



***Tentative Agenda for Regular
Meeting of Town Council***

Monday, September 11, 2023 @ 7:00 PM

*55 Victoria Street
Kensington, PEI
C0B 1M0
Phone: (902) 836-3781
Fax: (902) 836-3741
Email: mail@kensington.ca
Web Site: www.kensington.ca*

***Please ensure all cell phones and other electronic devices are turned
off or placed on non-audible mode during the meeting.***

**Town of Kensington
Regular Meeting of Town Council
Monday, September 11, 2023 – 7:00
PM**

- 1. Call to Order/Land Acknowledgement**

- 2. Adoption of Agenda (Additions/Deletions)**

- 3. Declaration of Conflict of Interest**

- 4. Delegations, Special Speakers, and Public Input**

- 5. Adoption of Previous Meeting Minutes**
 - 5.1 August 14, 2023 Regular Meeting
 - 5.2 August 30, 2023 Public Meeting

- 6. Business Arising from Minutes**
 - 6.1 August 14, 2023 Regular Meeting
 - 6.2 August 30, 2023 Public Meeting

- 7. Reports**
 - 7.1 Chief Administrative Officer Report
 - 7.2 Fire Department Report
 - 7.3 Police Department Report
 - 7.4 Development Permit Summary Report
 - 7.5 Bills List – Town - *Nil*
 - 7.6 Bills List - Water and Sewer Utility - *Nil*
 - 7.7 Bills List – Capital - *Nil*
 - 7.8 Consolidated Summary Income Statement - *Nil*
 - 7.9 Credit Union Centre Report

- 7.10 Mayor's Report
- 7.11 Federation of Prince Edward Island Municipalities Report – Councillor Mann
- 7.12 Kensington and Area Chamber of Commerce Report – Councillor MacRae
- 7.13 2023 – 55 Plus Games Report – Deputy Mayor Spencer
- 7.14 Heart of PEI Committee – Mayor Caseley

8. New Business

8.1 Request for Decisions

- 8.1.1 RFD2023-40 - Victoria Street West - PEI Housing Corporation Development Permit Application
- 8.1.2 RFD2023-41 - Development Control Bylaw and Official Plan (General Land Use Map) Amendment – PID No. 685545
- 8.1.3 RFD2023-42 - Development Permit Application – 63 Victoria Street West – PID 80861 and 76711
- 8.1.4 RFD2023-43 - Development Permit Application – EW Brown Holdings Inc.
- 8.1.5 RFD2023-44 - Development Permit Application – Red Sands Internet

8.2 Other Matters

9. Correspondence

10. Committee of the Whole (In-Camera) – Nil

11. Adjournment

**Town of Kensington
Minutes of Regular Council Meeting
Monday, August 14, 2023
7:00 PM**

Council Members Present: Mayor Rowan Caseley; Deputy Mayor Jeff Spencer
Councillors: Toombs, Gallant, Mann, MacRae, and Doucette

Staff Members Present: Municipal Clerk, Kim Caseley; Police Chief, Lewie Sutherland

Regrets: CAO, Geoff Baker

1. Calling of Meeting to Order

1.1 Mayor Caseley called the meeting to order at 7:00 PM and welcomed Council members and staff to the August meeting of Kensington Town Council. Mayor Caseley acknowledged that the land on which we gather is the traditional and unceded territory of the Mi'kmaq First Nation.

2. Approval of Tentative Agenda

2.1 *Moved by Councillor MacRae, seconded by Councillor Gallant to approve the tentative agenda for the August 14, 2023 regular meeting of Town Council. Unanimously carried.*

3. Declaration of Conflict of Interest

3.1 Councillor MacRae declared a conflict with an item of correspondence.

4. Delegations / Presentations

4.1 *Nil.*

5. Approval of Minutes of Previous Meeting

5.1 *Moved by Councillor Gallant, seconded by Councillor Doucette to approve the minutes from July 10, 2023, regular meeting of Town Council. Unanimously carried.*

6. Business Arising from Minutes

6.1 July 10, 2023, Regular Meeting

6.1.1 Councillor Gallant inquired about residents blowing grass clippings onto the roadway. Chief Sutherland noted that the Kensington Police Service has received one complaint that has been addressed. Councillor Gallant noted concerns

regarding a vacant lot along Lowther Street.

- 6.1.2** Councillor Gallant inquired about updates regarding the broken barricades located at 88 Victoria Street. Mayor Caseley confirmed Mr. Baker has spoken with the owner of the property to address the concerns – no time frame for their removal is currently available.

7. Reports

7.1 Chief Administrative Officer Report

- 7.1.1** *Nil.*

7.2 Fire Department Statistical Report

- 7.2.1** *Moved by Councillor Gallant, seconded by Deputy Mayor Spencer to approve the June 2023 Fire Statistical report as prepared by Fire Chief, Rodney Hickey. Unanimously carried.*

7.3 Police Department Statistical Report

- 7.3.1** *Moved by Councillor Toombs, seconded by Deputy Mayor Spencer to approve the June 2023 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*
- 7.3.2** Councillor Gallant noted that the Kensington Police Service is doing a great job enforcing traffic in the Barrett Street area of Town.
- 7.3.3** Councillor Gallant noted an improvement in cyclists using helmets. Chief Sutherland noted that the department has given out 6 helmets and continues to encourage cyclists to wear helmets.

Chief Sutherland excused himself from the Council Chamber at 7:08 pm.

7.4 Development Permit Summary Report

- 7.4.1** *Moved by Deputy Mayor Spencer, seconded by Councillor Doucette to approve the August 2023 Development Permit Summary Report as prepared by Municipal Clerk, Kim Caseley. Unanimously carried.*

7.5 Bills List

- 7.5.1** *Town of Kensington Bills Report – Nil.*
- 7.5.2** *Water & Sewer Utility Bills Report – Nil.*

7.5.3 Capital Expenditures Report – Nil.

7.6 Summary Income Statement

7.6.1 Nil.

7.7 Credit Union Centre Report

7.7.1 Moved by Councillor Toombs, seconded by Councillor Doucette to approve the Credit Union Centre report for the month of June 2023. Unanimously carried.

7.7.2 Councillor Gallant noted the renovation to the Credit Union Centre looks great.

7.7.3 Councillor Doucette inquired if the installation of the new ice plant is still on schedule. Mayor Caseley noted that the unit was due to ship on August 23rd and to date, its installation appears to be on schedule.

7.7.4 Councillor Gallant noted the rear entrance of the Credit Union Centre was not paved in the recent re-surfacing and requested that crushed asphalt be added to the area.

7.7.5 Councillor Gallant noted that some ballfield users continue to drive around the existing barricades that have been installed to ensure the safety of children and users. It was requested that gates be installed to prevent users from accessing the area.

7.8 Mayor’s Report

7.8.1 Moved by Deputy Mayor Spencer, seconded by Councillor MacRae to approve the Mayor’s report for the month of July 2023 as presented by Mayor Caseley. Unanimously carried.

7.8.2 Mayor Caseley requested that Town Council direct the CAO to have preliminary design options and cost estimates developed for the potential development of a parking area on the lands located behind the Credit Union, and a review of the railyard parking lot to determine if additional parking spaces can be created. Town Council unanimously supported having a review done on both properties.

7.9 Federation of PEI Municipalities (FPEIM) Report

7.9.1 Nil.

7.10 Heart of PEI Initiative Report

7.10.1 The Provincial Government has approved the location of the proposed caboose art installation on the corner of Gerald McCarville Drive and Hwy 2.

7.11 Kensington Area Chamber of Commerce (KACC) Report

7.11.1 *Nil.*

7.12 2023 – 55 Plus Games

7.12.1 Deputy Mayor Spencer confirmed that planning is well underway and the committee has received \$2,500 in donations, gift cards, and prizes.

8. New Business

8.1 Request for Decisions

8.1.1 Credit Union Centre – Rural Growth Initiative (RGI) Funding Program

8.1.1.1 *Moved by Councillor Mann, seconded by Councillor Gallant*

BE IT RESOLVED THAT Kensington Town Council authorize staff to proceed with submitting a Rural Growth Initiative Funding Program application to the Province of PEI to facilitate the Kensington Credit Union Centre and Kensington Fire Department 2023 Capital Projects, as presented and in the amount of \$123,789.00. Town Council understands that they will be responsible for any future operations and maintenance costs associated with and resulting from the project.

Unanimously carried.

8.1.1.2 Councillor Gallant inquired if the installation of heat pumps in room #5 and the Kensington Wild dressing rooms are included in this project. Mayor Caseley confirmed the heat pumps identified in this project are for the Fire Department and noted that the installation of dressing room heat pumps can be looked at through alternative funding.

8.1.2 Guaranteed Basic Income Benefits for Prince Edward Island

8.1.2.1 *Moved by Deputy Mayor Spencer, seconded by Councillor Doucette*

WHEREAS the Town of Kensington recognizes the importance of addressing income inequality;

AND WHEREAS the Town of Kensington recognizes that the downstream impacts of poverty within our community puts unsustainable pressure on our limited resources to deliver necessary public services as we struggle to keep up with downloaded responsibilities;

AND WHEREAS a Guaranteed Livable Basic Income Program has the potential to provide financial stability to our residents, improve our residents physical and mental health, reduce poverty, and stimulate local economic growth;

AND WHEREAS a joint effort between the Provincial and Federal Government is essential to design, implement, and fund a Guaranteed Livable Basic Income program effectively;

BE IT RESOLVED that the Town Council of the Town of Kensington hereby direct the Mayor to draft and send a letter to the Prime Minister of Canada, PEI Members of Parliament, and the Premier of Prince Edward Island urging them to work collaboratively to develop a Guaranteed Livable Basic Income to eradicate poverty and homelessness, and to ensure that everyone has sufficient income to meet their basic needs.

Unanimously carried.

8.1.3 2023 Annual Sidewalk Maintenance

8.1.3.1 Moved by Councillor Toombs, seconded by Councillor Gallant

BE IT RESOLVED THAT Town Council award a contract to MacAusland's Excavation Services for the Town's Annual 2023 Sidewalk Maintenance as per their quote dated August 1, 2023 in the amount of \$13,500 plus HST.

Unanimously carried.

8.1.3.2 Councillor Gallant noted a section of sidewalk along Victoria Street E. between the Confederation Trail and Russell Street that was not included in the list of sidewalk maintenance and requested it be looked at by the Public Works Department.

8.3 Other Matters

8.3.1 Mayor Caseley noted that the Annual Harvest Festival parade is scheduled for Saturday, August 19 at 2:00 pm – Council members were encouraged to attend.

8.3.2 Mayor Caseley confirmed that Committee of Council will not meet in the month of August.

- 8.3.3** Mayor Caseley and Councillor Gallant discussed the Town of Kensington Harvest Festival Golf Tournament team. Any Council members wishing to play are asked to contact Councillor Gallant.
- 8.3.4** Councillor Toombs inquired about the electrical pole moving project along Broadway St. S. Mayor Caseley confirmed that it is hopeful to have the work completed in 2023 but a date has not been scheduled at this time.
- 8.3.5** Councillor Toombs inquired about the installation of light plugs on poles for the purpose of Christmas lights. Mayor Caseley confirmed that we are still working with Maritime Electric to have the project complete.
- 8.3.6** Councillor Gallant noted the positive feedback he has received regarding the newly installed crosswalk lights.
- 8.3.7** Councillor Gallant expressed his frustration regarding recent negative comments on social media pertaining to crosswalks within the Town. The many positive changes and upgrades that have taken place within the Town are sadly often gone unrecognized.
- 8.3.8** Deputy Mayor Spencer expressed his appreciation to Valley Eye Photography for stopping by the Kensington Fire Department to take photos and spotlight our facility.
- 8.3.9** Deputy Mayor Spencer inquired about the Town's general preparedness for the upcoming hurricane season. Mayor Caseley noted that areas of concern were addressed during the clean-up following Fiona.
- 8.3.10** Deputy Mayor Spencer requested the installation of a bus shelter be re-visited for the Broadway Street S. bus pick-up/drop-off area. Mayor Caseley noted that Mr. Baker plans to have a meeting with T3 Transit regarding a bus shelter following his return.
- 8.3.11** Councillor Gallant expressed support for the installation of a bus shelter. Mayor Caseley also noted that the Town is looking into a park-and-go location.

9. Correspondence

- 9.1** A request from Pat Kelly on behalf of the co-ed softball tournament requesting the Town to waive the ballfield rental fees. The tournament is a fundraiser for the Kensington Minor Hockey Association.

Mayor Caseley noted that the Credit Union Centre must start operating on user fees and cannot afford to donate or waive rental fees. If Town Council agree to waive the fees, then it should come as a donation from the Town.

Councillor Gallant noted that the organizers of the Danny Hughes Memorial Tournament were looking for a canteen operator for their event. It was noted that the canteen would have been an excellent fundraiser for Kensington Minor Hockey Association, as opposed to them coming and asking for the ballfield fees to be waived.

Moved by Deputy Mayor Spencer, seconded by Councillor MacRae to approve a sponsorship towards the co-ed softball tournament - Kensington Minor Hockey Association fundraiser in the amount of up to \$300.00 to cover the ballfield rental fees.

4 for – 2 opposed (Gallant & Toombs). Motion carried.

9.2 A thank you note from Sharon, John Denver & Norma Jean expressing their appreciation for the newly installed lighted crosswalks.

9.3 An email from Elizabeth Hubley requesting the Town consider the re-zoning of a portion of her property located at 33 Victoria Street PID No. 77057 from R1 to R2 for the construction of a duplex.

Moved by Deputy Mayor Spencer, seconded by Councillor Gallant to direct staff to move forward with the evaluation of Elizabeth Hubley’s request to re-zone a portion of her property located at 33 Victoria Street PID No. 77057 from its current zoning of Single Residential Zone (R1) to Low-Density Residential Zone (R2) to facilitate the construction of a duplex.

Unanimously carried.

9.4 Information on Touch a Truck Fundraiser event. – *Received*

9.5 Donation request from Heart & Stroke. – *Received*

Councillor MacRae declared a conflict and excused herself from the Council Chamber at 8:10 pm.

9.6 A request from Councillor Bonnie MacRae requesting the Town’s consideration of the placement of a “Locks of Love” art installation near the Alysha Toombs Memorial Park at an estimated cost of \$3,000.

Town Council discussed the request proposed by Councillor MacRae and determined that more information was required prior to making a final decision. Town Council addressed the following items:

- Who is responsible for the maintenance and upkeep following the installation?
- Preference that a committee is responsible for the project.
- Having more Community sponsors and organizations contributing to the cost would make it more meaningful within the community. Suggestion of the Heart of PEI.

- Requested a clear photo representing what the art piece would look like.
- Concern regarding limited traffic for the proposed location vs. the cost.
- Proposed lands currently owned by the Province of Prince Edward Island.

Town Council invited Councillor MacRae back to the Council Chambers to request who the Group of Individuals that currently support the project includes. It was confirmed that the supporting group is the Chamber of Commerce. Council determined that if the request is a Chamber of Commerce initiative, the request should have been brought forward by them as opposed to Councillor MacRae. It was noted that a cheque has been written to the Town of Kensington/Bonnie MacRae for a project that is not currently approved by the Town.

Town Council determined that their preference is to have a community group take the lead on the project and that fundraising be initiated with an appropriate letter.

- 9.7** A thank-you note from Bjorn Schmidt – recipient of the Town of Kensington Educational Scholarship.
- 9.8** A letter of response from the Department of Transportation regarding the Town’s letter of support to have ATV’s access public roadways.
- 9.9** A donation request from the Canadian Red Cross. – *Received.*
- 9.10** A thank-you letter from Simba Hove for the Town’s contributions to KISH Graduation donations.
- 9.11** A thank-you card from the family of Councillor Doucette for the donation in memory of his late grandfather.
- 9.12** A thank-you card from the family of Marvin Mill for the donation in memory of his late father.

10. In-Camera (Closed session)

10.1 *Nil.*

11. Adjournment

Moved by Councillor Toombs, seconded by Councillor Gallant to adjourn the meeting at 8:40 PM. Unanimously carried.

Geoff Baker,
CAO

Rowan Caseley,
Mayor

**Town of Kensington
Minutes of Public Meeting
Wednesday, August 30, 2023
6:00 PM**

Presiding: Mayor Rowan Caseley

Council Members Present: Deputy Mayor, Jeff Spencer, Councillors:
Doucette, Gallant, Toombs, MacRae, Mann

Staff Members Present: Chief Administrative Officer, Geoff Baker;
Municipal Clerk, Kim Caseley

Visitors: David Doucette – Kensington Legion Branch #9
Sandra Paynter
Floyd & Florence Serviss
Kim Andrew
Dean Shaw
Kathy McQuaid
Marie Gallant
Dale Wall
Florence McPhail
Heidi Mountain

Mayor Caseley called the meeting to order at 6:00 PM and explained the purpose of the meeting.

PURPOSE:

The purpose of the meeting is to allow residents and other interested persons an opportunity to make representation concerning the following two proposed amendments to the Town of Kensington's Official Plan and Zoning and Subdivision Control (Development) Bylaw:

- To re-zone a portion of PID No. 79749 (being lands owned by the Royal Canadian Legion located along School Street) from Recreation and Open Space (O1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit residential development.

- To re-zone PID No. 685545 (being lands of Robert Steele, located at the corner of School Street and Sunset Drive)) from Single Residential (R1) to Low Density Residential (R2) for the purpose of constructing a duplex on the property.

Mayor Caseley outlined the Bylaw amendment process for the meeting attendees:

The proposed Bylaw amendment regarding PID No. 79749 (Legion Property) was initially considered by Town Council at their June 12, 2023 regular meeting of Town Council where Councillors authorized staff to proceed with investigating the merits of the application in consultation with DV8 Consulting, and if deemed in general compliance with the Town's Development Control Bylaw and Official Plan, to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.

The proposed Bylaw amendment regarding PID No. 685545 (at the corner of School Street and Sunset Drive) was initially considered by Town Council at their July 10, 2023 regular meeting of Town Council where Councillors authorized staff to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.

Notification ads for both applications were placed in the Journal Pioneer newspaper on Wednesday, August 16, 2023, in accordance with the PEI Planning Act and the Town's Development Control Bylaw.

In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject properties, as required by the Town's Development Control Bylaw.

A copy of the notification letter and a location map of the subject properties are available this evening for public viewing.

Following this public meeting, staff will complete a report for Town Council prior to their formal consideration of the amendment which is planned for September 11, 2023.

Mayor Caseley opened the floor for public comments on the application.

Kathy McQuaid expressed concern regarding additional traffic on School Street and inquired if there has been a recent traffic study completed. Ms. McQuaid noted that the current traffic on School Street is greater than it has ever been, and speeding is an issue. Mr. Baker confirmed that no study has been completed.

Kathy McQuaid inquired about restrictive covenants that will be put in place, specifically if residents will be permitted to operate small businesses. Mr. Doucette confirmed that Royal Canadian Legion's Provincial Command Office may locate within the building, but no other business type operation would be permitted.

Kathy McQuaid does the Town of Kensington have a Municipal plan that includes the quality of life for residents and environmental values? The property has been green space/park space – does the Town have plans for additional park area? Mayor Caseley confirmed the Town has a Strategic Plan that focuses on active transportation and the quality of life of residents.

Dean Shaw requested a hedge row along the street side and West side of the driveway be created to provide a visual barrier from their parking lot. Mr. Doucette confirmed that it is something the Legion will consider.

Dean Shaw requested that underground power service be considered as opposed to additional power poles.

Heidi Mountain inquired about the location of the driveway access and how many units will be developed. Mr. Doucette confirmed that the driveway will be off School Street and the development is proposed to have 13 residential units and one office space.

Sandra Paynter noted the subdivision has seen an increase in children in recent years and expressed concern about additional traffic and speeding in the area.

Dean Shaw noted when the Victoria Street W. construction was completed a few years ago, the traffic was detoured down School Street, and since then the traffic continues to travel that way to avoid the main intersection in Town.

Kathy McQuaid inquired about the long-term plan for the replacement of this green space. Mayor Caseley noted alternative green spaces in the area and noted recent upgrades to other recreational facilities. Ms. McQuaid recognized and expressed appreciation for the work that has been done for youth and recreational activities within the Town.

CAO, Geoff Baker confirmed the Town has an Official Planning document that guides development in the Town and would call for the preservation of public green space within the Community. The property is privately owned by the Legion and is not public land, which limits the Town's control over the use of the property. Mr. Baker spoke regarding traffic on School Street and acknowledged that traffic within the Town has increased. With Council's direction, staff can request the Department of Transportation to set up a traffic counter in the School Street area. Mr. Baker clarified that the purpose of the meeting is to discuss the proposed re-zoning of the properties and that the development of the lands will be addressed through the Development Permitting process.

Moved by Councillor MacRae, seconded by Deputy Mayor Spencer there being no further questions or comments on the proposed Development Control Bylaw amendment, the meeting adjourned at 6:32 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor

Town of Kensington		
CAO's Report for Town Council - September 2023		
Item #	Project/Task	Status
1	Official Plan and Zoning Bylaw - 5 Year Review	The draft Bylaw and Official Plan have been circulated to Town Councillors previously. A copy has also been sent to the Province of PEI for a preliminary review. <u>A presentation from the Consultant to Town Council is planned for the September 25th Committee of Council meeting.</u>
2	VueWorks	With GeoNet no longer able to support the Town's GIS system (VueWorks) staff have established an annual agreement with DTS Solutions to enable telephone and email support, system back-ups, and software hosting. Staff are currently in discussions with SNC Lavalin to establish a hosting agreement for the Town's data, i.e. property, water and sewer infrastructure, etc. The agreement will also allow for the periodic updating of our GIS infrastructure and property data.
3	Credit Union Centre Upgrades	The replacement of the rink boards, glass and safety netting is complete. Painting, outside and I-beams, is complete. Re-paving and marking of the parking area is complete. The LED light replacement is complete. The old ice plant is being removed and the ice plant room is being prepared for the new plant. As of the writing of this report, the new ice plant is en route to Moncton and will be shipped to Kensington when ready. Installation of the new ice plant is expected to take approximately two weeks, and it will take approximately one week to make ice. The electrical service upgrade to accommodate the new ice plant is underway. The tender for the installation of solar panels was issued on September 7th and is scheduled to close on September 28th. All new flooring has been installed in the public washrooms, fixtures have been replaced (hand dryers, soap dispensers, etc., toilets, partitions, and urinals have been replaced, counter tops are replaced. Repairs, including replacement of fixtures have been completed on the Vipers washroom. The ballfield washroom has also been updated with new fixtures, etc.
4	Confederation Trail Road Crossings	The Confederation Trail Crossings along Victoria Street East and Broadway Street North have been installed and appear to be working effectively. The intention is that the crosswalks will be removed on or around November 15th and re-installed in June of 2024.
5	Broadway Street South Water and Sewer Main Extension Project and sidewalk installation (Broadway Street South Infrastructure Upgrades)	This project is now substantially complete. A final walkthrough with the contractor and WSP was held on August 31st, with some minor deficiencies noted, grass issues, etc. At the north end of the new sidewalk asphalt was used to provide access to the sidewalk. Direction has been given to have the asphalt removed and replaced with concrete.
6	Electric Vehicle (EV) Chargers	The EV Chargers have all been installed and parking stalls have been marked. There was a technical issue with one of the chargers located at the Credit Union Centre. Parts were ordered and replaced and it is still not operational. Olympia Construction has been hired by ChargePoint to address the issue and to make the charger operational.
7	Sewer/Septic Issue - 130 Broadway Street North	The sewer connection for this property has been completed.
8	Hurricane Fiona	Staff met with the insurance adjustor on Tuesday, September 5th. The insurance claim will be submitted prior to the end of September. Following that, any uninsurable expenses may be claimed through the Province's Disaster Assistance Fund. The repairs resulting from Fiona included repairs and/or replacement of several facility roofs, fence replacements, sign replacements, tree removal, wage expenses, lost revenue at the rink, ballfield repairs etc.
9	Meeting with Kensington North Watershed Association (KNWSA)	The KNWSA were recently approved through the Active Transportation Fund to develop a small trail system behind the ballfields. A copy of the proposed trail is attached to this report. It is anticipated that the trail will be connected and extended in the future to areas behind Rosewood Drive, the Business Park, and ultimately connecting to the Public Forest property. There is no cost to the Town for this project and the KNWSA will take on management of the project.
10	Rob Steele Re-Zoning Application (PID No. 685545)	The public meeting to hear public comment/concern on the re-zoning application was held on August 30, 2023. The application has been reviewed by DV8 Consulting is being recommended for approval. A request for decision has been circulated with the tentative agenda package for Town Council's consideration.
11	Legion Re-Zoning Application (PID No. 79749)	The public meeting to hear public comment/concern on the Legion's re-zoning application for their property located along School Street was held on August 30, 2023. The Legion has been advised to submit a subdivision plan and development plan for the property prior to the Town finalizing the re-zoning application. The re-zoning application has been reviewed by DV8 Consulting and is being recommended for approval pending the submittal (and approval) of the subdivision plan.
12	Kensington Fitplex Entrance Renovation	The windbreak porch has been installed around the fitplex entrance. Quotes and designs have been requested for signage, which should be installed over the next couple of weeks.
13	Annual Sewer Main Cleaning and Video	Staff have requested quotations to undertake the 2023 Sewer Main Flushing and Video program. The 2023 work will take place in the Northeast section of Town (Victoria St E, Pleasant Street E, Woodleigh Drive, etc.)
14	School Crossing Guards	The volunteer school crossing guards have agreed to continue for the 2023/24 School Year. Bev Semple, Jack Spencer and Jamie Perry will continue to complete the duties this year. Re-certifications are required for all of the Guards which will be completed in late September/Early October.
15	Green Space (parking area) Development	A meeting has been scheduled with WSP for Wednesday, September 13th to discuss options around the green space located behind the Credit Union, specifically around the development of parking area options and associated cost estimates.
16	Rural Growth Initiative Funding Program	Staff made application to the fund in late May/Early June to facilitate the upgrade of the washrooms at the Credit Union Centre, and to purchase equipment for the fire department. We are hopeful to receive approval of the funding within the next week.
17	Seniors Centre Upgrades	Staff are currently attempting to hire a painting contractor to paint the inside of the building, specifically the seniors area. We are also looking into replacing the outdoor lights around the facility.
18	Street Lights Policy	NO UPDATE I have completed preliminary research on an appropriate policy to guide the installation and operation of Street Lights throughout the Town.
19	Woodleigh Drive Sidewalk	NO UPDATE The Province has been informed of Town Council's desire to keep this sidewalk in its current location. Staff will evaluate the area and bring options and a recommendation to Town Council with regard to potential improvements to pedestrian and vehicle circulation in the area.
20	Commercial Street/Broadway Street Intersection	NO UPDATE Mayor Caseley and I met with the Minister of Transportation on September 22, 2022 to discuss several transportation issues throughout the town. In discussions with Provincial Department of Transportation Staff, I am informed that any work that may be completed in the vicinity of the intersection will be delayed to the 2023 construction season. It is evident that parking spaces may have to be removed to complete any required upgrades.
21	Freight Shed Upgrades	NO UPDATE A structural review was completed on the building. We are currently seeking potential funding sources for an upgrades project which would generally include addressing any structural issues, connection to the water and sewer system, addition of a washroom, installation of heating/cooling, and insulation and covering of the walls. Provision will be made to protect any historical elements of the building such as the markings on the internal walls. The roof was replaced in later April/Early May.
22	Relocation of Town of Kensington Signs	NO UPDATE We are currently working with a property owner along the Kelvin Grove Road to relocate a welcome sign to their property. The sign will be relocated as soon as land issues are worked out. We are hopeful to have the sign relocated this Spring/2023.
23	Website	NO UPDATE The web designer has completed the design of the website and is in the process of transferring information from our existing website over to the new site. While I don't have an exact launch date to announce.

Item #	Project/Task	Status
24	Dog Bylaw	NO UPDATE Work on this was ceased in 2022 in favour of working on other projects and initiatives. The Province of PEI is in the process of updating their Dog Act (which was drafted in the 1970's) which may impact how the town proceeds with the Bylaw. Work will continue on the Bylaw as information on the updated Act is available.
25	Civic Re-Numbering	NO UPDATE We have been working with the Provincial 911 office in regards to civic numbering issues within the Town. There are a number of areas that require re-numbering under the Town's Bylaw and Provincial regulation. While, at this point in time we have no current timeline for the completion of the re-numbering, staff will continue to work with the Province and will update Town Council as information becomes available.
26	Roy Paynter Park	NO UPDATE Staff completed an assessment and clean up of the Roy Paynter Park. We are also seeking out pricing on additional equipment for the park to be funded through the Town's Gas Tax contribution under the project category Parks and Playground improvements. Further information will be provided to Town Council as we gather information.

Kensington Fire Department
Occurrence Report 2023

Description	January	February	March	April	May	June	July	August	September	October	November	December	YTD total	% Total
Medical First Responder	3	1	2	4	3	5	6						24	26.97%
Motor Vehicle Accident	4	2	1	5	2	1	5						20	22.47%
Emergency Response - Fuel Spill, etc	0	0	0	0	0	0	0						0	0.00%
Fire Related														
Smoke Investigation	1	1	0	1	0	0	2						5	6%
Outside Fire - Brush, Grass, Utility Pole, etc.	0	0	1	4	2	0	0						7	8%
Structure Fire - House, Building, Vehicle, etc.	0	0	5	3	2	3	3						16	18%
Alarms	4	3	1	2	1	1	5						17	19%
Total Fire Related	5	4	7	10	5	4	10	0	0	0	0	0	45	
Total Incidents	12	7	10	19	10	10	21	0	0	0	0	0	89	
Mutual Aid Call Out													0	0%
Total Incidents (Including Mutual Aid Provided by KFD)	12	7	10	19	10	10	21	0	0	0	0	0	89	100%
Mutual Aid Call in														
Firefighter Attendance	12	12	15	15	12	12	13							13
Regular Monthly Training - No. of Firefighters	24	18	22	17	17	20								20
Training School/Association Meeting/Department Meeting	21	19	23	17	18	18	23							20
Call Area														
Kensington	1	3	4	2	4	2	8						24	26.97%
Malpeque CIC	3	1	1	7	2	3	4						21	23.60%
Zone's 1 to 5	8	3	5	10	4	5	9						44	49.44%
Other													0	0.00%

Kensington Fire Department July 2023 Fire Report

The Kensington Fire Department responded to 21 calls in July. Following is a breakdown of calls.

Date	Call Details	Location	# Firefighters	# Trucks
July 1 10:39 am	MVC - single vehicle	Kensington	14	1
July 1 16:08 pm	MFR	Sea View	10	1
July 2 19:20 pm	MVC - single vehicle	Springfield	13	1
July 2 22:46 pm	MFR	Kensington	6	1
July 6 15:42 pm	Commercial Fire Alarm	Kensington	8	Stand down
July 7 19:37 pm	MVC - multiple vehicles	Blue Shank Rd.	16	2
July 11 13:02 pm	MFR	Blue Shank Rd.	9	1
July 13 10:04 am	MVC - 2 vehicles	Traveller's Rest	11	2
July 17 15:50 pm	Sight of smoke	Indian River	17	1
July 17 16:35 pm	Sight of smoke	Hamilton	10	Stand down
July 17 17:40 pm	Commercial fire alarm	Kensington	15	Stand down

July 17 18:08	Commercial fire alarm	Kensington	8	Stand down
July 17 23:00 pm	MVC - 1 vehicle	Kensington	13	1
July 19 14:46 pm	Structure fire	Kensington	21	4
July 20 14:57 pm	Vehicle fire	New Annan	19	2
July 22 11:54 am	MFR	Traveller's Rest	13	1
July 25 20:54 pm	Commercial fire alarm	Old S'Side Rd.	15	2
July 28 11:29 am	MFR	Kensington	12	1
July 29 07:17 am	Vehicle fire	New Annan	10	2
July 20 08:47 am	MVC	Springfield	14	1
July 30 10:12 am	MFR	Spring Valley	11	1

- July 1 - One fire truck was at the train station for Canada Day activities.**
- July 1 - Two trucks attended Twin Shores Campground as back-up for Canada Day fireworks.**
- July 4 - Association meeting held with 23 members present in their station wear. A large mural of a fire fighting scene was presented to the department. It was painted by Shirley MacLeod, June Ellis, Sandy Gallant, Karen Fullerton, Debbie Bryanton and Lisa Genova. It is now displayed above the overhead doors at the hall.**
- July 22 - Two trucks attended the Christmas in July parade at Twin Shores Campground.**

Training is on hiatus for the summer and will resume in September.

Police Department Occurrence Report Summary 2023														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
911 Act	1	3	2	2		1	1						10	2.36%
Abandon Vehicle			1		1								2	0.47%
Abduction													0	0.00%
Alarms	3		3	3	2	5	3						19	4.49%
Animal Calls	2		2		1	1	4						10	2.36%
Arson													0	0.00%
Assault PO													0	0.00%
Assault with Weapon					1								1	0.24%
Assaults (Level 1)	2			2	3		2						9	2.13%
Assistance Calls	1	5	1	1	1	2	3						14	3.31%
Bank Runs	2												2	0.47%
Breach of Peace		1			4		2						7	1.65%
Breach of Recognizance													0	0.00%
Break and Enter (business)													0	0.00%
Break and Enter (other)													0	0.00%
Break and Enter (residence)	2						1						3	0.71%
Carry concealed weapon													0	0.00%
Child Pornography													0	0.00%
Child Welfare	1	1				1							3	0.71%
Coroner's Act				1	1								2	0.47%
Crime Prevention													0	0.00%
Criminal Harassment					1								1	0.24%
Dangerous Driving	2	3			2	2							9	2.13%
Disturbing the Peace	1				2		1						4	0.95%
Dog Act													0	0.00%
Driving while disqualified				1	1	2							4	0.95%
Drug Charges			1	1		1							3	0.71%
Excise Act													0	0.00%
Fail to Comply Probation		1											1	0.24%
Fail to comply undertaking	1		1		2								4	0.95%
Fail to remain at scene of accident													0	0.00%
Family Relations Act	5			1									6	1.42%
Fingerprints taken													0	0.00%

Police Department Occurrence Report Summary 2023														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
Fire Prevention Act			1	1	1		1						4	0.95%
Firearm Act			1										1	0.24%
Forcible confinement													0	0.00%
Fraud		1	2	2	2								7	1.65%
Funeral Escorts	2		2	1	2	2	1						10	2.36%
Harrassing Communication	1	1		2	1								5	1.18%
Impaired Driver		1		2			2						5	1.18%
Information Files	2	1		1	1	3	2						10	2.36%
Injury Accidents													0	0.00%
Liquor Offences													0	0.00%
Litter Act													0	0.00%
Lost and Found	3		1	3		2	3						12	2.84%
Luring Minors													0	0.00%
Mental Health Act	1			2	1		2						6	1.42%
Mischief	1	5			1	4	4						15	3.55%
Motor Vehicle Accidents	2	2	1	2		5	4						16	3.78%
Motor Vehicle Act	2	7	5	5	6	6	9						40	9.46%
Municipal Bylaws			3		2	1							6	1.42%
Off Road Vehicle Act					1								1	0.24%
Other Criminal Code			1			1	1						3	0.71%
Person Reported Missing	1												1	0.24%
Possession of restricted weapon													0	0.00%
Property Check	2		2		1	1	1						7	1.65%
Resist Arrest													0	0.00%
Roadside Suspensions													0	0.00%
Robbery													0	0.00%
Sexual Assaults / Interference	1												1	0.24%
STEP (Integrated Traffic Enforcement)													0	0.00%
Sudden Death													0	0.00%
Suspicious Persons / Vehicle	2	5	3	3	3	5	7						28	6.62%
Theft Of Motor Vehicle	2	1			1								4	0.95%
Theft Over \$5000													0	0.00%
Theft Under \$5000	3	8			1	4	6						22	5.20%

Police Report July 2023

There were three alarm calls to report for this month.

July 10th @ 1001hrs – Family and friends restaurant, member attended.

July 13th @ 2128hrs – 10 Hillside Drive, member attended.

July 18th @ 0800hrs – Scotia Bank, member attended.

Assistance files for the month consisted of:

Assist with keeping the peace during property retrieval.

Complaint of huge pothole and contacted highways.

Assist another person with their property retrieval.

July 4 Assist RCMP with a disturbance call.

July 4-7 Cavendish Beach music festival, assist all weekend.

July 28 Assist RCMP with Mental Health call

July 28 Assist RCMP with another Mental Health call

July 30 Assist RCMP with Mental Health Call

DEVELOPMENT PERMITS REPORT

For the period August 11, 2023 to September 11, 2023

Permit Number	Date Permit Issued	PID	Applicant's Name & Address	Telephone Number	Permit Status	Work Type	Type of Construction	Value	Estimated Start	Estimated Finish
			Property Address							
Residential Accessory Structure										
19-23	09/08/2023	426338	Peter Brighty - 15 Second Street	[REDACTED]	Approved	Addition	Residential Accessory Structure	\$2,500.00	09/08/2023	10/31/2023
			[REDACTED]				Description: Addition to existing accessory structure			
18-23	08/22/2023	77156	Erskine Ashley - 22 Victoria Street E	[REDACTED]	Approved	New	Residential Accessory Structure	\$2,000.00	08/14/2023	08/18/2023
			[REDACTED]				Description: Placement of 10'x10' accessory structure.			

Sub Total: \$4,500.00

Total: \$4,500.00

Year To Date Approved Development Permits Summary Report 2023

Development Permit Category	January	February	March	April	May	June	July	August	September	October	November	December	Total
Addition Industrial						1							1
Addition Residential Accessory Structure									1				1
Addition Residential Deck/Fence/Pools					1								1
New Industrial						2							2
New Multi-unit Family Dwelling				1									1
New Residential Accessory Structure				1			1	1					3
New Residential Deck/Fence/Pools					2	1							3
Renovation Commercial			2										2
Renovation Residential additions/alterations						1							1
Renovation Residential Deck/Fence/Pools					1								1
Renovation Single Family Dwelling		2	1										3
Total:		2	1										19

Total Estimated Construction Value
\$180,000.00
\$2,500.00
\$2,000.00
\$3,314,105.00
\$2,150,000.00
\$39,450.00
\$21,900.00
\$130,000.00
\$40,000.00
\$1,500.00
\$498,000.00
\$6,379,455.00



Mailing Address:
55 Victoria Street E
PO Box 418
Kensington, PE
C0B 1M0
Tel: 902-836-3781
Fax: 902-836-3741
Email: CAO@kensington.ca
Website: www.kensington.ca

For Office Use Only	
Permit #:	18-23
Date Received:	Aug 22/23
Date Approved:	Aug 22/23
PEI Planning:	
Permit Fee: \$	100.00 <input checked="" type="checkbox"/> Paid

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 22 Victoria Street E Property Tax Number (PID): 77156
 Lot No.: _____ Subdivision Name _____ Current Zoning: R1
 Are there any existing structures on the property?: No Yes, please describe:
House & Barn

Land Purchased from _____ Year Purchased _____

Location of Development	Property Size	
<input type="checkbox"/> North <input type="checkbox"/> East	Road Frontage _____	Acreage _____
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth _____	Area sq. ft. _____

2. Contact Information

Name: Erkine Ashley Address: 22 Victoria Street
 APPLICANT Phone: [REDACTED] Cell: _____
 Email: _____ Postal Code: C0B 1M0

Same as Above:
 Name: _____ Address: _____
 OWNER Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

Name: _____ Address: _____
 CONTRACTOR, ARCHITECT OR ENGINEER Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private
 Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached

4. Development Description

New Building Renovate Existing Addition Demolition Other _____

<input type="checkbox"/> Single Family (R1)	<input type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input type="checkbox"/> Other
<input type="checkbox"/> Semi-Detached (R2)	<input type="checkbox"/> Industrial (M1)	<input checked="" type="checkbox"/> Accessory Building	
<input type="checkbox"/> Multi-Unit Res. (R3)	<input type="checkbox"/> Mini Home (RM1)	<input type="checkbox"/> Decks/Fence/Pool	

Type of Foundation	External Wall Finish	Roof Material	Chimney
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Vinyl Siding	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
1	N/A	N/A	Width <u>10</u> Length <u>16</u>

Detailed Project Description: Placement of storage barn

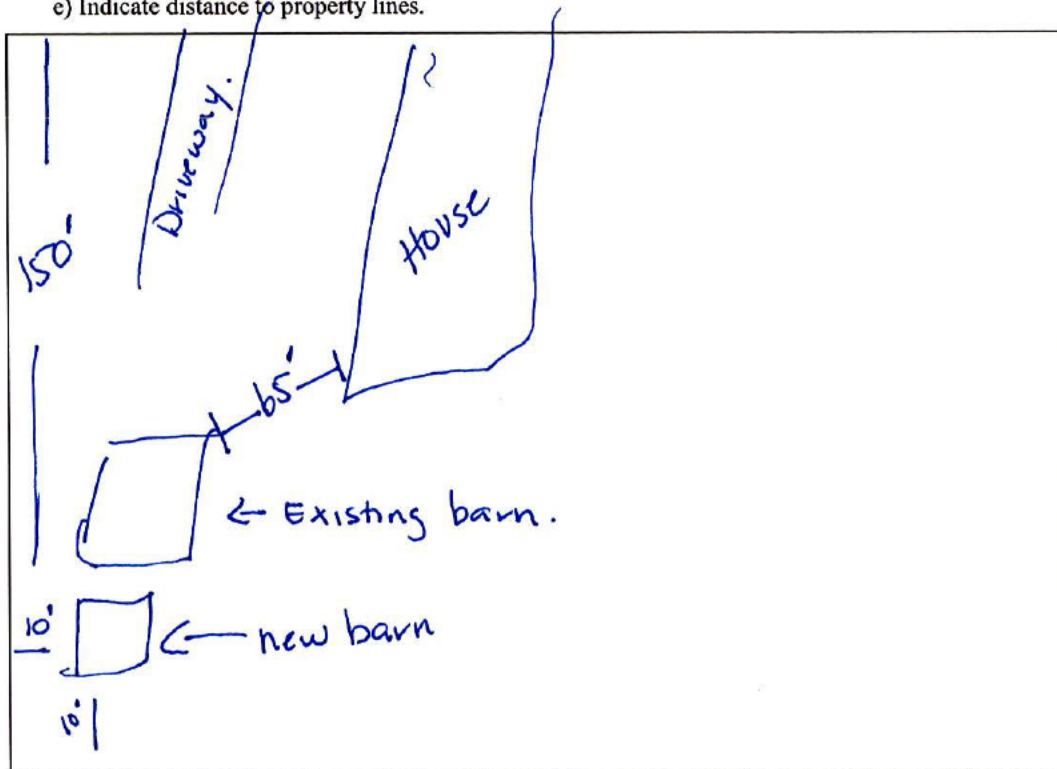
Estimated Value of Construction (not including land cost): 2,000

Projected Start Date: August 2023

Projected Date of Completion: August 2023

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.



I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
7. I agree to comply with all laws of Canada, Province of Prince Edward Island, and Bylaws of the Town of Kensington pertaining to the construction/and use of the development applied for herein.
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant

Date: August 22, 2023



Mailing Address:
 55 Victoria Street E
 PO Box 418
 Kensington, PE
 C0B 1M0
 Tel: 902-836-3781
 Fax: 902-836-3741
 Email: CAO@kensington.ca
 Website: www.kensington.ca

For Office Use Only	
Permit #:	19-23
Date Received:	Sept. 8/23
Date Approved:	Sept. 8/23
PEI Planning:	
Permit Fee: \$	100.00 <input checked="" type="checkbox"/> Paid

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 15 Second Street Property Tax Number (PID): 42.6338
 Lot No.: _____ Subdivision Name Jennie Lynn Trailer Park Current Zoning: RMI
 Are there any existing structures on the property?: No Yes, please describe:
Accessory Structure

Land Purchased from Rented Year Purchased _____

Location of Development		Property Size	
<input type="checkbox"/> North <input checked="" type="checkbox"/> East		Road Frontage _____	Acreage _____
<input type="checkbox"/> South <input type="checkbox"/> West		Property Depth _____	Area sq. ft. _____

2. Contact Information

Name: Peter Brighty Address: 15 Second Street
 APPLICANT Phone: [REDACTED] Cell: [REDACTED]
 Email: [REDACTED] Postal Code: C0B 1M0

Same as Above:
 Name: _____ Address: _____
 OWNER Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

Name: Self Address: _____
 CONTRACTOR, ARCHITECT OR ENGINEER Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private

Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached

4. Development Description

New Building Renovate Existing Addition Demolition Other _____

<input type="checkbox"/> Single Family (R1)	<input type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input type="checkbox"/> Other
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Type of Foundation	External Wall Finish	Roof Material	Chimney
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<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)	
			Width	Length

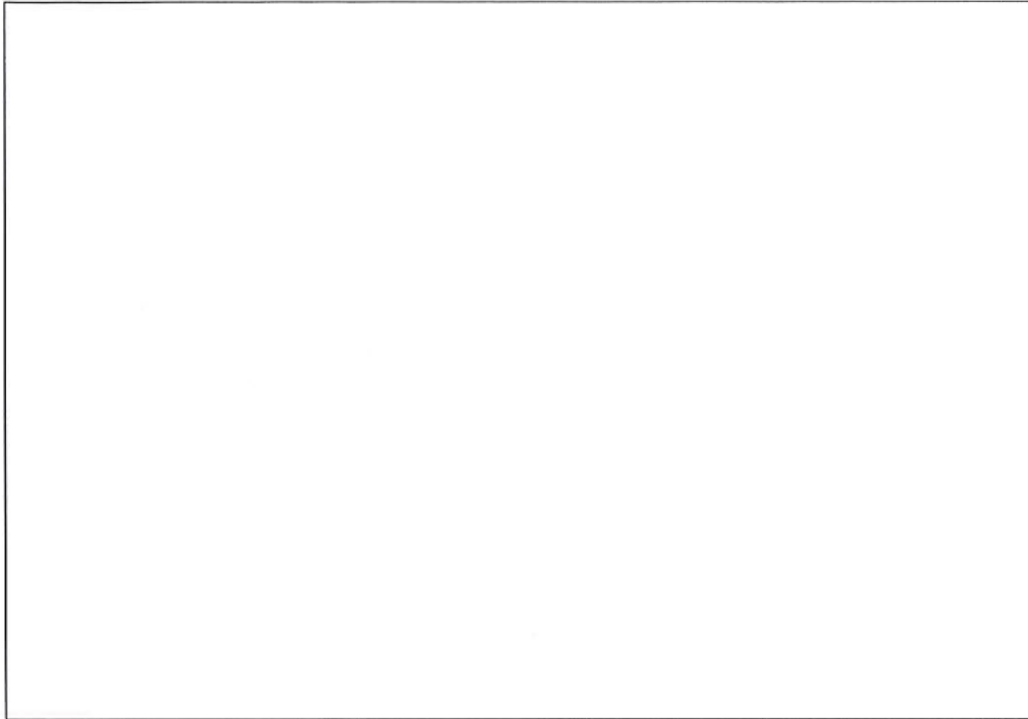
Detailed Project Description: Addition to current Accessory building.

Estimated Value of Construction (not including land cost): \$2,500

Projected Start Date: Sept 9, 2023 Projected Date of Completion: _____

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.



I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
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Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant

Date:

Sept 8/23

TOWN OF KENSINGTON – MEMORANDUM

TO: MAYOR AND TOWN COUNCIL, CAO

FROM: ROBERT WOOD, CUC MANAGER

DATE: JULY 2023

SUBJECT: JULY 2023 - CREDIT UNION CENTRE REPORT

ATTACHMENT: STATISTICAL REPORT

JULY 2023

Fitplex

- Hours of operation are 5:00 am – 10:00 pm daily.
- Staffed hours are Monday to Friday 4:00 pm-8:00 pm

Arena

- Spray Net has started to paint the inside beams of the arena as well as the outside of the building in July and will be finished by Harvest Festival.
- New stairways are being built by KMP to accommodate exit/entrance to the stands in July.
- Railings will be installed by Eddie Arsenault before Harvest Festival.
- Public washrooms are under renovations with flooring and painting finished, fixtures and custom ordered stalls will be installed in early August.
- Painting continues with interior of the arena being painted to white with black trim to brighten the arena.
- LED lightning has been ordered by Mid Isle Electric and will be installed upon availability. Lights will be arriving August 18th and installed after the festival.
- Paving was started in July and will be finished by August 10th.

- Electrical upgrades to system will be needed to provide power to new Ice Plant and a report by WSB was sent to the Town.
- Ice Plant scheduled to be shipped September 1st from Ontario and arrive September 4th for installation. It is estimated that the installation will take approximately 3 weeks.

Kensington Cash Draw

• July 6	185.00
• July 13	186.00
• July 20	176.00
• July 27	180.00
Total	727.00

Ball Fields

- Danny Hughes Memorial Tournament was Booked for July 21-23 but was cancelled by organizers due to weather.
- The Mens Eastern Canadians tournament has been booked for Kensington this fall by Softball PEI September 8-10.
- Kensington Minor Ball hosting a Co-Ed Rec tournament September 16-17, 2023.

Senior Center

- NTR

Tennis\Pickleball Courts KISH

- Nets are up for the season and windscreens installed.
- One Pickle Ball is setup and two tennis nets.

CUC Property

- Skate Park and ball hockey has seen steady use.
- Kensington North Watershed Association has received funding to construct a new trail through the wooded area behind the ballfields, including signage, benches and flower beds.
- Canada Day had great weather and a large turnout at the Train station.

Upcoming Events

- Danny Hughes Memorial Ball tournament July 21-23,2023
- Kensington Harvest Festival Aug 19-23,2023
- Eastern Canadians softball Sept 8-10,2023
- Co-Ed Rec Tournament Sept 16-17,2023



Mayor's Report to Town Council

September 11, 2023

The Mayor's Report to Town Council is an opportunity for the Mayor to provide feedback to Council, Staff, Residents, and other interested Stakeholders about activities of the Mayor on their behalf since the last Council meeting. It will include, as much as possible, a summary of information from meetings and discussions on behalf of the Town of Kensington. Any decisions to be made on behalf of the Town will be brought forward to Council for decisions.

The Mayor is the designated spokesperson for the town and communicates decisions made by Town Council. The Mayor chairs the monthly Town Council Meetings and the monthly Committee of Council meetings. All efforts are made to keep discussions and decisions transparent as we represent the town on behalf of the residents. Agenda's (along with supporting information) for Committee of Council meetings and Town Council meetings are posted on the town website on the Friday afternoon prior to the meeting. (www.kensington.ca)

Committee of Council meetings are held on the 4th Monday of each month (except July and August and December) at 6:30 pm and Town Council meetings are held on the 2nd Monday of each month at 7:00 pm. The agenda's (along with supporting information) are emailed to the County Line Courier, Journal Pioneer, CTV, and CBC on the Friday afternoon prior to the meetings.

Train Engine 1762 on Confederation Trail – I have been in contact with the PEI Museum and Heritage Foundation on the urgent need for repairs and painting to be done on Train Engine 1762 along the Confederation Trail. I have been advised they are currently working on a capital budget and engine 1762 in Kensington is definitely in the plans. They have no firm work plan on what has to be done or when it will be completed but acknowledge this unit is badly in need. They did get behind in their work after damage from Tropical Storm Fiona as this took time and resources, they would have dedicated to Engine 1762. I also requested they consider something along the lines of providing residents and visitor access to the engine on a scheduled basis such as one day a week during the summer months. This would be appreciated by many island residents who are not familiar with trains now since they do not run on Prince Edward island. It could be something that can be educational. I had a request a few years ago from students at QEES to see if there was an opportunity to provide internal access and education. No commitment by the PEI Museum and Heritage but Mr. Macrae did acknowledge it could be a good attraction.

Kensington Harvest Festival 2023 – Once again we were pleased to have great weather for our Annual Harvest Festival Mammoth Parade. Robert Wood advised there were around 90 entries with many entries having more than one attraction in the entry such as the Shriners, Horse Riders, etc. It was a great success with large crowds. The theme was "Celebrating our First Responders". And as often happens, our Kensington Fire Department got an emergency call about 10 minutes before the parade was to start. Without hesitation, they immediately changed tactics and several left to attend to the emergency.

Many thanks to the Harvest Festival Organizing Committee for their time and efforts in preparing and running this popular festival. The new Fire Fighter challenge this year was a great success and all those in attendance got a great understanding of what it takes to be a fire fighter. Being a fire fighter is not for everyone as it is not easy and requires a lot of training. We thank all our volunteer fire fighters who step up when needed when an emergency occurs. Congratulations to the New London Fire Department who won the Fire Fighters Challenge.



All participants in the Youth Ambassador Competition did an excellent job and made it a tough job for the judges in selecting a winner. Congratulations to Julia Folland on being selected as the Youth Ambassador for 2023, sponsored by Ship to Shore Restaurant; Jessica Thibeau being selected as the 1st runner up, sponsored by Caseley's Bridal Boutique; and Maleah Welton being selected as the 2nd runner up sponsored by the Provincial Credit Union - Malpeque Branch.

Lois Brown – It was my honour to gather with family and friends of Lois Brown to help her celebrate her 99th Birthday. Many well wishers attended and bestowed many accolades on all that Lois has done during these many years. We all look forward to gathering next year to celebrate her 100th. I brought greetings on behalf of Town Council, presented her with a Certificate of Congratulations and promised to be back next year to do the same thing.

55 Plus Games – The Town of Kensington is hosting the 55 Plus Games again this year. The opening ceremony is on Saturday, September 9 at Kensington Intermediate Senior High School at 9:00am. Thank you to everyone who worked so hard to make these games successful. Thanks to Coreen Pickering and Craig Savill who are the Coordinators this year and to Deputy Mayor Jeff Spencer for being the Town Council liaison.

Last year our coordinators, Councillor Ivan Gallant and Cindy Doucette set a high bar for the 55 Plus Games when the Town of Kensington was the host community. Our Coordinators this year are making sure we continue to keep the bar high. We express our thanks to them for their efforts. Thank you to all those businesses who have stepped up provide sponsorship. Our community spirit is high and we look forward to hosting everyone at the 55 Plus Games from September 9 to 15. The 55 Plus Games flag will fly for the week during these games.

Rowan Caseley, Mayor

Town of Kensington

Town of Kensington - Request for Decision

Date: September 5, 2023	Request for Decision No: 2023-40 (Office Use Only)
Topic: Victoria Street West – PEI Housing Corporation Development Permit Application – PID No. 1081561	
Proposal Summary/Background: <p>A development permit application has been submitted by the Prince Edward Island Housing Corporation to permit the development of a 10-unit mixed family and senior residential housing facility. The current proposal is to construct one multi-unit residential building on the property. Staff are aware that planning is being completed by the Prince Edward Island Housing Corporation to facilitate more multi-unit buildings on the property in the future. Given that the future for the property has not yet been determined and no subdivision of the property has been proposed, the current application is being evaluated with Victoria Street West being measured for the minimum frontage requirement, rather than the new proposed road.</p> <p>The development permit application was reviewed by DV8 Consulting (report attached) and is being recommended for approval. The civil drawings (for road construction, water and sewer connections, drainage, etc.) were reviewed by WSP (report attached). Staff will discuss and resolve any outstanding engineering issues with the applicant prior to the development/future development proceeding.</p>	
Benefits: <ul style="list-style-type: none">• Will provide much needed family and seniors housing in the community.	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: <p>The development permit application has been reviewed against the Town’s Development Control Bylaw and the policies of the Official Plan and is being recommended for approval.</p>	

Options:

1. Approve the development permit application, as proposed.
2. Not approve the development permit application.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolution:

Resolution

BE IT RESOLVED THAT Kensington Town Council approve a development permit application from the Prince Edward Island Housing Corporation, dated August 10, 2023, to facilitate the construction of a 10-unit family and seniors residential building along Victoria Street West (PID No. 1081561), pending approval of the street access on to Victoria Street West by the Department of Transportation and Infrastructure.



Mailing Address:
55 Victoria Street E
PO Box 418
Kensington, PE
C0B 1M0
Tel: 902-836-3781
Fax: 902-836-3741
Email: CAO@kensington.ca
Website: www.kensington.ca

For Office Use Only	
Permit #:	
Date Received:	
Date Approved:	
PEI Planning:	
Permit Fee: \$	<input type="checkbox"/> Paid

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: Victoria Street West C0B 1M0 Property Tax Number (PID): 1081561
 Lot No.: _____ Subdivision Name _____ Current Zoning: _____
 Are there any existing structures on the property? No Yes, please describe:

Land Purchased from _____ Year Purchased _____

Location of Development	Property Size	
<input type="checkbox"/> North <input type="checkbox"/> East	Road Frontage <u>61.6 m</u>	Acreage <u>14.29 incl buffer</u>
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth <u>533.5 m</u>	Area sq. ft. _____

2. Contact Information

APPLICANT Name: Arber Capo Address: PO Box 2000,
 Phone: 902-218-1674 Cell: _____ Charlottetown, PE,
 Email: acapo@gov.pe.ca Postal Code: C1A 7N8

Same as Above:
 Name: _____ Address: _____
 OWNER Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

CONTRACTOR, ARCHITECT OR ENGINEER Name: Darrin Dunsford, Coles Associates Ltd. Address: 85 Fitzroy St, Suite 201
 Phone: 902-368-2300 Cell: 902-6265425 Charlottetown
 Email: ddunsford@colesassociates.com Postal Code: C1A 1R6

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private

Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached

4. Development Description 10 Unit Mixed Family / Seniors Residential Building

New Building Renovate Existing Addition Demolition Other _____

<input type="checkbox"/> Single Family (R1)	<input type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input type="checkbox"/> Other
<input type="checkbox"/> Semi-Detached (R2)	<input type="checkbox"/> Industrial (M1)	<input type="checkbox"/> Accessory Building	
<input checked="" type="checkbox"/> Multi-Unit Res. (R3)	<input type="checkbox"/> Mini Home (RM1)	<input type="checkbox"/> Decks/Fence/Pools	

Type of Foundation	External Wall Finish	Roof Material	Chimney
<input checked="" type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Other	<input type="checkbox"/> Other		<input type="checkbox"/> None

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
1			Width <u>64'3/4"</u> Length <u>206'31/2"</u>

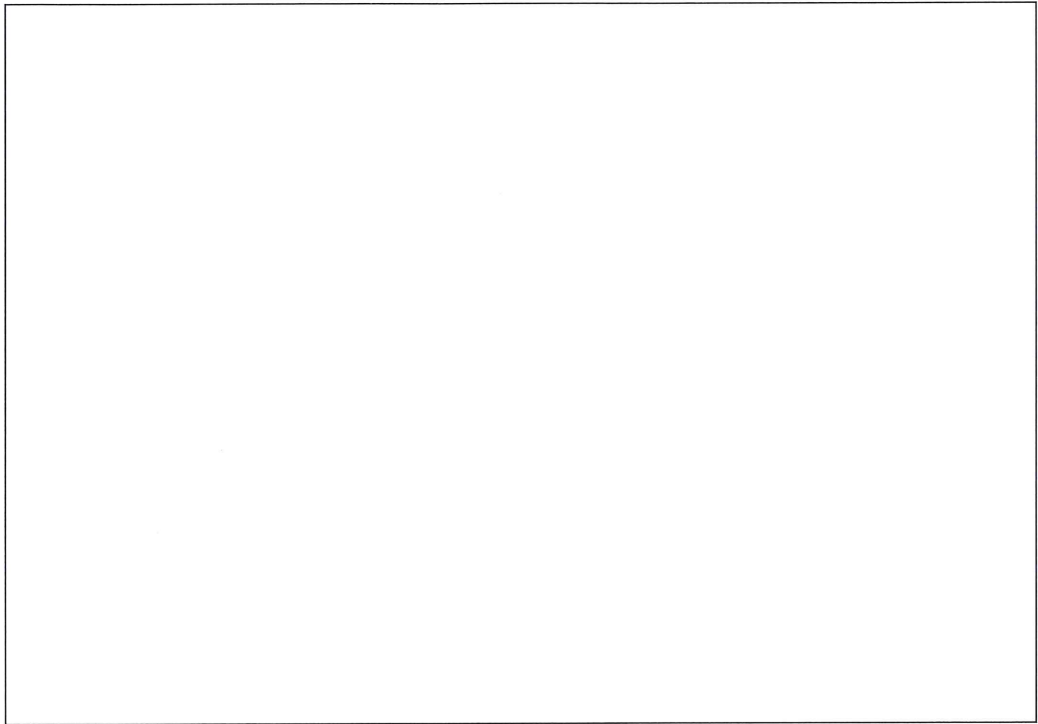
Detailed Project Description: The proposed development is a 10-unit mixed family and senior residential housing facility that will be owned and operated by the PEI Housing Corporation.

Estimated Value of Construction (not including land cost): \$3,300,000

Projected Start Date: September, 2023 **Projected Date of Completion:** Unknown

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.



I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
7. I agree to comply with all laws of Canada, Province of Prince Edward Island, and Bylaws of the Town of Kensington pertaining to the construction/and use of the development applied for herein.
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant  **Date:** August 10, 2023

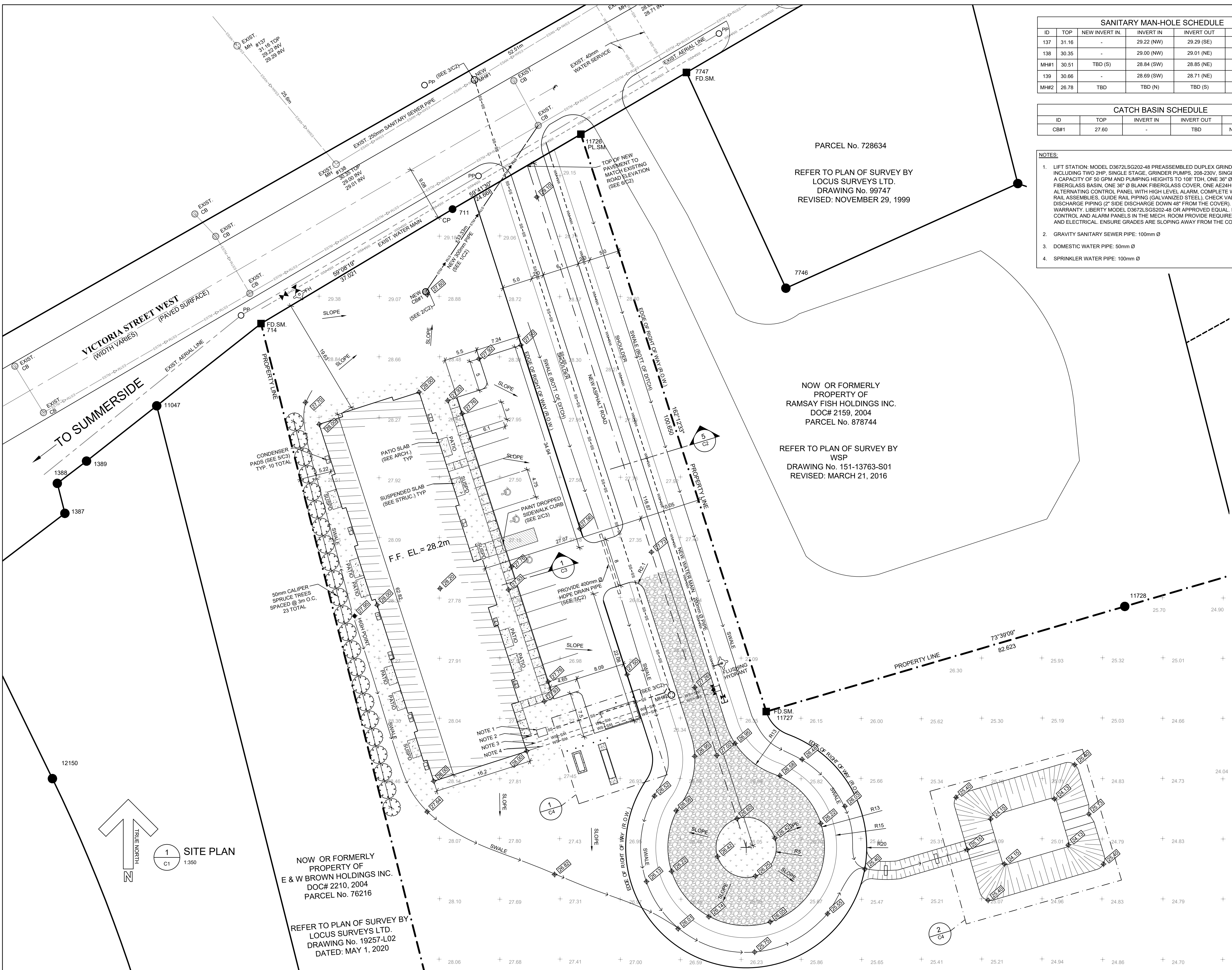
Provincial 10-Unit - Aerial from Vue Works

Town_Boundary



Property





SANITARY MAN-HOLE SCHEDULE					
ID	TOP	NEW INVERT IN.	INVERT IN	INVERT OUT	REMARKS
137	31.16	-	29.22 (NW)	29.29 (SE)	EXIST. MANHOLE
138	30.35	-	29.00 (NW)	29.01 (NE)	EXIST. MANHOLE
MH#1	30.51	TBD (S)	28.84 (SW)	28.85 (NE)	NEW MANHOLE
139	30.66	-	28.69 (SW)	28.71 (NE)	EXIST. MANHOLE
MH#2	28.78	TBD	TBD (N)	TBD (S)	NEW MANHOLE

CATCH BASIN SCHEDULE				
ID	TOP	INVERT IN	INVERT OUT	REMARKS
CB#1	27.60	-	TBD	NEW CATCH BASIN

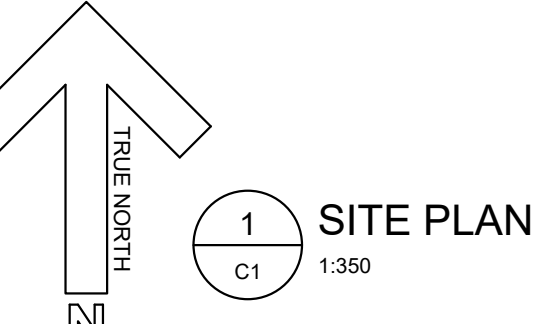
- NOTES:**
- LIFT STATION: MODEL D367ZLSG202-48 PREASSEMBLED DUPLEX GRINDER PACKAGE INCLUDING TWO 2HP, SINGLE STAGE, GRINDER PUMPS, 208-230V, SINGLE PHASE, WITH A CAPACITY OF 50 GPM AND PUMPING HEIGHTS TO 108' TDH, ONE 36" Ø x 72" HIGH FIBERGLASS BASIN, ONE 36" Ø BLANK FIBERGLASS COVER, ONE AE24H-3 DUPLEX ALTERNATING CONTROL PANEL WITH HIGH LEVEL ALARM, COMPLETE WITH GR20 GUIDE RAIL ASSEMBLIES, GUIDE RAIL, PIPING (GALVANIZED STEEL), CHECK VALVES, AND DISCHARGE PIPING (2" SIDE DISCHARGE DOWN 48" FROM THE COVER), 3 YEARS WARRANTY, LIBERTY MODEL D367ZLSG202-48 OR APPROVED EQUAL. INSTALL CONTROL AND ALARM PANELS IN THE MECH. ROOM PROVIDE REQUIRED CONDUITS AND ELECTRICAL. ENSURE GRADES ARE SLOPING AWAY FROM THE COVER.
 - GRAVITY SANITARY SEWER PIPE: 100mm Ø
 - DOMESTIC WATER PIPE: 50mm Ø
 - SPRINKLER WATER PIPE: 100mm Ø

LEGEND

- PROPERTY LINE
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- ST-10 STORM SERVICE
- WATER MAIN
- WATER SERVICE
- SWALE (BOTTOM OF DITCH)
- ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- GRASSED AREA
- CONCRETE PAD/WALKWAY
- PP EXISTING POWER POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- CB CATCH BASIN
- MH SANITARY MANHOLE
- NEW ELEVATION

- GENERAL NOTES:**
- CONTRACTOR SHALL COORDINATE THIS WORK AND COOPERATE WITH THE OWNER AND AGENCIES HAVING JURISDICTION.
 - CONTRACTOR MUST VISIT THE SITE PRIOR TO CONSTRUCTION AND BE FAMILIAR WITH EXISTING CONDITIONS.
 - VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNITS U.N.O.
 - SURVEY DATA AND EXISTING TOPOGRAPHIC INFORMATION HAS BEEN DETERMINED AND PROVIDED BY P.E.I. DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, DATED JANUARY 19, 2023
 - THESE DRAWINGS SHALL BE VIEWED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
 - PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND SERVICES (SHOWN OR NOT SHOWN ON DRAWINGS) IN THE FIELD WITHIN THE CONTRACT LIMIT. INFORMATION SHOWN ON PLANS IS APPROXIMATE ONLY.
 - UNDERGROUND WATER, SEWER, TELEPHONE AND POWER SERVICES EXIST BENEATH THE SITE. EXERCISE CAUTION IN EXCAVATION AND PROTECT FACILITIES FROM DAMAGE. CONTRACTOR TO REPAIR DAMAGES AT NO COST TO THE OWNER. WORK SHALL BE CARRIED OUT TO THE SATISFACTION OF THESE AUTHORITIES. CONTACT UTILITIES BEFORE EXCAVATING.
 - PRIOR TO CONSTRUCTION, CONTRACTOR MUST REVIEW THE DEPTH OF ALL NEW UNDERGROUND SERVICES AND ADJUST DEPTH OF ALL SERVICES INCLUDING WATER, SANITARY SEWER, STORM SEWER, UG ELECTRICAL & COMMUNICATION, WHERE INTERFERENCE OCCURS. ADVISE & OBTAIN APPROVAL FROM CONSULTANT BEFORE PROCEEDING WITH ANY CHANGES. ADJUST TOPS OF ALL EXISTING MANHOLES, CATCH BASINS, VALVES, BOXES, ETC. TO SUIT FINISH GRADES OF PARKING LOTS & SITE WORK. COSTS ASSOCIATED WITH THIS TO BE INCLUDED IN TENDER PRICE.
 - THE CONTRACTOR TO INCLUDE IN THE CONTRACT PRICE COSTS ASSOCIATED WITH OVER EXCAVATION, BACKFILLING AND REINSTATEMENT.
 - PROVIDE TEMPORARY SUPPORT TO UTILITY POLES AS REQUIRED BY THE UTILITIES. FINAL LOCATIONS OF RELOCATED UTILITY POLES TO BE COORDINATED ON-SITE BETWEEN CONTRACTOR & UTILITIES. ENSURE NEW OVERHEAD WIRE PATHS MEET ALL REQUIRED CLEARANCES AS REQUIRED BY OHMS.
 - THE WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE OF CANADA & APPLICABLE STANDARDS.
 - PERFORM WORK & COMPLY WITH ALL FEDERAL, PROVINCIAL AND MUNICIPAL BY-LAWS AND REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY, INSTALLATION & TESTING FOR ANY ADDITIONAL MATERIALS & EQUIPMENT NOT SPECIFIED OR INDICATED ON THE DRAWINGS TO COMPLETE WORK ENSURING THAT ALL SYSTEMS ARE FULLY OPERATIONAL AND MEETING THE FUNCTIONAL REQUIREMENT OF THIS PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY, INSTALLATION AND TESTING OF ALL PIPES AND APPURTENANCES AS PER APPLICABLE STANDARDS & AS REQUIRED BY REGULATIONS FOR A COMPLETE OPERATIONAL SYSTEM.
 - ALL TRENCHES WITHIN CITY RIGHT OF WAYS MUST BE BACKFILLED AT THE END OF EACH DAY.
 - REPAIR & REINSTATE DISTURBED ASPHALT PAVEMENT, GRASSED & LANDSCAPED AREAS, SIGNS, RETAINING WALLS, ETC., DAMAGED BY WORK OF CONTRACT INCLUDING ALL AREAS IMPACTED BEYOND LIMIT OF CONTRACT. TOPSOIL & SEED/SOD (AS DIRECTED) ALL GRASSED SURFACES U.N.O.
 - GEOTECHNICAL INVESTIGATION WAS CARRIED OUT BY FUNDY ENGINEERING IN APRIL 5, 2023. REPORT IS ATTACHED TO SPECIFICATIONS.
 - ADJUST TOPS OF C.B'S, M.H'S, WATER VALVES, CURB STOPS, AND ANY UTILITIES AFFECTED BY THE WORK OF THIS CONTRACT AND NECESSARY BY THE CONSULTANT/OWNER TO SUIT SITE CONDITIONS.

- ENVIRONMENTAL PROTECTION NOTES:**
- ENVIRONMENTAL PROTECTION MEASURES SHALL BE CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT & AUTHORITIES HAVING JURISDICTION AND THE COST OF ALL THESE DEVICES & MEASURES SHALL BE INCLUDED IN THE CONTRACT PRICE.
 - ALL WORK TO BE PERFORMED IN ACCORDANCE WITH PEI OCCUPATIONAL HEALTH & SAFETY ACT, FEDERAL, PROVINCIAL & MUNICIPAL BY-LAWS & REGULATIONS.
 - INSTALLATION OF ENVIRONMENTAL CONTROLS SHALL BE A FIRST STEP IN THE CONSTRUCTION SEQUENCE. THEIR DESIGN, INSTALLATION AND MAINTENANCE SHALL BE AS PER PEI ENVIRONMENTAL PROTECTION PLAN.
 - CONSTRUCT & INSTALL AT TOE OF SLOPE AROUND PERIMETER OF ALL TEMPORARY AND PERMANENT CONSTRUCTION AREAS INCLUDING AROUND STOCKPILES OF FILL SILT FENCES & EROSION CONTROL DEVICES.
 - ALL ENVIRONMENTAL CONTROLS (E.G. SILT FENCING, CHECK DAMS, SEDIMENT COLLECTION PONDS, ETC.) SHALL BE IN PLACE PRIOR TO, DURING AND AFTER PROJECT ACTIVITIES TO AVOID OFFSITE SILTATION.
 - MAINTAIN DEVICES ON A DAILY BASIS TO PREVENT SEDIMENTS FROM THE WORK AREAS FROM ENTERING ANY WATER COURSE OR CATCH BASINS. REPLACE FENCES IF DAMAGED. REMOVE ACCUMULATED SEDIMENTS TO PREVENT BLOCKAGE OF FENCES & DAMS AS DIRECTED BY CONSULTANT.
 - REMOVE & REPLACE EROSION CONTROL STRUCTURES WHEN THEY BECOME CLOGGED WITH SOIL PARTICLES OR AS DIRECTED BY CONSULTANT.
 - INSTALL SEDIMENT COLLECTION POND AT END OF THE OUTFALL & AT THE END OF THE DITCHES TO FILTER SEDIMENT FROM SURFACE RUNOFF BEFORE IT IS DISCHARGED TO WATERCOURSE. ENSURE THAT RUNOFF IS DIRECTED THROUGH SEDIMENT COLLECTION PONDS.
 - DO NOT DISTURB EXISTING VEGETATION ANY MORE THAN NECESSARY TO COMPLETE EACH PHASE OF THE PROJECT.
 - INSTALL A LAYER OF MULCH OR AN EROSION CONTROL BLANKET TO ALL EXPOSED SLOPES THAT IS NOT IMMEDIATELY UNDER CONSTRUCTION APPLIED AND MAINTAINED UNTIL THE AREA IS READY TO BE COMPLETED, SHAPED AND STABILIZED WITH SEEDING, SOD OR RIPRAP.
 - TOPSOIL & SEED ALL EXPOSED & BARREN SOIL ASAP.
 - THE CONTRACTOR IS TO HAVE ON HAND, THE APPROPRIATE EMERGENCY RESPONSE PHONE NUMBERS AND CONTACTS TO ALERT THE APPROPRIATE AUTHORITIES OF POSSIBLE CONTAMINATION SHOULD A SPILL OCCUR.



SITE PLAN
1:350

NOW OR FORMERLY
PROPERTY OF
E & W BROWN HOLDINGS INC.
DOC# 2210, 2004
PARCEL No. 76216

REFER TO PLAN OF SURVEY BY
LOCUS SURVEYS LTD.
DRAWING No. 19257-L02
DATED: MAY 1, 2020

PARCEL No. 728634

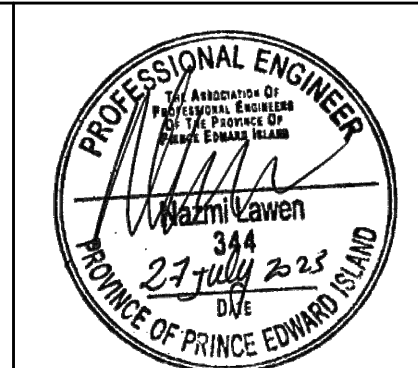
REFER TO PLAN OF SURVEY BY
LOCUS SURVEYS LTD.
DRAWING No. 99747
REVISED: NOVEMBER 29, 1999

NOW OR FORMERLY
PROPERTY OF
RAMSAY FISH HOLDINGS INC.
DOC# 2159, 2004
PARCEL No. 878744

REFER TO PLAN OF SURVEY BY
WSP
DRAWING No. 151-13763-S01
REVISED: MARCH 21, 2016



Suite 201, 85 Fitzroy Street
Charlottetown, PEI, Canada, C1A 1R6
Phone (902) 368-2300
www.colesassociates.com



Client
P.E.I. Department of
Transport & Infrastructure

Project Title
Kensington 10-Unit
Family Housing Complex
PEIDT #4515-23024

Sheet Title
Site Plan

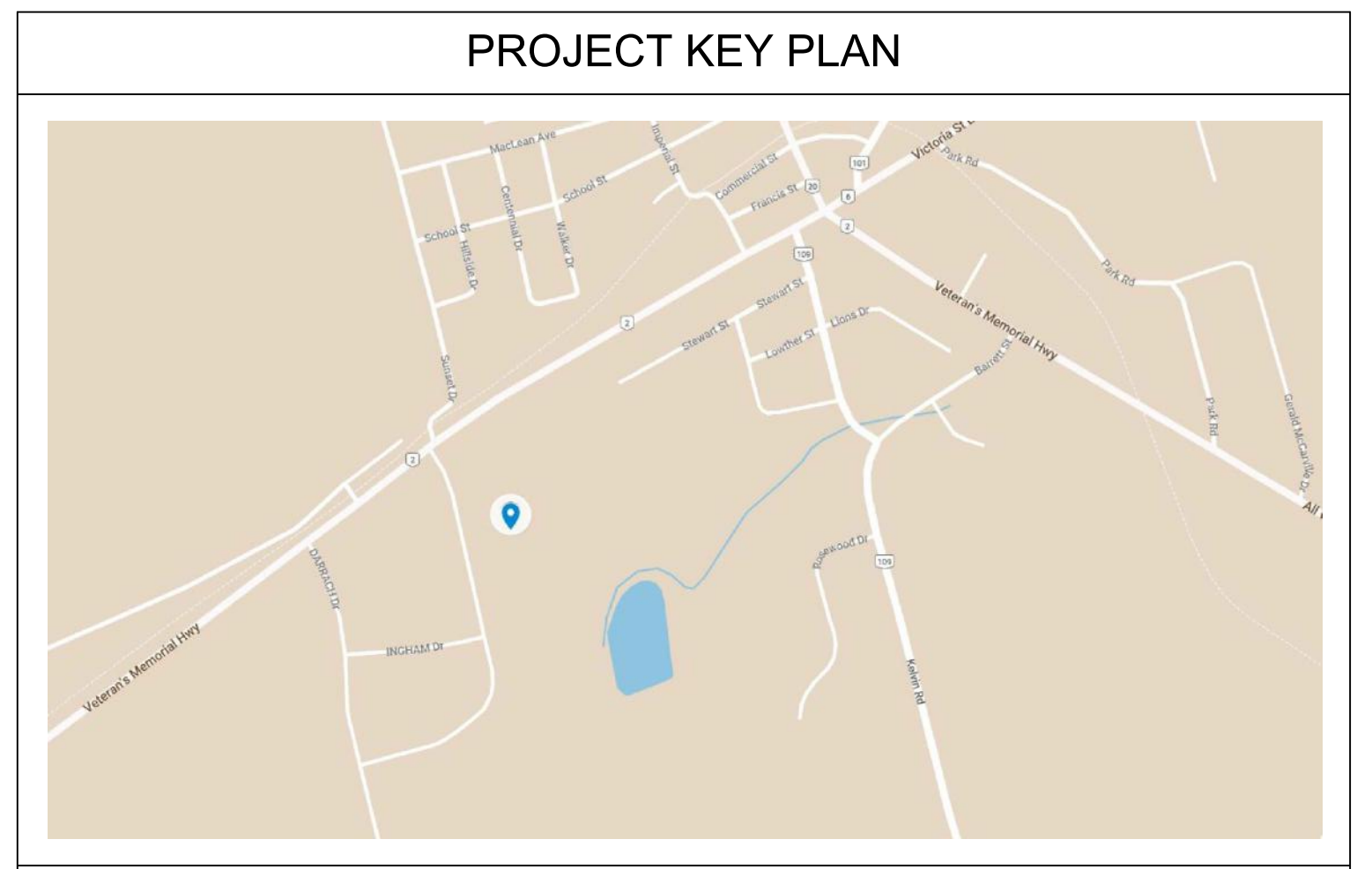
No.	Description	Date	Date:	Revision
0	Issued for Tender	2023-07-27	July 27, 2023	
			Drn By: A.Y. EIT	
			Chk By: N.L. P.Eng	
			Project Number:	
			231036	
			Drawing Number:	
			C1	



Kensington 10-Unit Family Housing Complex

BUILDING CODE DATA MATRIX									
FIRM NAME:		STAMP:							
NAME OF PROJECT: Kensington 10-Unit Family Housing Complex PEIDTI #4515-23024									
LOCATION: Victoria St W, Kensington, PE C0B 1M0		THE ARCHITECT NOTED ABOVE HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES. THE ARCHITECT'S SEAL NUMBER IS THE ARCHITECT'S BCID.							
1	PROJECT DESCRIPTION	X NEW PART 3 ADDITION PART 9 ALTERATION PART 11							
2	MAJOR OCCUPANCY	GROUP C	DIVISION						
3	MINOR OCCUPANCY	GROUP	DIVISION X NOT APPLICABLE						
4	BUILDING AREA	X (sqm) EXISTING X (sqft) EXISTING 1129 (sqm) NEW 12152 (sqft) NEW X (sqm) MEZZANINE X (sqft) MEZZANINE 1129 (sqm) TOTAL 12152 (sqft) TOTAL							
5	NUMBER OF STORIES	1 ABOVE GRADE 0 BELOW GRADE							
6	BUILDING HEIGHT	8.61 (m) 28.25 (ft) X (m) X (ft)							
7	NUMBER OF STREETS	2 STREETS(s) 3.2.2.10							
8	BUILDING CLASSIFICATION	RESIDENTIAL							
9	SPRINKLER SYSTEM	X ENTIRE BUILDING IN LIEU OF ROOF RATING BASEMENT ONLY X NOT REQUIRED PROVIDED UNDER BASE BUILDING PERMIT (IF APPLICABLE)							
10	STANDPIPE SYSTEM	YES X NO PROVIDED UNDER BASE BUILDING PERMIT (IF APPLICABLE)							
11	FIRE ALARM SYSTEM	YES X NO PROVIDED UNDER BASE BUILDING PERMIT (IF APPLICABLE)							
12	HIGH BUILDING	YES X NO							
13	CONSTRUCTION TYPE	X COMBUSTIBLE NON-COMBUSTIBLE BOTH							
14	REQUIRED FIRE RESISTANCE RATING	HORIZONTAL ASSEMBLY (FR)	LISTED DESIGN NO. (ULC NO.)						
		FLOORS	45min	45min					
		MEZZANINE	45min	45min					
15	OCCUPANT LOAD	GENERAL PUBLIC	EMPLOYEES / STAFF						
16	SPATIAL SEPARATION	WALL	AREA OF EBF (m ²)	LIMITING DISTANCE (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	FIRE RESISTANCE RATING (HRS.)	LISTED DESIGN OR DESCRIPTION	CONSTRUCTION TYPE
		FRONT	211.5	17.07	18.5:1	100	0	-	COMB.

DRAWING INDEX	
ID	SHEET TITLE
CS	COVER SHEET
SITWORKS	
C1	SITE PLAN
C2	PAVEMENT SECTIONS & DETAILS
C3	CONCRETE PAD & TYP. SECTION & DETAILS
C4	ENLARGED PLANS & RETENTION POND DETAILS
STRUCTURAL	
S1	FOUNDATION PLAN, SECTIONS & DETAILS
S2	ROOF FRAMING PLAN, SECTIONS & DETAILS
S3	TRUSS SCHEMATICS, SECTIONS & DETAILS
ARCHITECTURAL	
A001	DOOR SCHEDULE
A002	FINISH SCHEDULE
A100	FLOOR PLAN
A101	ATTIC PLAN
A160	REFLECTED CEILING PLAN
A200	ELEVATIONS
A300	BUILDING SECTIONS
A350	WALL SECTIONS & DETAILS
A500	WASHROOM DETAILS
A600	MILLWORK
A601	MILLWORK 2
ELECTRICAL	
E1	ELECTRICAL SITE PLAN
E2	ELECTRICAL SITE DETAILS
E3	FLOOR PLAN - LIGHTING
E4	FLOOR PLAN - POWER & SYSTEMS
E5	ENLARGED UNIT ELECTRICAL PLANS
E6	ENLARGED UNIT ELECTRICAL PLANS
E7	ELECTRICAL RISER DIAGRAM
E8	ELECTRICAL SERVICE SCHEMATIC
E9	PANEL SCHEDULES
E10	ELECTRICAL SPECIFICATIONS
E11	ELECTRICAL SPECIFICATIONS



GENERAL PROJECT NOTES

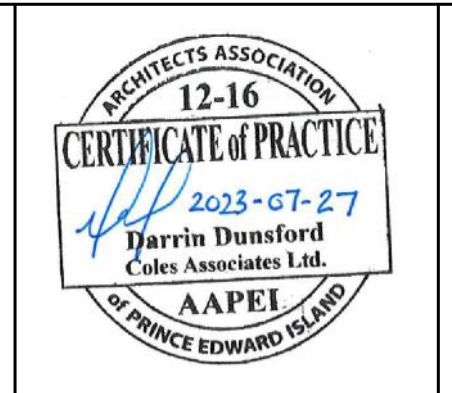
- IN ADDITION TO THESE GENERAL NOTES, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS FOR OTHER SPECIFIC INSTRUCTIONS AS THEY MAY AFFECT THE GENERAL CONSTRUCTION OF THIS PROJECT. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT AND OWNER ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED PERMITS SHALL BE ACQUIRED BEFORE COMMENCING ANY CONSTRUCTION.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS IN GOOD CONDITION ON THE PREMISES AT ALL TIMES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.
- STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK IF ANY DISCREPANCIES OCCUR.
- CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN SOILS GEOLOGICAL REPORT. THE OWNER AND/OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS, OR FOR THE FINAL RECOMMENDATIONS, GRADING, TRENCHING, ETC. CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- MEANS, METHODS, SAFETY MEASURES AND TEMPORARY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE EXPENSE AND THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION BY THE CONTRACTOR ARE TO BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR IS SELECTED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND CORRECTED AT HIS EXPENSE.

DRAWING ABBREVIATIONS							
ABV	ABOVE	EA	EACH	MFG	MANUFACTURE(R)	RM	REVISED ROOM
AFB	ABOVE FINISHED FLOOR	EBB	EDGE BAND	MECH	MECHANICAL	RO	ROUGH OPENING
A/C	AIR CONDITIONING	ELEV	ELEVATION	MISC	MISCELLANEOUS	RND	ROUND
ARCH	ARCHITECTURAL	EQ	EQUAL	MM	MILLIMETERS	SCH	SCHEDULE
@	AT	EQPT	EQUIPMENT	MULL	MULLION	SECT	SECTION
BLK	BLOCK(ING)	EXG	EXPOSED	NIC	NOT IN CONTRACT	SHT	SHEET
BOT	BOTTOM	EXT	EXTERIOR	NOM	NOMINAL	SIM	SIMILAR
BLDG	BUILDING	EG	EXTERIOR GRADE	NTS	NOT TO SCALE	SC	SOLID CORE
CLG	CEILING	FT (')	FEET, FOOT	OFF	OFFICE	SLD SUR	SOLID SURFACE
CL	CIRCUI T	FIN	FINISHED	O.C.	ON CENTER(S)	SPEC	SPECIFICATION
CLL	CENTERLINE	FL	FLOOR(ING)	OPNG	OPENING	SIS	STAINLESS STEEL
COL	COLUMN	FD	FLOOR DRAIN	OPH	OPPOSITE HAND	STR	STRUCTURAL
CONC	CONCRETE	FLUR	FLOURESCCENT	OD	OUTSIDE DIMENSION	SUSP	SUSPENDED
CONST	CONSTRUCTION	FUR	FURRED(ING)				
CONT	CONTINUOUS			PNT	PAINT(ED)	TEL	TELEPHONE
CT	CURRENT TRANSFORMER	GYP BD	GYPSUM WALL BOARD	PLAM	PLASTIC LAMINATE	TYP	TYPICAL
CTR	COUNTER	HDW	HARDWARE	PMD	PLYWOOD	THRU	THRU
c/c	CENTER TO CENTER	HWDW	HARDWOOD	PM	PROJECT MANAGER	UNO	UNLESS NOTED OTHERWISE
DCL	DETAIL	HVAC	HEATING/VENTILATION	POL	POLISHED	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER	INT	INTERIOR	PROJ	PROJECT	WD	WITHOUT
DIM	DIMENSION			PT RE	PRESSURE TREATED	WDP	WOOD PARTNERS
DN	DOWN			REFR	REFRIGERATOR	WD	WOOD
DWR	DRAWER			REID	REQUIRED	WDP	WOOD PARTNERS
DWG	DRAWING			REFR	REMOVABLE(DIABLE)	WB	WOOD BASE
				REV	REVISION(S)		

MATERIAL INDICATIONS		
NOTE: MATERIALS SHOWN ARE FOR WALL SECTIONS AND/OR LARGE SCALE DETAILS ONLY. MATERIAL PATTERNS FOR SMALL SCALE PLANS AND/OR ELEVATIONS MAY VARY. REFER TO INDIVIDUAL LEGENDS AND/OR SCHEDULES FOR VARIATIONS.		
EARTH	CONCRETE	MASONRY
GRANULAR FILL	BATT INSULATION	GYPSUM BOARD
BRICK	WOOD FRAMING (INTERRUPTED)	WOOD FRAMING (CONTINUOUS)
WOOD		

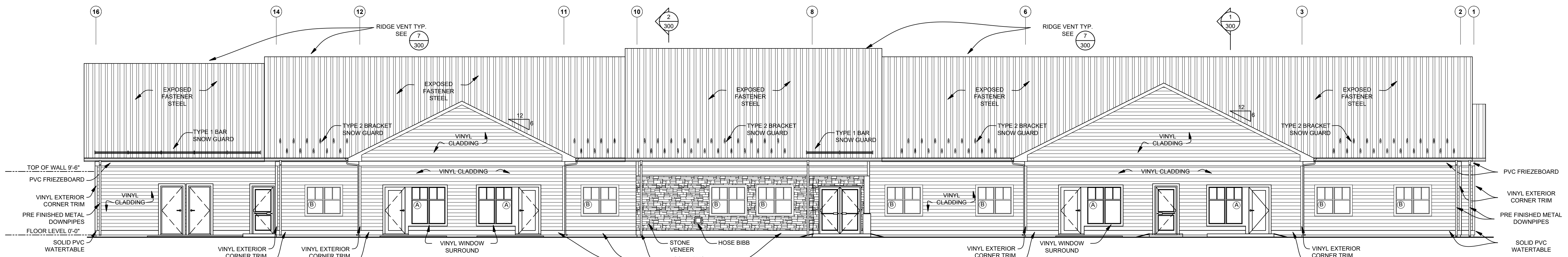
DRAWING SYMBOLS	
WALL/BUILDING SECTION	DETAIL BUBBLE
SHEET NUMBER	SHEET NUMBER
REVISION SYMBOLS	GRID LINE
ROOM NAME AND NUMBER	WINDOW NUMBER
WALL TYPE	DOOR NUMBER AND SIZE

COLES
 Architecture + Engineering + Project Management
 Suite 201, 85 Fitzroy Street
 Charlottetown, PEI, Canada,
 C1A 1R6
 Phone (902) 368-2300
 www.colesassociates.com



Client	P.E.I. Department of Transport & Infrastructure
Project Title	Kensington 10-Unit Family Housing Complex PEIDTI #4515-23024
Sheet Title	Cover Sheet

No.	Description	Date	Date:	Revision
1	Issued for Tender	2023-07-27	2023-07-27	Drn By: AJW
				Chk By: DD
				Project Number: 231036
				Drawing Number:

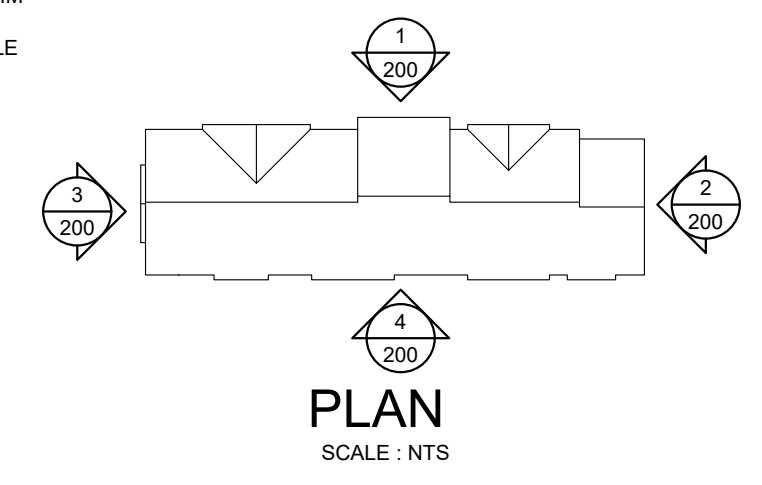


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

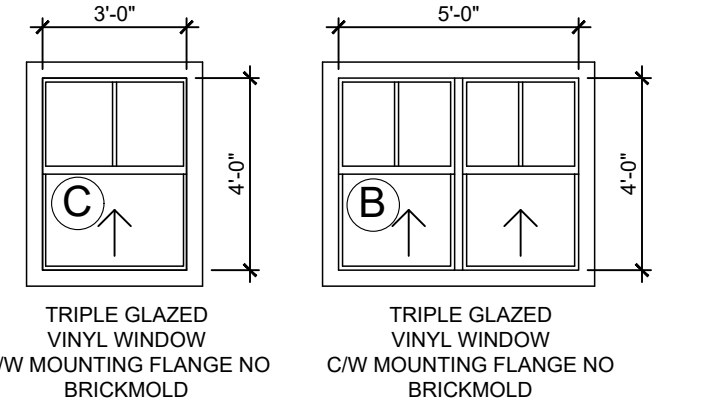
NOTE
PROVIDE WIDER STRAPPING AT O/E CORNERS TO PROVIDE BACKING FOR CORNER PROFILES

NOTE
STONE CLADDING SHALL BE DRYSTACK POLYMER FAUX STONE SIDING "FLINT" WITH MATCHING CORNERS & TRIMS BY CANYON STONE CANADA OR APPROVED EQUAL

NOTE
PROVIDE DOUBLE ROW OF STRAPPING SPACED ACCORDINGLY TO ANCHORING REQUIREMENTS OF EACH TYPE OF SNOWGUARD

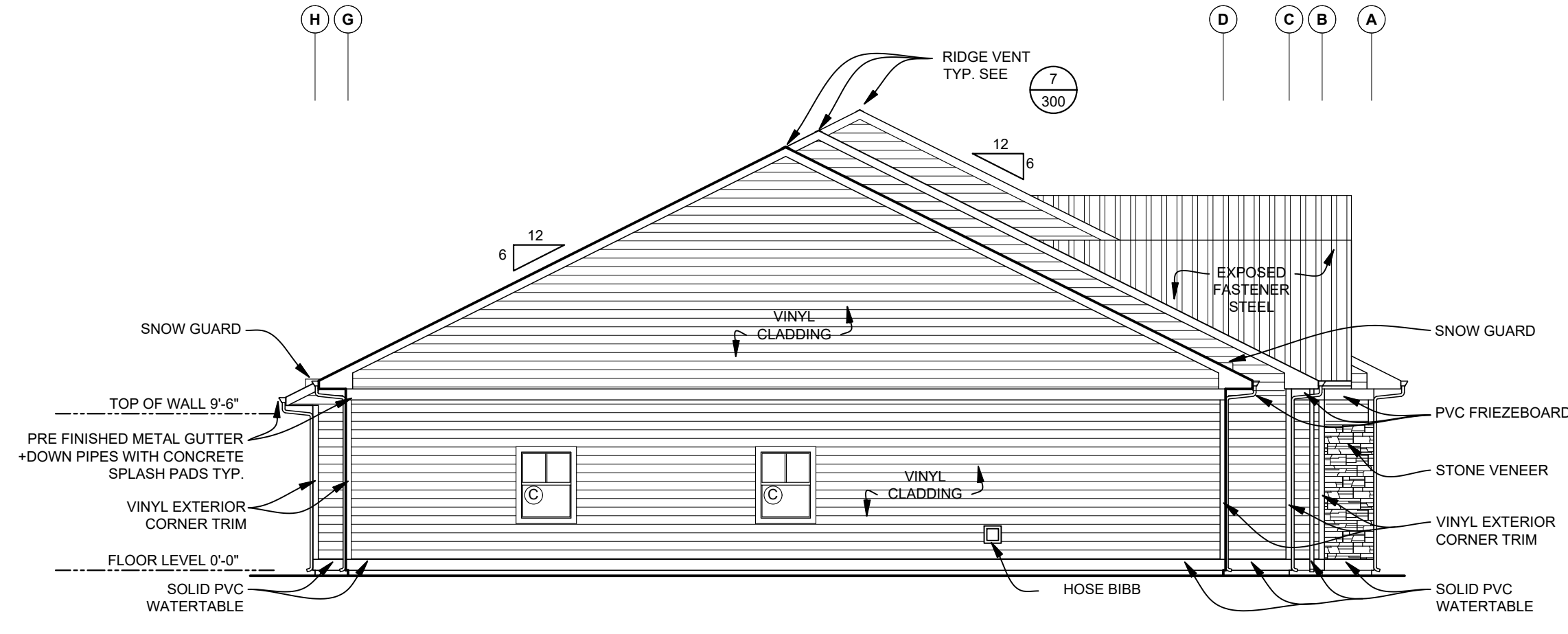


PLAN
SCALE: NTS

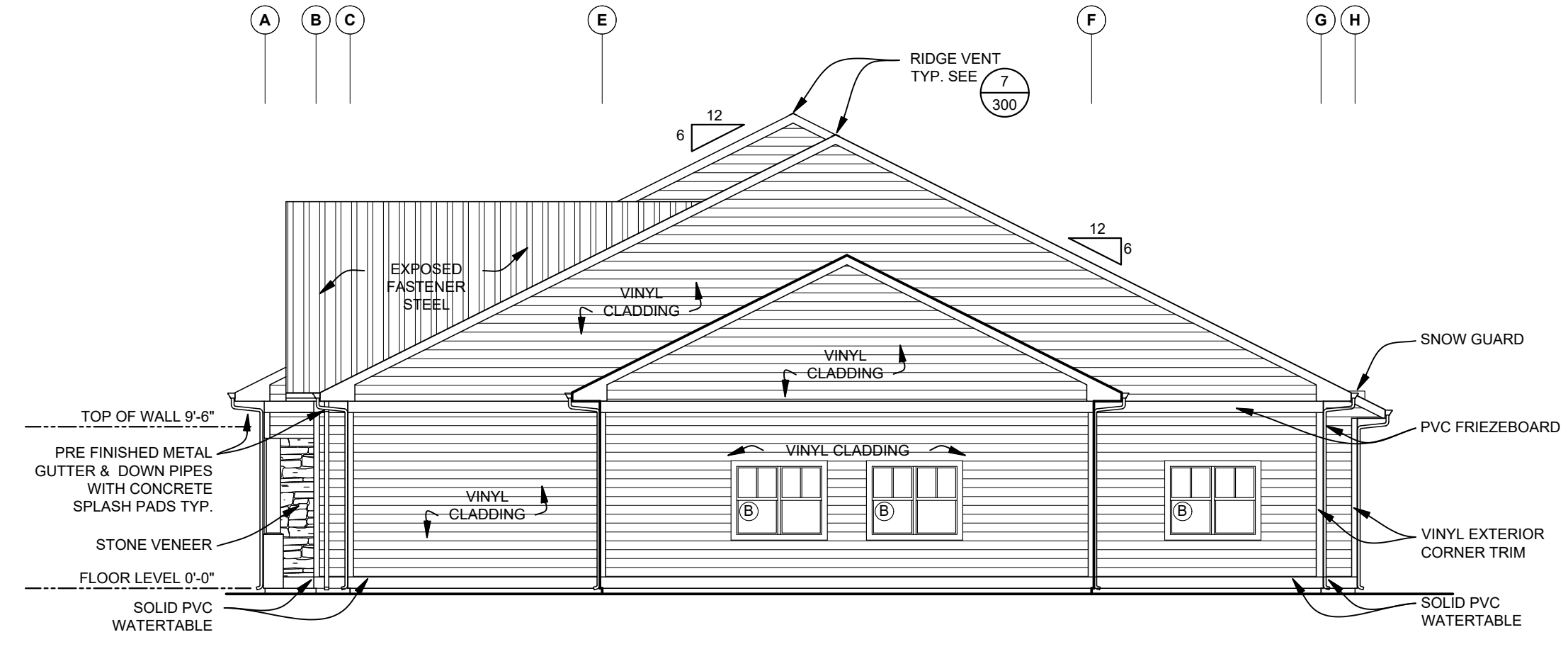


WINDOW TYPES
SCALE: 1/4" = 1'-0"

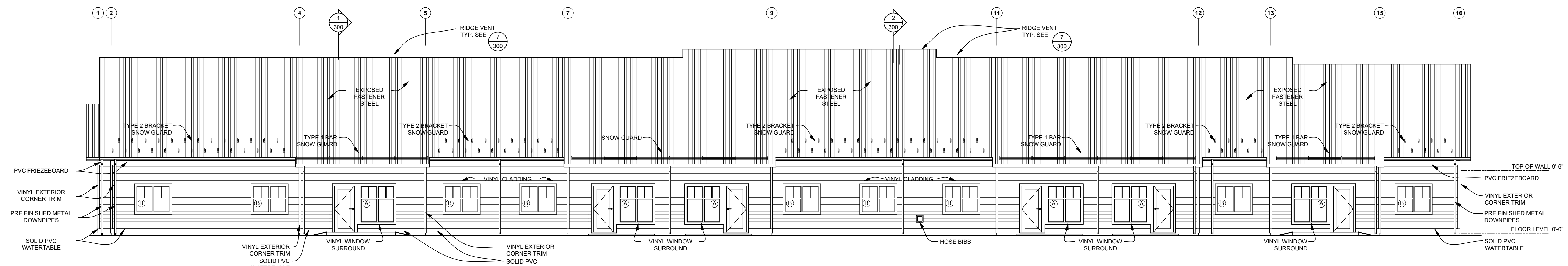
NOTE:
DIMENSION TO TOP OF ALL WINDOWS TO BE 80"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



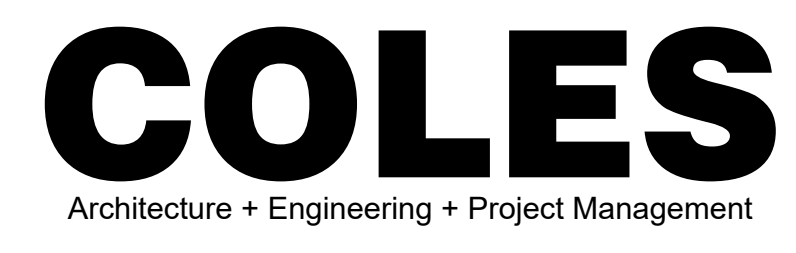
3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



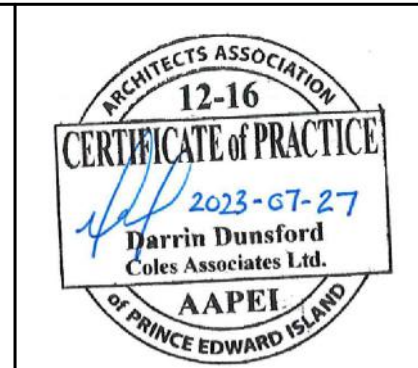
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE
PROVIDE WIDER STRAPPING AT O/E CORNERS TO PROVIDE BACKING FOR CORNER PROFILES

NOTE
PROVIDE DOUBLE ROW OF STRAPPING SPACED ACCORDINGLY TO ANCHORING REQUIREMENTS OF EACH TYPE OF SNOWGUARD



Suite 201, 85 Fitzroy Street
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Phone (902) 368-2300
www.colesassociates.com



Client
P.E.I. Department of
Transport & Infrastructure

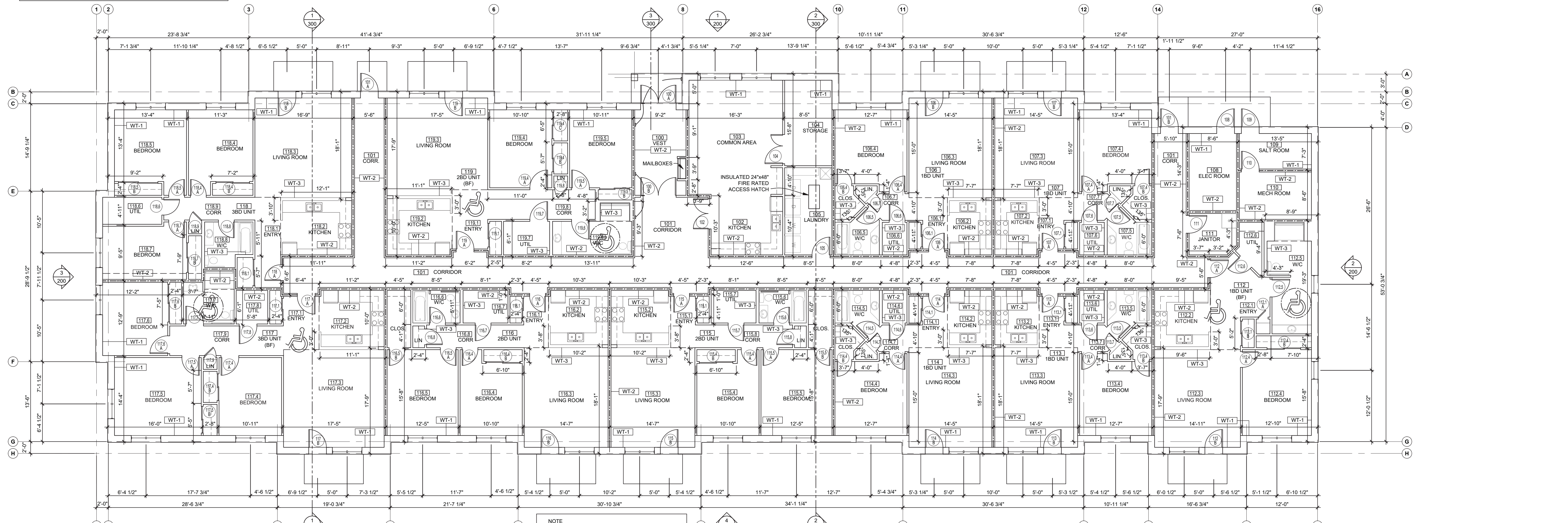
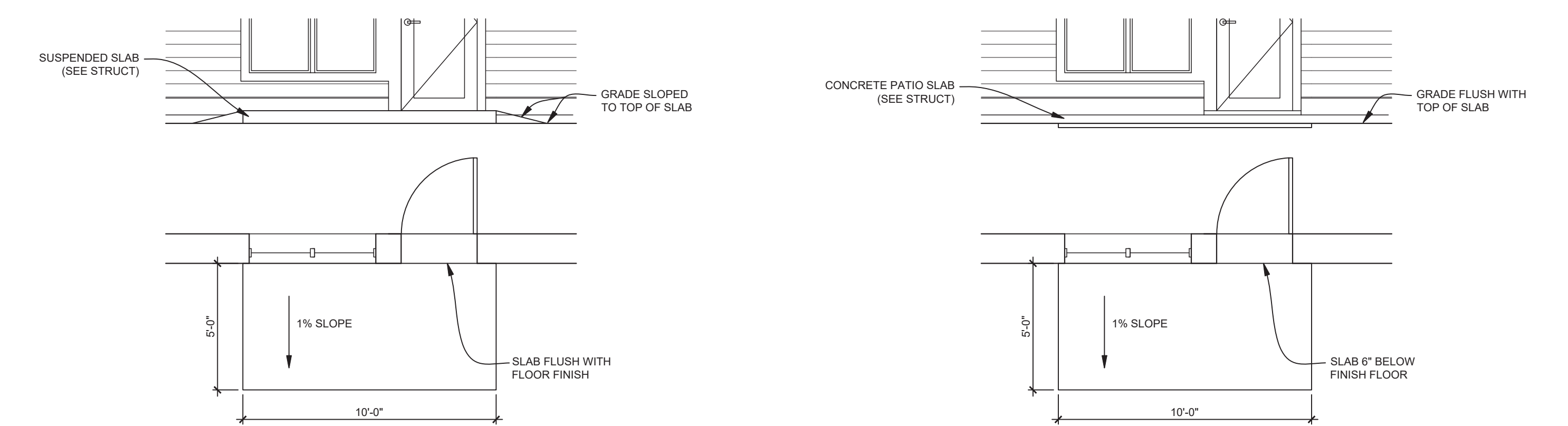
Project Title
Kensington 10-Unit Family Housing Complex
PEIDTI #4515-23024

Sheet Title
Elevations

No.	Description	Date	Date: 2023-07-27	Revision
1	Issued for Tender	2023-07-27	Drn By: AJW Chk By: DD	1
			Project Number: 231036	
			Drawing Number: A200	

WALL TYPES	
WT-1	EXTERIOR WALLS 1 LAYER 5/8" TYPE 'X' GYPSUM BD. VAPOUR BARRIER 6" WOOD STUDS AT 16" O.C. R20 BATT INSULATION 3/4" SHEATHING AIR BARRIER 2" RIGID INSULATION 3/4" VERTICAL STRAPPING SIDING/STONE VENEER
WT-2	45MIN FIRE RATED 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. 6" WOOD STUDS AT 16" O.C. 6" SOUND INSULATION RESILIENT CHANNEL 1 LAYER 5/8" TYPE 'X' GYPSUM BD.
WT-3	1 LAYER 5/8" TYPE 'X' GYPSUM BD. 6" WOOD STUDS AT 16" O.C. 6" SOUND INSULATION 1 LAYER 5/8" TYPE 'X' GYPSUM BD.
WT-4	1 LAYER 5/8" TYPE 'X' GYPSUM BD. 6" WOOD STUDS AT 16" O.C. 4" SOUND INSULATION 1 LAYER 5/8" TYPE 'X' GYPSUM BD.

NOTE:
WALLS ARE [WT-4] UNLESS DENOTED OTHERWISE
- - - - - 45MIN FIRE RATED
- - - - - BULKHEAD @ 8'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE
SUSPENDED CEILING @ 8'-0" IN COMMON AREAS & UNIT KITCHENS (SEE SHEET A160 & A600)
FOR MILLWORK ELEVATIONS & DETAILS REFER TO SHEETS A600 & A601
FOR TYPICAL WIR DETAILS REFER TO SHEET A500

PRELIMINARY ONLY NOT FOR CONSTRUCTION

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C1A 1R6
Phone (902) 368-2300
www.colesassociates.com

Client
P.E.I. Department of
Transport & Infrastructure

Project Title
Kensington 10 Unit
TIE# 4515-23024

Sheet Title
Floor Plan

No.	Description	Date	Date: YYYY-MM-DD	Revision
1	Issued for Review	2023-06-23	Drn By: AJW Chk By: DD	△
Project Number:			231036	
Drawing Number:			A100	

August 24, 2023

Town of Kensington
 PO Box 418 Kensington, PE
 C0B 1M0
 Phone: (902) 836-3781
 Fax: (902) 836-3741
 Email: cao@kensington.com

Re: Victoria St West – PEI Housing Corporation Application (PID 1081561)

Dear Mr. Baker,

I have reviewed the Town of Kensington’s *Official Plan and Zoning and Subdivision Control (Development) By-law* with respect to the proposed multi-unit residential development on PID 1081561. The applicant has proposed the development of a 10-unit multi-unit dwelling. The property is zoned Commercial (C1) and Multi-unit residential buildings (up to a maximum of 24 units) are a permitted use in the zone, subject to the Lot Requirements for the R3 Zone.

The following report covers a review of the Bylaw regulations that apply to this development proposal.

Lot Requirements (Section 9.5 for R3 Zone, as per section 10.5.2)

It appears that the applicant is proposing a private right-of-way access road rather than to subdivide the parcel and develop a new public road. The frontage for this development is therefore measured from Victoria St. West rather than the new proposed road.

	Required	Proposed
<i>Lot Area</i>	540 sq m + 10x (90 sq m) = 1,440 sq m	14.3 acres (57,870 sq m)
<i>Frontage</i>	22.5 m	37.021 m
<i>Front Yard</i>	4.5 m	19.63 m
<i>Rear Yard</i>	4.5 m	NA
<i>Side Yard</i>	3.0 m	5.22
<i>Maximum height</i>	10.5 m (34.4 ft)	1 storey (height not provided)
<i>Maximum Lot Coverage</i>	35%	NA

Parking and Site Design

The applicant has provided the Town with a detailed site plan and stormwater management plan which includes a storm drain to address runoff that otherwise would be directed towards the public road.

As per Section 5.2, the parking requirements for multi-unit Dwellings are 1.5 spaces/unit, for a total of 15 spaces. The proposed site plan includes 15 parking spaces. The parking lot also provides sufficient space for turning.

Garbage storage has not been shown on the site plan but there is plenty of space near the parking lot and/or along the proposed cul-de-sac.

Official Plan Policies

The objectives of the Town’s Official Plan state that Council will actively promote the Town as a residential location and will encourage residential development which stress energy efficiency and land use compatibility. This property is ideally located for multi-unit residential development in close proximity to Town services, the highway and the existing active transportation network. Due to its large size and prime location, maximum density should be encouraged for the full build out of this property.

I recommend that Council approve the proposed development – pending approval of the road access on to Victoria St West by the PEI Department of Transportation and Infrastructure. As always, please feel free to contact me with any further questions.

Best regards,



Hope Parnham, CSLA MCIP



MEMO

TO: Geoff Baker – CAO – Town of Kensington
FROM: CJ McCardle, EIT
SUBJECT: Proposed 10-Unit Family Housing Complex
DATE: 05-September-2023

WSP is pleased to provide this memorandum to the Town of Kensington. This memo serves to provide comments after the review of drawings C1 to C4 of the *Kensington 10-Unit Family Housing Complex: PEIDTI #4515-23024* (Coles Associates Ltd.; drawings dated July 27, 2023). Coles Associates has generated a civil drawing package for the Prince Edward Island Department of Transportation and Infrastructure (PEIDTI) to develop and service PID 1081561 within the Town of Kensington.

After review of the drawing package, specifications were not included; WSP offers the following comments on the proposed development.

Water Distribution Network

The proposed development includes a new 200mm diameter water main, 50mm domestic water service, 100mm sprinkler service and a new flushing hydrant.

Recommendation:

The connection to the existing watermain on Victoria Street West should be completed via live tap with a new 200mm diameter tapping tee and valve. This will ensure that the water will not need to be turned off for an extended period of time on the existing main to make the connection.

The flushing hydrant is assumed to be a fire hydrant, as there are no details for the hydrant within the package provided. Additionally, this hydrant should be moved to the end of the water line beyond the two water services so that these services can be flushed appropriately with the main. A valve should be tied to the tee on both the 150mm diameter hydrant lead and the 200mm diameter water main. Finally, there should be approximately 6.0m of pipe before capping the line for future expansion. Please see *Figure 1* below for clarification.

If the Prince Edward Island Department of Environment is meant to review the package as part of a permit to construct and/or modify a water or wastewater treatment facility, they will require a profile view of the water pipe being installed for approval.

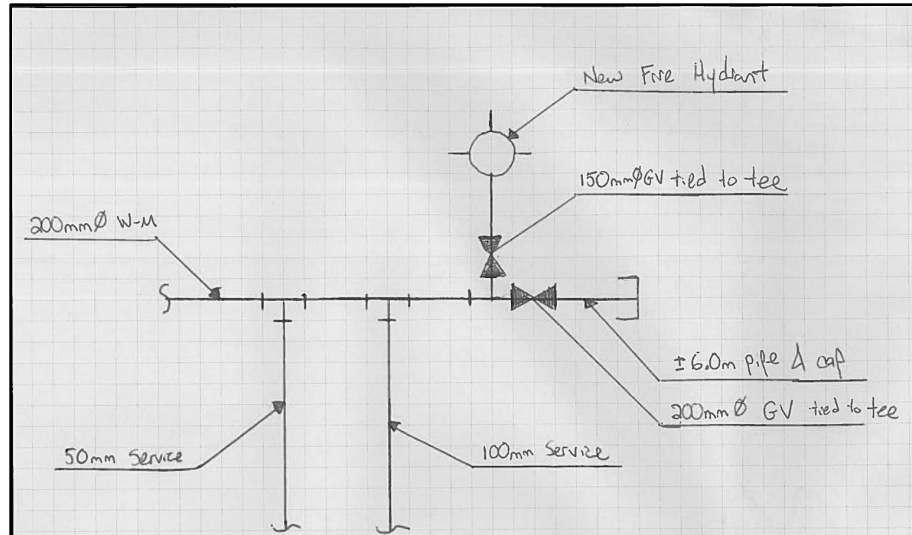


Figure 1: Watermain Termination Sketch

Sanitary Sewer Network

The proposed development includes a new sewage lift station complete with two 2-hp pumps, two new sanitary manholes, and a new sanitary force main.

Recommendation:

The plan view displays two new manholes; however, it is unclear the purpose of new MH2. This structure does not have any incoming or outgoing pipes, and all inverts are identified as “TBD” in the sanitary manhole schedule. This structure should be reviewed and removed if it does not serve a purpose.

The proposed force main from the lift station is assumed only to serve the 10-unit complex (the size of the force main is unclear, although note 1 mentions a “2-inch side discharge”). Based on the elevation change from the road to the cul-de-sac, an additional lift station will be required to serve this property if/when it is developed in the future. For this reason, the proposed force main could be moved to the property of the residential unit so that the road shoulder is left available for a new sanitary force main that will serve additional lots in the future.

If the Prince Edward Island Department of Environment is meant to review the package as part of a permit to construct and/or modify a water or wastewater treatment facility, they will require a profile view of the sanitary pipe being installed for approval.



We trust that this memo meets your requirements. If you have any additional questions or concerns, please feel free to contact the undersigned or Luc Van Hul at your convenience.

Best regards,

A handwritten signature in black ink, appearing to be 'CJ McCardle'.

CJ McCardle, EIT
Junior Municipal Engineer
Cj.mccardle@wsp.com

Cc: Luc Van Hul, FEC, P.Eng. (luc.vanhul@wsp.com)

Town of Kensington - Request for Decision

Date: September 5, 2023	Request for Decision No: 2023-41 (Office Use Only)
Topic: Development Control Bylaw and Official Plan (General Land Use Map) Amendment – PID No. 685545	
Proposal Summary/Background: <p>A request has been received from the owner of a property at the southeast corner of School Street and Sunset Drive (PID No. 685545), to re-zone the property (amend the Development Control Bylaw and Official Plan General Land Use Map) from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of a duplex on the property.</p> <p>The proposed Bylaw and Official Plan amendment was initially considered by Town Council at their July 10, 2023 regular meeting where Councillors authorized staff to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community. A notification was placed in the Journal Pioneer newspaper on Wednesday, August 16, 2023, in accordance with the PEI Planning Act and the Town’s Development Control Bylaw. In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject property, as required by the Town’s Development Control Bylaw.</p> <p>The public consultation was held on August 30, 2023 at the Kensington Town Hall with 11 property owners in attendance. Concerns were noted against the subject application, that are adequately addressed within the attached DV8 report.</p> <p>The following information is being circulated with this Request for Decision:</p> <ol style="list-style-type: none">1. Re-Zoning Request2. DV8 Consulting Planning Initial Report (email)3. DV8 Consulting Planning Final Report4. Mapping information	
Benefits: <ul style="list-style-type: none">• N/A	

Disadvantages:

- N/A

Discussion/Comments:

Staff have reviewed the relevant information and the DV8 Consulting Planning Report on the proposed Bylaw and Official Plan amendment. Staff are recommending that Town Council give and approve first reading to re-zone the property from Single Unit Residential (R1) to Low Density Residential (R2) for the purpose of constructing a duplex on the property.

Options:

1. Give and approve first reading of the Bylaw amendment and approve the Official Plan amendment, as proposed.
2. Not proceed with the Bylaw and Official Plan Amendment.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolutions:

General Land Use Map (Official Plan) Amendment Resolution

WHEREAS a request has been received from the owners of a property located at the corner of School Street and Sunset Drive (PID No. 685545) to change the land use designation of the property from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of a duplex on the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on August 30, 2023, in accordance with the PEI Planning Act and the Town’s Development Control Bylaw;

AND WHEREAS town staff have evaluated the application, in consultation with DV8 Consulting, and are recommending that Town Council proceed with the Official Plan General Land Use Map amendment;

BE IT RESOLVED THAT Kensington Town Council approve an amendment to the General Land Use Map, that is part of the Town's Official Plan to change the land use designation of PID No. 685545 located at the corner of School Street and Sunset Drive, from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of duplex on the property.

First Reading and Approval of Development Control Bylaw Amendment

Resolution 1

WHEREAS a request has been received from the owners of a property located at the corner of School Street and Sunset Drive (PID No. 685545) to re-zone their property from its current Single Residential (R1) zoning designation to Low Density Residential (R2) to facilitate the construction of a duplex on the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on August 30, 2023, in accordance with the PEI Planning Act and the Town's Development Control Bylaw;

AND WHEREAS town staff have evaluated the application, in consultation with DV8 Consulting, and are recommending that Town Council proceed with the Development Control Bylaw amendment;

BE IT RESOLVED THAT Kensington Town Council give first reading to amend the Zoning and Subdivision Control Bylaw to re-zone PID No. 685545 located at the corner of School Street and Sunset Drive, from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of duplex on the property.

Resolution 2

WHEREAS a request has been received from the owners of a property located at the corner of School Street and Sunset Drive (PID No. 685545) to re-zone their property from its current Single Residential (R1) zoning designation to Low Density Residential (R2) to facilitate the construction of a duplex on the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on August 30, 2023, in accordance with the PEI Planning Act and the Town's Development Control Bylaw;

AND WHEREAS town staff have evaluated the application, in consultation with DV8 Consulting, and are recommending that Town Council proceed with the Development Control Bylaw amendment;

BE IT RESOLVED THAT Kensington Town Council formally approve and adopt first reading to amend the Zoning and Subdivision Control Bylaw to re-zone PID No. 685545 located at the corner of School Street and Sunset Drive, from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of duplex on the property.

September 5, 2023

Town of Kensington
PO Box 418 Kensington, PE
COB 1M0
Phone: (902) 836-3781
Fax: (902) 836-3741
Email: townmanager@townofkensington.com

Re: Rezoning application for a rezoning of PID 685545

Dear Mr. Baker,

I have reviewed the Town of Kensington's *Official Plan and Zoning and Subdivision Control (Development) By-law* with respect to the proposed rezoning of PID 685545, on the corner of School St and Sunset Dr. The rezoning request is to change the property from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of a duplex on the property. The rezoning also requires an amendment to the Official Plan – General Land Use Map for the same change.

The lot in question exceeds the minimum lot frontage and lot area requirements for a duplex in the R2 Zone. This area already has mixed density development, the 3 adjacent lots on Sunset are semi-detached, and townhouses (R3) are on the opposite side of that street. And the proposed corner design will in fact look like a single detached dwelling from either side street, with the two driveways to be located on either side of the corner. The applicant has applied for 2 entranceway permits with the province.

A public meeting was held on August 30th to hear comments from the public on the proposed rezoning and notification letters were delivered to all property owners within 500 ft of the subject project. Concerns were noted by two property owners who were not in favour for the following reasons:

- They did not like the idea of two driveways being installed.
- They felt it would modify their current single residential neighbourhood.
- They felt that it would degrade property values in the neighbourhood.

The Town's Official Plan goals, objectives and policies support residential development and increased density. One of the goals of the Town is to "provide a range of residential zoning to support housing opportunities to meet various socio-economic and physical needs". Furthermore, the objectives of the Town are to "actively promote the Town as a residential location" and "to encourage residential development standards which stress energy efficiency and land use compatibility" – both objectives are achieved with the higher density provided by attached dwellings.

While intensification of properties and infill development in existing low-density neighbourhoods does need to be carefully considered, the proposed development is aligned with the mixed density character that already exists on Sunset Dr. Furthermore, School Street only has one other driveway on the same side of the street within the block, with no driveways extending from the opposite side of the street. Current regulations support the use of accessory apartments in single detached dwellings in the R1

Zone. A single detached dwelling with an accessory apartment would have otherwise resulted in the same density as what is being proposed.

As the proposed rezoning is supported by the Official Plan goals and policies, **I am recommending that Council support the application to rezone the property from Single Residential (R1) designation to Low Density Residential (R2) to facilitate the construction of a duplex, and to amend the Official Plan Future Land Use Map accordingly.**

As always, please feel free to contact me with any further questions.

Best regards,

A handwritten signature in blue ink, appearing to be 'HPARNHAM', followed by a long horizontal line extending to the right.

Hope Parnham, CSLA RPP MCIP

Dv8 CONSULTING
CHARLOTTETOWN PE
E. HPARNHAM@OUTLOOK.COM
T. 902-393-1815

From: Rob Steele <rob.steele@summerside.ca>
Sent: Friday, June 23, 2023 3:15 PM
To: cao@kensington.ca
Subject: Semidetached development, change to R2
Attachments: CCF_001637.pdf; 2072 DP (1).pdf; registered Deed.pdf; St number.png; 17 Sunset Dr. driveway permit application.pdf; 38 School St. driveway permit application.pdf; R2 Semi detached Development Application SE corner lot of School St and Sunset Dr page 1.pdf; R2 Semi detached Development Application SE corner lot of School St and Sunset Dr page 2.pdf

Hi Geoff

I would like to build a semi detached on the corner of School and Sunset. Please find an application and corresponding information.

Please let me know what you need to proceed.

Be well,
Have a great weeked,
Rob

Rob Steele
Electrical Operations Supervisor
City of Summerside
902 888 7613

To: Hope Parnham
Subject: RE: Semidetached development, change to R2

From: Hope Parnham <hparnham@outlook.com>
Sent: Thursday, July 6, 2023 7:39 PM
To: cao@kensington.ca
Subject: RE: Semidetached development, change to R2

Hi Geoff

My preliminary review indicates that the proposal aligns with housing objectives in the Official Plan and meets the lot area and set back requirements for the current R2 Zone. And I think that they are within the permitted lot coverage (a regulation we are proposing to get rid of anyways). If the rezoning is approved, they still need to apply for the development permit, and we can confirm those details at that time. With the 3 adjacent lots on Sunset as semi-detached, and townhouses (R3) on the opposite side of that street, this area already has mixed density development.

I would suggest proceeding to the public meeting stage with the caveat that if the rezoning is approved the development will meet the Bylaw regulations of the R2 Zone – that way I can complete a more thorough review on the drawings when I have more time.

Would really like to chat with you soon about the Official Plan/Bylaw and when you would like to proceed. If you are generally comfortable with the latest draft, I would like to submit it for a preliminary review by the Province so that if they identify any red flags, we catch them before the draft goes to the public.

Best regards
Hope

From: cao@kensington.ca <cao@kensington.ca>
Sent: Wednesday, July 5, 2023 2:16 PM
To: Hope Parnham <hparnham@outlook.com>
Subject: FW: Semidetached development, change to R2

Hi Hope

I received the attached re-zoning application and couldn't specifically recall if I had sent it to you previously or not. My "sent" items indicate that I didn't.

Can you please review and make a recommendation as to whether the application should be moved forward to the public consultation phase? I'd like to get it to Town Council this coming Monday evening, if at all possible.

Thanks, and please let me know should you have any questions/concerns.

Geoff Baker, CAO
Town of Kensington
Tel: (902) 836-3781
Cell: (902) 439-8849

From: Rob Steele <rob.steele@summerside.ca>
Sent: Friday, June 23, 2023 3:15 PM
To: cao@kensington.ca
Subject: Semidetached development, change to R2

Hi Geoff

I would like to build a semi detached on the corner of School and Sunset. Please find an application and corresponding information.

Please let me know what you need to proceed.

Be well,
Have a great weeked,
Rob

Rob Steele
Electrical Operations Supervisor
City of Summerside
902 888 7613



PLAN NO. 2072 DP

WIDTH: 62'-0"
DEPTH: 62'-4"

MAIN FLOOR AREA: 2836 sq.ft.
- UNIT #1: 1552 sq.ft./ - UNIT #2: 1284 sq.ft.

GARAGE AREA
- UNIT #1: 364 sq.ft./ - UNIT #2: 375 sq.ft.

LIST OF DRAWINGS

- A1. COVER PAGE
- A2. FRONT & RIGHT ELEVATION
- A3. REAR & LEFT ELEVATION
- A4. MAIN FLOOR PLAN
- A5. SECTION A-A, ROOF PLAN
- A6. SECTION B-B
- A7. FOUNDATION PLAN



- PLEASE NOTE -

This plan is the property of
3D Home Design Ltd.
and is for exclusive use.

3D Home Design Ltd.
assumes no liability for any
errors or omissions on this plan

Contractors to verify all
dimensions on this plan before
construction and notify designer
of any modifications

Construction shall comply with
the current edition of the
National Building Code

3D Home Design Ltd.
198 Grafton St. Charlottetown, PE
(902) 213-3879, bjh3879@gmail.com

NORTH RUSTICO HOME CENTRE

PROJECT: STRATEGIC ENTERPRISES-
STARLIGHT CORNER

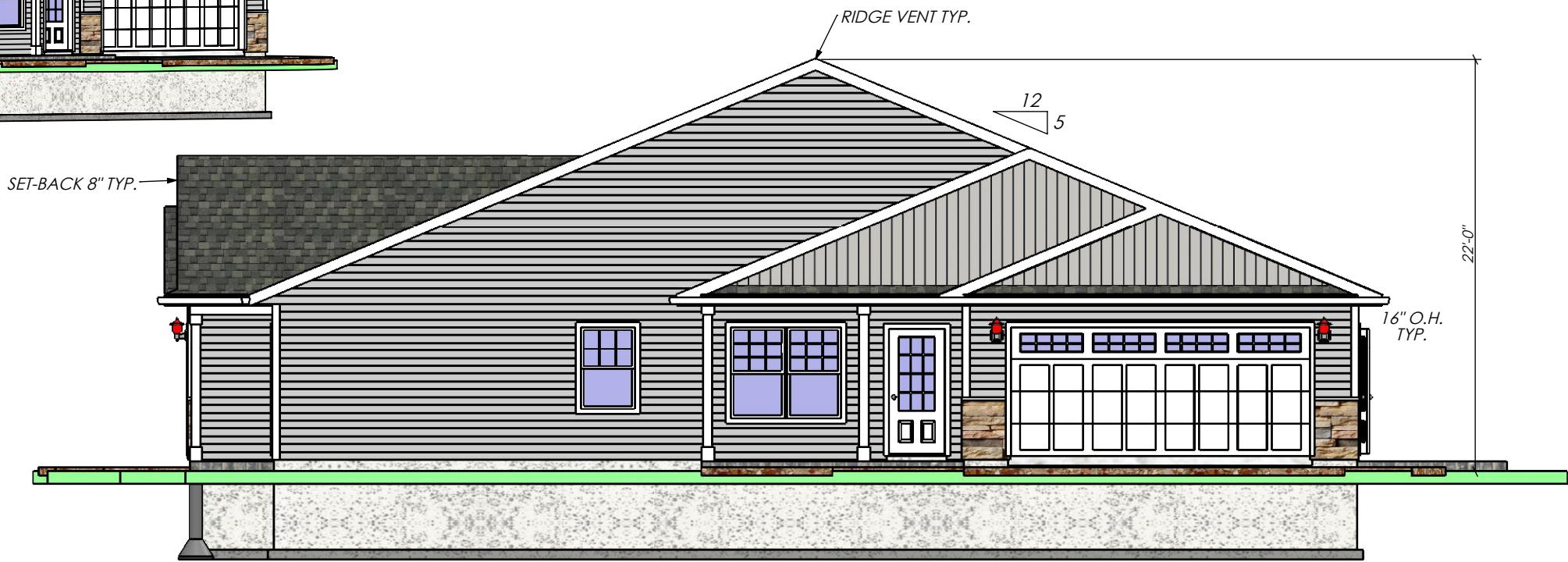
A1. COVER PAGE

SCALE: N.T.S

DATE: JUL 15/ 2022

DRAWN BY: 3D HOME DESIGN

REVISIONS: 4. MAR 03/ 2023



RIGHT ELEVATION

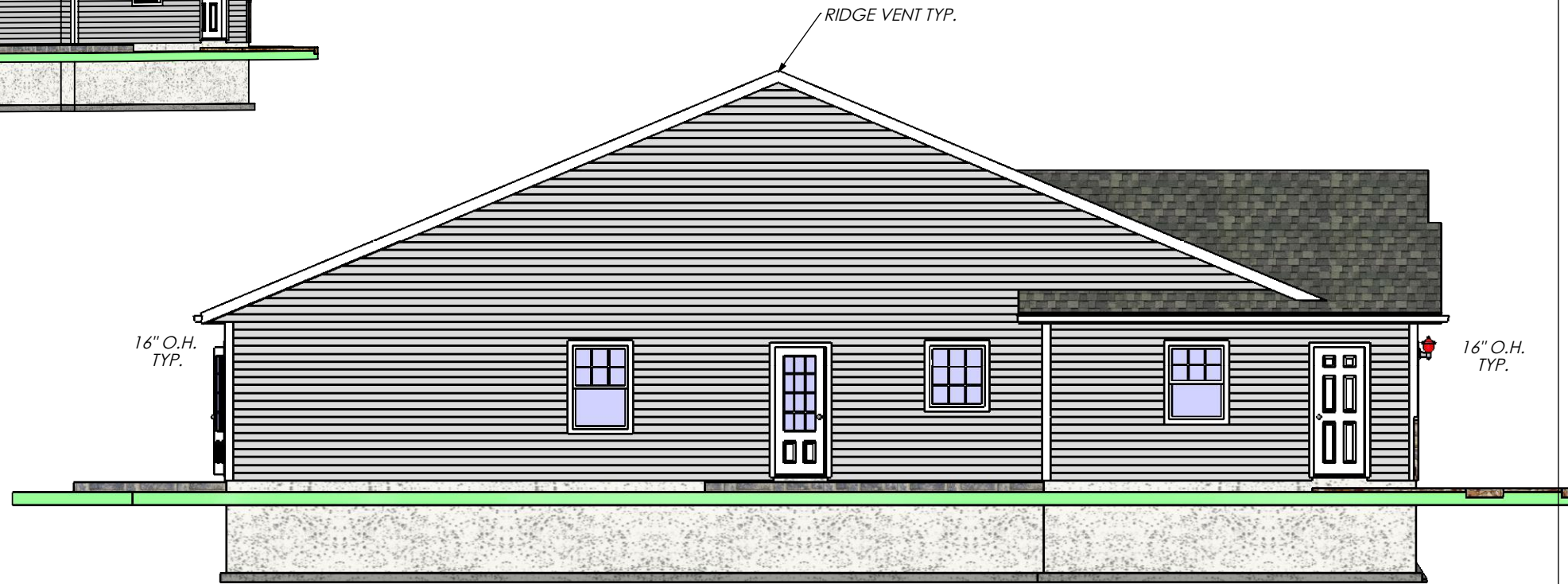
ATTIC FIRE BLOCK
 2 TRUSSES AT SEPARATION WITH INSULATION IN BETWEEN AND
 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE FAR SIDE
 OF EACH TRUSS FOR FIRE SEPARATION REQUIREMENTS



FRONT ELEVATION

- PLEASE NOTE -
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 3D Home Design Ltd.
 198 Grafton St. Ch'town, (902) 213-3879

NORTH RUSTICO HOME CENTRE
 PROJECT: STRATEGIC ENTERPRISES-
 STARLIGHT CORNER
 A2. FRONT & RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 DATE: JUL 15/ 2022
 DRAWN BY: 3D HOME DESIGN
 REVISIONS: 4. MAR 03/ 2023



LEFT ELEVATION

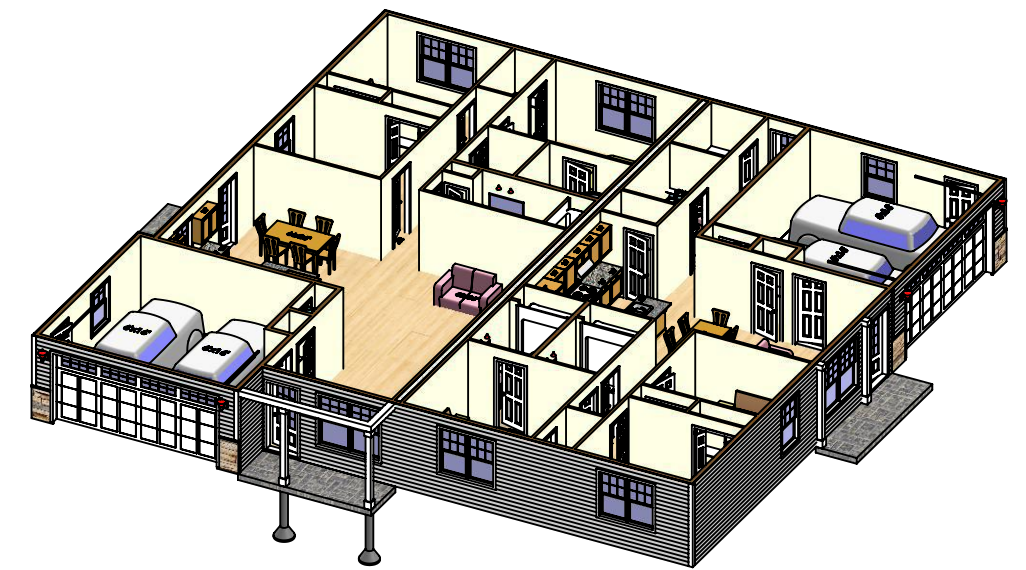
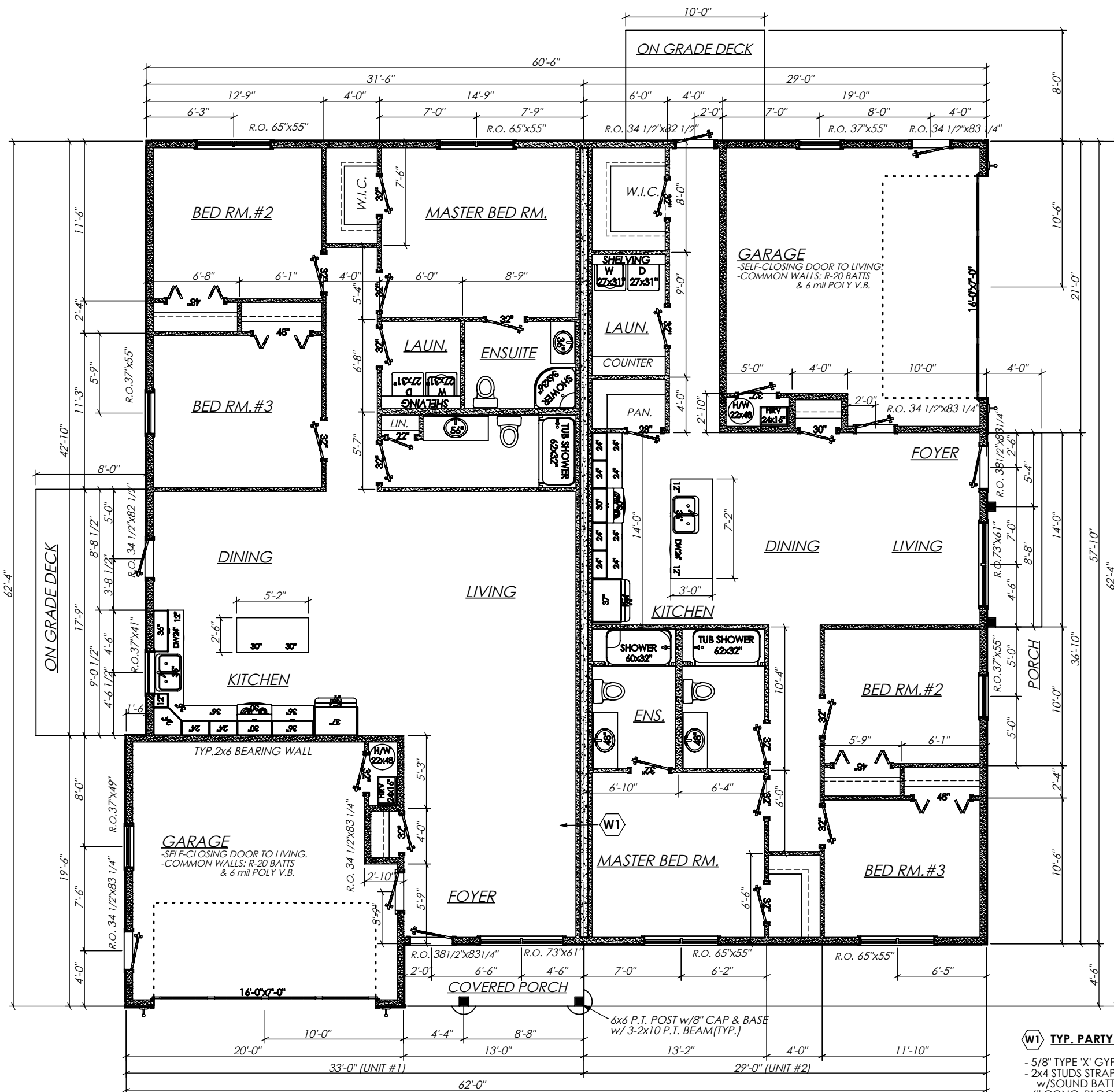
ATTIC FIRE BLOCK
 2 TRUSSES AT SEPARATION WITH INSULATION IN BETWEEN AND
 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE FAR SIDE
 OF EACH TRUSS FOR FIRE SEPARATION REQUIREMENTS



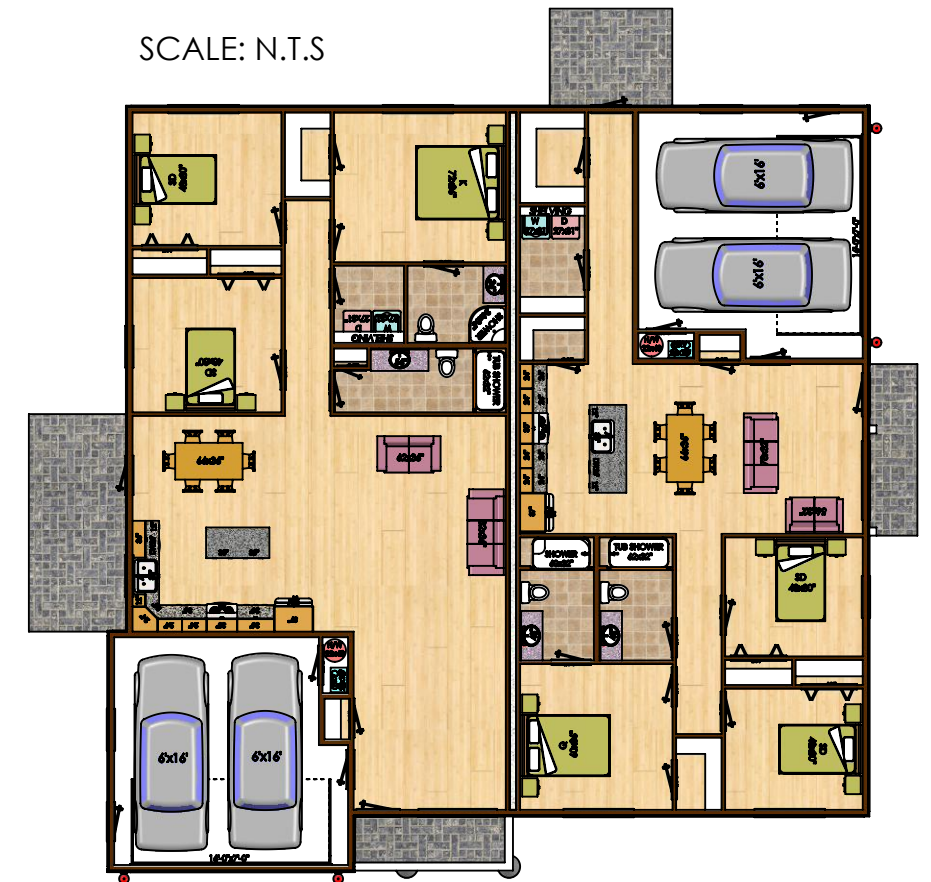
REAR ELEVATION

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 198 Grafton St. Ch'town, (902) 213-3879

NORTH RUSTICO HOME CENTRE
 PROJECT: STRATEGIC ENTERPRISES-
 STARLIGHT CORNER
 A3. REAR & LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 DATE: JUL 15/ 2022
 DRAWN BY: 3D HOME DESIGN
 REVISIONS: 4. MAR 03/ 2023



SCALE: N.T.S



SLAB-ON GRADE MAIN FLOOR PLAN : 2836 sq.ft.
 - UNIT #1: 1552 sq.ft./ - UNIT #2: 1284 sq.ft.

*NOTE: - EXTERIOR DOORS AND WINDOWS ARE RSO SIZES.
 - ALL BEDROOM WINDOWS TO MEET NATIONAL BUILDING CODE EGRESS SIZES.
 - INTERIOR DOORS ARE 6'-8" HEIGHT.
 - KITCHEN EXHAUST MUST HAVE BOOSTER SWITCH INSTALLED OR DIRECT EXHAUST TO OUTSIDE.

(W1) TYP. PARTY WALL

- 5/8" TYPE 'X' GYPSUM BOARD
- 2x4 STUDS STRAPPING @ 16"o.c.
- w/SOUND BATT INSULATION
- 6" CONC. BLOCK
- 2x4 STUDS STRAPPING @ 16"o.c.
- w/ SOUND BATT INSULATION
- 5/8" TYPE 'X' GYPSUM BOARD

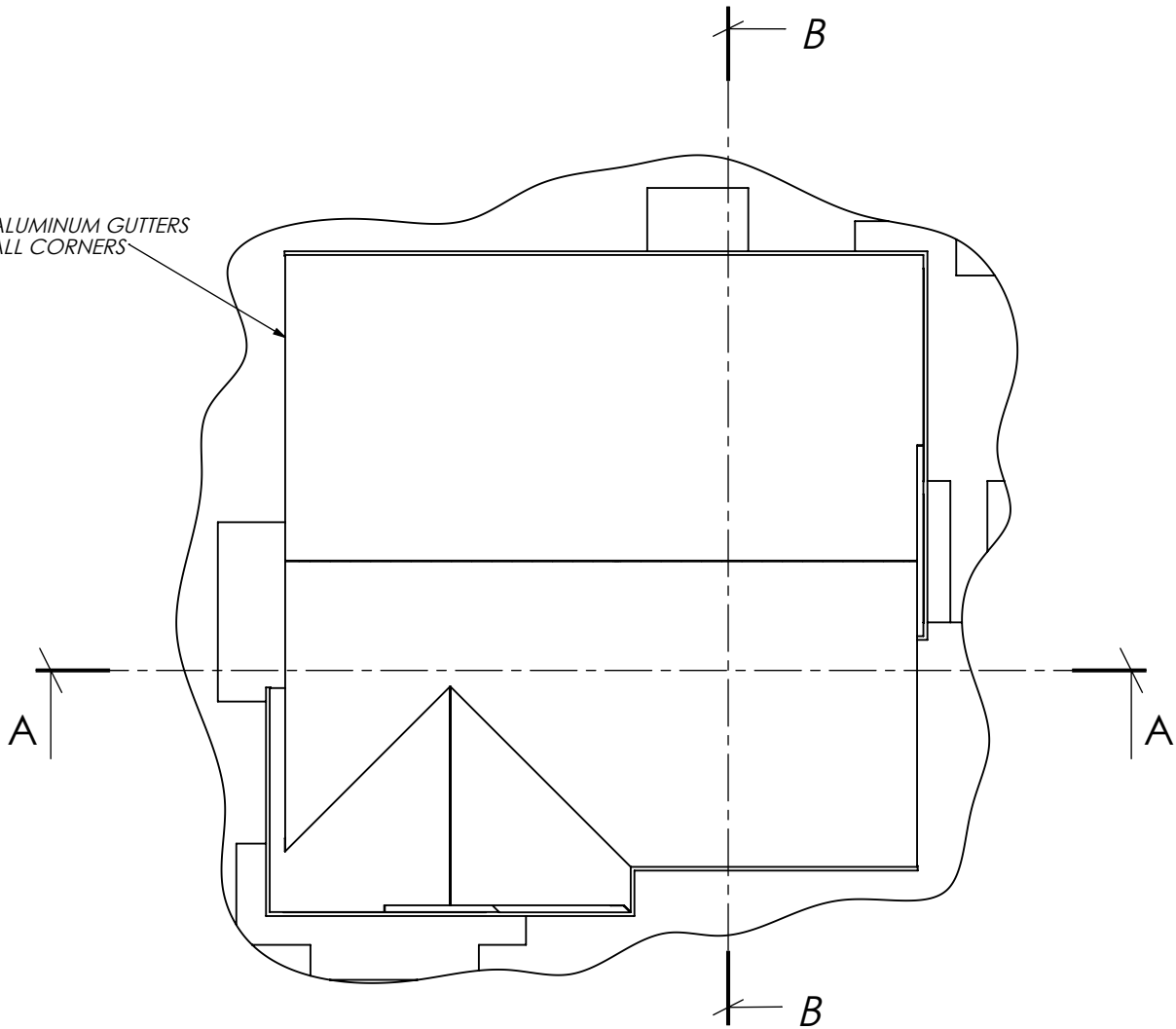
- PLEASE NOTE -

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NORTH RUSTICO HOME CENTRE

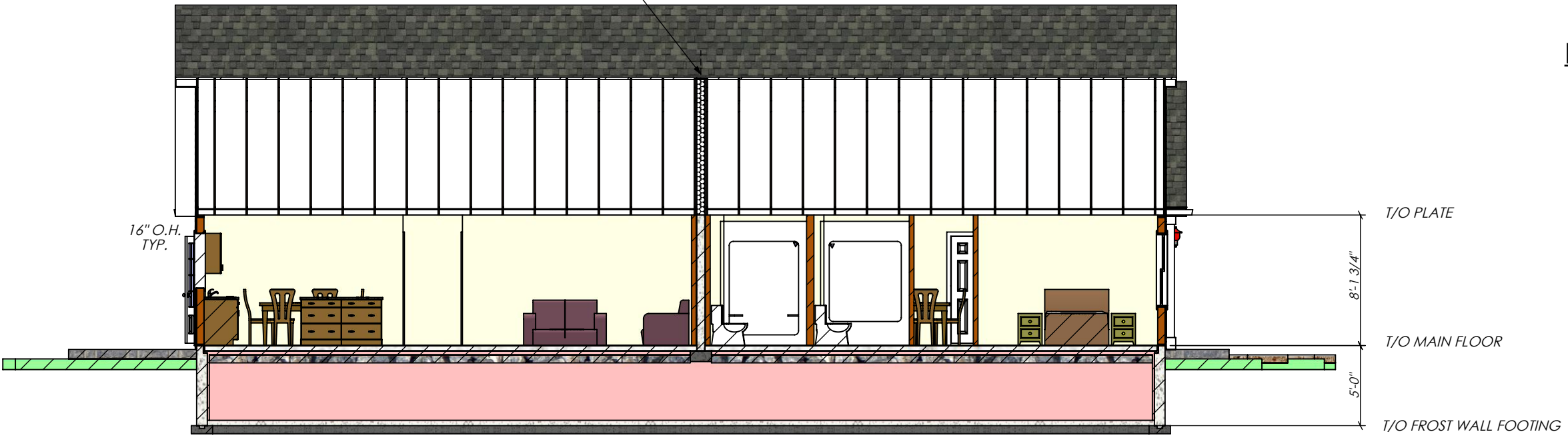
PROJECT: STRATEGIC ENTERPRISES-STARLIGHT CORNER
 A4. MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: JUL 15/ 2022
 DRAWN BY: 3D HOME DESIGN
 REVISIONS: 4. MAR 03/ 2023

SEAMLESS PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS AT ALL CORNERS



ROOF PLAN
SCALE: N.T.S

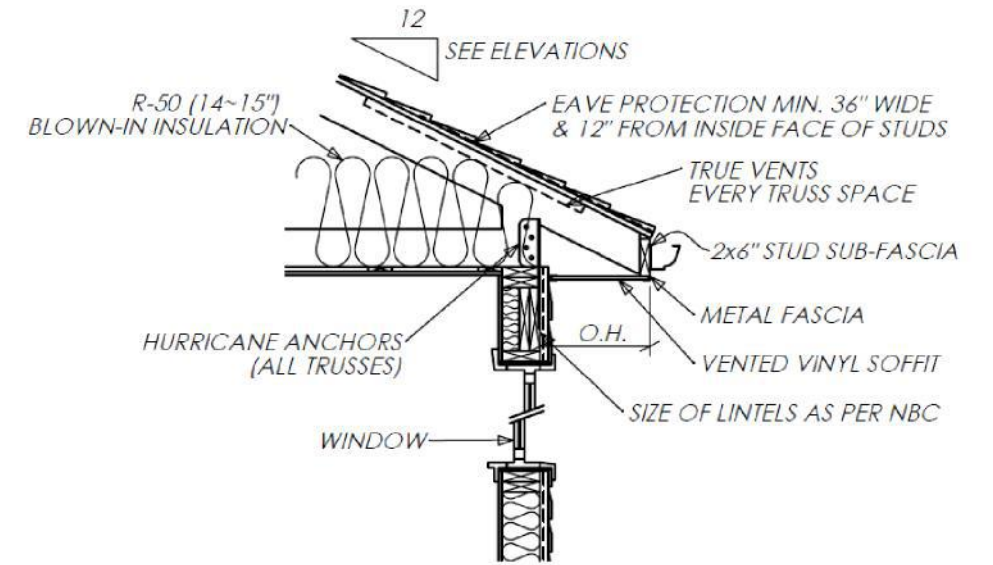
ATTIC FIRE BLOCK
2 TRUSSES AT SEPARATION WITH INSULATION IN BETWEEN AND 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE FAR SIDE OF EACH TRUSS FOR FIRE SEPARATION REQUIREMENTS



SECTION A-A

- PLEASE NOTE -
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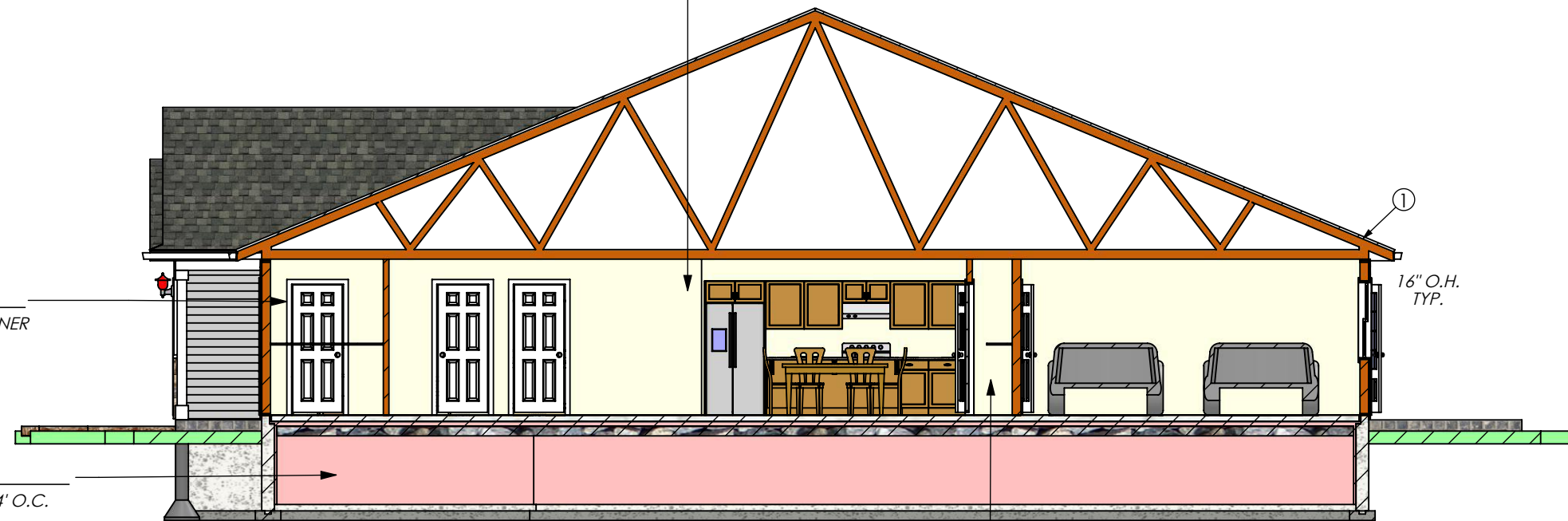
NORTH RUSTICO HOME CENTRE
PROJECT: STRATEGIC ENTERPRISES-STARLIGHT CORNER
A5. SECTION A-A, ROOF PLAN
SCALE: 1/8" = 1'-0"
DATE: JUL 15/ 2022
DRAWN BY: 3D HOME DESIGN
REVISIONS: 4. MAR 03/ 2023



① **EAVE & LINTEL DETAIL**
(SCALE: N.T.S)

TYP. TRUSS ROOF CONSTRUCTION

- 25 YEAR FIBERGLASS SHINGLES
- 1/2" OSB SHEATHING & 'H' CLIPS
- PRE-ENGINEERED TRUSS @24"O.C.
(SEE DESIGN BY OTHERS)
- R50 BLOWN-IN INSULATION
- 1X4 STRAPPING
- 6 mil POLY V.B.
- 1/2" DRYWALL



TYPICAL EXTERIOR WALL:

- FINISHED SPECIFIED BY OWNER
- HOUSE WRAP
- 1/2" OSB SHEATHING
- 2x6 STUDS @16" O.C.
- R24 BATTS INSULATION
- 6 mil POLY V.B.
- 1/2" DRYWALL

TYP. FROST WALL:

