

**Town of Kensington
Minutes of Public Meeting
Wednesday, August 30, 2023
6:00 PM**

Presiding: Mayor Rowan Caseley

Council Members Present: Deputy Mayor, Jeff Spencer, Councillors:
Doucette, Gallant, Toombs, MacRae, Mann

Staff Members Present: Chief Administrative Officer, Geoff Baker;
Municipal Clerk, Kim Caseley

Visitors: David Doucette – Kensington Legion Branch #9
Sandra Paynter
Floyd & Florence Serviss
Kim Andrew
Dean Shaw
Kathy McQuaid
Marie Gallant
Dale Wall
Florence McPhail
Heidi Mountain

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

- To re-zone a portion of PID No. 79749 (being lands owned by the Royal Canadian Legion located along School Street) from Recreation and Open Space (O1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit residential development.

- To re-zone PID No. 685545 (being lands of Robert Steele, located at the corner of School Street and Sunset Drive)) from Single Residential (R1) to Low Density Residential (R2) for the purpose of constructing a duplex on the property.

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

The proposed Bylaw amendment regarding PID No. 79749 (Legion Property) was initially considered by Town Council at their June 12, 2023 regular meeting of Town Council where Councillors authorized staff to proceed with investigating the merits of the application in consultation with DV8 Consulting, and if deemed in general compliance with the Town's Development Control Bylaw and Official Plan, to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.

The proposed Bylaw amendment regarding PID No. 685545 (at the corner of School Street and Sunset Drive) was initially considered by Town Council at their July 10, 2023 regular meeting of Town Council where Councillors authorized staff to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.

Notification ads for both applications were placed in the Journal Pioneer newspaper on Wednesday, August 16, 2023, in accordance with the PEI Planning Act and the Town's Development Control Bylaw.

In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject properties, as required by the Town's Development Control Bylaw.

A copy of the notification letter and a location map of the subject properties are available this evening for public viewing.

Following this public meeting, staff will complete a report for Town Council prior to their formal consideration of the amendment which is planned for September 11, 2023.

Mayor Caseley opened the floor for public comments on the application.

Kathy McQuaid expressed concern regarding additional traffic on School Street and inquired if there has been a recent traffic study completed. Ms. McQuaid noted that the current traffic on School Street is greater than it has ever been, and speeding is an issue. Mr. Baker confirmed that no study has been completed.

Kathy McQuaid inquired about restrictive covenants that will be put in place, specifically if residents will be permitted to operate small businesses. Mr. Doucette confirmed that Royal Canadian Legion's Provincial Command Office may locate within the building, but no other business type operation would be permitted.

Kathy McQuaid does the Town of Kensington have a Municipal plan that includes the quality of life for residents and environmental values? The property has been green space/park space – does the Town have plans for additional park area? Mayor Caseley confirmed the Town has a Strategic Plan that focuses on active transportation and the quality of life of residents.

Dean Shaw requested a hedge row along the street side and West side of the driveway be created to provide a visual barrier from their parking lot. Mr. Doucette confirmed that it is something the Legion will consider.

Dean Shaw requested that underground power service be considered as opposed to additional power poles.

Heidi Mountain inquired about the location of the driveway access and how many units will be developed. Mr. Doucette confirmed that the driveway will be off School Street and the development is proposed to have 13 residential units and one office space.

Sandra Paynter noted the subdivision has seen an increase in children in recent years and expressed concern about additional traffic and speeding in the area.

Dean Shaw noted when the Victoria Street W. construction was completed a few years ago, the traffic was detoured down School Street, and since then the traffic continues to travel that way to avoid the main intersection in Town.

Kathy McQuaid inquired about the long-term plan for the replacement of this green space. Mayor Caseley noted alternative green spaces in the area and noted recent upgrades to other recreational facilities. Ms. McQuaid recognized and expressed appreciation for the work that has been done for youth and recreational activities within the Town.

CAO, Geoff Baker confirmed the Town has an Official Planning document that guides development in the Town and would call for the preservation of public green space within the Community. The property is privately owned by the Legion and is not public land, which limits the Town's control over the use of the property. Mr. Baker spoke regarding traffic on School Street and acknowledged that traffic within the Town has increased. With Council's direction, staff can request the Department of Transportation to set up a traffic counter in the School Street area. Mr. Baker clarified that the purpose of the meeting is to discuss the proposed re-zoning of the properties and that the development of the lands will be addressed through the Development Permitting process.

Moved by Councillor MacRae, seconded by Deputy Mayor Spencer there being no further questions or comments on the proposed Development Control Bylaw amendment, the meeting adjourned at 6:32 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor