

**Town of Kensington
Minutes of Public Meeting
Thursday, January 6, 2010
6:00 PM**

Council Members Present: Mayor Gordon Coffin, Deputy Mayor Paul Chessman, Councillors Caseley, Spencer and Gallant.

Staff Members Present: Town Manager/Administrator, Geoff Baker; Deputy Administrator, Wendy MacKinnon.

Visitors: Thurza Nicholson, John Nicholson and Wallace Bryanton

Regrets: Councillors Mill and MacLean

Mayor Coffin 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 prior to Town Council's consideration of an application to re-zone a property located at 15 Pleasant Street (PID No. 80150) from multi-family residential (R3) to single family residential (R1).

Mayor Coffin opened the floor to the applicant to present the application.

Mr. John Nicholson explained the reason for the requested re-zoning indicating that the Nicholson's are purchasing the property from Mr. Bryanton and the re-zoning is required by the Town to move forward with the subdivision of the property to facilitate the sale.

Mayor Coffin called upon the CAO to provide a summary of the application.

The CAO provided the following information:

In November of 2009 a preliminary subdivision plan and application was submitted to the Town for consideration. The proposed plan at that time was to subdivide off one lot from an existing parent parcel while continuing to retain an R3 zoning designation. The parent parcel would have been accessible through a 20 foot right of way situate on the subdivided parcel. The Town consulted with Janice Harper, M. PL and Luc Van Hul, P. Eng of Delcom Engineering Ltd. to review the proposed plan and to comment and identify any potential servicing/land use issues. It was recommended at that time to not allow the subdivision as proposed primarily due to the current potential intensity of use of the property and the lack of a safe and efficient access.

Town staff, in consultation with Ms. Harper and Mr. Van Hul proposed a new subdivision plan

which would more aptly comply with the Town's Development Control Bylaw and allow the property to retain its R3 designation however the proposal was deemed unacceptable to the property owner. It was recommended at that time that the owner submit a request to the Town to re-zone the property from R3 to R1 which would negate most of the deficiencies contained in the original subdivision plan as proposed.

There being no further questions or comments to the proposed amendment to the Zoning and Subdivision Control (Development) Bylaw the meeting adjourned at 6:15 PM.

Wendy MacKinnon,
Deputy Administrator

Gordon Coffin,
Mayor