

**Town of Kensington
Minutes of Public Meeting
Wednesday, June 26, 2024
6:30 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:	Trent Cousins Kelly Watson – Provincial Credit Union Jack Spencer Sheldon Stewart Shawn McCarville Kerri Bertram – Provincial Credit Union Donnie Harris & Heather Harris Barb & Jim Montgomery Audrey Mann Shelly Mann & Patrick Holland

Mayor Caseley called the meeting to order at 6:30 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 Land Use and Development Bylaw:

- To re-zone PID No. 77768 (23 Broadway Street South) from Multi-Unit Residential (R3) to Commercial (C1) for the purpose of constructing a commercial building.

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

The proposed Bylaw amendment was initially considered by Committee of Council at their regular meeting, held on April 22, 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 June 5, 2024, and in the Guardian on June 15, 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 June 17, 2024, as required by the Town's Development Bylaw. Written comments were invited for those residents who were unable to attend tonight's meeting.

Three written comments were received from a neighbouring property owner indicating support for the application and were read into the record.

Heather Harris: Expressed general support for the re-zoning of the property, however, noted concern for the future of the existing historic home located on the subject property. It was noted that several homes worthy of historic designation have been lost in the Town's history and Ms. Harris would like to see this structure protected. Of the two strategies in the future development proposal, the preferred choice is Option A, which would retain the existing structure, and the commercial development is proposed for the adjacent property.

Trent Cousins: Expressed support for the rezoning of PID No. 77768.

Jamie Clow: Expressed support for the rezoning of PID No. 77768.

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

Following the public meeting, staff will complete a report for Town Council prior to their formal consideration of the amendment which is planned for July 8, 2024.

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

Shawn McCarvill expressed concerns regarding increased traffic to an area that already experiences high traffic volume. It was noted the subject property does not have a sidewalk constructed for safe walkability to their location and the existing sidewalk along Broadway Street S. is not designed to an adequate width. Mr. McCarvill expressed dissatisfaction with the loss of a major business in the downtown core, feeling that the relocation will not benefit the residents of Kensington.

Shelly Mann noted concerns regarding the increase in traffic to the area and vehicles stopping to turn into the property. Ms. Mann expressed concerns regarding the possibility of a decrease in surrounding property values and inquired why the Provincial Credit Union chose this parcel of land.

Kelly Watson spoke on behalf of the Provincial Credit Union and confirmed they had been looking for a new location that fits their requirements in Kensington for some time. They have outgrown their current location and are currently renting additional space. They want to invest in Kensington, and this is the only option that allows them to do so.

Moved by Deputy Mayor Spencer, seconded by Councillor Gallant that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:49 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor