



## **Official Plan**

*Revised July 2016*



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# 1. Introduction

## 1.1. Preface

The first Official Plan for the Town of Kensington was prepared in 1992. Prior to that date development was controlled under a development bylaw which was passed under the Town Act in 1980. This document represents the second Review of the Kensington Official Plan.

## 1.2. Purpose

The Official Plan for the Town of Kensington is a formalized statement of Goals, Objectives, Policies and Plan Actions approved by Town Council concerning the nature, extent and pattern of land use and development within the Town until the year 2027

The Town's Goals as set out in the Plan indicate overall policy direction while the Objectives and Policies deal with specific topics and issues. Plan Actions are statements indicating specific initiatives or directions which will be undertaken to implement the Plan's Policies and Objectives.

The Official Plan guides the physical, social and economic development of the Town. It provides the policy framework for the Town of Kensington Development Bylaw and policy direction for Council's actions in relation to: economic development initiatives; public works; social programs; municipal services; environmental standards; and, fiscal management.

## 1.3. Planning Area

The Official Plan covers all the geographic area contained within the legal boundaries of the Town of Kensington. Although the Plan formally addresses only those matters which arise within the Town's legal boundaries, consideration has also been given to the Town's relationship with neighbouring municipalities, adjacent rural areas, the region and the province as a whole.

## 1.4. Legal Enablement

The Town of Kensington derives the majority of its powers from the *Municipalities Act* and the *Planning Act*. The *Planning Act* empowers Council to appoint a Planning Board, adopt (and amend) an Official Plan and subsequently to adopt implementing land use and development control bylaws. The *Municipalities Act* empowers Council to make other bylaws and/or implement programs and strategies to help implement other aspects of the Official Plan.



### 1.5. **Official Plan Review and Monitoring**

An Official Plan is intended to be a dynamic tool and should be subject to periodic review and/or amendment. The Official Plan will therefore be monitored on an ongoing basis to ensure its compatibility with changing circumstances. On an annual basis Council will review the continuing effectiveness of the Official Plan and will make recommendations to amend the Plan, if necessary. Council may pass resolutions to amend the Official Plan at any time. A formal, comprehensive review shall be undertaken every five years, starting in the year 2017.

### 1.6. **Plan Contents**

The ***Planning Act, R.S. P.E.I., Cap p – 8***, requires that an Official Plan shall include:

- **A statement of economics, physical, social and environmental objectives;**
- **A statement of policies for future land use, management and development, expressed with reference to a specified period not exceeding fifteen years: and**
- **Proposals for its implementation, administration and the periodic review of the extent to which the objectives are achieved.**

This document contains seven sections:

1. Introduction
2. The Town of Kensington
3. Economic Development
4. Future Development Goals
5. Objectives, Policies and Plan Actions
6. General Land Use Plan, and
7. Implementation.

The first section deals with the purpose, scope and legal enablement for the Official Plan. The second section summarizes the background studies and provides a description of the physical, social and economic characteristics of the Town. The third section provides a framework for economic development. The fourth section provides a broad summary of how the Town desires to see its development unfold in the future. The fifth section is the core of the document, stating objectives, policies and intended actions for specific topics. The sixth section includes the General Land Use Plan or Official Plan Map. The last section sets out the process for administering and implementing the Official Plan and Development Bylaw.



## 2. The Town Of Kensington

### 2.1. Historical Background

In accordance with British tradition of the day a survey was commissioned shortly after the British took control over the Acadian region in 1758. Captain Samuel Holland was appointed as Surveyor General in 1764 and began to fill a role that was to be dominant in the shaping of the Island. He surveyed the Island and divided it into counties, parishes, townships, and lots according to the instructions of the “Lords Commissioners”. The survey was completed in 1766 and the lots were dispersed by the British government in a lottery.

Lot 19 as defined by Samuel Holland included the present Town of Kensington. This Lot was drawn by Captain Walter Patterson Esq. and his brother John. In August of 1770 he arrived on the Island and settled Lot 19. (Patterson was also to become the first Governor of the Island upon it becoming a separate province).

The Town grew up around the intersection of five roads taking people through Kensington to and from Charlottetown, Kelvin Grove, Traveller’s Rest, Summerside, Malpeque, Irishtown, New London, and Cavendish. Because of this location it became known as Five Lanes’ End. It was renamed Barrett’s Cross in 1851, after James Barrett, one of the first settlers and a wealthy land owner in the area. In 1862, at a meeting of residents, the name was changed to Kensington upon the request of another prominent land owner, Thomas Sims.

French Acadians and American Loyalists were among the original settlers on Patterson’s Lot. Scottish, English and Irish settlers followed and their descendants traditionally made up the majority of the population. One early settler was William Glover who came from Scotland in 1817. In 1851, he housed the first Post Office for Barrett’s Cross.

Throughout the nineteenth and twentieth century the Town flourished as its commercial and industrial base expanded. Its role as a service centre for the surrounding areas increased. In 1873, the provincial railroad, detouring from its original path, made its way through the Town and began operating in 1875. Many businesses then moved from Margate to Kensington. This brought numerous benefits and increased the prosperity of the community. Kensington became a central station and shipping point for the region. In 1905, the Kensington Train Station was officially opened. The station is the most architecturally outstanding of the 120 that at one time were in operation on the Island. It was designed by C.R. Chappell and is referred to as a “boulder station” because it was



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made from boulders as opposed to timber. Early in the century, the station was recognized as an attraction to the area and that function continues to this day.

In 1914, the Town was incorporated, with Dr. Donald Darrach serving as the first Mayor. Kensington had a population of 612 at the time of incorporation. Since that time, many services have been provided. In 1914, the first Fire Station was also established. In 1917, the first electrical power was installed. A new Post Office was built in 1927 and it was replaced again in 1953 by the Federal Building which at that time housed the Post Office, R.C.M.P., and the Department of Agriculture. In 1958, garbage disposal and a sewer lagoon were provided and a second lagoon was added in 1977 to accommodate a potential population of 1,400. This system was upgraded in 2002 to accommodate approximately 2,000 people.

The Town has participated in several housing programs. In 1964, construction began on a series of senior citizens' homes in Kensington. These were designed by Architectural Enterprises and funded through C.M.H.C. and the P.E.I. Housing Corporation. Presently, seven buildings contain a total of 55 dwelling units. In the mid-1970s, the Town of Kensington participated in the Neighbourhood Improvement Program. The Town worked in conjunction with the federal and provincial governments on programs to improve housing. In 1984, the Federal Government in conjunction with three local Masonic lodges (MLD Corporation), opened a six unit housing project.

Recommendations made in the 1975 report of the Kensington Area Development Committee included the establishment of new community facilities. As a result, the Kensington Community Centre was constructed in 1977. Currently, it houses the Town Hall, Police Department, Physiotherapist, Medical Center, and several commercial spaces.

Recreation has always been an important part of the community. Numerous skating rinks have been constructed over the years in Kensington. The present Community Gardens was built after a fire in 1979 destroyed its predecessor. To mark Prince Edward Island's centennial as a province of Canada in 1973, the Kensington Regional Committee opened Centennial Park adjacent to the recreation center. Since that time, an outdoor swimming pool has been added. Playing fields are located adjacent to the Community Gardens and the schools.

The Kensington Railway Station closed in 1983. In recognizing the richness of the station and the possibilities that existed, efforts were made to preserve the station. The Station has evolved and expanded as a tourist attraction accommodating a variety of functions over the years.

Throughout its history Kensington has continued to grow and to respond to the changing forces of time and in doing so it has remained a service center for the region.



## **2.2. Site and Situation**

Kensington is centrally located in Eastern Prince County between Malpeque Bay and New London Bay. Route 2 (Veteran's Memorial Highway), which bisects the Town, is the major arterial highway connecting the eastern and western portions of the province. Kensington is 48km west of the Provincial Capital, Charlottetown, and 13km east of Summerside, the second largest city in the Province. It is 38km from the Confederation Bridge and 109km from the Wood Islands Ferry, connecting to Nova Scotia.

The topography of the Town features prominent hills rising 50 m above sea level in the north eastern corner and another 44 m above sea level to the north of the Town boundary. The land slopes moderately from these elevated areas to the south and west. A third hill is located at the southeast corner of the Town. From this elevation at 60 m above sea level the land slopes gently toward the west and to the centre of Town. The central portion of the Town is quite flat, lying between 30 m and 40 m above sea level. From this point, the land drains gently to the southwest toward the sewage lagoon which is located at approximately 22 m elevation.

Kensington comprises part of the Kensington North Watershed. The Kensington North Watershed Association area (Kensington North) is situated on the north shore of Prince Edward Island between Malpeque Bay on the west and New London Bay on the east. The Kensington North area straddles the boundary between Prince County and Queens County covering all of Lot 18 and parts of Lots 19, 20 and 21. Two municipalities are situated within the Kensington North area: the Town of Kensington and the Community of Malpeque Bay and together they cover nearly 49% of the total area of the watershed while the remainder is unincorporated. The total area of the Town of Kensington is 3.1 square kilometres or 766 acres.

Most of the soils in the Kensington Region are rated as Class II and are highly productive and capable of supporting a wide range of crops. These excellent soils are a major reason for the strength of farming in the region, historically for production of potatoes. These soils are well to moderately well drained with a relatively deep water table and permeability of less than 0.5 cm/hr. Soils offer very few restrictions for development. The high productivity of the soils in the Kensington area have been cited as a major reason to promote efficient development patterns and to limit the amount of agricultural land being prematurely removed from production.

