



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

Monday, August 12, 2024 @ 7:00 PM

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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, August 12, 2024 – 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**

- 5. Adoption of Previous Meeting Minutes**
 - 5.1 July 8, 2024 Regular Meeting
 - 5.2 June 26, 2024 Public Meeting
 - 5.3 July 24, 2024 Public Meeting

- 6. Business Arising from Minutes**
 - 6.1 July 8, 2024 Regular Meeting
 - 6.2 June 26, 2024 Public Meeting
 - 6.3 July 24, 2024 Public Meeting

- 7. Reports**
 - 7.1 Chief Administrative Officer Report
 - 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
- 7.13 Heart of PEI Committee – Deputy Mayor Jeff Spencer

8. New Business

8.1 Request for Decisions

- 8.1.1 **RFD2024-30** - Land Use and Development Bylaw Amendment to Zoning Map
– PID No. 77768 - Second Reading and Formal Adoption
- 8.1.2 **RFD2024-31** - Land Use and Development Bylaw Amendment (First Reading)
and Official Plan Amendment – PID No. 792580
- 8.1.3 **RFD2024-32** - Consolidation of Lands of Ian and Kristen Ross - PID No's 78915
and 78923
- 8.1.4 **RFD2024-33** - Victoria Street West Infrastructure Extension – Tender Award

8.2 Other Matters

9. Correspondence

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

11. Adjournment

**Town of Kensington
Minutes of Regular Council Meeting
Monday, July 8, 2024
7:00 PM**

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

Staff Members Present: CAO, Geoff Baker; Municipal Clerk, Kim Caseley

1. Calling of Meeting to Order

1.1 Mayor Caseley called the meeting to order at 7:00 PM and welcomed Council members and staff to the July meeting of Kensington Town Council. Mayor Caseley acknowledged that the land on which we gather is the traditional and unceded territory of the Mi'kmaq First Nation.

2. Approval of Tentative Agenda

2.1 *Moved by Councillor Gallant, seconded by Councillor Toombs to approve the tentative agenda for the July 8, 2024, regular meeting of Town Council. Unanimously carried.*

3. Declaration of Conflict of Interest

3.1 *Councillor MacRae declared a conflict with item 8.1.3.*

4. Delegations / Presentations

4.1 *Nil.*

5. Approval of Minutes of Previous Meeting

5.1 *Moved by Councillor MacRae, seconded by Deputy Mayor Spencer to approve the minutes from the June 10, 2024 regular meeting of Town Council. Unanimously carried.*

6. Business Arising from Minutes

6.1 June 10, 2024 Regular Meeting

6.1.1 *Nil.*

7. Reports

7.1 Chief Administrative Officer Report

7.1.1 *Moved by Deputy Mayor Spencer, seconded by Councillor MacRae to adopt the June 2024 CAO Report as prepared by CAO, Geoff Baker. Unanimously carried.*

7.1.2 Councillor Gallant noted that the new gate located across Lowther Street behind the Credit Union Centre had the chain disconnected so vehicles could access the area. It was requested the chain be more secure and additional signage be installed.

7.2 Fire Department Statistical Report

7.2.1 *Moved by Councillor Doucette, seconded by Councillor MacRae to approve the May 2024 Fire Statistical report as prepared by Fire Chief, Rodney Hickey. Unanimously carried.*

7.3 Police Department Statistical Report

7.3.1 *Moved by Councillor Toombs, seconded by Deputy Mayor Spencer to approve the May 2024 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*

7.4 Development Permit Summary Report

7.4.1 *Moved by Deputy Mayor Spencer, seconded by Councillor Doucette to approve the July 2024 Development Permit Summary Report as prepared by Municipal Clerk, Kim Caseley. Unanimously carried.*

7.4.2 Councillor Gallant inquired if the finished side of a property fence is required to face outward to the neighbouring property. Mr. Baker confirmed that the Town's Land Use bylaw is silent on the matter.

7.5 Bills List Town (General)

7.5.1 *Nil.*

7.6 Bills List Water & Sewer Utility

7.6.1 *Nil.*

7.7 Bills List Capital Expenditures

7.7.1 *Nil.*

7.8 Summary Income Statement

7.8.1 Nil.

7.9 Credit Union Centre Report

7.9.1 *Moved by Councillor Toombs, seconded by Councillor Doucette to approve the Credit Union Centre report for the month of May 2024. Unanimously carried.*

7.10 Mayor's Report

7.10.1 *Moved by Councillor Toombs, seconded by Deputy Mayor Spencer to approve the Mayor's report for the month of June 2024 as presented by Mayor Caseley. Unanimously carried.*

7.10.2 Town Council discussed the potential closure of Imperial Street where it meets the open area by the Confederation Trail/Railyards.

Councillor Gallant noted he would like to see the street closed off to through traffic.

Councillor Toombs expressed concern about closing the area off to through traffic; it is used by local traffic to navigate across Town. Closing the area off will pose snow removal difficulties.

Deputy Mayor Spencer raised concerns about the density of residential units along that section of Imperial Street and the adequacy of access in the event of emergency situations. The two entry points allow traffic to flow more smoothly and provide a loop option.

Councillor Doucette inquired about the location of where the street is proposed to be closed off.

Mr. Baker addressed the proposed road closure option, noting concerns about service vehicles having difficulties turning around on the closed street without the presence of a cul-de-sac. The land is currently under review by surveyors to determine the accurate property lines.

7.10.3 Councillor Toombs inquired about the status of the Train Engine restoration and the replacement of the storyboards along the trail. Mayor Caseley confirmed that the Department of Transportation has committed to painting the Engine and are working on having the storyboards replaced.

7.11 Federation of PEI Municipalities (FPEIM) Report

7.11.1 Nil.

7.12 Kensington Area Chamber of Commerce (KACC) Report

7.12.1 Nil.

7.13 Heart of PEI Initiative Report

7.13.1 Deputy Mayor Spencer confirmed that the Heart of PEI will meet in early August.

8. New Business

8.1 Request for Decisions

**8.1.1 Canada Community Building Fund (CCBF – Gas Tax Direct Allocation)
– Capital Investment Plan Fund Re-Profiling**

8.1.1.1 *Moved by Deputy Mayor Spencer, seconded by Councillor Toombs*

BE IT RESOLVED THAT Town Council authorize the CAO to proceed with re-allocation of funds within the Town's current Canada Community Building Fund (Gas Tax) Capital Investment Plan as follows:

- \$44,906.57 from the Playground Equipment/Roy Paynter Park Project to the Victoria Street West Infrastructure Extension Project.*
- \$22,464.33 from the Active Transportation System Extension Project to the Victoria Street West Infrastructure Extension Project.*
- \$236,658.21 from the Sidewalk Improvements & Replacement Project to the Victoria Street West Infrastructure Extension Project.*

The Council understands that all future operational costs associated with and resulting from the project will be the responsibility of the Town of Kensington.

Unanimously carried.

8.1.1.2 Councillor Doucette stressed the importance of ensuring the Broadway Street S. sidewalk project is completed.

Mayor Caseley and CAO, Mr. Baker confirmed the projects will be included in the next Capital Investment Plan under the Canada Community Building Funding Program (Gas Tax).

8.1.2 Resolution of Support – GP Developments Application to the Municipal Infrastructure Fund

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

WHEREAS the Town of Kensington recognizes the need for expanded residential housing to accommodate the growing population and to support the economic development of our community;

AND WHEREAS, GP Developments Inc. has proposed the Ranchland Estates Residential Subdivision Project, which is designed to provide housing options and includes the construction of 86 residential lots, associated infrastructure and green spaces;

AND WHEREAS the total cost of the Ranchland Estates Residential Subdivision Project, as proposed by GP Developments Inc., is estimated to cost \$7,719,958.51;

AND WHEREAS the infrastructure constructed as part of the Ranchland Estates Residential Subdivision Project will be owned by the Town of Kensington upon completion;

AND WHEREAS, the Town Council acknowledges the importance of, and commits to maintaining, operating, and insuring the infrastructure associated with the Ranchland Estates Residential Subdivision Project to ensure its sustainability and the safety and well-being of its residents;

BE IT RESOLVED THAT Kensington Town Council hereby expresses its full support for the Ranchland Estates Residential Subdivision Project developed by GP Developments Inc. and acknowledges that the total project cost is estimated at \$7,719,958.51;

BE IT FURTHER RESOLVED THAT Kensington Town Council commits to the ongoing maintenance, operation, and insurance of the water, sewer and street infrastructure associated with the Ranchland Estates Residential Subdivision Project, ensuring that all necessary resources are allocated to sustain the infrastructure and to protect the interests and safety of the community.

Unanimously carried.

Councillor MacRae declared a conflict and excused herself from the Council Chamber at 7:34 pm.

8.1.3 Land Use and Development Bylaw Amendment to Zoning Map – PID No. 77768

8.1.3.1 *First Reading and Approval of Land Use and Development Bylaw Amendment*

Resolution 1

Moved by Councillor Mann, seconded by Councillor Toombs

WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development 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 June 26, 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;

BE IT RESOLVED THAT Kensington Town Council give first reading to amend the Land Use and Development Bylaw to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.

4 for, 1 opposed (Doucette), 1 recused (MacRae) - Motion carried.

8.1.3.2 *Resolution 2*

Moved by Councillor Mann, seconded by Deputy Mayor Spencer

WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development 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 June 26, 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 this bylaw amendment was read for a first time at this meeting;

BE IT RESOLVED THAT Kensington Town Council formally approve and adopt first reading to amend the Land Use and Development Bylaw to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.

4 for, 1 opposed (Doucette), 1 recused (MacRae) - Motion carried.

- 8.1.3.3** Council discussed the future development of the lot. Mr. Baker confirmed that items such as entranceway permit, traffic flow, and parking would be addressed through the Development Permitting process and reviewed for compliance against the Development Control Bylaw.

Councillor MacRae returned to the Council Chamber at 7:50 pm.

8.1.4 Home Occupation Request – Rebecca Cyr (29 Pleasant Street – PID No. 80093)

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

BE IT RESOLVED THAT Town Council approve a request from Rebecca Cyr to operate a home occupation dog grooming business out of a property located at 29 Pleasant Street, subject to full compliance with the Town of Kensington Land Use and Development.

Unanimously carried.

8.2 Other Matters

- 8.2.1** Mayor Caseley noted that Nancy MacRae, the Manager of Finance, expressed her appreciation to the Kensington Fire Department for their response to a recent fatal motor vehicle accident involving a family member of hers. The Fire Department, being the first on the scene, was recognized by the family for their professionalism and timely assistance during this tragic situation.
- 8.2.2** Mayor Caseley notified Town Council that he will be out of the Province from July 16-23, 2024.
- 8.2.3** Mayor Caseley confirmed that a Public Meeting will be held on July 24, 2024 at 6:00 pm in the Council Chamber.
- 8.2.4** Mayor Caseley discussed the potential cancellation of the June Committee of Council meeting.
- 8.2.5** Councillor Doucette noted that the eavestrough along the South side of the Credit Union Centre is leaking above the solar panels and requested it to be sealed.
- 8.2.6** Councillor Doucette shared that he has received many compliments on the newly installed gate at the ballfields and noted it is much safer for the children using the area.
- 8.2.7** It was requested that the drink machine located in the Fitplex be removed as it is no longer being used.
- 8.2.8** Councillor Toombs thanked all staff and Town Council for another great Canada Day event.
- 8.2.9** Councillor MacRae observed that the garbage cans in the railyards area were overflowing over the weekend. It was suggested that these cans be emptied after the Summer Music Series event on Friday afternoons. Additionally, staff were asked to reach out to the Frosty Treat Dairy Bar regarding the issue of excessive garbage along the trail, which is not being properly contained by the restaurant.

