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# KENSINGTON BUSINESS PARK



## Business Development Opportunity

# Site Plan

Lots are varying sizes ranging from approximately 0.5 acres to 1.1 acres.



With an existing vibrant and fully occupied Industrial Park, the Municipality developed 38 fully serviced industrial lots, making Kensington an ideal place to establish your business.

Full services include 3-phase power, water, wastewater, storm sewer (curb and gutter), and telecommunications/Fibre Op.

# Overview



**Lots will be zoned Industrial (M1). Permitted uses include:**

- Retail Stores
- Banking and Financial Institutions
- Entertainment Facilities
- Transient or Temporary Commercial
- Manufacturing and Assembly
- Warehousing
- Transport Operations
- Activities connected with Automobile Trade other than a scrap yard
- Wholesale Operations
- Business and Professional Offices
- Service Shops and Personal Service Shops
- Commercial uses accessory to a main use permitted in an M1 Zone
- Restaurants and Cafeterias, and Lounges
- Farm Machinery and Heavy Equipment Dealerships and Repair Shops
- Accessory Buildings
- Food Processing
- Marine or shipping related activities
- Activities related to the fishery
- Activities related to agriculture
- Other uses deemed by Council to be compatible with the surrounding uses in the zone

**Additionally, Council may issue a special development permit for the following:**

- Storage of Sand and Aggregate
- Concrete plants
- Building supply dealership

**Access** - Site is located directly adjacent to Highway 2

**Nearest Airport** - Charlottetown International Airport (43 kms)

**Municipal Property Tax Rates** - Non-commercial \$0.55 per \$100 of assessed value, Commercial \$1.30 per \$100 of assessed value

**Water and Sewer Services** - Provided by the Town of Kensington Water and Sewer Utility.

Water Rates (2021) (Industrial - Metered) - Customer Charge - \$15.00 per yr.  
Base Charge - \$197.00 per yr., Flow Charge - \$1.39 per 1000 gallons

Sewer Rates (2021) (Industrial - Metered) - Customer Charge - \$15.60 per yr.  
Base Charge - \$262.40 per year, Flow Charge - \$2.94 per 1000 gallons

Development Permit Fees (Industrial) - \$300.00

**The Town is responsible for the provision of the following services:**

- Sewer Collection /Treatment and Central Water Supply
- Fire Protection
- Police Protection
- Recreation Services
- General Government and Administration Services (including Subdivision, Land Use and Development Control).
- Public Works and Maintenance Services (all road maintenance activities provided by the Province of Prince Edward Island.

## At the Heart of PEI



Kensington has an arterial road, a collector road and three local roads which are laid out like a spoked wheel leading to the commercial core of the Town. These roads connect Kensington to more than thirty smaller communities which make up its geographical service area. The influence of agriculture, fishing and tourism have been a major contributor to the development and success of the Town.

Kensington's population is continuing to grow, with an increase of approximately 17% since 2001. Between 2011 and 2016, the population grew 7%, which was significantly higher than the provincial growth rate. The Town has an estimated population of 1800 residents and a land area of just over 450 hectares.

Kensington's central location and ease of access have made the Town an attractive place to do business - 48km west of the Provincial Capital, Charlottetown, and 13km east of Summerside, the second largest city in the Province. Kensington is just 38km from the Confederation Bridge and 109km from the Wood Islands Ferry, connecting to Nova Scotia.

A range of retail services, excellent schools, a variety of churches and meeting places, including recreational facilities, are all located within a fairly compact downtown area. Kensington maintains a strong retail/service sector and a growing industrial base. The Town's location leaves it well positioned to continue to grow and develop. Ongoing tourism and seasonal residential growth along the north shore continues to strengthen the Town's commercial and industrial sectors.

Providing a rich cultural heritage and progressive attitude, the Town of Kensington continues to be an attractive community in which to live, raise a family, conduct business or just to visit. Its business and services include:

- Library, community medical centre, day care facilities, dental office, physiotherapist office, veterinary clinic, pharmacy, post office;
- Gift stores, flower shops, real estate office, food and beverage establishments, gas stations, hair salons, bed and breakfast facilities, banking and a variety of other service related businesses;
- Royal Canadian Legion, clubs, churches, schools (K-12) and fraternal organizations.

Further information, please contact  
the Kensington Town Hall

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