- 1/2" x8" ANCHOR BOLTS @4' O.C.
- 2x6 P.T. SILL PLATE
- SILL GASKET
- 8"x5" CONC. WALL
- 1 1/2" EXPANDED TYPE 1 INSULATION
- 16"x6" CONCRETE FOOTING
(FOOTING KEY)

SLAB-ON GRADE FLOOR:

- UNDISTURBED SOIL
- 6" CRUSHED GRAVEL
- 3" HIGH DENSITY RIGID INSULATION
- 6 mil POLY VAPOUR BARRIER
- 6x6x6/6 WIRE MESH
- 4" MECH. FINISHED CONC.SLAB
(OPTION: IN-FLOOR HEATING)
- FINISHED AS SPECIFIED

SECTION B-B

- PLEASE NOTE -

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NORTH RUSTICO HOME CENTRE

PROJECT: STRATEGIC ENTERPRISES-
STARLIGHT CORNER

A6. SECTION B-B

SCALE: N.T.S

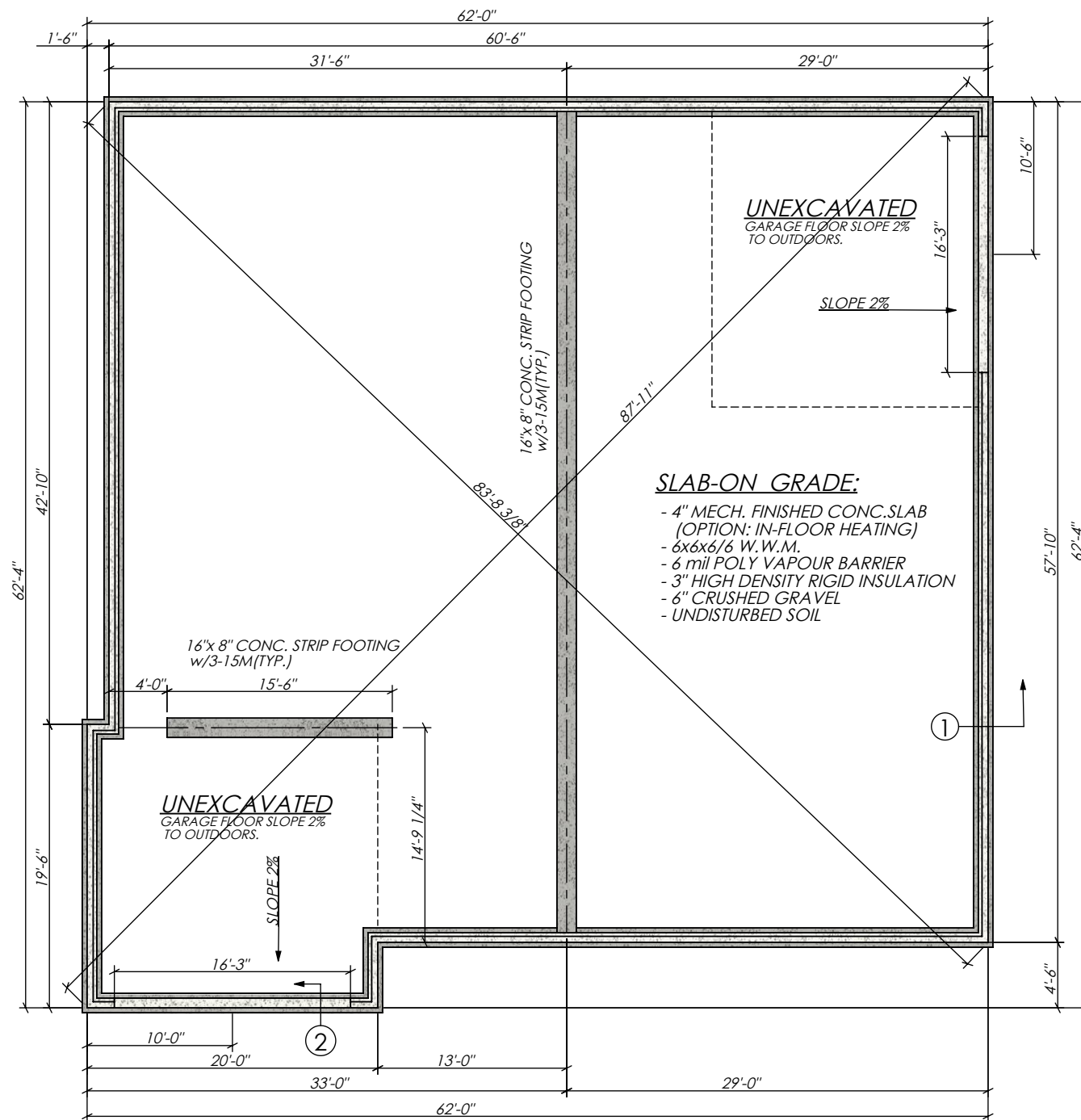
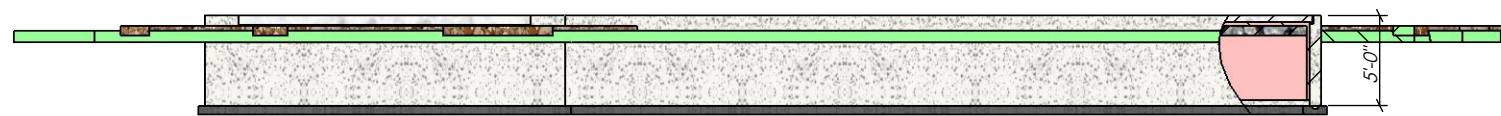
DATE: JUL 15/ 2022

DRAWN BY: 3D HOME DESIGN

REVISIONS: 4. MAR 03/ 2023

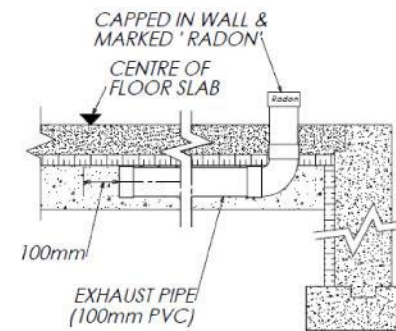
***NOTE:**

1. A SMOKE ALARM SHALL BE INSTALLED IN EACH BEDROOMS AND IN THE LIVING SPACE. SMOKE ALARMS IN EACH UNIT SHALL BE WIRED TO SOUND ALL AT ONCE.
2. A CARBON MONOXIDE(CO) ALARM SHALL BE INSTALLED IN THE BEDROOMS OR OUTSIDE OF THE BEDROOMS WITHIN 5m OF THE BEDROOM DOORS. ALL CO ALARMS WITHIN EACH UNIT SHALL BE WIRED TO SOUND ALL AT ONCE.
3. A SUPPLEMENTAL EXHAUST FAN WITH A RATED CAPACITY NOT LESS THAN 50 L/s SHALL BE INSTALLED IN THE KITCHEN (RANGE HOOD) OR DIRECT EXHAUST TO OUTSIDE.
4. THE BATHROOMS SHALL HAVE MECHNICAL VENTILATION WITH A RATED CAPACITY OF NOT LESS THAN 25 L/s.
5. LAUNDRY DRYING EXHAUST SHALL VENT DIRECTLY OUTDOORS AND SHALL BE INDEPENDENT OF OTHER VENTILATION

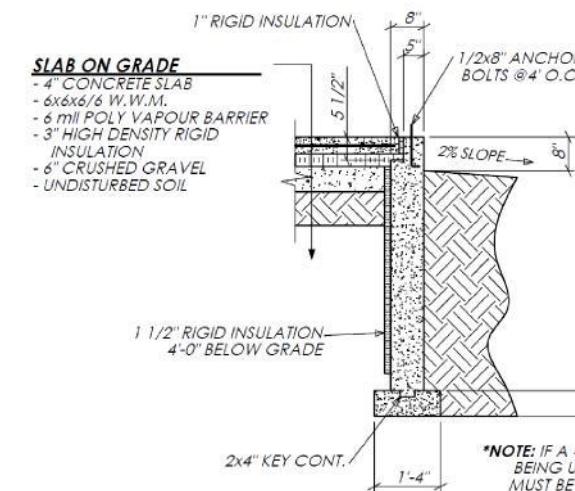


FOUNDATION PLAN

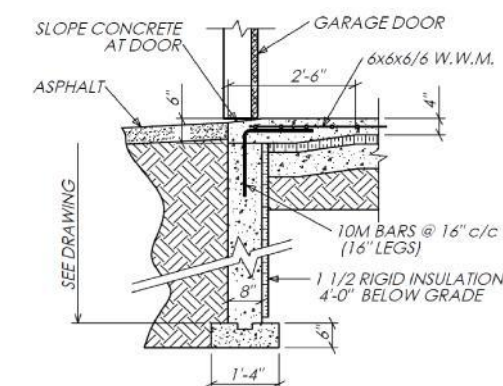
*NOTE: - ALL FOOTINGS & SLABS TO REST ON UNDISTURBED SOIL OR STRUCTURAL FILL. MIN. 3000 PSF BEARING CAPACITY.
 - CONCRETE STRENGTH(MIN.) 20MPa- FOOTINGS & WALLS, 20MPa- INTERIOR SLABS, 32MPa- GARAGE & EXTERIOR SLABS.



RADON CONTROL DETAIL



① TYP. FROST WALL DETAIL (SCALE: N.T.S)



② GARAGE SLAB DETAIL @ O/H DOOR (SCALE: N.T.S)

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NORTH RUSTICO HOME CENTRE
 PROJECT: STRATEGIC ENTERPRISES-STARLIGHT CORNER
 A7. FOUNDATION PLAN
 SCALE: 3/32" = 1'-0"
 DATE: JUL 15/ 2022
 DRAWN BY: 3D HOME DESIGN
 REVISIONS: 4. MAR 03/ 2023

APPLICATION FOR AN ENTRANCE WAY / HIGHWAY ACCESS

Department of Transportation and Infrastructure Renewal



- Please check () the area applied for: () Entrance way on municipal street or approved subdivision
- () Entrance way on an Arterial Highway () New Highway Access Culvert
- () Entrance way on an Seasonal Highway () Re-locate an existing Highway Access Culvert

Note: The location of an entrance way on a Provincial Highway is subject to the **Minimum Safe Stopping Sight Requirements** imposed by the Roads Act Highway Access Regulations.

General Information:

Applicants Name: Robert Joseph Steele
(First) (Middle) (Last)

Contact Person if different from Applicant: _____

Mailing Address: 5 Summer St., Apt 201 Summerside PEI Postal Code: C1N 3H3

Telephone: Residence: _____ Business: _____ Cell Phone: 902 888 7613

Location of the property:

Property Tax Number: 685545 Community: Kensington Civic Address: 17

Route No. _____ Road Name: Sunset Dr. The property is located

on the North _____, South _____, East, _____, West _____, of the highway, 0 Kilometers

North _____, South _____, East _____, West _____ of the intersection with School St. road, street

Entrance way use: Please check ()

Existing entrance way use:	single family dwelling (<input type="checkbox"/>)	commercial (<input type="checkbox"/>)	agriculture active (<input type="checkbox"/>)
	duplex dwelling (<input checked="" type="checkbox"/>)	Industrial (<input type="checkbox"/>)	agriculture idle (<input type="checkbox"/>)
	multiple dwelling (<input type="checkbox"/>)	Institutional (<input type="checkbox"/>)	Other: _____
	mobile home (<input type="checkbox"/>)	Forestry (<input type="checkbox"/>)	_____

Proposed use: (please describe) One driveway on Sunset Dr to one unit of semi-detached. Corner lot at School St.

I/we understand that this application is subject to review by the Department of Transportation and Infrastructure Renewal and that no entrance way to a highway may be constructed or intensified without approval.

Please see the reverse side before signing.



Applicants Signature

Applicants Signature

Date: June 22 2023

Date: _____

To be considered, this application must be accompanied by the following:

For all highways other than arterial and seasonal:

1. A completed application form.
2. A plan of survey, if applicable.
3. A property map or Geo-Linc map showing the entire property, location of existing and proposed buildings and the intended location of the Entrance Way.

Arterial or Seasonal Highway:

- a. A completed application with a \$25.00 (non-refundable) application fee.
- b. In the case of an application for an expansion of a commercial operation, a scaled detailed floor and site plan illustrating the existing and proposed facility.
- c. Copies of the deed for the lot or parcel. Include **Schedule "A"**.
- d. A record of re-zoning or change of use approval, if applicable.

APPLICATION FOR AN ENTRANCE WAY / HIGHWAY ACCESS

Department of Transportation and Infrastructure Renewal



- Please check () the area applied for: () Entrance way on municipal street or approved subdivision
- () Entrance way on an Arterial Highway () New Highway Access Culvert
- () Entrance way on an Seasonal Highway () Re-locate an existing Highway Access Culvert

Note: The location of an entrance way on a Provincial Highway is subject to the **Minimum Safe Stopping Sight Requirements** imposed by the Roads Act Highway Access Regulations.

General Information:

Applicants Name: Robert (First) Joseph (Middle) Steele (Last)

Contact Person if different from Applicant: _____

Mailing Address: 5 Summer St., Apt 201 Summerside PEI Postal Code: C1N 3H3

Telephone: Residence: _____ Business: _____ Cell Phone: 902 888 7613

Location of the property:

Property Tax Number: 685545 Community: Kensington Civic Address: 38

Route No. _____ Road Name: School St. The property is located on the North _____, South , East, _____, West _____, of the highway, 0 Kilometers North _____, South _____, East , West _____ of the intersection with Sunset Dr. road, street

Entrance way use: Please check ()

Existing entrance way use: single family dwelling () commercial () agriculture active ()
duplex dwelling () Industrial () agriculture idle ()
multiple dwelling () Institutional () Other: _____
mobile home () Forestry () _____

Proposed use: (please describe) One driveway on School St.to one unit of semi-detached. Corner lot at Sunset Dr.

I/we understand that this application is subject to review by the Department of Transportation and Infrastructure Renewal and that no entrance way to a highway may be constructed or intensified without approval.

Please see the reverse side before signing.

[Signature]
Applicants Signature

Applicants Signature

Date: June 22 2023

Date: _____

To be considered, this application must be accompanied by the following:

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- b. In the case of an application for an expansion of a commercial operation, a scaled detailed floor and site plan illustrating the existing and proposed facility.
- c. Copies of the deed for the lot or parcel. Include **Schedule "A"**.
- d. A record of re-zoning or change of use approval, if applicable.

Town of Kensington - Request for Decision

Date: September 7, 2023	Request for Decision No: 2023-42 (Office Use Only)
Topic: Development Permit Application – 63 Victoria Street West – PID 80861 and 76711	
Proposal Summary/Background: A development permit application has been submitted by Bruce Bell to facilitate the construction of a 4-bay commercial garage on his property located at 63 Victoria Street West (PID No’s 80861 and 76711). Councillors may recall that a variance was approved for the property(ies) by Town Council in September of 2022 through the following resolution (please note that the resolution passed by Town Council differed from the recommendation from staff – original RFD attached): “Moved by Councillor Gallant, seconded by Councillor Spencer: <i>WHEREAS an application has been received from the owner of PID No. 76711 (63 Victoria Street West) for a variance on the side yard requirements for the property;</i> <i>AND WHEREAS the applicant of the lot is intent on constructing a four (4) bay mechanic shop on the property;</i> <i>AND WHEREAS the variance has been reviewed against the Development Control Bylaw and the Official Plan and are deemed to be in general compliance therewith;</i> <i>BE IT RESOLVED THAT Town Council approve a variance application from Bruce Bell, being the owner of PID No. 76711 (63 Victoria Street W.), to reduce the side yard requirement from 15.00 feet to 5.00 feet on the west side of the lot with the addition of the following conditions:</i> <i>1. Written support from the current property owners of PID No. 80853 (4 Francis Street) and PID No. 76661 (65 Victoria Street West);</i> <i>2. Consolidation of PID No. 76711 and PID No. 80861;</i> <i>3. Submission of a formal survey plan.”</i> We were informed by the applicant that he had contacted both neighbouring property owners regarding the proposed variance and that the property owner at 65 Vicotria Street West was fine with the variance as approved. This has been confirmed by staff. The neighbouring property owner at 4 Francis Street	

was contacted, however no response was received and the property has been left vacant for at least the past year.

PID No's 80861 and 76711 were formally consolidated by Town Council during their May 2023 regular meeting.

The following information is being circulated with this RFD:

1. Development Permit Application and associated plans.
2. RFD2022-36 - Bruce Bell Variance Request
3. RFD2023-23 - Consolidation of Lands Bruce Bell PID No. 76711 & 80861

Benefits:

- N/A

Disadvantages:

- N/A

Discussion/Comments:

Staff have reviewed the development permit application and relevant file information and find it in general compliance with the Development Control Bylaw, and as such are recommending that the application be approved as submitted.

Options:

1. Approve the development permit application, as proposed.
2. Not approve the development permit application.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolutions:

THAT Town Council approve a Development Permit application for Bruce Bell, being the owner of PID No's 80861 and 76711, for the construction of a 4-Bay commercial garage on the property, subject to compliance with all relevant federal, provincial and municipal legislation and regulations.



Mailing Address:
55 Victoria Street E
PO Box 418
Kensington, PE
C0B 1M0
Tel: 902-836-3781
Fax: 902-836-3741
Email: CAO@kensington.ca
Website: www.kensington.ca

For Office Use Only	
Permit #:	
Date Received:	Aug 22/23
Date Approved:	
PEI Planning:	
Permit Fee: \$	300.- <input checked="" type="checkbox"/> Paid

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 63 VICTORIA Property Tax Number (PID): PID 80861 76711
 Lot No.: 23-1 Subdivision Name _____ Current Zoning: Commercial
 Are there any existing structures on the property?: No Yes, please describe:

Land Purchased from BANK OF NOVA SCOTIA Year Purchased 2015

Location of Development	Property Size	
<input type="checkbox"/> North <input type="checkbox"/> East <input type="checkbox"/> South <input checked="" type="checkbox"/> West	Road Frontage _____	Acreage _____
	Property Depth _____	Area sq. ft. _____

2. Contact Information

APPLICANT Name: Bruce Bell Address: Kensington
 Phone: 836 3319 Cell: 902 888-9878 Box 735
 Email: _____ Postal Code: C0B1M0

Same as Above:
 OWNER Name: _____ Address: _____
 Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

CONTRACTOR, ARCHITECT OR ENGINEER Name: BILL DROST Address: _____
 Phone: _____ Cell: 902 853 7037
 Email: _____ Postal Code: _____

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private

Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached Existing

4. Development Description

New Building Renovate Existing Addition Demolition Other _____

<input type="checkbox"/> Single Family (R1)	<input checked="" type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input type="checkbox"/> Other
<input type="checkbox"/> Semi-Detached (R2)	<input type="checkbox"/> Industrial (M1)	<input type="checkbox"/> Accessory Building	
<input type="checkbox"/> Multi-Unit Res. (R3)	<input type="checkbox"/> Mini Home (RM1)	<input type="checkbox"/> Decks/Fence/Pools	

Type of Foundation	External Wall Finish	Roof Material	Chimney
<input checked="" type="checkbox"/> Poured Concrete	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
1	N/A	2	Width <u>36'</u> Length <u>94'</u>

Detailed Project Description: Construction of new Commercial garage.

Estimated Value of Construction (not including land cost): 300,000

Projected Start Date: Sept 2023 Projected Date of Completion: JAN 2024

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.

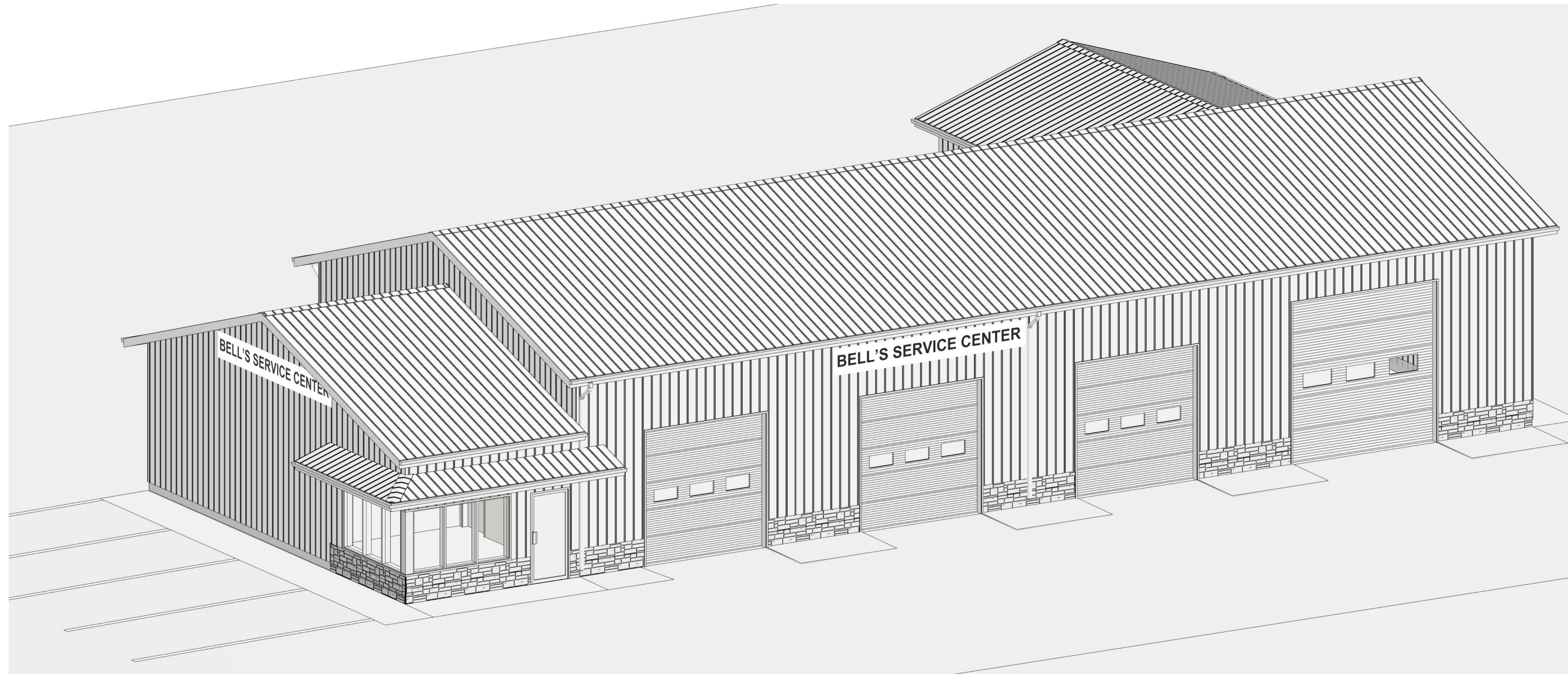
See attached.

I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
7. I agree to comply with all laws of Canada, Province of Prince Edward Island, and Bylaws of the Town of Kensington pertaining to the construction/and use of the development applied for herein.
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant Bruce Bell Date: Aug 22 / 2023



BELL'S SERVICE CENTER

61 Victoria St W, Kensington, PE C0B 1M0

LIST OF DRAWINGS:

- A-00 COVER SHEET
- A-01 SITE PLAN
- A-02 SITE WATER & DRAINAGE PLAN
- A-03 FLOOR PLAN
- A-04 ELEVATION 1&2
- A-05 ELEVATION 3&4
- A-06 SECTIONS
- A-07 LIFE SAFETY
- S-01 FOUNDATION PLAN & EXTERIOR WALL DETAIL

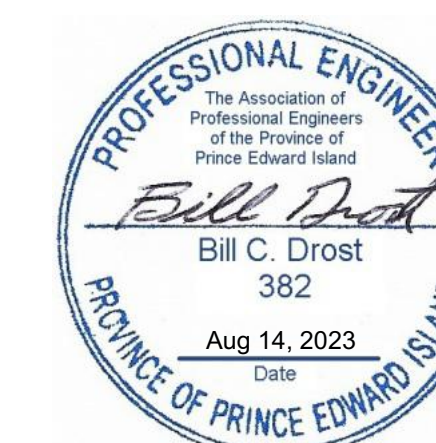
REVISION NOTES:

MAY 4, 2023

- 1 DELETED DRAWING S-02, AND MOVED EVERYTHING TO A-02.
- 2 CHANGED WALL TYPE WT-5 DETAILS ON DRAWING A-02.
- 3 REMOVED THE FOUNDATION UNDER WALL TYPE WT-5 ON DRAWING S-01.
- 4 CHANGED REBAR IN FLOOR TO 1/2" REBAR @ 16" O.C. ON EXTERIOR WALL DETAIL ON DRAWING S-01.

AUG 14, 2023

1. ADDED SITE WATER & DRAINAGE PLAN.
2. CHANGED FOUNDATION WALL.



Revision:
REV 01. (MAY 4, 2023)
ISSUED FOR PERMITTING AND
CONSTRUCTION.

REV 02. (AUG 14, 2023)
ADDED SITE WATER & DRAINAGE
PLAN.
CHANGED FOUNDATION WALL.

BILL DROST, P.ENG.
BillDrost@engineer.com
BAYWINDSCONSULTING.COM
(902) 303-2767



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PROJECT
MANAGEMENT

Project Name:
BELL'S SERVICE CENTER

Sheet Title:
COVER SHEET

Client:
BELL

Scale:
AS NOTED

Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

Drawing:
A-00



SITE PLAN
SCALE 1:200



KEY PLAN

BROADWAY STREET NORTH

FRANCIS STREET

VICTORIA STREET WEST

REFERENCE FILE NO. 1844X
BY PRINCE EDWARD ISLAND
DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS

NOTE: DIMENSIONS BE IN METRIC ON THIS SHEET.

Revision:
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BillDrost@engineer.com
BAYWINDSCONSULTING.COM
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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
SITE PLAN

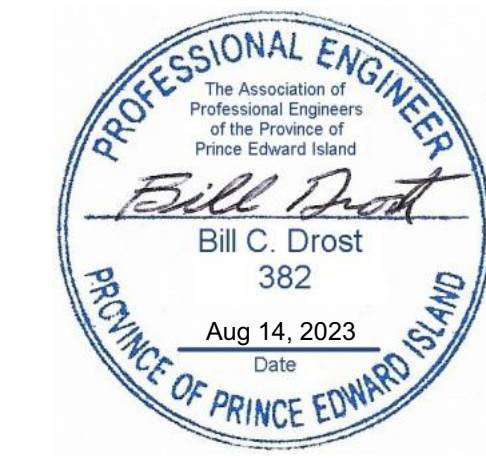
Client:
BELL

Scale:
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Issue Date:
Aug 14, 2023

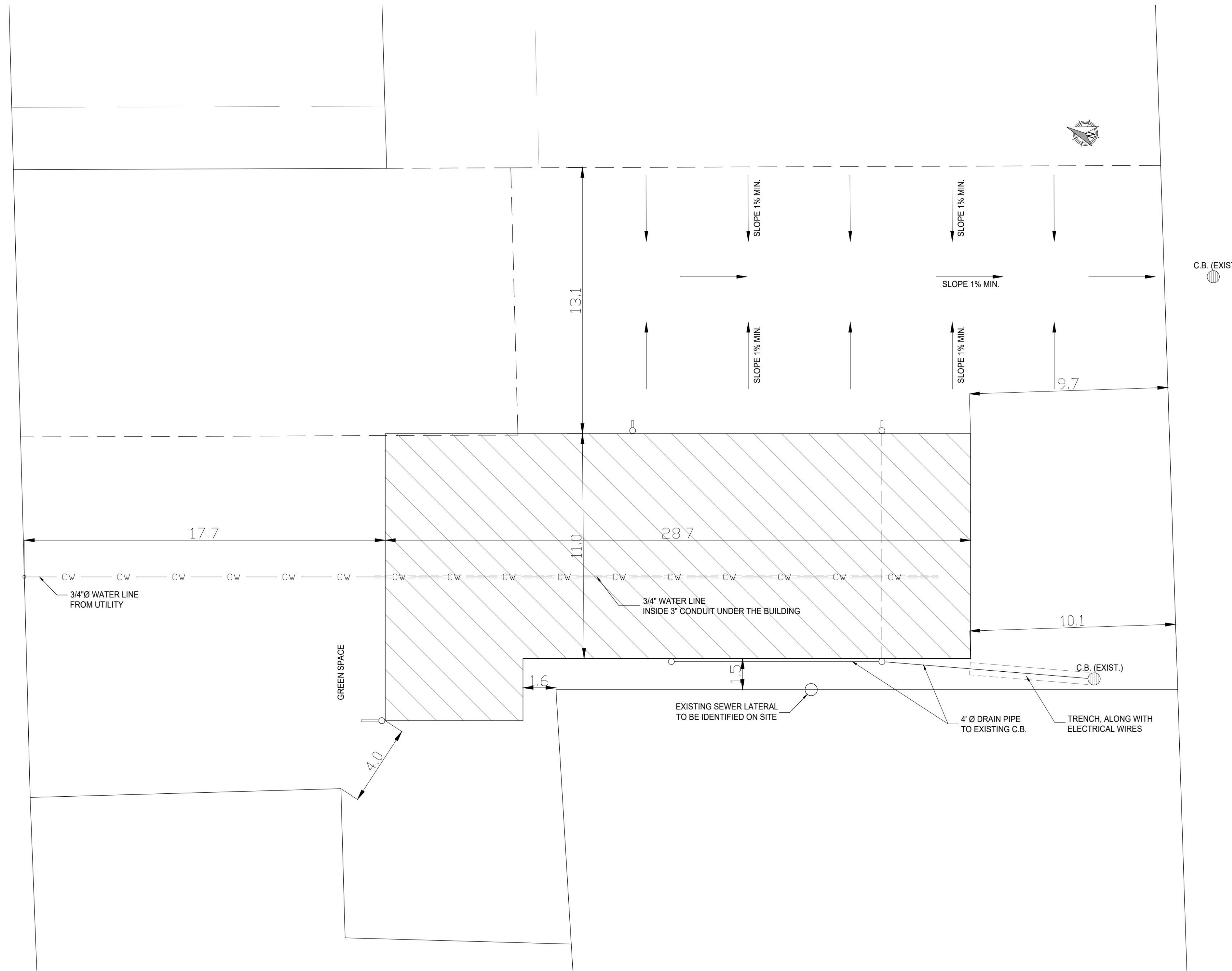
Drawn by:
Victor Qiao

Drawing:
A-01



FRANCIS STREET

VICTORIA STREET WEST



SITE WATER & DRAINAGE PLAN

SCALE 1:100

NOTE: DIMENSIONS BE IN METRIC ON THIS SHEET.



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BILL DROST, P.ENG.
BillDrost@engineer.com
BAYWINDSCONSULTING.COM
(902) 303-2767



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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
SITE WATER &
DRAINAGE
PLAN

Client:
BELL

Scale:
AS NOTED

Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

Drawing:
A-02

Revision:
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BILL DROST, P.ENG.
BillDrost@engineer.com
BAYWINDSCONSULTING.COM
(902) 303-2767



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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
FLOOR PLAN

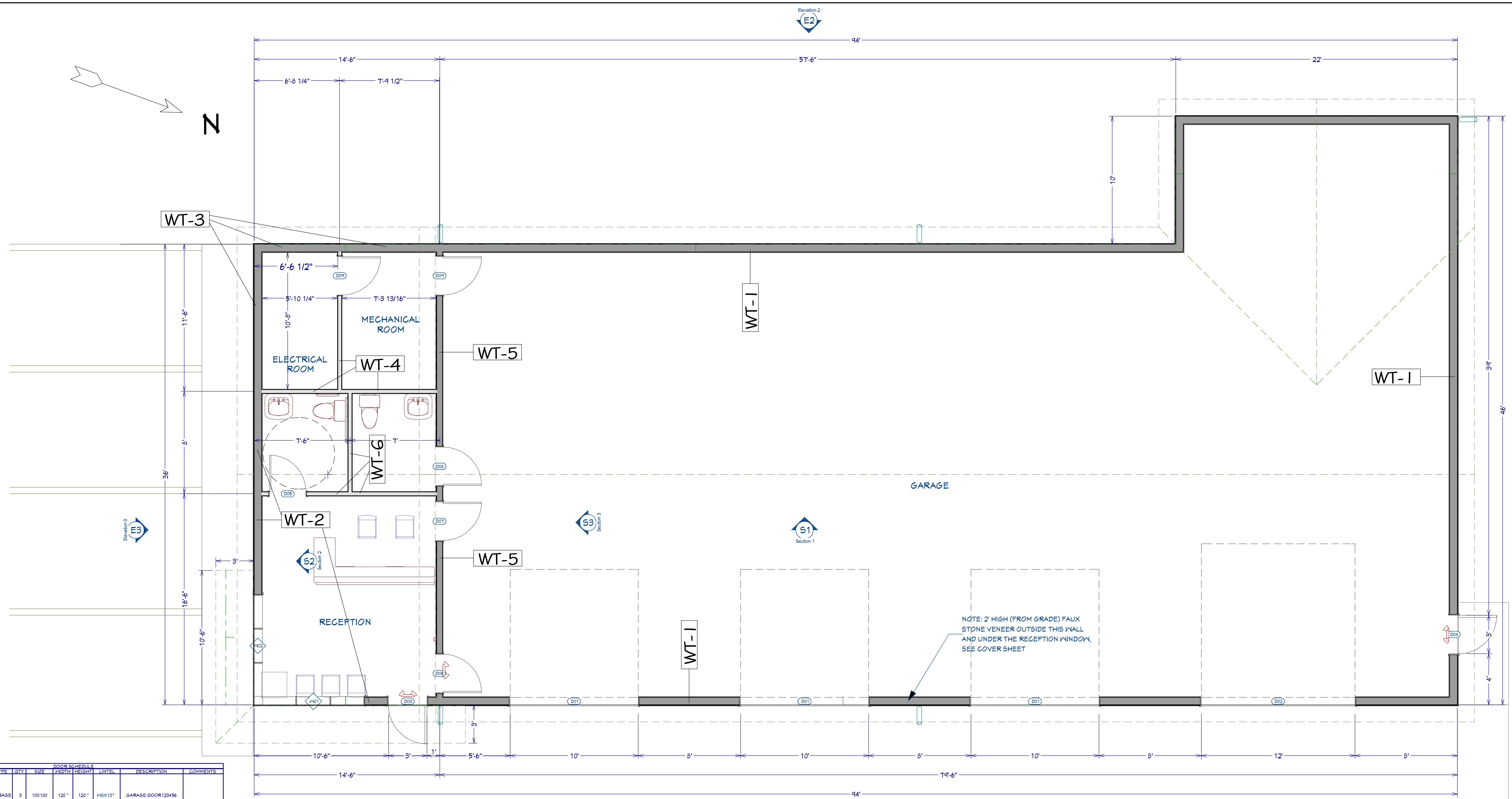
Client:
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Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

Drawing:
A-03



NUMBER	ISO PERSPECTIVE	TYPE	QTY	SIZE	DEPTH	HEIGHT	UNIT	DESCRIPTION	COMMENTS
D01		GARAGE	3	100 100	120"	120"	1/8X13"	GARAGE DOOR 123456	
D02		GARAGE	1	120 120	144"	144"	1/10X13"	GARAGE DOOR 123456	
D03		HINGED	1	3068 LEX	36"	80"	2 PLY 2X6	EXT. HINGED GLASS PANEL	
D04		HINGED	1	3068 LEX	36"	80"	1 PLY 2X6	EXT. HINGED SLAB	
D05		HINGED	1	21088 LIN	34"	80"		HINGED SLAB	
D06		HINGED	1	3068 R IN	36"	80"		HINGED DOOR 504	DOOR FRAME AND LITES - 45 MINUTE FIRE RATING
D07		HINGED	1	3068 L IN	36"	80"		HINGED DOOR 504	DOOR FRAME AND LITES - 45 MINUTE FIRE RATING
D08		HINGED	1	3068 R IN	36"	80"		HINGED SLAB	DOOR FRAME AND LITES - 45 MINUTE FIRE RATING
D09		HINGED	1	3068 R IN	36"	80"		HINGED SLAB	DOOR FRAME AND LITES - 45 MINUTE FIRE RATING
D10		HINGED	2	3068 L IN	36"	80"		HINGED SLAB	DOOR FRAME AND LITES - 45 MINUTE FIRE RATING

NUMBER	ISO PERSPECTIVE	TYPE	QTY	SIZE	DEPTH	HEIGHT	UNIT	DESCRIPTION	COMMENTS
W01		MULLER UNIT	1	5048	16"	56"	3 PLY 2X12	MULLER UNIT	
W02		MULLER UNIT	1	5048	16"	56"	2 PLY 2X10	MULLER UNIT	

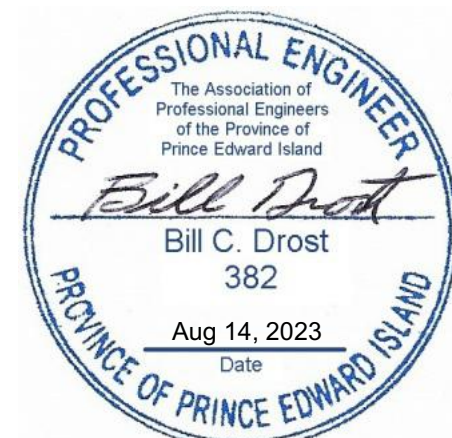
LOCATION	DESCRIPTION	COMMENTS
BAYS	-1/4" STRAPPING @ 16" O.C. -METAL SIDING SUPERVIC 28GA - OWNER TO SPECIFY COLOUR	
RECEPTION, WASHROOM	SUSPENDED T-BAR AND ACOUSTICAL CEILING TILE IN 2x4 GRID @ 48" A.F.F.	
MECHANICAL	1/4" STRAPPING @ 16" O.C.	
ELECTRICAL ROOM	1/4" LAYERS OF TYPE X GWS FILLED, PRIMED & TWO COATS OF PAINT	
ALL CEILINGS	-6 MIL VAPOUR BARRIER -R60 CELLULOSE INSULATION	

WALL TYPE	DESCRIPTION
WT-1	WOOD FRAMED EXTERIOR WALL -METAL SIDING SUPERVIC 28GA - OWNER TO SPECIFY COLOUR -TYVEK -1/2" OSB SHEATHING -2x6 STUDS @ 16" O.C., BLOCKING @ 48" -R20 FIBERGLASS BATT INSULATION -6 MIL VAPOUR BARRIER -1/4" STRAPPING @ 16" O.C. -METAL SIDING SUPERVIC 28GA - OWNER TO SPECIFY COLOUR
WT-2	WOOD FRAMED EXTERIOR WALL -METAL SIDING SUPERVIC 28GA - OWNER TO SPECIFY COLOUR -TYVEK -1/2" OSB SHEATHING -2x6 STUDS @ 16" O.C., BLOCKING @ 48" -R20 FIBERGLASS BATT INSULATION -6 MIL VAPOUR BARRIER -1/2" GWB
WT-3	WOOD FRAMED EXTERIOR WALL -METAL SIDING SUPERVIC 28GA - OWNER TO SPECIFY COLOUR -TYVEK -1/2" OSB SHEATHING -2x6 STUDS @ 16" O.C., BLOCKING @ 48" -R20 FIBERGLASS BATT INSULATION -6 MIL VAPOUR BARRIER -5/8" GWB TYPE X
WT-4	WOOD FRAMED INTERIOR WALL (FIRE SEPARATION) -5/8" GWB TYPE X -2x4 STUDS @ 16" O.C. -5/8" GWB TYPE X
WT-5	WOOD FRAMED INTERIOR WALL (FIRE RATED) -5/8" GWB TYPE X -2x4 STUDS @ 16" O.C. (3 1/2" ROCKWOOL INSULATION BETWEEN STUDS) -1/4" STRAPPING @ 16" O.C. -5/8" GWB TYPE X -5/8" GWB TYPE X -METAL SIDING SUPERVIC 28GA - OWNER TO SPECIFY COLOUR
WT-6	WOOD FRAMED INTERIOR WALL -1/2" GWB -2x4 STUDS @ 16" O.C. -1/2" GWB

FLOOR PLAN
SCALE 1/4"=1'-0"

- GENERAL NOTES:
- FLOOR FINISHES - AS PER INSTRUCTIONS OF OWNER.
 - OFFICE AND CUSTOMER AREA TRIM - BLACK RUBBER BASE MOLDING. DOOR AND WINDOW TRIMS AS PER INSTRUCTION OF OWNER.
 - EAVES TROUGHS DESIGN BY OWNER.
 - ALL INTERIOR AND EXTERIOR COLOURS BY OWNER.

- BARRIER FREE NOTES:
- ENSURE ALL CONSTRUCTION COMPLIES WITH SECTION 3.8 OF THE NATIONAL BUILDING CODE 2015. (NOTE TO OWNER: SECTION 3.8.2.8 EXEMPTS THIS BUILDING FROM THE REQUIREMENT OF A BARRIER FREE WASHROOM. THE EXEMPTION CLAUSE STATES IF IT "I) USED FOR A BUSINESS AND PERSONAL SERVICES OCCUPANCY, A MERCANTILE OCCUPANCY OR AN INDUSTRIAL OCCUPANCY, II) LESS THAN 500 M2 IN AREA" HOWEVER, IT IS RECOMMENDED YOU BUILD THE WASHROOM TO BARRIER FREE STANDARDS AS A GOOD PRACTICE AND THE COST DIFFERENCE IS MINIMAL.)
 - PROVIDE A ONE DESIGNATED ACCESSIBLE PARKING SPACE NEAR ENTRANCE OF BUILDING. PROVIDE SIGN ON BUILDING OR METAL POST TO MARK PARKING SPACE.
 - ENSURE THERE IS A BARRIER FREE PATH OF TRAVEL THAT COMPLIES WITH 3.8.3.3 OF THE NATIONAL BUILDING CODE 2015 FROM PARKING AREA TO CUSTOMER AREA IN BUILDING. THIS INCLUDES CURB RAMPS.
 - POWER DOOR OPERATORS ARE NOT REQUIRED AS PER 3.8.2.1. ENSURE DOOR HARDWARE ARE LEVER STYLE HANDLES.
 - OPTIONAL, SEE NOTE ABOVE. PROVIDE BARRIER FREE TOILET, GRAB BARS (WITH BLOCKING), SINK WITH WHEEL CHAIR ACCESS, LEVER FAUCET CONTROL, COAT HOOK AND LEVER STYLE DOOR HARDWARE FOR CUSTOMER WASHROOM. MOUNT MIRROR WITH DOWNWARD TILTED DOWNWARD. PROVIDE BARRIER FREE SIGN ON OUTSIDE OF BATHROOM DOOR.



NOTE: 1. FOR LINTEL SPANS OVER 10', PROVIDE 3" OF BEARING ON EACH END.
2. * REFER TO SHEET S-01 FOR STEEL BEAM SIZING CALCULATION.

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BILL DROST, P. ENG.
 BillDrost@engineer.com
 BAYWINDSCONSULTING.COM
 (902) 303-2767



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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
**ELEVATION
 1 & 2**

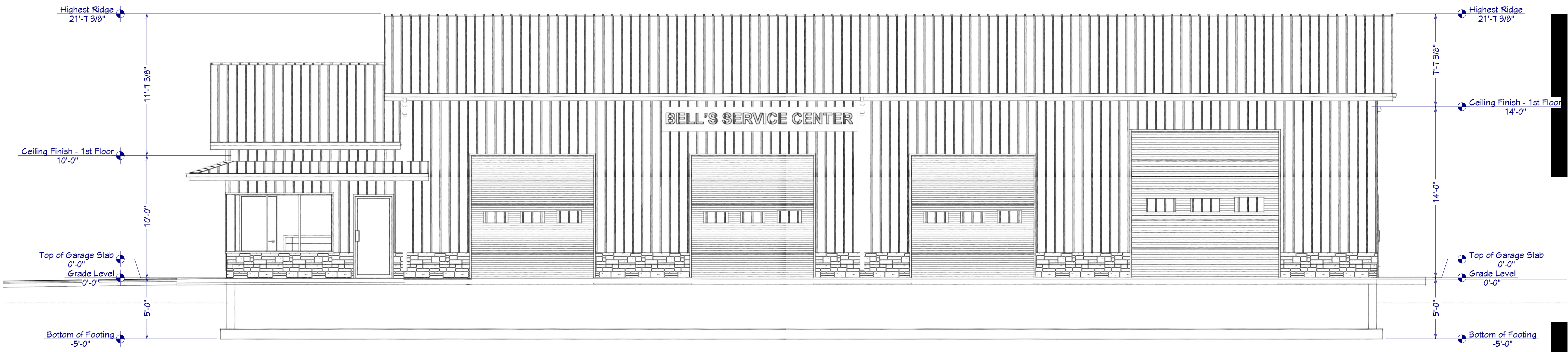
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Scale:
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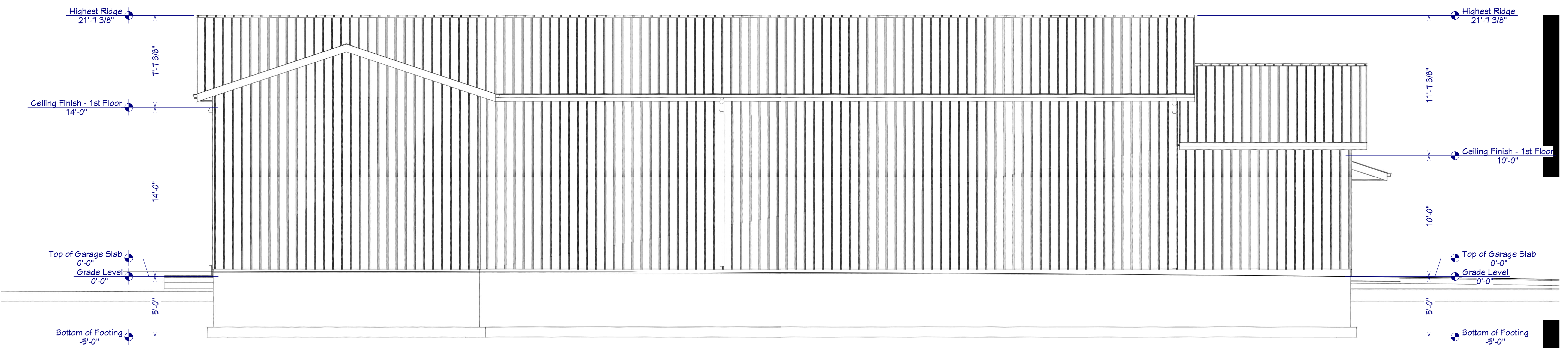
Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

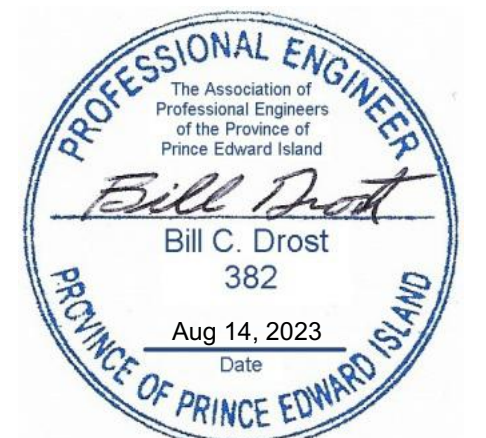
Drawing:
A-04

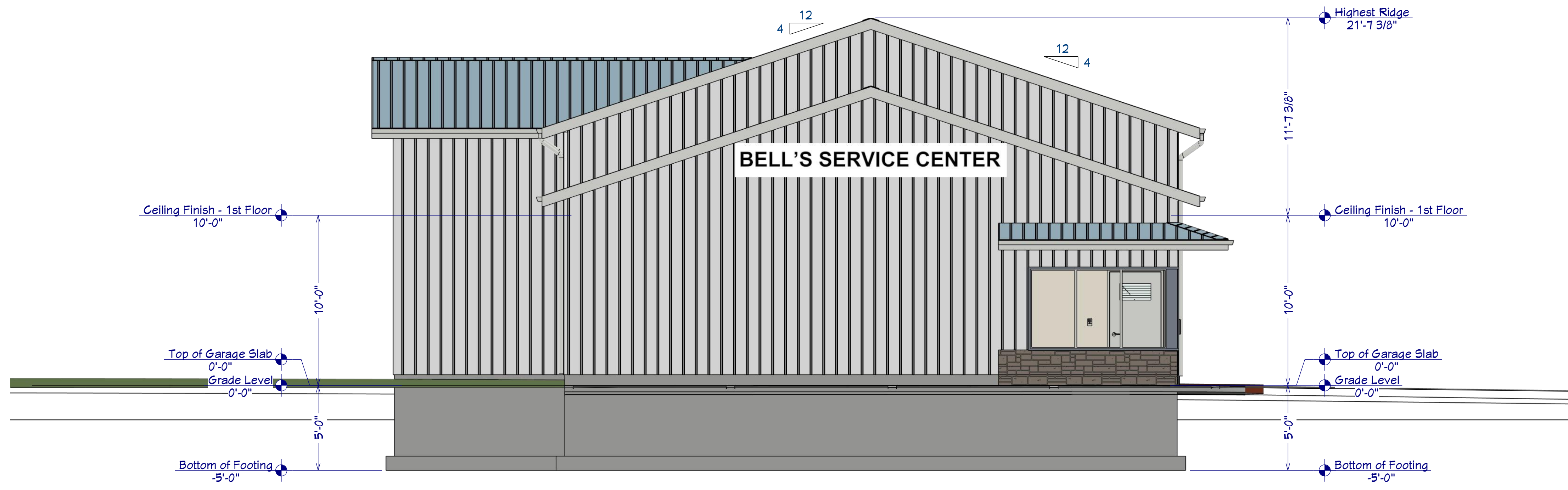


ELEVATION 1
 SCALE 1/4"=1'-0"

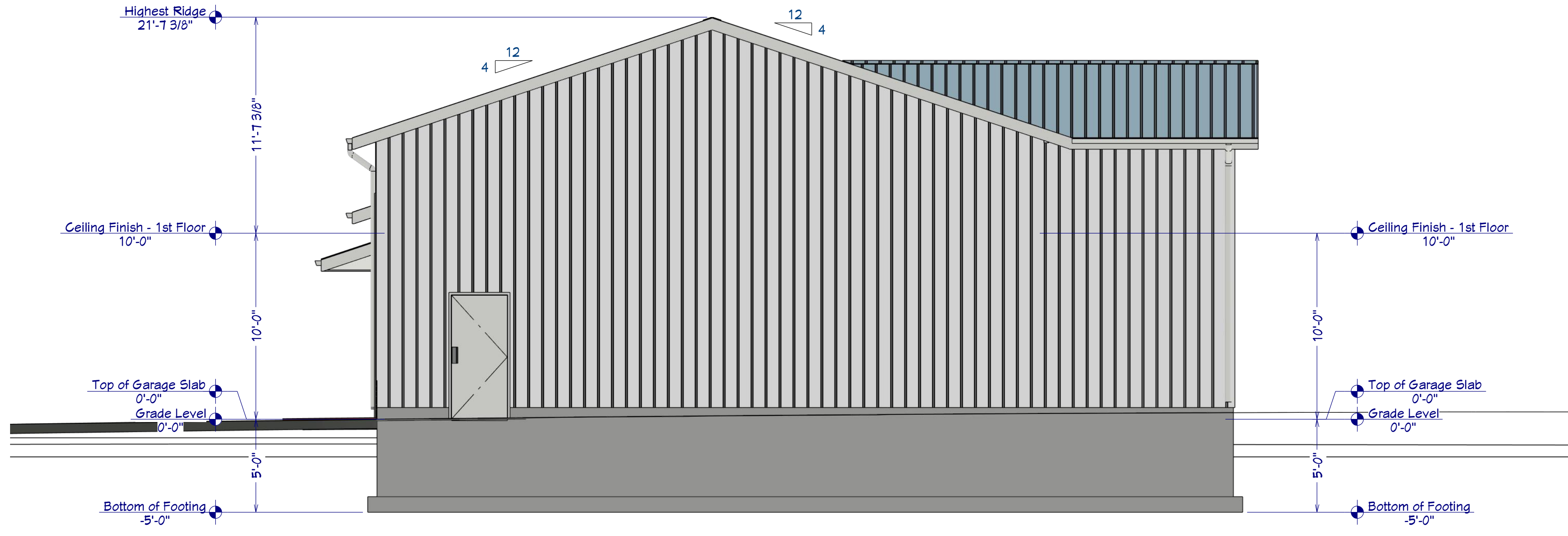


ELEVATION 2
 SCALE 1/4"=1'-0"





ELEVATION 3
SCALE 1/4"=1'-0"



ELEVATION 4
SCALE 1/4"=1'-0"

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BILL DROST, P.ENG.
BillDrost@engineer.com
BAYWINDSCONSULTING.COM
(902) 303-2767

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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
**ELEVATION
3 & 4**

Client:
BELL

Scale:
AS NOTED

Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

Drawing:
A-05



Revision:
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BILL DROST, P.ENG.
 BillDrost@engineer.com
 BAYWINDSCONSULTING.COM
 (902) 303-2767



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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
SECTIONS

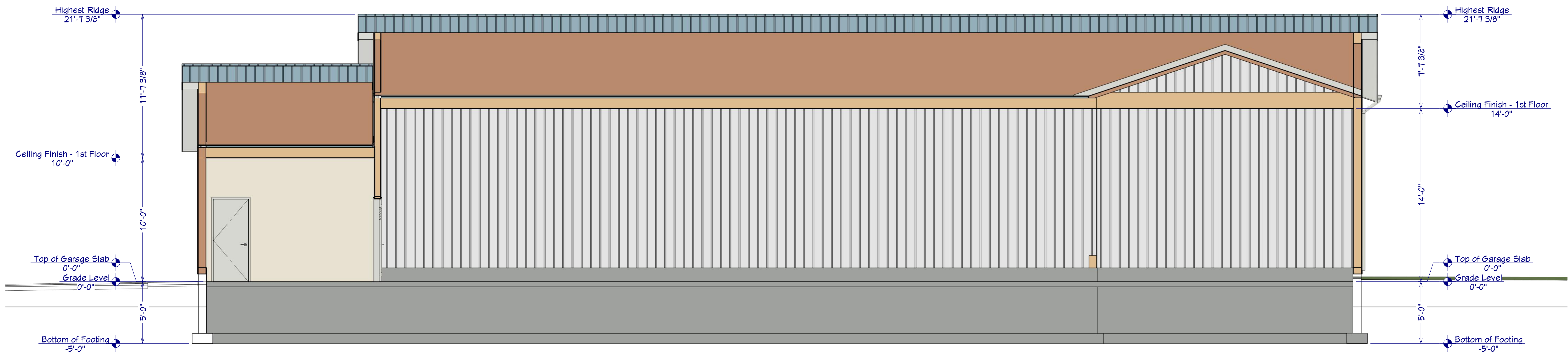
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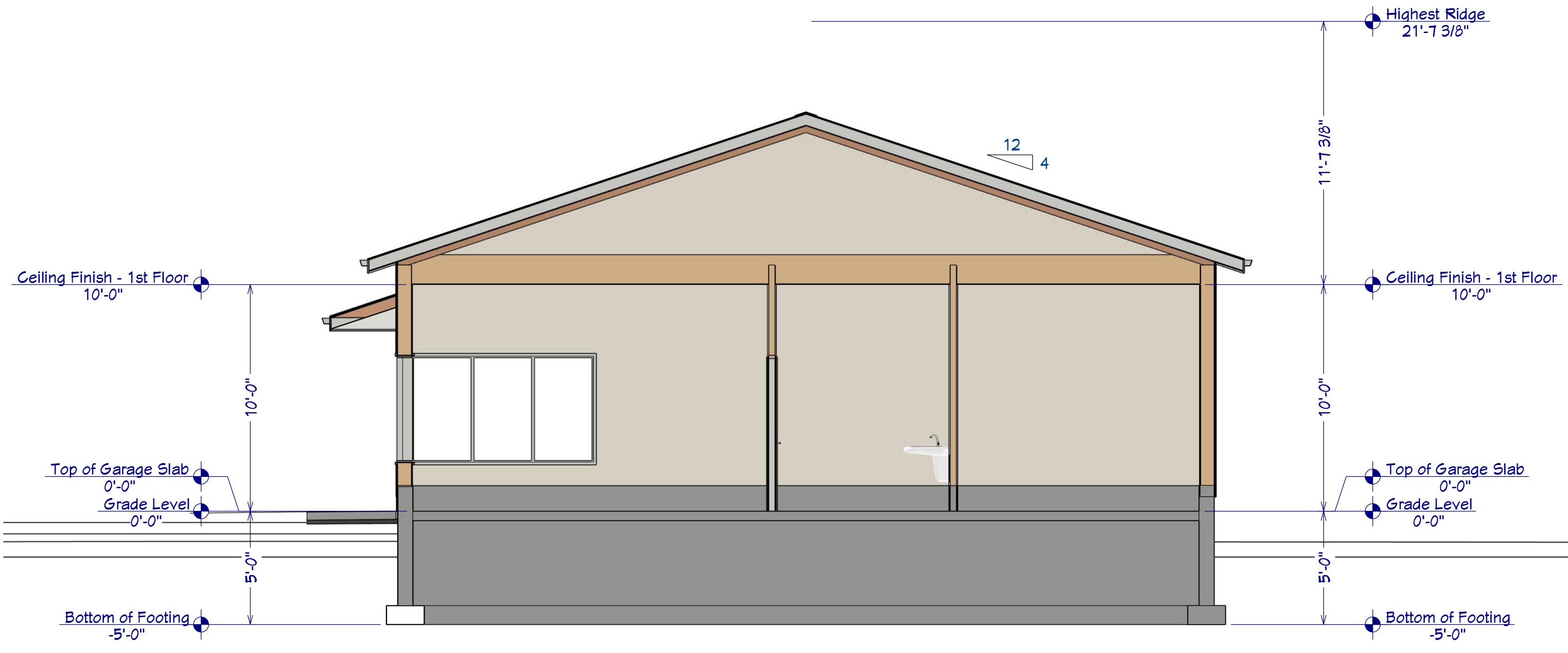
Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

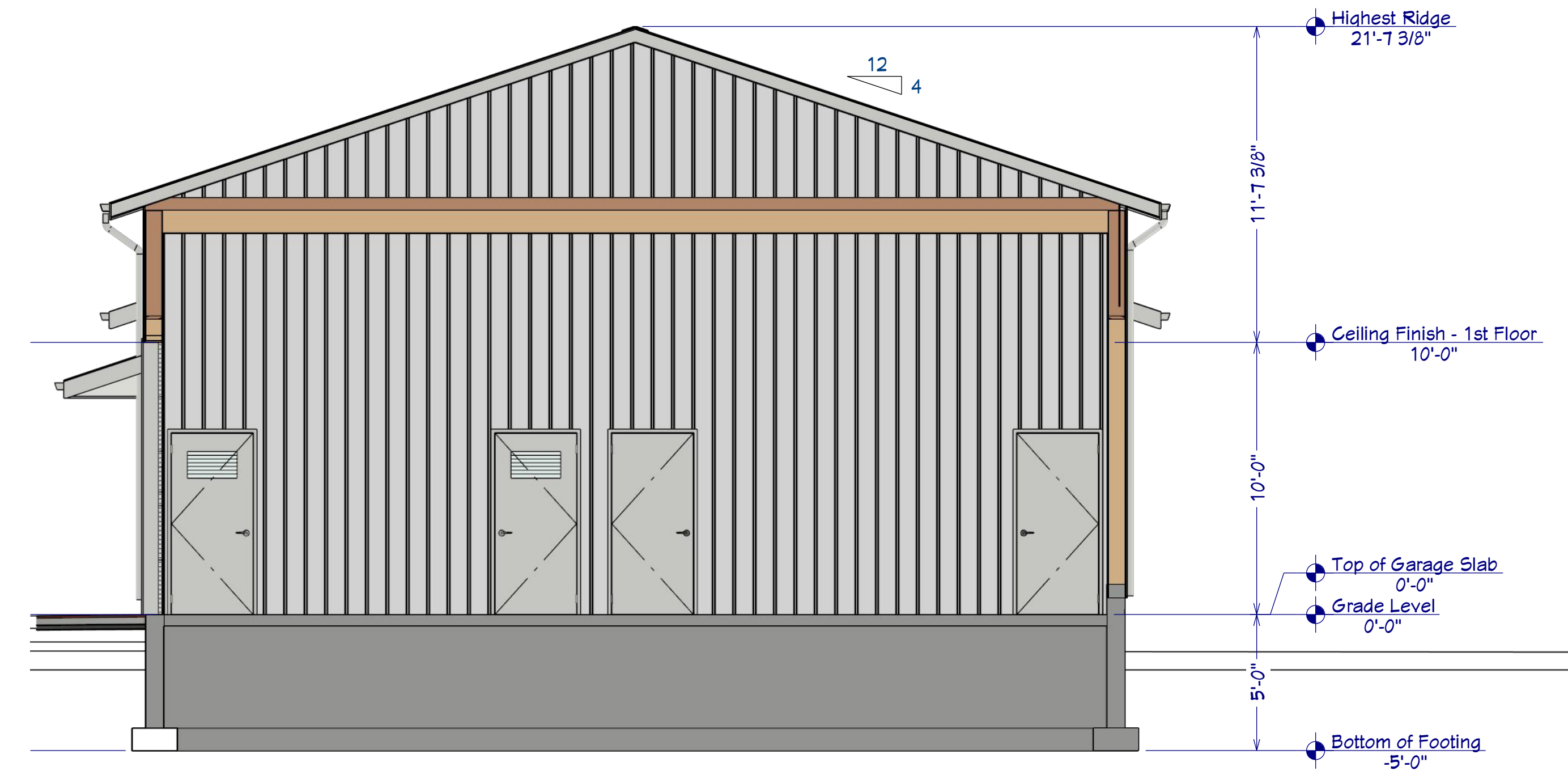
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A-06



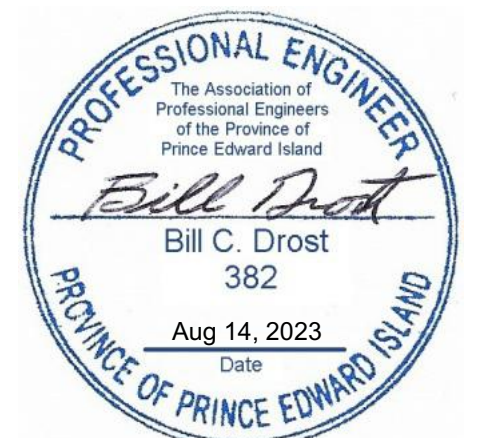
SECTION 1
 SCALE 1/4"=1'-0"

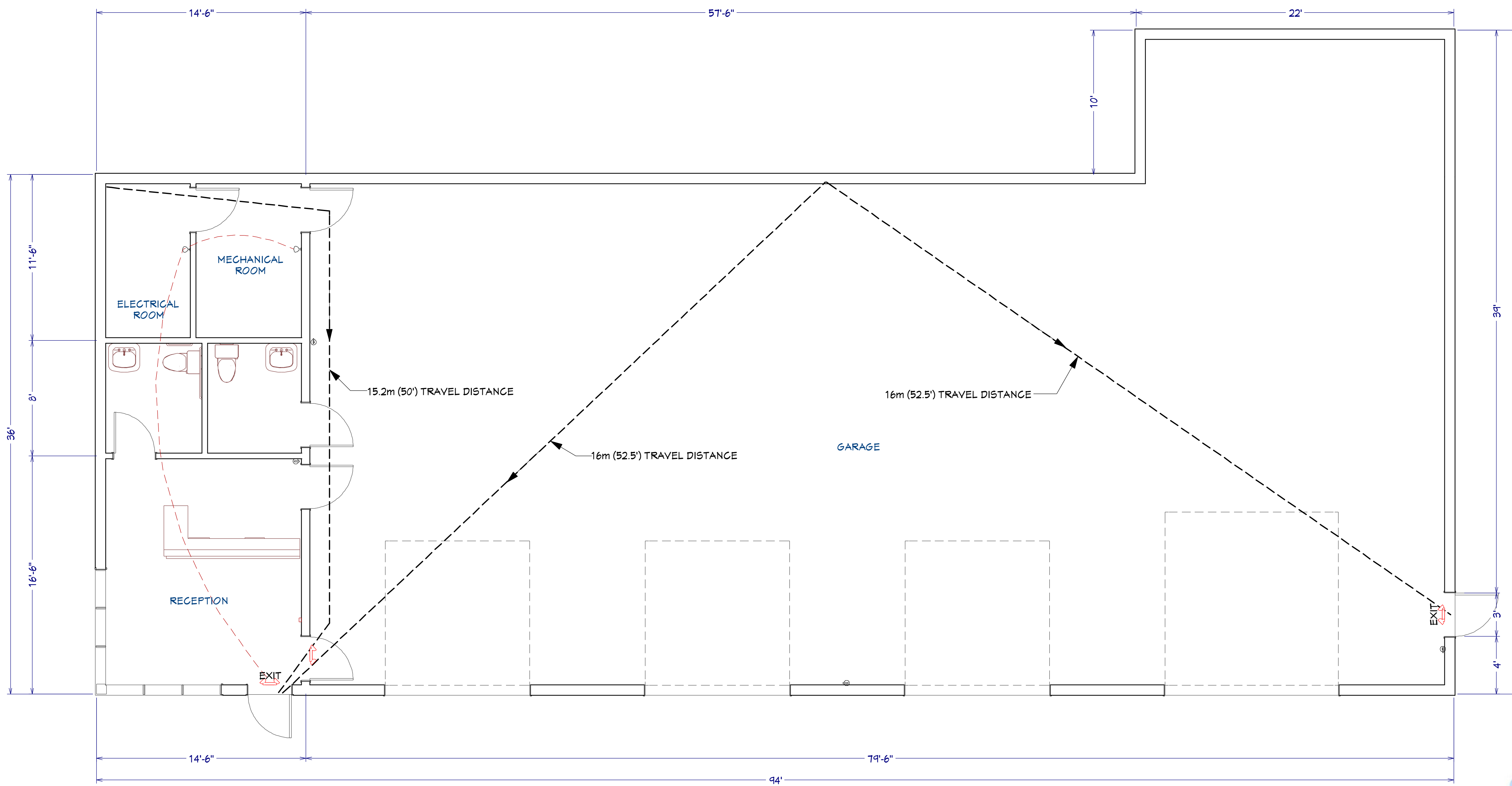


SECTION 2
 SCALE 1/4"=1'-0"



SECTION 3
 SCALE 1/4"=1'-0"





LEGEND

- EMERGENCY LIGHTING/EXIT SIGN COMBO
- EMERGENCY LIGHTING REMOTE HEAD
- FIRE EXTINGUISHER

NOTE: FIRE EXTINGUISHERS SHALL BE 20LB TYPE A-B-C. INSTALL ON WALL BRACKET AT A HEIGHT OF 4' TO THE TOP OF THE EXTINGUISHER. INSTALL 4" X 18" RED DOWN ARROW ABOVE EXTINGUISHER INDICATING LOCATION OF EXTINGUISHER.

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BILL DROST, P.ENG.
 BILDrost@engineer.com
 BAYWINDSCONSULTING.COM
 (902) 303-2767

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Project Name:
BELL'S SERVICE CENTER

Sheet Title:
LIFE SAFETY

Client:
BELL

Scale:
AS NOTED

Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

Drawing:
A-07

Part 9, Code Review Small Buildings

Drawings Reviewed:
 A-00 Rev. 0 Cover Sheet
 A-01 Rev. 0 Site Plan
 A-02 Rev. 0 Floor Plan
 A-03 Rev. 0 Elevations 1 & 2
 A-04 Rev. 0 Elevations 3 & 4

Project Name: BELL'S SERVICE CENTER
Project Number: 23-09
Review By: B DROST **Date:** February 22, 2023
Approved By: B DROST

Legend: [N] Not required [R] Required [NA] Not applicable [C] Confirm requirements or construction details
 Review completed indicated on documents

Code	Description	NBCC Reference
1	GENERAL	
a	Bldg height (3 storeys maximum)	2.1.1.3
b	+1 Storey	2.1.1.3
c	Gross Area (Garage) = 288 m ² max. for Part 9 Professional architect design & review (when gross area > 300m ² or Assembly or Care Occupancy) N - Area of garage and office are under 300 m ² .	2.3
d	Major occupancies Garage - Group F, Division 2 - Firewall Separation - Office, Group D	9.10.2 & Table 9.10.2.1
e	Basement as a separate building	9.10.4.3
f	Shoring details	9.12.1.4
g	Occupant load Employees - 8 max., Customers - 7 max. Total = 12	9.9.2.1(2)
2	FIRE SEPARATION BETWEEN FLOORS & OCCUPANCIES, ROOMS & SPACES	
a	Inter-connected floor spaces	9.9.4.7, 9.10.9.5 & 3.2.8
b	Shaft separation	9.10.1.3(b) & (7)
c	F.R.R. walls, floors and roofs RC Electrical Room walls and ceiling. Firewall between garage and office. 1 hour rating as per 3.10.9.1(3)	9.10.8.17.3k, 3.2.2.7b & 3.2.2.62
d	Permitted openings in wall and ceiling assemblies R - Firestop mechanical and electrical at penetrations	9.10.5.1
e	Floors & roof fire rating based on occupancy RC - None required	Table 9.10.8.1
f	Roof fire rating (sprinkler wares) RC - None required	9.10.8.2
g	Support of rated assemblies R - See firewall detail	9.10.8.3
h	Roof supporting an occupancy (construct as a floor)	9.10.8.6
i	Continuity of fire separation RC - See drawings	9.10.9.2
j	Floor assemblies (exceptions to fire separation requirements)	9.10.9.4
k	Tenancy or occupancy separation RC - See drawings. Applies to electrical room and firewall	9.10.9.11 & 9.10.9.13 to 14

Part 9, Code Review Small Buildings

l	Separation for horizontal service space	9.10.9.10
m	Public corridor separation NA	9.10.9.15
n	Storage and repair garage separation NA	9.10.9.16 & 9.10.9.17
o	Service room separation / Incinerators RC - see electrical room wall and ceiling types	9.10.10.3 & 9.10.10.5
p	Garbage room separation (no chute)	9.10.10.6
q	Firewall RC - see drawings. 4 hour rating required on F-2 separation from D	9.10.11.3, 1.10
r	Reinforced concrete walls RC - see drawings, exits are separated	9.9.8.4
s	Exit through lobby NA	9.9.8.5
t	Egress from dwelling units NA	9.9.9
u	Exit sign location and illumination RC - See drawings	9.9.10.3.5 & 9.9.10.7
v	Sign to basement only NA	9.9.10.8
3	REQUIREMENTS FOR EXITS	
a	2 exits for 60 occ. load on roof NA	9.9.2.1(2)
b	Width of exits and exit corridors RC - See door schedule and drawings	9.9.3.2 & 9.9.3.3
c	Headroom clearance in exits minimum 2100 mm RC - See door schedule and drawings	9.9.3.4(1)
d	Separation of exit	9.9.4.2
e	Protection of exposed exterior exit stair NA	9.9.4.4
f	Protection of window and door in exit NA	9.9.4.5 & 9.9.4.6
g	Appliances or boiler near exit NA	9.9.5.7 & 9.9.5.8
h	Door swing in exit corridors & stairs NA	9.9.6.2
i	Min. door size in corridor, 810 mm x 2030 mm NA	9.9.6.4
j	Door swing from room over 60 persons & exit door NA	9.9.6.5
k	Landing 300 mm wider and longer than door NA	9.9.6.6

Part 9, Code Review Small Buildings

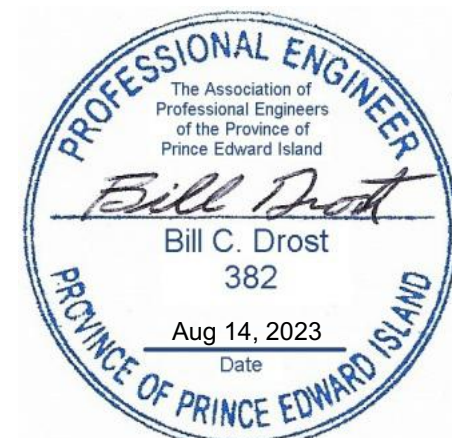
l	Exit door able open from inside without key RC - See door schedules	9.9.6.8
m	Door at corridor to exit in 2 direction NA	9.9.7.1
n	Dead end corridor NA	9.9.7.2
o	2 egress doors to suites RC - see drawings	9.9.7.3
p	Min 2 exits from every storey RC - see drawings	9.9.8.2
q	Single exit permitted under 2 storeys (D.L. < 60) NA	9.9.8.2(2)
r	Reinforced concrete walls RC - see drawings, exits are separated	9.9.8.4
s	Exit through lobby NA	9.9.8.5
t	Egress from dwelling units NA	9.9.9
u	Exit sign location and illumination RC - See drawings	9.9.10.3.5 & 9.9.10.7
v	Sign to basement only NA	9.9.10.8
4	STAIRS, RAMPS, HANDRAILS, & GUARDS	
a	Max. 3 stairs NA	9.8.3.2
b	Riser, tread and nosing NA	9.8.3.1 & 9.8.3.2
c	Min. width NA	9.8.3.3(1)
d	Clear height of 2050 mm for stair NA	9.8.3
e	Landings NA	9.8.4 & 9.8.4
f	Max. 3700 mm between landings NA	9.8.4
g	Clear height of 2050 mm for landings NA	9.8.4
h	Curved stair (exit & non exit) and winders in a stair NA	9.8.5.1 to 9.8.5.3 & 3.4.6.8
i	Max. gradient of ramp (refer also to B/F requirements) NA	9.8.6.2 & 3.8.3.4
j	Level area in ramps NA	9.8.6.3
k	Handrails on stairs, continuous handrail, handrail extension NA	9.8.7.1 to 9.8.7.3

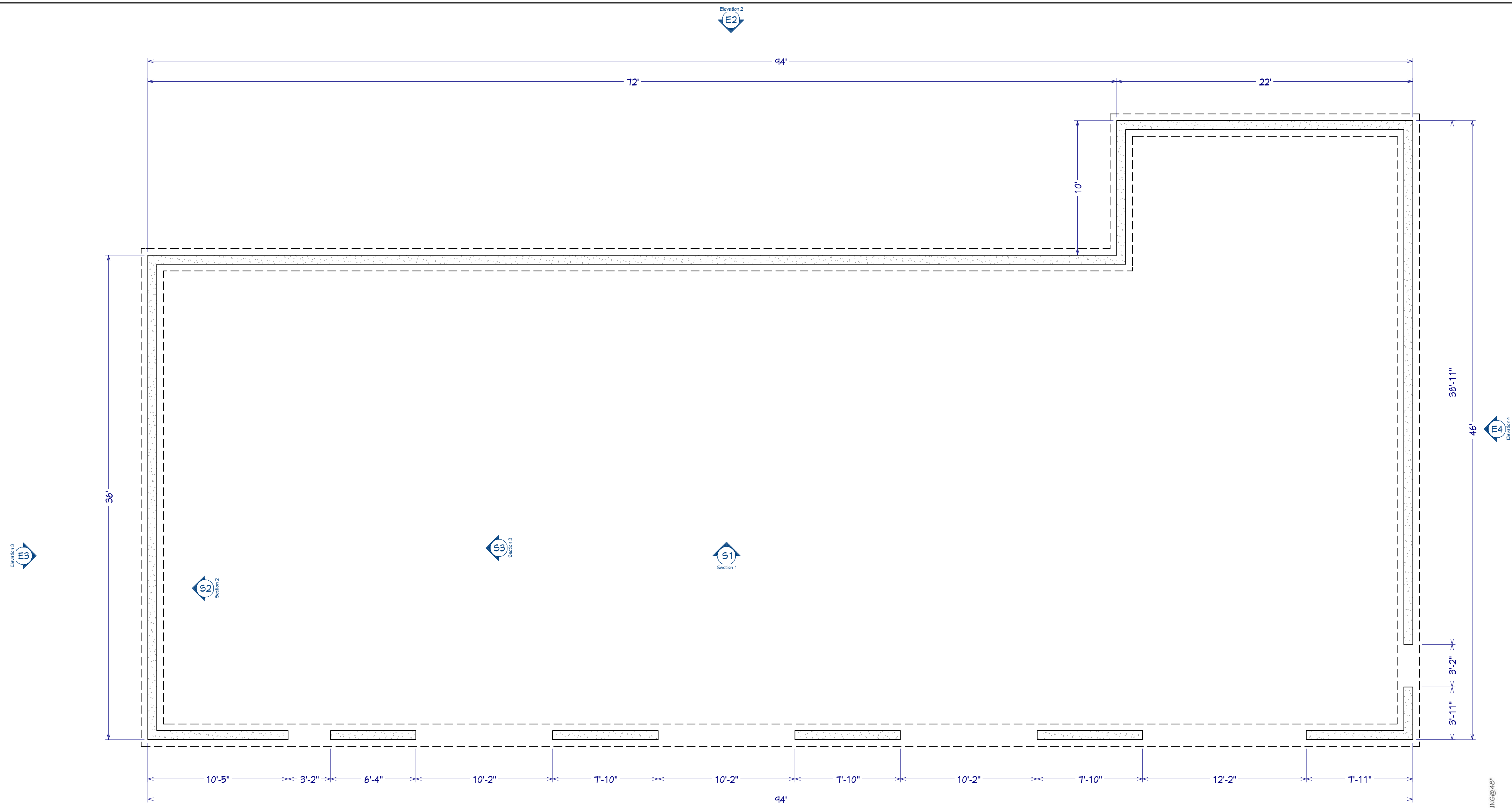
Part 9, Code Review Small Buildings

l	Height and clearance of handrail NA	9.8.7.4 to 9.8.7.5
m	Projection of handrail NA	9.8.7.6
n	Handrail for ramps NA	9.8.7.7
o	Attachment of handrails NA	9.8.7.8
p	Required guards NA	9.8.8.1
q	Height of guards NA	9.8.8.2
r	Curt and guard for garages NA	9.8.8.3
s	Openings through a guard NA	9.8.8.4
t	Design to prevent climbing NA	9.8.8.5
u	Support for exterior concrete stair NA	9.8.9.1
v	Non-skid finish NA	9.8.9.5(2)
w	Open stairway 'D' & 'E' occupancy NA	9.9.4.7 & 9.10.9.5
5	DOORS & WINDOWS	
a	Glass in doors and sidelights RC - See door schedules	9.8.1
b	Visibility of glass or transparent doors NA	9.6.1.4
c	Resistance to forced entry (doors) NA	9.8.6
d	Windows min. area NA	9.7.1.2 Table 9.7.1.2
e	Bedroom windows NA	9.7.1.3
f	Window opening onto a window-well NA	9.7.1.4
g	Windows in public areas (residential occupancy) and forced entry NA	9.7.5 & 9.7.6.1
h	Natural ventilation NA	9.3.2 Table 9.3.2.1
6	Spatial Separation	
a	Protection of steel limits RC - Not required for 1 story construction	9.10.7.1 & 3.2.2.3

Part 9, Code Review Small Buildings

b	Exterior walls meeting at angle RC / NA - same fire compartment and no unprotected openings	9.10.12.3
c	Protection of soffits RC / NA - no dwelling unit, no attic space	9.10.12.4
7	LIGHTING, FIRE ALARM AND FIREFIGHTING	
a	Emergency Lighting for every exit and corridor RC - Integrated in emergency exit signs	9.8.12
b	Emergency exit sign lighting in exit, corridor, or below grade RC - not required but recommended for worker safety	9.9.11
c	Where fire alarm is required RC / NA - not required due to size, number of floors and occupancy	9.10.18
d	Required suite smoke alarms RC / NA - not a dwelling unit	9.10.19
e	Access panel on upper floors NA	9.10.19.1
f	Access to basement NA	9.10.19.2
g	Access for fire dept. equipment (street) RC - access from Victoria Street West and Francis Street	9.10.20.3
h	Fire extinguisher types and location RC - see Life Safety drawing for type and locations	9.10.20.4 NFPA 10 Chapter 6
8	REQUIREMENTS FOR MEZZANINES	
a	Mezzanine (not a storey) NA	9.10.4.1 & 9.10.4.2
b	Termination at vertical fire separation NA	9.10.12.2
c	Exit requirements NA	9.9.8.6
d	Egress facilities (where exits not required) NA	9.9.7.3
9	FIRESTOPPING	
a	Pipes penetrating fire separation NA	9.10.9.6 & 9.10.9.7
b	In concealed spaces in ceiling, roof or attic (unsprinklered, combustible) NA	9.10.15.1 (4) & (5)
c	In concealed space in mansard roofs, canopies or balconies of comb. Construction NA	9.10.15.1 (6)





FOUNDATION PLAN

SCALE 1/4"=1'-0"

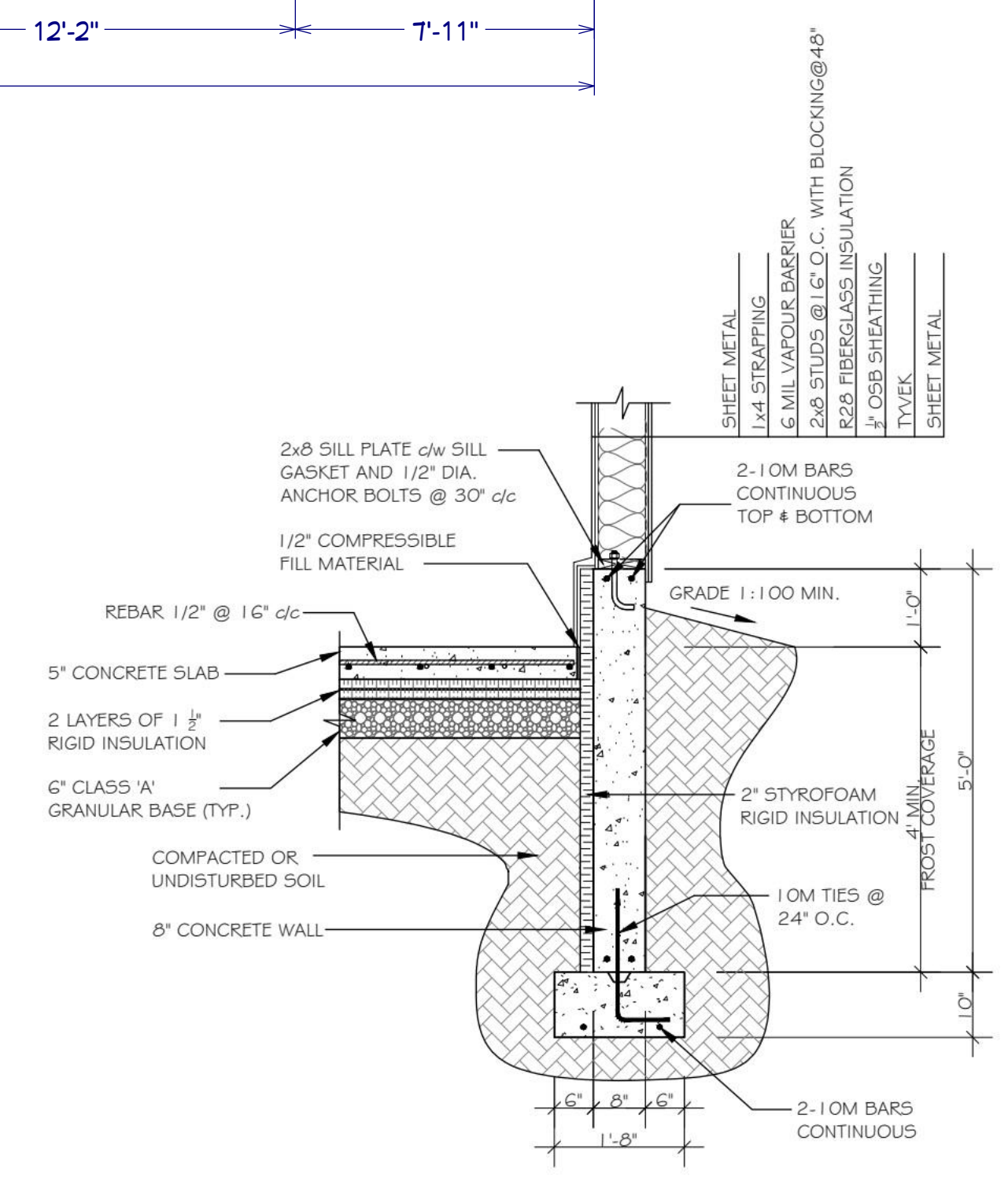
NOTE: COORDINATE OPENING SIZE WITH DOOR SUPPLIER.

Steel A36	W10x15 (68.9 in ²)	AISC 360-16 LRFD
Change material...	Change shape...	Change design spec...
1 Span	1 Load	Continuous Bracing
Add or remove spans...	Edit loads...	Change bracing...

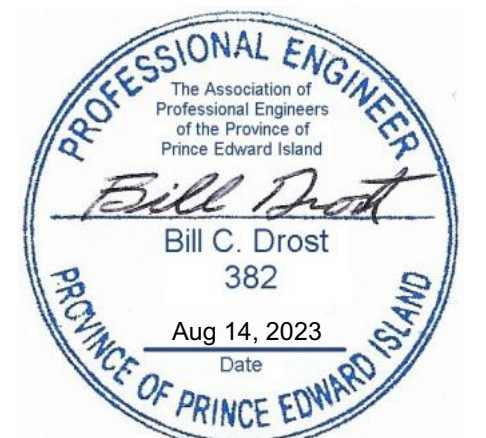
Design OK	AISC 360-16 LRFD - W10x15 Steel A36		
Bending	0.91	Shear	0.26
M _u (Demand)	39.44 kip-ft	M _u (Demand)	13.16 kips
φ M _n (Capacity)	43.20 kip-ft	φ V _n (Capacity)	49.68 kips
Controlling Equation	F2.1: Yielding	Controlling Equation	G2.1: Nominal Shear Strength
Location	0' 0"	Location	0' 0"
Load Combination	1.4D	Load Combination	1.4D

Design OK	AISC 360-16 LRFD		
Deflection	0.91	Design Info	AISC 360-16 LRFD
Based On	Service Cases	Shape Type	W10x15
Controlling Service Case	D + L	Weight	15.00 lbs/ft
Max Dy	-0.36 in = L/400	Self Weight	Included
Live Load Limit	L/950	I _x	69.9 in ⁴
Dead + Live Limit	L/950	I _y	2.89 in ⁴
Snow or Wind Limit	L/950	Cross Section Rotation	0°
Total Load Limit	L/240	Bracing	Continuous

STEEL BEAM SIZING CALCULATION



EXTERIOR WALL DETAIL



Revision:
REV 01. (MAY 4, 2023)
ISSUED FOR PERMITTING AND CONSTRUCTION.

REV 02. (AUG 14, 2023)
ADDED SITE WATER & DRAINAGE PLAN.
CHANGED FOUNDATION WALL.

BILL DROST, P.ENG.
BillDrost@engineer.com
BAYWINDSCONSULTING.COM
(902) 303-2767

ENGINEERING -
CONSULTING -
PROJECT
MANAGEMENT

Project Name:
BELL'S SERVICE CENTER

Sheet Title:
**FOUNDATION
PLAN &
EXTERIOR
WALL DETAIL**

Client:
BELL

Scale:
AS NOTED

Issue Date:
Aug 14, 2023

Drawn by:
Victor Qiao

Drawing:
S-01

Town of Kensington - Request for Decision

Date: September 12, 2022	Request for Decision No: 2022-36
Topic: Variance Request – Bruce Bell, 63 Victoria Street West, PID No. 76711	
Proposal Summary/Background: <p>A request has been received from Bruce Bell for Town Council’s consideration of a side yard variance on the lot setback requirement for PID No. 76711 (63 Victoria Street West). Mr. Bell is in the process of planning a new commercial development of the property with the intent of constructing a four (4) bay mechanical shop, which is a permissible use in the C1 zone. The purpose of Mr. Bell’s request allows him to maximize the use of the lot and will permit additional space for ease of maneuvering large vehicles within the parking area.</p> <p>The side yard requirement in the C1 zone that directly abuts any residential zone is given in the Development Control Bylaw as 15 feet. It is indicated by Mr. Bell that he is requesting the following variance:</p> <ul style="list-style-type: none">• <i>West side of the property: 10.0 ft (66.66% variance) – to permit a 5.0 ft setback</i> <p>“Side Yard” is defined in the <i>Development Control Bylaw</i> as a yard extending from the front yard to the rear yard of a lot between a side lot line and the nearest wall of any building or structure on the lot, and “minimum side yard” means the minimum width of a side yard on a lot between a side lot line and the nearest main wall of any main building or structure on the lot.</p> <p>In 2009, the previous owner (Joe Dyck) of PID No. 76711 (63 Victoria Street W.) submitted a request to Town Council to have the property re-zoned from an R1 (Single Residential) to a C1 (General Commercial) zone. The request was originally denied by Town Council and appealed by Mr. Dyck. IRAC overruled the decision of Town Council and a C1 (Commercial) land designation was applied to the property. At that time, IRAC indicated that the Town could limit the future development of the property by means of the Development Control Bylaw.</p>	
Benefits: <ul style="list-style-type: none">• N/A	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: <p><u>Variations are regulated by Section 18 of the Development Control Bylaw Section 18 states:</u></p> <p>18.1 Minor Variance</p> <ol style="list-style-type: none">1) Council may authorize a minor variance not exceeding 10% from the provisions of this Bylaw if the variance is desirable and appropriate, and if the general intent and purpose of this Bylaw is maintained.2) Authorization for a minor variance shall be documented and recorded in writing.	

- 3) No variance shall be granted where the difficulty experienced is the result of intentional or negligent conduct of the applicant in relation to the property.
- 4) Notwithstanding any other section of this Bylaw, Council may authorize variances in excess of ten (10%) percent variance from the provisions of this Bylaw if Council deems such a variance desirable and appropriate and if such variance is in keeping with the general intent and purpose of this Bylaw.
- 5) Where Council deems that a variance application could have a significant effect on adjacent properties or properties in the general vicinity, Council may require that a public meeting be held.

Section 7.2.3 of the Town's Official Plan states that Council may grant a variance to the provisions of the Development Bylaw where strict compliance would represent an inappropriate burden to the developer and where the general intent of the Plan is upheld.

Commercial development adjacent to residential zones is regulated by Section 10.7 of the Development Control Bylaw as stated:

10.7. Special Requirements- Commercial Zones Adjacent to Residential Zones

- 1) Where a Commercial Development located on lands zoned General Commercial (C1) directly abuts on any residential zone, the following conditions shall be complied with:
 - a) a strip of land not less than 15 ft. (4.5 m.) in width along the lot line within the C1 Zone and adjacent to the residential zone shall be maintained clear of any structure, driveway or parking area and shall be adequately landscaped to provide a visual buffer
 - b) any exterior lighting or illuminated sign shall be so arranged as to deflect light away from the adjacent residential zone; and
 - c) outdoor storage shall be prohibited adjacent to a residential zone unless it is hidden from view by means of a landscaped buffer hedge of adequate size or architectural screening such as a wall, fence or other appropriate structure.
- 2) Notwithstanding any other provisions of this Bylaw, Council may, for special cause, authorize variances from the provisions of these regulations within the Commercial zone in regards to lot area and width, and front, side and rear yard minimum depth.

Such variances to be granted only where:

- a) Council deems no inconvenience or nuisance for neighbouring properties would be created,
- b) the variance is desirable or necessary in keeping with the present development of the Commercial zone, and,
- c) all other provisions of this Bylaw are met including the approval of the Fire Marshal where appropriate.

Staff reviewed the variance request in consultation with Hope Parnham of DV8 Consulting, Ms. Parnham expressed concern about supporting a reduced setback without seeing a survey plan that shows the location of the house on PID No. 80853 with respect to the shared boundary, and to give consideration for the impact the new building would have on bordering properties. Mr. Bell has requested that Town Council consider his variance request prior to the completion of a land survey.

Mr. Bell noted his attempt to discuss the variance with both adjacent property owners. To date, he has contacted one neighbouring property owner, who shared initial support for the proposed development. Town staff has not received written support from either property owner.

With consideration given to the extent of Mr. Bell's requested 10.0 ft variance (66.66%) permitting a 5.0 ft setback, the proximity to the neighbouring residential properties, and the nature of the business, it is recommended by the Towns Development Control Officers that Town Council consider and approve a 5.0 ft variance (33.33%) which would permit a 10.0 ft setback on the West side yard of the property with the addition of the following conditions:

1. Written support from the current property owners of PID No. 80853 (4 Francis Street) and PID No. 76661 (65 Victoria Street West)
2. Consolidation of PID No. 76711 and PID No. 80861
3. Submission of a survey plan & detailed site plan

Options:

1. Approve the variance as recommended by Town Staff.
2. Approve the variance request as submitted by Bruce Bell.
3. Not Approve the variance request.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

That Town Council consider following resolution:

WHEREAS an application has been received from the owner of PID No. 76711 (63 Victoria Street West) for a variance on the side yard requirements for the property;

AND WHEREAS the applicant of the lot is intent on constructing a four (4) bay mechanic shop on the property;

AND WHEREAS the variance has been reviewed against the Development Control Bylaw and the Official Plan and are deemed to be in general compliance therewith;

BE IT RESOLVED THAT Town Council approve a variance application from Bruce Bell, being the owner of PID No. 76711 (63 Victoria Street W.), to reduce the side yard requirement from 15 feet to 10.00 feet on the west side of the lot with the addition of the following conditions:

- 1. Written support from the current property owners of PID No. 80853 (4 Francis Street) and PID No. 76661 (65 Victoria Street West);***
- 2. Consolidation of PID No. 76711 and PID No. 80861;***
- 3. Submission of a survey plan.***

Lot to be Consolidated

**PID No.
80853**

**Proposed
Development**

**PID No.
76711**

**PID No.
76661**

Town of Kensington - Request for Decision

Date: May 5, 2023	Request for Decision No: 2023-23 (Office Use Only)
Topic: Consolidation of lands of Bruce Bell PID No. 76711 & 80861	
Proposal Summary/Background: The attached consolidation plan # 20257-C01, dated April 11, 2023, drawn by Locus Survey's Ltd. was submitted by Bruce Bell, owner of PID No. 76711 (63 Victoria Street W.) and PID No. 80861 (2 Francis Street), along with a request to consolidate the properties into a singular parcel to facilitate the future development of a commercial mechanic garage. Town Council previously approved a 10.0 ft (66.66%) variance, permitting a 5.0 ft setback on the West side of the property at their regular September 2022 meeting. The consolidation of PID No. 76711 and PID No. 80861 was listed as a condition within the approval. Attached to this request for decision is the proposed plan of consolidation. <i>**Note that the approval being requested at this time is for the consolidation of the property only, and not for the overall development of the property. It is anticipated that a development permit application will be brought forward for approval at the June 12, 2023 regular meeting of Town Council.</i>	
Benefits: <ul style="list-style-type: none">• N/A	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: Development Control Bylaw Considerations The current zoning (land use) of the properties is as follows: PID NO. 76711 (63 Victoria Street W.) – C1 – General Commercial Zone	

PID NO. 80861 (2 Francis Street) – R1 – Single Residential Zone

The PID NO. 80861 (2 Francis Street) portion of the lot will be assigned a C1 zoning designation through the Zoning and Subdivision Control (Development) Bylaw Review process.

Lot subdivisions and consolidations are dealt with under section 20 of the Town’s Development Control Bylaw. While section 20 deals primarily with larger scale subdivisions, i.e. multi-lot development, section 20.9 allows Council to approve applications for single lot subdivisions, partial lots, and lot consolidations at its discretion, having regard for only those provisions of the Bylaw which it deems applicable to each individual application, provided the application conforms with all other sections of the Bylaw.

Staff have reviewed the preliminary consolidation plan and find it in general compliance with the Development Control Bylaw. The consolidation is supported by the policies of the Official Plan.

Options:

1. Approve the lot subdivision/consolidation, as recommended.
2. Not approve lot subdivision/consolidation.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

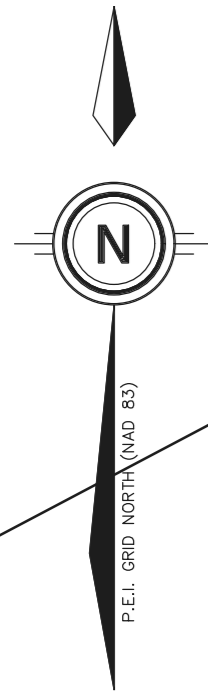
Source of Funding:

N/A

Recommendation:

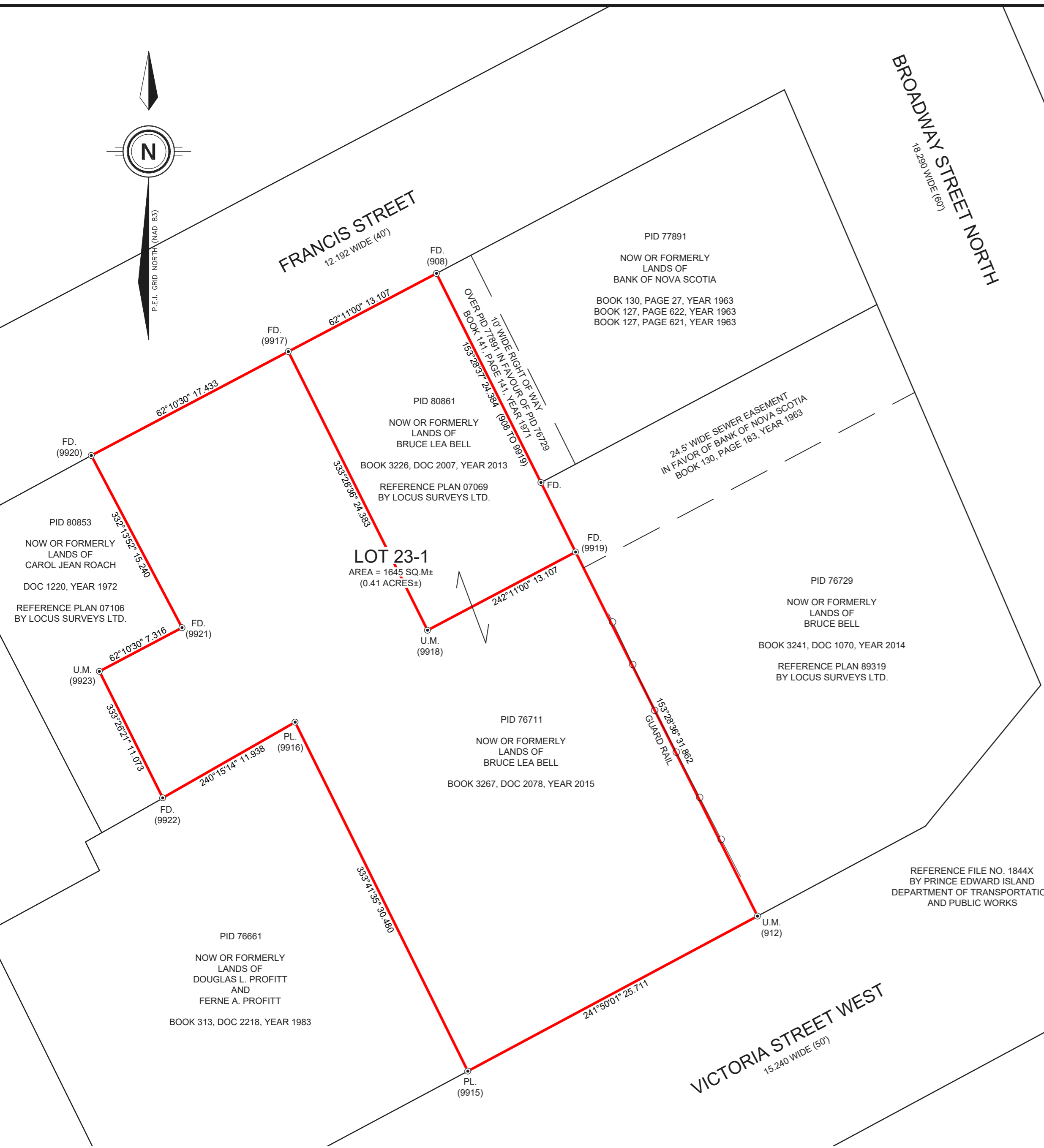
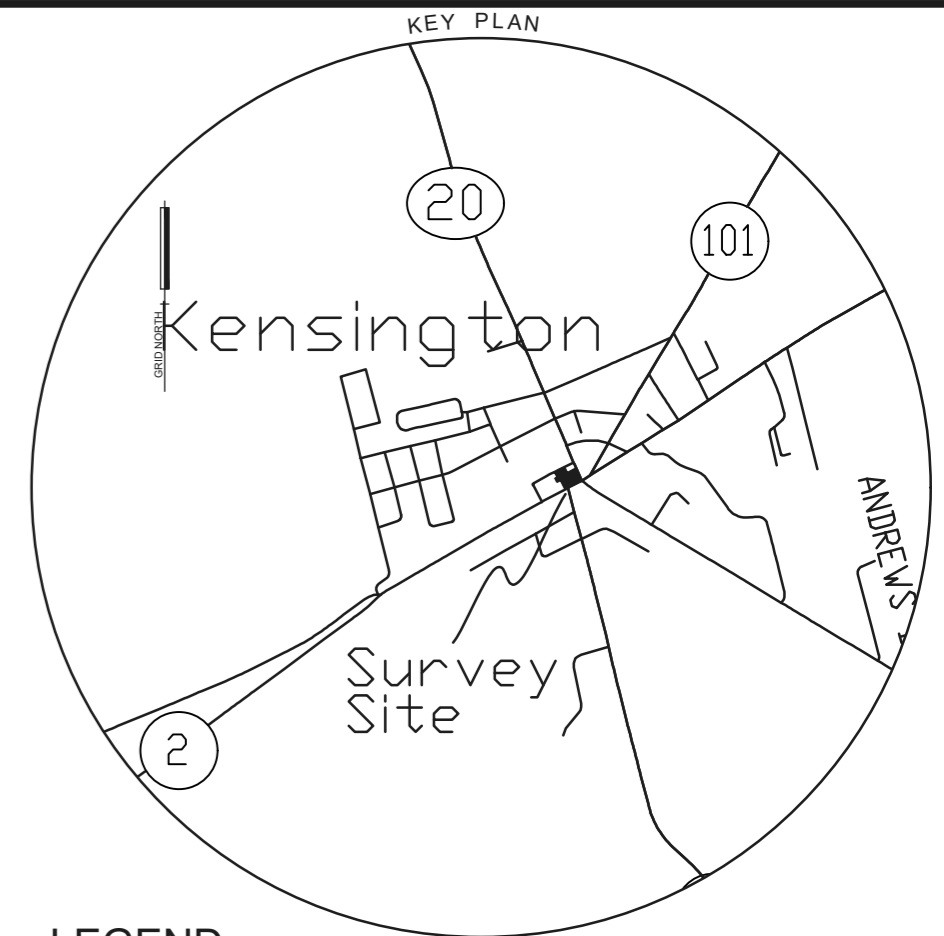
It is recommended that Town Council consider and adopt the following resolution:

BE IT RESOLVED THAT Town Council approve consolidation plan # 20257-C01 as the plan of consolidation for PID No. 80861 and PID No. 766711, being lands of Bruce Lea Bell.



NAD83 (C.S.R.S.) COORDINATES
P.E.I. DOUBLE STEREOGRAPHIC PROJECTION
EXPRESSED IN METRES

Point	Northing	Easting
908	709830.756	350960.927
912	709780.429	350986.042
9915	709768.292	350963.376
9916	709795.615	350949.868
9917	709824.635	350949.337
9918	709802.818	350960.225
9919	709808.938	350971.815
9920	709816.496	350933.921
9921	709803.011	350941.021
9922	709789.692	350939.503
9923	709799.596	350934.551



APPROVAL STAMP

REFERENCE FILE NO. 1844X
BY PRINCE EDWARD ISLAND
DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS

- LEGEND:**
- PL. PLACED SURVEY MARKER
 - FD. FOUND SURVEY MARKER
 - PL. PLACED
 - FD. FOUND
 - P.I.D. NO. PROPERTY IDENTIFICATION NUMBER
 - SQ.M. SQUARE METRES
 - U.M. UNMONUMENTED POINT

NOTES:

FIELD SURVEYS WERE CARRIED OUT ON JUNE 24, 2021.

THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.

DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.

COORDINATES SHOWN HEREON ARE DERIVED FROM OBSERVATIONS TO LOCAL FOUND SURVEY MARKERS. PLANE COORDINATES PUBLISHED THEREON ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM, NAD83 (CSRS).

THE DESIGNATOR, LOT 23-1, ORIGINATES WITH THIS DRAWING.

PID 76711 AND PID 80861 ARE TO BE CONSOLIDATED TO CREATE LOT 23-1.

FINAL APPROVAL IS REQUESTED FOR LOT 23-1.

LOCUS SURVEYS LTD.
16 PARK ROAD
P.O. BOX 35
KENSINGTON, P.E.I.
C0B 1M0
PHONE 902-836-3823

Plan of Survey Showing
LOT 23-1
Being a Consolidation
Lands of BRUCE LEA BELL

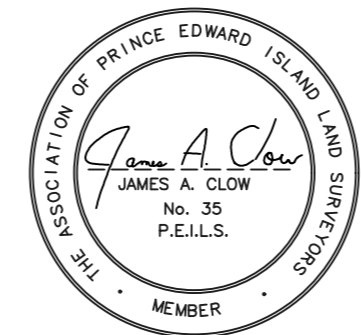
PID 76711 AND 80861
KENSINGTON
LOT/TOWNSHIP 19
COUNTY OF PRINCE
PROVINCE OF PRINCE EDWARD ISLAND

SURVEYOR'S CERTIFICATE

I, JAMES A. CLOW, PRINCE EDWARD ISLAND LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 11TH DAY OF APRIL, 2023

James A. Clow
JAMES A. CLOW, P.E.I.L.S.



Town of Kensington - Request for Decision

Date: September 7, 2023	Request for Decision No: 2023-43 (Office Use Only)
Topic: Development Permit Application – EW Brown Holdings	
Proposal Summary/Background: A development permit application has been received from EW Brown Holdings, owner of Pine Acres RV Ltd., for the construction of a 100’ x 38’ storage building on their property located along Five Lanes Drive in the new Business Park (PID No. 76216).	
Benefits: <ul style="list-style-type: none">• Supports growth of an existing business.	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: The development permit application was reviewed against the Town’s Development Control Bylaw and is found to be in general compliance therewith. The applicant will be required to secure a building permit from the Province of PEI once a development permit is approved by the Town.	
Options: <ol style="list-style-type: none">1. Approve the development permit application, as proposed.2. Not approve the development permit application.3. Refer the matter(s) back to staff for further direction and deliberation.	
Costs/Required Resources: N/A	Source of Funding: N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolution:

BE IT RESOLVED THAT Town Council approve a development permit application for EW Brown Holdings for the construction of a 100' by 38' storage building on their property located along Five Lanes Drive in the Kensington Business Park (PID No. 76216).



Mailing Address:
55 Victoria Street E
PO Box 418
Kensington, PE
C0B 1M0
Tel: 902-836-3781
Fax: 902-836-3741
Email: CAO@kensington.ca
Website: www.kensington.ca

For Office Use Only	
Permit #:	
Date Received:	
Date Approved:	
PEI Planning:	
Permit Fee: \$	<input type="checkbox"/> Paid

DEVELOPMENT PERMIT APPLICATION

I. Property Information

Project Address: 24965 ROUTE 2, KENSINGTON Property Tax Number (PID): 71208-000
 Lot No.: _____ Subdivision Name _____ Current Zoning: _____
 Are there any existing structures on the property? No Yes, please describe:
SHOP BUILDING

Land Purchased from EDWIN TWENBY BROWN Year Purchased 2006

Location of Development	Property Size
<input type="checkbox"/> North <input type="checkbox"/> East	Road Frontage _____ Acreage <u>3.1</u>
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth _____ Area sq. ft. _____

2. Contact Information

Name: ETW BROWN HOLDINGS Address: 24965 RT 2
 APPLICANT Phone: 902 936 5040 Cell: 902 459 4232 KENSINGTON, PE C0B 1M0
 Email: dineacresrubs@ymail.com Postal Code: C0B 1M0

Same as Above:
 Name: _____ Address: _____
 OWNER Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

Name: SPRING VALLEY BUILDING Address: 24531 DE-2
 CONTRACTOR, ARCHITECT OR ENGINEER Phone: 836-4289 Cell: _____ KENSINGTON, PE
 Email: _____ Postal Code: C0B 1M0

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private

Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached
NOT NEEDED

4. Development Description

New Building Renovate Existing Addition Demolition Other _____

<input type="checkbox"/> Single Family (R1)	<input type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Semi-Detached (R2)	<input type="checkbox"/> Industrial (M1)	<input type="checkbox"/> Accessory Building	<u>Pole Barn</u>
<input type="checkbox"/> Multi-Unit Res. (R3)	<input type="checkbox"/> Mini Home (RMI)	<input type="checkbox"/> Decks/Fence/Pools	

Type of Foundation	External Wall Finish	Roof Material	Chimney
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
1	0	0	Width <u>36'</u> Length <u>100'</u>

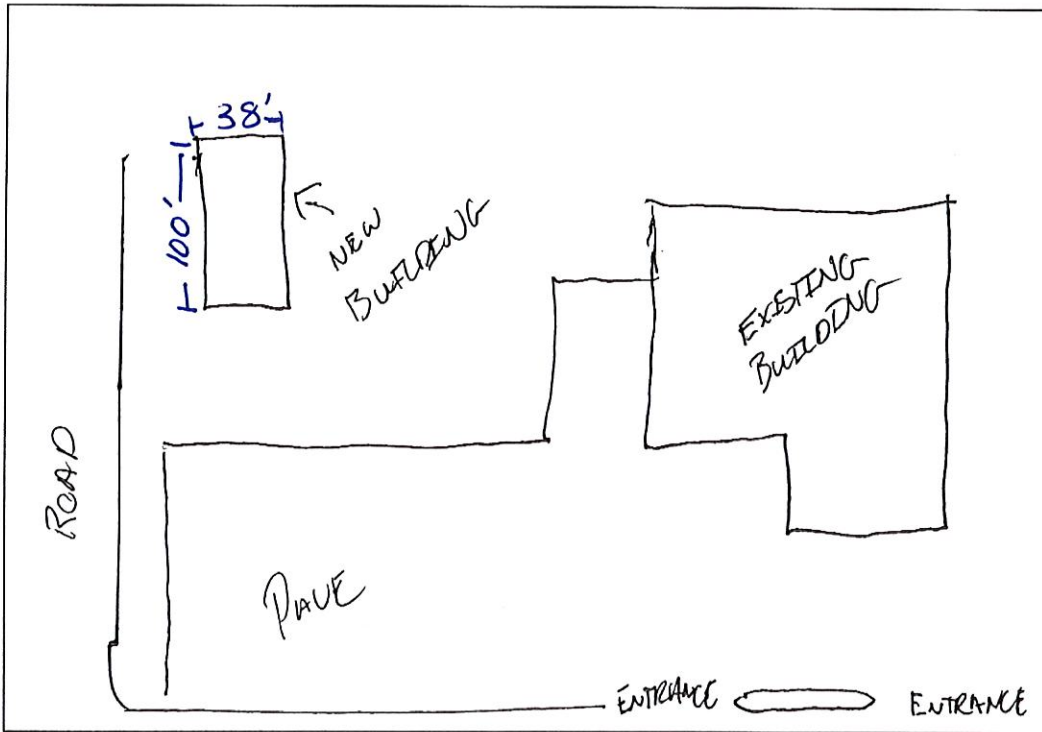
Detailed Project Description: WE WANT TO BUILD A PALE BARN FOR STORAGE USE IN THE BACK FIELD

Estimated Value of Construction (not including land cost): \$45,000.

Projected Start Date: 07/01/23 Projected Date of Completion: 08/30/23

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.

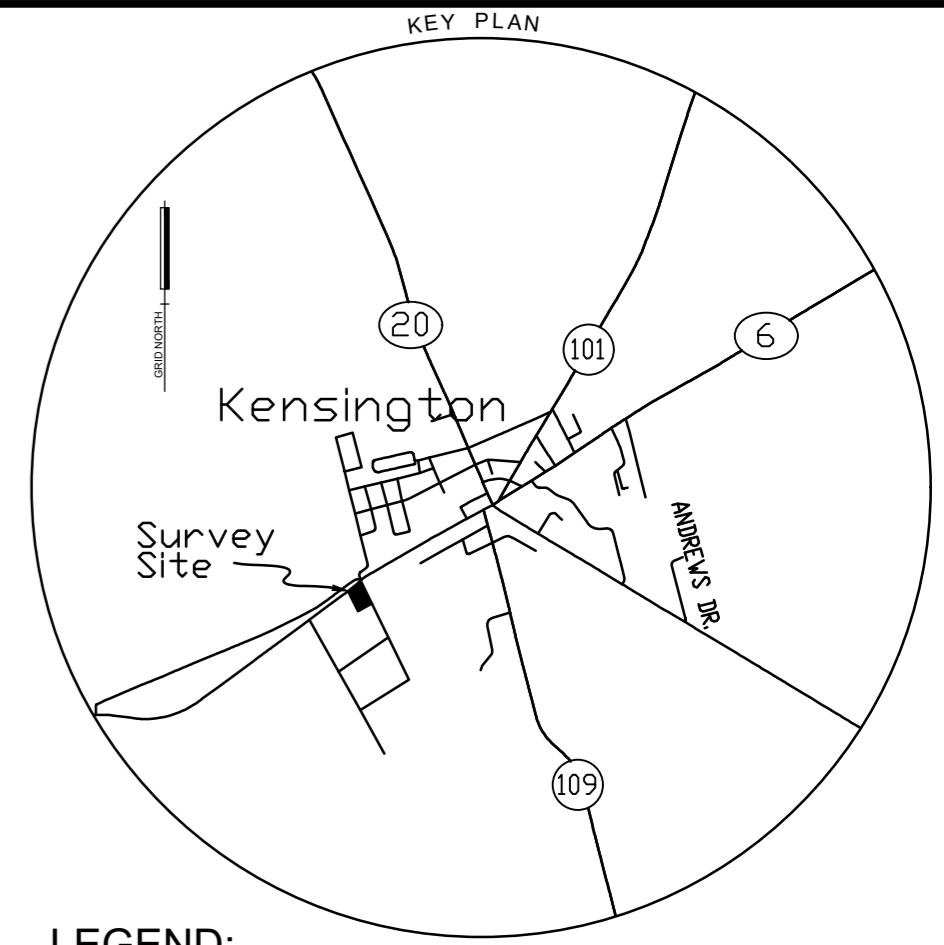
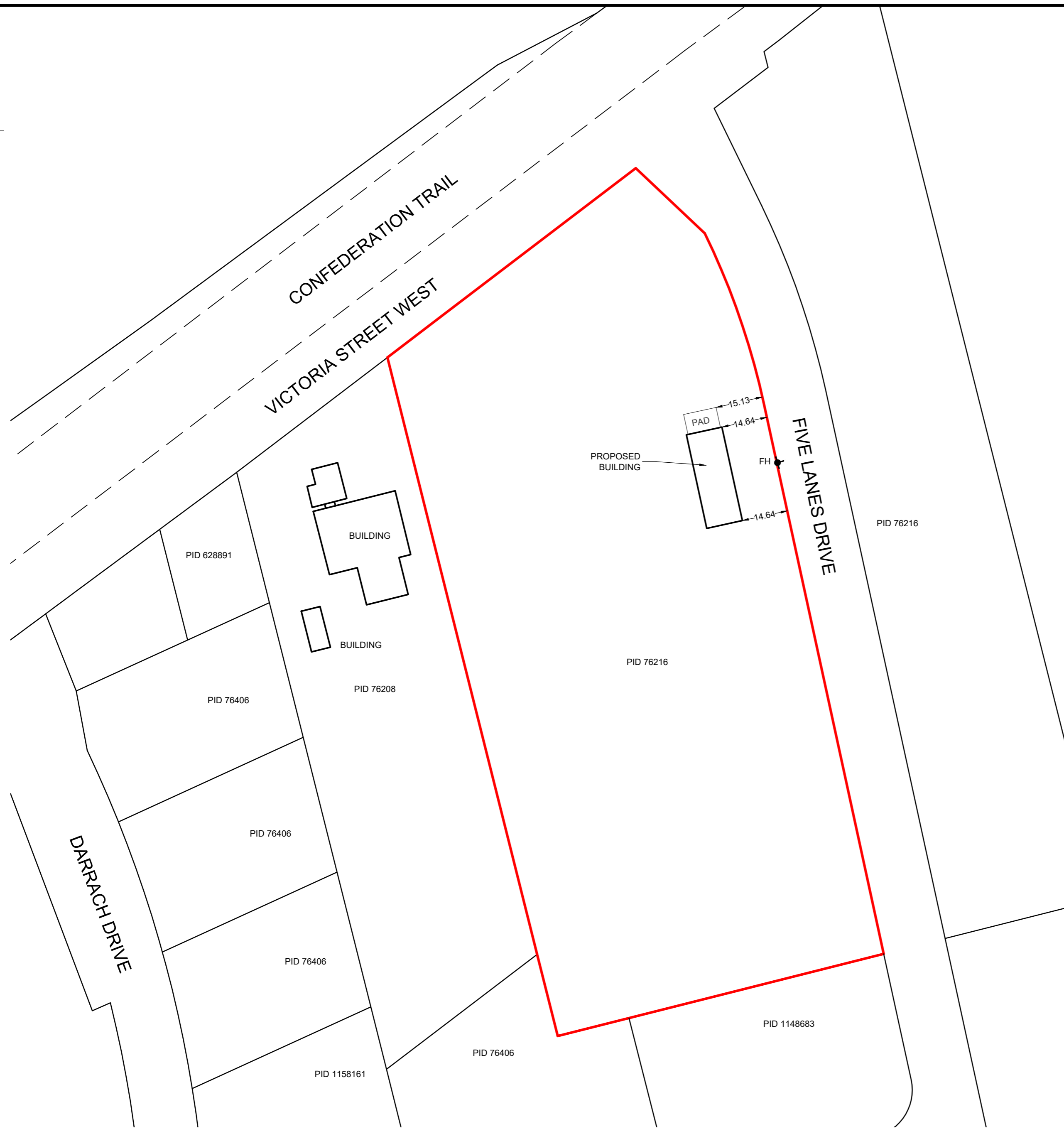
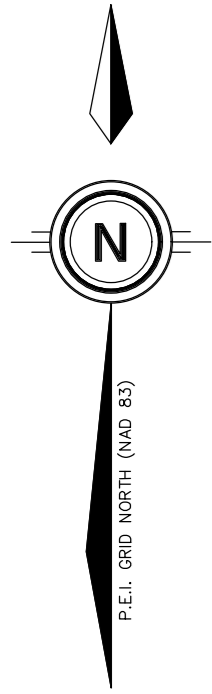


I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
7. I agree to comply with all laws of Canada, Province of Prince Edward Island, and Bylaws of the Town of Kensington pertaining to the construction/and use of the development applied for herein.
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant [Signature] Date: MAY 25/23



LEGEND:
CB CATCH BASIN
FH FIRE HYDRANT

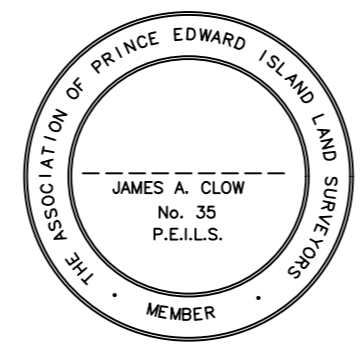
NOTES:
FIELD SURVEYS WERE CARRIED OUT ON JULY 11, 2023.
THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.
DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.

