Town of Amherst

Planning Advisory Committee

Minutes

Date:	**September 8, 2026**
Time:	**4:30 pm**
Location:	**Council Chambers, Town Hall**
Members Present	**Ronald Wilson, Citizen Representative, Chair** **Paul Diamond, Citizen Representative, Vice Chair** **Deputy Mayor Charlie Chambers** **Councillor Terry McManaman** **Councillor Dwayne Ripley**
Members Regrets	**Jim Lamplugh, 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** **Natalie LeBlanc, Municipal Clerk** **Cindy Brown, Administrative Assistant**

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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.

2. Approval of Agenda and Acceptance of Minutes

2.1 <u>Approval of the Agenda</u>

Moved By: Paul Diamond
Seconded By: Deputy Mayor Chambers
That the agenda be approved as circulated.

Motion Carried

2.2 <u>Acceptance of the Minutes - June 1, 2026</u>

The Chair called for any errors or omissions in the minutes. There being none, the minutes of the June 1, 2026, meeting of the Planning Advisory Committee were accepted as included in the agenda package.

3. 29 Patterson Street

3.1 Staff Report

Emily Wainwright reviewed her report, included in the agenda package, regarding 29 Patterson Street (PID 25025909). She presented her inspection report showing the various structural and safety concerns with the building.

3.2 Owner / Representative Questions/Comments to PAC

The property owner Cindy McLeod was in attendance; she agrees that the structure needs to be demolished. Ms. McLeod said she will have the demolition completed within 180 days, adding that her intention is to sort through the structure to see what materials can be salvaged and have the remaining sorted and disposed of properly.

Andrew Fisher asked the property owner if she has a safety plan in place to discourage trespassing and animals from entering the building as she intends to do the demolition herself. Ms. McLeod stated that she lives next to the property, she plans to install cameras and there will be a fence that will surround the building to prevent any entrance to or activity on the site.

3.3 Complainant / Representative Questions/Comments to PAC

The Complainant was not in attendance.

Moved By: Councillor Ripley
Seconded By: Deputy Mayor Chambers
That the Planning Advisory Committee order the demolition of the building and accessory building, and any holes backfilled, located at 29 Patterson Street (PID 25025909) within one hundred and eighty days (180) 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 may 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.

Motion Carried

4. 51 York Street

4.1 Staff Report

Emily Wainwright reviewed her report, included in the agenda package, regarding 51 York Street (PID 25003096). She presented her inspection report showing the various structural and safety concerns with the building.

4.2 Owner / Representative Questions/Comments to PAC

The property owner Eric MacKenzie was present however did not make any comments regarding his property.

4.3 Complainant / Representative Questions/Comments to PAC

The Complainant was not in attendance.

Moved By: Councillor Ripley
Seconded By: Councillor McManaman
That the Planning Advisory Committee Order the demolition of the building located at 51 York Street (PID 25003096) within sixty (60) 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.

Motion Carried

5. 69 Lower LaPlanche Street

5.1 Variance Report

Andrew Fisher presented the variance report for 69 Lower Laplanche Street (PID 25023185 & 25469644), which has been appealed to Council. The hearing is scheduled for September 17, 2026, at 4:30 p.m. Andrew Fisher explained the variance process, adding that once Council makes a decision the Planning Advisory Committee can discuss the appeal outcome.

Paul Diamond asked for clarity around the variance issued. Andrew Fisher replied the variance was issued that reduced the minimum lot area requirement by 7.5% to allow the construction of a nine-unit apartment building. The combined area of the two properties is 1,249 m². To permit the nine units, a variance of 101 m² was required to account for the shortfall in the required lot area.

Councillor McManaman asked if the entrance into Amherst through lower Laplanche Street will have any improvements planned, adding in speaking with some of the residents in the area they expressed concerns to him about traffic flow in this area and the large billboard signs that could cause visibility issues. Andrew Fisher replied that there are no plans to reconfigure the street network in relation to this development.

Councillor Ripley asked if the applicant could change it to only have two units on the top floor, if that would be permitted. Andrew Fisher answered that reducing the number of units by one would still not meet the Bylaw, but six units would be permitted by-right.

6. Municipal Planning Strategy / Land Use By-Law Amendments

Andrew Fisher reviewed his report included in the agenda package. A Public Participation Opportunity will be scheduled for October 5, 2026, at 4:30 p.m. when staff will present potential definitions of "wet facilities" and shelters, with potential MPS and LUB amendments that specify where such uses are permitted and under what conditions.

The Chair said he expects an intense discussion regarding this therefore this Committee needs to be open minded while also recognizing the importance of the proposed amendments.

Paul Diamond suggested adding "damp site" to the definition list. Andrew Fisher said that staff will do more research between now and the Public Participation Opportunity and have a more comprehensive list of definitions.

7. Adjournment

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

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Natalie LeBlanc	Ron Wilson
Municipal Clerk	Chair