

**Town of Kensington  
Minutes of Regular Council Meeting  
Monday, August 12, 2024  
7:00 PM**

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

**Staff Members Present:** Municipal Clerk, Kim Caseley

**Regrets:** Councillor Doucette  
CAO, Geoff Baker

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**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. Mayor Caseley and Council shared a moment of silence in honour of the late Douglas Doncaster, a former Mayor, and Town Councillor.

**2. Approval of Tentative Agenda**

2.1 *Moved by Councillor Toombs, seconded by Councillor MacRae to approve the tentative agenda for the August 12, 2024, regular meeting of Town Council. Unanimously carried.*

**3. Declaration of Conflict of Interest**

3.1 *Nil.*

**4. Delegations / Presentations**

4.1 *Nil.*

**5. Approval of Minutes of Previous Meeting**

**5.1 July 8, 2024 Regular Meeting**

*Moved by Deputy Mayor Spencer, seconded by Councillor Toombs to approve the minutes from the July 8, 2024 regular meeting of Town Council. Unanimously carried.*

**5.2 June 26, 2024 Public Meeting**

*Moved by Deputy Mayor Spencer, seconded by Councillor Toombs to approve the minutes from the June 26, 2024 public meeting of Town Council. Unanimously carried.*

**5.3 July 24, 2024 Public Meeting**

*Moved by Councillor Toombs, seconded by Councillor MacRae to approve the minutes from the July 24, 2024 public meeting of Town Council. Unanimously carried.*

**6. Business Arising from Minutes**

**6.1 July 8, 2024 Regular Meeting**

**6.1.1** *Nil.*

**6.2 June 26, 2024 Public Meeting**

**6.2.1** *Nil.*

**6.3 July 24, 2024 Public Meeting**

**6.3.1** *Nil.*

**7. Reports**

**7.1 Chief Administrative Officer Report**

**7.1.1** *Moved by Deputy Mayor Spencer, seconded by Councillor Gallant to adopt the July 2024 CAO Report as prepared by CAO, Geoff Baker. Unanimously carried.*

**7.2 Fire Department Statistical Report**

**7.2.1** *Moved by Councillor MacRae, seconded by Councillor Toombs to approve the June 2024 Fire Statistical report as prepared by Fire Chief, Rodney Hickey. Unanimously carried.*

**7.3 Police Department Statistical Report**

**7.3.1** *Moved by Deputy Mayor Spencer, seconded by Councillor Toombs to approve the June 2024 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*

**7.3.2** Chief Sutherland noted that staff have been working on some incidents relating to safe bicycle usage, the issues are currently under control with cooperation from parents.

*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 MacRae to approve the August 2024 Development Permit Summary Report as prepared by Municipal Clerk, Kim Caseley. Unanimously carried.*

**7.5 Bills List Town (General)**

**7.5.1** *Nil.*

**7.6 Bills List Water & Sewer Utility**

**7.6.1** *Nil.*

**7.7 Bills List Capital Expenditures**

**7.7.1** *Nil.*

**7.8 Summary Income Statement**

**7.8.1** *Nil.*

**7.9 Credit Union Centre Report**

**7.9.1** *Moved by Deputy Mayor Spencer, seconded by Councillor Toombs to approve the Credit Union Centre report for the month of June 2024. Unanimously carried.*

**7.9.2** Councillor Gallant inquired about the scheduled start date for ice rentals at the Credit Union Centre. Mayor Caseley confirmed that rentals are set to begin according to the Town's usual schedule, starting in mid-September.

**7.9.3** Councillor Toombs mentioned that his family recently hosted a barbecue at Alysha Toombs Memorial Park and expressed their gratitude to the staff for maintaining the park in excellent condition

**7.10 Mayor's Report**

**7.10.1** *Moved by Deputy Mayor Spencer, seconded by Councillor MacRae to approve the Mayor's report for the month of July 2024 as presented by Mayor Caseley. Unanimously carried.*

**7.11 Federation of PEI Municipalities (FPEIM) Report**

**7.11.1** *Nil.*

**7.12 Kensington Area Chamber of Commerce (KACC) Report**

**7.12.1** *Nil.*

**7.13 Heart of PEI Initiative Report**

7.13.1 Deputy Mayor Spencer confirmed that the Heart of PEI will meet August 13, 2024.

## 8. New Business

### 8.1 Request for Decisions

#### 8.1.1 Land Use and Development Bylaw Amendment to Zoning Map – PID No. 77768 – Second Reading and Formal Adoption

##### 8.1.1.1 *Second Reading and Approval of Land Use and Development Bylaw Amendment*

###### *Resolution 3 – Second Reading*

*Moved by Councillor Mann, seconded by Councillor Gallant*

*WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development on the property;*

*AND WHEREAS the application is supported by the current owner (seller) of the property;*

*AND WHEREAS a public meeting to solicit comments/feedback from the public was held on June 26, 2024, in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw;*

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

*AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council held on July 8, 2024;*

*BE IT RESOLVED THAT Kensington Town Council give second reading to amend the Land Use and Development Bylaw to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.*

*4 for, 1 opposed (MacRae). Motion carried.*

**8.1.1.2 Resolution 4 – Second Reading Approval**

*Moved by Councillor Mann, seconded by Councillor Gallant*

*WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development on the property;*

*AND WHEREAS the application is supported by the current owner (seller) of the property;*

*AND WHEREAS a public meeting to solicit comments/feedback from the public was held on June 26, 2024, in accordance with the PEI Planning Act and the Town’s Land Use and Development Bylaw;*

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

*AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council held on July 8, 2024;*

*AND WHEREAS the Bylaw amendment was read a second time at this meeting;*

*BE IT RESOLVED THAT Kensington Town Council formally approve and adopt second reading to amend the Land Use and Development Bylaw to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.*

*4 for, 1 opposed (MacRae). Motion carried.*

**8.1.1.3 Resolution 5 – Formal Adoption**

*Moved by Councillor Mann, seconded by Deputy Mayor Spencer*

*WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development on the property;*

***AND WHEREAS the application is supported by the current owner (seller) of the property;***

***AND WHEREAS a public meeting to solicit comments/feedback from the public was held on June 26, 2024, in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw;***

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

***AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council held on July 8, 2024;***

***AND WHEREAS the Bylaw amendment was read and approved a second time at this meeting;***

***BE IT RESOLVED THAT Kensington Town Council formally adopt the Land Use and Development Bylaw amendment to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.***

***4 for, 1 opposed (MacRae). Motion carried.***

**8.1.2 Land Use and Development Bylaw Amendment (First Reading) and Official Plan Amendment – PID No. 792580**

**8.1.2.1 Official Plan (Future Land Use Map) Amendment**

***Moved by Councillor Mann, seconded by Councillor Toombs***

***WHEREAS a request has been received from the prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to amend the Town of Kensington Official Plan Future Land Use Map to re-zone PID No 792580, along Douglas Street, from Low Density Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a mixed-use residential development on the property;***

***AND WHEREAS the application is supported by the current owner (seller) of the property;***

***AND WHEREAS Town Council has examined the Official Plan to ensure that the proposed amendment is supported by the policies of the Plan;***

***AND WHEREAS a public meeting to solicit comments/feedback from the public was held on July 24, 2024, in accordance with the PEI Planning Act and the Town's Land Use and Development 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 Future Land Use Map amendment;***

***BE IT RESOLVED that an amendment to the Future Land Use Map, that is part of the Town's Official Plan, to change the future land use designation of PID No 792580 along Douglas Street from Low Density Residential to Medium Density Residential, be hereby approved.***

***Unanimously carried.***

**8.1.2.2 *First Reading and Approval of Land Use and Development Bylaw Amendment***

***Resolution 1 – First Reading***

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

***WHEREAS a request has been received from the prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to re-zone the property from its current Low Density Residential (R1) zoning designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property;***

***AND WHEREAS the application is supported by the current owner (seller) of the property;***

***AND WHEREAS a public meeting to solicit comments/feedback from the public was held on July 24, 2024, in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw;***

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

***BE IT RESOLVED THAT Kensington Town Council give first reading to amend the Land Use and Development Bylaw to re-zone PID No. 792580, from its current Low Density Residential (R1) designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property.***

***Unanimously carried.***

**8.1.2.3 Resolution 2 – First Reading Approval**

***Moved by Councillor Mann, seconded by Deputy Mayor Spencer***

***WHEREAS a request has been received from the prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to re-zone the property from its current Low Density Residential (R1) zoning designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property;***

***AND WHEREAS the application is supported by the current owner (seller) of the property;***

***AND WHEREAS a public meeting to solicit comments/feedback from the public was held on July 24, 2024, in accordance with the PEI Planning Act and the Town’s Land Use and Development Bylaw;***

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

***AND WHEREAS the Bylaw amendment was read a first time at this meeting;***

***BE IT RESOLVED THAT Kensington Town Council formally approve and adopt first reading to amend the Land Use and Development Bylaw to re-zone PID No. 792580, from its current Low Density Residential (R1) designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property.***

***Unanimously carried.***

**8.1.3 Consolidation of lands of Ian and Kristen Ross - PID No’s 78915 and 78923**

**8.1.3.1 *Moved by Deputy Mayor Spencer, seconded by Councillor Toombs***

***BE IT RESOLVED THAT Town Council approve consolidation plan #24076-C01 to consolidate PID No’s 78915 and 78923 into Lot***



*24-1, being lands of Ian and Kristen Ross.*

*Unanimously carried.*

**8.1.4 Victoria Street West Infrastructure Extension – Tender Award**

**8.1.4.1** *Moved by Councillor Toombs, seconded by Councillor MacRae*

***BE IT RESOLVED THAT Kensington Town Council award the contract for the Victoria Street West Infrastructure Extension to Curran and Briggs Ltd. as per their tender submission in the amount of \$204,757.00 plus HST.***

*Unanimously carried.*

**8.2 Other Matters**

**8.2.1** Mayor Caseley confirmed that Town Council will hold a special meeting on Tuesday, August 13, 2024 at 6:00 pm in the Council Chambers.

**8.2.2** Mayor Caseley reminded Council of the Annual Harvest Festival Parade, Saturday, August 17, 2024. All members of Council were encouraged to attend.

**8.2.3** The DiverseCity Festival will take place at the Kensington Railyards on Sunday, August 18, 2024.

**8.2.4** Councillor Gallant shared a video with Town Council on the current condition of the playground equipment at the Roy Paynter Park. Staff will ensure the equipment is cleaned and brought to an acceptable condition.

**8.2.5** Councillor Gallant noted the garbage located along the trail at the Frosty Treat Dairy Bar has not improved. Staff will contact them regarding the issue and request additional garbage disposal.

**8.2.6** Councillor MacRae requested a weekly update be put out for the Kensington Cash Toonie Draw.

**9. Correspondence**

**9.1** The annual update from the Kensington Senior Surfers Group.

**10. In-Camera (Closed session)**

**10.1** *Nil.*

**11. Adjournment**

***Moved by Councillor MacRae, seconded by Councillor Gallant to adjourn the meeting at 7:37 PM. Unanimously carried.***

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Geoff Baker,  
CAO

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Rowan Caseley,  
Mayor