

**Town of Kensington
Minutes of Public Meeting
Monday, March 5, 2018
6:00 PM**

Presiding: Mayor Rowan Caseley

Council Members Present: Deputy Mayor Mann, Councillors: Pickering, Doucette, Spencer and MacLean

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

Regrets: Councillor Mill

Visitors: Gordon Coffin – Malpeque Bay Credit Union
Chris Ramsay – Resident
Heather Peters – Property Owner
George McMinn – Resident
Grant Paynter – G&P Developments

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 G&P Developments, located along Sunset Drive, from its current Multi-Unit Residential Zone (R3) to Commercial (C1) for the purpose of operating a financial institution.
- To amend the Official Plan Future Land Use Map in order to accommodate the above changes.

The applicant, Pam James (on behalf of G&P Developments), indicates that they would like to re-zone the property to C1 to “match the two adjacent lots”. It is

understood the if the property is re-zoned, it will be sold (the subject property and two adjacent properties) and used for the development of a financial institution. It is further understood that all three properties will be consolidated to a single lot prior to any development being undertaken.

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

The application was received from Ms. James, on behalf of GP Developments, on January 31, 2018. The application was considered by Town Council, according to the Town's Development Control Bylaw and the PEI Planning Act on February 12, 2018 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 February 17th. Notification letters were delivered to all neighbouring property owners within a five hundred (500) foot radius of the subject property on February 22nd. Written comments were requested to be submitted by 4:00 this afternoon, for those unable to attend this public meeting, with no written submissions being received.

Following this public meeting, staff will complete a report 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 opened the floor at 6:06 PM for any residents present at the meeting to make representation/comments on the proposed bylaw amendment.

Gordon Coffin spoke on behalf of the Malpeque Bay Credit Union (MBCU), who is the prospective purchaser. Mr. Coffin provided details on the Credit Unions intentions with the construction of the new location, including the ability to make the required upgrades in technology and to provide adequate parking for customers. It was noted that the ground level of the new development is roughly the same square footage as their current location but will provide for a more accessible building and drive thru.

Heather Peters & George McMinn expressed their concern regarding the possibility of additional on road parking along Sunset Drive as the area currently faces issues with overflow vehicles from the Davison Funeral Home. It was requested that the resident's privacy on the neighbouring property be considered

when the development is being designed. Ms. Peters expressed her overall support for the development.

Gordon Coffin noted that the MBCU will ensure that landscaping and lighting is non-intrusive and that there will be adequate on-site parking for staff and customers.

Mayor Caseley confirmed that the Town's Development Control Bylaw would provide regulation on buffer requirements between adjacent residential and commercial properties.

Chris Ramsay inquired where the proposed entrance to the development would be located. Mr. Ramsay also expressed his concern regarding the potential increase to the existing road side parking issue.

Grant Paynter noted that the proposed subdivision road is located further North on Sunset Drive.

Moved by Councillor Pickering, seconded by Councillor Spencer that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:24 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor