

**Town of Amherst
Public Hearing
Minutes**

Date: July 12, 2023
Time: 5:00 pm
Location: Council Chambers, Town Hall

Members Present Mayor David Kogon
 Deputy Mayor Leon Landry
 Councillor Charlie Chambers
 Councillor Dale Fawthrop
 Councillor Hal Davidson
 Councillor Lisa Emery

Members Absent Councillor George Baker

Staff Present Andrew Fisher, Director, Planning & Strategic Initiatives
 Abiola Falaye, Planner/GIS Coordinator
 Natalie LeBlanc, Municipal Clerk
 Cindy Brown, Administrative Assistant

1. CALL TO ORDER

Mayor Kogon called the meeting to order.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Kogon gave the Territorial Acknowledgement.

3. 106 Church Street

3.1 Staff Report

Andrew Fisher explained the development agreement process and presented the application for a Development Agreement for property located at 106 Church Street (PID: 25013871) to permit the change of use from a dance studio to a clay studio.

3.2 Council Questions / Comments

Councillor Chambers asked if this application will be similar to a Clay Cafe. Andrew Fisher answered that the permitted use will include pottery classes. Councillor Chambers asked about the ventilation requirements. Andrew Fisher responded that the applicant must conform to the Nova Scotia Occupational Health and Safety Act and abide by the guidelines set by that Act.

3.3 Public Questions / Comments

Lillian and Gregory Thorsteinson of 108 Church Street have concerns about parking and the right of way to their garage from this proposed Clay Studio. They have asked for "NO PARKING" and "NO SHIPPING AND RECEIVING" signs to be installed by this right of way to ensure they will have access to their garage. They are also concerned about big trucks making deliveries as they do not want big trucks in and out all day long. They want to know the hours of deliveries. They asked what 1 Belmont Street will be used for? They wanted to know how many kilns will be used.

Lillian and Gregory Thorsteinson would like specific language used in the development agreement to ensure the applicant is compliant. They asked about how many decibels will the exhaust fans will be. They also wanted to know how this development will affect their homeowner's insurance.

Willard Leeck, the property owner of 106 Church Street stated that the business will be small and have maybe two or three small sized kilns (household oven size). Mr. Leeck said that they intend on venting as per regulations, and further that the business will not be using any hazardous materials and that the exhaust fans are basically used to get the heat out of the building from the small kilns. These exhaust fans are pretty quiet. Mr. Leeck does not foresee much for large shipments, mainly from small ones.

4. **22-2 Prince Arthur Street**

4.1 **Staff Report**

Abiola Falaye presented the application for a Development Agreement for property located at Lot 22-2 Prince Arthur Street (PID: 25514563) to permit the construction of a 3-story, 24-unit apartment building.

4.2 **Council Questions / Comments**

Councillor Fawthrop asked how many units will be affordable housing. Abiola Falaye answered that 50% of the units will be affordable housing. Councillor Fawthrop wanted to know about the parking lot that is underground and outside the building. Abiola Falaye answered that the parking that is underground will be exclusive to the tenants and the aboveground parking will be mainly used by the tenants but there will be allowances for short term public parking.

Councillor Chambers asked about play spaces. Abiola Falaye answered that they will be encouraging the tenants to use the public park spaces in the downtown area., and that Victoria Square is just a quick walk from the property.

4.3 **Public Questions / Comments**

Terry Rhindress asked about playground equipment, snow removal and if there will be elevators in the building. Abiola Falaye answered that the Town of Amherst is proposing the use of public park spaces. In addition, the applicant owns a lot on Prince Arthur Street and is proposing that this be used as an additional amenity space for residents. Abiola Falaye stated that the snow removal requirements are included in the development agreement, and it is the responsibility of the applicant.

Jim Furlong from Casey Reality said yes, there will be elevators in the building.

5. **Electric Street**

5.1 **Staff Report**

Abiola Falaye presented the application for a Development Agreement for properties located at Lots 21-1 Maple Avenue / 92-1 Victoria Street East / 32 Victoria Street East (PID: 25508696 / 25005430 / 25033747) to permit the construction of a 3-story, 24-unit apartment building.

5.2 **Council Questions / Comments**

Councillor Fawthrop asked how many units will be affordable housing. Abiola Falaye answered that 50% of the units will be affordable housing.

Mayor Kogon asked about the parking, he wanted to know about the parking lot that is underground and above ground. Abiola Falaye answered that the parking situation will be similar to that as 22-2 Prince Arthur Street in that the parking that is underground will be exclusive to the tenants and the aboveground parking will be mainly used by the tenants but there will be allowances for short term public parking.

5.3 **Public Questions / Comments**


Beth Munroe who owns 50 East Victoria Street, stated that she wanted to see what Phase II looks like before they start ripping up the asphalt. She feels whatever is built there needs to be sympathetic to the historic design of the downtown area. She does not feel this location will be good for young families as there is not much for play space and that the public parks are not a good alternative. Ms. Munroe thinks the architecture should not be a cookie cutter design.

6. **Adjournment**

Moved By: Deputy Mayor Landry
Seconded By: Councillor Emery
To adjourn the Public Hearing.

Motion Carried


 Natalie LeBlanc
 Municipal Clerk


 David Kogon, MD
 Mayor