committee direct staff retain a qualified third-party contractor or professional engineer to undertake a comprehensive assessment of the building's condition. This will include detailed recommendations and cost estimates required to ensure the structure can be properly secured and safe to be accessed by first responders; and further, that the findings of this assessment be reported back to the PAC, with all associated costs to be charged to the property owner's tax account.
- 3) That the Planning Advisory Committee direct staff to continue monitoring the subject property and to report back to the Committee on any new or emerging issues as they arise.

At this time, staff are recommending Option 1.

Attachments

- 1) *20260316 APD Report*
- 2) *20260317 AFD Report*
- 3) *20251202 Building Official II Report*
- 4) *20260407 2-4 Industrial Park Drive Pictures*



DATE: March 16, 2026
TO: Emily Wainwright, Dangerous and Unsightly Premises Administrator
FROM: Chief Pike, Amherst Police Department
RE: 2-4 Industrial Park Drive, Amherst, N.S (PID 25037151)

As requested, please find concerns generated by the Amherst Police Department in relation to the property at 2-4 Industrial Park Drive located in Amherst, Nova Scotia (PID 25037151).

Attached is a brief history of recent calls that the Amherst Police Department has received since 2021. Please take note that there is a history of concerns in relation to the building being breached repeatedly as well as the risk that it poses to both APD staff, Town of Amherst Staff, and to the public.

Discussion

In my 30 years of being with APD, this building has been a safety concern. APD commonly get calls to do property checks which results in members entering and clearing the building. While the building is not fully searched each time, when it is searched, it poses a significant risk to members. This extends to the outside of the building as well, as there are risks in the tall grass and uneven ground.

The following are just some of the risks that APD and Town staff encounter when entering this property:

- Extreme clutter all through the building:
 - Trip and fall hazards.
 - Very difficult to navigate and successfully clear.
 - Many areas blocked or hidden by clutter.
- Very poor lighting/darkness.
- Damaged and dilapidated condition of floors, walls, ceiling, and structure in general.
- Risk of unknown persons hiding inside who have tactical advantage over police.
- Drug paraphernalia, needles, and associated risks.
- Multiple incidents of homeless people using the building for shelter, which puts the building at risk for fire, injuries, etc.
- Multiple reports of break, enter and theft from the building.

The attached history does not include all our calls to this building as many of the 'property check' files have purged from the system. It has been recognized as a dangerous building to search and each time our members attend, I cringe, because I know that there is a very good chance that someone will be seriously hurt because of the conditions. You will note in the last call from March 7th, 2026, the member attending refused to enter the building because of the risk and hazardous conditions.





Conclusion

This building will continue to be a risk to our staff as long as it remains in the condition it is in. Despite repeatedly securing the building, it is often breached again by culprits, sometimes just hours after it had been secured.



History

Date	File	Comments
2026/03/07 05:18	2026300967	While on patrol, GRP observed boards torn off 4 Industrial park Drive and items near door have been moved and resent foot traffic in area. Building not entered by police due to hazardous conditions and unknown if anyone entered.
2026/02/17 10:05	2026216636	JJG observed fresh foot prints and bicycle tire tracks at 4 Industrial Park Drive. JJG performed a property check to ensure no break and enter had occurred.
2026/02/02 08:17	2026144207	Report suspicious vehicle parked in pit at the old race track on Industrial Park Drive. Tracks lead away from vehicle into the woods. CEM dispatched, attended with JCG. Tracks eventually lead to 4 Industrial Park Drive; entry had been made in the rear. Building cleared, and XXX located inside. Outstanding Warrant for XXX and also charged for B&E and Theft. Vehicle towed. ICS
2026/02/01 10:25	2026140818	While conducting a patrol of Industrial Park Drive ASG noted Tracks in the snow leading from the street behind civic 4. This building is known to me from a previous B&E investigation On April 12th 2025 to be owned by Walter Wells. At rear of the building the plywood that had been used to board up the entrance had been removed again and suspects gained entrance into the building using the same entrance as before. The last snow fall was in the last 24hrs so the suspects would have made entrance recently maybe even over night.
2025/04/10 04:02	2025466349	While on patrol, MAW observed a suspicious vehicle, a GMC Canyon, parked behind Coast Tire. Vehicle towed by DC Towing. XXX and YYY located and appear to have been communicating via radios. Truck loaded with materials from 4 Industrial Park Dr. Both arrested for Break and enter Committing and Theft under \$5000 held for Court.



2024/10/03 23:00	20241461915	GRP - file for property check at 4 industrial park drive.. The rear door closest to the south side appears to have evidence of attempted break in. Walk around of building conducted, rear of building has signs of possible attempted break in's. Signs of resent activity behind the building in the grass. Caution Flag added to address due to large open pits hidden by tall grass.
2024/07/09 08:14	2024962928	XXX phoned to speak with the Chief about a concerning conversation they had with another person: YYY advised XXX there are 2 bodies in the building behind the Irving. BAG, MJM, JMH attended. MJM assigned. RMK /// Building searched, spoke with YYY who advised the subject in question is ZZZ. He's on remand in NB and that is why no one has seen him. Details in report. MJM
2024/07/08 11:49	2024957501	XXX called to report two sketchy looking men kicked in the door to Walter WELLS' building across from 7 Industrial Park drive. JJC/MJM attended. JJC attended located 2 people inside, they weren't trying to take anything. Just looking for shelter from the heat. Each were given a PPA not to return to the property. NFA JJC
2024/07/04 01:17	2024932751	While on patrol, MJM observed XXX and YYY on bicycles traveling west through the industrial park near Eddy Group. Surveillance set up and YYY was located cutting through Coast Tire on his bicycle empty handed and XXX was observed darting across Industrial Park Drive from the Walter Wells property on foot, with a large object in his hands, disappearing into the tree line on the opposite side of the street. XXX exited the woods as directed and turned over several items he took (two empty trunks, a box full of fasteners, a bag full of fasteners. XXX showed that the items were not taken from inside the building this date, that they had been in the tall grass on the property (confirmed by grass marks). XXX voluntarily took members on a tour of the property advising that persons have been stealing from the building non stop, they remove items from the building, put them in the grass and return later. (see sup report).
2024/05/06 15:50	2024605062	Anonymous person called to report that a sheet of plywood is peeled off the side of Walter Well's building behind the Irving.



		AJS dispatched & attended and Public Works to attend to board it back up. WMH.. AJS attended, noted the ply wood that was holding the door on was half torn down. Inside was assumed clear. AJS did a walk through and nobody was found
2024/04/09 10:15	2024460722	Emily Wainwright of TOA Unsightly Premises requests police assistance at 4 Industrial Park Drive while they execute their duties. JDW assigned. ICS/// Attended and did a walk through to make sure no one was inside. All was clear.
2024/02/14 07:19	2024199559	Public Works advised MAW that some time before the last snow storm someone broke in to Walter WELLS' building behind Irving. MAW/JJC attended. JDR.. Writer did check around back of the building. Unknown Soc had propped open back garage door slightly. No fresh Foot Prints in the snow and did not look like anyone had been inside recently. Spoke to Public Works advised they had secured the back garage door. CH
2023/10/29 09:40	20231607783	XXX Wells called to report he is at 4 Industrial Park Drive with YYY and it appears that someone has broken into the building they had secured on Friday. WRG dispatched - attended and assigned. KCS WRG attended. Nothing to show anyone was inside the building. A window in the rear was smashed but don't know if anything was taken/missing. No suspects. No witnesses. No surveillance cameras.
2023/10/26 11:14	20231592269	TSH reported he was on the way to Walter Wells building on Industrial drive and it was reported that a significant amount of Plywood was taken from the building, a file was requested. D/C TSH went up to the second floor and discovered at the far end of the building that someone had an area set for sleeping (they had blankets all laid out on the floor, and there were even two good clementines sitting there, with one rotted one, along with one apple core (along with some capped needles), indicating someone had been there quite recently. In order to get to this sleeping area, you have to walk pass hundreds of crates. Building secured.
2022/10/05 20:35	20221446610	MLF on foot at Industrial Park Dr, CEM10-17 to industrial Park with ANV and learned building had been breached. Searched inside of building – dangerous amount of clutter and located a male in the dark who was agitated and had stick, banging it on



		<p>steel beam telling police to fuck off. Male spit on police and was known as dangerous/contagious disease, etc. TASER deployed in the dark and missed. Subject backed into corner and arrested. - Break/enter, assault P/O, resist arrest, 2X mischief. XXX Held for court for bail hearing, - 1 officer injured from searching property – WCB form completed.</p>
2022/09/27 09:40	20221397799	<p>XXX called to report back door at 4 Industrial Park Dr had been broken into. ANV - Attended, XXX on scene and advised the rear back garage door had been re opened. He stated he was at the property 2-3 days ago and it was sealed shut as he had people break in previously as well. No obvious items taken, dozens of sharps and 2 glass pipes removed from property. Pictures taken of Damage -ANV</p>
2022/09/22 14:13	20221371600	<p>XXX called to report that he is at his property behind Irving and someone has put a hole in the back door again. COM also stated that he went around front to have some lunch and observed a young male walk over to the building who is currently standing by the door. JMH Attended and cleared building with XXX. Noted two distinct spots on the second floor where belongings and garbage were located where people have been making their temporary lodgings. Ongoing issue of homelessness in area. YYY was located outside and admitted he had been in the building however not in recent night or two, had not taken anything and would not return. XXX advised and happy with action taken and did not want to press issue further. Re-secured building.</p>
2022/09/21 12:09	20221364927	<p>XXX called to report he is scared to go into 4 Industrial Park Drive because he believes someone has been in there. XXX expressed he may need to <i>start carrying a gun</i>. CLJ advised and assigned. JDR Attended and spoke with XXX who showed where people had been breaking into the back door of the old plant. People are gaining entry via the back loading door and going upstairs and going to the part of the building that is closest to the Irving. There is an area where people have been cooking drugs and using needles on the second floor. XXX was going to get someone to secure the back loading door. Unknown who has been entering the building but it has been more then just one</p>



		person. Will keep an eye on night shifts. Pls conclude at this time. CLJ
2021/11/08 17:01	20211681746	XXX attended APD wishing to speak to an officer about a large hole that is in the door at 4 Industrial Park Drive. The COM doesn't know if it was caused by a animal or human. TLE advised and assigned. TAT//Was advised by dispatch that this hole in question is in the rear of the building and that XXX requested extra patrols//This building in question is quite dilapidated and there is a family of racoons that call it homenevertheless, will check this hole to see if it was human made or is just rotted out...not sure if XXX is going to board it up or not, either...task sent to day shift asking them to check what this hole looks like before concluding this file





DATE: March 17, 2026
TO: Emily Wainwright, Dangerous and Unsightly Premises Administrator
FROM: Bob Sperry, ECFO(a), Assistant Deputy Chief & Municipal Fire Inspector, AFD
RE: 2-4 Industrial Park Drive, Amherst, N.S (PID 25037151)

On December 2, 2025, I had an opportunity to do a walkthrough of the building located on 4 Industrial Park Drive. I was accompanied by Emily Wainwright, Dangerous & Unsightly Premises Administrator, Marc Buske, Building Official II, Walter Wells, building owner, and his son. As a Fire Inspector my concern was life and fire and are outlined below.

Exterior Hazards

The exterior of the building appeared to be in a state of disrepair with large exterior cracks that have been exposed to the elements for some time. Attempts to secure the building have been unsuccessful as evident from the boards and sheets of plywood removed from the rear of the building.

Interior Hazards

The building has a large fire load of mixed contents, mostly combustible, including a large amount of roofing shingles. Because of the disarray of contents, navigating throughout the building was challenging, even in the daylight with flashlights.

There was power coming to the building, however it did not appear to go any further than the main panel as the main switch was in the off position. There is very little electrical wire run throughout the building, but where wire could be seen, it could be seen it was cut off.

Transient Persons

There were signs of transient persons having occupied the building in different areas. There was an attempt to light a small fire on the main floor of the building in what appeared to be the tub from a washing machine.

Firefighting Operations

From a firefighting point of view, this building poses a high risk to anyone who may have to escape should a fire occur. Searching for victims would pose an extremely high risk to firefighters.





Conducting interior firefighting tactics, which would add weight from water, would be extremely dangerous giving the deterioration of the building, the amount of combustible content and the disarray of the content itself.



DATE: December 2, 2025
TO: Emily Wainwright, Dangerous and Unsightly Premises Administrator
FROM: Marc Buske, Building Official II
RE: Building Condition Report: 2-4 Industrial Park Drive, Amherst, N.S (PID 25037151)

Purpose of Inspection

At the request of Emily Wainwright, a site walk-through was conducted to assess the overall condition and safety of the building located at 2-4 Industrial Park Drive (PID 25037151).

Building Description

The subject building is a two-story industrial structure with a basement. The construction appears to consist of masonry block walls in combination with wood framing and concrete floor slabs.

General Observations

At the time of inspection, the building appeared to be structurally stable, as no immediate signs of collapse or significant sagging were observed during the walk-through. However, the structure is exhibiting signs of rapid deterioration, which may compromise its integrity if not addressed.

Deficiencies Identified

Roof System

- The roof structure is leaking in multiple locations.
- Evidence of water infiltration is present.

Exterior Walls

- Masonry block walls are deteriorating and beginning to crumble.
- Severe cracking is present at all building corners and along the exterior walls.
- These conditions suggest potential structural weakening.

Windows and Openings

- Many windows are broken or cracked.
- Openings are allowing weather and moisture to enter the building, accelerating deterioration.



Interior Conditions

- The building contains a significant accumulation of garbage, rubbish, and miscellaneous materials.
- This restricts movement throughout the building and prevents access to certain areas.
- These conditions create potential safety hazards.

Emergency Access Concerns

- Due to interior obstructions, emergency access is severely limited.
- Life-saving measures or emergency response within the building would be extremely difficult, if not impossible, in its current state.

Unauthorized Occupancy

- Evidence of transient activity was observed.
- It appears individuals may be occupying or using the building without authorization from the owner.

Conclusion

While the building is currently standing and did not exhibit immediate structural failure at the time of inspection, its condition is significantly compromised due to ongoing water infiltration, deteriorating masonry, structural cracking, and unsafe interior conditions.

Without intervention, the building's condition is expected to continue deteriorating.

Recommended Next Steps

- Secure the building by boarding up all broken windows and openings and restricting unauthorized access.
- Remove all garbage, debris, and stored materials to restore safe access throughout the building.
- Engage a qualified structural engineer to evaluate masonry failure and cracking.
- Identify sources of roof leaks and complete necessary repairs or replacement.
- Conduct a safety review to determine occupancy compliance and whether the building should be restricted or condemned.
- Complete follow-up inspections to monitor ongoing deterioration.