## **2.3. Existing Land Use**

Kensington has a relatively well defined commercial core area in the geographic centre of the Town and a cluster of adjacent residential neighbourhoods. Institutional land uses are scattered throughout the core area with two large schools located close to the eastern boundary of the Town. Commercial development, while centred in the core has also developed to extend just beyond the Town boundaries along Route 2 to the west and to the southeast. Another prominent land use is the Industrial Park in the southeast



corner of the Town. Some industrial uses, such as Provincial Boat and Marine and Castle Building Supplies have also developed just outside of the Town boundary to the southeast.

The current property taxation system on Prince Edward Island coupled with lack of available municipal land provides incentive for potential municipal residents to live or carry out their business outside the Town of Kensington. A large amount of ribbon development occurs and has occurred in the past on the periphery of the Town's boundary.

Open space and recreation facilities are well located throughout the Town, including the school playing fields. The Confederation Trail plays a prominent role running across the Town from the southeast to the western boundary.

New residential lots, homes and apartments have been developed in the southern portion of the Town. Residential development has also occurred in the north-western corner of Town. The 2006 Census provided a summary of private dwellings by type as summarized in Table 1 below.

**Table 1**  
**Selected Occupied Private Dwelling Characteristics**

	2006	2011
<b>Total Number of dwellings</b>	<b>625</b>	<b>705</b>
<b>Number of owned dwellings</b>	410	
<b>Number of rented dwellings</b>	210	
<b>Owned dwellings as a percentage of all dwellings (Kensington)</b>	66%	
<b>Owned dwellings as a percentage of all dwellings (PEI)</b>	74%	

Source: Statistics Canada 2006 Census

### **2.3.1. Residential Building Permit Activity**

In the past, towns traditionally developed with residential areas close to the place of business. People bought their groceries at the corner store and their children walked to a local school. With the development of better transportation, improved roads, shopping complexes and bussing to schools, there has been a pattern of increased residential development to rural areas. The attractiveness of larger lots, lower land prices and lower taxes has been a factor in the steady decline in the growth of towns and cities. In the twelve years from 1980 to 1991, Kensington saw only 30 single detached units constructed, averaging approximately two and one-half units per year. The years 1992-2001 saw that rate increase as 51 single detached dwelling permits were granted during that period. From 2002-2010 residential building activity increased; 63 development permits were issued for a variety of residential dwellings. In addition, commercial building permit activity has increased and remained strong. (See Table 2).



**Table 2**  
**Building Activity**  
**1992 – 2010**

	Single detached	Duplex	Multiple	Commercial	Institutional	Recreational	Other	Total
1992	4	0	1	0	0	0	9	14
1993	6	0	0	0	0	0	7	13
1994	6	0	1	2	1	9	14	24
1995	5	1	1	2	0	0	10	19
1996	3	0	1	1	0	0	15	20
1997	3	0	0	4	0	0	6	16
1998	5	0	0	1	0	0	6	12
1999	3	0	1	3	1	0	15	27
2000	7	0	0	0	1	0	12	20
2001	6	0	3	1	2	0	15	27
2002	4	1	0	5	2	0	28	40
2003	6	2	0	9	4	0	21	42
2004	7	2	0	6	2	0	20	37
2005	3	1	3	4	2	0	17	30
2006	2	2	0	4	2	0	17	27
2007	0	8	0	7	1	0	10	26
2008	5	4	0	3	1	0	31	44
2009	2	3	1	2	0	0	15	23
2010	3	3	1	7	2	0	23	39
<b>Total</b>	<b>80</b>	<b>27</b>	<b>13</b>	<b>61</b>	<b>21</b>	<b>9</b>	<b>291</b>	<b>500</b>

\*Other: Additions, storage building, garages

Source: Town of Kensington Building Permits

### 2.3.2. **Service Centre**

Unlike many other small communities that have lost their commercial and industrial base to the much larger developed areas, Kensington has continued to thrive as a service centre. Its central location and ease of access have made Kensington an attractive place to do business. Kensington has an arterial road, a collector road and three local roads which are laid out like a spoked wheel leading to the commercial core of the Town. These roads connect Kensington to more than thirty smaller communities which make up the geographical service area. The influence of agriculture, fishing and tourism has been a major contributor to the development of the Town. Further enhancing this strong central focus is the Town's excellent road network. Route 2 serves as a major link between the urban areas of Charlottetown and Summerside and the western portion of P.E.I. The roads passing through Kensington act as a connection link from Western P.E.I. to the North Shore, P.E.I.

The mixture of summer time tourist traffic and service vehicles has further enhanced Kensington's position as a service centre.

The Town offers a variety of retail and services businesses, as well as professional, financial and government services. An indicator for the performance of Kensington as a



service centre is the fact that since 2008 the Kensington & Area Chamber of Commerce has seen a 50% increase in membership.

## 2.4. Population Analysis

After a decade of almost stagnant population growth in the 1990s, the Town of Kensington has returned to a healthy population increase of 8.0 per cent from 1,385 in 2001 to 1,495 in 2011. However, most of this increase occurred during the period from 2001 to 2006, with a very small increase (0.7 per cent) between 2006 and 2011. Conversely, the overall population in the Province grew by only 0.4 per cent between 2001 and 2006, but 3.2 per cent between 2006 and 2011. Table 3 outlines the age profile of residents in Kensington according to the 2011 Census.

**Table 3**  
**Age Profile**

Characteristics	Kensington Total	Male	Female	Total PEI	Male	Female
<b>Total – All Persons</b>	1,495	700	795	140,205	67,605	72,605
<b>Age 0 – 4</b>	70	35	40	7,275	3,680	3,590
<b>Age 5 – 9</b>	85	40	45	7,390	3,700	3,685
<b>Age 10 – 14</b>	85	50	30	8,395	4,320	4,080
<b>Age 15 – 19</b>	105	55	50	9,650	4,930	4,720
<b>Age 20 – 24</b>	75	25	50	8,765	4,325	4,440
<b>Age 25 – 29</b>	55	30	30	7,300	3,540	3,765
<b>Age 30 – 34</b>	60	25	30	7,585	3,560	4,025
<b>Age 35 – 39</b>	95	40	50	8,435	4,015	4,420
<b>Age 40 – 44</b>	95	50	45	9,485	4,535	4,955
<b>Age 45 – 49</b>	120	60	60	11,230	5,430	5,800
<b>Age 50 – 54</b>	125	55	70	11,155	5,320	5,830
<b>Age 55 – 59</b>	110	55	60	10,550	5,140	5,405
<b>Age 60 – 64</b>	95	45	50	10,205	4,970	5,235
<b>Age 65 – 69</b>	80	40	45	7,170	3,500	3,670
<b>Age 70 – 74</b>	65	25	35	5,400	2,610	2,790
<b>Age 75 – 79</b>	75	30	45	4,295	1,930	2,370
<b>Age 80 – 84</b>	45	20	30	2,935	1,210	1,720
<b>Age 85 and over</b>	60	20	45	2,995	890	2,105
<b>Median Age</b>	46.8	44.5	48.3	42.8	41.9	43.6
<b>% Over 15 Years</b>	84.4	81.9	85.6	83.6	82.7	84.3

Source: Statistics Canada 2011 Census

A growing senior citizen population will place increasing demands on the community to supply specialized health and social / recreational programming. Senior housing, long term care facilities, meals-on-wheels and mobility assistance will all likely face increasing



pressures and pose challenges for Town Council, community groups and the community at large.

Future population trends are difficult to project and will be closely tied to the Town's ability to increase its inventory of serviced residential building lots and to address existing boundary issues.

## **2.5. Future Development**

The Town of Kensington is well situated to accommodate more growth. A range of retail services, excellent schools, a variety of churches and meeting places, including recreational facilities, are all located within a fairly compact downtown area. Despite the relatively rapid growth of the Charlottetown and Summerside economies, Kensington has been able to maintain a strong retail / service sector and a growing industrial base. The Town's location leaves it well positioned to continue to grow and develop. Ongoing tourism and seasonal residential growth along the north shore should also continue to strengthen the Town's commercial sector.

## **2.6. Municipal Services / Infrastructure**

### **2.6.1. *Sewage Treatment and Collection***

The Town of Kensington's sewage collection and treatment infrastructure consists of a network of collection pipes, two lift stations and two waste stabilization lagoons.

The first lagoon was constructed in the late 1950's and the second was constructed in the mid 1970's. In 2002, the treatment facility underwent a significant upgrade including the addition of aeration to one of the lagoons. Also included was berm construction and reinforcement, installation of a clay liner, upgrading of the inlet and outlet structures, addition of UV filtration as well as the construction of perimeter safety fencing and a proper controls building. A 100 KW wind turbine was added to the site in 2009 to help stabilize energy costs associated with the treatment of waste water.

Sewer collection throughout the Town is primarily gravity fed, except the north side of Pleasant Street and the northeastern side of Town which requires adequate pumping facilities to move the wastewater. This creates limits for expansion of the system without the construction of additional pumping stations.

The sewer collection system consists of approximately 10km of collection mains and force mains. Approximately 60% of the Town's sewer mains are constructed of concrete with the remaining approximately 40% consisting of PVC piping.

### **2.6.2. *Central Water Supply***

The Town's water supply is provided by four wells. Most properties within the Town are now connected to the central water supply system. Additional areas have been added in recent years.



All water supplied goes to a central location where flow is monitored and all supply is disinfected with chlorine. A 300,000 gallon water tower is located at the top of Gerald McCarville Drive.

**2.6.3. Well Field Protection**

The Town has purchased a 75 acre property where four wells are located in order to provide increased protection of its water supply. There is currently no comprehensive Wellfield Protection Plan in place.

**2.6.4. Storm Management**

While some areas of the Town are provided with a system of catch basins and storm drains, other parts of the Town have no storm sewers or proper ditches on their streets. Periodic ponding problems occur along Pleasant Street, Broadway Street South and on Garden Drive. New draft subdivision road standards have been developed to adequately address storm water management. There is currently no comprehensive Storm Water Management Plan in place.

**2.6.5. Solid Waste**

The Town of Kensington participates in the Island – wide source separation system managed by the Island Waste Management Corporation. This system has allowed the Town to reduce the amount of waste produced while identifying and separating recyclable and reusable materials.

**2.6.6. Fire Protection**

The Town operates a municipal fire department with 30 members. This department supplies services to the Town as well as to outlying communities in the Fire District. A regional fire services levy is collected on behalf of the Town by the provincial government. This situation has proven beneficial for all parties as it assures the neighbouring communities of a reliable service while guaranteeing the Town its dues. The Kensington fire district is very large compared to others in the province, making the need for a well-equipped department very important. Construction of a new firehouse was completed in 2001.

Vehicles operated by the Department include three pumpers, two tankers and a rescue van. Specialized equipment includes a Jaws of Life unit, ice water rescue equipment, asbestos suits, and a 6500 watt generator.

**2.6.7. Police Protection**

The Town maintains its own municipal police force. The department consists of a Police Chief, Corporal, one full time constable, and one part time constable and several casual constables.



**2.6.8. General Government and Administration Services**

The Town provides planning and development control services and Town Hall / Community Centre operations. The Town does not have a professional planner on staff. Planning services are provided mainly by the Chief Administrative Officer in consultation with planning consultants as required.

**2.6.9. Snow Clearing**

Kensington's Public Works Department handles snow clearing and removal from all sidewalks, boardwalks and other municipally owned properties. Snow clearing service for municipal streets is currently contracted out to independent service providers through the Province of Prince Edward Island.

**2.6.10. Road Maintenance**

The Town's Public Works Department maintains the municipal road system and surface infrastructure such as street signs.

**2.6.11. Recreational Services**

Services provided include maintenance of the Community Gardens Complex, two ball fields, parks, the EVK Swimming Pool, and a variety of other recreational facilities.

**2.7. Transportation**

**2.7.1. Road Network**

Kensington is sometimes referred to as the "Hub Town" due to its location at the intersection of five separate routes. Route 2 is the main east-west arterial Route in the province, carrying large volumes of traffic from across the province. This route generates significant year round traffic through the core area of the Town. The next major road is Route 6 which connects from Route 2 to the north shore tourist area including Cavendish. This route also connects to a large rural service area. Volumes of traffic on Route 6 are particularly high during the tourist season.

Route 20 connects to the northwest and the Malpeque area. Route 101 or the Irishtown Rd. connects due north toward Irishtown and Park Corner. Route 109 connects to the southeast and the communities of Kelvin Grove, Freetown and Kinkora.

As a Town, Kensington has responsibility for the maintenance of all non-designated streets in the Town. Those routes which are designated by the Provincial Government as serving a regional purpose are maintained by the Provincial Department of Transportation and Infrastructure Renewal.

The local streets owned and maintained by the Town are generally in a good state of repair. Some are relatively narrow and stormwater drainage systems are marginal. In general, however, they serve local transportation needs adequately.



The convergence of traffic at the “hub” has created concerns in the Town through the years related to traffic congestion and pedestrian safety. Upgrading to the main intersection has improved matters but concerns remain for pedestrians crossing this intersection and for turning movement conflicts at Garden Drive. Discussions are ongoing between the Province of P.E.I. and the Town to address transportation safety upgrades and improved traffic flow.

**2.7.2. *Pedestrian Circulation***

Pedestrians are well served in Kensington by a large and well maintained sidewalk system. The sidewalk system will require ongoing maintenance and expansion as new residential areas are developed. The Confederation Trail also bisects the Town and offers excellent recreational opportunities as well as cycling and pedestrian access to the core area. The Trail is in excellent condition through the Town.

**2.8. Institutional Facilities**

The Town of Kensington is well supplied with a range of high quality institutional facilities including two schools; Queen Elizabeth Elementary School and Kensington Intermediate Senior High School. There are also six churches: Kensington United Church; Kensington Presbyterian Church; Holy Family Roman Catholic Church; Kensington Anglican Church; the Church of the Nazarene and Community Church.

There is no hospital in Kensington but Prince County Hospital in Summerside is within easy access. Ambulance services are provided by Island EMS and all dispatch is provided through 911 telephone system. The Kensington Medical Clinic includes office space for 4 family physicians, a nurse practitioner and a public health nurse. The Town also has one dentist, a veterinary clinic and a pharmacy.

**2.9. Recreation**

**2.9.1. *Arts, Culture, Parks and Recreational Facilities***

Residents of the Town have access to a wide variety of recreational opportunities through the presence of a varied array of facilities. The following is a listing of park and recreational facilities and their locations.



**Table 4**  
**Park and Recreational Facilities and their Location**

Location	Facilities
Kensington Community Gardens Complex	Ice rink, fitplex, ball diamonds (lighted)
Queen Elizabeth Elementary School	Intermediate and primary play ground, soccer fields
Centennial Park	Edward Von Kroughnet outdoor swimming pool
Kensington Heritage Library	Book lending, library programs, internet access
Early Childhood Education Centre	Childcare facilities
Kensington Intermediate High School	Tennis Courts, gymnasium, soccer/ rugby fields, ball fields, track
Confederation Trail	Pedestrian / bike trail (snowmobiles in winter)
Murray Christian Education Centre	Hall
Town Hall	Municipal Administration Offices, Meeting Rooms, Police Offices, Medical Centre, Physiotherapist, Commercial Space
Royal Canadian Legion	War Museum, Hall with banquet facilities
Train Station	M.F. Schurman Memorial Gazebo
Lions Subdivision	Pre – School Playground
Alysha Toombs Memorial Park	Memorial Park/ Picnic Area

#### **2.9.2. John A. Hogg – Kensington Public Forest**

In 2002, the Public Forest Council held a public meeting in Kensington to hear concerns about Prince Edward Island's forests. Many citizens from Kensington and nearby communities attended and spoke on the need to conserve the remaining forest and establish a public forest in the area. Thus, the Public Forest Council, the Town of Kensington, and Government of Prince Edward Island combined their efforts to establish a public forest in or near Kensington.

To accomplish this, forested lands were assessed and two sections of primarily hardwood forest were identified as priorities. The woodlands of Robert and Jacquelynn (nee Irwin) Paynter in Kelvin Grove had the core attributes, namely, mature hardwood including sugar maple, yellow birch, red maple, and red oak, a number of older white pine and eastern hemlock, and rare plants such as Christmas fern. The Paynters have had a strong emotional connection to trees and their conservation, used these Acadian forest woodlands personally for hiking, skiing, and horseback riding and allowed others to walk and ski them.

They expressed the desire for this forest to remain forest into the future. Thus, in 2003, Robert, Jacquelynn, Amy, and Emily Paynter agreed to transfer 5.7 hectares (14 acres) of Acadian forest to the province provided that it was conserved as public forest with access to the public. As this section of forest was maintained through the decisions of five generations, they requested that the property be named after the first family member that owned this land, namely, John Andrew Hogg.



## Town of Kensington Official Plan

To facilitate public access from the Town of Kensington and the Confederation Trail, the Province purchased a 9.2 hectare (22.8 acre) portion of the adjacent Buried Treasure Farms property. This land included a portion of the Acadian forest ridge, a recent softwood cutover area and an agriculture field. A right-of-way from the Kelvin Grove Road for forest management was also acquired. The acquisition of the Kensington public forest was announced in August 2004. In 2005, the Kensington Public Forest Management Committee was established with representation from the Town of Kensington, Public Forest Council, Kensington Intermediate Senior High School, and the P.E.I. Department of Environment, Energy and Forestry's Provincial Forest Section. Work started on the development of the ecological principles for the property, and the first trail was mowed in the field adjacent to the Confederation Trail in August, 2006. The John A. Hogg ~ Kensington Public Forest trails were officially opened on August 21st, 2007.



## 3. Economic Development

### 3.1. The Local Economy

Kensington is primarily a service centre, serving the needs of a large and relatively prosperous rural area which is dominated by agriculture, fisheries and aquaculture. The growth of tourism and seasonal residences along the north shore of P.E.I. has been quite steady in recent years. Kensington has benefitted as an adjacent centre, it may be able to further capitalize on its location, and continue to develop its role as a service centre.

Kensington is located in Lot 19. Past census figures for agricultural production in Lot 19 are indicative of the level of importance of this sector to the Town's service economy.

Similar figures were not available via the 2006 Census, but many other factors indicate the importance of agriculture remains undiminished. Several local businesses are almost totally dependent on agricultural clients (such as Kensington Agricultural Services and Co-op Atlantic). Many other local businesses depend on the farming industry for a considerable portion of their business.

A review of the labour force statistics (2006 Census) provides an excellent indicator of the makeup of the local economy. It confirms the dominance of the service sector (50% of the local labour force), followed by manufacturing and construction industries (16 percent of the total labour force), including workers from Cavendish Farms plant. Closely following are the agricultural and resource based industries, which make up 15 per cent of the total labour force.

**Table 5**  
**Labour Force by Industry**

All industries	745
Manufacturing and construction industries	120
Agricultural and resources based industries	110
Wholesale and retail trade	50
Health and education	70
Business Services	110
Finance and Real Estate	20
Other services	260

Source: Statistics Canada 2006 Census



In terms of occupations, of Kensington's total labour force of 745 persons in 2006, the largest portion worked in business, finance and administrative occupations (21%), followed by sales and service occupations (17%) and primary industries (15%).

### **3.2. Recent Developments and Trends**

Development trends in the Town of Kensington and the surrounding region remain stable. The Town's banking and service sector remains strong; the Credit Union has expanded and Scotiabank has been renovated. Regional employment opportunities have been greatly strengthened by the expansion of the Cavendish Farms Plant, the Federal GST Centre in Summerside and continued development and growth at the Slemon Park facility. Local economic development activity has included strong performance in the Kensington Industrial Park, particularly by Valley Truss and Kensington Agricultural Services. Retail and service sector growth has included the expansion of the Kent facility, a new Tim Horton's restaurant, and expansion of the Co-op store. Just outside of the Town boundary to the east is the new Castle Building Supply Store, to the west is the new Trailside Plaza. A wide variety of restaurants and cafés continue to operate in and around the Town. The tourism sector has remained stable in recent years; including recent expansion of tourism attractions, most notably the Haunted Mansion.

The core area has benefitted from the reconstruction of the main intersection in 1995 and the Railyard Development Project in 1999. Renovations to the Town Hall included an expanded Medical Centre to accommodate a total of three doctors. A new Fire Hall was completed in 2001; a new water tower and Lion's Hall in 2000. KenNet Centre, Prince Edward Island's first regional technology centre, which opened in 2002, was a 1,000 square foot incubator space for developing IT companies and entrepreneurs. It has since changed locations. The original KenNet Building now houses a state of the art early childhood education centre.

Housing growth has occurred in the southern portion of the Town. New subdivisions continue to be developed, although the Town's limited land base hinders Kensington's ability to effectively address growth and development.

### **3.3. Boundary Extension**

The future economic health of the Town of Kensington, and thus the economic health of the region, is dependent on the Town being able to accommodate, and stimulate further residential, commercial and industrial growth. Kensington continues to explore logical expansion of the Town's boundaries. This will include efforts to fill in or to incorporate currently un-incorporated areas surrounded by municipal lands.

The rural areas around Kensington are largely reliant on the Town to supply many vital services such as fire protection, recreational programs and facilities, schools, churches, banking, retail and other services, a post office, medical services, and a wide range of



other cultural programs and activities. The Town's Industrial Park and other businesses provide employment for many rural residents. The infrastructure and administration provided by the Municipality facilitate provision of this wide range of services in a compact area.

Urban development within the Town occurs in an efficient and centrally serviced manner, while development outside the Town boundaries is relatively uncontrolled and privately serviced. This pattern of development outside municipal boundaries leads to dispersed and wasteful development patterns which remove valuable farm land from production. This pattern has led to the creation of widespread land use conflicts including increased risks to ground water supplies, and decreased highway efficiency due to more and more driveways and uncontrolled turning movements.

The need for a boundary extension is clear. Incorporation under a municipal umbrella would serve to create a clear and transparent process to manage land use and development. The Town will continue to work with the surrounding community and with the Province of Prince Edward Island to develop a plan to address the concerns of all those involved, to protect agricultural activities and to efficiently service all properties within the municipality. The Town will work toward incorporating recommendations from the "New Foundations" Report of the Commission on Land and Local Governance 2009.



## 4. Future Development Goals

### 4.1. Introduction

The goals presented in this Section are broad statements indicating the overall shared vision of Kensington's Council, residents, property owners and businesses in terms of the future evolution and development of the Town. The Goals provide the framework and general direction for subsequent, more detailed statements which follow.

### 4.2. Future Development Concept

The Town of Kensington has a great many attributes which make it a desirable place to establish a residence or a business. Like most relatively small communities, Kensington faces increasing demands for services while having a limited land base. Kensington is one of only a handful of Municipalities on the Island currently showing positive population growth.

Kensington is a crossroads community, conveniently located between Charlottetown, Summerside, Borden and the north shore of the Island. Future development will be directly affected by its relationship to its physical and social environment. The Town will work to foster regional cooperation with its service area, and will take initiatives to lead the area in development of environmental goals to protect the integrity of the area's land, air and water.

The Town of Kensington will work to expand and diversify its economy (employment), active land use and assessment base. Kensington's role as a vital regional service centre will be maintained and strengthened. Kensington has an active Chamber of Commerce and Tourist Association; it will continue to support and encourage regional development. Proximity to the City of Summerside creates opportunities for continued commercial and residential development. Healthy lifestyles will be encouraged through continued development of fitness and wellness facilities, infrastructure and programs. Energy efficiency and sustainability will be promoted or facilitated through policies in the Official Plan and the Bylaw, in an effort to reduce the carbon footprint of the municipality as a whole.

Kensington's attractive and healthy residential neighbourhoods will be protected and enhanced. Our local culture and built heritage will be nurtured. High quality and efficient municipal infrastructure and community services will continue to be developed.

The Town of Kensington will plan to develop in a manner which enhances the health, safety and wellbeing of all residents. Council will work to promote a sustainable living



and working environment while cooperating with other regional stakeholders to protect and promote a clean environment. The Municipality will develop policies to foster compatibility through protection from conflicting land uses.

#### 4.3. **Goals**

##### 4.3.1. **General**

- To promote Kensington's role as a service centre for the region.
- To enhance the overall appeal of Kensington as a place to live, visit and operate a business.
- To foster sustainability with regards to land use practices.

##### 4.3.2. **Social**

- To foster the creation and maintenance of safe, efficient, stable and visually appealing residential neighbourhoods.
- To foster social interaction and healthy lifestyles for all residents of the Town.
- To provide a range residential zoning to support housing opportunities to meet various socio – economic and physical needs.

##### 4.3.3. **Economic**

- To enhance the viability of the commercial core area.
- To facilitate the development of small businesses, agricultural and fishery related businesses, light industries, tourism development and high technology firms.
- To encourage the expansion of retail and service activities.
- To increase the Town's commercial and assessment base.
- To maintain reasonable property tax rates.
- To facilitate sustainable management of the Public Utilities.
- To encourage sustainability by adopting a regional approach; by partnering with local service clubs and neighbouring community groups to provide regional programs and services.
- Council will encourage and support prospecting efforts by the Provincial Government to attract new industrial development to the Town. Particular emphasis shall be placed on firms and operations which will create high quality, year round employment.

##### 4.3.4. **Physical**

- To establish a plan for future development which minimizes potential land use conflicts.
- To foster efficiency of services through compact urban form.
- To ensure an adequate supply of serviced land to accommodate the projected needs of various land uses within the Town.
- To promote expansion of municipal boundaries.
- To encourage the maintenance of a safe and efficient vehicular and pedestrian circulation system in the Town.



- To manage storm water run-off in a safe and environmentally sustainable manner.
- To encourage the maintenance of high standard of physical appearance for all properties in the Town.
- To foster urban beautification through programs and services. (Such as tree planting programs to offset carbon emissions.)

**4.3.5. *Environmental***

- To protect the quality and supply of groundwater and surface water resources in and adjacent to the Town.
- To encourage responsible waste management.
- To protect air quality.
- To protect integrity or quality of the land resources.
- To protect and enhance significant natural areas in the Town.
- To partner with regional stakeholders to address mutual environmental goals.



## 5. Objectives, Policies and Plan Actions

### 5.1. Introduction

This Chapter represents the policy core of the Official Plan. Within the broad policy framework laid down by the previous chapter, the following Objectives provide more precise statements which address specific issues and concerns within the Town.

Policies and Plan Actions outline the proposed course of action to achieve the performance targets described in the Objectives. Policies indicate with some precision the approach the Town will take in pursuing its Objectives. Plan Actions are concrete measures which implement that approach.

### 5.2. Boundaries

Kensington has a stable (residential and) commercial base, which continues to develop. However, the impact of dispersed and sprawled development (outside Town boundaries) continues to affect the long term viability of the Town. This largely uncontrolled and individually serviced development has led to poor land use practices on the periphery of the Town's boundaries. Such uncontrolled growth has consumed prime agricultural land and has led to increased land use conflicts. Uncontrolled development just outside the municipal boundaries has undermined municipal efforts to promote a sustainable and compact urban form.

The Town of Kensington will promote environmentally sustainable land use management. The Town will continue to focus on promoting a compact urban form through infill and redevelopment. The Town will develop strategies to expand the existing boundaries to encompass logical growth patterns. Boundary changes are necessary to ensure the long term sustainability of the Town.

