

Town of Amherst
Planning Advisory Committee
Minutes

Date: July 2, 2024
Time: 4:00 pm
Location: Council Chambers, Town Hall

Members Present Ronald Wilson, Citizen Representative, Chair
Councillor Hal Davidson, Vice Chair
Councillor Leon Landry
Councillor Charlie Chambers
Creighton McCarthy, Citizen Representative
Jim Lamplugh, Citizen Representative

Staff Present Andrew Fisher, Director of Planning & Strategic Initiatives
Torben Laux, Planner
Marc Buske, Building Official
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Sean Payne, Corporate 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 Landry

Seconded By: Councillor Davidson

That the Agenda of the Planning Advisory Committee meeting be approved as circulated.

Motion Carried

2.2 Acceptance of the Minutes - May 6, 2024

The Chair called for any errors or omissions in the minutes. There being none, the minutes of the May 6, 2024 meeting of the Planning Advisory Committee were accepted as included in the agenda package.

3. Development Agreement Applications

3.1 **9 LaPlanche Street Development Agreement Application**

Torben Laux presented the application for a Development Agreement to create 6 units on the upper floors within the building located at 9 LaPlanche Street (PIDs 25022872, 25022922 and 25005828).

Moved By: Councillor Davidson

Seconded By: Councillor Landry

That the Planning Advisory Committee recommend that Council enter into the Development Agreement for 9 LaPlanche Street Development as drafted.

Motion Carried

3.2 **112 West Victoria Street Development Agreement Application**

Torben Laux presented the application for a Development Agreement on the property located at 112 West Victoria Street (PID 25000605), to permit the construction of two 16-unit buildings and three 8-unit buildings.

Jim Lamplugh arrived at 4:22 pm.

Moved By: Councillor Davidson

Seconded By: Creighton McCarthy

That the Planning Advisory Committee defer a decision and request the applicant provide additional information and changes to the proposal for 112 Victoria Street West with illustrations being site specific, further set backs to the south and a ninety-degree orientation of the buildings.

Motion Carried

3.3 **Public Participation Opportunity Summary - June 20, 2024 (Including letters of concern)**

Information item.

4. Unightly / Dangerous Premises

4.1 **32 Park Street**

4.1.1 **Staff Report**

Emily Wainwright presented the issue of 38 Park Street (PID: 25025362) of its lack of maintenance and how the building was in serious disrepair and had partly collapsed. She presented her inspection reports showing the various structural, safety and health concerns with the building.

4.1.2 **Owner / Representative Questions/Comments to PAC**

Dwayne Baker, the owner of 32 Park Street told the committee that he would like to have some more time as he is trying to sell the property through a private sale.

4.1.3 **Complainant / Representative Questions/Comments to PAC**

Karen McKinnon of 3 Patterson Street which neighbors 32 Park Street said that no one has lived in that house for at least ten years. Ms. McKinnon said that there are issues with animals in the building and she is worried about it being a fire hazard. She has offered to purchase the property but was rejected for the price that was offered.

Moved By: Councillor Davidson
Seconded By: Creighton McCarthy
That the Planning Advisory Committee order that the building located at 32 Park Street (PID: 25025362) be demolished, with all contents removed, and back fill the hole within 90 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, with all costs charged to the property owner's tax account.

Motion Carried

4.2 19 Spring Street

4.2.1 Staff Report

Emily Wainwright presented the issue of 19 Spring Street (PID: 25031626) of its lack of maintenance and how the building was in serious disrepair and had partly collapsed. She presented her inspection reports showing the various structural, safety and health concerns with the building.

As the tenant was not available for the meeting, the Planning Advisory Committee asked Emily Wainwright to reach out to the tenant and/or their legal representative asking them to meet with the Committee within 30 days.

4.2.2 Owner / Representative Questions/Comments to PAC

The owner nor the tenant were in attendance.

4.2.3 Complainant / Representative Questions/Comments to PAC

The complainant was not in attendance.

5. De-registration of Heritage Property - 96 Church Street

Andrew Fisher presented an application by Trish Mooney to deregister 96 Church Street from the Municipal Heritage Property Registry.

Moved By: Jim Lamplugh

Seconded By: Councillor Chambers

That the Heritage Advisory Committee recommend that Council deregister the property.

Against (4): Councillor Davidson, Councillor Landry, Creighton McCarthy, Ron Wilson

Motion Defeated

Moved By: Councillor Davidson

Seconded By: Creighton McCarthy

That the Heritage Advisory Committee recommend that Council refuse to deregister the property but express a willingness to approve a substantial alteration that may reduce the heritage value of the building.

Motion Carried.

6. Adjournment

The Chair adjourned the meeting.

Natalie LeBlanc
Municipal Clerk

Ron Wilson
Chair