

**Town of Amherst  
Public Hearing  
Minutes**

**Date:** May 15, 2024  
**Time:** 5:00 pm  
**Location:** Council Chambers, Town Hall

**Members Present** Deputy Mayor Dale Fawthrop  
 Councillor Charlie Chambers  
 Councillor George Baker  
 Councillor Hal Davidson  
 Councillor Leon Landry  
 Councillor Lisa Emery

**Members Absent** Mayor David Kogon

**Staff Present** Andrew Fisher, Director, Planning & Strategic Initiatives  
 Torben Laux, Planner/GIS  
 Natalie LeBlanc, Municipal Clerk  
 Cindy Brown, Administrative Assistant

**Others Present:** Jason MacDonald, Chief Administrative Officer  
 Sean Payne, Corporate Communications Officer

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**1. CALL TO ORDER**

Deputy Mayor Fawthrop called the meeting to order.

**2. TERRITORIAL ACKNOWLEDGMENT**

Deputy Mayor Fawthrop gave the Territorial Acknowledgement and introduced the Municipal Clerk., who introduced staff and Council members who were present.

**3. 13 Industrial Park Drive Rezoning Application**

**3.1 Staff Report**

Andrew Fisher presented an application to amend the Amherst Land Use Bylaw P-2 by changing the zoning of Lot 01-2 Industrial Park Drive (PID 25395872 & 25028507) from Highway Commercial to Mini Home.

**3.2 Council Questions / Comments**

Councillor Baker asked how close is this property to the Bruce White Insurance Agencies office. Andrew Fisher answered that it is adjacent to the property.

Councillor Davidson asked what impact the new Land Use Bylaw and Municipal Planning Strategies will have this application. Mr. Fisher replied that the subject zoning change would be incorporated into the new zoning map and adoption of the new documents would not impact this application.

Councillor Emery asked about the storm water management plan and fencing around the property. Andrew Fisher answered that the storm water management plan is included as part of the application process, and that that fencing is not mandatory but it can be a suggestion.

**3.3 Public Questions / Comments**

The applicant for 13 Industrial Drive was not present. There were no members of the public present regarding this rezoning application.

**4. 305 Church Street (Dolan Property) Development Agreement Application**

**4.1 Staff Report**

Andrew Fisher presented the application for a development agreement to permit the construction of a residential development containing a mix of single detached and multi-unit dwellings on a portion of the property located at PID 25038720 (known locally as the Dolan Property).

**4.2 Council Questions / Comments**

Councillor Baker asked if this proposed development will be within town boundaries, and about infrastructure servicing? Andrew Fisher answered yes it will be within the town boundaries and will be using town services.

Councillor Landry asked if the buildings labeled as accessible will be accessible inside as well as outside? He said he can see wheel chair ramps in the drawings but wanted to know what it would look like on the inside. Andrew Fisher answered that is something he would refer to the developer.

Councillor Baker asked how long Shaw Group has been developing and building homes and where else have they built pocket communities. Andrew Fisher answered that Shaw Group is one of the largest developers in the Maritimes and that he believes they are constructing a similar pocket community in Pictou.

#### 4.3 Public Questions / Comments

Stephanie Mah Trottier with the Shaw Group presented a more in-depth presentation of the application and described "Pocket Communities". She answered Councillor Landry's question about the accessibility of the inside the buildings, indicating that they plan to have four fully accessible units, and two that will be somewhat accessible however the kitchen will have wheelchair restrictions. She also answered Councillor Baker's question about how long Shaw Group been developing homes, and that they have been in business for 160 years.

Councillor Chambers asked if Shaw Group is using the same labor force they are using to build homes on Fleming Avenue. Stephanie Mah Trottier answered yes.

Councillor Baker asked how can these homes be built within 8 - 10 weeks. Stephanie Mah Trottier answered that they are being built in a factory and then after that it takes 8-10 weeks for the plumbing and electrical to be connected.

Councillor Landry asked what is the timeline for site preparation. Stephanie Mah Trottier answered that once they have approval they are planning to start in mid-June.

Councillor Landry asked what is the process for advertising, for example on social media etc. Stephanie Mah Trottier answered she's not at liberty to disclosed the exact process right now.

Deputy Mayor Fawthrop mentioned how important it is for these homes to have plenty of windows to allow for natural light. He also asked who will hold the mortgages. Stephanie Mah Trottier answered that it will not be the Shaw Group, but that they are meeting with banks and credit unions for options. There being nothing further, Deputy Mayor Fawthrop thanked Stephanie Mah Trottier.

Andrew Fisher read a written question received for the proposed development concerning affordable housing. Andrew Fisher said that the Town does not have a policy on affordable housing and that the Town goes by the federal standard of 30% of income before taxes. Stephanie Mah Trottier replied that Shaw Group looks at the average income and market of the area and tries to develop a product that those in the area can afford.

There were no members of the public present regarding this development agreement application.

#### 5. Adjournment

There being nothing further, Deputy Mayor Fawthrop adjourned the Public Hearing and advised that these two applications will be brought forward for second reading of Council on May 27, 2024.

Natalie LeBlanc  
Municipal Clerk

Dale Fawthrop  
Deputy Mayor