

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

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

**Staff Members Present:** CAO, Geoff Baker; Municipal Clerk, Kim Caseley

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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 September 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 Gallant, seconded by Councillor Doucette to approve the tentative agenda for the September 11, 2023 regular meeting of Town Council with the addition of an in-camera session to discuss one item under section 119(1)(e) of the Municipal Government Act. 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** *Moved by Deputy Mayor Spencer, seconded by Councillor Doucette to approve the minutes from August 14, 2023, regular meeting of Town Council. Unanimously carried.*

**5.2** *Moved by Councillor MacRae, seconded by Councillor Doucette to approve the minutes from August 20, 2023, public meeting of Town Council. Unanimously carried.*

**6. Business Arising from Minutes**

**6.1** **August 14, 2023, Regular Meeting**

6.1.1 *Nil.*

**6.2 August 20, 2023, Special Meeting**

6.2.1 *Nil.*

**7. Reports**

**7.1 Chief Administrative Officer Report**

7.1.1 *Moved by Councillor MacRae, seconded by Deputy Mayor Spencer to adopt the August 2023 CAO Report as prepared by CAO, Geoff Baker. Unanimously carried.*

**7.2 Fire Department Statistical Report**

7.2.1 *Moved by Councillor Toombs, seconded by Councillor Doucette to approve the July 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 MacRae, seconded by Deputy Mayor Spencer to approve the July 2023 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*

**7.4 Development Permit Summary Report**

7.4.1 *Moved by Deputy Mayor Spencer, seconded by Councillor Toombs to approve the September 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 Gallant, seconded by Councillor Toombs to approve the Credit Union Centre report for the month of July 2023. Unanimously carried.*

**7.7.2** Councillor Gallant spoke on the Eastern Canadians Softball Championships that was recently held at the Credit Union Centre. There was a good crowd in attendance and noted it was great to have them back in the Community again this year. Councillor Gallant requested a letter be sent to Softball PEI congratulating them on hosting the tournament and express our appreciation for selecting Kensington.

**7.8 Mayor's Report**

**7.8.1** *Moved by Deputy Mayor Spencer, seconded by Councillor Toombs to approve the Mayor's report for the month of August 2023 as presented by Mayor Caseley. Unanimously carried.*

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

**7.9.1** *Nil.*

**7.10 Heart of PEI Initiative Report**

**7.10.1** *Nil.*

**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 the 55 Plus Games have officially started and noted attendance and sponsorship are up from 2022. Councillors are invited to a Town Sponsored BBQ on Tuesday, September 12 for all volunteers and participants.

**8. New Business**

**8.1 Request for Decisions**

**8.1.1** **Victoria Street West – PEI Housing Corporation Development Permit Application – PID No. 1081561**

**8.1.1.1** *Moved by Councillor Toombs, seconded by Councillor Doucette*

***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.*

*Unanimously carried.*

**8.1.2 Development Control Bylaw and Official Plan (General Land Use Map) Amendment – PID No. 685545**

**8.1.2.1 General Land Use Map (Official Plan) Amendment Resolution**

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

*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.*

*Unanimously carried.*

**8.1.2.2 First Reading of Development Control Bylaw Amendment**

*Moved by Councillor Mann, seconded by Councillor Gallant*

*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.*

*Unanimously carried.*

**8.1.2.3** *Approval of First Reading of Development Control Bylaw Amendment*

*Moved by Councillor Mann, seconded by Councillor Toombs*

*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.*

*Unanimously carried.*

**8.1.3** **Development Permit Application – 63 Victoria Street West – PID 80861 and 76711**

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

*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.*

*Unanimously carried.*

**8.1.4** **Development Permit Application – EW Brown Holdings**

**8.1.4.1** *Moved by Deputy Mayor Spencer, seconded by Councillor Gallant*

*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).*

*Unanimously carried.*

**8.1.5** **Development Permit Application – Red Sands Internet**

**8.1.5.1** *Moved by Councillor Doucette, seconded by Councillor Toombs*

*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.*

*Unanimously carried.*

**8.2** **Other Matters**

**8.2.1** Mayor Caseley noted that Hope Parnham from DV8 Consulting will attend the September 25<sup>th</sup> Committee of Council meeting to present a draft copy of the Official Plan and Bylaw review.

**8.2.2** Mayor Caseley recognized the 22<sup>nd</sup> anniversary of the September 11, 2001 terrorist attacks at the World Trade Center, the Pentagon, and in Somerset County, Pennsylvania.

**8.2.3** Councillor Doucette noted the community support with the Eastern Canadians Softball Championships recently held at the Credit Union Centre and supported Councillor Gallants recommendation to send a letter to Softball PEI.

- 8.2.4** Councillor Doucette inquired about the availability of day passes at the FitPlex. It was confirmed that day passes are available from arena staff during the non-staffed hours of the FitPlex. It was requested that having day passes available at the Town Hall be considered.
- 8.3.5** Councillor Gallant noted the new entryway cover at the FitPlex looks great and will work well for the users of the facility.
- 8.3.6** Councillor Gallant noted the feathers and mess from seagulls at the arena and inquired about options to deter seagulls from landing on the roof.

**9. Correspondence**

- 9.1** A letter from Under the Spire Music Festival requesting financial support for the newly established Robert Kortgaard Awards for Youth Musical Excellence. – *Tabled to September Committee of Council Meeting.*
- 9.2** A Thank-you note from KISH student, Ava Sulpher for the Town of Kensington donation of pins for her recent travels to the National Youth Ambassador Forum in Halifax.

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

**10.1** *One item under 119(1)(e) of the Municipal Government Act.*

**10.1.1** *Moved by Councillor Toombs, seconded by Councillor Gallant to enter into an In-Camera session at 7:34 pm.*

*Unanimously carried.*

**10.1.2** *Moved by Councillor Toombs, seconded by Councillor Doucette to come out of an In-Camera session at 7:52 pm.*

**11. Adjournment**

*Moved by Councillor Gallant, seconded by Councillor Doucette to adjourn the meeting at 7:52 PM. Unanimously carried.*

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Geoff Baker,  
CAO

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Rowan Caseley,  
Mayor