#### **Objectives**

<b>1. Ensure the continued orderly growth and development of the Town of Kensington by implementing environmentally sustainable land use policies.</b>
<b>2. Minimize land use conflicts and premature loss of agricultural land in the rural areas adjacent to the Town.</b>
<b>3. Ensure an adequate land base for the Town of Kensington to accommodate future growth and to provide adequate, effectively controlled buffers.</b>
<b>4. Consider sensitive land use, development, servicing and taxation policies for any newly annexed portions of the Town.</b>
<b>5. Ensure that agricultural land in active production is zoned accordingly, to protect its existing use, and to minimize conflicting land uses.</b>



## **Policies**

### **Policy BE-1. Boundary Extension**

It shall be the policy of Council to continue to pursue an appropriate extension to the boundaries of the Town and to ensure clear policies exist for land use and zoning, agricultural preservation, servicing, area utility rates and real property taxation for newly annexed areas.

#### **Plan Action:**

- Council shall immediately prepare a servicing strategy and submission to the Island Regulatory and Appeals Commission to annex land on the periphery of the Town boundary.
- Council shall prepare a strategy to identify and annex an appropriate area of land necessary to provide for the long term sustainability of the Town.
- To develop a land inventory and a community housing profile.

### **5.3. Agriculture**

While there is little agricultural land within the Town's current boundaries, the Town must indicate a sensitivity and understanding of the need to develop appropriate land use and taxation policies as part of any strategy to expand its boundaries. The Town will develop Agricultural Zoning policies to protect and enhance farmland and farming practices.

#### **Objectives**

<b>1. The Town shall act to minimize conflicts between farmers, businesses and residents within the Town.</b>
<b>2. The Town shall undertake an agricultural land quality study to determine areas of prime land and shall implement zoning to preserve this land for agricultural use.</b>
<b>3. To continue to foster a strong relationship between the Town and its agricultural service area.</b>
<b>4. To ensure that agricultural land in active production is zoned accordingly, to protect existing use, and to minimize conflicting land uses.</b>

## **Policies**

### **Policy PA-1. Zoning**

Council shall develop agricultural zoning provisions which can be applied to protect agricultural interests and to maintain productive land in viable agricultural production.

#### **Plan Action:**

- The Development Bylaw shall include an Agricultural Reserve (A1) Zone.
- Any productive agricultural lands included within any future boundary extension shall be designated Agricultural Reserve (A1) and shall only be developed via a re-zoning application and in response to demonstrated market needs.



- Council shall develop zoning policies to minimize land use conflicts.

Policy PA-2. **Property Tax**

Council will apply work with the Province to develop policies to encourage land to be maintained in agricultural use.

**5.4. Residential**

Housing demand in Kensington is strong. Serviced residential lots, however, are in short supply. The Town intends to address the marketplace for more innovative, energy efficient and diverse housing types.

**Objectives**

- |   |
|---|
| <b>1. To actively promote the Town as a residential location.</b>   |
| <b>2. To encourage residential development standards which stress energy efficiency and land use compatibility.</b> |

**Policies**

Policy PR-1. **Zoning**

It shall be the policy of Council to designate sufficient residential land to accommodate the projected and potential housing needs of the Town.

**Plan Action:**

- The Development Bylaw shall zone sufficient residential land to meet the projected needs of the Town.
- Residential zoning shall be in conformance with the General Land Use Plan.
- The Development Bylaw shall establish zones and development standards for Single Detached, Low Density and Multi-Unit forms of residential development.

Policy PR-2. **Infilling**

It shall be the policy of Council to encourage infilling in residential neighbourhoods.

**Plan Action:**

- Council shall undertake to identify and catalogue all undeveloped and/or underdeveloped parcels of residential land in the Town.
- A plan will be prepared to show existing lots along streets in the Town where new homes could be placed in the future. Although such lands may not be for sale at the present time, the plan can serve as a guide to developers and individuals.

Policy PR-3. **Residential Development Standards**

It shall be the policy of Council to establish residential development standards relating to density, architectural harmony, building type, lot sizes, set backs, amenity areas, parking, buffering and other matters in order to enhance the health, safety and convenience of residents.

**Plan Action:**



- The Development Bylaw shall establish residential designations for low, medium and high density.
- The Town will carefully analyze new developments within established residential neighbourhoods prior to permits being issued to ensure that they are compatible. Compatibility, while not readily measurable, will be examined in terms of building types and forms, street line, density and levels of activity including projected traffic generation.
- The standards and criteria on which Council's decision will be based will be outlined in the Zoning and Subdivision Control Bylaw.

Policy PR-4. **Accessory Apartments**

It shall be the policy of Council to permit the establishment of one accessory apartment in any single detached dwelling in any zone.

**Plan Action:**

- The Development Bylaw shall permit one accessory apartment in any single detached residence in any zone.
- The Development Bylaw shall establish standards for accessory apartments limiting their size and number of bedrooms, limiting changes to the exterior appearance of the residence, and addressing neighbourhood appearance, parking requirements, infrastructure requirements, and other matters.

Policy PR-5. **Home Occupations**

It shall be the policy of Council to permit a range of home businesses, provided that there are no significant negative impacts on adjacent properties or the immediate neighbourhood.

**Plan Action:**

- The Development Bylaw shall permit the establishment of limited in-home occupations in all single detached residences.
- The Development Bylaw shall define the types of business activities which may be permitted in a residence.
- The Development Bylaw shall establish standards for home occupations, which limit potential residential conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure, outside storage and any other factors which may represent an impediment to the safety, convenience or enjoyment of neighbouring residents.

Policy PR-6. **Prefabricated Homes**

Manufactured housing has evolved in recent years to offer a variety of housing types. In keeping with a move toward more sustainable types, the Town intends to promote development of more energy efficient housing. Older style mobile homes which have a unique style and character shall no longer be permitted to be located within the Town. The current mobile home court shall be designated as a Mini-Home park and only modern CSA approved mini-homes shall be permitted. "Mini-homes" shall only be



permitted in the designated mini-home park. Larger “modular” homes shall be permitted in all residential areas.

**Plan Action:**

- The current mobile home park shall be monitored and the owners required to maintain their units in an appropriate manner. When units become dilapidated, Council shall take action to encourage their removal.
- Modern “mini-homes” shall only be permitted within the Mini-Home Court Zone
- Larger “modular homes” shall be permitted in all residential zones.
- No further mini-home courts shall be located in the Town but consideration may be given to the establishment of a “mini-home” subdivision if it is developed to a high standard and visual buffering through fencing and planting is developed and maintained.

Policy PR-7. **Housing Development and Promotion**

It shall be the policy of Council to work with the private sector and government agencies to actively promote Kensington as a residential development opportunity. Council shall work with land owners and developers to provide a variety of residential development opportunities.

**5.5. Commercial**

The Town will encourage commercial development. While the core area remains strong, there are some vacant or underutilized buildings. The Town will encourage compact development and re-development within the core area. The demand for commercial land beyond the boundaries of the Town will be addressed by developing a strategy to expand municipal boundaries.

**Objectives**

<b>1. To actively support and strengthen existing local businesses.</b>
<b>2. To identify an expanded commercial area on the General Land Use Plan.</b>
<b>3. To promote the Town as a commercial location.</b>
<b>4. To stimulate and support efforts to upgrade and reinvigorate the downtown core area.</b>
<b>5. To expand the commercial property tax base.</b>

**Policies**

Policy PC-1. **Zoning**

It shall be the policy of Council to develop appropriate commercial zoning designations and to use zoning to direct commercial activity into the established commercial areas of the Town.



**Plan Action**

The Development Bylaw shall establish various commercial zoning designations and development standards for commercial zoning (General Commercial C1 and Neighbourhood Commercial C2).

- The Development Bylaw shall zone commercial land in conformance with the General Land Use Plan.
- Zones will be established and set out in the bylaws which separate different uses and concentrate compatible uses.
- The Town will develop additional commercially zoned areas in future, as needed or as municipal boundaries are extended.

Policy PC-2. **Retail/Service Development**

It shall be the policy of Council to support development of new retail and service activity for the Town of Kensington and to work with the current business community to support and strengthen existing businesses.

**Plan action:**

- Council shall maintain a close relationship with all local business operators and pursue opportunities to support and encourage local business.
- Council shall work with local development groups and the business community to identify and pursue opportunities for joint promotion of the Town and local businesses and attractions.
- Council shall encourage sustainability by adopting a regional approach; by partnering with service clubs and neighbouring community groups to provide regional programs and services.
- Council shall work to ensure that appropriate locations for commercial, retail and service development are zoned and that municipal services are provided to support such developments.
- Council shall work to develop an Economic Development Strategy, a "Development Prospectus", and a Town brand which will serve to emphasize commercial opportunities.

Policy PC-3. **Land Use Conflict**

It shall be the policy of Council to mitigate, where possible, conflicts between different land uses.

**Plan action:**

- The Zoning and Subdivision Control Bylaw shall set out the standards for General Commercial C1 zoning and Neighbourhood Commercial C2 zoning.
- The Zoning and Subdivision Control Bylaw shall set out an approval process for any commercial development.
- Provisions in the Zoning and Subdivision Control Bylaw to mitigate conflicts shall include but not be limited to a minimum 15 foot buffer zone and screening



consisting of landscaping and/or building structures such as fences, and controlling the types of businesses permitted in close proximity to residential areas.

Policy PC-4. **Parking**

It shall be the policy of Council to encourage an adequate supply of parking within the Town. Council shall consider implementing policies to optimally use existing parking areas. It shall be the policy of Council to encourage alternate forms of transportation to reduce the overall need for parking spaces.