2-4 Industrial Park Drive

PID 25037151



















Uncovered pits, 8-10' depth



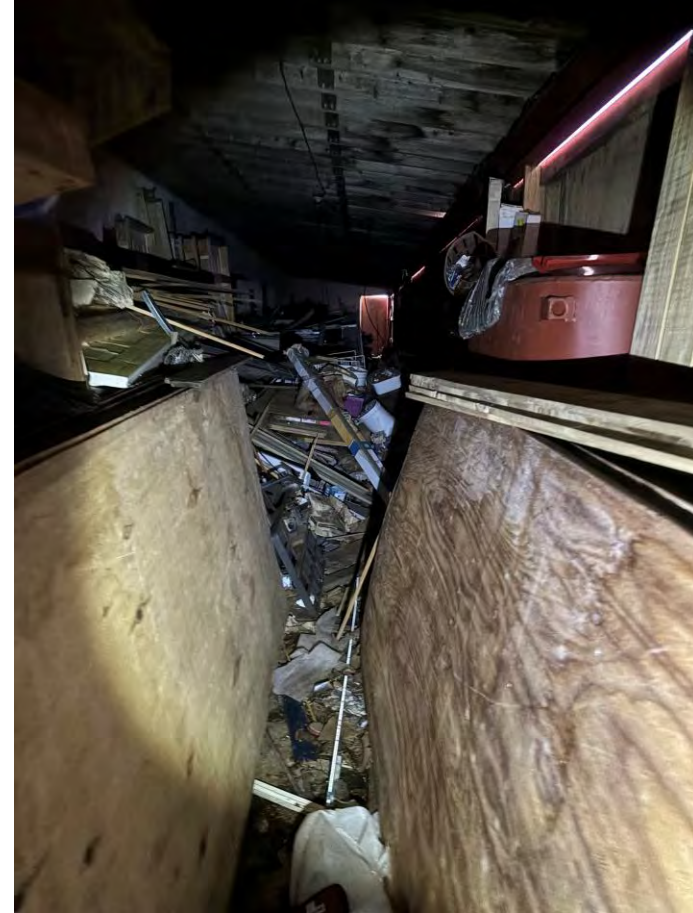
Uncovered pits, 8-10' depth



Paths into woods behind building



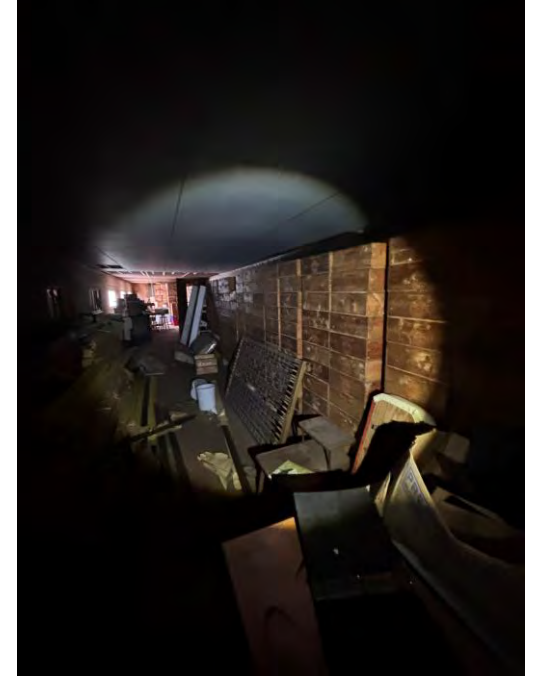
Interior



Interior – Combustible Materials



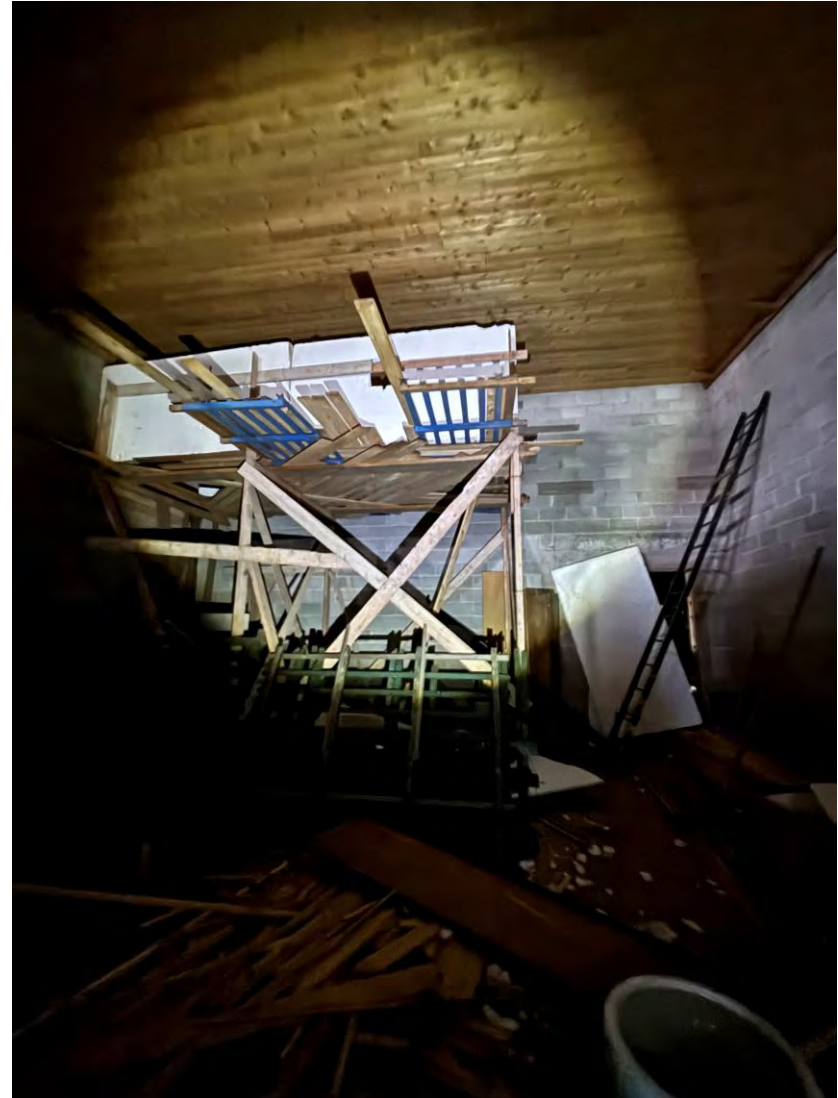
Interior – Combustible Materials



Interior – Combustible Materials



Interior – Transient Activity



Interior – Transient Activity



Interior – Water Damage



Interior – 2nd Floor Unguarded Section



Interior – 2nd Floor Wall Cracking



MEMO

TO: Planning Advisory Committee
FROM: Torben Laux, Land Use Planner, Development Officer
DATE: April 7th, 2026
RE: **Development Agreement – 1 Albion Street** (PID 25009432)

PROPOSAL

An application by the YMCA of Cumberland has been submitted to permit the construction of two new buildings located at 1 Albion Street, within the Downtown Core Area. The proposal includes one 3.5-storey, 24-unit apartment building and one 3.5-storey, 12-unit apartment building. The building fronting on Albion Street will also include office space for the YMCA on the ground floor.

BACKGROUND INFORMATION

The attached application briefing provides site details, neighborhood context, and building proposal specifics.

The subject property has a total area of approximately 1,705 square metres (18,350 square feet) and is currently vacant land zoned Downtown Commercial / Core Area. The site is located at the corner of Crescent Avenue and Albion Street and has approximately 60 metres of frontage along Crescent Avenue and 37 metres along Albion Street.

The proposed development consists of two multi-unit residential buildings intended to provide a mix of supportive and affordable housing. The proposal includes one 3.5-storey apartment building containing 24 units and one 3.5-storey apartment building containing 12 units, with office space for the YMCA located on the ground floor of the three-storey building. Across the two buildings there will be a mix of unit sizes from studios to 3-bedroom units. The proposed building footprint would cover approximately 6,838 square feet of the site.

The development proposes 11 on-site parking spaces and is located approximately 136 metres from the YMCA of Cumberland and directly across the street from the YMCA – Community Development Office. The surrounding neighborhood is characterized by a mix of residential and commercial uses, including apartment buildings and converted multi-unit dwellings, reflecting the higher-density residential character typical of the downtown area. The proposal supports additional housing within the urban core while remaining compatible with the existing neighborhood context.

Affordable House – (CMHC)

"In Canada, housing is considered "affordable" if it costs less than 30% of a household's before-tax income. Many people think the term "affordable housing" refers only to rental housing that is subsidized by the government. In reality, it's a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure: rental, ownership and co-operative ownership, as well as temporary and permanent housing."

Supportive Housing – (YMCA Service Level Agreement)

"The Supportive Housing Program is affordable housing with ongoing support services for individuals and families who have experienced homelessness, helping them maintain housing through personalized care for health, trauma, or substance use issues.

