

**Town of Kensington
Minutes of Public Meeting
Wednesday, December 20, 2017
6:00 PM**

Presiding: Mayor Rowan Caseley

Council Members Present: Councillors: Mill, Spencer and MacLean

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

Regrets: Councillors: Deputy Mayor Mann, Pickering, Doucette

Visitors: Kujtim & Flora Musliu - Proposed Developer
Lila Finlay – Resident, 90 Victoria Street West
Janice Mulligan – Resident, 97 Victoria Street west

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 and:

- To re-zone lands of the Kensington Royal Canadian Legion, located at 88 Victoria Street East (PID No. 76422) from its current Public Service and Institutional Zone (PS1) to Commercial (C1) for the purpose of operating a used automobile dealership.
- To amend the Official Plan Future Land Use Map in order to accommodate the zoning change.

The applicant, Mr. Kujtim Musliu, indicates that if the property is re-zoned, they intend to operate a used car dealership with a 'Class C' dealers license under the trade name Select Motors of PEI Ltd.

Mayor Caseley introduced the applicant and read a statement (email) from the property owner, Lester Davison, President of the Kensington Legion, Branch No. 9, requesting Town Council's consideration of the re-zoning application.

Mayor Caseley outlined the re-zoning process for the meeting attendees:

The application was received from Mr. Musliu and the Royal Canadian Legion, Branch No. 9 on November 27, 2017. The application was considered by Town Council, according to the Town's Development Control Bylaw and the PEI Planning Act on December 11, 2017 where staff were instructed to proceed with the application and to schedule a public meeting to hear resident's concerns or support for the application. A notification ad was placed in the Journal Pioneer on December 12th. Notification letters were delivered to all neighbouring property owners within a five hundred (500) foot radius of the subject property on December 12, 2017. Following this public meeting, staff will complete a Request for Decision for Town Council prior to their formal consideration of the proposed Zoning Bylaw and Official Plan amendment.

Mayor Caseley further indicated that a map showing the location of the subject property is available for all interested parties in attendance at the meeting.

Mayor Caseley read a letter of support received from local business owner and adjacent property owner, John Davison (Haunted Mansion), and a letter from Dawn Moase with the Department of Transportation supporting the proposed zoning.

Mayor Caseley welcomed the applicant, Kujtim Musliu, to speak on the proposed development.

Kujtim Musliu addressed Council and visitors with a brief history of his family and their plans for re-developing the property. For security and privacy purposes, the lot will have fencing around it and changes will be made to limit the access to the property off of Victoria Street W as recommended by the Department of Transportation. Mr. Musliu plans to employ 1-2 employees to start with hopes of additional staff in the future.

Mayor Caseley opened the floor for any residents present at the meeting to make representation/comments on the proposed bylaw amendment.

Lila Finlay expressed her concern of large lighting being installed and shining onto adjacent residential properties which border the subject property. She requested that

the installation of lights be directed towards the vehicle lot and not onto their property. Ms. Finley also requested that a privacy fence be installed.

Kujtim Musliu confirmed that the placement of the lights will be directed towards the parking lot area and towards the building for security purposes. A 5-6 ft. privacy fence will be constructed around the perimeter of the subject property.

Janice Mulligan expressed her support for the proposal and noted that she was pleased to see an interest in the re-development of the property.

Moved by Councillor Spencer, seconded by Councillor Mill, there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:12 PM. Unanimously carried.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor