

**Town of Amherst
Public Hearing
Minutes**

Date: November 13, 2025
Time: 5:00 pm
Location: Council Chambers, Town Hall

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

Members Absent Councillor Kathy Wells

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

Others Present Paul Dec, Planner, Upland Planning + Design Studio

1. CALL TO ORDER

Mayor Small called the Public Hearing to order.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Small gave the Territorial Acknowledgement.

3. Municipal Planning Strategy / Land Use By-law

Mayor Small stated the purpose of the Public Hearing is to hear any opposition to or support for the new draft Municipal Planning Strategy and Land Use By-law, which received first reading by Council at their regular meeting on October 27, 2025, indicating that second reading is scheduled for November 24, 2025, at the regular meeting of Council.

3.1 Presentation

Andrew Fisher provided an overview of the project timeline and a summary of the proposed major changes.

3.2 Council Questions / Comments

Further to the Land Use By-law Zoning Map, Mayor Small asked if the Flood Plain Zone is for the most part in the County? Andrew replied yes.

Deputy Mayor Chambers thanked staff for their work on this.

Councillor Ripley asked for clarification between the Business Park Zone and Industrial Park Zone. Andrew replied that the Business Park Zone permits light industrial, retail and high density residential, whereas the Industrial Park Zone permits heavy industrial.

Councillor McManaman asked about a recent development agreement application that was submitted for a development in what is now in the Floodway Fringe Overlay. Andrew replied that staff advised the developer of the floodway fringe based on new data from the province, the developer has temporarily paused the approval process until more clarity from the province is provided.

3.3 Public Questions / Comments

There was no public present.

4. **Adjournment**

There being no further questions or comments, Mayor Small adjourned the Public Hearing.



Natalie LeBlanc
Municipal Clerk



Robert Small
Mayor