LOCUS SURVEYS LTD.
16 PARK ROAD
P.O. BOX 35
KENSINGTON, P.E.I.
C0B 1M0
PHONE 902-836-3823

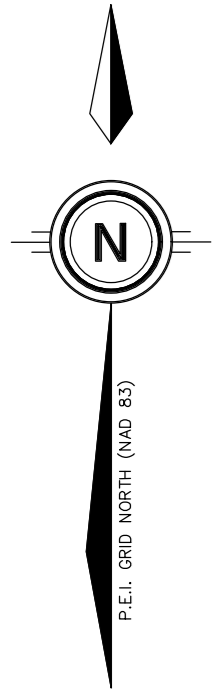
Site Plan Showing
Proposed Development on Lands of
E & W BROWN HOLDINGS INC.

PID 76216
KENSINGTON
LOT/TOWNSHIP 19
COUNTY OF PRINCE
PROVINCE OF PRINCE EDWARD ISLAND

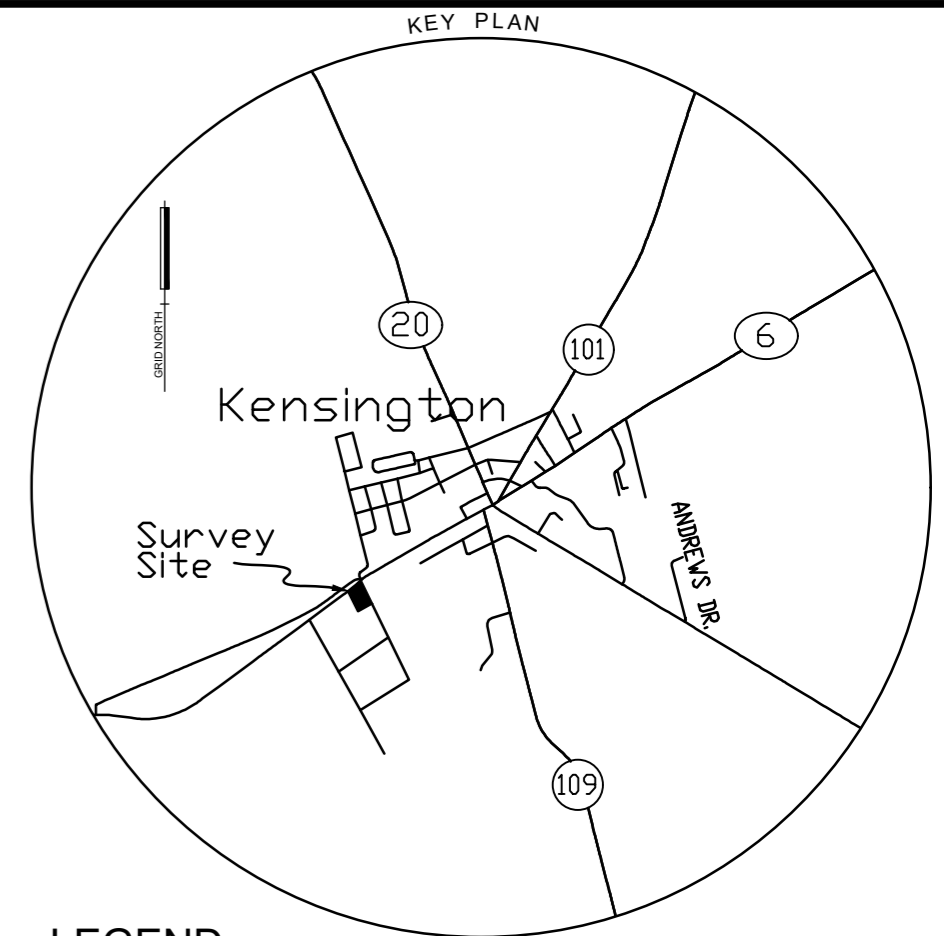
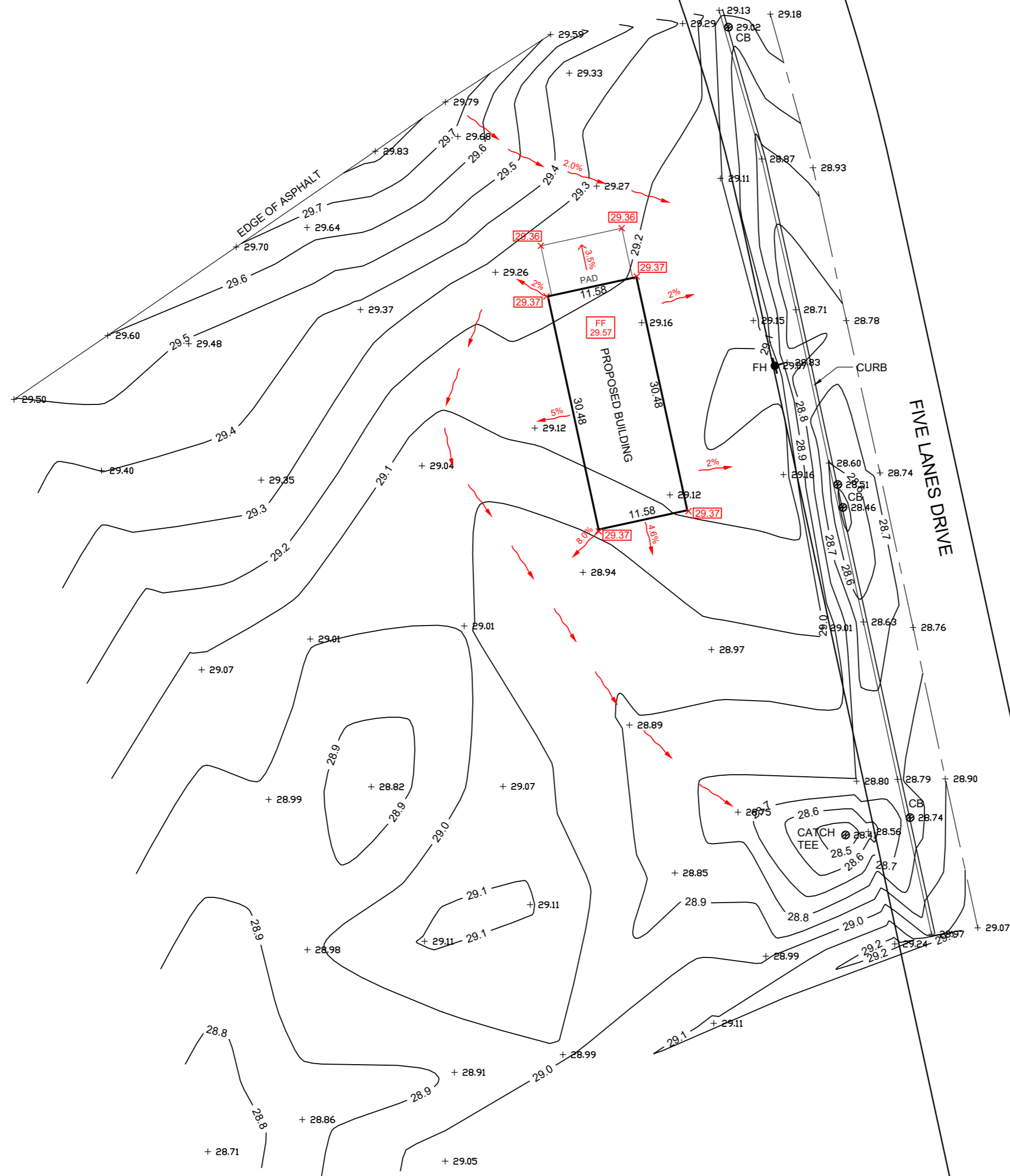
PREPARED BY:
DATED THIS 22ND DAY OF AUGUST, 2023
DRAFT
JAMES A. CLOW, P.E.I.L.S.



0 10 20 40 60
SCALE: 1:1,000 (metric)
DATE: AUGUST 22, 2023
DWG NO: 23163-K01



VICTORIA STREET WEST



LEGEND:

- CATCH BASIN
- FIRE HYDRANT
- DIRECTION OF FLOW

NOTES:

- FIELD SURVEYS WERE CARRIED OUT ON JULY 11, 2023.
- THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.
- COORDINATES SHOWN HEREON ARE DERIVED FROM OBSERVATIONS TO LOCAL PEI CONTROL MONUMENT 3927 WITH AN ELEVATION OF 35.19



LOCUS SURVEYS LTD.

16 PARK ROAD
P.O. BOX 35
KENSINGTON, P.E.I.
C0B 1M0

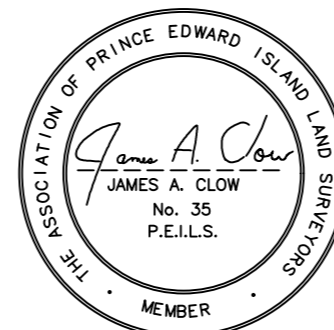
PHONE 902-836-3823

Drainage Plan Showing
Proposed Development on Lands of
E & W BROWN HOLDINGS INC.

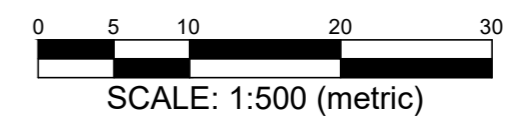
PID 76216
KENSINGTON
LOT/TOWNSHIP 19
COUNTY OF PRINCE
PROVINCE OF PRINCE EDWARD ISLAND

PREPARED BY:

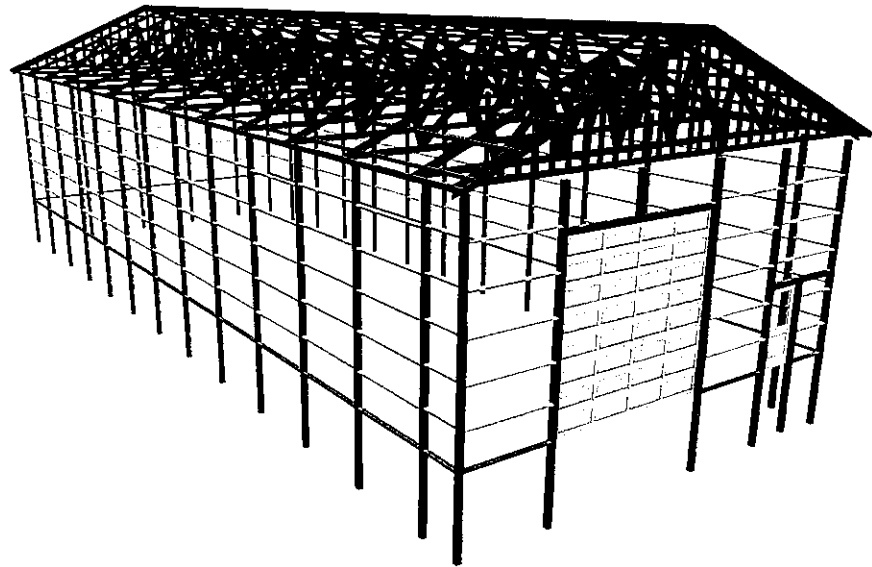
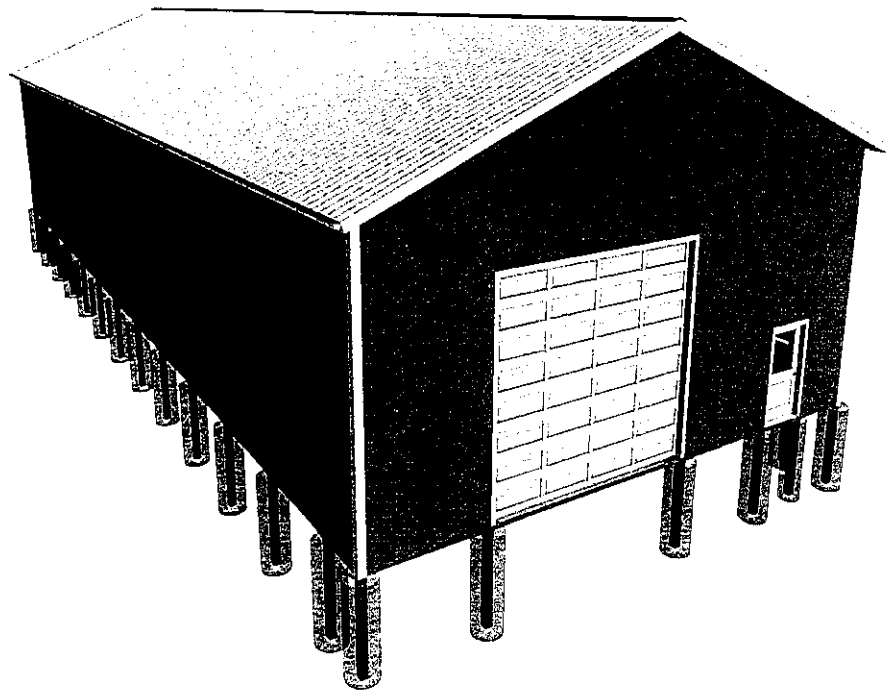
DATED THIS 2ND DAY OF AUGUST, 2023



James A. Clow
JAMES A. CLOW, P.E.I.L.S.



DATE: AUGUST 2, 2023
DWG NO: 23163-D01



1 PERSPECTIVE
A-1 SCALE NTG

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING TITLE:
OVERVIEW

PROJECT NAME:
POLE BARN

DATE:

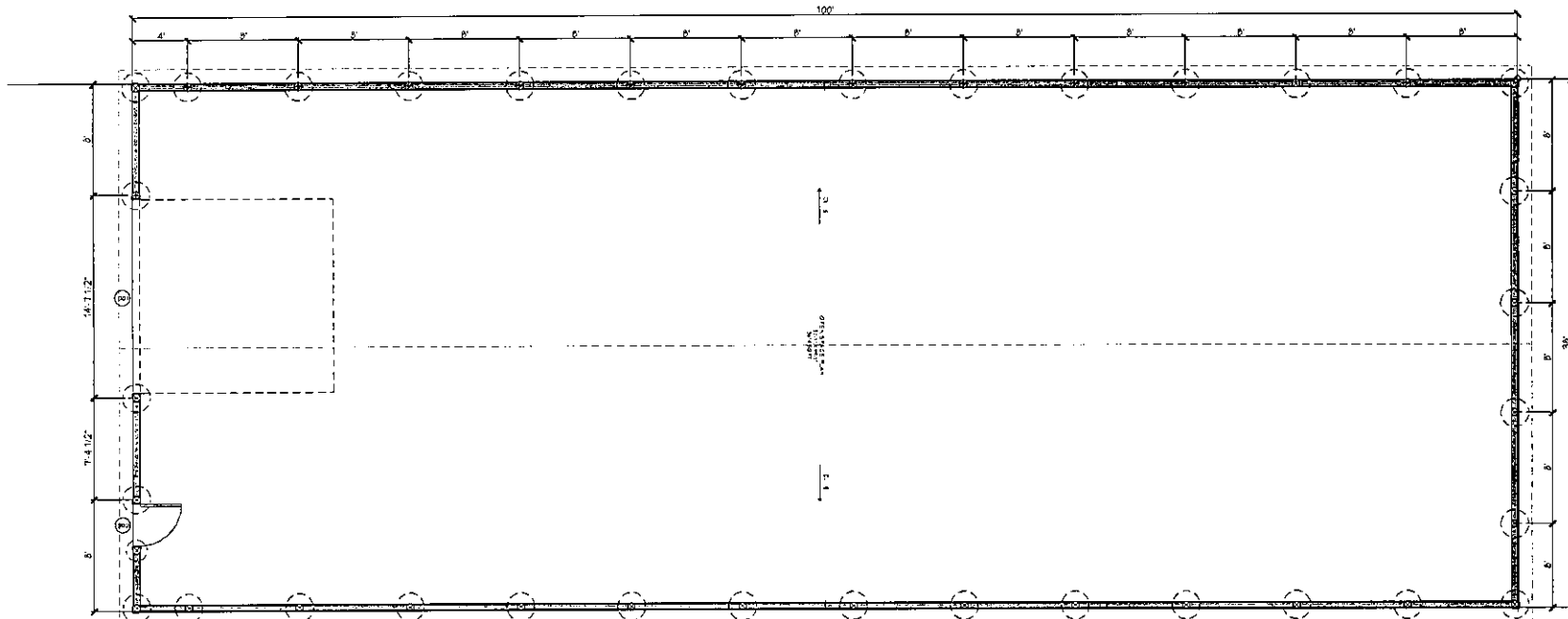
4/24/2023

SCALE:

AS NOTED

SHEET:

A-1



1 FIRST FLOOR PLAN
A-2 SCALE N.T.S.

DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	COMMENTS
	D01	1	160"	160"	
	D02	1	36"	60"	

2 DOOR SCHEDULE
A-2 SCALE N.T.S.

REVISION TABLE	DESCRIPTION
NUMBER	DATE

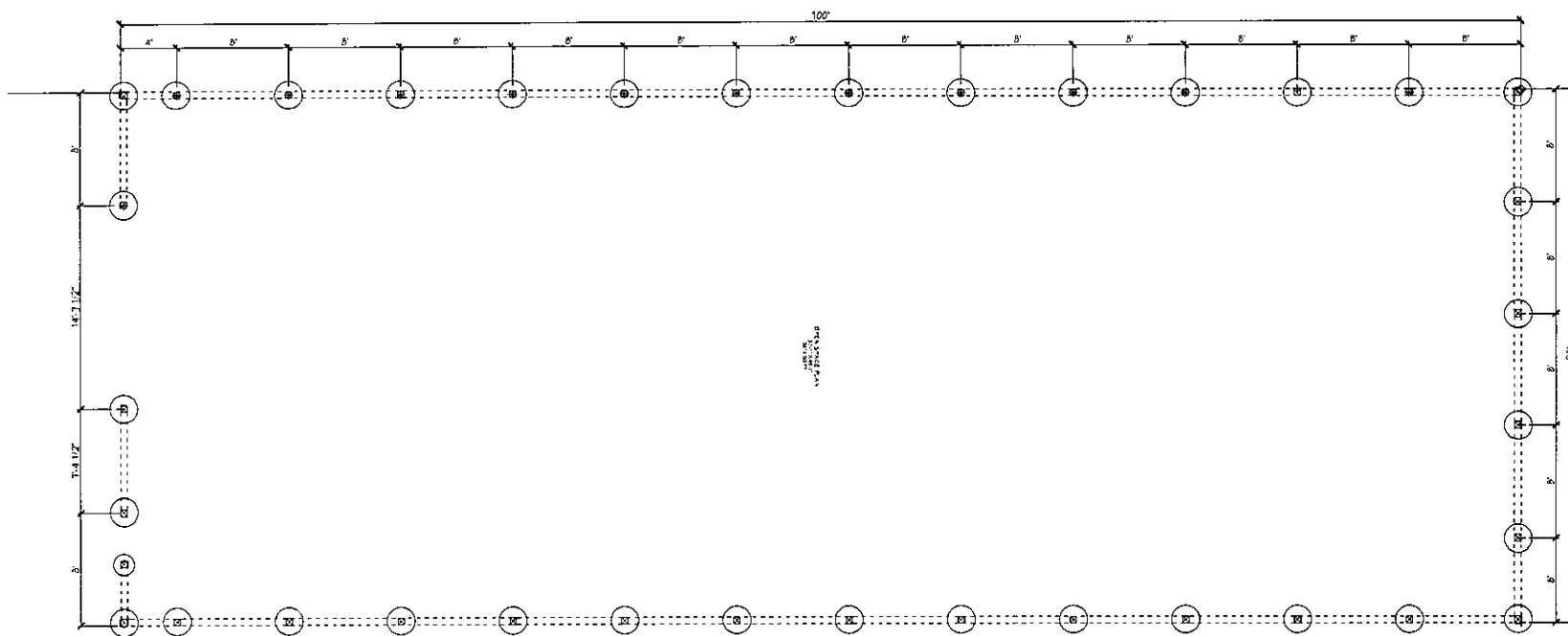
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FIRST FLOOR PLAN

PROJECT NAME:
POLE BARN

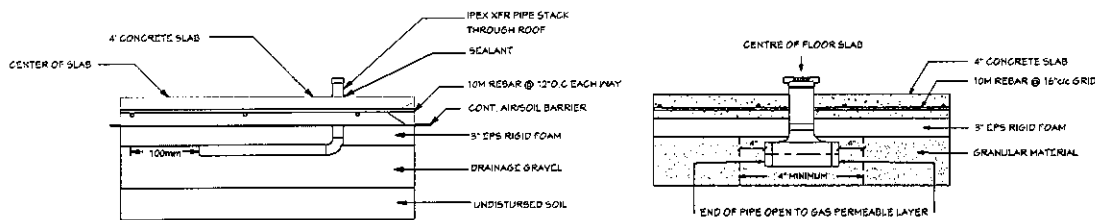
DATE:
 4/24/2023

SCALE:
 AS NOTED

SHEET:
 A-2



1 FOUNDATION PLAN
A-3 SCALE 1/4"=1'-0"



3 RADON SUCTION PIT SECTIONAL ELEVATION
A-3 SCALE N.T.S.



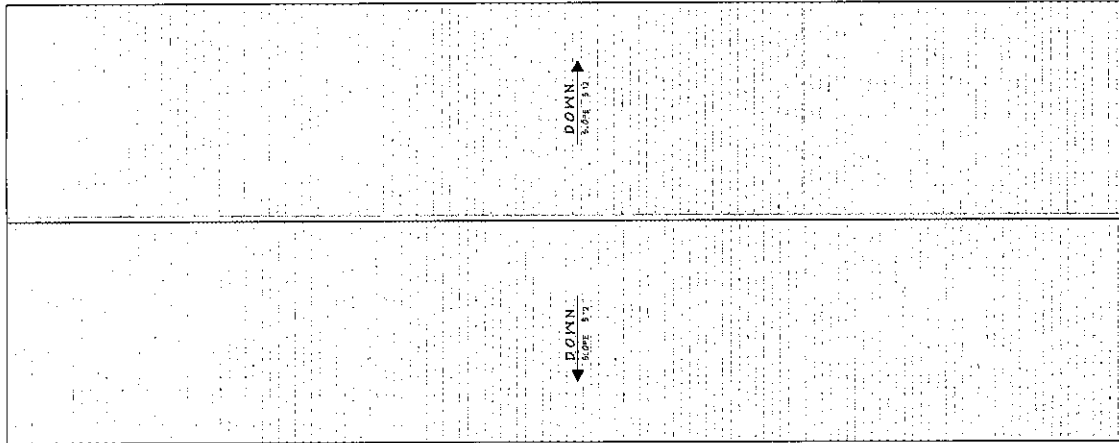
CASTLE
BUILDING CENTRE
SPRING VALLEY B.C.
KENSINGTON, PE, C0B 1M0
(902) 836-1289
Richard@springvalleybc.ca

REVISION TABLE	REVISION DATE	REVISION BY	DESCRIPTION

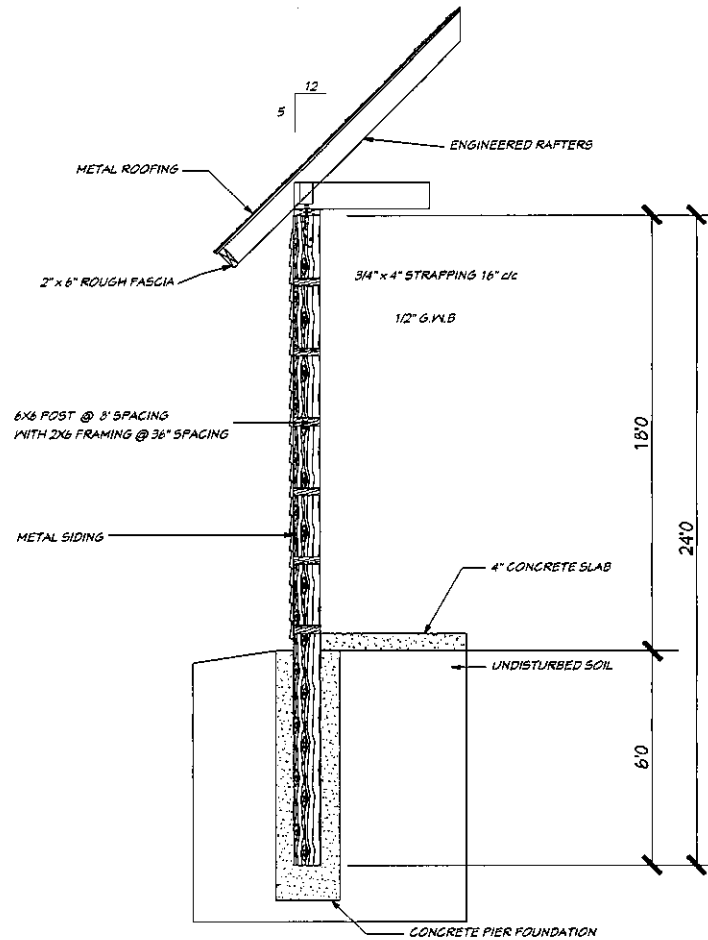
DRAWING TITLE:
FOUNDATION PLAN

PROJECT NAME:
POLE BARN

DATE:
4/24/2023
SCALE:
AS NOTED
SHEET:
A-3



1 ROOF PLAN
A-4 SCALE 1/8"=1'-0"



2 TYPICAL SECTION
A-4 SCALE NTS

Castle
SPRING VALLEY B.C.
BUILDING CENTER

Spring Valley B.C.
KENSINGTON, PE, COB 1M0
(902) 836-4289
Richard@spring-valley-bc.ca

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING TITLE:
ROOF PLAN

PROJECT NAME:
POLE BARN

DATE:

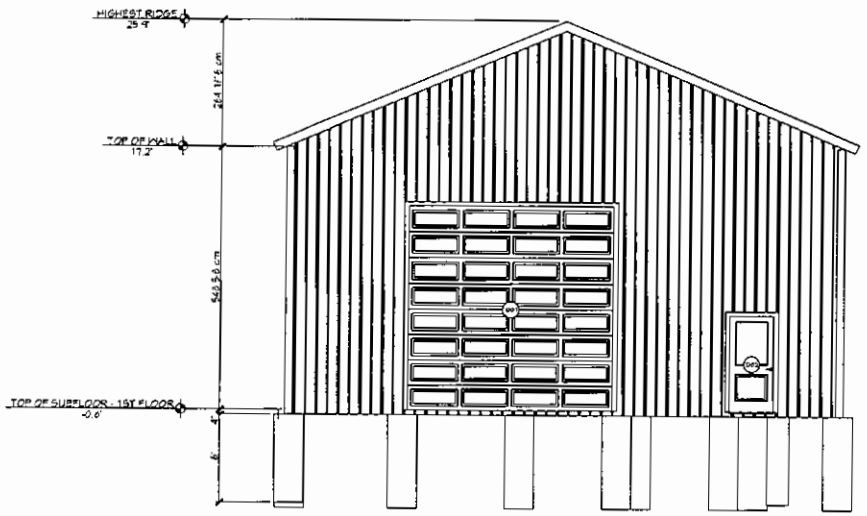
4/24/2023

SCALE:

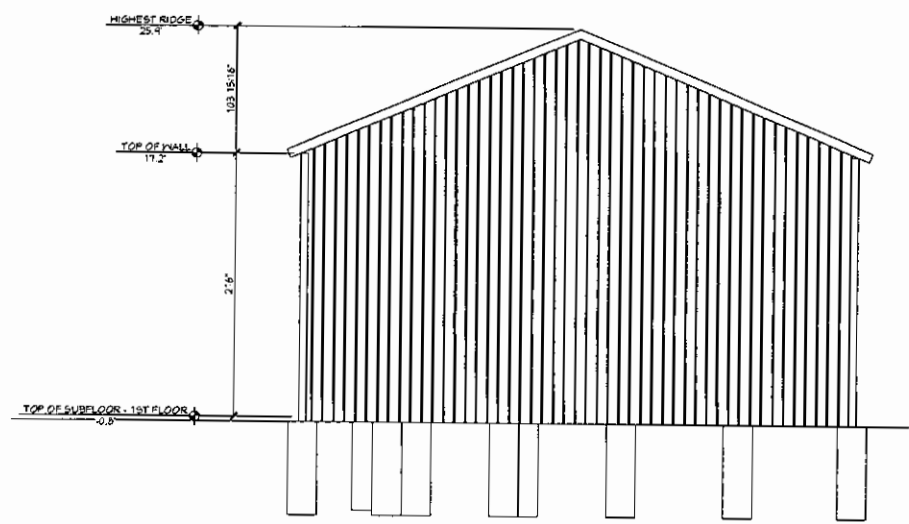
AS NOTED

SHEET:

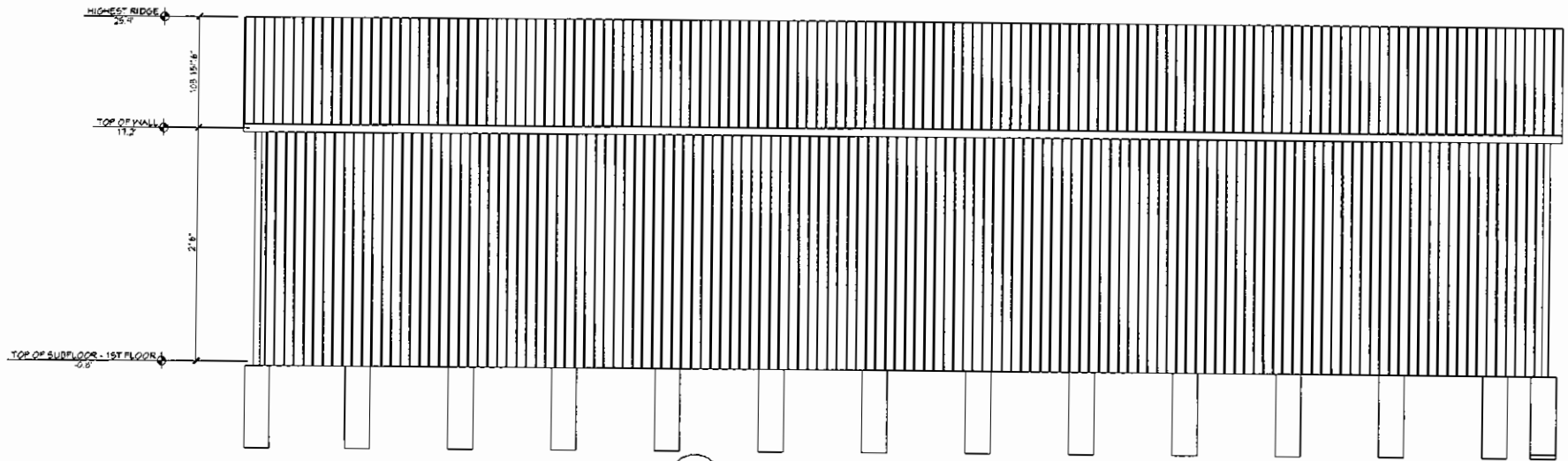
A-4



1 FRONT ELEVATION
A-5 SCALE 1/4"=1'-0"



3 REAR ELEVATION
A-5 SCALE 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
A-5 SCALE 1/4"=1'-0"

REVISION TABLE	REVISION BY	DESCRIPTION

DRAWING TITLE:
ELEVATION

PROJECT NAME:
POLE BARN

DATE:
4/24/2023

SCALE:
AS NOTED

SHEET:
A-5

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. SPRING VALLEY BUILDING CENTRE IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q" SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

GRADING NOTES:

- 1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- 4 AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- 5 PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 3 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

Castle
 SPRING VALLEY
 BUILDING CENTRE
 SPRING VALLEY B.C.
 KENSINGTON, PE, C0B 1M0
 (902) 836-4289
 P:charl@springvalleybc.ca

NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

DRAWING TITLE:
DETAIL PAGE

PROJECT NAME:
POLE BARN

DATE:
4/24/2023

SCALE:
AS NOTED

SHEET:
A-6



Town of Kensington - Request for Decision

Date: September 7, 2023	Request for Decision No: 2023-44 (Office Use Only)
Topic: Development Permit Application – Red Sands Internet	
Proposal Summary/Background: A development permit application has been received from Chris MacFarlane, owner of Red Sands Internet, for the construction of a 10' x 10' utility building to house a network router, switches and gear associated with an internet tower installation for the provision of internet service to rural areas. The structure is proposed to be constructed on lands owned by Mid-Isle Electric in the Kensington Industrial Park. Mid-Isle Electric have confirmed their permission to allow the structure to be constructed on their property. It is understood that a tower will be placed on the property as well, however tower installations are federally regulated and beyond the authority of the Town's Development Control Bylaw.	
Benefits: <ul style="list-style-type: none">• Will support the provision of high-speed internet in rural areas.	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: The development permit application was reviewed against the Town's Development Control Bylaw and is found to be in general compliance therewith. The applicant may be required to secure a building permit from the Province of PEI once a development permit is approved by the Town.	
Options: <ol style="list-style-type: none">1. Approve the development permit application, as proposed.2. Not approve the development permit application.3. Refer the matter(s) back to staff for further direction and deliberation.	

Costs/Required Resources:	Source of Funding:
N/A	N/A
Recommendation:	
<p>It is recommended that Town Council consider and adopt the following resolution:</p>	
<p><i>BE IT RESOLVED THAT Town Council approve a development permit application for Red Sands Internet for the construction of a 10' by 10' utility building on a property located at 10 Gerald McCarville Drive (PID No. 1024900), owned by Mid-Isle Electric.</i></p>	



Mailing Address:
55 Victoria Street E
PO Box 418
Kensington, PE
COB 1M0
Tel: 902-836-3781
Fax: 902-836-3741
Email: CAO@kensington.ca
Website: www.kensington.ca

For Office Use Only	
Permit #:	
Date Received:	Aug 21/23
Date Approved:	
PEI Planning:	
Permit Fee: \$	100. ✓ Paid

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 10 Gerlad McCarville Drive Property Tax Number (PID): 1024900
 Lot No.: _____ Subdivision Name _____ Current Zoning: M1
 Are there any existing structures on the property?: No Yes, please describe:
Mid-Isle Electric Shop

Land Purchased from _____ Year Purchased _____

Location of Development	Property Size	
<input type="checkbox"/> North <input type="checkbox"/> East	Road Frontage _____	Acreage _____
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth _____	Area sq. ft. _____

2. Contact Information

APPLICANT Name: Chris MacFarlane Address: 3825 St. Marys Road
 Phone: 902-388-8550 Cell: _____ Hunter River
 Email: chris@redsandsinternet.ca Postal Code: CA0 1N0

Same as Above: Name: Kevin Stewart Address: 10 Gerald McCarville Dr
 OWNER Phone: 902-836-3018 Cell: 902-439-3328
 Email: midisleelectric@pei.sypatico.ca Postal Code: COB 1M0

CONTRACTOR, ARCHITECT OR ENGINEER Name: _____ Address: _____
 Phone: _____ Cell: _____
 Email: _____ Postal Code: _____

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private
 Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached

4. Development Description

New Building Renovate Existing Addition Demolition Other _____

<input type="checkbox"/> Single Family (R1)	<input type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input type="checkbox"/> Other
<input type="checkbox"/> Semi-Detached (R2)	<input checked="" type="checkbox"/> Industrial (M1)	<input checked="" type="checkbox"/> Accessory Building	
<input type="checkbox"/> Multi-Unit Res. (R3)	<input type="checkbox"/> Mini Home (RM1)	<input type="checkbox"/> Decks/Fence/Pool	

Type of Foundation	External Wall Finish	Roof Material	Chimney
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
1			Width <u>10'</u> Length <u>10'</u>

Detailed Project Description: Small utility shed for network router, switches and gear

10' x 10'

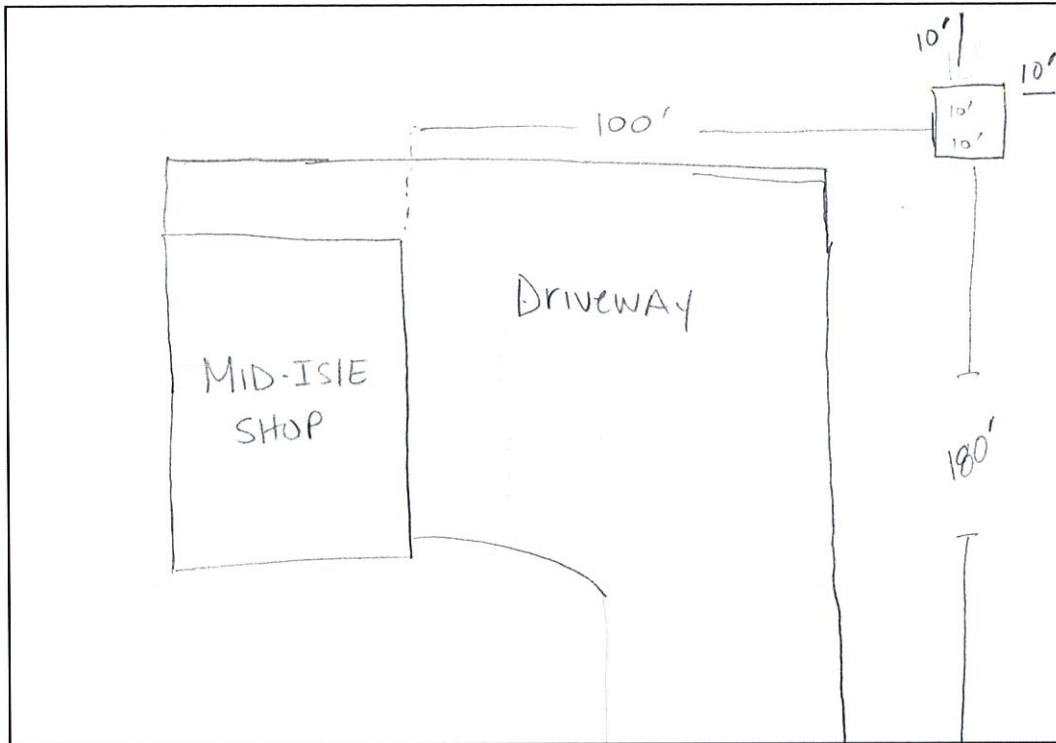
Estimated Value of Construction (not including land cost): \$1,500

Projected Start Date: August 31, 2023

Projected Date of Completion: October 31, 2023

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.



I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
7. I agree to comply with all laws of Canada, Province of Prince Edward Island, and Bylaws of the Town of Kensington pertaining to the construction/and use of the development applied for herein.
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant

Date: August 21, 2023

Under the Spire Announces the Robert Kortgaard Awards for Youth Excellence



Executive Director Lindsay Connolly (left) and long-time artistic director Robert Kortgaard (right).

The 2023 season marks a bittersweet milestone for Under the Spire festival, as long-time artistic director Robert Kortgaard steps down. Kortgaard has made a lasting impact on the festival which will be commemorated with a new award series focusing on youth musical excellence.

Robert first got involved with the festival in 1996 when he performed a concert with New Brunswick soprano, Wendy Nielsen. He was then asked by festival founder, Mary Pendergast, to aid in the artistic development of the festival and in 1998 officially claimed the role of Artistic Director. Under his expert guidance, the initial 'Sundays in Summer' series blossomed into a summer-long concert series that has gained national traction and CBC-streaming opportunities.

From: Ava S <eastward.bound2022@gmail.com>
Sent: Friday, September 1, 2023 11:04 AM
To: mayor@kensington.ca
Subject: Thank you!

Hello Mayor Caseley,

Recently your office gave me 20 Town of Kensington pins to hand out at the National Youth Ambassador Forum hosted by [French for the Future](#) in Halifax. Thank you very much for those - everyone loved them! I learned so much about Francophone culture there and am excited to share what I learned with the community.

Thank you very much again, and I look forward to running for a representative position in the Kensington Youth council once school starts!

Ava Sulpher