The Supportive Housing Program provides individualized, flexible and voluntary wrap-around support services, such as onsite crisis support, referrals to appropriate counselling and mental health and addictions supports, provided through funding and/or community collaborations to address needs associated with physical or mental health, trauma, or substance use that was the cause or result of experiencing homelessness."

PUBLIC PARTICIPATION

A Public Participation Opportunity (PPO), advertised in accordance with the Policy for Public Participation and Notification, was held on March 30th, 2026. Members of the public were in attendance to provide input.

During the meeting, public comments primarily focused on concerns related to parking availability, increased population, limited recreational opportunities for children, snow removal, and solid waste collection. Additional concerns were raised regarding the impact of larger vehicles, such as delivery trucks, the frequency and management of waste collection, and traffic conditions on Fullerton Street, which was noted as already being heavily used. Residents also expressed concerns about proximity to existing homes, including potential impacts related to privacy, noise, and policing presence, as well as questions around smoking regulations and enforcement responsibilities. The proximity of Little Lamb's Day Care was also identified as a consideration.

Several members of the public voiced support for the development, noting the importance of accommodating growth and highlighting the need for supportive and affordable housing within the community.

Written Submissions

Staff received two written submissions before the PPO. One letter of support from Maggie's Place and letter of concern about the potential traffic impacts around Fullerton Street. Both of these letters can be found in the attached package.

More detailed comments are in the summary of the PPO meeting included in this package.

DEPARTMENT FEEDBACK

Planning staff requested feedback from the Police, Fire, and Operations departments based on the provided site plan.

Police:

The chief of police voiced his concern on whether additional parking will be provided elsewhere for tenants, especially since overnight on-street parking is not permitted in winter. Parking on Albion Street is also not considered a viable option, as it could lead to congestion near the Albion Street and Church Street intersection, where there are currently only two spaces across from Dogs to Divas.

Operations:

The Director of Operations did not find any concerns with the proposed site plan. The property used to be occupied; therefore, service connections are already located on the property.

RELEVANT POLICIES

Policy	Relevance/Application
4.5.2 Downtown Zone	
<p>Policy 4-35: Council shall, through the Land Use Bylaw, permit a range of commercial uses, including but not limited to, banks, restaurants, licensed establishments, offices, accommodations, clinics, and shops within the Downtown Zone. Multi-unit dwellings shall be permitted within commercial buildings, and stand-alone multi-unit buildings shall be permitted, subject to provisions within the Land Use Bylaw. Light manufacturing uses shall also be permitted.</p>	<p>The development satisfies the general intent of this policy. The development proposes multi-unit dwellings with the smaller building facing Albion Street containing office space on the first floor.</p>
<p>Policy 4-38: Council shall consider, in the Downtown Zone, applications for ground floor residential uses by development agreement. In considering such proposals, Council shall ensure:</p> <ul style="list-style-type: none"> a. the residential use does not abut Church, Victoria and Havelock Streets; b. that such a conversion will not detract from the commercial character of the surrounding streetscape; the proposal is consistent with the provisions in the Land Use Bylaw for residential uses in the Downtown Zone; and 	<p>The larger proposed building facing Crescent Ave will have dwelling units on the ground floor.</p>

<p>c. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.</p>	
<p>5.5.3 Automobile Parking</p>	
<p>Policy 5-57: Council shall, through the Land Use Bylaw, exempt properties within the Downtown Commercial Zone from the minimum parking requirements within the Land Use Bylaw to promote compact, pedestrian-oriented development in Amherst’s historic downtown.</p>	<p>The development satisfies the general intent of this policy. There are 11 parking spots proposed in behind the buildings. It should be noted, a few parking spaces may need to be removed to allow for garbage collection.</p>
<p>5.6.2 Amenity Space in Multi Unit Dwellings</p>	
<p>Policy 5-73: In consideration of a proposal that includes residential development enabled by development agreement, Council shall ensure adequate amenity space is provided on-site for use by residents.</p>	<p>The proposed development, through discussion with the applicant, plans on providing space around the building with seating and paths. This is stipulated in the draft agreement.</p>
<p>6.6.1 Development Agreements</p>	
<p>Policy 6-22: A development agreement that has been approved by Council shall:</p> <ul style="list-style-type: none"> a. specify the development, expansion, alteration, or change permitted; b. specify the conditions under which the development may, or may not, occur; c. set terms and conditions by which Council may amend or terminate and discharge the agreement. 	<p>All aspects of the development are set out in the agreement as drafted.</p>
<p>Policy 6-23: Council may specify conditions in the development agreement to bring the proposal into alignment with the enabling policy and general criteria set out in Section 6.7. Such conditions may include, but are not limited to:</p> <ul style="list-style-type: none"> a. servicing; b. the type, location, and orientation of structures; c. the architectural design of structures, including, but not limited to, bulk, scale, height, roof shape, building and cladding materials, and the shape and size and placement of doors and windows; d. the provision of open space and amenities; e. the type, size, and location of signage; f. the type and orientation of exterior lighting; g. management of solid waste, including, but not limited to, compost and recycling; h. pedestrian, bicycle, public transit, and vehicular circulation; i. connections to existing or planned pedestrian, bicycle, public transit, and vehicular networks; 	<p>The development satisfies the general intent of this policy. Planning staff reviews aspects of this policy against the application and provided feedback to the applicant regarding the materials used on the façade. All other parts are covered in the agreement as drafted.</p>

<ul style="list-style-type: none"> j. the location and number of bicycle and vehicular parking and loading spaces; k. access for emergency vehicles; l. the location and type of landscaping, including fences and other forms of screening; m. stormwater management, grading and erosion control; n. the emission of noise, odour, light, liquids, gases, and dust; o. the type of materials stored on site; p. the type of materials sold on site; q. hours of operation; r. the phasing of development; s. financial bonding for the construction and maintenance of components of the development, including, but not limited to, roads and landscaping; t. mitigation measures for construction impacts; u. time limits for the initiation and completion of development; and v. all other matters enabled in Section 227 of the Municipal Government Act. 	
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6.7 General Criteria

<p>Policy 6-24: Council may not amend the Land Use Bylaw or enter into a development agreement unless Council is satisfied the proposal:</p> <ul style="list-style-type: none"> a. is consistent with the intent of this Municipal Planning Strategy; b. does not conflict with any law or regulation of the Provincial or Federal Governments; c. is not premature or inappropriate due to: <ul style="list-style-type: none"> i. the ability of the Town to absorb public costs related to the proposal; ii. impacts on existing drinking water supplies, both private and public; iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services; iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, and leading to the site; v. the adequacy of fire protection services and equipment; vi. the adequacy and proximity of schools and other community facilities; vii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses; 	<p>The proposal meets the intent of the relevant town bylaws and regulations. In terms of subsection c., i., there would be no significant burden on the Town's finances. The street network and town water, sanitary and storm sewer services can accommodate the development. Increased traffic from the development can be accommodated by the surrounding street network.</p>
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<p>viii. its impact on nearby watercourses or wetlands; ix. site-specific climate change risks, such as threats of flooding; x. the potential to create flooding or serious drainage issues, including within the site and in nearby areas; xi. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and</p>	
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DISCUSSION & CONCLUSION

Staff feel the draft DA is in keeping with the general intent of the relevant polices of the MPS. The proposal has the potential to have a significant positive impact not just for the Town of Amherst by addressing the shortage of suitable and affordable housing as stated in the Municipal Planning Strategy. This development is appropriate for the area in terms of its height, bulk, and general built form.

The following decision options are therefore put forward:

OPTIONS:

- Option One:** **Recommend that Council enter into the Development Agreement for 1 Albion Street as drafted.**
- Option Two: Recommend that Council **not** enter into the Development Agreement for 1 Albion Street.
- Option Three: Defer a decision and request additional information and /or changes to the proposal.

STAFF RECOMMENDATION: Option One.



DOMINION PUBLIC BUILDING
ERECTED 1911

Amherst

NOVA SCOTIA

Planning Advisory Committee

April 7, 2026

Development Agreement to Permit the Construction of One 24-Unit and One 12-Unit Apartment Building at 1 Albion Street.

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.

Development Agreement

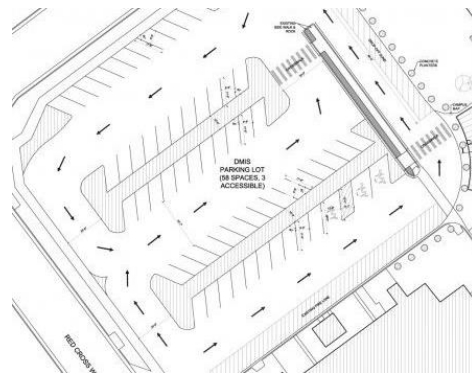
What is a Development Agreement (DA)?

A development agreement is a **legally binding contract between a property owner and the Town that stipulates standards, design requirements, terms, and conditions** to which the property owner must adhere.

Aspects of a development that may be addressed in this agreement include:



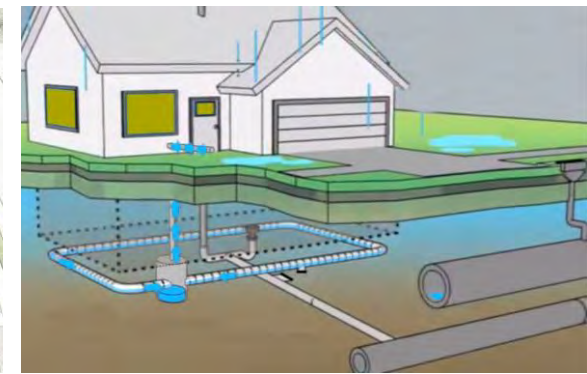
Architectural Design



Parking



Landscaping



Drainage

A development agreement may also influence the use, of fencing and other similar site features to ensure the matter is addressed adequately, stipulate how the project should be phased, enforce certain special requirements, and require the developer to make contribution towards funding public infrastructure.

Development Agreement Process



Public Participation

Key Concerns Raised:

- Parking availability
- Increased population and density
- Limited recreational opportunities for children
- Snow removal and garbage collection
- Traffic impacts, particularly on Fullerton Street
- Larger vehicles (e.g., delivery trucks)
- Privacy, noise, and proximity to existing homes
- Smoking regulations and enforcement
- Proximity to Little Lamb's Day Care

Public Support:

- Recognition of need for growth and development
- Support for supportive and affordable housing

Application Details

Applicant/ Owner: YMCA Association of Cumberland

Location: 1 Albion Street (PID: 25009432)

Lot Size: 18,350 sqft

Current Zoning: Downtown Commercial/ Core Area

Current Land Use: Vacant Land

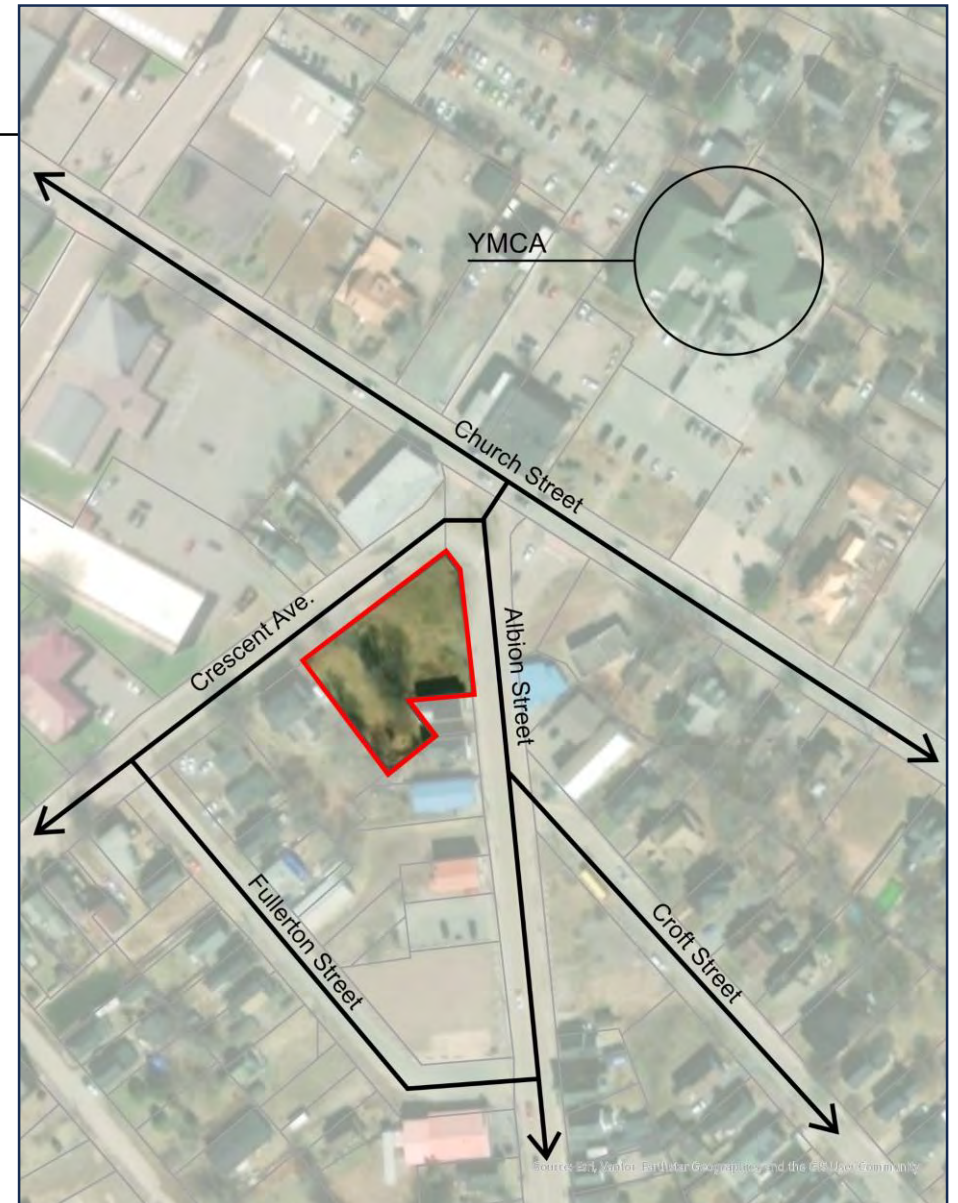
Summary of Proposal: To develop 2 multi-unit apartment buildings for supportive, affordable, and market house.

- One 24-Unit Building – 4 total floors
- One 12-Unit Building – 3 total floors

Building Lot Coverage: 6838 sqft

Parking Paces: 11 spaces

Street Frontage: Crescent Ave: 60m / Albion St: 37m



Neighbourhood Context

- Located at the corner of Crescent Avenue and Albion Street.
- Approximately 136 metres (446 ft) from the YMCA of Cumberland. Directly across the street from the YMCA – Community Development Office.
- Situated within the Downtown Core Area, characterized by a mix of residential and commercial uses.
- The surrounding area consists primarily of apartment buildings and converted multi-unit residential dwellings.
- The site is located within an established urban neighborhood with a mix of higher-density residential and community-oriented uses.



Site Plan



At least 6m wide entrance

Garbage

LEGEND

- - - - - PROPERTY BOUNDARY
- - - - - LOT SUBDIVISION BOUNDARY
- ▲ RESIDENTIAL ENTRANCE
- ▲ GRADE RELATED ENTRANCE

SITE STATISTICS

PID 25009432
 ZONE Downtown Commercial
 LOT AREA 0.17 ha / 0.42 acres

BUILDING A STATISTICS

GFA PER FLOOR / SM	3	461
	2	461
	1	461
	Bmnt Lv	461
TOTAL GFA		1,844
TOTAL UNIT COUNT		24

Note: GFA includes corridors, stairs and service rooms.

BUILDING B STATISTICS

GFA PER FLOOR / SF	3	167
	2	167
	1	167
	Bmnt Lvl	167
TOTAL GFA		668
TOTAL UNIT COUNT		12

Note: GFA includes corridors, stairs and service rooms.

DEVELOPMENT STATISTICS

TOTAL GFA	2,512
TOTAL UNIT COUNT	36

Note: GFA includes corridors, stairs and service rooms.

NOTES

- Site subject to survey. Property lines and topographic features are approximate only.

Elevations



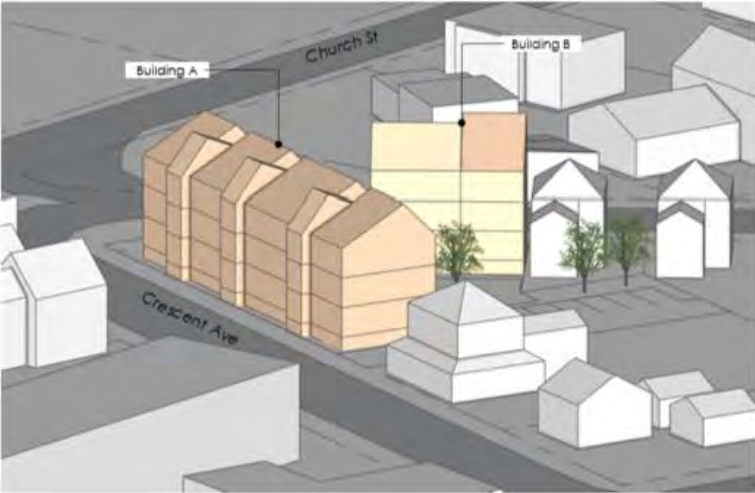
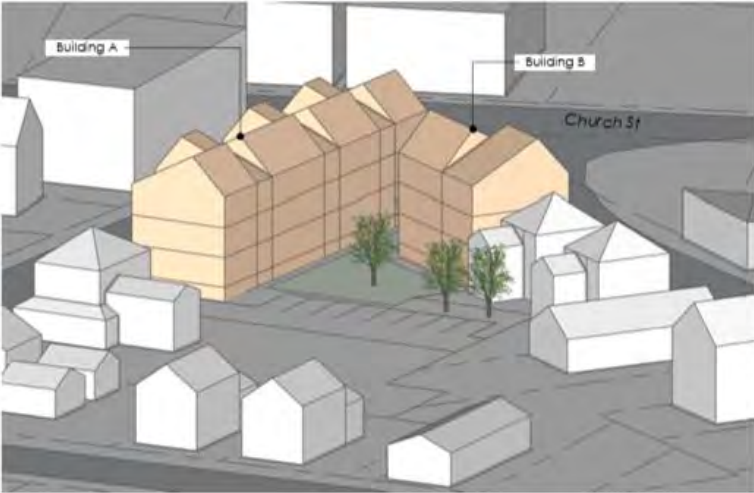
VIEW FROM CRESCENT AVENUE

Elevations



VIEW FROM ALBION STREET

Elevations



Relevant Planning Policies

5.2.3 Supportive Housing

Policy 5-7: Council shall consider entering into a development agreement for proposals for supportive housing and nursing homes with more than twelve beds or units in any zone that permits residential uses. Council shall only enter into such a development agreement if Council is satisfied:

- a. the proposal is situated along an arterial or collector street, or vehicular traffic from the development to the nearest arterial or collector street can be effectively managed;
- b. the architectural design of the building, including, but not limited to, building material and orientation; the location, orientation, and size of windows and doors; and the roof pitch and material is complementary and compatible with—but not necessarily the same as—surrounding land uses;
- c. the bulk and massing of the building is complementary to and compatible with—but not necessarily the same as—neighbouring properties;
- d. the proposal is appropriately integrated into the built form of the existing neighbourhood through the use of setbacks and stepbacks;
- e. parking areas are planned and landscaped so as not to create adverse effects on neighbouring properties;
- f. stormwater runoff from impervious areas is appropriately managed and unlikely to cause disturbance on neighbouring properties or the natural environment; and
- g. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.

Relevant Planning Policies

5.4.2 Downtown Zone

Policy 4-35: Council shall, through the Land Use Bylaw, permit a range of commercial uses, including but not limited to, banks, restaurants, licensed establishments, offices, accommodations, clinics, and shops within the Downtown Zone. Multi-unit dwellings shall be permitted within commercial buildings, and stand-alone multi-unit buildings shall be permitted, subject to provisions within the Land Use Bylaw. Light manufacturing uses shall also be permitted.

Policy 4-38: Council shall consider, in the Downtown Zone, applications for ground floor residential uses by development agreement. In considering such proposals, Council shall ensure:

- a. the residential use does not abut Church, Victoria and Havelock Streets;
- b. that such a conversion will not detract from the commercial character of the surrounding streetscape; the proposal is consistent with the provisions in the Land Use Bylaw for residential uses in the Downtown Zone; and
- c. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.

Relevant Planning Policies

5.6.2 Amenity Space in Multi Unit Dwellings

Policy 5-73: In consideration of a proposal that includes residential development enabled by development agreement, Council shall ensure adequate amenity space is provided on-site for use by residents.

5.5.3 Automobile Parking

Policy 5-57: Council shall, through the Land Use Bylaw, exempt properties within the Downtown Commercial Zone from the minimum parking requirements within the Land Use Bylaw to promote compact, pedestrian-oriented development in Amherst's historic downtown.

Relevant Planning Policies

6.6.1 Development Agreement

Policy 6-22: A development agreement that has been approved by Council shall:

- a. specify the development, expansion, alteration, or change permitted;
- b. specify the conditions under which the development may, or may not, occur;
- c. set terms and conditions by which Council may amend or terminate and discharge the agreement.

Policy 6-23: Council may specify conditions in the development agreement to bring the proposal into alignment with the enabling policy and general criteria set out in Section 6.7. Such conditions may include, but are not limited to:

- a. servicing;
- b. the type, location, and orientation of structures;
- c. the architectural design of structures, including, but not limited to, bulk, scale, height, roof shape, building and cladding materials, and the shape and size and placement of doors and windows;
- d. the provision of open space and amenities;
- e. the type, size, and location of signage;
- f. the type and orientation of exterior lighting;
- g. management of solid waste, including, but not limited to, compost and recycling;
- h. pedestrian, bicycle, public transit, and vehicular circulation;
- i. connections to existing or planned pedestrian, bicycle, public transit, and vehicular networks;

Relevant Planning Policies

6.6.1 Development Agreement

Policy 6-23: ...

- j. the location and number of bicycle and vehicular parking and loading spaces;
- k. access for emergency vehicles;
- l. the location and type of landscaping, including fences and other forms of screening;
- m. stormwater management, grading and erosion control;
- n. the emission of noise, odour, light, liquids, gases, and dust;
- o. the type of materials stored on site;
- p. the type of materials sold on site;
- q. hours of operation;
- r. the phasing of development;
- s. financial bonding for the construction and maintenance of components of the development, including, but not limited to, roads and landscaping;
- t. mitigation measures for construction impacts;
- u. time limits for the initiation and completion of development; and
- v. all other matters enabled in Section 227 of the Municipal Government Act.

Relevant Planning Policies

6.7 General Criteria

Policy 6-24: Council may not amend the Land Use Bylaw or enter into a development agreement unless Council is satisfied the proposal:

- a. is consistent with the intent of this Municipal Planning Strategy;
- b. does not conflict with any law or regulation of the Provincial or Federal Governments;
- c. is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
 - ii. impacts on existing drinking water supplies, both private and public;
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, and leading to the site;
 - v. the adequacy of fire protection services and equipment;
 - vi. the adequacy and proximity of schools and other community facilities;
 - vii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
 - viii. its impact on nearby watercourses or wetlands;
 - ix. site-specific climate change risks, such as threats of flooding;
 - x. the potential to create flooding or serious drainage issues, including within the site and in nearby areas;
 - xi. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and

Relevant Planning Policies

6.7 General Criteria

Policy 6-25: Council may, in addition to any other required information, require any or all of the following information prepared by an appropriate qualified professional, at the applicant's cost, and at a level sufficiently detailed to evaluate whether the criteria for amending the Land Use Bylaw or entering into a development agreement have been met:

- a. a detailed site plan showing features such as, but not limited to:
 - i. topography;
 - ii. location and dimensions of existing and proposed property and unit lines;
 - iii. location of zoning boundaries;
 - iv. use, location, and dimensions of existing and proposed structures;
 - v. existing and proposed watercourses and wetlands;
 - vi. location and dimensions of existing and proposed road, bicycle, and pedestrian networks;
 - vii. location and dimensions of driveways, parking lots, and parking spaces;
 - viii. type and amount of site clearing required, if any;
 - ix. location of buffers;
 - x. location and dimensions of existing and proposed parks and recreation lands, whether public or private;
 - xi. location of utilities;
 - xii. development densities;
- b. elevation drawings of existing and proposed structures including, but not limited to, dimensions and exterior materials;
- c. a site grading plan;
- d. a landscaping plan;
- e. a drainage and stormwater management plan;
- f. a traffic impact assessment that evaluates the ability of existing road, bicycle, and pedestrian networks to accommodate traffic generated by the proposed development;
- g. a geotechnical study;
- h. a shadow study;

Recommendation

Option One: **Recommend that Council enter into the Development Agreement for 1 Albion Street as drafted.**

Option Two: Recommend that Council not enter into the Development Agreement for 1 Albion Street.

Option Three: Defer a decision and request additional information and /or changes to the proposal.

STAFF RECOMMENDATION: Option One.

Case No: DA-2026-01

This Agreement made this _____ Day of _____ 2026.

Between:

The YMCA Association of Cumberland (owner of property located at 1 Albion Street [PID 25009432], hereinafter called the "Owner"),

of the one part, and

The Town of Amherst (a body corporate in the Province of Nova Scotia, hereinafter called the "Town"),

of the other part.

WHEREAS the Owner wishes to obtain permission pursuant to Policy 6-21 of the Municipal Planning Strategy of the Town of Amherst, to permit the construction of two new buildings, one 24-unit and one 12-unit located at 1 Albion Street, Amherst (PID: 25009432)

AND WHEREAS a condition of the granting of approval of Council is that the Owner enter into an Agreement with the Town;

AND WHEREAS the Council of the Town, at its meeting on the ___ Day of _____ 2026, approved the said Development Agreement, subject to the registered Owner of the land described herein entering into this Agreement;

AND WHEREAS the following Schedules shall be attached to and form part of this Agreement:

- (a) Schedule 'A' - Terms and Conditions
- (b) Schedule 'B' - Property Location Map
- (c) Schedule 'C' - Site Plan
- (d) Schedule 'D' – Building elevations

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the Town of the Development Agreement requested by the Owner, the Owner agrees as follows:

- 1) That the Owner is the registered owner of the aforesaid Lands in the Town of Amherst, hereinafter called the "Lands". The aforesaid Lands are the only lands in the Town of Amherst to which this Agreement applies, and the Lands are illustrated in the plan shown on Schedule B attached.
- 2) That the Owner may construct one 24-unit apartment building and one 12-unit apartment building on the Lands, subject to Schedules A, B, C and D.
- 3) Nothing in this Agreement shall exempt or be taken to exempt the Owner or any other person from complying with the requirements of any Bylaw of the Town applicable to the Property (other than the Land Use Bylaw to the extent varied by this Agreement) or any Provincial or Federal statute, act, or regulation.

- 4) Any failure of the Town to insist upon strict enforcement of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Town may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.
- 5) Should the Owner fail to act in accordance with any aspect of this Agreement, the Town shall retain the right to discharge the Agreement upon 30 days notification and / or enter the property and conduct the required work. The cost of the said work will become a lien on the property tax bill.
- 6) The Town shall issue the necessary Development Permit for the development upon expiration of the appeal period specified for Development Agreements under Section 249 of the *Municipal Government Act*, as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken.
- 7) The Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Town in accordance with Section 229 of the *Municipal Government Act*.

DRAFT

SIGNED AND DELIVERED

In the presence of

Name:

FOR THE OWNER

Trina Clarke, Chief Executive Officer
The YMCA Association of Cumberland

In the presence of

Name:

**THE TOWN OF
AMHERST**

Rob Small, Mayor

Jason MacDonald, MCIP, LPP, CAO

Schedule A – Terms and Conditions:

1. USE OF LAND AND BUILDINGS

- 1.1. The use of the property as shown on Schedule 'B' shall be limited to one 24-unit apartment building and one 12-unit apartment building as shown on Schedule 'D'. Variations to the architectural features of the buildings, including but not limited to the locations of windows, entrances, stairways, ramps and mechanical appurtenances may be permitted to the satisfaction of the Development Officer. Such variations shall not be considered substantial.
- 1.2. The Owner shall add architectural features to the Albion Street – facing wall of Building two to improve its aesthetic complexity, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.3. Prior to issuance of a Building Permit, the Owner shall submit construction drawings as required by the Building Code to the satisfaction of the Building Inspector.
- 1.4. The location of the buildings, driveway access, and parking area shall be generally configured on the Lands as shown on Schedule 'C'. Variations to the location of any parts of the site plan may be permitted, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.5. The Owner shall include landscaped outdoor amenity spaces between and behind the buildings for tenants.
- 1.6. An opaque privacy fence shall be installed along the property line of 25 Crescent Ave. (PID 25016817), 7 Albion Street (PID 25009465), and along the back property line of 5 Albion Street (PID 25009457).
- 1.7. The Developer shall ensure that post-construction stormwater peak flow runoff rates from the subject lands do not exceed pre-construction conditions for all design storm events. The Developer shall be responsible for the design, implementation, and certification of all required stormwater management measures necessary to achieve this requirement, to the satisfaction of the Town.

2. GENERAL REQUIREMENTS

- 2.1. The Owner shall keep the Lands and buildings and any portion thereof clean and in good repair. All elements of the development on the Lands shall be regularly maintained and kept in a tidy state, and free from unkept materials of any kind.
- 2.2. In addition to *Part 5 – Hours of Construction* under the Town of Amherst Building Bylaw D-6, operation of heavy equipment and electrical generators shall not take place on the property from 8:00 P.M. to 7:00 A.M.

- 2.3. Signage on the property shall conform to the Town of Amherst *Land Use Bylaw*.
- 2.4. The Owner shall ensure that exterior lighting does not shine directly onto adjacent properties.
- 2.5. The Owner shall take all reasonable steps to maintain a clean worksite during construction by picking up building material waste, and taking all reasonable measures to minimize dust.
- 2.6. The Owner shall be responsible for ongoing compliance with the Town of Amherst Solid Waste Bylaw, including but not limited to, maintenance of solid waste containment where located outside the building.
- 2.7. The Owner shall take all reasonable steps to manage snow on the site, including the clearing and removal of snow as necessary.
- 2.8. Accessory buildings may be permitted on the Lands in accordance with the Town of Amherst Land Use Bylaw.

DRAFT

Schedule B – Property Location Map:



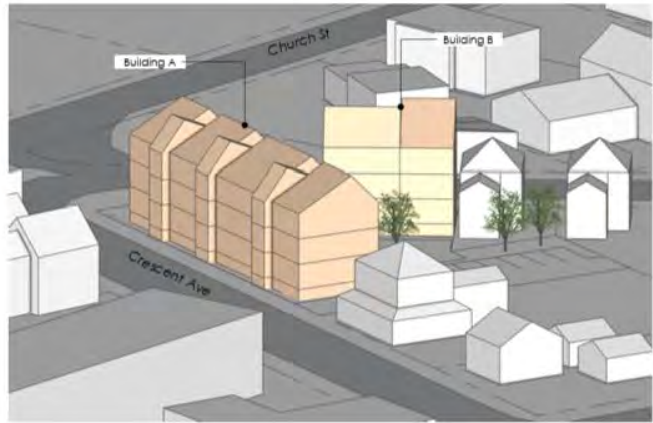
Schedule D – Building Elevations:



VIEW FROM CRESCENT AVENUE



VIEW FROM ALBION STREET



**Town of Amherst
Public Participation Opportunity
Summary**

Date: March 30, 2026
Time: 5:00 pm
Location: Council Chambers, Town Hall

Council Present: Councillor Kathy Wells
Councillor Hal Davidson
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley

PAC Members Present: Ronald Wilson, PAC Chair, Citizen Representative
Paul Diamond, PAC Citizen Representative

Staff Present Andrew Fisher Director, Planning & Economic Development
Torben Laux, Planner
Marc Buske, Building Official
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

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 the Town of Amherst staff, members of Council and members of the Planning Advisory Committee that were in attendance as observers and explained the development agreement process.

4. Development Agreement Application - 1 Albion Street

4.1 Staff Reports / Presentations

Torben Laux presented the application for a Development Agreement on the property located at 1 Albion Street (PID 25009432) to permit the construction of a 24-unit and 12-unit Apartment Building.

4.2 Public Participation Opportunity

Andrew Fisher read the written submissions received from Sarah MacMaster (Maggie's Place) and Brian Pascher (9 Fullerton Street).

Trina Clarke, CEO for the YMCA of Cumberland (the applicant) presented more detailed information regarding the proposed development stating the units would be affordable and that they are proposing one, two and three-bedroom apartments in the 24-unit building, and studio apartments that will be used for transitional housing in the 12-unit. She also indicated there will be office space for Cumberland YMCA staff on the main floor of the 24-unit building.

Rhonda Perry of 36 Crescent Avenue expressed concern with snow and solid waste removal and that the equipment used to do so will be too large, adding that parking must be designed so vehicles do not have to back out, further asking what the dimensions of the length of the parking lot are. She spoke to the heavy traffic in the area and feels this development will make it much worse, adding that police often park in front of her residence to monitor traffic in the area, that the proposed increase in traffic will make it unsafe and that this is already a dangerous intersection for pedestrians. She is worried that the apartments will be overcrowded, that there is no real green space around the buildings for children to play, that it is in close proximity to the Little Lamb's Day Care Centre, and that there will be an increase in taxi and delivery traffic. She is also concerned with where residents will go to smoke and that it will lead to an increase in loitering in the neighborhood.

Victoria Vance, community member, mother and Executive Director with Nova Scotia Works CANSA stated that in her role as someone who works with Nova Scotia employment services, she strongly supports the YMCA of Cumberland's supportive and affordable housing initiative, adding that she sees everyday how stable housing helps individuals find and maintain employment, and increase skills and career development. She knows that change can be hard; however, she believes the community needs more affordable housing and proposals such as this are always for the better. She added that developments like these strengthen the social fabric, contribute to safer and more inclusive neighborhoods, they reduce the pressure on crisis services, and create opportunities for people more fully in community life. She further believes every child deserves a safe, stable place to call home and supportive housing provides this giving them a better chance to thrive, and what better place than directly across from the YMCA.

When asked if any of the questions could be answered, Andrew Fisher replied that snow and solid waste removal requirements would be stipulated in the development agreement, and that traffic studies for developments similar to this proposal have shown that an increase in traffic would not be significant, especially in a downtown area as there are already heavy volumes of traffic. He stated that the Town does not limit the number of residences permitted in a unit, however the YMCA is a community builder, and he is confident that they will not allow the proposed units to be overcrowded. He further added that these are questions that the Planning Advisory Committee and ultimately Council will have to consider as part of the process.

Rhonda Perry again spoke to the fact that she has lived here for 42 years, adding that she knows how things go. This will pass no matter what and it will cost money to appeal it. She feels the Town is going to do what the Town is going to do whether right or wrong, and that she could have a whole list going back a lot of years.

5. Closing

There being nothing further from the public, Mr. Fisher indicated that the next Planning Advisory Committee meeting will be held on April 7, 2026, at 4:30 PM. He thanked everyone for coming and for their input and closed the public participation opportunity.

Cindy Brown

From: Natalie LeBlanc
Sent: March 25, 2026 10:44 AM
To: Andrew Fisher; Torben Laux; Cindy Brown
Subject: FW: Letter of Support for 1 Albion Street Proposed Apartments
Attachments: Letter of Support for 1 Albion St Proposed Apartments.pdf

From: Sarah MacMaster <sarah@maggiesplace.ca>
Sent: March 25, 2026 10:36 AM
To: Natalie LeBlanc <NLeBlanc@amherst.ca>
Cc: Trina Clarke <trina.clarke@cumberland.ymca.ca>; Aiden Kivisto <aiden.kivisto@cumberland.ymca.ca>
Subject: Letter of Support for 1 Albion Street Proposed Apartments

Hi Natalie,

As someone who lives, works, and plays in the Town of Amherst I fully support this initiative; not only as a citizen but as the director of an organization rooted in enhancing the health and well-being of families and community.

Sincerely,

Sarah MacMaster
Pronouns: she/her
Executive Director
Maggie's Place – A Resource Centre for Families (Cumberland & Colchester)
11 Elmwood Drive
Amherst, N.S.
B4H 2G7
Phone: (902) 667-7250 Ext 101
Fax: (902) 667-0585
Email: maggies@ns.sympatico.ca
Web site: www.maggiesplace.ca
Charitable Number: 14080 1184 RR0001



Maggie's Place Family Resource Centre recognizes that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. This territory is covered by the "Treaties of Peace and Friendship". We are all Treaty people.



March 25, 2026

Natalie LeBlanc
Municipal Clerk
98 East Victoria Street
Amherst, NS

Re: Letter of Support for 1 Albion Street Apartments

On behalf of Maggie's Place: A Resource Centre for Families Association, I am writing to express our strong support for the proposed apartment buildings at 1 Albion Street in Amherst.

As an organization dedicated to supporting families and strengthening communities, we see firsthand the growing challenges many individuals and families face in securing safe, stable, and affordable housing. In the midst of the current housing crisis, too many in our community are forced to make impossible choices between paying rent and meeting basic needs such as food.

Access to affordable and supportive housing is foundational to the well-being of families and community members. When individuals have a safe and stable place to live, they are better able to care for their health, support their children's development, maintain employment, and participate meaningfully in their community. Housing stability is directly linked to healthier outcomes for children, stronger family units, and more resilient communities overall.

The proposed development at 1 Albion Street represents an important step toward addressing these urgent needs in Amherst. By increasing the availability of affordable and supported housing options, this project will provide critical support to some of our community's most vulnerable residents. In turn, this investment will contribute to a healthier, more inclusive, and more sustainable community for everyone.

Maggie's Place strongly encourages the approval and advancement of this project. We believe that developments like this are essential to ensuring that all families and community members can thrive.

Sincerely,

Sarah MacMaster
Executive Director

Subject: FW: Proposal for development of 1 Albion Street

From: Brian Pascher <[REDACTED]>
Sent: March 29, 2026 10:10 AM
To: Torben Laux <tlaux@amherst.ca>
Subject: Proposal for development of 1 Albion Street

Hi Torben. I cannot attend the 5 pm public meeting tomorrow to discuss the 1 Albion Street project. However I would like to table a concern to the panel regarding the development. I live on Fullerton Street. My observation of traffic flows through this street indicate its frequent use as a shortcut for Albion street traffic attempting to circumvent the church street turn (by the Y) to travel downtown. The proposal calls for a location that would be primarily accessed off Crescent. This means a one way access travelling south off Church, or alternatively if you're travelling down Albion, turning up Fullerton as the quickest route. This ultimately will mean more traffic flow through Fullerton. Will the town consider the following: acknowledge the need for a sidewalk on Fullerton, or, improve the infrastructure quality of the street, eg posted road speed and lane markings to address what will surely be increased travel flow with a 36 unit building? Thanks !

Brian Pascher
9 Fullerton St, Amherst, NS B4H 3E7