



Town of Amherst
Public Hearing
Agenda

Date: **Monday, June 13, 2022**
Time: **12:00 pm**
Location: **Council Chambers, Town Hall**

	Pages
1. Call to Order	
2. Development Agreement - 27 West Pleasant Street	
2.1. Staff Report	1 - 7
2.2. Council Questions/Comments	
2.3. Owner Questions/Comments	
2.4. Public Questions/Comments	
3. Adjournment	

Public Hearing Development Agreement 27 West Pleasant Street

June 13, 2022



Development Agreement Process

1. Public Participation Opportunity is where a summary of the proposal and relevant policies to consider is provided. The proponent is invited to attend and the public is invited to provide input.
2. The applicant is given an opportunity to make changes as a result of the public input.
3. The PAC considers a recommendation to Council based on a summary of the Public Participation Opportunity meeting and a staff report.
4. **Council holds a Public Hearing.**
5. Council considers Second Reading, and if approved, notice is placed in local media providing 14-days to appeal the decision.
6. If no appeals are received the agreement is executed and Building Permits can be issued.

*All meetings of the PAC and Council are open to the public.

Application Details

Applicant/Owner: MacDonald
People Resources Ltd. (Kyla Morris)

Location: 27 West Pleasant Street
(PIDs 25027129 & 25027152)

Summary of Proposal: Youth
supportive housing (Group Home) for
four (4) youths.

Property Size: 1,591 m² (17,000 ft²)

Existing Land Use: Single-detached
dwelling.

Existing Zoning: General Residential



Neighbourhood Context

- The Subject property is immediately surrounded on three sides by single-detached and converted dwellings.
- The former ENHEAT industrial site is located to the north and west.
- A town-owned unmaintained access route exists to the west and north of the subject property.



Proposal Details

General Description: To operate a 4-bedroom support housing for youth staffed by at least 2 staff members 24-hours per day.

The existing 3-bedroom house will be converted to a 4-bedroom, and all mechanical systems will be upgraded to meet provincial standards. Annual Fire Inspections are required.

This housing type is regulated and regularly inspected by the Provincial Department of Community Services.

No expansion to the building is being proposed.



Relevant Planning Policy

Land Use Bylaw

Section 7.2.2 Permitted Uses by Development Agreement

In a Residential Zone, an application for the following uses shall be considered by development agreement in accordance with the applicable Municipal Planning Strategy (MPS) Policy:

(b) A group home in accordance with Policy RP-13 of the MPS.

MPS RP-13: Group Homes and Boarding Houses by DA

It shall be the intention of Council to permit Group Homes and Boarding Houses in all residential areas of town by development agreement. In doing so Council shall ensure that:

- (a) Adequate land exists on the property to provide recreational opportunities for residents;
- (b) Adequate on site parking is provided for staff of the facility;
- (c) Vegetation is used to mitigate the impacts of parking facilities on adjacent residents.



Relevant Planning Policy (con't)

MPS A-5: Amendment Criteria

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

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