



***Tentative Agenda for Regular
Meeting of Town Council***

Monday, April 14, 2025 @ 7:00 PM

55 Victoria Street
Kensington, PEI
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Please ensure all cell phones and other electronic devices are turned off or placed on non-audible mode during the meeting.

**Town of Kensington
Regular Meeting of Town Council
Monday, April 14, 2025 – 7:00 PM**

- 1. Call to Order/Land Acknowledgement**

- 2. Adoption of Agenda (Additions/Deletions)**

- 3. Declaration of Conflict of Interest**

- 4. Delegations, Special Speakers, and Public Input**
 - 4.1 Presentation by Jennifer Bartlett with Under the Spire Music Festival
 - 4.2 Presentation by Minerva Gamble-Hardy and Hailey Johson with the Kensington Heritage Library
 - 4.3 Presentation by Jaime Moase, Principal of Queen Elizabeth Elementary School

- 5. Adoption of Previous Meeting Minutes**
 - 5.1 March 10, 2025 Regular Meeting
 - 5.2 March 19, 2025 Special Meeting
 - 5.3 March 24, 2025 Special Meeting
 - 5.4 March 31, 2025 Special Meeting

- 6. Business Arising from Minutes**
 - 6.1 March 10, 2025 Regular Meeting
 - 6.2 March 19, 2025 Special Meeting
 - 6.3 March 24, 2025 Special Meeting
 - 6.4 March 31, 2025 Special Meeting

- 7. Reports**
 - 7.1 Chief Administrative Officer Report - *Nil*
 - 7.2 Fire Department Report
 - 7.3 Police Department Report
 - 7.4 Development Permit Summary Report

- 7.5 Bills List – Town - *Nil*
- 7.6 Bills List - Water and Sewer Utility - *Nil*
- 7.7 Bills List – Capital - *Nil*
- 7.8 Consolidated Summary Income Statement -Town and Water and Sewer Utility - *Nil*
- 7.9 Credit Union Centre Report
- 7.10 Mayor’s Report
- 7.11 Federation of Prince Edward Island Municipalities Report – Councillor Mann
- 7.12 Kensington and Area Chamber of Commerce Report – Councillor MacRae

8. New Business

- 8.1 Request for Decisions
 - 8.1.1 RFD2025-16 - Development Permit Application - Island Structural Systems
 - 8.1.2 RFD2025-17 - Development Bylaw Amendment (Second Reading and Adoption) PID No. 880880
- 8.2 Other Matters

9. Correspondence

10. Committee of the Whole (In-Camera) – *Nil*

11. Adjournment

**Town of Kensington
Minutes of Special Council Meeting
Wednesday, March 19, 2025
6:30 PM**

Council Members Present: Acting Mayor Spencer;
Councillors: Toombs, MacRae, Gallant and Doucette

Staff Members Present: Acting Chief Administrative Officer, Wes Sheridan
Municipal Clerk, Kim Caseley

Regrets: Acting Deputy Mayor Mann

Visitors: Shawn McCarvill - Resident

1. Calling of Meeting to Order

1.1 Acting Mayor Spencer called the meeting to order at 6:30 PM and welcomed Council members, staff and visitors to the March 19, 2025 Special Meeting of Town Council. Acting Mayor Spencer acknowledged that the land on which we gather is the traditional and unceded territory of the Mi'kmaq First Nation.

2. Adoption of Agenda

2.1 *Moved by Councillor MacRae, seconded by Councillor Toombs to approve the tentative agenda for the March 19, 2025 Special Meeting of Town Council.*

Unanimously carried.

3. Declaration of Conflict of Interest

3.1 Acting Mayor Spencer noted a potential conflict of interest.

4. New Business

4.1 Resolution on Appointment of MEO, Deputy MEO & Election Date.

4.1.1 *Moved by Councillor Toombs, seconded by Councillor MacRae*

WHEREAS a current vacancy on the Kensington Town Council triggers a requirement, under the Municipal Government Act, for a Municipal By-Election;

AND WHEREAS Town Council are required under the Municipal Government Act to appoint a Municipal Electoral Officer and a Deputy Municipal Electoral Officer;

AND WHEREAS Town Council are required under the Municipal Government Act, to set a date for the By-Election;

BE IT RESOLVED THAT Kensington Town Council appoint Paul Chessman as the Municipal Electoral Officer for the 2025 Municipal By-Election;

BE IT FURTHER RESOLVED THAT Kensington Town Council appoint Wes Sheridan, Acting CAO, as the Deputy Municipal Electoral Officer for the 2025 Municipal By-Election;

BE IT FURTHER RESOLVED THAT Kensington Town Council set the by-election date for May 5th, 2025 between the hours of 9:00 AM and 7:00 PM, with an advanced poll date of May 3rd, 2025 between the hours of 9:00 AM and 3:00 PM.

Unanimously carried.

Town Council agreed to defer item 4.1.2 – Approval of Municipal Tax Rate to follow the motion to adopt the 2025/26 Financial Plan.

4.2 2025/26 Financial Plan

4.2.1 Moved by Councillor Toombs, seconded by Councillor Doucette

WHEREAS Section 150(1) of the Municipal Government Act, R.S.P.E.I. 1988, Cap. M-12.1. requires a council to, on or before March 31 in each year, to adopt by resolution a financial plan for the upcoming fiscal year;

BE IT RESOLVED that Town Council approve the Town of Kensington 2025/26 Financial Plan with operational revenue estimates projected at \$4,490,463 and operational expenditure estimates projected at \$4,521,612.;

BE IT FURTHER RESOLVED that Town Council approve the 2025/26 Capital Expenditure Plan and the 2025 – 2030, 5 Year Capital Expenditure Plan, as presented.

1 for – 3 opposed (MacRae, Gallant, Doucette) – Motion defeated.

4.2.2 Interim CAO Sheridan reported a reduction in the operational grant for the Credit Union Centre, decreasing from the originally proposed \$96,000 to a revised amount of \$76,000. This adjustment is due to additional revenue expected to be generated by the facility.

4.2.3 Councillor Gallant noted that he felt the budget process was based on last year's budget, but having not seen the financial statements, it makes it challenging to determine where the departments fall within the previous

budget.

Interim CAO Wes Sheridan responded that many budget items—particularly wages—are based on actual figures. He also provided an update on the upcoming fiscal audit.

- 4.2.4 Councillor Doucette commented on the proposed Financial Plan, stating that it places Council in a difficult position. He inquired about the expected timeline for the completion of the audited financial statements. Mr. Sheridan confirmed that the audit is expected to be completed within a matter of weeks, after which the financial statements will be finalized and made available.
- 4.2.5 Resident Shawn McCarvill inquired whether the Town currently has a Finance Committee and recommended that one be established. Interim CAO Wes Sheridan explained that Town Council previously operated with individual committees, including a Finance Committee. However, under the current structure, these have been replaced by the Committee of Council, which includes all members of Town Council.
- 4.2.6 Mr. Sheridan confirmed that the budget serves as a blueprint and can be adjusted by Town Council as necessary. He further clarified that, while the budget is flexible, the Tax Rate cannot be changed once it has been approved by Council for the current fiscal year.

4.3 2025/26 Town of Kensington Property Taxation Rates

- 4.3.1 Mr. Sheridan recommended to Acting Mayor Spencer that the approval of the 2025/26 Town of Kensington Property Taxation Rate be deferred to a future meeting, as the 2025/26 Financial Plan had not yet been adopted. However, Town Council requested that the resolution be read into the record and proceeded accordingly.

4.3.2 *Moved by Councillor Toombs, seconded by Councillor Doucette*

WHEREAS Section 160(1) of the Municipal Government Act R.S.P.E.I. 1988, Cap. M-12.1. and Section 5.2 of the Town of Kensington's Tax Rate Groups Bylaw requires the town to establish tax rates by resolution;

BE IT RESOLVED THAT the 2025/26 municipal property tax rates for the Town of Kensington of \$0.55/\$100 of assessment for Non-Commercial properties and \$1.30/\$100 of assessment for Commercial properties be hereby adopted and approved.

Unanimously carried.

- 4.3.2 Councillor MacRae inquired about the proposed property tax rate change. Acting Mayor Spencer confirmed that staff are not recommending any change to the current rate.
- 4.3.3 Shawn McCarvill inquired how the property tax revenue is determined. Mr. Sheridan confirmed the Municipal Tax Roll is determined by the Provincial Government on a yearly basis.

5. Further Financial Plan Matters

- 5.1 Interim CAO Wes Sheridan requested direction from Town Council on how staff should proceed with the fiscal budget. This guidance is necessary to ensure the Town remains in compliance with the Municipal Government Act by submitting the Financial Plan by the April 15th deadline.
- 5.2 Councillor Gallant inquired whether staff could contact Municipal Affairs to request an extension for passing the budget until the audited financial statements are available. Mr. Sheridan responded that he had recently spoken with Municipal Affairs, who recommended that Town Council proceed with approving the budget, with the understanding that it is a working document and can be amended as necessary.
- 5.3 Councillor Doucette acknowledged the position of Municipal Affairs but expressed concern that, given the Town's current financial situation, it feels ethically questionable to require Council to approve a budget at this time. He questioned the potential implications for Council if the audited financial statements were to reveal a significant deficit. In response, Mr. Sheridan noted that by approving the Fiscal Tax Rate—being the Town's primary means of increasing revenue—Council is signaling that the Town is in a stable fiscal position.

Shawn McCarvill excused himself from the Council Chamber at 7:50 pm.

6. Committee of the Whole (In-Camera)

6.1 *One item under Section 119(1) (e) of the Municipal Government Act.*

- 6.1.1 *Moved by Councillor MacRae, seconded by Councillor Gallant to enter into an In-Camera session at 7:58 pm.*

Unanimously carried.

- 6.1.2 *Moved by Councillor Gallant, seconded by Councillor Toombs, to come out of an In-Camera session at 8:27 pm.*

Unanimously carried.

7. **Adjournment**

Moved by Councillor Toombs, seconded by Councillor Doucette to adjourn the meeting at 8:27 PM. Unanimously carried.

Wes Sheridan,
Interim Chief Administrative Officer

Jeff Spencer,
Acting Mayor

**Town of Kensington
Minutes of Special Council Meeting
March 24, 2025
12:00 PM (Noon)**

Council Members Present: Acting Mayor Jeff Spencer;
Councillors: Toombs, MacRae, Gallant and Doucette

Staff Members Present: Acting Chief Administrative Officer & Manager of
Finance, Nancy MacRae

Regrets: Acting Deputy Mayor, Rodney Mann

1. Calling of Meeting to Order

1.1 Acting Mayor Spencer called the meeting to order at 12:00 PM (noon) and welcomed Council members and staff to the March 24, 2025 Special Meeting of Town Council. Acting Mayor Spencer acknowledged that the land on which we gather is the traditional and unceded territory of the Mi'kmaq First Nation.

2. Adoption of Agenda

2.1 *Moved by Councillor Gallant, seconded by Councillor MacRae to approve the tentative agenda for the March 24, 2025 Special Meeting of Town Council.*

Unanimously carried.

3. Committee of the Whole (In-Camera)

3.1 *One item under Section 119(1) (b) of the Municipal Government Act.*

3.1.1 *Moved by Councillor MacRae, seconded by Councillor Toombs to enter into an In-Camera session at noon.*

Unanimously carried.

Councillor Doucette excused himself from the meeting at 12:58 pm

3.1.2 *Moved by Councillor Gallant, seconded by Councillor MacRae, to come out of an In-Camera session at 1:25 pm.*

Unanimously carried.

4. Adjournment

Moved by Councillor Gallant, seconded by Councillor Toombs to adjourn the meeting at 1:25 pm. Unanimously carried.

Nancy MacRae,
Acting Chief Administrative Officer

Jeff Spencer,
Acting Mayor

**Town of Kensington
Minutes of Special Council Meeting
March 31, 2025
6:55 PM**

Council Members Present: Acting Mayor Jeff Spencer;
Councillors: Toombs, MacRae, Mann, Gallant and
Doucette

Staff Members Present: Acting Chief Administrative Officer & Manager of
Finance, Nancy MacRae (joined virtually via Microsoft
Teams)
Municipal Clerk, Kim Caseley
Administrative Assistant, Amy Morrell

1. Calling of Meeting to Order

1.1 Acting Mayor Spencer called the meeting to order at 6:55 PM and welcomed Council members and staff to the March 31st Special Meeting of Town Council. Acting Mayor Spencer acknowledged that the land on which we gather is the traditional and unceded territory of the Mi'kmaq First Nation.

Acting Mayor Spencer apologized for the delay and noted that Acting CAO, Nancy MacRae, was joining the meeting virtually via Microsoft Teams. With Council's acceptance of her online participation, he requested a motion to adopt the agenda.

2. Adoption of Agenda

2.1 *Moved by Councillor Toombs, seconded by Councillor Gallant to approve the tentative agenda for the March 31, 2025 Special Meeting of Town Council.*

Unanimously carried.

3. New Business

3.1 2025/26 Draft Financial Plan & Capital Budget

3.1.1 *Moved by Councillor Mann, seconded by Councillor Toombs*

WHEREAS Section 150(1) of the Municipal Government Act, R.S.P.E.I. 1988, Cap. M-12.1. requires a council to, on or before March 31 in each year, to adopt by resolution a financial plan for the upcoming fiscal year;

BE IT RESOLVED that Town Council approve the Town of Kensington 2025/26 Financial Plan with operational revenue estimates projected at \$4,490,463 and operational expenditure estimates projected at \$4,521,612.

BE IT FURTHER RESOLVED that Town Council approve the 2025/26 Capital Expenditure Plan and the 2025 – 2030, 5 Year Capital Expenditure Plan, as presented.

4 for – 1 opposed (Doucette). Motion carried.

- 3.1.2** Councillor Doucette requested a breakdown of property taxation revenue between Commercial and Residential categories. Ms. MacRae confirmed that this information would be available once the supporting documentation is provided by the Province of PEI.

3.2 Kensington Moase Plumbing and Heating Vipers – Support Request

- 3.2.1 Moved by Councillor Doucette, seconded by Councillor Toombs**

BE IT RESOLVED THAT Town Council approve a financial donation to the Kensington Moase Plumbing and Heating Vipers in the amount of \$600.00, to offset the cost of a team meal as they travel to Cocagne, NB to compete in the Don Johnson Memorial Cup.

Unanimously carried

4. Adjournment

Moved by Councillor MacRae, seconded by Councillor Doucette to adjourn the meeting at 7:09 PM. Unanimously carried.

Nancy MacRae,
Acting Chief Administrative Officer

Jeff Spencer,
Acting Mayor

**Kensington Fire Department
Occurrence Report 2025**

Description	January	February	March	April	May	June	July	August	September	October	November	December	YTD total	% Total
Medical First Responder	2	6	1										9	25.71%
Motor Vehicle Accident	4	4	3										11	31.43%
Emergency Response - Fuel Spill, etc	0	0	0										0	0.00%
Fire Related														
Smoke Investigation	1	1	0										2	6%
Outside Fire - Brush, Grass, Utility Pole, etc.	0	0	0										0	0%
Structure Fire - House, Building, Vehicle, etc.	3	4	3										10	29%
Alarms	0	0	3										3	9%
Total Fire Related	4	5	6	0	0	0	0	0	0	0	0	0	15	
Total Incidents	10	15	10	0	0	0	0	0	0	0	0	0	35	
Mutual Aid Call Out	0	0	0										0	0%
Total Incidents (Including Mutual Aid Provided by KFD)	10	15	10	0	0	0	0	0	0	0	0	0	35	100%
Mutual Aid Call in														
Firefighter Attendance			12											12
Regular Monthly Training - No. of Firefighters	22	23	18											21
Training School/Association Meeting/Department Meeting	8	10	20											13
Call Area														
Kensington	4	5	6										15	42.86%
Malpeque CIC	0	2	1										3	8.57%
Zone's 1 to 5	6	8	3										17	48.57%
Other	0	0	0										0	0.00%

Kensington Fire Department March 2025 Fire Report

The Kensington Fire Department responded to 10 calls in March. Following is a breakdown of calls:

Date	Call Details	Location	# Firefighters	# Trucks
Mar. 2 at 10:12	MFR - cardiac arrest	Kensington	6	1
Mar. 7 at 09:59	MVC - Single vehicle with entrapment	Traveller's Rest	15	2
Mar. 13 at 13:23	Commercial Fire Alarm	Kensington	13	2
Mar. 18 at 09:00	Commercial fire alarm	Kensington	13	Stand down enroute
Mar. 20 at 18:17	MVC - single vehicle	Blue Shank Rd.	10	1
Mar. 24 at 17:05	Vehicle fire	Kensington	17	2
Mar. 24 at 22:34	Flue Fire	Sea View	15	4
Mar. 26 at 05:26	MVC - multi-vehicle - smoke in vehicle	New Annan	12	2
Mar. 26 at 13:49	Commercial Fire Alarm	Kensington	9	Stand down
Mar. 27 at 14:39	Miscellaneous Fire	Kensington	11	1

March 3: Level 1 training at fire hall.

March 4: Association meeting with 24 in attendance.

March 5: Level 1 training at fire hall.

March 7: 4H meeting at fire hall.

March 9: 4H meeting at fire hall.

March 10: Level 1 training at fire hall.

March 12: Level 1 training at fire hall.

March 17: Level 1 training at fire hall.

March 19: Level 1 training at fire hall.

March 25: Monthly training with 16 in attendance.

Rodney Hickey,
Chief

Police Report March 2025

There were 0 alarm calls to report for this month.

Assistance calls

KPS assisted a resident in locating the proper owner for a parcel delivered to the wrong address.

KPS assisted the community care home with a patient.

KPS assisted with a complaint about someone collecting garbage from residences in town.

KPS assisted Charlottetown Police with serving documents March 6th

Police Department Occurrence Report Summary 2025														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
911 Act	1	1	4										6	3.02%
Abandon Vehicle	1	1											2	1.01%
Alarms	3	3											6	3.02%
Animal Calls													0	0.00%
Arson													0	0.00%
Assault PO													0	0.00%
Assault with Weapon													0	0.00%
Assaults (Level 1)	1												1	0.50%
Assistance Calls	1	4	3										8	4.02%
Breach of Peace													0	0.00%
Breach of Recognizance													0	0.00%
Break and Enter (business)			1										1	0.50%
Break and Enter (other)													0	0.00%
Break and Enter (residence)													0	0.00%
Carry concealed weapon													0	0.00%
Child Pornography			1										1	0.50%
Child Welfare	1												1	0.50%
Coroner's Act			1										1	0.50%
Crime Prevention	6	3	2										11	5.53%
Criminal Harassment													0	0.00%
Dangerous Driving	4		1										5	2.51%
Disturbing the Peace		1	1										2	1.01%
Dog Act													0	0.00%
Driving while disqualified	2	1											3	1.51%
Drug Files	1	1											2	1.01%
Excise Act													0	0.00%
Fail to Comply Probation													0	0.00%
Fail to comply undertaking													0	0.00%
Fail to remain at scene of accident	1	1											2	1.01%
Family Relations Act	1	1											2	1.01%
Fire Prevention Act	1		1										2	1.01%
Firearm Act		1											1	0.50%
Forcible confinement													0	0.00%
Fraud			2										2	1.01%

Police Department Occurrence Report Summary 2025															
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total	
Funeral Escorts	4	1	3										8	4.02%	
Harrassing Communication	1												1	0.50%	
Impaired Driver			2										2	1.01%	
Information Files	1	2	1										4	2.01%	
Injury Accidents													0	0.00%	
Liquor Offences													0	0.00%	
Litter Act													0	0.00%	
Lost and Found	1	2	2										5	2.51%	
Luring Minors													0	0.00%	
Mental Health Act	5	1	1										7	3.52%	
Mischief	6	2	2										10	5.03%	
Motor Vehicle Accidents	1	4	1										6	3.02%	
Motor Vehicle Act	5	3	8										16	8.04%	
Municipal Bylaws	3												3	1.51%	
Off Road Vehicle Act													0	0.00%	
Other Criminal Code													0	0.00%	
Person Reported Missing													0	0.00%	
Possession of restricted weapon													0	0.00%	
Property Check		1											1	0.50%	
Resist Arrest													0	0.00%	
Roadside Suspensions													0	0.00%	
Robbery													0	0.00%	
Sexual Assaults / Interference	2												2	1.01%	
STEP (Integrated Traffic Enforcement)	1												1	0.50%	
Sudden Death													0	0.00%	
Suspicious Persons / Vehicle	1		2										3	1.51%	
Theft Of Motor Vehicle													0	0.00%	
Theft Over \$5000													0	0.00%	
Theft Under \$5000		1	1										2	1.01%	
Trespass Act													0	0.00%	
Trespass at Night			1										1	0.50%	
Uttering Threats													0	0.00%	
Wellbeing Check	2	1	1										4	2.01%	
SOTS Issued	44	11	9										64	32%	

Year To Date Approved Development Permits Summary Report 2025

Development Permit Category	January	February	March	April	May	June	July	August	September	October	November	December	Total
New Commercial	1												1
New Residential Accessory Structure	1												1
New Single Family Dwelling			1										1
Total:			1										3

Total Estimated Construction Value
\$300,000.00
\$8,000.00
\$225,000.00
\$533,000.00

TOWN OF KENSINGTON – MEMORANDUM

TO: MAYOR AND TOWN COUNCIL, CAO

FROM: ROBERT WOOD, CUC MANAGER

DATE: MARCH 2025

SUBJECT: MARCH 2025- CREDIT UNION CENTRE REPORT

ATTACHMENT: STATISTICAL REPORT

March 2025

Fitplex

- Hours of operation are 5:00 am – 11:00 pm daily.
- Staffed Hours are Monday to Thursday 4:00 pm - 8:00 pm, Friday 9:00 am-1:00 pm
-

Arena

Hosted a U11 Shane Cormier Hockey Tournament

Hosted 4 on 4 Tournament

Hosted U15 Hockey Provincials

- 2 Wild Games played in March
- 2 Vipers Games played in March
- 3 Granites Games played in March
- **169 hours booked March, 2025**

Minor Hockey	79.50 Hours
Wild	22 Hours
Matrix	7 Hours
Figure Skating	32 Hours
Vipers	8 Hours
Other	20.50 Hours

Solar Panels

Jan 2025

1,680 kw produced

\$218.40 Dollar Value

Feb 2025

5,502 kw produced

\$715.26 Dollar Value

March 2025

6,031 kw produced

784.00 Dollar Value

Long-time employee Trevor Moase has indicated that this is his last season at the Arena and April 19, 2025 will be his last day.

Kensington Cash Draw

- **March 7 \$124.00**
- **March 14 \$120.00**
- **March 21 \$122.00**
- **March 27 \$126.00**

Ball Fields

- **NTR**

Senior Center

- **NTR**

Tennis \ Pickleball Courts KISH

- Request letter submitted by Pickle Ball Club

CUC Property

- Ball Hockey and Skate Park open, trail by senior center, open and available to use.

Upcoming Events

- April 2-6, 2025 Wild Atlantic's
- April 7-12, 2025 KISH hockey Tournament
- June 21 Bike Rodeo
- July 1 Canada Day
- Aug 16-20 Harvest Festival



Mayor's Report to Town Council

April 9, 2025

The Mayor's Report to Town Council is an opportunity for the Mayor to provide feedback to Council, Staff, Residents, and other interested Stakeholders about activities of the Mayor on their behalf since the last Council meeting. It will include, as much as possible, a summary of information from meetings and discussions on behalf of the Town of Kensington. Any decisions to be made on behalf of the Town will be brought forward to the Council for decisions.

The Mayor is the designated spokesperson for the town and communicates decisions made by the Town Council. The Mayor chairs the monthly Town Council Meetings and the monthly Committee of Council meetings. All efforts are made to keep discussions and decisions transparent as we represent the town on behalf of the residents. Agendas (along with supporting information) for Committee of Council meetings and Town Council meetings are posted on the town website on the Friday afternoon prior to the meeting. (www.kensington.ca)

Committee of Council meetings are held on the 4th Monday of each month (except July and August and December) at 6:30 pm and Town Council meetings are held on the 2nd Monday of each month at 7:00 pm. The agendas (along with supporting information) are emailed to the County Line Courier, Journal Pioneer, CTV, and CBC on Friday afternoon prior to the meetings.

Medical Centre – I continue to have meetings regarding planning for the possibility of expansion of services at our Health Centre. It is our hope we can add some services over the next year to better serve this area.

Playground and Splashpad – I met last week to discuss advancing these projects and our hope is to a tender for the playground equipment and information on a splashpad soon.

Staff Retirement Party – As I'm sure you're all aware, the retirement dinner was a resounding success. It was great to celebrate the careers of several of our colleagues. I would like to thank everyone who assisted in the planning for their efforts.

Credit Union Centre - I had the pleasure of attending the Opening Ceremonies for both the Atlantic Under 18 Hockey Championships hosted by the Kensington Wild and the High School Hockey Tournament hosted by Kensington Intermediate – Senior High School. It certainly led to a busy end of the Ice Season at our Arena. We have had groups express interest in operating Summer Camps at the CUC. We will further explore this and report back once we have more information.

Vimy Ridge Memorial Day – April 9th the Legion held a recognition of Vimy Ridge Memorial Day. Thank you to Councillor MacRae for placing the wreath on behalf of the Town and to Chief Yuill and Constable Steenson for attending with me.

Thank you to all staff for their dedication again this month and best wishes to Trevor Moase who will be leaving his position at the Credit Union Centre later this month

Jeff Spencer, Acting Mayor
Town of Kensington

Town of Kensington - Request for Decision

Date: April 14, 2025	Request for Decision No: 2025-17 (Office Use Only)
Topic: Land Use and Development Bylaw Amendments (Second Reading and Formal Adoption) and Official Plan Amendment – Portion of PID No. 880880	
Proposal Summary/Background: <p>A preliminary subdivision plan was considered by Town Council in December of 2024 to facilitate the residential development of PID No. 880880 (Ranchland Estates). As part of their consideration, and based on the recommendation of DV8 Consulting and staff, the following resolutions were passed unanimously by Town Council:</p> <p><u>Resolution 1</u></p> <p><i>BE IT RESOLVED THAT Kensington Town Council approve, in principle, the preliminary subdivision plan (Plan No. 24234-2), as shown on the attached diagram subject to the following:</i></p> <ol style="list-style-type: none"><i>1. Parcels P1 and P2 are transferred to the Town of Kensington as parkland dedication as required under Section 6.3 of the Town’s Land Use and Development Bylaw; and</i><i>2. That the developer is responsible for the construction of a public pathway over the utility easement and the proposed Parcel P2, adjacent to Lot 86.</i> <p><u>Resolution 2</u></p> <p><i>BE IT RESOLVED THAT Kensington Town Council proceed to a public meeting to consider the following amendment to the Land use and Development Bylaw:</i></p> <ol style="list-style-type: none"><i>1. to rezone Parcels 83, 84, and 86, as indicated on Plan No. 24234-2, from Neighborhood Residential (R2) to Multi-Unit Residential (R3)</i> <p><u>Resolution 3</u></p> <p><i>BE IT RESOLVED THAT Kensington Town Council proceed to a public meeting to consider the</i></p>	

following amendments to the Official Plan and Land use and Development Bylaw:

1. To rezone Lot 81, as indicated on Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential (R2), and

2. To rezone Parcel P2, as indicated on Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1).

With the direction from Town Council to proceed to public meeting for the Official Plan (Future Land Use Map) and the Land Use and Development Bylaw amendments, notification ads were placed in the Guardian newspaper on February 7, 2025 and February 8, 2025 in accordance with the PEI Planning Act.

In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject property. Written comments were invited for those residents who were unable to attend the public consultation.

The public consultation was held on February 19, 2025, at the Kensington Town Hall.

Approval of the Official Plan amendments and first reading and approval of first reading of the Development Bylaw amendments was given at the March 10, 2025 regular meeting.

The following information is being circulated with this request for decision:

1. Ranchland Estates Preliminary Subdivision Plan
2. DV8 Consulting Report
3. Public Notice Letter (including notice information) to Residents Impacted by the Application
4. Draft Public Meeting minutes

Benefits:

- Will support a residential subdivision development in the Town.
- Will support the creation of needed housing in the Town.

Disadvantages:

- N/A

Discussion/Comments:

Staff have reviewed the application information, the DV8 Consulting Planning Report and the public meeting comments/minutes on the proposed Bylaw amendments and are recommending that Town Council give and approve second reading and formally adopt the proposed amendments to the Land Use and Development Bylaw to:

1. rezone Parcels 83, 84, and 86, as indicated on Plan No. 24234-2, from Neighborhood Residential (R2) to Multi-Unit Residential (R3).

2. rezone Lot 81, as indicated on Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential (R2), and

3. rezone Parcel P2, as indicated on Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1).

Options:

1. Give and approve second reading and formally adopt the Bylaw amendments, as proposed.
2. Not proceed with the Bylaw Amendments.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolutions:

Second Reading and Approval of Land Use and Development Bylaw Amendment

Resolution 3

WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel 81 as indicated on Subdivision Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential (R2) for the purpose of constructing a duplex residential development on the property;

AND WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel P2 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1) for the purpose of developing the parcel as recreation space to the benefit of the Town;

AND WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcels 83, 84, and 86 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development on the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on February 19, 2025, in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw;

AND WHEREAS town staff have evaluated the application, in consultation with DV8 Consulting, and are recommending that Town Council proceed with the Land Use and Development Bylaw amendments as proposed;

AND WHEREAS the Bylaw amendments were read and approved a first time at the March 10, 2025 regular meeting of Town Council;

BE IT RESOLVED THAT Kensington Town Council give second reading to amend the Land Use and Development Bylaw to re- zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel 81 as indicated on Subdivision Plan No. 24234-2, from Recreation and Open Space

(O1) to Neighbourhood Residential (R2) for the purpose of constructing a duplex residential development on the property;

BE IT FURTHER RESOLVED THAT Kensington Town Council give second reading to amend the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel P2 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1) for the purpose of developing the parcel as recreation space to the benefit of the Town;

BE IT FURTHER RESOLVED THAT Kensington Town Council give second reading to amend the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcels 83, 84, and 86 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development on the property.

Resolution 4

WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel 81 as indicated on Subdivision Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential (R2) for the purpose of constructing a duplex residential development on the property;

AND WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel P2 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1) for the purpose of developing the parcel as recreation space to the benefit of the Town;

AND WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcels 83, 84, and 86 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development on the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on February 19, 2025, in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw;

AND WHEREAS town staff have evaluated the application, in consultation with DV8 Consulting, and are recommending that Town Council proceed with the Land Use and Development Bylaw amendments as proposed;

AND WHEREAS the Bylaw amendments were read and approved a first time at the March 10, 2025 regular meeting of Town Council;

AND WHEREAS the Bylaw amendments were read a second time at this meeting;

BE IT RESOLVED THAT Kensington Town Council formally approve and adopt second reading to amend the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel 81 as indicated on Subdivision Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential (R2) for the purpose of constructing a duplex residential development on the property;

BE IT FURTHER RESOLVED THAT Kensington Town Council formally approve and adopt second reading to amend the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel P2 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1) for the purpose of developing the parcel as recreation space to the benefit of the Town;

BE IT FURTHER RESOLVED THAT Kensington Town Council formally approve and adopt second reading to amend the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcels 83, 84, and 86 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development on the property.

Resolution 5

WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel 81 as indicated on Subdivision Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential (R2) for the purpose of constructing a duplex residential development on the property;

AND WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel P2 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1) for the purpose of developing the parcel as recreation space to the benefit of the Town;

AND WHEREAS a request has been received from the owner of PID No. 880880, being lands of GP Developments Inc., to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcels 83, 84, and 86 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development on the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on February 19, 2025, in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw;

AND WHEREAS town staff have evaluated the application, in consultation with DV8 Consulting, and are recommending that Town Council proceed with the Land Use and Development Bylaw amendments as proposed;

AND WHEREAS the Bylaw amendments were read and approved a first time at the March 10, 2025 regular meeting of Town Council;

AND WHEREAS the Bylaw amendments were read and approved a second time at this meeting;

BE IT RESOLVED THAT an amendment to the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel 81 as indicated on Subdivision Plan No. 24234-2, from Recreation and Open Space (O1) to Neighbourhood Residential

(R2) for the purpose of constructing a duplex residential development on the property, be hereby formally adopted;

BE IT FURTHER RESOLVED THAT an amendment to the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcel P2 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Recreation and Open Space (O1) for the purpose of developing the parcel as recreation space to the benefit of the Town, be hereby formally adopted;

BE IT FURTHER RESOLVED THAT an amendment to the Land Use and Development Bylaw to re-zone a portion of PID No. 880880 (Ranchland Estates Subdivision), being Parcels 83, 84, and 86 as indicated on Subdivision Plan No. 24234-2, from Neighbourhood Residential (R2) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development on the property, be hereby formally adopted.

Town of Kensington - Request for Decision

Date: April 14, 2025	Request for Decision No: 2025-16 (Office Use Only)
Topic: Development Permit Application – Island Structural Systems	
Proposal Summary/Background: <p>A revised Development Permit application has been submitted by Island Structural Systems Inc. for the construction of a 60' x 160' (9,600 sq. ft.) building on their property located within the Kensington Business Park (PID No. 1164805, Lot 24-1).</p> <p>This revised application replaces a previously approved 52' x 80' (4,160 sq. ft.) accessory structure, which was authorized by Town Council on November 14, 2024 (Request for Decision No. 2024-49). The original approval was conditional on:</p> <ol style="list-style-type: none">1. The consolidation of the subject lots into a single parcel.2. Submission and approval of a site drainage plan. <p>Both conditions have been satisfied. The applicant completed the lot consolidation (resulting in the current parcel PID No. 1164805), and a drainage plan was submitted and accepted based on the previously approved building design.</p> <p>The new proposal significantly increases the scale of the building. As a result, it no longer qualifies as an accessory structure under Section 3.2(1)(e) of the <i>Town of Kensington Land Use and Development Bylaw</i>, which limits accessory structures on non-residential lots to a maximum floor area of 600 m² (6,458 ft²). The proposed 9,600 sq. ft. structure must now be considered a second main building on the lot.</p> <p>According to Section 3.15(1) of the Bylaw, more than one main building is permitted on a lot within the M1 – Industrial Zone, provided all other requirements of the Bylaw are met.</p> <p>The proposal complies with all applicable development standards under Section 5.6(1) of the Bylaw, with the exception of the minimum required front yard setback. The Bylaw requires a front yard setback</p>	

of 4.5 metres (14.8 feet). The applicant is proposing a setback of 2.4 metres (8 feet), representing a variance of approximately 46%.

Benefits:

- Supports the continued growth of Island Structural Systems, a key local employer and industrial anchor.
- Promotes investment and operational expansion in the Kensington Business Park.
- Consistent with the Town's long-term land use vision and industrial development objectives.
- The requested variance poses no material impact on adjacent properties or Town infrastructure.

Disadvantages:

- The variance exceeds 10%; however, the reduced setback is consistent with the area's development pattern and presents no practical concerns.

Discussion/Comments:

Section 2.15(4) of the Bylaw permits Council to authorize a variance exceeding 10% where such a variance is considered desirable and appropriate and where the general intent of the Bylaw is maintained.

Ordinarily, Section 2.15(5) requires that the Town notify all property owners within 150 metres of the subject property, accept public comments for a minimum of 14 days, and offer the applicant an opportunity to respond. Council also has discretion under Section 2.15(6) to waive the requirement for a public meeting if the variance will not significantly affect adjacent lots.

In this case, only two property owners (besides the Town of Kensington) fall within the 150-metre radius, and both are zoned industrial (one property being undeveloped). There are no residential or sensitive land uses nearby. Given the scale and nature of the proposed development and its compatibility with surrounding land, staff are confident that the variance will not negatively impact neighbouring properties.

While the formal public notification process outlined in Section 2.15(5) was not followed due to the limited number of impacted adjacent property owners, the Town contacted both property owners directly to confirm that they have no objections to the proposed variance. This informal engagement maintains the intent of the Bylaw while reducing unnecessary administrative burden. Both property owners indicated that they have no issue with the variance as proposed.

A revised drainage plan was not submitted with the revised application reflecting the new building size and layout however, given the property layout, all surface water is proposed to continue to drain to the back of the property into the existing swale and run to the catch basin on the lower property. A copy of the original drainage plan is circulated with this request for decision.

Options:

1. Approve the requested variance and the revised development permit application.
(Recommended)
2. Not approve the application or variance.
3. Refer the matter back to staff for further analysis or clarification.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolution:

WHEREAS Island Structural Systems Inc. has submitted a revised Development Permit application for the construction of a 60' x 160' main building on PID No. 1164805 (Lot 24-1) in the Kensington Business Park;

AND WHEREAS the proposed use is permitted in the M1 – Industrial Zone under Section 5.5 of the Town of Kensington Land Use and Development Bylaw, and more than one main building is permitted on a lot under Section 3.15(1);

AND WHEREAS the proposed development complies with all applicable provisions of the Bylaw except for the required front yard setback under Section 5.6(1);

AND WHEREAS the applicant has requested a variance to reduce the front yard setback from 4.5 metres (14.8 feet) to 2.4 metres (8 feet), representing a variance of approximately 46% (6.8 feet), and Council has the authority under Section 2.15(4) to approve such a variance where it is deemed desirable and appropriate;

AND WHEREAS Council acknowledges that the notification process outlined in Section 2.15(5) was not formally followed, but that staff have directly contacted the affected property owners within 150 metres, and no objections have been received;

BE IT RESOLVED that Kensington Town Council approve a variance under Section 2.15(4) of the Town of Kensington Land Use and Development Bylaw to reduce the required front yard setback for the proposed main building on PID No. 1164805 (Lot 24-1) from 4.5 metres (14.8 feet) to 2.4 metres (8 feet);

BE IT FURTHER RESOLVED that Kensington Town Council approve the revised Development Permit application submitted by Island Structural Systems Inc. for the construction of a 60' x 160' main building on PID No. 1164805 (Lot 24-1).

Town of Kensington - Request for Decision

Date: April 14, 2025	Request for Decision No: 2025-14 (Office Use Only)
Topic: Development Permit Application – Island Structural Systems	
Proposal Summary/Background: <p>A revised Development Permit application has been submitted by Island Structural Systems Inc. for the construction of a 60' x 160' (9,600 sq. ft.) building on their property located within the Kensington Business Park (PID No. 1164805, Lot 24-1).</p> <p>This revised application replaces a previously approved 52' x 80' (4,160 sq. ft.) accessory structure, which was authorized by Town Council on November 14, 2024 (Request for Decision No. 2024-49). The original approval was conditional on:</p> <ol style="list-style-type: none">1. The consolidation of the subject lots into a single parcel.2. Submission and approval of a site drainage plan. <p>Both conditions have been satisfied. The applicant completed the lot consolidation (resulting in the current parcel PID No. 1164805), and a drainage plan was submitted and accepted based on the previously approved building design.</p> <p>The new proposal significantly increases the scale of the building. As a result, it no longer qualifies as an accessory structure under Section 3.2(1)(e) of the <i>Town of Kensington Land Use and Development Bylaw</i>, which limits accessory structures on non-residential lots to a maximum floor area of 600 m² (6,458 ft²). The proposed 9,600 sq. ft. structure must now be considered a second main building on the lot.</p> <p>According to Section 3.15(1) of the Bylaw, more than one main building is permitted on a lot within the M1 – Industrial Zone, provided all other requirements of the Bylaw are met.</p> <p>The proposal complies with all applicable development standards under Section 5.6(1) of the Bylaw, with the exception of the minimum required front yard setback. The Bylaw requires a front yard setback</p>	

of 4.5 metres (14.8 feet). The applicant is proposing a setback of 2.4 metres (8 feet), representing a variance of approximately 46%.

Benefits:

- Supports the continued growth of Island Structural Systems, a key local employer and industrial anchor.
- Promotes investment and operational expansion in the Kensington Business Park.
- Consistent with the Town's long-term land use vision and industrial development objectives.
- The requested variance poses no material impact on adjacent properties or Town infrastructure.

Disadvantages:

- The variance exceeds 10%; however, the reduced setback is consistent with the area's development pattern and presents no practical concerns.

Discussion/Comments:

Section 2.15(4) of the Bylaw permits Council to authorize a variance exceeding 10% where such a variance is considered desirable and appropriate and where the general intent of the Bylaw is maintained.

Ordinarily, Section 2.15(5) requires that the Town notify all property owners within 150 metres of the subject property, accept public comments for a minimum of 14 days, and offer the applicant an opportunity to respond. Council also has discretion under Section 2.15(6) to waive the requirement for a public meeting if the variance will not significantly affect adjacent lots.

In this case, only two property owners (besides the Town of Kensington) fall within the 150-metre radius, and both are zoned industrial (one property being undeveloped). There are no residential or sensitive land uses nearby. Given the scale and nature of the proposed development and its compatibility with surrounding land, staff are confident that the variance will not negatively impact neighbouring properties.

While the formal public notification process outlined in Section 2.15(5) was not followed due to the limited number of impacted adjacent property owners, the Town contacted both property owners directly to confirm that they have no objections to the proposed variance. This informal engagement maintains the intent of the Bylaw while reducing unnecessary administrative burden. Both property owners indicated that they have no issue with the variance as proposed.

A revised drainage plan was not submitted with the revised application reflecting the new building size and layout however, given the property layout, all surface water is proposed to continue to drain to the back of the property into the existing swale and run to the catch basin on the lower property. A copy of the original drainage plan is circulated with this request for decision.

Options:

1. Approve the requested variance and the revised development permit application.
(Recommended)
2. Not approve the application or variance.
3. Refer the matter back to staff for further analysis or clarification.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

It is recommended that Town Council consider and adopt the following resolution:

WHEREAS Island Structural Systems Inc. has submitted a revised Development Permit application for the construction of a 60' x 160' main building on PID No. 1164805 (Lot 24-1) in the Kensington Business Park;

AND WHEREAS the proposed use is permitted in the M1 – Industrial Zone under Section 5.5 of the Town of Kensington Land Use and Development Bylaw, and more than one main building is permitted on a lot under Section 3.15(1);

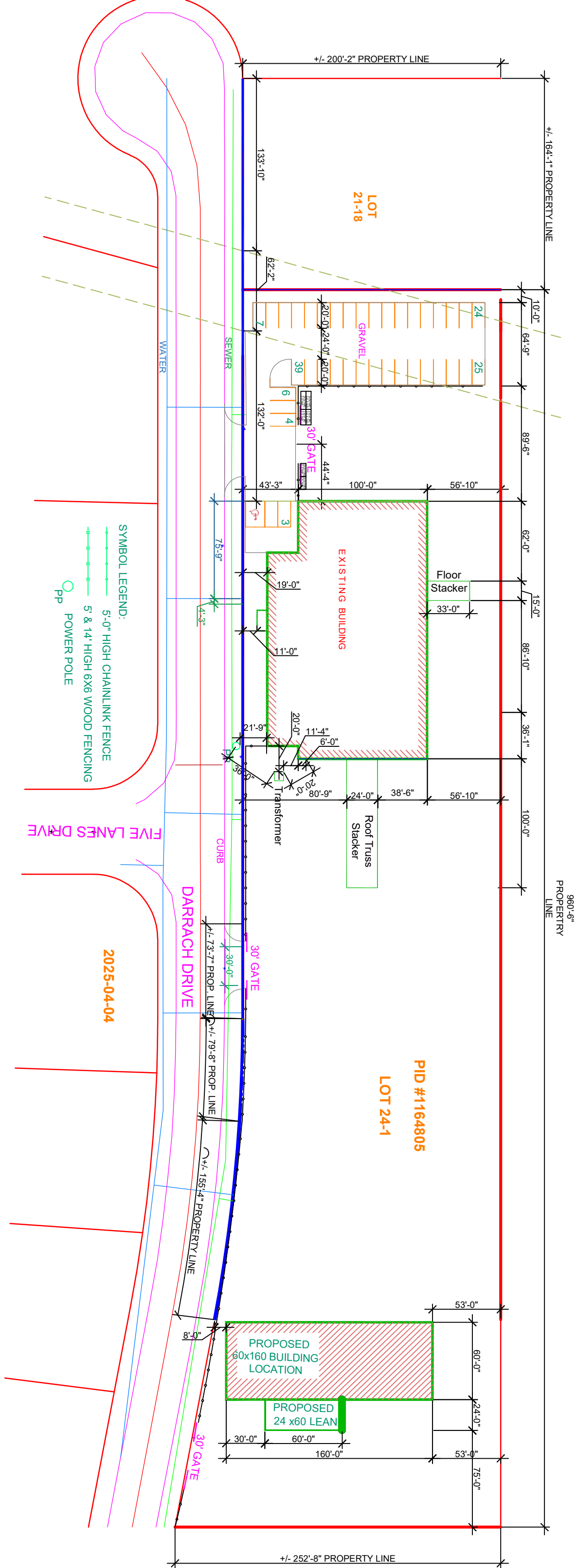
AND WHEREAS the proposed development complies with all applicable provisions of the Bylaw except for the required front yard setback under Section 5.6(1);

AND WHEREAS the applicant has requested a variance to reduce the front yard setback from 4.5 metres (14.8 feet) to 2.4 metres (8 feet), representing a variance of approximately 46% (6.8 feet), and Council has the authority under Section 2.15(4) to approve such a variance where it is deemed desirable and appropriate;

AND WHEREAS Council acknowledges that the notification process outlined in Section 2.15(5) was not formally followed, but that staff have directly contacted the affected property owners within 150 metres, and no objections have been received;

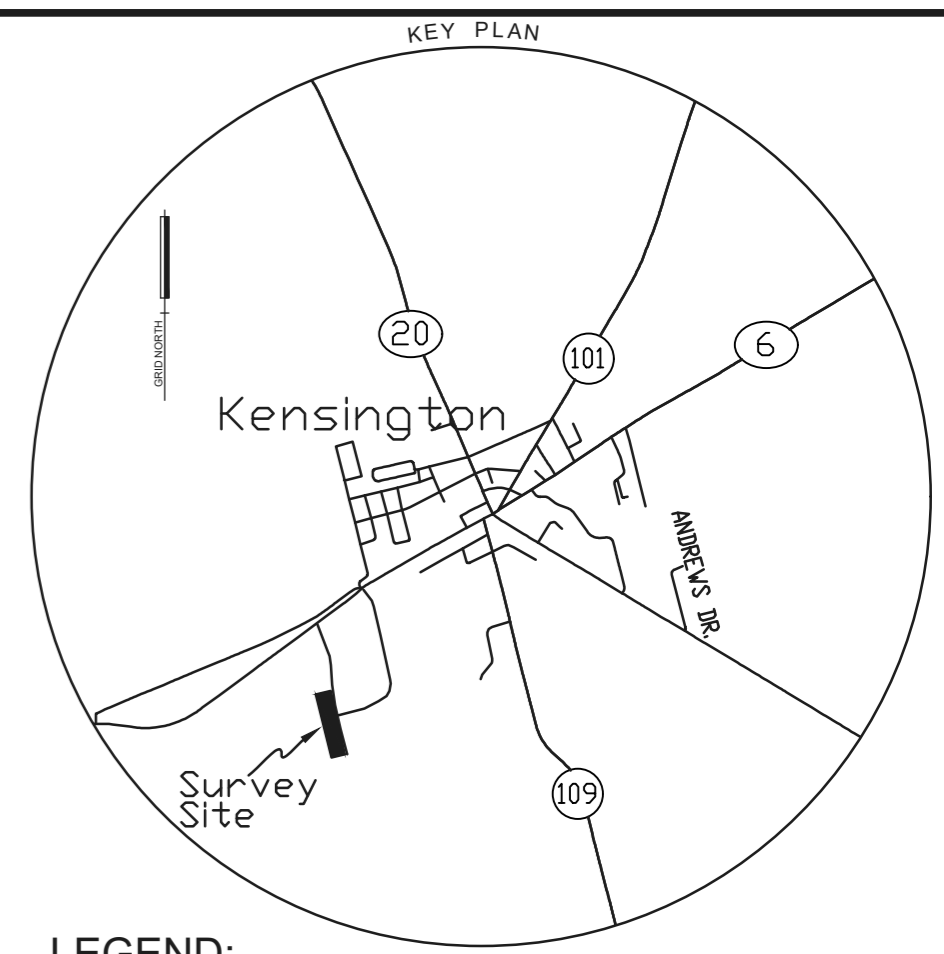
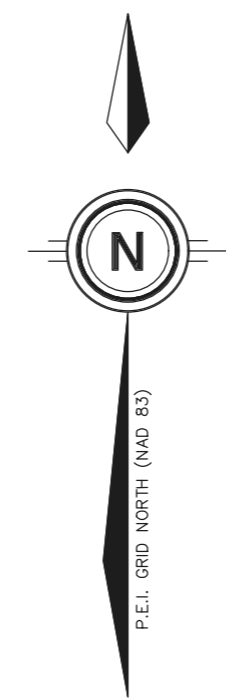
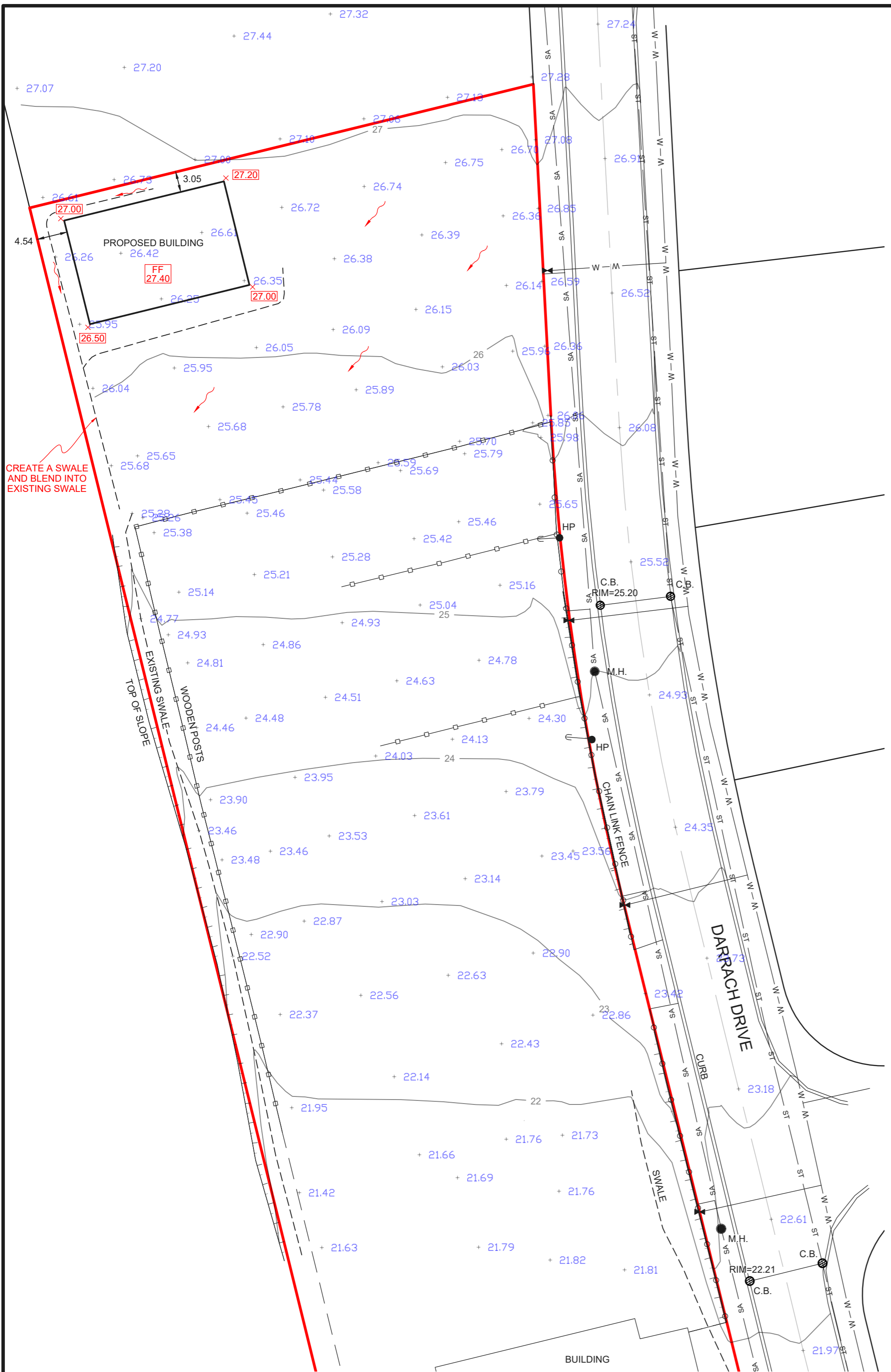
BE IT RESOLVED that Kensington Town Council approve a variance under Section 2.15(4) of the Town of Kensington Land Use and Development Bylaw to reduce the required front yard setback for the proposed main building on PID No. 1164805 (Lot 24-1) from 4.5 metres (14.8 feet) to 2.4 metres (8 feet);

BE IT FURTHER RESOLVED that Kensington Town Council approve the revised Development Permit application submitted by Island Structural Systems Inc. for the construction of a 60' x 160' main building on PID No. 1164805 (Lot 24-1).



SYMBOL LEGEND:

- 5'-0" HIGH CHAINLINK FENCE
- 5' & 14' HIGH 6X6 WOOD FENCING
- POWER POLE

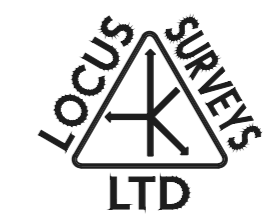


LEGEND:

- PL. PLACED SURVEY MARKER
- FD. FOUND SURVEY MARKER
- PL. PLACED
- FD. FOUND
- P.I.D. NO. PROPERTY IDENTIFICATION NUMBER
- SQ. M. SQUARE METRES
- U.M. UNMONUMENTED POINT
- M.H. MAN HOLE
- C.B. CATCH BASIN
- DIRECTION OF FLOW
- SAN- SANITARY PIPE
- STM- STORM PIPE
- W- WATER LINE
- ⊥ WATER VALVE
- GUY WIRE
- HP HYDRO POLE
- POST LINE

NOTES:

- FIELD SURVEYS WERE CARRIED OUT IN NOVEMBER, 2024.
- THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.
- ELEVATIONS SHOWN HEREON ARE DERIVED FROM OBSERVATIONS TO LOCAL PEI CONTROL MONUMENT 3927.
- WORK WITH THE NATURAL SLOPE OF THE LAND TO DIRECT SURFACE WATER TO THE EXISTING SWALE ALONG THE WESTERN PROPERTY LINE.



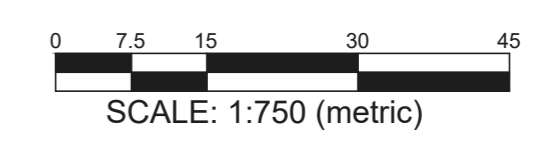
LOCUS SURVEYS LTD.

16 PARK ROAD
P.O. BOX 35
KENSINGTON, P.E.I.
C0B 1M0

PHONE 902-836-3823

**Drainage Plan Showing
Proposed Development of
ISLAND STRUCTURAL SYSTEMS INC.**

PID 1164805 & 1156652
KENSINGTON
LOT/TOWNSHIP 19
COUNTY OF PRINCE
PROVINCE OF PRINCE EDWARD ISLAND



DATE: DECEMBER 5, 2024
DWG NO: 23110-D02
DRAWN BY: BPT



1 CONCEPTUAL RENDERING
A101 SCALE: NTS

- W1 - FOUNDATION WALL**
 - MIN. ONE COAT DAMP PROOFING RECOMMENDED BUT NOT REQUIRED BY CODE.
 - 8" POURED CONCRETE
 - 2" RIGID INSULATION TO TOP OF FOOTING
- W2 - EXTERIOR WALL**
 - STEEL SIDING AS SPECIFIED BY OWNER
 - AIR BARRIER
 - 2"x4" STRAPPING @ 16" O.C. WITH 2"x6" STRAPPING AT TOP TO CONNECT STUDS TO DOUBLE TOP PLATE AND TO CONNECT STUDS TO BOTTOM SILL PLATE
 - 2"x8" STUD WALL @ 16" O.C. W/BLOCKING AT MID HEIGHT
 - R32 BATT INSULATION
 - 6 MIL POLY VAPOUR BARRIER
 - 1"x4" HORIZONTAL STRAPPING @ 24" C/C
 - STEEL SIDING AS SPECIFIED BY OWNER
 - INSIDE WAREHOUSE
- W3 - EXTERIOR WALL (BELOW ROOF)**
 - 5/8" TYPE "X" GYPSUM BOARD TAPE, SANDED & PAINTED
 - 6 MIL POLY VAPOUR BARRIER
 - R32 BATT INSULATION
 - 2"x8" STUD WALL @ 16" O.C. W/BLOCKING AT MID HEIGHT
 - (2) 5/8" TYPE "X" GYPSUM BOARD TAPE, SANDED & PAINTED
 - 1"x4" HORIZONTAL STRAPPING @ 24" C/C
 - STEEL SIDING AS SPECIFIED BY OWNER
 - INSIDE WAREHOUSE
- W4 - EXTERIOR WALL**
 - STEEL SIDING AS SPECIFIED BY OWNER
 - 1" RIGID INSULATION
 - AIR BARRIER
 - 1/2" WALL SHEATHING
 - 2"x6" STUD WALL @ 16" O.C.
 - R20 BATT INSULATION
 - 6 MIL POLY VAPOUR BARRIER
 - 5/8" TYPE "X" GYPSUM BOARD TAPE, SANDED & PAINTED
- RA1 - ROOF ASSEMBLY**
 - STEEL ROOF FINISH (AS SPECIFIED BY OWNER)
 - AIR BARRIER (TYVEK)
 - 2"x4" STRAPPING @ 16" O.C.
 - PRE-ENGINEERED ROOF TRUSSES (AS SPECIFIED)
 - TRUVENTS AT EACH TRUSS
 - R50 BLOWN-IN INSULATION
 - LATERAL AND DIAGONAL BRACING AS SPECIFIED BY MANUFACTURERS SHOP DRAWINGS
 - 2"x6" ON FLAT CROSS BRACING ON TOP AND BOTTOM OF CHORD OF TRUSS TO FULL SIZE OF BUILDING
 - 6 MIL POLY VAPOUR BARRIER
 - 1"x4" WOOD STRAPPING @ 16" O.C. CONNECTED TO END GABLE WALLS
 - 6 MIL POLY VAPOUR BARRIER
 - STEEL SIDING ON CEILING
- RA2 - ROOF ASSEMBLY (NBCC2015 R1 - 45HR - F.R.R.)**
 - STEEL ROOF FINISH (AS SPECIFIED BY OWNER)
 - DECKGUARD UNDERLAYMENT OVER ENTIRE ROOF
 - ICE & WATER SHIELD 3'-0" AROUND PERIMETER AND VALLEYS.
 - 5/8" TG ROOF SHEATHING
 - TRU-VENTS AT EACH ROOF JOIST SPACE
 - PRE-ENGINEERED ROOF TRUSSES (AS SPECIFIED)
 - BLOCKING AND OUTRIGGERS AS SPECIFIED BY MANUFACTURER
 - R50 BLOWN-IN INSULATION
 - 1"x4" WOOD STRAPPING @ 16" O.C.
 - 6 MIL POLY VAPOUR BARRIER
 - 5/8" TYPE "X" GYPSUM BOARD TAPE, SANDED & PAINTED
- ROOFLOADING**
 - LIVE LOAD TOP CHORD: 65 PSF
 - LIVE LOAD BOTTOM CHORD: 10psf
 - DEAD LOAD TOP CHORD: 5psf minimum
 - DEAD LOAD BOTTOM CHORD: 7 psf
 - LIVE LOAD DEFLECTION: L/480
- FA1 - FLOOR SLAB (WAREHOUSE)**
 - 5" MIN POURED CONCRETE SLAB
 - 10M REBAR 16" C/C EACH WAY
 - 6 MIL POLY "HEAVY" VAPOUR BARRIER
 - 2" RIGID INSULATION @ 48" AROUND BUILDING PERIMETER
 - 6" GRANULAR FILL
 - UNDISTURBED OR APPROVED COMPACTED FILL TO 3,000 PDF BEARING CAPACITY.
- FA2 - FLOOR SLAB**
 - 4" MIN POURED CONCRETE SLAB
 - W6X6 X 6/6 WIRE MESH
 - 6 MIL POLY "HEAVY" VAPOUR BARRIER
 - 2" RIGID INSULATION @ 48" AROUND BUILDING PERIMETER
 - 6" GRANULAR FILL
 - UNDISTURBED OR APPROVED COMPACTED FILL TO 3,000 PDF BEARING CAPACITY.

2 ASSEMBLY LEGEND
A101 SCALE: NTS

- GENERAL NOTES:**
- 1.0 PERMITS AND CODES
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NBCC2020 OR THE CURRENT EDITION OF NATIONAL BUILDING CODE AND ALL LOCAL AND PROVINCIAL BUILDING CODES.
 12. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND REQUIRED DOCUMENTS AND ANY SPECIAL DRAWINGS REQUIRED PRIOR TO CONSTRUCTION.
 - 2.0 FOUNDATIONS & FRAMING
 21. THE CONTRACTOR/SUPPLIER SHALL DETERMINE DIMENSIONS OF ANY LAMINATED BEAMS SHOWN ON PLAN. ALL PRE-ENGINEERED FLOORS, COLUMNS, BEAMS AND ROOF SYSTEMS ARE DESIGNED BY OTHERS. DIMENSIONS FOR ANY BEAMS (STEEL,LVL,LAMINATED), WHERE INDICATED, SHALL BE DETERMINED BY A STRUCTURAL ENGINEER.
 22. FRAMING LUMBER (BEAMS, LINTEL AND JOISTS) TO BE NO 182 SPRUCE UNLESS OTHERWISE NOTED.
 23. ALL TALL WALL FRAMING SHALL BE IN CONFORMANCE TO TABLE 9.23.101 OF NBCC2020 OR THE CURRENT EDITION OF NATIONAL BUILDING CODE AND ALL LOCAL AND PROVINCIAL BUILDING CODES.
 24. ALL ROOF AND FLOOR TRUSSES ARE TO BE DESIGNED BY MANUFACTURER TO MEET OR EXCEED THE GEOGRAPHICAL LOCATION FOR THE PROJECT BASED ON THE LOCAL LOADINGS SPECIFIED IN THE NATIONAL BUILDING CODE. ALL SPECIFICATIONS BY THE ENGINEERED DESIGN SUPPLIED BY THE MANUFACTURER AND/OR ENGINEER TAKES PRECEDENCE OVER THE DESIGN IN THIS DRAWING SET.
 - 3.0 CONCRETE NOTES
 31. ALL CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CAN3-A-98-00 "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS".
 32. RECOMMENDED MINIMUM EFFECTIVE COVER FOR FROST PROTECTION IS 5'-0" FROM GRADE LINE TO BOTTOM OF FOOTING.
 33. CONCRETE COMPRESSIVE STRENGTH AFTER 28 DAYS SHALL NOT BE LESS THAN:
 - 33.1. 35 MPA MEETING CLASS C2 FOR ALL EXTERIOR FLATWORK.
 - 33.2. 25 MPA MINIMUM CLASS FOR INTERIOR FLOORS
 - 33.3. 20 MPA FOR FOUNDATION WALLS, FOOTINGS.
 34. ALL ANCHOR BOLTS MINIMUM 1/2" DIA. X 8" X 1" @ 32" C.C TO BE SET IN PLACE USING A TEMPLATE DURING THE CONCRETE POUR.
 35. PROVIDE SOIL GAS CONTROL AS PER SECTION 913.4 OF THE NATIONAL BUILDING CODE. REFER TO SECTION A-913.4 FOR DETAIL.
 - 4.0 DOOR AND WINDOW NOTES:
 41. REMOVED
 42. EGRESS WINDOWS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE AND WITHOUT THE REMOVAL OF SASHES OR HARDWARE.
 43. INTERIOR DOORS SHALL BE PAINTED OR STAINED, OWNER TO SELECT DOORS AND FINISHES. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING.
 44. REMOVED
 45. EXTERIOR EXIT DOORS SHALL BE 36" MIN. UNLESS OTHERWISE SPECIFIED IN THIS DRAWING SET. THE DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 46. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, SELECTED BY OWNER, INSTALLED BY CONTRACTOR.
 - 5.0 GENERAL CONSTRUCTION - REMOVED FOR THIS PROJECT
 - 6.0 GENERAL SITE WORK/GRADING NOTES
 61. REMOVED
 62. ALL CONCRETE TO BEAR ON FIRM NATURAL UNDISTURBED APPROVED SOIL, OR APPROVED COMPACTED FILL BY GEO-TECHNICAL ENGINEERS TO 3,000 PSF BEARING CAPACITY.
 63. REMOVED
 64. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF NO LESS THAN 1% FROM ALL DIRECTIONS OR IN COORDINATION WITH LOCAL DRAINAGE PLANS.
 65. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY GROUND WORK OR EXCAVATION.
 - 7.0 DRAWINGS
 71. CALLBECK'S HOME HARDWARE IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THESE PLANS. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR/OWNER SHALL OBTAIN ALL SHOP DRAWINGS AND COORDINATE ALL DRAWINGS AND CHECK MEASUREMENTS BEFORE CONSTRUCTION TO ENSURE THAT THE BUILDING IS SUITABLE FOR THE SITE CONDITIONS AND REQUIREMENTS. THE CONTRACTOR/OWNER IS SOLELY RESPONSIBLE THEREAFTER ONCE CONSTRUCTION BEGINS.
 73. THE DRAWINGS PREPARED BY CALLBECK'S HOME HARDWARE ARE FOR REFERENCE ONLY, AND ARE NOT ENGINEERED DRAWINGS. CALLBECK'S HOME HARDWARE ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THESE DRAWINGS. IT IS UNDERSTOOD AND AGREED THAT EXCEPT FOR PROVIDING PLANS, CALLBECK'S HOME HARDWARE SHALL HAVE NO LIABILITY WITH RESPECT TO ALL ASPECTS OF BUILDING AND CONSTRUCTION OF THE FINISHED STRUCTURE, SAME APPLIES TO THE MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR THE SUBCONTRACTOR(S), INCLUDING, WITHOUT RESTRICTING AND GENERALITY OF THE FOREGOING, THE INSTALLATION OR ERECTION OF PIERS, BASEMENT OR PERIMETER FOUNDATIONS. FAILURE OF ANY OF THEM TO CARRY OUT WORK, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
 74. TO THE BEST OF OUR KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/OR CONTRACTORS SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE AND CONSTRUCTION BEGINS WILL BE DONE WITH THE OWNER'S AND/OR THE BUILDERS EXPENSE AND RESPONSIBILITY. ANY CHANGES MADE TO THE PLANS ARE TO BE RECORDED AND BE SENT TO THE ATTENTION OF CALLBECK'S HOME DESIGN DEPARTMENT.
 75. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO REPORT ANY ERRORS OR OMISSIONS DISCOVERED IN THE CONSTRUCTIONS DOCUMENTS IN WRITING TO CALLBECK'S HOME HARDWARE AND/OR ENGINEERS IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS FOR FURTHER CLARIFICATION BEFORE PROCEEDING WITH WORK.
 76. THIS SET OF DRAWINGS IS THE PROPERTY OF CALLBECK'S HOME HARDWARE AND FOR ITS EXCLUSIVE USE. THIS SET OF PLANS IS FOR THIS PROJECT ONLY. IT MAY NOT BE USED IN WHOLE OR PART FOR ANY OTHER PURPOSE. REPRODUCTION OR RESALE OF THESE PLANS IS STRICTLY PROHIBITED, UNLESS WRITTEN AUTHORIZATION FROM CALLBECK'S HOME HARDWARE IS RECEIVED. ALL DRAWING SETS ARE TO BE RETURNED TO CALLBECK'S HOME HARDWARE UPON COMPLETION OF THE PROJECT.
 77. CONSTRUCTION SITE CONDITIONS MAY CAUSE VARIATIONS IN GRADE ELEVATIONS, WINDOW SIZING AND PLACEMENT. IT CAN ALSO AFFECT THE REQUIRED NUMBER OF STAIRS AND PLACEMENT OF ANY VENTS, OUTLETS OR REQUIRED MECHANICAL/ELECTRICAL. CALLBECK'S HOME HARDWARE RESERVES THE RIGHT TO ALTER THESE PLANS WITHOUT WRITTEN CONSENT BY THE OWNER IF CONDITIONS REQUIRE ALTERATIONS. THE CONTRACTOR/OWNER ARE RESPONSIBLE TO MAKE THE REQUIRED CHANGES AS NEEDED TO SUIT SITE CONDITIONS.

- FOUNDATION GENERAL NOTES:**
1. ALL STRUCTURAL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2015 AND ALL ASSOCIATED DOCUMENTS.
 2. ALL DIMENSIONAL AND ELEVATIONAL REQUIREMENTS ARE TO BE CONFIRMED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ONSITE CONDITIONS. ARCHITECTURAL REQUIREMENTS MAY SUPERCEDE ELEVATIONAL AND DIMENSIONAL DETAILS OF THE STRUCTURAL DRAWINGS.
 3. THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, SUCH AS FORMWORK, FALSE WORK AND SHORING, REQUIRED TO COMPLETE THE WORK.
 4. THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER DISCIPLINES FOR CLARIFICATION.
 5. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM SCL ENGINEERING (2005) INC.
- SITE REVIEW RESPONSIBILITIES:**
- THE CONSULTANT WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF PRINCE EDWARD ISLAND BY MEANS OF A RATIONAL SAMPLING PROCEDURE TO DETERMINE WHETHER THE CONSTRUCTION OF THAT WORK SHOWN ON THE DRAWINGS IS IN GENERAL CONFORMITY WITH THE PLANS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- SHOP DRAWING REVIEW RESPONSIBILITIES:**
- AS PART OF THEIR FIELD SERVICES SCL WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON SCL'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS. REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND FOR CO-ORDINATION OF THE WORK OF ALL SUB-TRADES.
- CONCRETE WORKS:**
1. ALL FOOTINGS TO EXTEND TO UNDISTURBED APPROVED NON-ORGANIC SOIL OR STRUCTURAL FILL. MINIMUM SOIL CAPACITY OF 150 KPa.
 2. ALL FOOTINGS AND FOUNDATION WALLS FORMWORKS TO BE REVIEWED PRIOR TO CONCRETE PLACEMENT.
 3. MINIMUM EFFECTIVE COVER FOR FROST PROTECTION TO BOTTOM OF FOOTINGS IS 1500mm.
 4. CONCRETE MATERIALS AND METHODS OF CONSTRUCTION (INCLUDES STRENGTH REQUIREMENTS) IN ACCORDANCE WITH CAN3-A231-M94. MINIMUM CONCRETE STRENGTH AT 28 DAYS.
 - 25 MPa MEETING CLASS F2 FOR ALL FOOTINGS & FOUNDATION WALLS.
 - 25 MPa MEETING CLASS N FOR ALL INTERIOR SLABS ON GRADE.
 - 32 MPa MEETING CLASS C2 FOR ALL EXTERIOR FLATWORKS, CURBS, SIDEWALKS, GUTTERS, RAMPS & EXTERIOR SUSPENDED SLABS AT GRADE LEVEL.
 - 5 MPa FOR FLOWABLE FILL.
 5. ALL DOOR LOCATIONS AND DIMENSIONS TO BE CONFIRMED WITH THE CONSULTANT, PRIOR TO THE CONCRETE POUR.
 6. TYPICAL SLAB ON GRADE IS 127mm R/W 152x152x187MMx187MM, SUPPLIED IN FLAT SHEETS ONLY.
 7. CURING COMPOUNDS OR WET CURING REQUIRED. MATERIALS AND PROCEDURES USED SUBJECT TO APPROVAL OF ENGINEER AND CONFORMANCE WITH FLOOR FINISHES.
 8. WHEN ISOLATED SLAB AREAS ARE NOT COMPLETELY PLACED, SLAB CONSTRUCTION JOINT AS DETAILED ARE REQUIRED.
 9. OPENINGS RECESSES AND ELEVATION REQUIREMENTS FOR INTERIOR SLABS AS PER ARCHITECTURAL DRAWINGS.
 10. EXTERIOR DOORWAY LOCATIONS AT SLAB ON GRADE AREA, INTERIOR SLAB EXTENDS INTO FOUNDATION WALL (AS DETAILED).
 11. THE CONTRACTOR IS TO VERIFY FLOOR DRAIN LOCATIONS, SLOPES, & DIMENSIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
 12. PROVIDE CRACK CONTROL JOINTS EVERY 12m MAX. ALONG LENGTH OF PERIMETER FOUNDATION WALL.
- REINFORCING NOTES:**
1. REINFORCEMENT SHALL BE BILLET STEEL CONFORMING TO THE FOLLOWING STANDARDS.
 - a) CSA G3018 - GRADE 400MPa - 10M AND LARGER
 - b) CSA G30.5 - WELDED WIRE MESH.
 2. CONCRETE COVER, UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE COVER IN mm OVER REINFORCEMENT.
 - a) SURFACE PLACED IN CONTACT WITH GROUND 75mm
 - b) FORMED SURFACE EXPOSED TO GROUND OR WEATHER 50mm
 - c) SLABS ON GRADE MIDDLE OF SLAB
 - d) WALLS 38mm
- WALL REINFORCING NOTES:**
1. UNLESS NOTED OTHERWISE ALL EXTERIOR WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE SHALL HAVE CRACK CONTROL JOINTS AT 12m c/c MAXIMUM. SEE CONTROL JOINT DETAIL ON STRUCTURAL DRAWINGS.
 2. ALL WALL REINFORCING SHALL BE CONTINUOUS WITH HOOKS OR CORNER BARS USED AT ALL WALL JUNCTIONS. EXTEND HOOKS TO FAR FACE OF WALL. CORNER BARS SHALL BE LOCATED ON OUTSIDE OR CENTER OF WALL.
 3. AT ENDS OF WALL PROVIDE 2-15M BARS VERTICAL LAPPED 300mm UNLESS NOTED OTHERWISE ON DETAILS.

- SAW CUTS: (SLABS ON GRADE)**
1. SAW CUTTING IS TO BEGIN AS SOON AS POSSIBLE AND PRIOR TO EXCESSIVE RAVELING AND IMMEDIATELY AFTER THE SLAB CURING TEMPERATURE HAS PEAKED (MAX. 18 HOURS).
 2. SAW CUTTING MAY BE REQUIRED AT NIGHT, OR WEEKENDS AND THE CONTRACTOR IS TO PLAN FOR THIS.
 3. JOINT FILLING TO PROCEED AFTER SUITABLE CURING PERIOD (MIN. 28 DAYS). JOINT EDGES TO BE PROTECTED FROM DAMAGE WITH A TEMPORARY BACKER ROD IF NECESSARY. FINAL JOINT FILLER TO BE SEMI RIGID TYPE, TO BE REVIEWED AND APPROVED.
 4. SAW BLADES TO BE 4mm (3/16") DIAMOND TIPPED.
 5. SAW CUTS AT 3.5m ± c/c MAX. BOTH WAYS (APPROX.) AND UNDER PARTITION WALLS WHERE POSSIBLE, AND AT ALL INTERIOR STRESS POINTS (i.e. INTERIOR CORNERS AND COLUMNS).
- COLD WEATHER REQUIREMENTS:**
- COLD WEATHER CONSTRUCTION MUST CONFORM TO CAN3-A231.

ARCHITECTURAL STAMP:	STRUCTURAL STAMP:	<p>PROJECT: ISLAND STRUCTURAL WAREHOUSE 42 Darrach Drive Kensington, PEI</p> <p>DRAWING TITLE: SPECIFICATIONS</p> <p>DATE: 04/04/2025</p> <p>DRAWN BY: GFR CET DWG NO.</p> <p>SCALE: AS NOTED</p> <p>FILE NO: 24-075</p> <div style="text-align: right; font-size: 2em; font-weight: bold;">A101</div>
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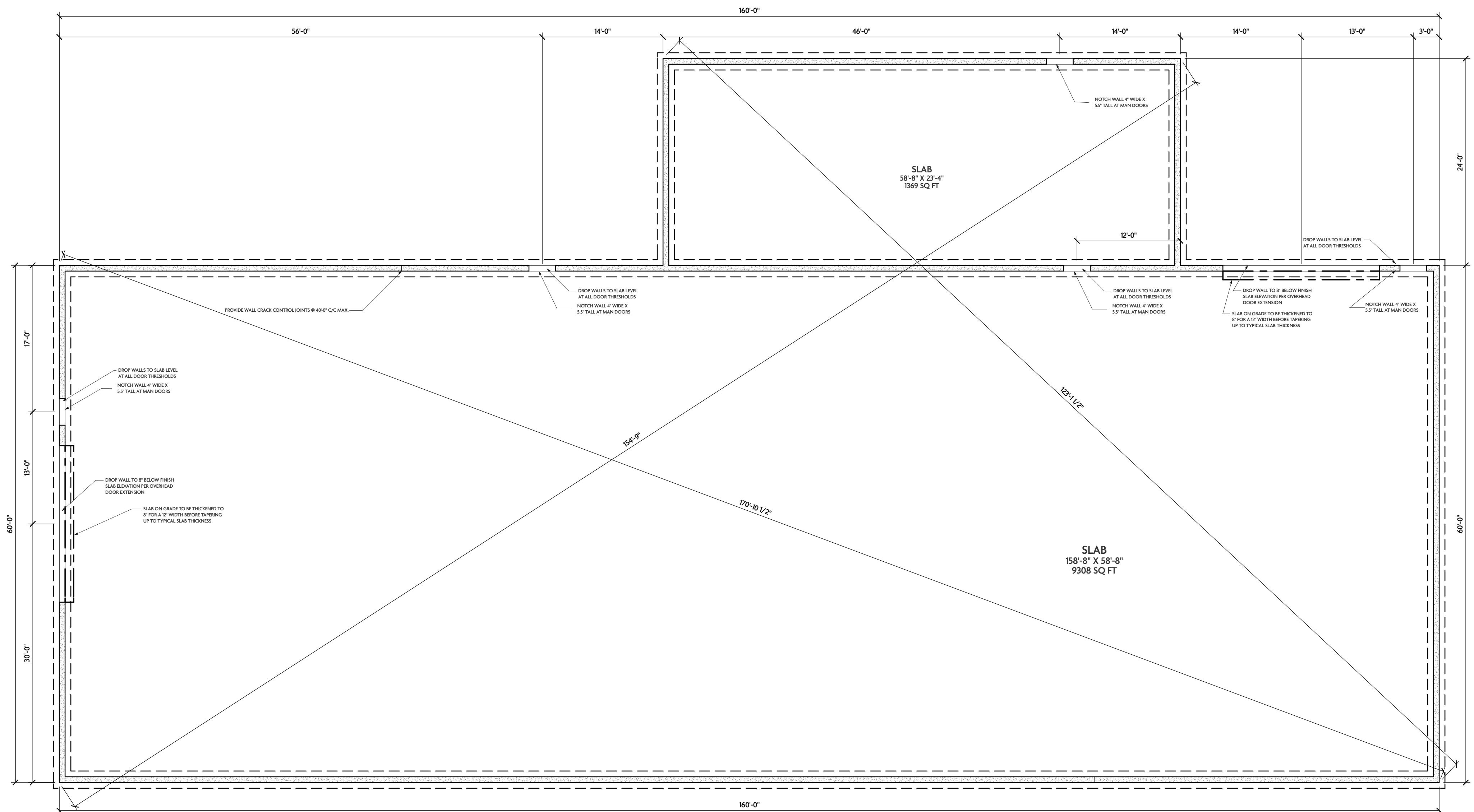
ARCHITECTURAL CONSULTANT:

architecture 360

STRUCTURAL CONSULTANT:

SCL Engineering (2005) Inc.
Consulting Engineers & Project Managers
 18 Great George Street, Landing Place
 P.O. Box 70, Summerside, P.E.I., C1A 1J3
 Phone: (813) 632-9020

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1
A102 PLAN - FOUNDATION
SCALE: 1/8" = 1'-0"

ARCHITECTURAL CONSULTANT:

 architecture 360

STRUCTURAL CONSULTANT:

 S&H Engineering (2005) Inc.
 Consulting Engineers & Project Managers
 15 Great George Street, Landing Place
 P.O. Box 79, Chatham, P.E.I., C1A 1L3
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PROJECT:
 ISLAND STRUCTURAL
 WAREHOUSE
 42 Darrach Drive
 Kensington, PEI

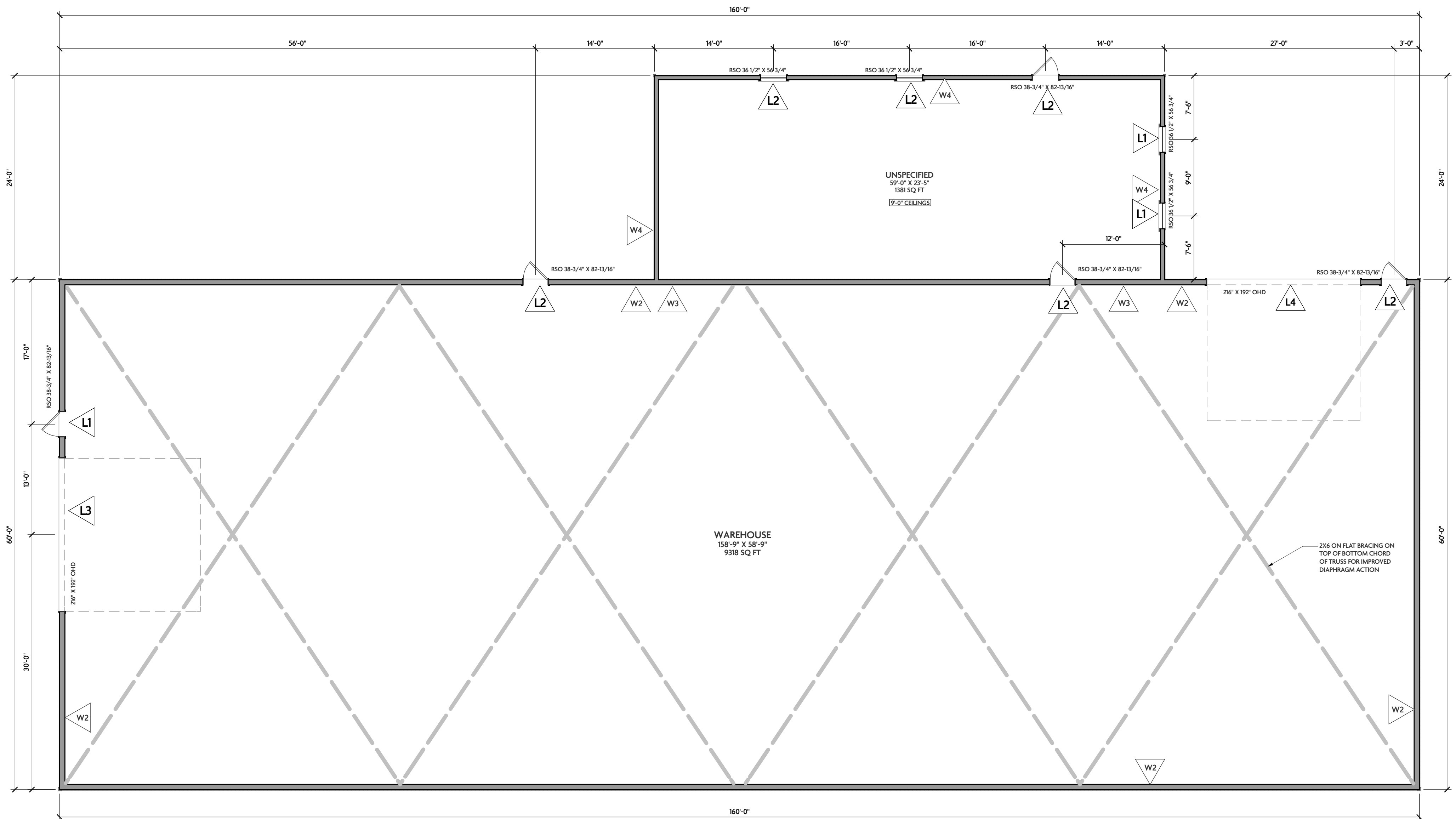
DRAWING TITLE:
 FOUNDATION PLAN

DATE: 04/04/2025

DRAWN BY: GFR CET DWG NO:
A102

SCALE: AS NOTED
 FILE NO: 24-075

ARCHITECTURAL STAMP:	STRUCTURAL STAMP:



1 PLAN - MAIN LEVEL
A103 SCALE: 1/8" = 1'-0"

- LINTEL SCHEDULE**
 ALL SIZES MINIMUM
- L1** LINTEL 1
 2 PLY 2X8 C/W 1 JACK STUD AND 1 KING STUD EACH SIDE.
 - L2** LINTEL 2
 3 PLY 2X8 C/W 1 JACK STUD AND 1 KING STUD EACH SIDE.
 - L3** LINTEL 3
 3 PLY 1-3/4" X 9-1/2" LVL C/W MINIMUM 2 JACK STUD AND 3 PLY 1-3/4" X 7-1/4" LVL KING STUDS EACH SIDE WITH 2 LAYERS TOWARD INSIDE AND 1 AT OUTSIDE FACE. UTILIZE 7-1/4" LVL ON FLAT TOP AND BOTTOM OF LINTEL FOR WIND DIRECTION STRENGTH.
 - L4** LINTEL 4
 STEEL BEAM W12X35 C/W MINIMUM 3 JACK STUD AND 3 PLY 1-3/4" X 7-1/4" LVL KING STUDS EACH SIDE. 2 ANCHORS EACH SIDE OF OPENING AND L CLIPS TO TOP PLATES

LIVING AREA
 1476 SQ FT

ARCHITECTURAL CONSULTANT:
architecture 360

STRUCTURAL CONSULTANT:
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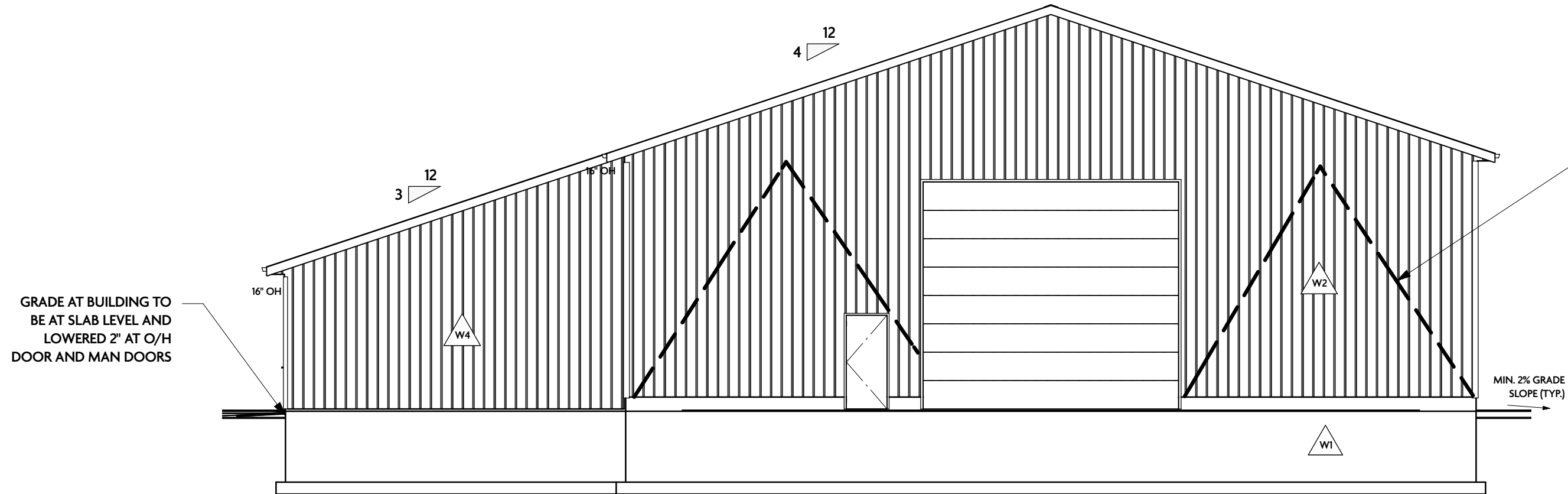
PROJECT:
ISLAND STRUCTURAL WAREHOUSE
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 Kensington, PEI

DRAWING TITLE:
MAIN FLOOR PLAN

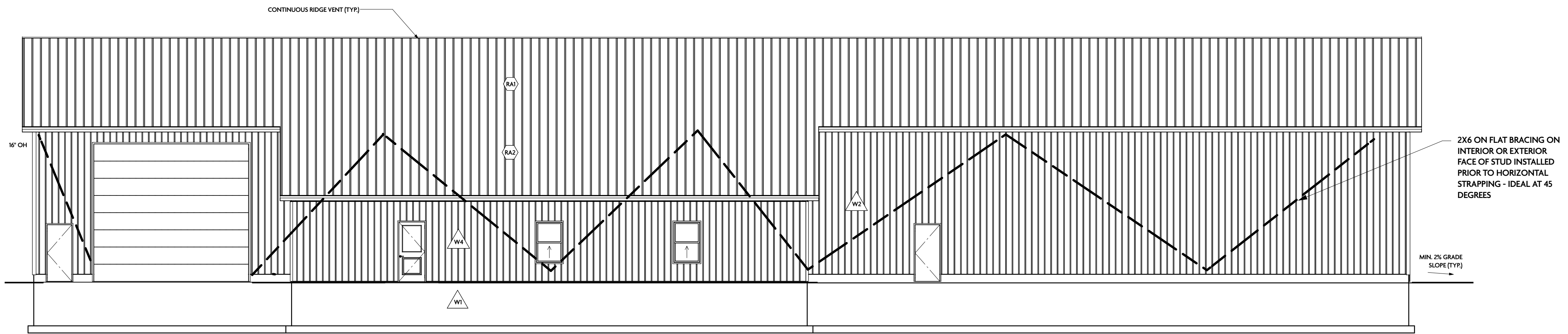
DATE: 04/04/2025

DRAWN BY: GFR CET DWG NO:
A103


SCALE: AS NOTED
 FILE NO: 24-075





1
A104 WEST ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



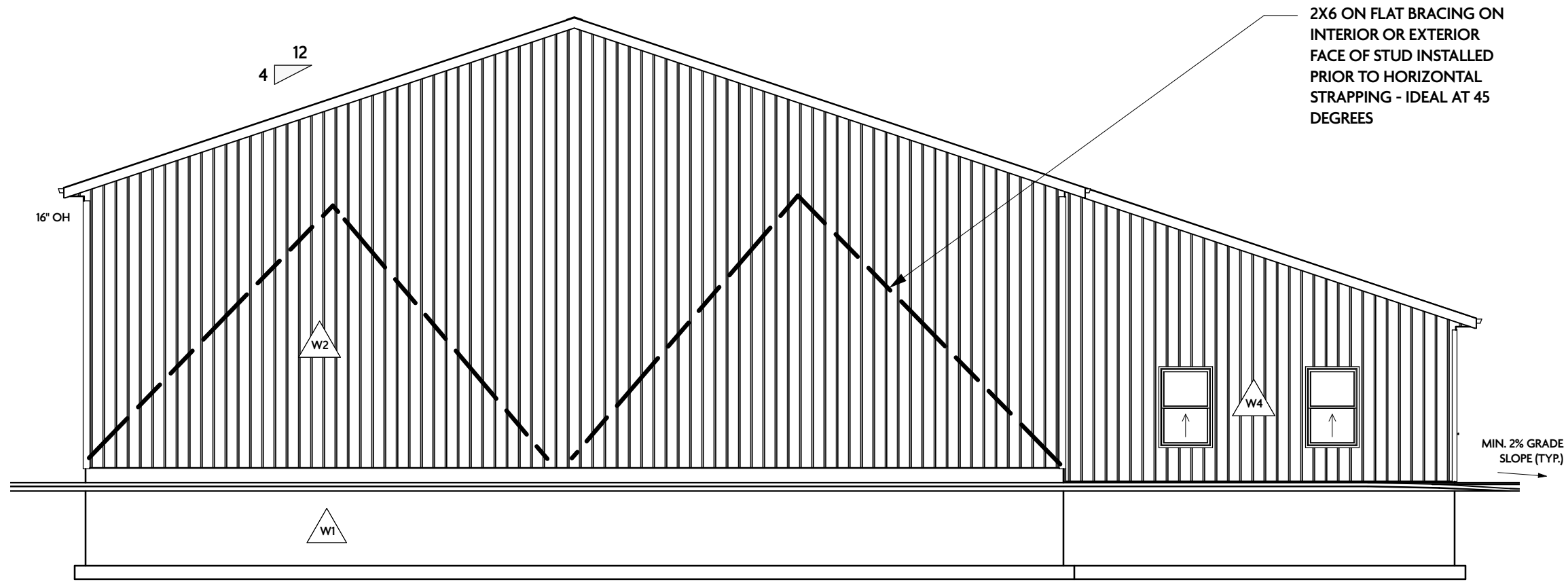
1
A104 NORTH ELEVATION - LEFT
SCALE: 1/8" = 1'-0"

ARCHITECTURAL CONSULTANT:

 architecture 360

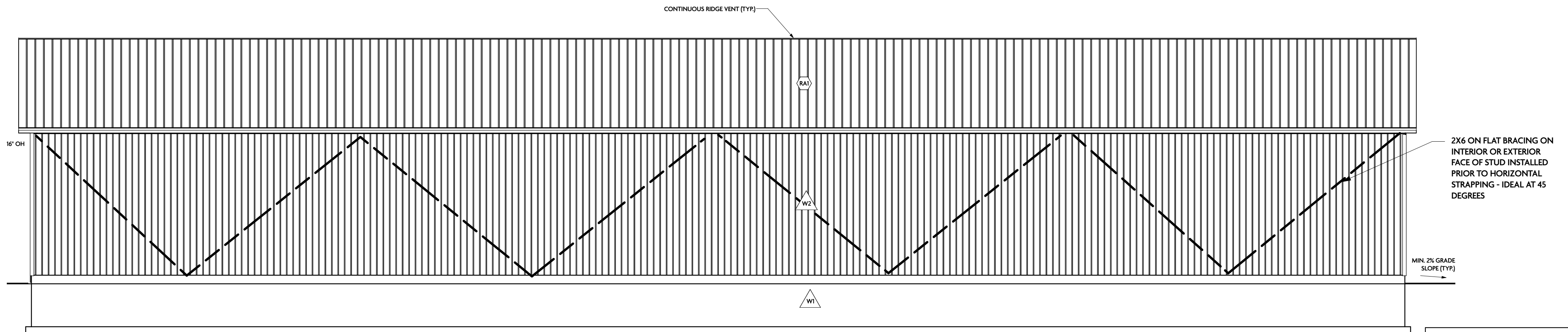
STRUCTURAL CONSULTANT:

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		DRAWING TITLE: ELEVATIONS
		DATE: 04/04/2025
		DRAWN BY: GFR CET DWG NO:
		SCALE: AS NOTED
		FILE NO: 24-075
		A104



1 EAST ELEVATION - BACK
A105 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - RIGHT
A105 SCALE: 1/8" = 1'-0"

ARCHITECTURAL STAMP:

STRUCTURAL STAMP:

ARCHITECTURAL CONSULTANT:



STRUCTURAL CONSULTANT:



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PROJECT:
ISLAND STRUCTURAL
WAREHOUSE
42 Darrach Drive
Kensington, PEI

DRAWING TITLE:
ELEVATIONS

DATE: 04/04/2025

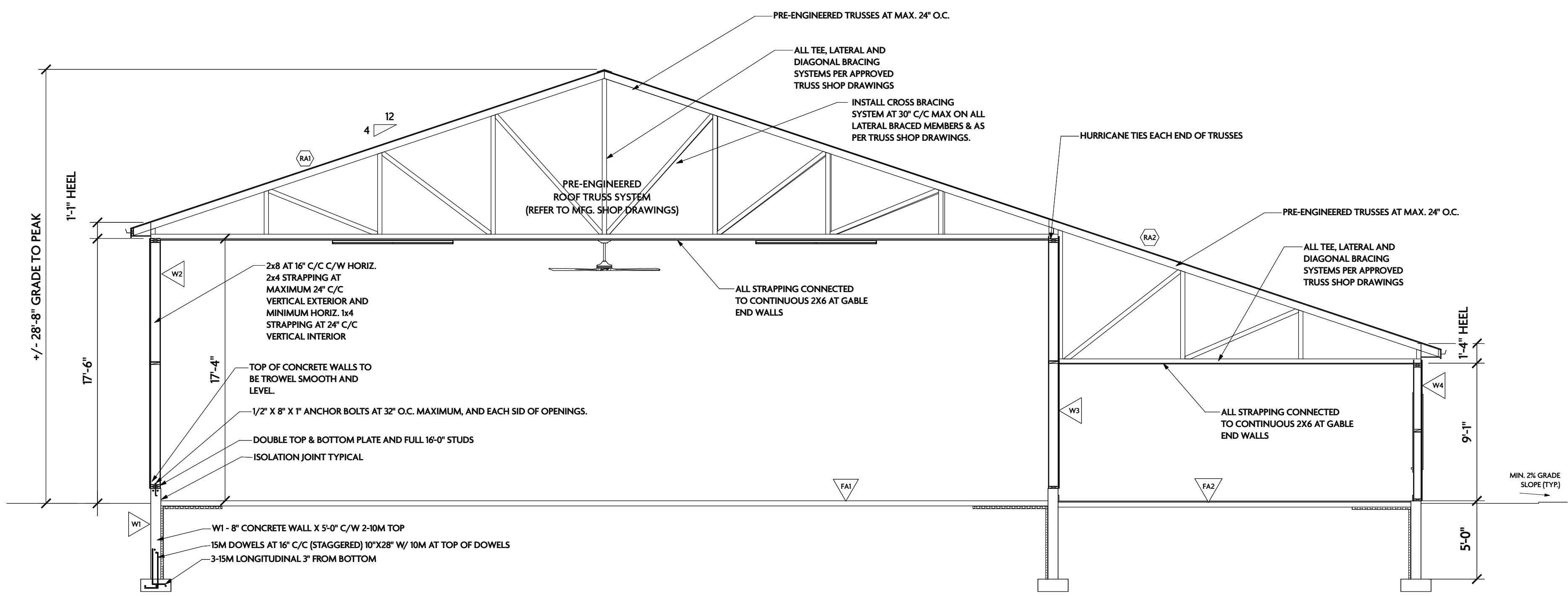
DRAWN BY: GFR CET

DWG NO.

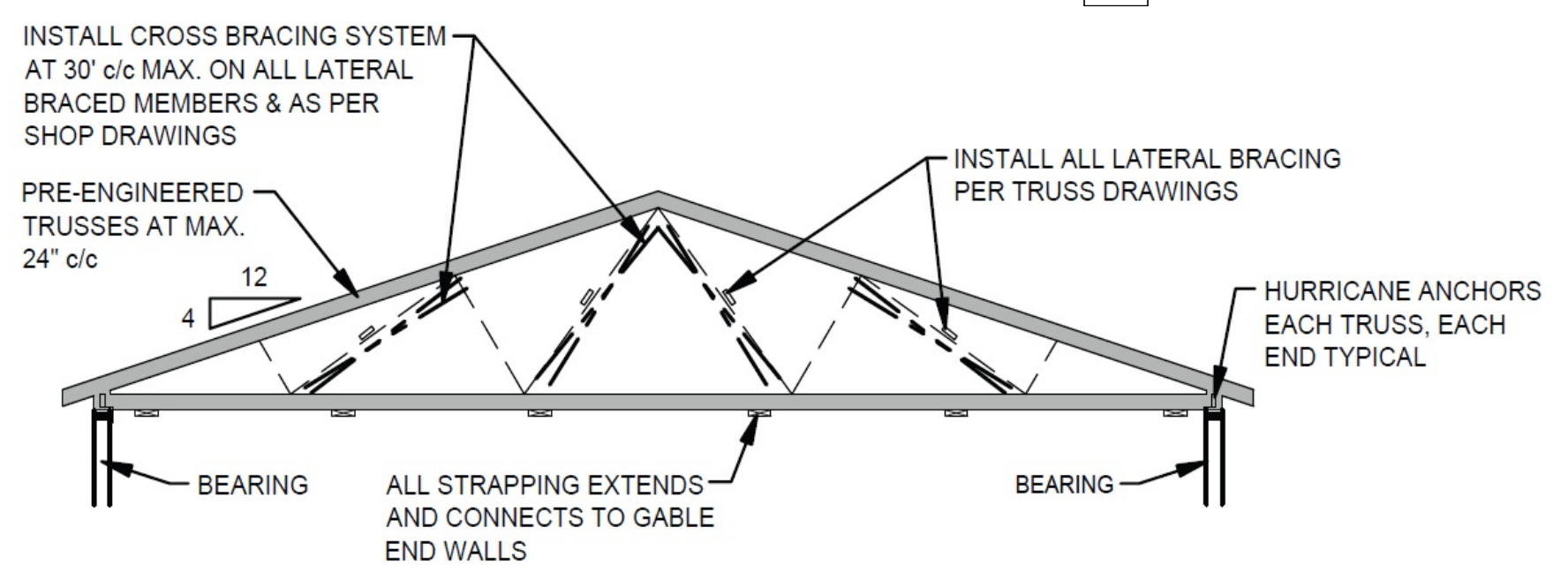
SCALE: AS NOTED

FILE NO: 24-075

A105



1 BUILDING SECTION
A106 SCALE: 3/16" = 1'-0"



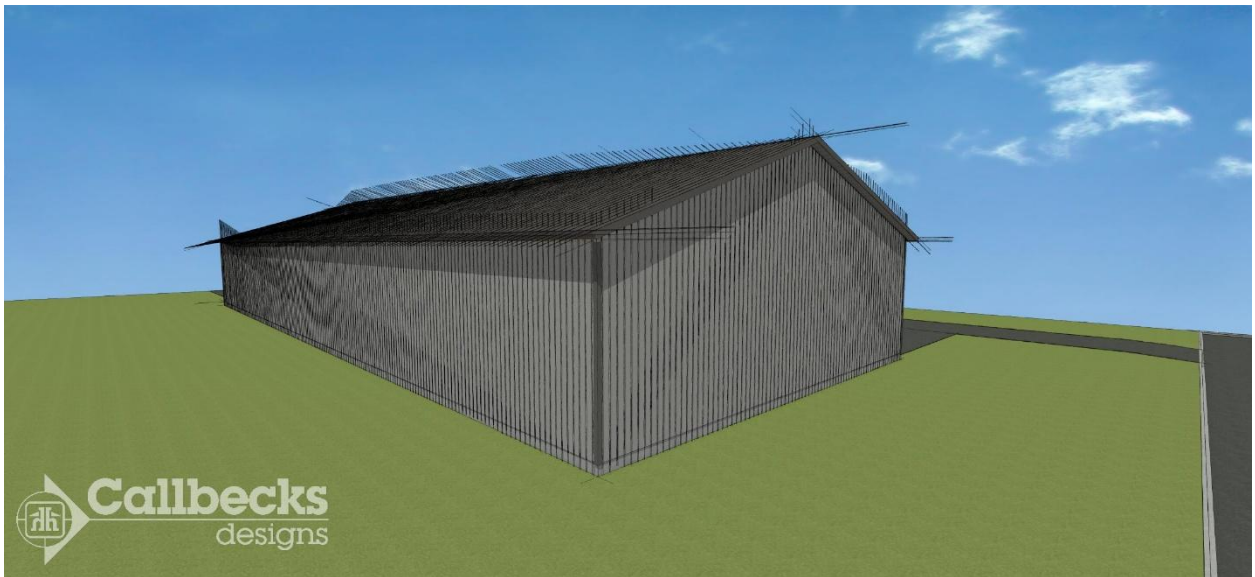
ARCHITECTURAL CONSULTANT:
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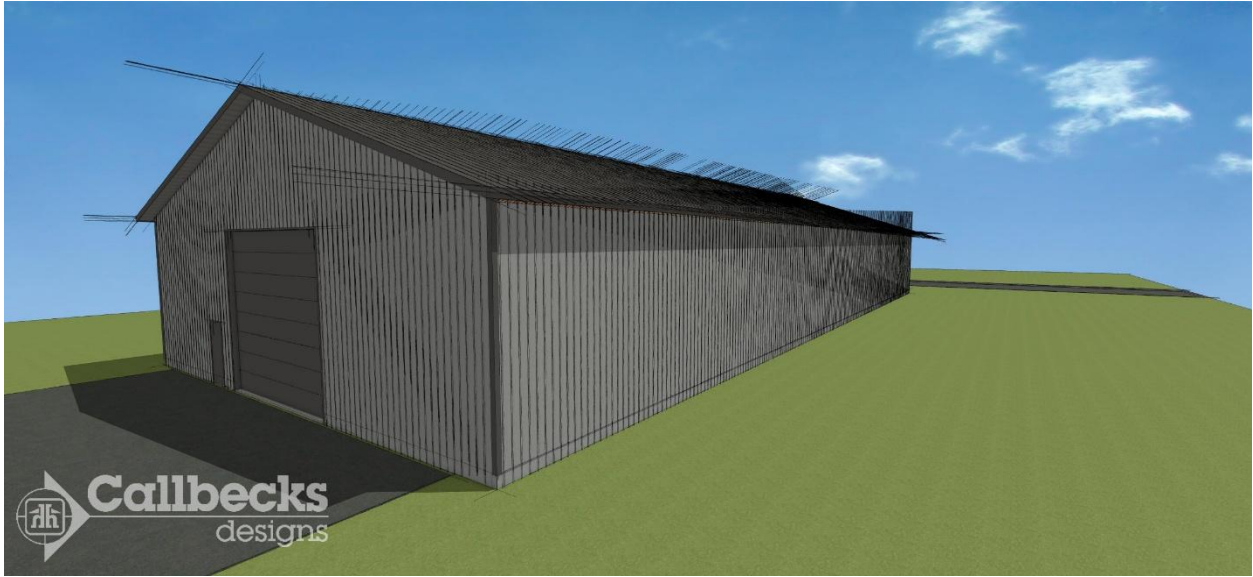
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ARCHITECTURAL STAMP:	STRUCTURAL STAMP:	PROJECT: ISLAND STRUCTURAL WAREHOUSE 42 Darrach Drive Kensington, PEI
		DRAWING TITLE: BUILDING SECTIONS & DETAILS
		DATE: 04/04/2025
		DRAWN BY: GFR CET DWG NO:
		SCALE: AS NOTED
		FILE NO: 24-075

A106







From: Ghislaine Duplain <ghislaineduplain@gmail.com>

Sent: Tuesday, April 8, 2025 6:40 AM

To: jspencer@kensington.ca; rmann@kensington.ca; wtoombs@kensington.ca; Tyler Doucette <tdoucette@kensington.ca>; igallant@kensington.ca; Bonnie MacRae <bmacrae@kensington.ca>; policechief@kensington.ca

Subject: Bike Rodeo Concern

Town of Kensington
Attention: Mayor and Town Council
Kensington, PE C0B 1M0

June 16, 2024

Dear Chief Sutherland, Mayor Caseley, and Town Council Members,

I want to extend my gratitude and appreciation to the Town of Kensington and to the Kensington Police Service for putting on another enjoyable Bike Rodeo in the community on June 15th, 2024. Despite the weather forecast, there was a long line of participants and everyone with a smile on their face. With that said, I do want to take the opportunity to bring to your attention a concerning issue that arose during this year's Bike Rodeo, which I attended with my family.

The Bike Rodeo holds significant value for our town. Its intended purpose, which I am told and believed to be, is to foster community spirit, connect local children through active living, all with a significant focus to promote bike safety. I was dismayed to discover that children in our community who do not attend Queen Elizabeth Elementary School (QEES) are ineligible to win a bike. Despite their status as Kensington and area community residents, this exclusion particularly affects homeschooled children, as well as children enrolled in either French Immersion programming or French first language education, who cannot attend school in our community because these educational opportunities are not offered in Kensington.

I must express my deep frustration and disappointment with the response I received when inquiring about this practice from two event workers, one of whom is affiliated with the Police Department and the other a Kensington Town Councillor. I was told by both of these women that children not enrolled at QEES, despite being community residents, should go to Summerside if they want to obtain a ballot for a chance to win a bike. The explanation provided by the town councillor was that, "It's always been done this way for 100 years. When Chief Louis started this, he wanted it that way" and that if I didn't like it, I should write a letter. Such a response was disheartening, as it implies a long-standing acceptance of exclusionary practices within this community event. *Just to note, the Bike Rodeo in Summerside was held last week, rendering the direction by the two organizers unhelpful for any non-QEES children seeking participation in Kensington's event.*

I do believe that the exclusionary practice the current format of the Bike Rodeo takes is an oversight of the composition of the elementary school-aged children in our community. It is my hope that the Kensington Bike Rodeo moves towards embracing inclusivity and welcomes all children within the community who would typically be zoned for Queen Elizabeth Elementary School, regardless of their educational path—be it English, French, or homeschooled. Every child in Kensington and its surrounding communities should feel valued and included at such an event. The current practice exclusively benefits QEES students in what is presented as a community event. In light of this situation, I kindly propose that the Kensington Bike Rodeo be revised to allow participation and eligibility for all children residing within the geographical area typically zoned for Queen Elizabeth Elementary School. This adjustment would ensure fairness, inclusivity, and equal opportunities for all children in our area, thereby reinforcing the community-oriented nature of this event.

I truly appreciate the effort that goes into organizing events like the Bike Rodeo for the betterment of our community. I am confident that, by addressing this issue, we can enhance the inclusivity and enjoyment of future events for all Kensington and area residents.

Thank you for considering this matter. I look forward to your response and to a positive resolution that benefits all children in our truly wonderful community.

Warm regards,

Ghislaine Duplain

jspencer@kensington.ca

From: Julie Corbett Kensington & Area Chamber of Commerce
<kensingtonandareachamber@gmail.com>
Sent: Thursday, March 27, 2025 4:33 PM
To: jspencer@kensington.ca; cao@kensington.ca
Subject: KACC President's Casino Night

Good afternoon

I wanted to thank you for your sponsorship for the President's Casino Night. It is an evening to celebrate the KACC President and our volunteer Board, play some games for prizes, enjoy some munchies and network with others!

The President's Casino Night is being held on Friday, April 25th at 7:00pm at Clinton Hills.

With your sponsorship, you receive 4 tickets for this event and hope that you will be able to use them and come and enjoy the evening.

If you can confirm names when you have them, we will have the list at the door.

Thank you and have a great day

Julie



www.kaccpei.com
kensingtonandareachamber@gmail.com
902-836-3209

Follow us on Social Media!

[Facebook](#)

[Instagram](#)

KACC's Vision is to create community growth, relevancy & economic success.

KACC's Mission statement is to Respond to the Kensington business community's needs through valuable benefits, advocacy, and networking.

Annual Golf Tournament

Andersons Creek Golf Club

Thursday, May 22nd, 2025

Email registration form to

kensingtonandareachamber@gmail.com or

call Julie at: 902 - 836 - 3209

to register!



Scotia Wealth Management.

www.wadehulbert.ca

Kensington & Area Chamber of Commerce Annual Golf Tournament

REGISTRATION FORM

Company Information

Name: _____ Phone# _____

Address: _____ Email: _____

Team Players (if not confirmed, please send along when they are)

1. _____ 2. _____

3. _____ 4. _____

Please check below which apply:

Team Fee \$500 _____ Individual \$125 _____ Hole Sponsor \$150 _____

Payment can be made with cheque, credit card or e-transfer

PO Box 234, Kensington, PE C0B 1M0 902-836-3209

kensingtonandareachamber@gmail.com

From: Patricia Bennett <patriciabennett6870@outlook.com>
Sent: Friday, March 21, 2025 4:30 PM
To: jspencer@kensington.ca
Subject: KARSI - Kensington and Area Sponsorship Initiative GOOD NEWS

Hello Jeff.

I want to share the good news we received yesterday regarding our sponsorship applications. I know you and the council have been very supportive of our initiative.

Thank you.

Patricia

Hello KARSI Members.

We want to share the good news we received yesterday morning.

The applications we submitted to bring Issack Aden's family from Dadaab Refugee Camp have been approved.

The IRCC (Immigration, Refugees, Citizenship Canada) office in Nairobi will be following up with an assessment of the applications for permanent residency. If there are no red flags, the adults will be called for interviews, they will require medical checks and background checks.

All of that will take time, but now we have something to work with. Our assistance may be required in coming months, even before the family leaves the camp, and to that end, the Steering Committee is meeting with Issack this Sunday to discuss our next steps.

We had already planned another Yard Sale for June. Please, when doing your spring cleaning, keep us in mind.

It will be 6 years in June (pre Covid) since Dan Doran, at the Roman Catholic Diocese in Charlottetown, introduced Judy Loo, Carolyn Francis, Eleanor Hora, and me to Issack Aden. Issack told us his story and asked for our help. And we

said yes; knowing the need was so great and that we had the support of a generous community to help us. We have not been disappointed.

We finally see light at the end of the tunnel; and would not be here now without all the kindness, dedication, and hard work of all of you.

We can't thank you enough for your support throughout the years.

I promise to keep you updated as we get more news.

Patricia Bennett for KARSİ Steering Committee

Judy Loo	loo.judy@gmail.com
Carolyn Francis	carolyn.francis1946@gmail.com
Randall Affleck	randall.affleck@bellaliant.net
Linda Durdle	durdle@bellaliant.com

jspencer@kensington.ca

From: cuc@kensington.ca
Sent: Monday, March 31, 2025 12:14 PM
To: mayor@kensington.ca; cao@kensington.ca
Subject: FW: Request from Kensington Pickleball Club
Attachments: salquote_2512.pdf; salquote_2513.pdf

-----Original Message-----

From: Jason Milley <jason@turningaround.com>
Sent: Monday, March 31, 2025 12:07 PM
To: cuc@kensington.ca
Subject: Re: Request from Kensington Pickleball Club

Robert,

Blacktop Graphics met me at the courts yesterday to inspect and measure. There are two quotes attached.

The first aligns with our request to paint the entire surface, followed by court lines.

While they recommend painting/sealing the entire surface as it provides a substantial extension to the life of the courts, in addition to the better playing surface, they also provided a second quote for just painting the lines for eight new courts.

Regards,
Jason

On 2025-03-29 12:00, cuc@kensington.ca wrote:

> Great I'm out of province until Monday and just forward quote and I'll
> send it on Monday to town but sending letter now to see if they can
> discuss Monday

>
> Sent from my iPhone

>
>> On Mar 29, 2025, at 11:57 AM, Jason Milley <jason@turningaround.com> wrote:
>>

>> Seems our wires must have gotten crossed as I remember asking about the company - and writing it down. But I left with the assumption that you would reach out to them.

>>
>> However... it's no big deal... I've just called them and spoke to Tom. He's having another Tom come out and meet with me tomorrow to talk it over so that we can have a quote for Monday. If you want to join me at the courts tomorrow you are more than welcome.

>>
>> Cheers,
>> Jason

>>
>>> On 2025-03-29 11:47, cuc@kensington.ca wrote:
>>> I'll forward request to the mayor but you indicated you were getting
>>> prices from blacktop graphics

>>>
>>>
>>> Sent from my iPhone
>>>
>>>> On Mar 29, 2025, at 11:44 AM, Jason Milley <jason@turningaround.com> wrote:
>>>> Robert,
>>>>
>>>> Thank you for your time on Monday to discuss the upcoming summer season and the possible improvements to the KISH courts for Pickleball play.
>>>>
>>>> I have attached a request from the Kensington Pickleball Club for the facility improvements we discussed and appreciate your offer to help get the necessary quotes before submitting to this to council on our behalf.
>>>>
>>>> We understand there is a council meeting on Monday and while that makes for a tight timeline, it would be great if this could be included in Monday's agenda.
>>>>
>>>> Regards,
>>>>
>>>> Jason
>>>> <KISH_Court_Improvements_Request.pdf>

On the Go Property Maintenance Inc.

A/O BlackTop Graphics
 302 Bradford Road
 Albany, Prince Edward Island C0B 1A0
 Canada (902) 432-4527

QUOTE

Quote No.: 2513
 Date: 31/03/2025
 Page: 1
 Ship Date:

Sold To:
 Kensington Pickleball Association
 Kensington, PE

Ship To:
 Kensington Pickleball Association
 Kensington, PE

Business No.: 841117245RT0001

Item No.	Quantity	Unit	Description	Tax	Unit Price	Amount
	1		RE: Line Painting			
	1		Setup and paint 8 pickleball courts using acrylic paint.	H		6,400.00
			Travel and mobilization fee	H		100.00
			Subtotal:			6,500.00
			H - HST 15% GST/HST			975.00
Shipped by					Total Amount	7,475.00
Comments						
Sold By:						

On the Go Property Maintenance Inc.

A/O BlackTop Graphics
 302 Bradford Road
 Albany, Prince Edward Island C0B 1A0
 Canada (902) 432-4527

QUOTE

Quote No.: 2512
 Date: 31/03/2025
 Page: 1
 Ship Date:

Sold To:
 Kensington Pickleball Association
 Kensington, PE

Ship To:
 Kensington Pickleball Association
 Kensington, PE

Business No.: 841117245RT0001

Item No.	Quantity	Unit	Description	Tax	Unit Price	Amount
	1	1	RE: Line Painting Repair small imperfections in court, apply resurfacer, two coats of color and lines creating 8 pickleball courts. Colors to be chosen by customer at later date.	H	65,000.00	65,000.00
			Subtotal:			65,000.00
			H - HST 15% GST/HST			9,750.00
Shipped by					Total Amount	74,750.00
Comments						
Sold By:						

jspencer@kensington.ca

From: Robert Wood <robertwood1@eastlink.ca>
Sent: Monday, March 31, 2025 3:28 PM
To: cao@kensington.ca
Cc: mayor@kensington.ca
Subject: Re: Pickleball request

They have no money to invest and their membership is not interested in fundraising

Sent from my iPhone

On Mar 31, 2025, at 3:23 PM, cao@kensington.ca wrote:

Interesting, Robert,

Do they have a needed budget for the work and are they willing to assist in the transformation?

Let's start there.

Thanks,

Wes.

Get [Outlook for iOS](#)

From: Robert Wood <robertwood1@eastlink.ca>
Sent: Saturday, March 29, 2025 4:01:41 PM
To: mayor@kensington.ca <mayor@kensington.ca>; cao@kensington.ca <cao@kensington.ca>
Subject: Pickleball request

Jason Miley the new president will send quote on Monday and I'll forward that as well

Sent from my iPhone

From: jspencer@kensington.ca
Sent: Tuesday, March 25, 2025 1:11 PM
To: Tyler Doucette; Tyler Doucette; bonnielcole@hotmail.com; Bonnie MacRae; cindytoombs@eastlink.ca; wtoombs@kensington.ca; igallant@kensington.ca; Ivan Gallant; rmann@adl.ca; rmann@kensington.ca; Rodney & Lorna Mann
Cc: cao@kensington.ca
Subject: Emergency Shelter and Generator

Good afternoon Council members. I received a request today in writing from Kensington United Church. There was a verbal conversation about 10 days ago as well that Mr. Sheridan and I thought was certainly reasonable. They have decided to remove the two large trees that are near the town-owned generator and are wondering if the Town would contribute at least half the cost. The reasoning is outlined below:

1. The Trees are located close to the town owned generator and should they fall on the generator they would cause considerable damage and most likely destroy the generator.
2. The Murray Christian Education Centre is the Emergency Shelter for the Town of Kensington and the likelihood of trees blowing down would be during a wind storm when the Emergency Shelter would be needed.

The Kensington United Church provides the Murray Centre to the Town in the case of the need for an emergency shelter at no charge. I feel the Church and the Town have a vested interest in taking proactive steps to prevent damage to the Murray Centre as well as the generator. As such I feel the Town also has a vested interest and can justify contributing to the cost of the removal of two trees and stumps. The trees are scheduled to be removed by "The Tree Feller" in May, 2025 and the cost is \$1,450.00, plus HST. Each tree at \$600 plus HST for each tree and \$125 plus HST for each stump removal. or \$833.75 per tree. I have attached a quote which also includes trees to be removed on the back side of the Centre, which might affect the Murray Centre but not the generator.

The Tree Feller

1719 Kingston rd
Cornwall PE C0a 1h3
+1 9023943672
thetreefeller@hotmail.com
GST/HST Registration No.: 877313411

Estimate

ADDRESS

ESTIMATE # 1131
DATE 06/03/2025
EXPIRATION DATE 31/07/2025

DATE	ACTIVITY	AMOUNT
06/03/2025	Tree Removal Remove 2 large trees at side of church for solar panels	1,200.00
06/03/2025	Stump grinding Grind 2 stumps and clean up shavings	250.00
06/03/2025	Services Remove 2 trees and trim 2 at back of church	900.00
SUBTOTAL		2,350.00
HST (PE) 2016 @ 15%		352.50
TOTAL		\$2,702.50

Accepted By

Accepted Date