**Plan Action:**

- Council will continue to monitor the parking situation in the Town and any alternative solutions which may be available.
- Methods to improve parking availability may include some of the following:
  - Exploring opportunities for shared parking/ on street parking;
  - Exploring opportunities to minimize car use;
  - Encouraging the supply of bicycle parking;
  - Establishing unloading zones with enforced time limits;
  - Requiring businesses to provide adequate staff parking off-street;
  - Considering the location of utility poles;
  - Identification of available un-developed or under-developed land and consideration of its development for parking as appropriate.

Policy PC-5. **Signage**

It shall be the policy of Council to review the current signage regulations.

**Plan Action:**

- Council shall research the utility of developing and adopting a Municipal Signage Bylaw.

**5.6. Industrial**

The Town of Kensington has a strong industrial base, including manufacturing and service industries. Most of these businesses are targeted at the region's strong primary sector or the construction industry. Additional industrial land must be identified to accommodate long term growth in this sector.

**Objectives**

- |   |
|---|
| 1. To continue to promote Kensington as an industrial/service location. |
| 2. To effectively manage the present industrial areas in the Town.      |
| 3. To expand space for industrial/service uses.                         |



### **Policies**

Policy PM-1. **Zoning**

It shall be the policy of Council to direct industrial development in the Town to industrial areas and to minimize land use conflicts between industrial development and other land uses.

**Plan Action:**

- The Development Bylaw shall zone adequate land within the Town as Industrial.
- The Development Bylaw shall establish development standards for all industrial development.
- Any existing industrial uses outside the Industrial Zone shall be considered “non-conforming” and shall be subject to the regulations of such as outlined in the Zoning and Subdivision Control Bylaw.

Policy PM-2. **Appearance**

A pleasant physical appearance of business zoned for industrial use and other industrial areas will be promoted.

**Plan Action:**

- Design standards and landscaping requirements will be established for all developments zoned for industrial use.

Policy PM-3. **Expansion**

It shall be the policy of Council to expand the industrial base within the Town.

**Plan Action:**

- Council will monitor federal and provincial programs as they apply to industrial development and apply for the programs where appropriate.

## **5.7. Public Service and Institutional**

Kensington is fortunate to be well supplied with institutional facilities including schools, churches, police station, fire hall, town hall and library. The Town will continue to support the development of a multi-use / wellness centre.

### **Policies**

Policy PI-1. **Zoning**

It shall be the policy of Council to designate additional institutional lands in response to demand.

**Plan Action:**

- The Development Bylaw shall designate all institutional facilities as Public Sector and Institutional zones.
- The Development Bylaw shall establish development standards for all institutional uses.



Policy PI-2. **Institutional Development**

It shall be the policy of Council to support the long term viability of local institutional facilities by promoting regional cooperation and shared / multi-use facilities.

**Plan Action:**

- Council shall support sustainability through development of shared facilities.
- Council shall support and encourage efforts to develop energy efficient buildings and technologies to support such buildings.
- Council shall support efforts to locate additional institutional facilities in the Town and to expand current facilities.
- Council shall zone adequate land for nursing homes.
- Council shall continue to work with the School Board to continue to make school facilities available for extra-curricular pursuits of the residents.

**5.8. Parks and Recreation**

The Town of Kensington has an impressive array of recreation facilities and programs. Opportunities for residents to enjoy hockey, soccer, ice skating, swimming and baseball are particularly good. The development of the Confederation Trail has provided the Town with a linear outdoor recreation facility which accommodates walking, running, bicycling and snowmobiling. An opportunity exists to add to the limited amount of playground space available.

The Town recognizes the fact that recreation facilities and programs can play a major role in the promotion of healthy lifestyle. It also recognizes that volunteers play a major role in developing and maintaining programs within the Town.

**Objectives**

<b>1. To promote active transportation in and around the Town.</b>
<b>2. To continue to offer a variety of facilities and programs to foster healthy lifestyles.</b>
<b>3. To encourage the direct participation of recreation users from outside the municipality in recreational program planning and operations.</b>
<b>4. To foster co-ordination and promotion of recreational programs and special events.</b>
<b>5. To promote improved active play areas within easy and safe access of residential neighbourhoods throughout the Town.</b>



## **Policies**

### **Policy PP-1. Recreational Programs and Facilities**

It shall be the policy of Council to support recreational programs and facilities that meet the needs of all residents and to support the efforts of other groups or individuals in promoting healthy and active lifestyles. It shall be the policy of Council to routinely monitor the physical condition of all sports and recreation facilities owned by the Town and upgrade facilities as budgets permit, based on an assessment of need and demand.

#### **Plan Action**

- Council shall conduct routine inspections of all municipally owned recreational facilities.
- Available upgrading budgets shall be allocated based on physical need and program participation levels.
- Council shall continue to work in conjunction with other partners in pursuing recreation programs for the Town.
- Council shall support and encourage programs accessible to or targeted at the physically and mentally challenged.
- Council shall support the efforts to maintain and improve the Confederation Trail system and access to the Confederation Trail system.
- Council shall consider hiring a recreation director.

## **5.9. Heritage Buildings**

The Town of Kensington has a long history in the area and contains a number of buildings from various time periods. These buildings contribute to the character of the town.

### **Objectives**

- 1. To promote preservation and maintenance of historic buildings that contribute to the character of the Town.**

## **Policies**

### **Policy HB-1. Heritage Buildings**

It shall be the policy of Council to promote preservation and maintenance of historic buildings within the Town.

#### **Plan Action:**

- Council shall work in conjunction with and support the Kensington Historical Society in identifying and promoting those buildings and sites that have heritage values.

## **5.10. Municipal Services**

The Town of Kensington directly provides a wide range of municipal services including: collection and treatment of sanitary waste; central water supply; fire services and police



protection. The Town has joint responsibility with the Provincial Government for storm water management and emergency measures.

The Town's municipal services and infrastructure are in good condition and are maintained to facilitate delivery of a high level of service.

**Objectives**

1. To provide efficient and cost effective central waste water collection and treatment services for all present and future property owners within the Town.
2. To provide high quality domestic water supply for all residents, property owners and businesses in the Town.
3. To provide for the special servicing needs of industrial users.
4. To provide cost effective police and fire services.
5. To provide efficient municipal maintenance services.

**Policies**

Policy PS-1. **Central Sewage Collection and Treatment**

It shall be the policy of Council to provide high quality, cost effective waste water collection and treatment services for the present and future built-up areas of the Town.

**Plan Action:**

- Council shall continue to place a high priority on completing the inspection of all concrete sewer lines and continue a regular flushing program.
- Sewer lines found to be in poor condition or incurring frequent repairs shall be replaced on a priority basis.

Policy PS-2. **Central Water Supply**

It shall be the policy of Council to continue to supply adequate, high quality, fire-rated central water supply services to all users in the Town.

**Plan Action:**

Council shall review the capacity of the existing water tower and will make plans to upgrade to a larger facility when indicated.

Policy PS-3. **Wellfield Protection**

Council will develop a Well Field Protection Plan. See also policy PE-1.

**Plan Action:**

- Council will continue to operate the Town's current well fields in the most efficient manner.
- Council shall identify appropriate actions to enhance the security of the Town's water supply and see that these actions are implemented in a timely manner.

Policy PS-4. **Storm Water Management**

It shall be the policy of Council to work closely with the staff of the Minister responsible for Transportation and Infrastructure Renewal to ensure that storm water run-off is



managed in a manner which is cost-effective, is environmentally sensitive and minimizes risks to public health, safety and private property.

**Plan Action:**

- Council shall develop an overall Storm Water Management Plan for the Town.
- Council will cooperate with other regional stakeholders to develop an approach to watershed management that considers the region as a whole.
- The Town will work with the Department of Transportation and Infrastructure Renewal to ensure that storm water systems are properly installed and maintained in the Town.
- All new subdivisions and major developments shall be required to submit a storm water management plan, subject to standards imposed by Council and the Department of Transportation and Infrastructure Renewal.
- Wherever possible it shall be the policy of Council to protect and enhance the existing surface water drainage systems in the Town, and to upgrade its capacity to handle storm water run-off.
- No physical changes or infilling of any stream, wetland or water course shall be allowed without the approval of Council and a detailed assessment of any storm water run-off implications.

Policy PS-5. **Police Services**

It shall be the policy of Council to provide police services and to provide for the adequate security of its residents and property owners.

**Plan Action:**

- Council shall continue to support the delivery of police services through adequate levels of staffing, equipment, facilities and training.
- Council shall monitor and review police services on a regular basis to ensure that service delivery meets the needs of the municipality.

Policy PS-6. **Fire Protection Services**

Council acknowledges that regional cooperation can enhance provision of services. It shall be the policy of Council to continue to provide municipal (and regional) fire services through the Kensington volunteer fire department and to continue to provide the department with the resources to provide cost effective fire services.

**Plan Action:**

- Council shall continue to support the efforts of the Kensington Fire Department to maintain equipment, facilities and training at adequate levels to provide cost effective fire services.
- All new development will support fire rated service.

## 5.11. **Transportation**

As a Town, Kensington is responsible for the ownership and maintenance of all public roads within the municipality with the exception of “designated” Provincial highways or roads. All Provincial roads within the Town are in reasonably good condition. Local



streets are also in fair condition but some of the older streets are quite narrow and lack adequate storm drainage. Recent upgrading of the main intersection has improved safety and efficiency but there is still some minor congestion in the core area. Concerns also remain about pedestrian safety in some areas of the Town. The Town will consider the utility of a comprehensive traffic study, to optimize pedestrian safety and traffic flows. The Town will consider how to reduce the municipality's carbon footprint with regards to transportation.

### **Objectives**

<b>1. To maintain an acceptable standard of maintenance on regional arterial routes and Provincial highways in the Town.</b>
<b>2. To maintain a standard of maintenance on municipally owned streets.</b>
<b>3. To address traffic hazards in the Town.</b>
<b>4. To improve storm water drainage on municipally owned streets.</b>
<b>5. To maintain a safe and efficient pedestrian circulation system in the Town.</b>
<b>6. To develop destination facilities along the Confederation Trail.</b>
<b>7. To minimize safety and noise concerns related to truck traffic.</b>

### **Policies**

#### **Policy PT-1. Streets**

It shall be the policy of Council to work closely with the staff of the Minister responsible for Transportation and Infrastructure Renewal to ensure that the key routes leading to the Town and Provincially controlled streets within the Town are maintained at acceptable levels. Council shall also ensure that municipally owned streets are developed and maintained at a standard which adequately reflects their role and level of use. Council will develop new road standards for municipally owned streets.

#### **Plan Action:**

- Council shall continue to work with the staff of the Minister responsible for Transportation and Infrastructure Renewal to monitor the condition of all Provincial roads within the Town and key connecting routes to the Town.
- Council shall maintain all municipally owned streets to the highest level possible within local budgetary constraints.
- Council shall map all streets within the Municipality.

#### **Policy PT-2. Road Classification**

It shall be the policy of Council to categorize all streets, roads and highways in the Town based on their traffic volumes and functions.

#### **Plan Action:**

- Council in conjunction with the staff of the Minister responsible for Transportation and Infrastructure Renewal will prepare a transportation plan for the Town.
- Arterial roads will be designated to carry the largest volumes of traffic and function to route inter-community or cross-community traffic around residential



neighbourhoods. These roads provide access through the Town and to industrial and commercial areas within.

- Collector streets will be designated to carry traffic from minor streets to arterials. They gather traffic from local streets and distribute it to other local streets or to major arterials, and vice versa.
- Local streets will be designated to serve mainly to provide access to individual properties. They are meant to be used almost exclusively by those who live on the street, or in the case of a local commercial or industrial street, those people accessing the businesses on that street.

Policy PT-3. **Safety**

It shall be the policy of Council to improve transportation safety in the Town.

**Plan Action:**

- Council shall make recommendations to and work with the Provincial Government to improve intersections and improve signage and sight lines for all users including vehicles, pedestrians, cyclists and other street users.
- Council shall review the existing provincial standards and policies for the development and redevelopment of all public roads within the Town; the Town may consider developing and adopting municipal standards in future.

Policy PT-4. **Subdivision Streets**

It shall be the policy of Council to require developers to provide roads within new developments that meet provincial government standards.

**Plan Action:**

- The Zoning and Subdivision Control Bylaw will require proper road designs and construction to be included in all subdivision and development agreements.

Policy PT-5. **Pedestrian Circulation**

It shall be the policy of Council to continue to develop and maintain a pedestrian circulation system in the Town which provides safe pedestrian linkages throughout the Town and between all major destinations.

**Plan Action:**

- Council shall establish a long term plan for sidewalk construction and maintenance, together with a long term capital budget.
- Priority shall be placed on major traffic routes, particularly where they connect to major pedestrian destinations such as school, churches, shopping areas and parks or playgrounds.
- Council shall lobby the Provincial Department of Transportation for the placement of crosswalks at strategic pedestrian-vehicular intersections.

Policy PT-6. **Confederation Trail**

It shall be the policy of Council to work with the Provincial Government and local interest groups to ensure that the Confederation Trail within the Town is well maintained and effectively promoted.



**Plan Action:**

- Council shall work with the Provincial Government and local interest groups to ensure that the Confederation Trail within the Town is well maintained.
- A park master plan for the Town will establish means to connect existing parks, where practical, to the Confederation Trail system.

## 5.12. Environment

A healthy environment is a critical component of an attractive and appealing community. The preservation of trees, air quality, the control of noise, dust and other nuisances and the continuation of high standards of property maintenance are all important priorities.

Perhaps the single greatest environment concern across Prince Edward Island at present is the protection of our vital ground water resources. The current municipal well field is located on lands owned and maintained by the Town. A comprehensive Well field Protection Plan shall be prepared to ensure that adequate measures are in place to protect the integrity of the municipal water supply.

### Objectives

<b>1. To protect the quality and quantity of the Town's vital ground water resources.</b>
<b>2. To develop a Well field Protection Plan.</b>
<b>3. To protect and enhance the quality of surface water systems in the Town.</b>
<b>4. To protect and enhance wildlife habitat areas within and adjacent to the Town.</b>
<b>5. To encourage the preservation and planting of trees in the Town.</b>
<b>6. To implement policies controlling erosion from construction and farming activities in the Town.</b>
<b>7. To encourage acceptable minimum maintenance standards and the control of unsightly premises.</b>
<b>8. To protect air quality and minimize nuisances related to noise, dust, vibration, etc.</b>
<b>9. To implement policies to address environmental issues and to work to reduce the carbon footprint of the Town.</b>
<b>10. To facilitate greater energy efficiency in municipal structures.</b>
<b>11. To establish a Windmill Bylaw, which may form part of the Zoning and Subdivision Control Bylaw.</b>



## **Policies**

### **Policy PE-1. Ground Water**

It shall be the policy of Council to work with the staff of the Minister responsible for Environment to protect both the quantity and quality of ground water resources in the Town.

#### **Plan Action:**

- Land uses which would pose a serious risk for ground water contamination such as chemical plants or storage depots shall not be permitted in the Town.
- Council shall work with the staff of the Minister responsible for Environment to identify and control potential point sources of pollution such as underground gasoline or fuel oil tanks, chemical storage, refuse or dump sites and abandoned wells.
- Development permit applications shall be required to identify any chemical storage areas, underground petroleum storage or other potentially hazardous activities.
- Council shall encourage the maintenance and protection of features which contribute to ground water re-charging such as wetlands, storm water retention areas, trees and other dense vegetation. Council shall seek to identify and protect major aquifer recharge areas both within and outside the Town. Council will consider use of zoning to clearly identify permitted uses in such areas.
- Council will identify literature on water conservation, safe disposal of household and business hazardous wastes and other information pertaining to the protection of the water supply and make it available to residents and property owners.

### **Policy PE-2. Surface Water**

It shall be the policy of Council to protect and enhance the quality of streams, ponds and wetlands within the Town. Council shall work with the staff of the Minister responsible for the Provincial Department of the Environment, Energy and Forestry, other agencies and stakeholders in the region to ensure adequate surface water protection.

#### **Plan Action:**

- The Development Bylaw shall establish a conservation setback or buffer area adjacent to all streams, drainage courses, ponds and wetlands limiting construction activities and protecting vegetation.
- The Development Bylaw shall require construction activities adjacent to streams or wetlands to implement erosion control measures.
- The Development Bylaw shall restrict any infilling or alteration of surface drainage features without the issuance of a development permit and performance of an environmental assessment, and the issuance of a stream alteration permit where required by Provincial regulations.



Policy PE-3. **Air Quality**

It shall be the policy of Council to restrict those activities in the Town which would be detrimental to air quality and to promote tree planting and preservation.

**Plan Action:**

- The Development Bylaw shall restrict establishment of industries or other land uses which are deemed to be noxious by reason of smell, particulate or other risks to air quality.
- Council will, in future, develop a tree planting program.
- Council shall implement a bylaw controlling the burning of leaves, grass and refuse in the Town.



## 6. General Land Use Plan

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging over the next fifteen years. It lays the foundation and establishes the direction for the Zoning Map in the Development Bylaw, which is much more precise in terms of boundaries and land use designations. The Zoning Map must, however, conform to the General Land Use Plan. See Appendix A Map 1 General Land Use Plan.

In formulating the General Land Use Plan, Council has applied the following criteria:

- Land use conflicts shall be minimized,
- Commercial development shall generally be directed to established commercial areas,
- Industrial development shall generally be directed to locate in established industrial areas,
- Higher density residential developments shall generally be located adjacent to major traffic routes,
- Established residential areas shall generally be protected, although conversion to other uses as the Town expands may be supported in appropriate areas (such as conversion to commercial uses along a major road),
- Residential and commercial “infilling” shall be encouraged,
- New peripheral residential development shall be encouraged,
- All other relevant policies and principles included in this Plan.



## 7. Implementation

### 7.1. Administration

Administration of this Plan is the responsibility of Council. Council shall seek the input of the Planning Board on matters pertaining to the Plan. The primary implementation tool for the Plan is the Development Bylaw. Aspects of the Plan may also be implemented through other municipal bylaws and regulations; Council's operating policies and procedures, the municipal budget and other appropriate Council actions. Council may also delegate aspects of the implementation of this Plan or the Development Bylaw to a Land Use Planning Consultant, or to a Development Officer appointed by Council.

### 7.2. Development Bylaw

Immediately upon the approval of this Plan by the Minister responsible for Municipal Affairs, Council shall amend its current Zoning and Subdivision Control Bylaw to be in conformance with the policies and provisions of this Plan, in accordance with the provisions of the *Planning Act*. This revised bylaw shall be referred to as the **Town of Kensington Development Bylaw**.