- 8.2.10** Deputy Mayor Spencer inquired about the status of installing barriers to prevent large vehicles from parking over the sidewalk along Victoria Street, adjacent to the Barrett's Cross building parking lot. Mayor Caseley confirmed that, at present, the property owner does not plan to install these barriers. However, staff will continue to push the issue.
- 8.2.11** Councillor Doucette reported that the garbage dumpsters behind the railyards area are frequently overflowing. Mr. Baker confirmed that he recently spoke with the landlord, who mentioned that the public is using the dumpster. To address this issue, locks have been ordered for the dumpsters. A request has also been made for the construction of a fence to restrict access to the bins.
- 8.2.12** Councillor MacRae raised concerns about the recent closure announcement from Chances Family Centre and its impact on daycare services within the Town. She requested an update on the discussions regarding the Boys and Girls Club potentially opening a location in the Town. Mayor Caseley confirmed that initial discussions have taken place and that he will attend a meeting later this week to continue conversations with interested parties. Additional information will be provided once it becomes available.
- 8.2.13** Councillor Mann suggested installing additional power outlets in the Railyards area near the vendor stands, noting that the use of extension cords currently presents a tripping hazard.

9. Correspondence

- 9.1** A thank-you note was received from Sandi Clark and family, expressing their gratitude for the donation made in memory of Ken Clark.
- 9.2** A thank-you letter from the PCH Foundation for the Town's continued financial support.
- 9.3** A letter from Kevin Gallant requesting the Town of Kensington to donate the rental fees for the upcoming Danny Hughes Memorial Baseball Tournament.

Moved by Councillor Toombs, seconded by Councillor MacRae to approve a financial donation to the Danny Hughes Memorial Baseball Tournament to cover the cost of the field rental fees. Unanimously carried.

10. In-Camera (Closed session)

- 10.1** *Nil.*

11. Adjournment

Moved by Councillor Toombs, seconded by Councillor MacRae to adjourn the meeting at 8:16 PM. Unanimously carried.

Geoff Baker,
CAO

Rowan Caseley,
Mayor

**Town of Kensington
Minutes of Public Meeting
Wednesday, June 26, 2024
6:30 PM**

Presiding:	Mayor Rowan Caseley
Council Members Present:	Deputy Mayor Spencer; Councillors: Mann, Gallant, Toombs, MacRae, and Doucette
Staff Members Present:	Chief Administrative Officer, Geoff Baker; Municipal Clerk, Kim Caseley
Visitors:	Trent Cousins Kelly Watson – Provincial Credit Union Jack Spencer Sheldon Stewart Shawn McCarville Kerri Bertram – Provincial Credit Union Donnie Harris & Heather Harris Barb & Jim Montgomery Audrey Mann Shelly Mann & Patrick Holland

Mayor Caseley called the meeting to order at 6:30 PM and explained the purpose of the meeting.

PURPOSE:

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

- To re-zone PID No. 77768 (23 Broadway Street South) from Multi-Unit Residential (R3) to Commercial (C1) for the purpose of constructing a commercial building.

Mayor Caseley outlined the Bylaw amendment process for the meeting attendees:

The proposed Bylaw amendment was initially considered by Committee of Council at their regular meeting, held on April 22, 2024 where the Committee authorized staff to move the proposed amendment forward to a public meeting to solicit comments/feedback from the community.

A notification ad was placed in the County Line Courier newspaper on June 5, 2024, and in the Guardian on June 15, 2024 in accordance with the PEI Planning Act and the Town's Land Use and Development Bylaw.

In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject property on June 17, 2024, as required by the Town's Development Bylaw. Written comments were invited for those residents who were unable to attend tonight's meeting.

Three written comments were received from a neighbouring property owner indicating support for the application and were read into the record.

Heather Harris: Expressed general support for the re-zoning of the property, however, noted concern for the future of the existing historic home located on the subject property. It was noted that several homes worthy of historic designation have been lost in the Town's history and Ms. Harris would like to see this structure protected. Of the two strategies in the future development proposal, the preferred choice is Option A, which would retain the existing structure, and the commercial development is proposed for the adjacent property.

Trent Cousins: Expressed support for the rezoning of PID No. 77768.

Jamie Clow: Expressed support for the rezoning of PID No. 77768.

A copy of the notification letter and a location map of the subject property were available for public viewing.

Following the public meeting, staff will complete a report for Town Council prior to their formal consideration of the amendment which is planned for July 8, 2024.

Mayor Caseley opened the floor for public comments on the application.

Shawn McCarvill expressed concerns regarding increased traffic to an area that already experiences high traffic volume. It was noted the subject property does not have a sidewalk constructed for safe walkability to their location and the existing sidewalk along Broadway Street S. is not designed to an adequate width. Mr. McCarvill expressed dissatisfaction with the loss of a major business in the downtown core, feeling that the relocation will not benefit the residents of Kensington.

Shelly Mann noted concerns regarding the increase in traffic to the area and vehicles stopping to turn into the property. Ms. Mann expressed concerns regarding the possibility of a decrease in surrounding property values and inquired why the Provincial Credit Union chose this parcel of land.

Kelly Watson spoke on behalf of the Provincial Credit Union and confirmed they had been looking for a new location that fits their requirements in Kensington for some time. They have outgrown their current location and are currently renting additional space. They want to invest in Kensington, and this is the only option that allows them to do so.

Moved by Deputy Mayor Spencer, seconded by Councillor Gallant that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:49 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor

**Town of Kensington
Minutes of Public Meeting
Wednesday, July 24, 2024
6:00 PM**

Presiding:	Mayor Rowan Caseley
Council Members Present:	Deputy Mayor Spencer; Councillors: Mann, Gallant, Toombs, MacRae, and Doucette
Staff Members Present:	Chief Administrative Officer, Geoff Baker; Municipal Clerk, Kim Caseley
Visitors:	Gary & Leatha Wilkie Stewart Brookins Don & Barb Moase David & Judy Mallett Kenneth Jollimore Mary Jane Webster

Mayor Caseley called the meeting to order at 6:00 PM and explained the purpose of the meeting.

PURPOSE:

The purpose of the meeting is to allow residents and other interested persons an opportunity to make representation 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.

Mayor Caseley explained that this property was first re-zoned by Town Council to multi-unit residential in 2017, which was subsequently approved by the then Minister of Communities, Land and Environment. 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 re-zoning information was unfortunately not incorporated into the re-drawn 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. Even though this application is due to an administrative error, we are reviewing the rezoning application anew under the updated policies of the new official plan.

Mayor Caseley outlined the (current) Official Plan and Bylaw amendment process for the meeting attendees:

The proposed Bylaw 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.

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.

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 tonight's meeting. One written comment was received from a neighbouring property owner indicating support for the application.

A copy of the notification letter and a location map of the subject property are available this evening for public viewing.

Mayor Caseley opened the floor for public comments on the application.

Stewart Brookins requested confirmation that the property had been re-zoned previously using the same process in 2017. Mr. Baker confirmed that the same process was followed and noted that, at that time, two residents attended the meeting, and no concerns were raised regarding the application.

Stewart Brookins requested clarification on the development options under R3 zoning and information about the proposed development layout. Mr. Baker provided details on the permitted uses in the R3 zone and confirmed that the property is currently under a pending sale, conditional upon reverting the zoning back to R3. The development layout has not yet been provided but will be submitted during the Development Permitting process.

