

**Town of Amherst
Public Hearing
Minutes**

Date: May 14, 2025
Time: 5:00 pm
Location: Council Chambers, Town Hall

Members Present Mayor Robert Small
Deputy Mayor Hal Davidson
Councillor Charlie Chambers
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley

Members Absent Councillor Kathy Wells

Staff Present Kim Jones, Deputy Chief Administrative Officer
Andrew Fisher Director, Planning & Economic Development
Torben Laux Development Officer
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. CALL TO ORDER

Mayor Small called the Public Hearing to order, and explained the process for the meeting.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Small gave the Territorial Acknowledgement.

3. 112 West Victoria Street Development Agreement Application

3.1 Presentation

Torben Laux presented the application for a Development Agreement on the property located at 112 West Victoria Street (PID 25000605), to permit the construction of two 16-unit buildings and three 8-unit buildings.

3.2 Written Submissions

Mayor Small explained that the written submissions received have been provided to Council and will be included in the information package considered by Council.

3.3 Public Participation Opportunity Summary (with written submissions) - June 20, 2024

Information item only.

3.4 Council Questions / Comments

Councillor Ripley asked why this application was being built where the trees are and not on the other side of the property. He wanted to know if it had to do with the water pathway. Torben Laux answered it is due to the water course and the topography of the land.

Councillor Ripley asked how close is the driveway to the closest dwelling along West Victoria Street. Torben Laux answered at the closest point it is four to five feet.

Deputy Mayor Davidson asked if this application is inconsistent with any of the Municipal Planning Strategy and/or Land Use Bylaw Policies. Andrew Fisher answered that the application meets the general intent of relevant policies.

Councillor McManaman said one of his questions was about affordable housing but that had already been answered but he wanted to know if there will be any fencing required. Torben Laux answered that there will be fencing as laid out in the development agreement along both sides of the driveway into the development, otherwise a buffer around the property could be a mix of fencing and/or vegetation.

Councillor Furlong asked if there will be any environmental site assessments required. Andrew Fisher answered this is outside of the scope of the development agreement.

Councillor Furlong asked if there is a requirement for sidewalks from West Victoria Street into the proposed development. Andrew Fisher answered that staff did not stipulate a requirement for a walkway. Councillor Furlong asked is there a stipulation in the Municipal Planning Strategy or Land Use Bylaw requiring a sidewalk. Andrew Fisher answered no.

Councillor Furlong asked why previous development could not be done on this property in the past, in particular West Highlands Elementary School. Andrew Fisher answered that he could not speak to that.

The applicant, Tom Mattinson of Six Point Star Homes, was present but declined the opportunity to speak.

3.5 Public Comments

Dave Burke of 108 Victoria West Street stated he has lived at his property for over 25 years and likes to enjoy nature. Mr. Burke feels this development application would not be happening if this was proposed on East Victoria Street. He added that this application as proposed will be built right next to a construction company.

Joan Fowler of 116 Victoria West Street, read aloud her written submission, expressing her concern for the future of Amherst.

Jane Brine of 114 Victoria West Street, says that the land that is planning to be developed has been contaminated by the asphalt plant. She stated that many people that live in that area now have various forms of cancer, which she could not contribute directly to the asphalt plant. She does not want foot traffic of the residents walking through her property, is worried about privacy and garbage being left on her property, and is also concerned about snow clearing and drainage from snow piles as they melt. She added that she did provide a written submission.

John Hawker of 110 Victoria West Street spoke to the already over 600 apartment units proposed and approved to be built around town. He is worried that Amherst cannot handle much more population growth. He would like to know why this property is being developed now and is concerned about who will be living in the rental units. Mr. Hawker added he provided written submissions.

Lisa Dobson of Anson Avenue stated her daughter Katie Dobson lives adjacent to the proposed development, and asked why this location was rejected when a location for the new West Highlands Elementary School was being considered. The Mayor replied that staff could look into it. She also wanted to know why four units were allowed on this property and now they want to build two apartment buildings. Mayor Small explained that any property owner can build up to four units on their property as of right, anything beyond that currently requires a development agreement. She further asked why they are not using another entry further up West Victoria Street to access the proposed development, she feels the proposed entryway is too close to where her grandchildren play and she is worried about the traffic from the proposed driveway as it is too close to her daughter's house. She added her daughter provided a written submission.

4. Adjournment

There being no further business, Mayor Small adjourned the Public Hearing.

Natalie LeBlanc
Municipal Clerk

Robert Small
Mayor