

**Town of Kensington
Minutes of Public Meeting
Wednesday, July 24, 2024
6:00 PM**

Presiding:	Mayor Rowan Caseley
Council Members Present:	Deputy Mayor Spencer; Councillors: Mann, Gallant, Toombs, MacRae, and Doucette
Staff Members Present:	Chief Administrative Officer, Geoff Baker; Municipal Clerk, Kim Caseley
Visitors:	Gary & Leatha Wilkie Stewart Brookins Don & Barb Moase David & Judy Mallett Kenneth Jollimore Mary Jane Webster

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 proposed amendment to the Town of Kensington's Official Plan and Land Use and Development Bylaw:

- To re-zone PID No. 792580 from Low Density Residential (R1) to Multi-Unit Residential (R3) for the purpose of residential development.

Mayor Caseley explained that this property was first re-zoned by Town Council to multi-unit residential in 2017, which was subsequently approved by the then Minister of Communities, Land and Environment. However, following this approval, the General Land Use and Zoning Maps were not updated.

Since then, the Town has undertaken a boundary line adjustment and reviewed the Official Plan and Bylaw, during which the previous re-zoning information was unfortunately not incorporated into the re-drawn maps. Due to this administrative oversight, the Town must now process the application to amend the Official Plan Future Land Use Map and Bylaw Zoning Map to rezone this parcel to Multi-Unit Residential (R3) once again. Even though this application is due to an administrative error, we are reviewing the rezoning application anew under the updated policies of the new official plan.

Mayor Caseley outlined the (current) Official Plan and Bylaw amendment process for the meeting attendees:

The proposed Bylaw amendment was initially considered by Committee of Council at a special Committee of Council Meeting held on June 26, 2024 where the Committee authorized staff to

move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.

A notification ad was placed in the County Line Courier newspaper on July 3, 2024, and in the Guardian on July 13, 2024 in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw.

In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject property on July 12, 2024, as required by the Town's Development Bylaw. Written comments were invited for those residents who were unable to attend tonight's meeting. One written comment was received from a neighbouring property owner indicating support for the application.

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

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

Stewart Brookins requested confirmation that the property had been re-zoned previously using the same process in 2017. Mr. Baker confirmed that the same process was followed and noted that, at that time, two residents attended the meeting, and no concerns were raised regarding the application.

Stewart Brookins requested clarification on the development options under R3 zoning and information about the proposed development layout. Mr. Baker provided details on the permitted uses in the R3 zone and confirmed that the property is currently under a pending sale, conditional upon reverting the zoning back to R3. The development layout has not yet been provided but will be submitted during the Development Permitting process.

Stewart Brookins addressed concerns about traffic and the proposed locations of access points. With future development in the area, an increase in traffic is anticipated. Mr. Baker noted that, as there is currently no development permit application, the exact locations for additional access points have not been confirmed. However, staff and the town's planning consultant have identified that additional access points will be necessary and confirmed that Douglas Street will not be the only access point. Once subdivision plans are submitted, they will be available as public documents for review.

Judy Mallett inquired about the current zoning of their property located at 2B Douglas Street. Mr. Baker confirmed they are zoned Low-Density Residential (R2) and clarified permitted uses in the R3 zoning designation. Mrs. Mallett noted that the three-story developments offer a different feel in the neighbourhood, as opposed to the single-level buildings.

Judy Mallett inquired whether a single developer will be responsible for developing the entire area or if it will be sold off in separate lots. Mr. Baker confirmed that no development plan has been submitted at this time. Mrs. Mallett expressed concerns regarding the access points into the subdivision, especially during construction.

Judy Mallett inquired whether the current green space located on the west side of her property will remain undeveloped. Mr. Baker confirmed that the Town does not have that information at this time but noted that at least 10% of the total parcel must remain as green space. It was also

mentioned that the area in question may not be suitable for development.

Judy Mallett requested more information on the timeline for potential development. Mr. Baker outlined the process, which includes the re-zoning application, the formal sale of the property to the developer, and the subsequent submission of a development permit application and subdivision plan to Town Council for approval.

Gary Wilkie acknowledged that multi-unit developments are often the most cost-effective option for developers, and reiterated that additional road access will be necessary, particularly for emergency response.

Aletha Wilkie confirmed that residents will have the opportunity to review the proposed development plan once it is available. Mayor Caseley also confirmed that the plan will be made available for public review.

Stewart Brookins inquired about current R3 development opportunities within the Town. Mr. Baker noted that there are no available properties for development at this time. He also mentioned that while the large parcel of land off Sunset Drive is zoned for residential development, it does not include R3 lots. Additionally, Mr. Baker confirmed that R3 developments can be up to 39.4 feet in height and may range from duplex units to apartment buildings with up to 12 units.

Judy Mallett inquired about the available options to restrict development to a single level. Mayor Caseley confirmed that, according to the development control bylaw, the developer is permitted to construct up to the maximum height, as of right.

Moved by Councillor MacRae, seconded by Councillor Doucette that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:36 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor