

**Town of Kensington  
Minutes of Public Meeting  
Thursday, April 22, 2021  
6:00 PM**

**Presiding:** Mayor Rowan Caseley

**Council Members Present:** Deputy Mayor Pickering; Councillors: Spencer, Gallant, Toombs, Mann

**Staff Members Present:** Town Manager/Administrator, Geoff Baker; Deputy Administrator, Wendy MacKinnon, Administrative Assistant, Kim Caseley

**Visitors:** Heather Bernard  
Scott O'Brien

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**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 amendment to the Town of Kensington's Official Plan and Zoning and Subdivision Control (Development) Bylaw:

- To re-zone PID No. 78014 (Lot 21-1 being a portion of Property of the St. Mary's Holy Family Roman Catholic Church Parish Inc. – 30 Pleasant Street) from Public Service and Institutional (PSI) to Multi-Unit Residential (R3) to facilitate a residential development on the property.
- To amend the Official Plan - General Land Use Map to accommodate the above zoning designation change.

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

*The proposed Bylaw amendment was initially considered by Town Council at their regular Council meeting, held on March 8, 2021 where Town Council authorized staff to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.*

*A notification ad was placed in the Guardian newspaper on April 10, 2021, in accordance with the PEI Planning Act and the Town's Development Control Bylaw. In addition to providing notice of this meeting, the ad also provided an opportunity for residents to submit written submissions to Town Council regarding their support or opposition for the application. No written submissions were received.*

*Due to the pandemic restrictions, the ad also required anyone wishing to attend this meeting to register by 2:00 pm this afternoon. Six members of the public registered: Scott O'Brien, Heather Bernard, Thomas Blackett, Kevin Gallant, Katrina Hazelwood, and Kenny MacLellan, with only two being in attendance.*

*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.*

*A copy of the survey plan of the subject property is available this evening for public viewing. For everyone's clarity, Lot 21-1 as indicated on the survey plan, is the parcel proposed for re-zoning.*

*Following this public meeting, staff will complete a report for Town Council prior to their formal consideration of the amendment which is planned for May 10, 2021.*

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

*Scott O'Brien* spoke on his plans to convert the existing building into three residential apartment units.

*Heather Bernard* requested confirmation on the side & rear yard setback requirements and the height limitations of any new construction.

*Mr. Baker* confirmed that 10' side yard and 15' rear yard setbacks would be required and a maximum height of 35'.

*Heather Bernard* inquired about the maximum number of units permitted.

*Mr. Baker* confirmed that up to 12 units are permitted in the Multi-Unit Residential Zone (R3), should the proposed development fit all other requirements within the Development Control Bylaw. With a special permit from Town Council, up to 24 units could be constructed within the proposed zone.

*Mayor Caseley* commented that he received an inquiry, asking if the trees would be removed from the backyard. Mr. O'Brien noted that the trees would remain as they are, given the current development plan.

*Heather Bernard* inquired what the notification process would be should the developer decide to expand the current plan and construct additional units.

*Mr. Baker* confirmed that the developer is required to submit a development permit application to Town Council for consideration and would be approved pending compliance with the Development Control Bylaw.

*Moved by Councillor Spencer, seconded by Deputy Mayor Pickering that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:16 PM.*

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Geoff Baker,  
Chief Administrative Officer

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Rowan Caseley,  
Mayor