Stewart Brookins addressed concerns about traffic and the proposed locations of access points. With future development in the area, an increase in traffic is anticipated. Mr. Baker noted that, as there is currently no development permit application, the exact locations for additional access points have not been confirmed. However, staff and the town's planning consultant have identified that additional access points will be necessary and confirmed that Douglas Street will not be the only access point. Once subdivision plans are submitted, they will be available as public documents for review.

Judy Mallett inquired about the current zoning of their property located at 2B Douglas Street. Mr. Baker confirmed they are zoned Low-Density Residential (R2) and clarified permitted uses in the R3 zoning designation. Mrs. Mallett noted that the three-story developments offer a different feel in the neighbourhood, as opposed to the single-level buildings.

Judy Mallett inquired whether a single developer will be responsible for developing the entire area or if it will be sold off in separate lots. Mr. Baker confirmed that no development plan has been submitted at this time. Mrs. Mallett expressed concerns regarding the access points into the subdivision, especially during construction.

Judy Mallett inquired whether the current green space located on the west side of her property will remain undeveloped. Mr. Baker confirmed that the Town does not have that information at this time but noted that at least 10% of the total parcel must remain as green space. It was also

mentioned that the area in question may not be suitable for development.

Judy Mallett requested more information on the timeline for potential development. Mr. Baker outlined the process, which includes the re-zoning application, the formal sale of the property to the developer, and the subsequent submission of a development permit application and subdivision plan to Town Council for approval.

Gary Wilkie acknowledged that multi-unit developments are often the most cost-effective option for developers, and reiterated that additional road access will be necessary, particularly for emergency response.

Aletha Wilkie confirmed that residents will have the opportunity to review the proposed development plan once it is available. Mayor Caseley also confirmed that the plan will be made available for public review.

Stewart Brookins inquired about current R3 development opportunities within the Town. Mr. Baker noted that there are no available properties for development at this time. He also mentioned that while the large parcel of land off Sunset Drive is zoned for residential development, it does not include R3 lots. Additionally, Mr. Baker confirmed that R3 developments can be up to 39.4 feet in height and may range from duplex units to apartment buildings with up to 12 units.

Judy Mallett inquired about the available options to restrict development to a single level. Mayor Caseley confirmed that, according to the development control bylaw, the developer is permitted to construct up to the maximum height, as of right.

Moved by Councillor MacRae, seconded by Councillor Doucette that there being no further questions or comments on the proposed Development Control Bylaw amendment the meeting adjourned at 6:36 PM.

Geoff Baker,
Chief Administrative Officer

Rowan Caseley,
Mayor

Town of Kensington		
CAO's Report for Town Council - August 2024		
Item #	Project/Task	Status
1	Interpretive Panels	The interpretive panels (town) have all been removed and the art work has been recreated by Hummingbird Creative. The new panels are currently in production and are expected to be completed over the next two weeks. Following their completion, maintenance staff will proceed with reinstalling the signs. They will all be installed on the same side of the Confederation Trail and will be setback from the trail sufficient so that they are not impacted by trail maintenance activities, grooming, etc.
2	Train Station Heating and Cooling	A heat pump has been installed in the back room of the Train Station. In speaking with management of the Island Stone Pub, I am informed that the heat pump has made a tremendous difference in cooling the back area of the pub.
3	Credit Union Centre Upgrades	The project is substantially complete.
4	Broadway Street South Water and Sewer Main Extension Project and sidewalk installation (Broadway Street South Infrastructure Upgrades)	This project is substantially complete. The concrete ramp into the sidewalk at the Barrett Street/Broadway Street Intersection will be completed within the next week.
5	34-Unit Housing Development - PID 76174	The development permit certificate has been issued and construction has started.
6	24-Unit Housing Development - PID 1050095	The development permit certificate has been issued and construction has started.
7	20-Unit Housing Development - PID No. 1036011	The development permit certificate has been issued and construction has started.
8	Ranchland Estates Subdivision	We have received a preliminary subdivision plan for the property. The plan is currently being reviewed by DV8 Consulting. Once a report has been received from DV8 Consulting the Plan will be brought forward for preliminary approval.
9	Legion Re-Zoning Application (PID No. 79749)	No further action has been taken on this re-zoning application as we await further information (subdivision and concept plan) from the Legion to enable the application to move forward.
10	Green Space (School Street Parking Lot) Development	The tender for this project has been closed and a recommendation for contract award has been provided by WSP. It is recommended by that the project be deferred until such time as an adequate funding source is identified and secured.
11	Street Lights Policy	The draft Street Light Policy is still under development.
12	Credit Union Centre Gated Access	The gates have been installed and vehicle access is restricted behind the Credit Union Centre ball field area.
13	Website	All information has been provided to the website developer. They are currently installing the framework.
14	Imperial Street Stormwater Issues	Curran and Briggs were contracted and completed work in the area. Asphalt has been placed along the School Street/Imperial Street intersection in an attempt to keep water from running off of School Street, down Imperial Street. Asphalt curbing has been placed along two properties to stop stormwater from draining on to the properties. Some asphalt has been placed at the base of Imperial Street to direct stormwater into an existing catch basin. Staff will continue to monitor the area for drainage issues.
15	Revenue Sharing Negotiations	I continue to meet with the FPEIM and other impacted municipalities on a regular basis regarding upcoming revenue sharing negotiations between municipalities and the Province of PEI. I met with other municipal CAO's, FPEIM and the Province of PEI on August 7, 2024 to discuss the negotiation process and next steps. The FPEIM have awarded a contract to MRSB to undertake a needs assessment for select Town's on PEI. Town staff will endeavour to complete the required information for Kensington, to allow MRSB to effectively complete the assessment. FPEIM have agreed to cover the cost of the needs assessment.
16	DiverseCity Festival	The DiverseCity Festival scheduled as part of the Kensington Harvest Festival in 2024. The event will take place at the Schurman Gazebo on Sunday August 18. The event will run from approximately 11:00am to 3:00pm with the gazebo being used as the stage for the entertainment. International food vendors and crafts booths will be set up around this area. The plan is to block the area from vehicular traffic. Town maintenance staff will be on site for the entire day to address any maintenance or logistical issues that may arise.
17	Bylaw Amendment - Re-Zoning Application - PID 77768	A Request for Decision is included in the tentative agenda package recommending Council's consideration and approval of second reading and formal adoption of the Bylaw amendment.
18	Bylaw and Official Plan Amendment - PID No 792580	A Request for Decision is included in the tentative agenda package recommending Council's consideration and approval of giving first reading and approval the Bylaw amendment.
19	Pickleball Court Funding Application	The application has not been completed. It will be completed prior to the application deadline.
20	Kensington Community Action Plan to Prevent and End Gender Based Violence	A consultation was held with representatives of the PEI Advisory Council of the Status of Women on August 7, 2024 regarding next steps as they develop their Community Action Plan to Prevent and End Gender Based Violence. It is anticipated that draft tangible action items will be provided to the Town prior to the end of August.
21	Rural Growth Initiative Funding	The application to the Province of PEI has been submitted and approved to fund equipment procurement and replacement for the Credit Union Centre and the Fire Department. It was anticipated that a second application would be submitted to support the purchase of a bus stop, floor cleaner for the medical centre and the construction of the freight shed washroom however I am informed that funding in the program has been exhausted. I continue to negotiate with RGI representatives to provide further funding to support capital initiatives in 2024.
22	Land Rental behind Business Park	A request was received from Monaghan Farms requesting the Town's consideration of renting approximately 12 acres of farmland located behind the Kensington Business Park, on a year to year basis starting in 2025. A rental agreement has been signed between Monaghan Farms and the Town of Kensington in the amount of \$2,500 per year. Monaghan Farms have been mowing the property at no cost to the Town to lessen any potential impact on their adjacent fields.
23	1960 Fire Department Pumper Truck	The Fire Department has identified their 1960 Pumper Truck as surplus and have requested that the Town consider disposing of the vehicle. The Truck is not utilized in emergency response and is consuming space in the Fire Hall. Local firefighter, Allan Sudsbury, has requested that the Town consider lending him the Truck and he will store, maintain and preserve the historical value of the truck. The truck may be utilized for ceremonial purposes, parades, funerals, etc. I have drafted a Memorandum of Understanding for Mr. Sudsbury's consideration that would allow the Town to "lend" him the truck for such purposes. The Town will retain ownership of the vehicle. The MOU has not yet been signed.
24	Bus Stop	The Bus Stop has been installed at the Credit Union Centre Parking Lot. It is planned that we will install vertical bollards to protect the structure from vehicle traffic, a bench to allow pedestrians to sit while waiting for the bus, and signage to identify it as a Town of Kensington Bus Stop.

