

**Town of Kensington  
Minutes of Public Meeting  
Thursday, June 16, 2011  
6:00 PM**

**Council Members Present:** Mayor Gordon Coffin; Councillors Chessman, Caseley, MacLean, Spencer and Gallant

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

**Visitors:** Don Connell, Dale Sabian, Nathan Archibald, Anthony Redman and Clifford Donald

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**Mayor Coffin** called the meeting to order at 6:00 PM and welcomed everyone.

**PURPOSE:** The purpose of the meeting is to allow residents and other interested persons an opportunity to make representation concerning an application to apply a two-family residential (R2) zoning designation to a portion of PID No. 762559-000, being all remaining lands falling within the boundaries of the Town of Kensington owned by Caseley Farms Ltd. to facilitate the future development of the property. The purpose of the meeting is to also allow residents and other interested persons to make representation prior to a request being made to the Minister of Municipal Affairs to approve an amendment to the general land use map that is part of the Town's Official Plan as it relates to the affected property.

**Mayor Coffin** opened the floor for any residents present at the meeting to make representation/comments on the proposed bylaw and Official Plan amendment.

**Nathan Archibald**, 26 Rosewood Drive, is opposed to this zoning request. He requested the Mayor to provide clarification on appraisals which was discussed at a previous public meeting.

**Mayor Coffin** explained that there are two types of appraisals, a normal market 60 – 90 day sale value or a “forced sale” value appraisal.

**Nathan Archibald**, 26 Rosewood Drive, expressed concern that allowing a zoning designation of R2 for the lots next to his will depreciate the value of his home and affect the resale value.

**Clifford Donald**, 9 Rosewood Drive, questioned what would be the minimum size of a lot, how many lots would be created and what the minimum frontage in a R2 zone is.

**CAO Baker** responded that a duplex lot is minimum 8000 sq. ft. (4000 per unit) with minimum 75 ft. frontage. It is unknown at this time how many lots are proposed to be created in the subdivision. The original (preliminary) plan from 2004 shows approximately 25 to 30 lots.

**Clifford Donald**, 9 Rosewood Drive, expressed disappointment when he realized there would be continued development of the subdivision. He questioned how much farther you can take a 4” water line within the new development.

**Dale Sabean**, raised concern that there is no plan in place for the development and questioned whether there will be an opportunity for public input when the lots are developed.

**CAO Baker** read the bylaw on subdivision requirements.

**Anthony Redman**, 22 Rosewood Drive, asked how many acres were to be developed and the amount of lots that would be created. He questioned if the duplexes will be rental units and where the roads will be located.

**CAO Baker** responded that there is approximately 18 – 20 acres (estimate) and presented the 2005 plan from Caseley Farms Ltd. showing 25 – 30 proposed lots; however the current development plan has not been confirmed.

**Don Connell**, asked if the parcel is zoned R2 can the Town stop a land use mix.

**CAO Baker** responded that the Town Council cannot stop a development which is a permitted use in the two-family residential zone however they do have a degree of control through the development permitting process with respect to aesthetics, building lines, forms, etc.

**Nathan Archibald**, 26 Rosewood Drive, asked if there is any green space included in the development.

**CAO Baker** responded that the Town has not seen an updated development plan however under the Development Control Bylaw 10% of the parcel area should be designated as green space or Council has the discretion to accept 10% of the value of the land area.

**Dale Sabean**, stated that it would be nice to have a public meeting before Town Council approves the new plan from Caseley Farms Ltd.

Mayor Coffin asked for any other feedback from the residents and there being no further questions or comments, the meeting was adjourned at 6:40 PM.

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Wendy MacKinnon,  
Deputy Administrator

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Gordon Coffin,  
Mayor