

**Town of Kensington
Minutes of Public Meeting
Thursday, March 29, 2012
6:00 PM**

Presiding: Mayor Gordon Coffin

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

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

Absent: Councillor MacLean (Conflict of Interest Declaration)

Visitors: John Davison, Mike James, Phillip Sudsbury, Jack Bernard, Dr Erwin Howatt, Margaret Oakes, Marcus Mann, Kelly Morris, Jamie Wall, Melissa Wall, Deanna Bryanton, Jean Ramsay

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 Property No. 77271, along Victoria Street East from single-family residential (R1) to multi-family residential (R3) **AND** to allow residents and other interested persons an opportunity to make representation concerning the re-zoning of properties at 73 and 75 Victoria Street West (PID No.'s 76562 & 76588) from Single Family Residential (R1) to Commercial (C1). 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 properties at 73 and 75 Victoria Street West.

Mayor Coffin opened the floor for any residents present at the meeting to make representation/comments on the proposed bylaw amendment to re-zone Property No. 77271 from single-family residential (R1) to multi-family residential (R3).

Mike James – He would like to continue to develop the Town with multi-family units i.e.: duplex, quads, and six unit buildings.

Melissa Wall – Will there be large apartment buildings as part of the development?

Margaret Oakes – Is there a guarantee that the units will be single level?

Mike James – Is fairly confident that all constructed units will be single level.

Geoff Baker – Stated that under the permitted uses in the multi-family residential zone, apartments up to 12 units can be constructed. Town Council retains the authority to approve the construction of up to an 18 unit building with a special permit use. No unit can exceed 2.5 stories or 35 ft in height.

Margaret Oakes – How many dwellings will this property support?

Mayor Coffin – There has been no development proposal presented to Town Council at this point. The Town is considering the re-zoning request only at this time.

Erwin Howatt – Supports the re-zoning of this property.

Melissa Wall – Will the next phase be open to the public, i.e. the development process?

Geoff Baker – The Town may solicit written comments from neighbouring property owners at the time a development permit application is made.

Jamie Wall – Can he (Mr. James) erect a large apartment building if the property is approved for rezoning?

Mayor – Council approval will be needed. However, as indicated earlier the maximum number of units that can be constructed in the R3 zone is 12 units. As a special permit use Town Council does have the authority to approve up to 18 units.

Deanna Bryanton – How will they access the property?

Mayor Coffin – The developers will have to meet all Provincial and Municipal regulations as it relates to access to the property. At this point in time, the only item being considered by Town Council is the Bylaw amendment application to allow the residential use of the property to be intensified. Access and other development related issues will be dealt with as a separate process following the successful rezoning of the property.

Melissa Wall – Has no issues with the rezoning, as long as there are no large apartment buildings.

Jack Bernard – When was the property originally brought inside the Town and zoned?

Mayor Coffin – The property has been on the Municipal Tax Roll since at least the early 1970's.

Geoff Baker – Stated that he was unsure as to when the property was annexed or when a zoning designation had been applied. At minimum it is known that a Zoning and Land Use Map was approved by the Kensington Town Council and the Province of PEI in 2002 which shows the property as being inside the Town's Boundaries and carrying a single family residential designation.

Mayor Coffin opened the floor for any residents present at the meeting to make representation/comments on the proposed bylaw and general land use map amendment to re-zone properties at 73 and 75 Victoria Street West (PID No.'s 76562 & 76588) from Single Family Residential (R1) to Commercial (C1).

John Davison – Currently has 6 other adjacent properties that are zoned Commercial and would like to consolidate all of the properties. Currently receives separate tax bills for all properties. Consolidation of all properties was mandated to Mr. Davison as part of the development of the property approved by Town Council in 2010.

Erwin Howatt – supports this rezoning request.

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 6:30 PM. Moved by Councillor Caseley, seconded by Councillor Spencer. Unanimously carried.

Wendy MacKinnon,
Deputy Administrator

Gordon Coffin,
Mayor