



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

***Tuesday, August 13, 2024
6:00 PM***

*55 Victoria Street
Kensington, PEI
C0B 1M0
Phone: (902) 836-3781
Fax: (902) 836-3741
Email: mail@kensington.ca
Web Site: www.kensington.ca*

***Please ensure all cell phones and other electronic devices are turned
off or placed on non-audible mode during the meeting.***

**Town of Kensington
Special Meeting of Town Council
Tuesday, August 13, 2024 – 6:00 PM**

1. Call to Order/Land Acknowledgement

2. Adoption of Agenda

3. Declaration of Conflict of Interest

4. New Business

4.1 **Request for Decisions**

4.1.1 RFD2024-30 – Land Use and Development Bylaw Amendment – PID No
792580 – Second Reading, Approval, and Formal Adoption

5. Adjournment

Town of Kensington - Request for Decision

Date: August 8, 2024	Request for Decision No: 2024-34 (Office Use Only)
Topic: Land Use and Development Bylaw Amendment – PID No. 792580 – Second Reading, Approval, and Formal Adoption	
Proposal Summary/Background: <p>An application has been received from the prospective purchasers of PID 792580 to re-zone the property to Multi-Unit Residential (R3) from its current Low Density Residential (R1) designation.</p> <p>In 2017, Town Council approved a bylaw and Official Plan amendment to re-zone the property from R1 to R3, which was approved by the Province at the time. (the approval is circulated with this Request for Decision).</p> <p>With the approval of the Town’s new Development Bylaw and Official Plan in 2023, the property inadvertently reverted to its original R1 designation. This was an <u>administrative oversight</u> on the part of the Town, as it was not intentional to remove the R3 designation as part of the Bylaw and Plan update. To correct this oversight, the Town is required to complete the bylaw and Official Plan amendment process again, i.e. public consultation, approval of Official Plan amendment, three readings of Bylaw amendment.</p> <p>The proposed bylaw and Official Plan amendment was initially considered by Committee of Council at a special Committee of Council Meeting held on June 26, 2024 where the Committee authorized staff to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.</p> <p>A notification ad was placed in the County Line Courier newspaper on July 3, 2024, and in the Guardian on July 13, 2024, in accordance with the PEI Planning Act and the Town’s Land Use and Development Bylaw.</p> <p>In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject property on July 12, 2024, as required by the Town’s Development Bylaw. Written comments were invited for those residents who were unable to attend the public consultation. One written comment was received from a neighbouring property owner indicating support for the</p>	

application. A second written comment was received requesting that Town Council restrict the re-zoning to an R2 designation.

The public consultation was held on June 26, 2024, at the Kensington Town Hall. Several comments were received on the subject application, which are adequately addressed within the attached DV8 final report.

The Official Plan Amendment was approved at Town Council's regular meeting held on August 12, 2024. The Bylaw amendment was also considered and approved for first reading at Town Council's regular meeting held on August 12, 2024.

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

1. Re-Zoning Request
2. DV8 Consulting Preliminary Report
3. DV8 Consulting Final Report
4. 2017 Approval from the Minister of Communities, Land and Environment
5. Public Notice Letter to Residents Impacted by the Application

Benefits:

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

Disadvantages:

- N/A

Discussion/Comments:

Staff have reviewed the relevant information and the DV8 Consulting Planning Report on the proposed Bylaw and Official Plan amendment and are recommending that Town Council give and approve second reading and formally adopt the amendment to re-zone the property from Low Density Residential (R1) to Multi-unit Residential (R3) for the purpose of constructing a mixed-use residential subdivision.

From DV8's final report on the proposed re-zoning application:

“Council should note that under Policy 35 in the Official Plan, Council had intended to develop a Secondary Plan for the undeveloped areas within the Town, to identify the optimal configuration for an interconnected public road system, an active transportation network, and for the expansion of the municipal water and sewerage system. While the Secondary Plan has not yet been developed, the parcel in question will be a key component of that plan when it is undertaken. This parcel is a critical land area for the future development of the southern portion of the Town. Likely to be developed as an extension of Douglas Street, this large parcel is surrounded by properties facing Broadway St South, Barrett Street, and the Town's Environmental Reserve lands to the south. Development on this parcel is thus likely to influence future servicing and the road network for the Town. As such, I strongly suggest that the Town work with the property owners to ensure that the future subdivision plan for this parcel is designed in a manner which supports a fully resolved design solution, with future connectivity to the highway network, to avoid a piecemeal strategy which could result in landlocked parcels and inefficient use of municipal infrastructure and services.”

Options:

1. Give and approve second reading, and formally adopt the Bylaw amendment, as proposed.
2. Not proceed with the Bylaw Amendment.
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 prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to re-zone the property from its current Low Density Residential (R1) zoning designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property;

AND WHEREAS the application is supported by the current owner (seller) of the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on July 24, 2024, 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 amendment;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council held on August 12, 2024;

BE IT RESOLVED THAT Kensington Town Council give second reading to amend the Land Use and Development Bylaw to re-zone PID No. 792580, from its current Low Density Residential (R1) designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property.

Resolution 4

WHEREAS a request has been received from the prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to re-zone the property from its current Low Density Residential (R1) zoning designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property;

AND WHEREAS the application is supported by the current owner (seller) of the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on July 24, 2024, 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 amendment;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council held on August 12, 2024;

AND WHEREAS the Bylaw amendment was 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 PID No. 792580, from its current Low Density Residential (R1) designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property.

Resolution 5

WHEREAS a request has been received from the prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to re-zone the property from its current Low Density Residential (R1) zoning designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property;

AND WHEREAS the application is supported by the current owner (seller) of the property;

AND WHEREAS a public meeting to solicit comments/feedback from the public was held on July 24, 2024, 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 amendment;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council held on August 12, 2024;

AND WHEREAS the Bylaw amendment was read and approved a second time at this meeting;

BE IT RESOLVED THAT Kensington Town Council formally adopt the Development and Land Use Bylaw to amend the Land Use and Development Bylaw to re-zone PID No. 792580, from its current Low Density Residential (R1) designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property.



