

**Town of Kensington
Minutes of Public Meeting
Thursday, April 4, 2019
6:00 PM**

Presiding: Mayor Rowan Caseley

Council Members Present: Deputy Mayor Pickering, Councillors: Bernard, Spencer, Toombs, Gallant and Mann

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

Visitors: Anna Windsor, Andrew Windsor, Donnie Moase & Barb Moase

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

- To zone lands of M S Woodsides Ltd., PID No. 747790, to Single Residential (R1) for the purpose of constructing a residential dwelling.
- To amend the Official Plan Future Land Use Map in order to accommodate the above zoning designation.

The town annexed the subject property inside the municipal boundary at the request of the property owner, in 2018. To facilitate development of the property, a zoning designation has to be applied. The town understands that the current development proposal for the property is for one single unit residential dwelling, with potentially more single unit dwellings added in the future (not currently permitted under the Town's Development Control Bylaw).

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 March 4, 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 March 23, 2019. Notification letters were delivered to all neighbouring property owners within a five hundred (500) foot radius of the subject property on March 25th. Written comments were requested to be submitted by 4:00 this afternoon, for those unable to attend this public meeting, with one written submission being received from David Webster, expressing support for the application.

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 at their April 8th regular meeting.

Mayor Caseley opened the floor for comment and questions.

Barb Moase asked what the current zoning of the property was. Mayor Caseley indicated that the property, having recently been annexed inside the municipal boundary, does not currently carry any zoning designation. The current process will provide the first land use designation to the property.

Deputy Mayor Pickering requested confirmation that Mr. Woodside was only intending to construct one single family residential home at this time.

Mayor Caseley confirmed that the developer is currently proposing the construction of one single-family residential dwelling on the property and that an R1 Zoning designation would be the only designation which would allow Mr. Woodside to proceed with the requested development.

Andrew Windsor requested clarification on what development was permitted in the R1 Zoning. Mayor Caseley discussed and Mr. Windsor was provided with a written copy of the R1 permitted uses and lot requirements.

CAO, Geoff Baker confirmed that a Development Permit application has, in fact, been received from Mr. Woodside, but it cannot be processed until a zoning designation has been applied to the property and as such has not been presented to or communicated to Town Council. It is understood that Mr. Woodside would like to see the land developed into multiple single-family homes in the future (which is not currently permitted under the Town's Bylaw), but has only applied to develop one at this time.

Mayor Caseley noted that the Town is in the process of reviewing their Zoning and Subdivision Control (Development) Bylaw. Through that process, Town Council will review options which would allow Mr. Woodside to proceed with his long-term development plan for the property of multiple single-family residential dwellings. This will also require a public meeting as part of its approval process. Mayor Caseley provided information on the next steps in the zoning application process.

There being no further comments or questions,

Moved by Councillor Gallant, seconded by Councillor Toombs that there being no further

questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:13 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor