

**Town of Amherst  
Public Hearing  
Minutes**

**Date:** April 9, 2025  
**Time:** 12:00 pm  
**Location:** Council Chambers, Town Hall

**Members Present** Mayor Rob Small  
 Deputy Mayor Hal Davidson  
 Councillor Nic Furlong  
 Councillor Terry McManaman  
 Councillor Dwayne Ripley

**Members Absent** Councillor Charlie Chambers  
 Councillor Kathy Wells

**Staff Present** Jason MacDonald, CAO  
 Andrew Fisher, Director, Planning & Economic Development  
 Marc Buske, Building Official  
 Torben Laux, Planner/GIS  
 Emily Wainwright, Dangerous/Unsightly Premises Administrator  
 Sean Payne, Corporate Communications Officer  
 Natalie LeBlanc, Municipal Clerk  
 Cindy Brown, Administrative Assistant

**1. CALL TO ORDER**

Mayor Small called the Public Hearing to order.

**2. TERRITORIAL ACKNOWLEDGMENT**

Mayor Small gave the Territorial Acknowledgement.

**3. 3 Robie Street Development Agreement Application**

**3.1 Staff Report**

Torben Laux presented the application for a Development Agreement on the property located at 3 Robie Street (PID 25029471) to permit the construction of 4 additional units, for a total of 8 units in an existing structure.

**3.2 Council Questions / Comments**

Councillor Davidson asked for clarification on the number of units. Torben Laux explained that four units are permitted as of right, and the application is to permit an additional four units for a total of eight.

**3.3 Public Questions / Comments**

There were no members of the public present.

**4. 91 Rupert Street Development Agreement Application**

**4.1 Staff Report**

Torben Laux presented the application for a Development Agreement on the property located at 91 Rupert Street (PID 25518242) to permit the construction of an 18-unit apartment building.

**4.2 Council Questions / Comments**

The Mayor asked if there is watercourse that runs through the property behind the subject property. Torben Laux explained that there is a ditch, not a watercourse, that is currently going through the property.

Councillor Ripley asked if the capacity of Dickey Brook can handle any additional water draining this proposed development may create, to which Torben Laux replied yes.

#### 4.3 Public Questions / Comments

James 'Jim' Swetland of 85 Rupert Street, whose property is directly adjacent to the proposed development, asked if staff knew of the proposed start date if this application is approved. Marc Buske answered the developer would like to start this year. Mr. Swetland asked how far the parking lot will be to his property line. Torben Laux said he will be in contact with him to give him the exact measurements, however he noted that there is 9.15 meters from the edge of the proposed building to Mr. Swetland's property line. Andrew Fisher added that he believes the driveway as proposed is approximately 1.5 meters from Mr. Swetland's property line.

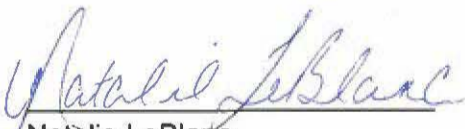
Mr. Swetland asked if a fence will be installed between his property and the development to which Torben Laux replied yes, it is required as part of the Development Agreement that an opaque fence be installed between the properties. Mr. Swetland further asked if these units will be affordable housing, to which Andrew Fisher replied he believes they will be market value rent. Mr. Swetland asked if the developer is required to release that information, Torben Laux said no.

Councillor Ripley stated that he spoke with the developer who indicated the units will be market value rent.

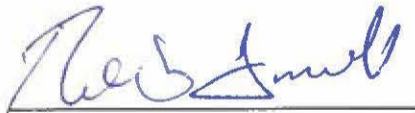
Mr. Swetland asked if a fence will also be required to be constructed along the back of the property to which Torben Laux replied yes.

#### 5. Adjournment

There being no further business, Mayor Small adjourned the meeting.



Natalie LeBlanc  
Municipal Clerk



Robert Small  
Mayor