ROBERTS GROUP

Inspiring Island Solutions

June 20, 2024

Town of Kensington

% Geoff Baker

55 Victoria St E

Kensington, PE C0B1M0

VIA EMAIL: cao@kensington.ca

Re: PID 792580 - rezoning to R3

Please consider this letter to be a formal application for the rezoning of PID 792580 in the Town of Kensington (hereinafter referred to as the "Land").

The Roberts Group is a pending purchaser of the Land.

The current owners, VG Ventures Inc., had successfully rezoned the Land in 2017 to R3. A copy of an email from the Town of Kensington confirming same is attached hereto.

However, it appears that when the Town renewed its Bylaw and Official Plan in 2023 that the property somehow reverted back to its original R1 designation. It has been confirmed to us that this was an administrative oversight and was not intentional.

We understand that the Future Land Use Map has part of the Land designated as R3, and part of the Land designated at R1. It is our request that the entirety of the Land be rezoned to R3.

It is our understanding that it is the Town's intention to promote development of housing in the community and we feel that the 2017 rezoning of the Land to R3 was a reflection of this. We believe that R3 zoning allows this Land to be utilized to its highest and best use to meet the goals of both the Town, the community and the Developer.

As such, we hereby request that the Town take such necessary steps to reinstate the R3 zoning that had been attributed to this Land in 2017 and undo this administrative oversight.

Should you have any questions, please do not hesitate to contact the undersigned via email.

Best regards,

A handwritten signature in cursive script, appearing to read "Tessa Roberts".

Tessa Roberts
tessa@robertsgroupinc.com

August 6, 2024

Town of Kensington
PO Box 418 Kensington, PE
COB 1M0
Email: cao@kensington.ca

Re: PID 792580 – Rezoning Application

Dear Mr. Baker,

I have reviewed the Town of Kensington's *Official Plan* and *Land Use and Development By-law* with respect to the application to rezone PID 792580 from Single Unit Residential (R1) to Multi-Unit Residential (R3). Please note that while Council had previously approved this rezoning in 2017, due to administrative oversight the parcel reverted to the original R1 zone during the Official Plan and Bylaw review that was completed in 2023. While the Town recognizes that this error occurred, pursuant to the requirements of the *Planning Act* and the Town's Official Plan and Bylaw, the Town must process the application to amend the Official Plan Future Land Use Map and Bylaw Zoning Map to rezone this parcel to Multi-Unit Residential (R3) once again, and with due consideration for the public process and the current Official Plan policies.

A public meeting was held to hear comments from the public on the application. Nine (9) residents were in attendance. Concerns were expressed relating to traffic, access/egress and the general development plans for the parcel. Additionally, concerns relating to a change in the character of the neighbourhood and potential impacts on property values were submitted in writing. While these concerns are all relevant to the nature of this future development, they are premature as this rezoning application was submitted without a concept development plan. Should the rezoning be approved, the property owner(s) will be required to submit a plan of subdivision for review and preliminary approval by Council. This process will include a review by provincial traffic engineers to ensure that it meets the requirements for safe and efficient traffic excess and circulation, as well as lot size and configuration for the applicable zone.

The Town's Official Plan goals and objectives include promoting a range of affordable housing types and ensuring that medium-density residential areas are located near commercial services, with convenient access to public parks, greenspaces, and active transportation routes. Furthermore, the Official Plan indicates that the Council will prioritize safety, affordability, sustainability, and land use compatibility in residential areas.

Medium-density residential land uses typical of the multi-unit residential zone (R3) include townhouse and apartment buildings. These building types offer several advantages over single-detached dwellings, particularly in terms of efficiencies in land use and community benefits, cost of maintenance and services. By promoting a more compact form, medium-density housing reduces sprawl and servicing requirements. Additionally, medium-density housing is typically more affordable and may be developed

for both the rental and ownership (condo) market, making it a more accessible option for a broader range of people. Given the housing crisis that the province is currently experiencing, we cannot underscore enough the importance of considering all opportunities to increase residential density in locations that can be serviced by municipal water and sewer, and where residents have access to commercial and social services, and places of employment within walking distance.

Council should note that under Policy 35 in the Official Plan, Council had intended to develop a Secondary Plan for the undeveloped areas within the Town, to identify the optimal configuration for an interconnected public road system, an active transportation network, and for the expansion of the municipal water and sewerage system. While the Secondary Plan has not yet been developed, the parcel in question will be a key component of that plan when it is undertaken. This parcel is a critical land area for the future development of the southern portion of the Town. Likely to be developed as an extension of Douglas Street, this large parcel is surrounded by properties facing Broadway St South, Barrett Street, and the Town's Environmental Reserve lands to the south. Development on this parcel is thus likely to influence future servicing and the road network for the Town. As such, I strongly suggest that the Town work with the property owners to ensure that the future subdivision plan for this parcel is designed in a manner which supports a fully resolved design solution, with future connectivity to the highway network, to avoid a piecemeal strategy which could result in landlocked parcels and inefficient use of municipal infrastructure and services.

In closing, I recommend that Council approve the rezoning application as proposed.

As always, please feel free to contact me with any further questions.

Best regards,



Hope Parnham, CSLA MCIP

June 23, 2024

Town of Kensington
PO Box 418 Kensington, PE
COB 1M0
Email: cao@kensington.ca

Re: PID 792580 – Rezoning correction

Dear Mr. Baker,

I have reviewed my records regarding PID 792580 and can confirm that the Town previously processed a rezoning application submitted by Blue Shank Trucking Ltd for this parcel in 2017.

The parcel was previously identified as Single Unit Residential (R1) on both the Official Plan General Land Use Map and the Town's Zoning Map. Pursuant to the requirements of the Planning Act and the Town's Bylaw, the Town processed the rezoning application and approved amendments to the Official Plan and Bylaw to rezone the property to Multi-unit Residential (R3). These changes were finalized by the Minister of Communities, Land and Environment (Honorable Robert Mitchell) in May 2017. However, following this approval, the General Land Use and Zoning Maps were not updated.

Since then, the Town has undertaken a boundary line adjustment and reviewed the Official Plan and Bylaw, during which the previous rezoning information was unfortunately not incorporated into the redrawn maps. Due to this administrative oversight, the Town must now process the application to amend the Official Plan Future Land Use Map and Bylaw Zoning Map to rezone this parcel to Multi-Unit Residential (R3) once again.

