

**Town of Kensington
Minutes of Public Meeting
Thursday, February 11, 2020
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: Ryan Simmonds
James Harper

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 the applicants request for a variance as follows:

- To re-zone PID No. 915322 (Lot 8 – Lions Drive) from Single Residential (R1) to Low Density Residential (R2) for the purpose of constructing a semi-detached (duplex) residential dwelling.
- To amend the Official Plan General Land Use Map in order to accommodate the above zoning designation.
- A 2' variance on the NW side yard and a 3' variance on the SE side yard in order to accommodate the development request of the applicant.

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

The proposed Bylaw amendment was initially considered by Town Council at their regular December meeting, held on December 14, 2020 where staff presented a report (Request for Decision) recommending that Town Council allow the proposed amendment to proceed to a public meeting. The recommendation was made based on a review of the application by DV8 Consulting, the Town's Planning Consultant. Town Council subsequently 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 January 30, 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. While no written submissions were received, two Lion's Drive Property Owners did contact the Town office to express concern around the potential extension of Lion's Drive through to Barrett Street. The residents were informed that there is currently no consideration being given to removing the dead-end at the end of Lion's Drive. The residents expressed no concern around the Bylaw/Official Plan amendment or variance request.

The ad also required anyone wishing to attend this meeting to register beforehand. Two impacted property owners registered: Wayne Clark and James Harper.

Following this public meeting, staff will complete a report for Town Council prior to their formal consideration of the amendment which is planned for March 8, 2021.

Mayor Caseley opened the floor for comments from the applicant, Ryan Simmonds.

Mr. Simmonds shared with Town Council his wish to re-zone the property for the construction of a residential duplex, as there are currently no R2 lots available for purchase within the Town.

Mr. Baker noted that staff did speak with Mr. Wayne Clark to clarify information on the proposed variance.

Mayor Caseley announced a ten-minute recess to allow time for James Harper to arrive.

Mr. Harper arrived at the meeting at 6:15 pm. Mayor Caseley re-read the purpose of the meeting and opened the floor for comment.

Mr. Harper addressed concern that the re-zoning of the lot could negatively impact the property values of surrounding R1 properties.

Mr. Baker provided information regarding the existing duplex units on Lions Drive and the surrounding area.

Mr. Simmonds added that he intends to live in one half of the duplex and rent the second side to a long-term tenant.

Mr. Baker noted that a previous impact review regarding the decrease in property values in mixed use subdivisions did not result in a decrease of property value.

Mr. Harper was pleased to hear that Mr. Simmonds plans to live in one of the units and it eases his concerns regarding pride of ownership.

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 6:25 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor