

**Town of Kensington
Minutes of Public Meeting
Tuesday, July 3, 2012
6:00 PM**

Presiding: Mayor Gordon Coffin

Council Members Present: Deputy Mayor Chessman, Councillors Caseley, MacLean, Gallant and Mill.

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

Absent: Councillor Spencer

Visitors: Janice Harper: MCIP, Lee Bell, Mike Gallant, Gerald Profitt, Sheldon Stewart, Dave Elliot, Donnie Arsenault, Elaine Chessman, and David Kiff

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 4 properties along Linwood Drive (Lot 03-9 to Lot 03-12, Portion of PID No. 472175) from Single Family Residential (R1) to Two-Family Residential (R2).

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

David Kiff is opposed to the rezoning indicating that they are prime, marketable R1 lots. There are other areas in the Town that have lots available that are zoned for R2 development. He submitted a petition with 8 signatures opposing the rezoning.

Mike Gallant built his home 8 years ago and found it difficult to find a R1 lot in the Town at that time. He signed a covenant to keep the lot as an R1 and thinks the remaining lots should be left as R1.

Sheldon Stewart stated that they are willing to develop the lots as semi-detached units or single family dwellings if there is a demand for this type of development. Home buyers are requesting duplexes, not just renters.

Lea Bell has lived on Linwood Drive for 5 years and the R1 lots are selling very fast and it is not difficult to move these lots with their current zoning designation.

Dave Elliot stated that the reason he purchased the lot on Linwood Drive is that the area is a R1 zone with single family dwellings. He feels that the duplexes will ruin the aesthetics of the area. He stated he would not have purchased a property in the area if he had known there was a chance the adjacent lots could be developed as R2.

Sheldon Stewart indicated that there are quite a few duplexes in the area already. There are duplexes on Linwood Drive, Maple Lane, and Sunset Crescent and having these lots on Linwood Drive rezoned for R2 and allowing more duplexes in the area will not reduce the value of the existing homes. They will build single family dwellings if requested by the proposed home owner.

Mike Gallant asked if we have a development permit from the developer.

Mayor Coffin responded that we do not have a development permit at this time. This meeting is only regarding the rezoning request.

Mike Gallant stated that he signed a covenant for a minimum square footage requirement before he was able to purchase his lot on Linwood Drive.

Elaine Chessman stated that she is opposed with the rezoning and has concerns with the additional traffic that would be created.

Dave Elliot asked if it is changed to R2 does that only allow duplexes.

Mayor Coffin responded that it would only allow duplexes or single family dwellings. Multi-family units would not be an allowable use in an R2 zone.

Councillor Chessman stated that these lots are the only R1 lots left in the Town. The property owner feels he can sell the lots faster and make more money if they are changed to R2. It appears the R1 lots in the area are selling fast enough.

David Kiff asked how the Council will handle voting in the Council meeting with a majority of Councillors living on Linwood Drive.

CAO Geoff Baker stated that after consulting with the Provincial Department of Municipal Affairs it was deemed that no conflict of interest existed. Councillors would be able to vote on the matter after full consideration of all of the information relevant to the application. Town Council approved the contracting of a Planning Consultant to evaluate the merits of the application taking into account the policies of the Official Plan, Zoning Bylaw, public meeting comments, etc. The Planning consultant will develop a report and recommendation for Council's consideration.

Mack MacLean questioned which current residents in the area signed restrictive covenants.

Sheldon Stewart indicated that covenants apply against a property when it is registered with the deed.

Councillor Gallant built a home on Linwood Drive 1 1/2 years ago and had to sign a covenant that he would only build a single family dwelling and indicated that there is demand for R1 lots in the Town.

Mack MacLean stated that there is no further room for expansion in the area.

Lee Bell moved into the Town to live in a single family dwelling area. The duplexes will have two or three cars instead of one. He never would have moved to the area and would consider relocating if it was approved as an R2 zone.

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 6:33 PM.

Wendy MacKinnon,
Deputy Administrator

Gordon Coffin,
Mayor