

**Town of Kensington  
Minutes of Public Meeting  
Thursday, May 8, 2019  
6:00 PM**

**Presiding:** Mayor Rowan Caseley

**Council Members Present:** Councillors: Bernard, Spencer, Toombs, Gallant and Mann

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

**Regrets:** Deputy Mayor Pickering

**Visitors:** Nancy Simmons – Resident  
Carolyn Hill – Resident  
Rocky Arsenault – Resident/Applicant  
Chris Fernsebner – Local Property Owner

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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 and:

- To re-zone lands of Rocky Arsenault, PID No. 80150, from Single Residential (R1) to Low Density Residential (R2) for the purpose of constructing a duplex residential dwelling.
- To amend the Official Plan Future Land Use Map in order to accommodate the above zoning designation.

An application has been made by the owner of PID No. 80150 (Rocky Arsenault), to the Town to consider re-zoning his property, from its current Single Residential (R1) designation to Low Density Residential (R2) to facilitate the development of the property with a duplex residential dwelling.

**Mayor Caseley** outlined the zoning process for the meeting attendees:

The zoning designation proposal was considered by Town Council, according to the Town's Development Control Bylaw and the PEI Planning Act, on April 8, 2019 where a planning report from DV8 Consulting was presented and considered. Staff were instructed to proceed with the scheduling of a public meeting to hear resident's concerns or support for the application. A notification ad was placed in the Journal Pioneer on April 26, 2019. Notification letters were

delivered to all neighbouring property owners within a five hundred (500) foot radius of the subject property. Written comments were requested to be submitted by 4:00 this afternoon, for those unable to attend this public meeting.

Following this public meeting, staff will complete a report for Town Council prior to their formal consideration of the proposed Bylaw and Official Plan amendments at their May 13<sup>th</sup> meeting.

**Mayor Caseley** *opened the floor for comment and questions.*

**Rocky Arsenault** spoke about his development plans for the property. Should the land be re-zoned he would like to construct a new residential duplex. Mr. Arsenault noted that he plans to speak with the shared access owner and will strive to ensure that neighbouring properties remain as private as possible.

**Chris Fernsebner** inquired as to what will prevent other vacant properties in the surrounding area from requesting a re-zoning of their lands. Mayor Caseley noted that Mr. Arsenault's land was once zoned R3, but was required by Town Council to be re-zoned to R1 due to the width of the right of way at that time. Should other land owners request a re-zoning, they would have to follow similar requirements, at which point there would be a public meeting where property owners can express their views.

**Nancy Simmons** inquired if the proposed zoning would permit additional units to be constructed. Mayor Caseley confirmed that the bylaw would not allow more than one main building in the R2 zone.

**Carolyn Hill** requested further information on where utility poles and water/sewer services would be located. Mr. Arsenault confirmed that they would be placed on the furthest side of the right of way access.

**Councillor Spencer** inquired if there is a current Right of Way Agreement. Mr. Baker confirmed that the Town received a copy of the Right of Way that is contained within the deed for Mr. Arsenault's property.

**Councillor Gallant** requested confirmation on who is responsible for the installation and maintenance of the water & sewer services into the property. Mr. Baker confirmed that all expenses associated with the service installation from the property line in would be the responsibility of Mr. Arsenault.

*There being no further comments or questions,*

***Moved by Councillor Spencer, seconded by Councillor Gallant that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:17 PM.***

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Geoff Baker,  
Chief Administrative Officer

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Rowan Caseley,  
Mayor