Town of Amherst
Planning Advisory Committee
Minutes

Date:	**November 2, 2026**
Time:	**4:30 pm**
Location:	**Council Chambers, Town Hall**
Members Present	**Paul Diamond, Citizen Representative, Vice-Chair** **Councillor Charlie Chambers** **Councillor Terry McManaman** **Councillor Dwayne Ripley** **Jim Lamplugh, Citizen Representative**
Members Regrets	**Ronald Wilson, Citizen Representative, Chair**
Staff Present	**Andrew Fisher Director, Planning & Economic Development** **Torben Laux, Planner** **Marc Buske, Building Official** **Emily Wainwright, Dangerous/Unsightly Premises Administrator** **Natalie LeBlanc, Municipal Clerk** **Cindy Brown, Administrative Assistant**
Others Present	**Applicant Mikhial Mansour, Casey Realty Limited**

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1. Call to Order

The Vice-Chair called the meeting to order.

1.1 <u>Territorial Acknowledgement</u>

The Vice-Chair gave the Territorial Acknowledgement.

2. Approval of Agenda and Acceptance of Minutes

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

Moved By: Councillor Chambers
Seconded By: Jim Lamplugh
That the agenda be approved as circulated.

Motion Carried

2.2 <u>Acceptance of the Minutes</u>

The Vice-Chair called for any errors or omissions in the minutes. There being none, the minutes of the October 20, 2026, meeting of the Planning Advisory Committee were accepted as included in the agenda package.

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3. Development Agreement Application - 59 Church Street

3.1 Staff Report

Torben Laux presented the application, included as part of the agenda package, for a Development Agreement on the property located at 59 Church Street (PID 25005729) to permit the construction of a two-storey mixed-use building that would include commercial space on the ground floor and three residential units on the second floor.

Moved By: Jim Lamplugh
Seconded By: Councillor Chambers
That the Planning Advisory Committee defer a decision and request additional changes to the proposal with reference to the Prince Arthur Street facing facade, windows, and appropriate cladding.

Against (2): Paul Diamond and Councillor Ripley

Motion Carried

4. Development Agreement Application - 16 Prince Arthur Street

4.1 Staff Report

Torben Laux presented the application, included as part of the agenda package, for a Development Agreement on the property located at 16 Prince Arthur Street (PID 25027947) to permit the construction of a three storey, nine-unit apartment building.

Moved By: Jim Lamplugh
Seconded By: Councillor Chambers
That the Planning Advisory Committee recommend that Council enter into the Development Agreement for 16 Prince Arthur Street as drafted, subject to submission of revised plans showing a front yard setback of 2 metres or less, architecturally distinct entries on the ground floor facing the street, distinct base, middle and top, and location of onsite solid waste storage.

Motion Carried

5. Adjournment

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

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Natalie LeBlanc	Paul Diamond
Municipal Clerk	Vice-Chair

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