

**Town of Amherst
Planning Advisory Committee
Minutes**

Date: February 7, 2022
Time: 4:00 pm
Location: Zoom Virtual Meeting

Members Present Deputy Mayor Sheila Christie
Councillor Hal Davidson
Councillor Leon Landry
Citizen Representative Ronald Wilson
Citizen Representative Larry Pardy

Members Absent Citizen Representative Gordon Goodwin

Staff Present Jason MacDonald, Chief Administrative Officer
Andrew Fisher, Director of Planning & Strategic Initiatives
Marc Buske, Building Official
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Kimberlee Jones, Municipal Clerk
Natalie LeBlanc, Deputy Clerk

Others Present Ian Watson, Senior Planner, Upland Planning & Design
Paul Dec, Planner, Upland Planning & Design
Jason Genee, Planner, Upland Planning & Design
Ryan MacLean, Engagement Manager, Upland Planning & Design

Due to the COVID-19 pandemic this was a virtual meeting held via Zoom.

1. Call to Order

The Chair called the meeting to order at 4:00 p.m.

1.1 Approval of Agenda

Moved By: Deputy Mayor Christie

Seconded By: Councillor Davidson

That the Agenda be approved as amended to make the Municipal Planning Strategy Renewal Project item 2.1 and Development Agreement item 2.2.

Motion Carried

1.2 Approval of Minutes

Moved By: Councillor Landry

Seconded By: Deputy Mayor Christie

That the minutes of April 6, 2021 be approved as circulated.

Motion Carried

2. Staff Reports / Presentations

2.1 Municipal Planning Strategy Renewal Project

A team from Upland Planning & Design, who have been selected to undertake a renewal of the town's Municipal Planning Strategy, were in attendance to introduce the project and get input from the Committee to help formulate an Engagement Strategy as part of the proposed Work Plan, included as part of the agenda.

Committee members touched on a number of points they would like to be included as part of this process, including:

- positive public engagement
- demographics
- newcomers (do they/will they stay)
- heritage properties
- tiny homes / garden suites
- home occupations and the changing workforces
- active transportation and accessibility
- rural transport systems
- car charging stations
- micro electricity generation
- trails
- Dickey Brook flooding
- noise and air pollution
- marshlands and climate change, and
- commercial signage.

The second part of this two-part process is scheduled for Monday, February 28, 2022.

2.1 Development Agreement Application

Mr. Fisher presented his reported, included as part of the agenda.

Committee members shared the concerns of the those in attendance at the Public Participation Session, namely:

- Too many units and buildings are out of scale with adjacent detached dwellings.
- Traffic increase in frequency and speed
- School children safety
- Impact on school system, health care system, emergency responders, power grid, security
- Propane tank locations
- Fencing and loss of privacy
- Construction noise and disruption
- Removal of green space and natural habitat
- Property values
- Loss of small town, established neighbourhood character
- Placement of parking lot and lack of parking.

The Committee determined that more information is required of the developer at this time. Mr. Fisher will contact the developer with the concerns expressed by the public and the PAC, following which the next meeting will be scheduled to discuss again.

3. Adjournment

There being nothing further Councillor Landry motioned to adjourn the meeting.

Kimberlee Jones
Municipal Clerk

Ron Wilson
Chair