The Development Bylaw shall set out specific land use zones, permitted uses for each zone, standards and procedures for development and land use, and standards and procedures for the subdivision and consolidation of land in the Town. The Bylaw may also provide for "conditional" and "special permit" uses. Conditional uses shall be subject to such restrictive conditions as Council deems appropriate. Special Permit uses represent exceptions to the "permitted uses" in each zone and shall be approved at the sole discretion of Council.

#### 7.2.1. Approval of Development or Change of Use

The Development Bylaw shall require any person undertaking any development, change of use of land or premises, or subdivision/consolidation of land to apply for a permit using a standard application form. Exceptions shall be noted in the Bylaw. Council may attach such conditions as it deems appropriate to any permit in order to ensure conformance with this Plan.

The Bylaw may also require submission of a Construction Plan for the development outlining such details as construction phasing, stockpiling of soil, screening or fencing, erosion or run-off control measures, heavy truck access, hours of operation and any other item which could present a nuisance or hazard during construction.



Once the development is approved, a numbered permit will be issued which must be displayed at the site. The receipt of a development permit does not excuse the applicant from complying with any provincial or federal laws in force, such as fire protection, health and safety, sewage disposal, plumbing and electrical installation, disabled access, etc. Council shall maintain a liaison with appropriate provincial officials during the permit-issuing process.

**7.2.2. Development Agreements**

Council may, at its discretion, where more stringent standards are justified, require the developer of a subdivision or a development to enter into a Development Agreement or Subdivision Agreement. This agreement will contain all conditions which were attached to the building permit or subdivision approval and shall be legally binding on both parties.

**7.2.3. Variances**

Council may grant a variance to the provisions of the Development Bylaw where strict compliance would represent an inappropriate burden to the developer and where the general intent of this Plan is upheld.

**7.3. Budgeting**

While the Development Bylaw and other bylaws passed under the ***Municipalities Act*** are primary tools for controlling and directing development activities in the Town, the Municipal Budget is the key policy tool for directing the activities of Council. As such, the Budget is a key implementation tool for many of the policies and plan actions laid out in the Plan and, to the extent practicable, the Budget should conform with the policies of this Plan.

**7.3.1. Budget Policies**

Council has established the following fiscal policies as a framework to guide decisions on municipal revenues and expenditures:

- Council shall consider Official Plan policies when making budgetary decisions.
- Council shall strive to maintain stable property tax and utility rates while providing adequate services and allowing for long term maintenance of infrastructure and services.
- Council shall pursue all available options for cost-sharing and maximize the assistance from other levels of government.
- Council shall pursue a “user pay” approach for programs and services where appropriate.
- Council shall not budget for an operating deficit in any fiscal year.
- Any incurred deficit shall be addressed as part of the subsequent annual budget if possible.
- Annual budgets shall include a Capital Reserve Fund.
- Smaller, routine capital expenditures shall be expensed on an annual basis; major capital expenditures shall be amortized over an appropriate period of years in order to maintain stable tax rates and utility rates.



- Council shall continue to maintain low permanent staff levels and contract out for specialized services until needs and projected savings warrant additional staffing.

### 7.3.2. **Capital Priorities**

While other capital projects may arise over the life of the Plan, the Town has completed a formal Integrated Community Sustainability Plan, and it shall designate particular projects as priority projects. Sustainable planning is essential for continued long term economic development and for continued protection of the environment. The following tables designate suggested Priority Projects.

**Table 6**  
**Priority Projects**

Project	Year	Projected Impact
Replacement of Pleasant St. Sewer Lift Station	2012	Improved Capacity and Reliability
Storm Water System Upgrades	2012-2015	Reduced flooding damage Reduced infiltration
Sidewalk Extension and Maintenance	2012-2013	Safer pedestrian circulation
Downtown Upgrading	2012	Strengthen local economy
Community Gardens Upgrade/ Wellness Centre	2014	Accommodate community events and business functions/Upgrade ice surface
Residential Street Upgrades (as required)	Annual 2012-2015	Improved streets
Sanitary Sewer Upgrades (as required)	Annual 2012-2015	Improved capacity and reliability

### 7.4. **Review**

Council shall, on a regular basis, review its activities in terms of the successful implementation of this Plan in accordance with the provisions of the ***Planning Act***.

### 7.5. **Amendments**

The Official Plan and Development Bylaw may be amended as circumstances require in the Town or in response to requests from the public, provided that all provisions of the ***Planning Act*** are met.

### 7.6. **Appeal Procedure**

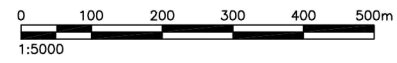
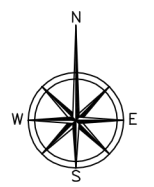
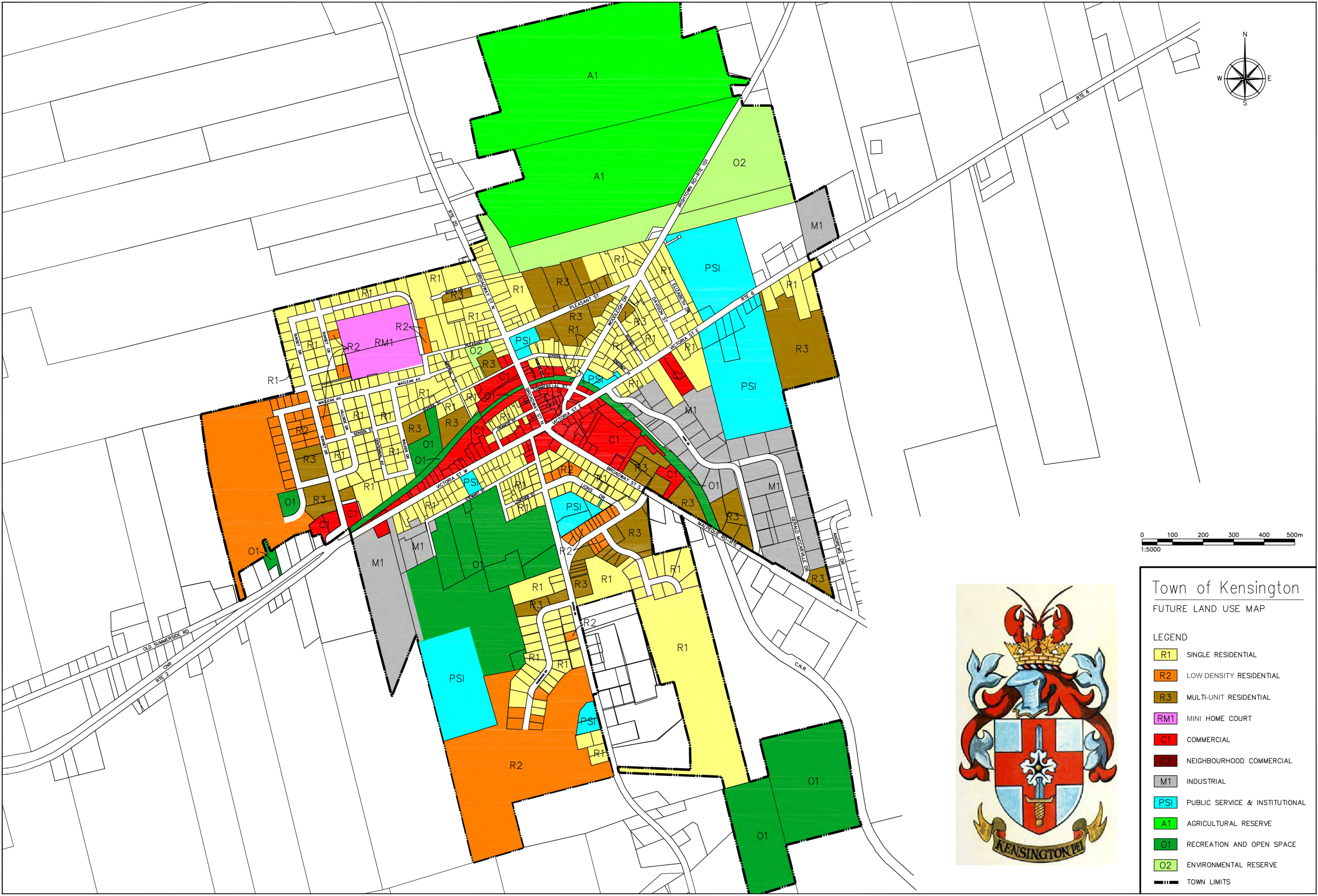
Any person who is dissatisfied with a decision of Council in the administration of the **Official Plan or the Development Bylaw may, with 21 days of the decision, appeal the decision to the Island Regulatory and Appeals Commission.**



## **APPENDIX “A”**

### **GENERAL LAND USE MAP**





### Town of Kensington

#### FUTURE LAND USE MAP

LEGEND

R1	SINGLE RESIDENTIAL
R2	LOW DENSITY RESIDENTIAL
R3	MULTI-UNIT RESIDENTIAL
RM1	MINI HOME COURT
C1	COMMERCIAL
C2	NEIGHBOURHOOD COMMERCIAL
M1	INDUSTRIAL
PSI	PUBLIC SERVICE & INSTITUTIONAL
A1	AGRICULTURAL RESERVE
O1	RECREATION AND OPEN SPACE
O2	ENVIRONMENTAL RESERVE
---	TOWN LIMITS