

**Town of Kensington  
Minutes of Public Meeting  
Thursday, July 18, 2013  
6:00 PM**

**Presiding:** Deputy Mayor Rowan Caseley

**Council Members Present:** Councillors Spencer, MacLean and Mann.

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

**Absent:** Mayor Gordon Coffin (Conflict of Interest Declaration)  
Councillors Mill and Gallant

**Visitors:** Paul Chessman, Thelma Stewart, Heather Bernard, Branden Johnston, Ivan Gallant, Bernard Jay, Anne Gallant, Calvin and Mary Roberts and Mark LeClair

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Deputy Mayor Caseley called the meeting to order at 6:04 PM and explained the purpose of the meeting and provided details on the subject properties. Mayor Gordon Coffin declared a conflict and was not present at the meetings.

**Summary:**

The Town of Kensington acquired three properties in the core area of Town in 2011/2012. The properties are located directly behind the Malpeque Bay Credit Union. Two of the properties housed industrial type warehouses which were primarily used for storage. One property housed a single family residential home. The warehouses were considered unsightly and were a constant source of complaint as they were located along the confederation trail in the core area of Town. Previous Town Council's placed great effort in trying to have the warehouses removed from the properties due to their unsightly appearance. The single family residential home was vacant for a number of years prior to the town acquiring it. Since their acquisition, the Town demolished and removed all buildings from the properties. The properties are currently zoned General Commercial (C1). Town Council has expressed the desire to have the zoning designation changed to Recreation and Open Space (O1).

Deputy Mayor Caseley opened the floor for any residents present at the meeting to make representation/comments on the proposed bylaw amendment to re-zone Property No.'s 80028, 80051 and 80036 from Commercial (C1) to Recreation and Open Space (O1).

Ivan Gallant – Would like to see the properties remain as commercial for further development in the future. He indicated that the Town could keep the properties as green space in the short term and retain their commercial designation in the instance that someone may want to develop the properties in the future.

Anne Gallant – Confirmed the definition of Commercial Zoning. Ms. Gallant requested that the Town sell her a portion of the land alongside the East side of her property located at 59 Broadway Street N. Would like to see the space remain as commercial.

Calvin Roberts – Indicated that there are two vacant Commercial properties already in the immediate area and questioned if there was a need for more. He would like to see the property changed to recreation and open space.

Heather Bernard – Questioned if the only access was from North Street and if it was a Town Council initiative to rezone the land. She is concerned about noise should there be a park/skate park in that location.

Marc LeClair – Expressed that the Malpeque Bay Credit Union is in dire need of additional parking for staff and their customers. They had attempted several times to purchase the property from the previous owners with no success and would like the Town to consider the sale of a portion to fulfil the parking void. He pointed out that the Credit Union is Kensington's most valuable corporate citizen and expects the Town to work with them on their parking issue. *A formal written submission was made by Mr. LeClair. The submission shall form part of the public record.*

Mary Roberts – Would like to see the property converted to green space with a park and walking trail around it.

Brandon Johnston – Would like the Town to rezone the property as park space. Wants the town to promote a healthy lifestyle for the youth of the community and suggested the land be used for a skate park. *A formal written submission was made by Mr. Johnston. The submission shall form part of the public record.*

Ivan Gallant – Would like the land to be left Commercial and used as Recreational until there is further Commercial Development proposed. Feels that the appropriate location for a skate park would be the Community Gardens Complex property.

Councillor Jeff Spencer – The general consensus of the previous Public Meeting with residents was that they wanted to see the properties used as Recreational space for the community.

Anne Gallant – Is in favour of having skate park in Kensington, but doesn't feel that this location is best suited.

Deputy Mayor Caseley – Explained the next steps in the rezoning process and welcomed everyone to come back to the Council meeting when a decision will be made.

CAO Geoff Baker – Explained the rezoning process. Mr. Baker indicated that he will draft a report for Councillors consideration which will incorporate all comments from this public consultation session, an analysis of the Town's Official Plan as well as the relevant provisions of the Town's Development Control Bylaw.

Bernard Jay – Inquired about the access into the property.

CAO Geoff Baker – The access to the property is currently only on North Street. Depending on the use of the property will determine what dimension of an accessway is required, i.e. a more intense development on the property would require a more stringent access than a development which was less intense (commercial v. park/residential, etc.) The Town has previously met with Provincial Trail maintenance representatives and discussed potential opportunities to access the property over the trails. While the Province appeared to have little issue with pedestrian access over the trail, they were not in favour of allowing a vehicular crossing over the trail.

*There being no further questions or comments to the proposed amendments to the Zoning and Subdivision Control (Development) Bylaw and General Land Use Map (Official Plan) the meeting adjourned at 6:25 PM.*

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Wendy MacKinnon,  
Deputy Administrator

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Rowan Caseley,  
Deputy Mayor