Under the current Official Plan, the Town's goals and objectives include promoting a range of affordable housing types and ensuring that medium-density residential areas are located near commercial services, with convenient access to public parks, greenspaces, and active transportation routes. Furthermore, the Council prioritizes safety, affordability, sustainability, and land use compatibility in residential areas. The property in question is a critical land area for the future development of the southern portion of the Town. Likely to be developed as an extension of Douglas Street, this large parcel is surrounded by properties facing Broadway St South, Barrett Street, and the Town's Environmental Reserve lands to the south. Development on this parcel is thus likely to influence future servicing and the road network for the Town.

Medium-density residential land uses offer several advantages over single-detached dwellings, particularly in terms of efficiencies in land use and community benefits. By promoting a more compact form, medium-density housing reduces sprawl and servicing requirements. Additionally, medium-density housing is typically more affordable than single-detached homes, making it a more accessible option for a broader range of people.

Given the housing crisis that the province is currently experiencing, we cannot underscore enough the importance of considering all opportunities to increase residential density in locations that can be serviced by municipal water and sewer, and where residents have access to commercial and social services, as well as places of employment within walking distance.

As such, I am supportive of this application and recommend that the Council proceed to the public meeting stage of considering this rezoning application, as it did in 2017.

As always, please feel free to contact me with any further questions.

Best regards,

A handwritten signature in blue ink, appearing to be 'H. Parnham', with a long horizontal flourish extending to the right.

Hope Parnham, CSLA MCIP



Communities,
Land and
Environment

Communautés,
Terres et
Environnement



Office of the Minister
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Bureau du ministre
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

May 23, 2017

Geoff Baker
Chief Administrative Officer
Town of Kensington
PO Box 418
Kensington, PE C0B 1M0

Dear Mr. Baker:

Re: Town of Kensington Official Plan & Zoning and Subdivision Control (Development) Bylaw Amendment

I am pleased to advise that I have approved the following amendments concerning Kensington's Official Plan and Zoning and Subdivision Control (Development) Bylaw:

Official Plan – Map Amendment

- *The land use of PID No. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Future Land Use Map] of the Town of Kensington Official Plan, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation of Single Unit Residential (R1) zone.*

Zoning and Subdivision Control (Development) Bylaw – Map Amendment

- *The zoning of PID No's. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Zoning Map] of the Town of Kensington Zoning and Subdivision Control (Development) Bylaw, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation of Single Unit Residential (R1) zone.*

Please note that the effective date of these amendments is the date of my signature. I trust that these amendments provide for the Town's continued commitment to orderly development. Thank you for Council's continued effort to ensure that the present and future land use management goals of the Town are protected through effective land use planning.

Yours truly,

Robert Mitchell
Minister of Communities, Land and Environment
Encl.



Mayor: Rowan Caseley
Chief Administrator Officer: Geoff Baker
Deputy Administrator: Wendy MacKinnon
Incorporated 1914

**Official Plan Amendment # OP-17-01
To Amend the Town of Kensington Official Plan**

The Council of the Town of Kensington under authority vested in it by Section 18 and Section 19 of the *Planning Act* R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

The land use of PID No. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Future Land Use Map] of the Town of Kensington Official Plan, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation of Single Unit Residential (R1) zone.

Appendix: Map

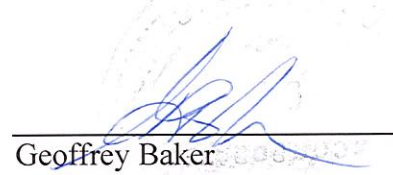
Effective Date: The effective date of this Bylaw is the date as signed by the Minister of Communities, Land and Environment.

Official Plan Future Land Use Map Amendment:

The Official Plan Land Use Map amendment was adopted and approved by a majority of Councillors present at the Council meeting held on May 8, 2017.



Rowan Caseley, Mayor




Geoffrey Baker
Chief Administrative Officer

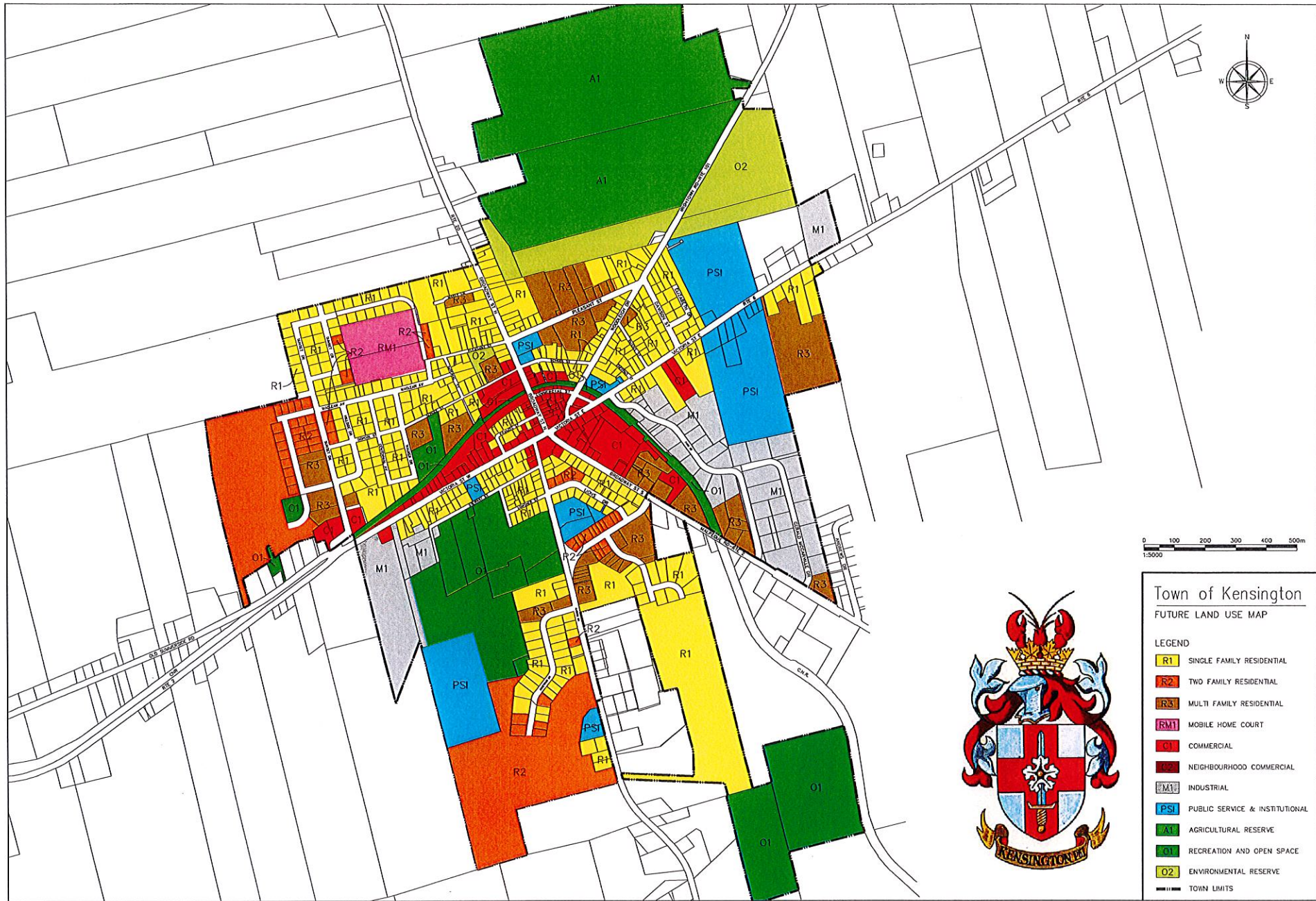
Signature of Minister:

The Official Plan Amendment #OP-17-01 is hereby approved.

Dated on this 23rd day of May, 2017



Hon. Robert Mitchell
Department of Communities, Land and Environment





Mayor: Rowan Caseley
Chief Administrator Officer: Geoff Baker
Deputy Administrator: Wendy MacKinnon
Incorporated 1914

Zoning Bylaw Amendment Bylaw #17-02

A Bylaw to Amend the Town of Kensington Zoning and Subdivision Control (Development) Bylaw

BYLAW # 17-02

The Council of the Town of Kensington under authority vested in it by Section 18 and Section 19 of the *Planning Act* R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

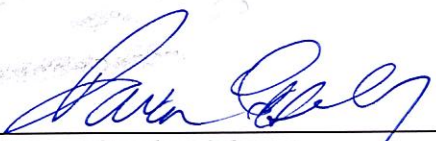
The zoning of PID No's. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Zoning Map] of the Town of Kensington Zoning and Subdivision Control (Development) Bylaw, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation of Single Unit Residential (R1) zone.


Appendix: Map

Effective Date: The effective date of this Bylaw is the date as signed by the Minister of Communities, Land and Environment.

Adoption and Approval by Council:

The By-Law amendment given first reading on April 10, 2017, was read a second time and adopted and approved by a majority of Councillors present at the Council meeting held on May 8, 2017.




Rowan Caseley, Mayor

Geoffrey Baker
Chief Administrative Officer

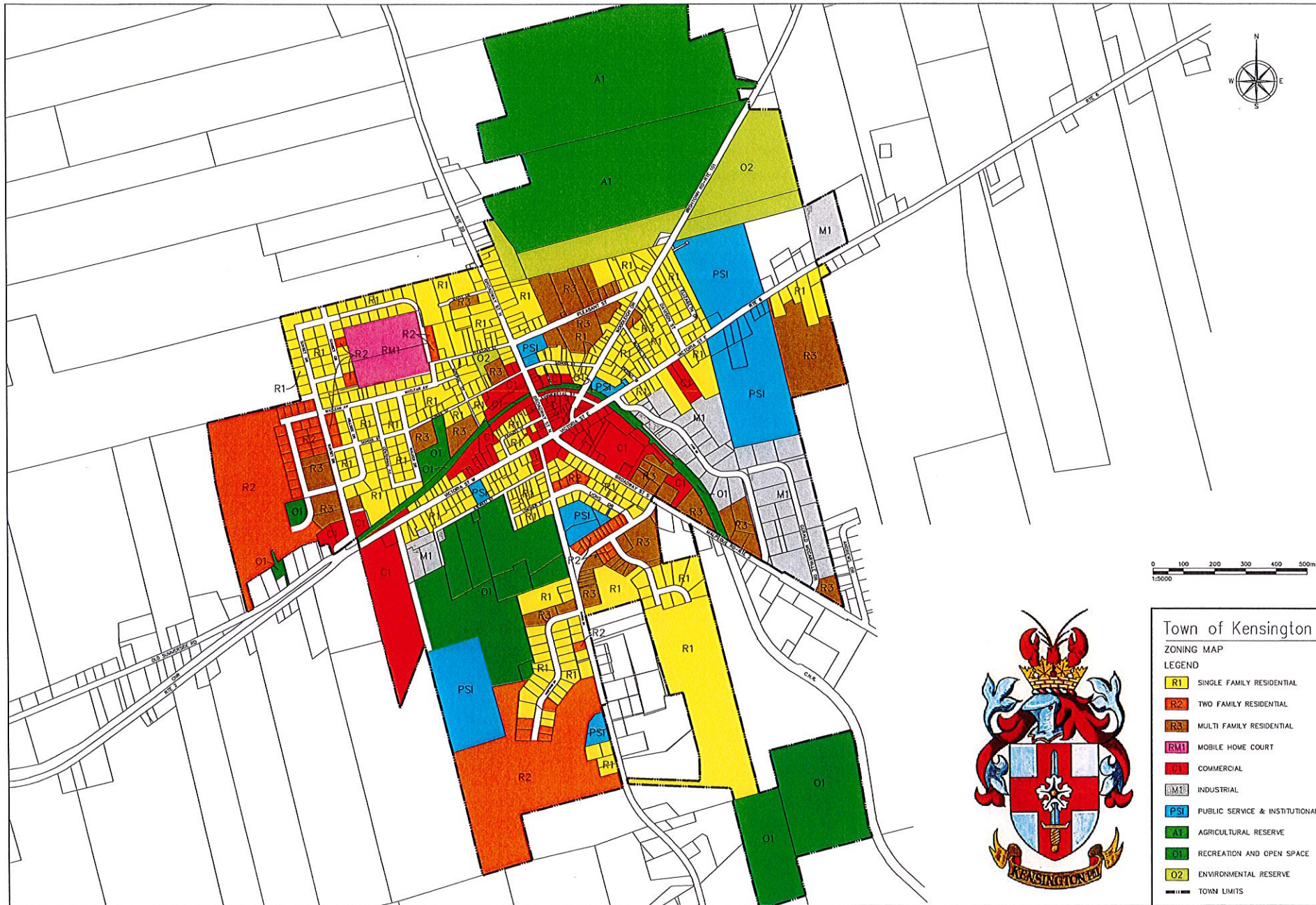
Signature of Minister:

The By-law #17-02 is hereby approved.

Dated on this 23rd day of May, 2017



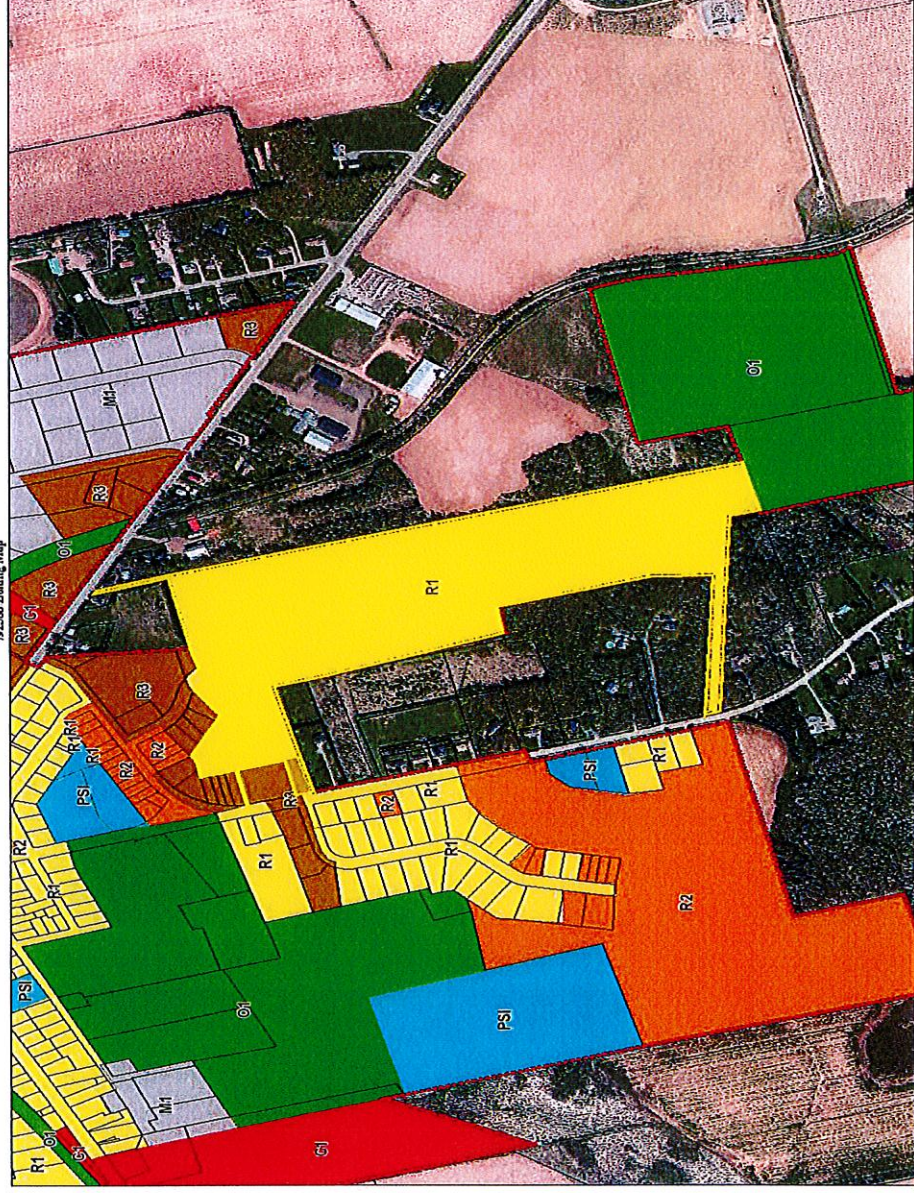
Hon. Robert Mitchell
Department of Communities, Land and Environment



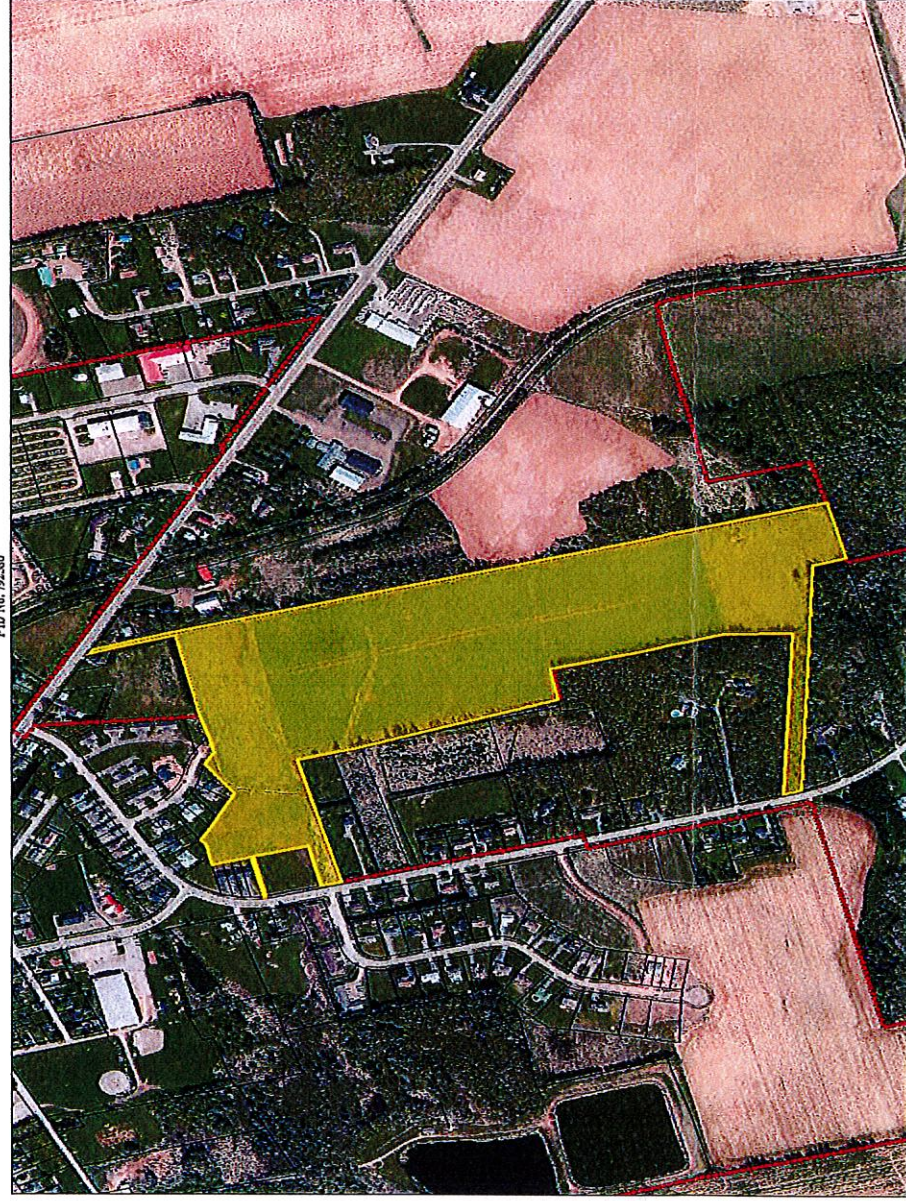
Town of Kensington
ZONING MAP
LEGEND

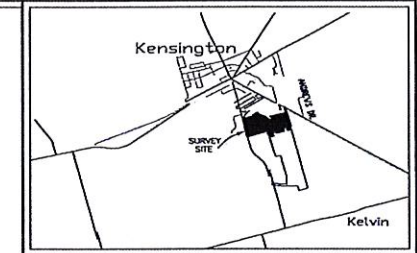
- R1 SINGLE FAMILY RESIDENTIAL
- R2 TWO FAMILY RESIDENTIAL
- R3 MULTI FAMILY RESIDENTIAL
- RM1 MOBILE HOME COURT
- C1 COMMERCIAL
- M1 INDUSTRIAL
- PSI PUBLIC SERVICE & INSTITUTIONAL
- A1 AGRICULTURAL RESERVE
- O1 RECREATION AND OPEN SPACE
- O2 ENVIRONMENTAL RESERVE
- TOWN LIMITS

792580 Zoning Map



PID No. 792580

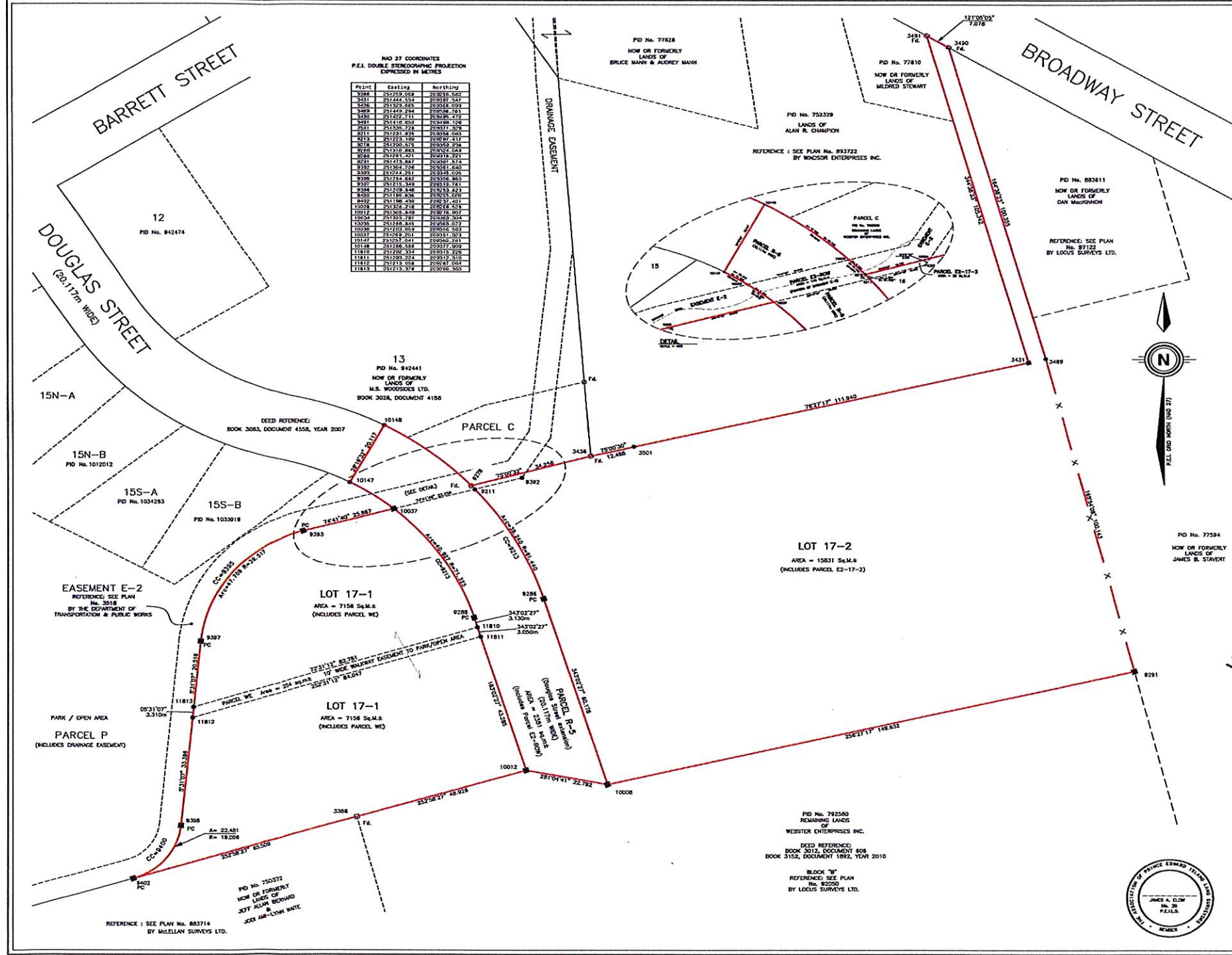




KEY PLAN
1:50,000

NAD 27 COORDINATES
P.E.I. DOUBLE STEREOGRAPHIC PROJECTION
EXPRESSED IN METRES

Point	Easting	Northing
9388	251259.268	252526.565
9401	251444.334	252377.547
9406	251223.650	252526.565
9409	251449.284	252328.781
9410	251449.284	252328.781
9481	251416.630	252489.128
9482	251250.278	252511.328
9511	251251.428	252511.328
9513	251223.109	252587.417
9514	251200.219	252559.234
9566	251210.483	252524.683
9569	251211.271	252524.683
9571	251413.687	252381.273
9582	251244.128	252541.440
9595	251224.251	252345.026
9599	251244.687	252326.863
9607	251215.349	252319.781
9608	251229.848	252323.823
9620	251189.838	252325.120
9622	251189.838	252325.120
9623	251228.216	252324.828
10012	251228.849	252318.097
10654	251223.781	252363.204
10655	251248.849	252463.272
10656	251248.849	252463.272
10657	251253.053	252463.272
10658	251253.053	252463.272
10659	251253.053	252463.272
10660	251253.053	252463.272
10661	251253.053	252463.272
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10673	251253.053	252463.272
10674	251253.053	252463.272
10675	251253.053	252463.272
10676	251253.053	252463.272
10677	251253.053	252463.272
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10679	251253.053	252463.272
10680	251253.053	252463.272
10681	251253.053	252463.272
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10696	251253.053	252463.272
10697	251253.053	252463.272
10698	251253.053	252463.272
10699	251253.053	252463.272
10700	251253.053	252463.272



- LEGEND**
- FOUND SURVEY MARKER □
 - PLACED SURVEY MARKER ■
 - FOUND Fd.
 - LANDS DEALT WITH BY THIS PLAN —
 - RADIUS R
 - CENTRE OF CURVATURE CC
 - LENGTH OF ARC A
 - POINT OF CURVATURE P.C.
 - CALCULATED POINT ●

- NOTES**
1. FIELD WORK WAS PERFORMED DURING MARCH, 2017.
 2. FIELD MEASUREMENTS HAVE BEEN ADJUSTED BY THE COMPASS RULE AND SCALE FACTOR HAS NOT BEEN APPLIED.
 3. AZIMUTHS ARE GRID.
 4. ALL GRID AZIMUTHS AND COORDINATES ARE REFERENCED TO THE PRINCE EDWARD ISLAND STEREOGRAPHIC PROJECTION, PRIOR TO JULY 1, 1979.
 5. ALL DIMENSIONS ARE GIVEN IN METRES, UNLESS NOTED.

LOCUS SURVEYS LTD.
 18 PARK ROAD
 P.O. BOX 35
 KENSINGTON, P.E.I.
 C0B 1H0
 PHONE 902-838-3823

PLAN OF SURVEY SHOWING
 LOTS 17-1 AND 17-2
 BEING A SUBDIVISION OF LANDS OF
 WEBSTER ENTERPRISES INC.

SCALE = 1 500 METRIC

KENSINGTON PRINCE COUNTY LOT 19
 P.E.I.

DRAWN BY: J.C. ORTHO No. 11L 05 6E2-1
 DRAWING No. 17018-501 P.I.D. No. 792580

I, JAMES A. CLOW, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY
 CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION
 AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND CORRECT
 REPRESENTATION OF SAID SURVEY.

MARCH 13, 2017
 JAMES A. CLOW P.E.I. LAND SURVEYOR DATE



PD No. 792580
 REMAINING LANDS
 OF
 WEBSTER ENTERPRISES INC.
 DEED REFERENCE:
 BOOK 3152, DOCUMENT 608
 BOOK 3152, DOCUMENT 1892, YEAR 2010
 BLOCK "B"
 REFERENCE: SEE PLAN
 No. 92250
 BY LOCUS SURVEYS LTD.

REFERENCE: SEE PLAN No. 883714
 BY McLELLAN SURVEYS LTD.

PD No. 750372
 NOW OR FORMERLY
 LANDS OF
 JEFF ALAN BEHARD
 &
 JOSE AN-LOTH WHITE



RESOLUTION SIGNATURE SHEET FOR BYLAW # 17-02

The Council of the Town of Kensington under authority vested in it by Section 18 and Section 19 of the Planning Act R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

Development Control Bylaw Amendment - Re-zoning PID No. 792580 (Lots 17-1 and 17-2 and remainder of PID 792580) from single unit residential (R1) to multi-unit residential (R3)

First Reading:

The By-Law amendment was read and approved a first time by the majority of Councillors present at the Council meeting held on April 10, 2017.

WHEREAS a request has been received from Blue Shank Trucking Ltd., the owner of PID No 792580, to amend the Town of Kensington Development Control Bylaw to re-zone the aforementioned properties from Single Unit Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development;

AND WHEREAS town staff have evaluated and analyzed the request and are recommending that Town Council proceed with the Bylaw amendment (re-zoning);

BE IT RESOLVED THAT Kensington Town Council give first reading to amend the Zoning and Subdivision Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a multi-unit development.

Approval of first reading of the By-Law amendment was approved by majority of Councillors present at the Council Meeting held on April 10, 2017.

WHEREAS a request has been received from Blue Shank trucking Ltd., the owner of PID No 792580, to amend the Town of Kensington Development Control Bylaw to re-zone the aforementioned properties from Single Unit Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development;

AND WHEREAS town staff have evaluated and analyzed the request and are recommending that Town Council proceed with the Bylaw amendment (re-zoning);

AND WHEREAS the Bylaw amendment was read a first time at this meeting;

BE IT RESOLVED THAT Kensington Town Council approve first reading to amend the Zoning and Subdivision Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a multi-unit development.

Second Reading:

The By-Law amendment was read and approved a second time by the majority of Councillors present at the Council meeting held on May 8, 2017.

WHEREAS a request has been received from Blue Shank Trucking Ltd., the owner of PID No 792580, to amend the Town of Kensington Development Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development;

AND WHEREAS town staff have evaluated and analyzed the request and are recommending that Town Council proceed with the Bylaw amendment (re-zoning);

AND WHEREAS the Bylaw amendment was first read and approved at a regular meeting of Town Council held on April 10, 2017;

BE IT RESOLVED THAT Kensington Town Council give second reading to amend the Zoning and Subdivision Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a multi-unit development.

Approval of second reading of the By-Law amendment was approved by majority of Councillors present at the Council meeting held on May 8, 2017.

WHEREAS a request has been received from Blue Shank Trucking Ltd., the owner of PID No 792580, to amend the Town of Kensington Development Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development;

AND WHEREAS town staff have evaluated and analyzed the request and are recommending that Town Council proceed with the Bylaw amendment (re-zoning);

AND WHEREAS the Bylaw amendment was read and approved at a regular meeting of Town Council held on April 10, 2017;

AND WHEREAS the Bylaw amendment was read a second time at this meeting;

BE IT RESOLVED THAT second reading of an amendment to the Zoning and Subdivision Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a multi-unit development be hereby approved.

Adoption and Approval by Council:

The By-Law amendment was adopted and approved by a majority of Councillors present at the Council meeting held on May 8, 2017.

WHEREAS a request has been received from Blue Shank Trucking Ltd., the owner of PID No 792580, to amend the Town of Kensington Development Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development;

AND WHEREAS town staff have evaluated and analyzed the request and are recommending that Town Council proceed with the Bylaw amendment (re-zoning);

AND WHEREAS the Bylaw amendment was read and approved at a regular meeting of Town Council held on April 10, 2017;

AND WHEREAS the Bylaw amendment was read a second time at this meeting;

BE IT RESOLVED THAT an amendment to the Zoning and Subdivision Control Bylaw to re-zone PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a multi-unit development be hereby formally adopted.

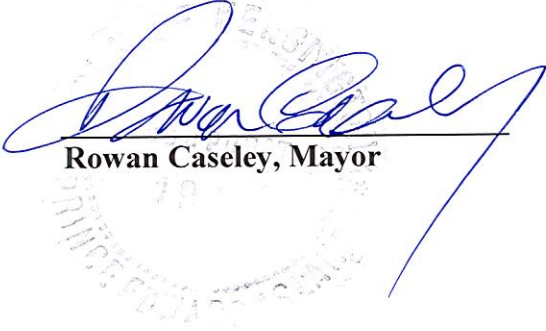
Official Plan Future Land Use Map Amendment:

The Official Plan Land Use Map amendment was approved by a majority of Councillors present at the Council meeting held on May 8, 2017.

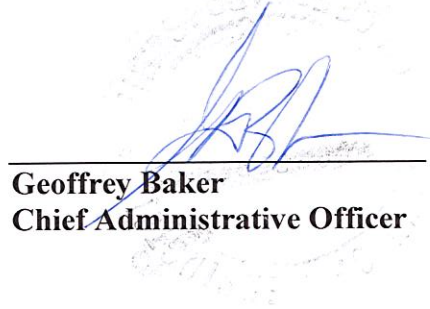
WHEREAS a request has been received from Blue Shank Trucking Ltd., the owner of PID No 792580, to amend the Town of Kensington Official Plan General Land Use Map to change the land use of PID No 792580 (Lots 17-1, 17-2 and remainder of PID No. 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a multi-unit development;

AND WHEREAS Town Council has examined the Official Plan to ensure that the proposed amendment is in compliance therewith;

BE IT RESOLVED that an amendment to the General Land Use Map, that is part of the Town's Official Plan, to change the land use of PID No 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street from Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a multi-unit development be hereby formally adopted.



Rowan Caseley, Mayor



Geoffrey Baker
Chief Administrative Officer

Signature of Minister:

The By-law #17-02 is hereby approved.

Dated on this 23rd day of May, 2017



Hon. Robert Mitchell
Department of Communities, Land and Environment



Mayor: Rowan Caseley
Chief Administrator Officer: Geoff Baker
Incorporated 1914

July 12, 2024

RE: Notice to Property Owners in the Vicinity of PID No. 792580.

Dear Property Owner:

The Town of Kensington is proposing an amendment to their Land Use and Development Bylaw and Official Plan (Future Land Use Map) to re-zone PID No. 792580 from Low Density Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use subdivision.

Please note that the Town previously considered and approved the rezoning of this property from low density residential (R1) to multi-unit residential (R3) in 2017. However, in 2023 during the development of a new Land Use and Development Bylaw and Official Plan for the Town, the property erroneously reverted back to its previous R1 status. The Town is now seeking to rezone the property to multi-unit residential as had been previously approved in 2017.

The information on the reverse side of this letter was published in The County Line Courier and the Guardian newspaper and is being provided to certain property owners in accordance with the PEI Planning Act and the Town of Kensington's Land Use and Development Bylaw.

For further information, please contact the undersigned at (902) 836-3781.

Best Regards,

Geoff Baker
Chief Administrative Officer
Town of Kensington



**Town of Kensington
Notice of Public Meeting**

Take notice that, pursuant to the Planning Act and the Town of Kensington's Zoning and Subdivision Control (Development) Bylaw, a Public Meeting will be held at 6:00 PM on Wednesday, July 24, 2024, at the Kensington Town Hall, 55 Victoria Street East, Town of Kensington.

The purpose of the meeting is to allow residents and other interested persons an opportunity to make representation concerning the following proposed amendment to the Town of Kensington's Official Plan and Land Use and Development Bylaw:

- To re-zone PID No. 792580 from Low Density Residential (R1) to Multi-Unit Residential (R3) for the purpose of residential development.

A hardcopy of the Town's Zoning and Subdivision Control Bylaw is available at the Kensington Town Hall or electronic versions can be downloaded from the website at: <http://kensington.ca/>. For anyone who cannot attend the Public Meeting, written comments will be received at the Kensington Town Hall or by email to cao@kensington.ca until July 24, 2024.

Geoff Baker
Chief Administrative Officer

