

**Town of Amherst  
Planning Advisory Committee  
Minutes**

**Date:** October 10, 2023  
**Time:** 4:30 pm  
**Location:** Council Chambers, Town Hall

**Members Present** Ronald Wilson, Citizen Representative, Chair  
Councillor Hal Davidson, Vice Chair  
Creighton McCarthy, Citizen Representative  
Jim Lamplugh, Citizen Representative

**Members Absent** Deputy Mayor Leon Landry  
Councillor Charlie Chambers

**Staff Present** Andrew Fisher, Director of Planning & Strategic Initiatives  
Emily Wainwright, Dangerous/Unsightly Premises Administrator  
Abiola Falaye, Planner/GIS Coordinator  
Natalie LeBlanc, Municipal Clerk

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**1. Call to Order**

The Chair called the meeting to order.

**1.1 Territorial Acknowledgement**

The Chair gave the Territorial Acknowledgement.

**1.2 Approval of Agenda**

Moved By: Creighton McCarthy

Seconded By: Jim Lamplugh

That the agenda of the October 10, 2023 Planning Advisory Committee Meeting to be approved as circulated.

**Motion Carried**

**1.3 Approval of Minutes - July 4, 2023**

Moved By: Councillor Davidson

Seconded By: Creighton McCarthy

That the minutes of the July 4, 2023 Planning Advisory Committee Meeting to be approved as circulated.

**Motion Carried**

**2. Staff Reports / Presentations**

**2.1 105 South Albion Street**

Abiola Falaye presented the updated application for a Development Agreement to permit the construction of two rows of five, 2-bedroom townhouses, in addition to two apartment buildings. These include an 8-storey building comprising of 128 units and a 4-storey building comprising of 48 units at 105 South Albion Street.

Further to the concern expressed at the public participation opportunity regarding the high-water table, the capped wellhead, and the amount of water supposedly being pumped out the building located at 103 South Albion Street, Councillor Davidson asked staff to explain why they do not anticipate any issues. Mr. Fisher replied that he discussed this with the Town Engineer who does not see it as a significant concern, adding that there are several wellheads that have been decommissioned. Mr. Fisher also added that soil testing will be done onsite, and that it will be up to the applicant's engineer to determine how to manage drainage from the subject property.

Mr. Wilson indicated he would feel more comfortable knowing that the water being generated is not cause for concern, and that he would like to see a storm water management analysis included in the development agreement that would deal with surface water, particularly due to the fact that the proposal includes underground parking. He feels that if there is a high-water table the applicant will have to address this, and that he would like staff to confirm that the existing infrastructure can handle such a large development, and if the drainage system along South Albion Street is a combined sanitary and storm water drainage system or if they are separate. Mr. Fisher replied again that the Town Engineer has reviewed this and determined that it is adequate, adding that it is not up to the PAC to get into such technical issues, and that if the development agreement is approved and changes are required to meet the drainage needs this would be the responsibility of the applicant's engineer. Mr. Wilson replied that he feels this Committee has the responsibility to ask these questions, and that perhaps the development agreement should indicate this be done as a caveat. Mr. Fisher cautioned doing this, as the relevant planning Bylaws and Policies address these concerns.

Councillor Davidson asked staff if the Committee can ask for an analysis. He would like to know if the Town Engineer considered the fact that South Albion Street has been prone to flooding in the past. Mr. Fisher replied that the flooding and drainage issues are further south on South Albion Street which has a separate drainage system, and that the drainage system for this proposal will take a different route further west along Industrial Park Drive.

Mr. Wilson reiterated that he is suggesting the concerns expressed at the public participation opportunity regarding the high-water table issue be brought to the applicant's attention.

**Moved By: Councillor Davidson**

**Seconded By: Jim Lamplugh**

**That the Planning Advisory Committee recommend that Council enter into the Development Agreement for 105 South Albion Street as drafted, subject to any changes that may arise.**

**Motion Carried**

**2.2 Public Participation Opportunity Summary - June 21, 2023 (Including letters of concern)**

Information item only; no direction given or action required.

**2.3 Public Participation Opportunity Summary - October 4, 2023**

Information item only; no direction given or action required.

**2.4 Demolitions Update**

Information item only; no direction given or action required.

**3. Adjournment**

**Moved By: Councillor Davidson**

**Seconded By: Jim Lamplugh**

**To adjourn the meeting.**

**Motion Carried**

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Ronald Wilson  
Chair

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Natalie LeBlanc  
Municipal Clerk