Item #	Project/Task	Status
25	Pool Operation	The pool has been operating smoothly for the 2024 season. The pool was shut down on Thursday, August 1st and Monday, August 5th due to water clarity issues. Staff quickly addressed the issue and the pool was reopened on Tuesday, August 6th. Thank you to Lauren Folland, Kim Caseley, and maintenance staff for their dedication and hard work in ensuring the pool is operational and available for use 7 days per week in 2024.
26	CUC Trail Extension	The Kensington North Watershed Association has received funding approval to construct the second phase of the Credit Union Centre Trail project. A trail location map is attached and circulated with this report.
27	Victoria Street West Infrastructure Extension	A Request for Decision is circulated with the Tentative Agenda package recommending that Town Council award a contract to Curran and Briggs to complete the required work. The work is scheduled to begin on August 26th and will take approximately 3 weeks. Gas Tax funds have been re-profiled to the project.



Kensington Fire Department
Occurrence Report 2024

Description	January	February	March	April	May	June	July	August	September	October	November	December	YTD total	% Total
Medical First Responder	3	3	3	6	1	3							19	24.05%
Motor Vehicle Accident	5	3	1	2	3	5							19	24.05%
Emergency Response - Fuel Spill, etc	0	0	0	0	1	0							1	1.27%
Fire Related														
Smoke Investigation	1	1	0	4	0	2							8	10%
Outside Fire - Brush, Grass, Utility Pole, etc.	1	1	1	1	0	2							6	8%
Structure Fire - House, Building, Vehicle, etc.	2	0	0	4	3	1							10	13%
Alarms	2	2	4	2		4							14	18%
Total Fire Related	6	4	5	11	3	9	0	0	0	0	0	0	38	
Total Incidents	14	10	9	19	8	17	0	0	0	0	0	0	77	
Mutual Aid Call Out	1											1	2	3%
Total Incidents (Including Mutual Aid Provided by KFD)	15	10	9	19	8	17	0	0	0	0	0	1	79	100%
Mutual Aid Call in														
Firefighter Attendance	11	12	10	13	13	13								12
Regular Monthly Training - No. of Firefighters	24	19	19	23	18	22								21
Training School/Association Meeting/Department Meeting		18	19	19	20	23								20
Call Area														
Kensington	4	3	5	4	1	4							21	26.92%
Malpeque CIC	0	1	0	2	1	4							8	10.26%
Zone's 1 to 5	10	6	4	13	6	9							48	61.54%
Other	1												1	1.28%

Kensington Fire Department June 2024 Fire Report

The Kensington Fire Department responded to 17 calls in June. Following is a breakdown of calls:

Date	Call Details	Location	# Firefighters	# Trucks
June 2 21:17pm	MFR - Chest Pains	Kensington	11	1
June 3 19:03 pm	Commercial Fire Alarm	Kensington	11	1
June 4 08:58 am	MVC - Single Vehicle	North Bedeque	8	2
June 6 17:16 pm	MVC - 2 Vehicles (1 fatality)	Margate	17	3
June 11 22:52 pm	MFR - Chest Pains	Kensington	9	1
June 13 09:59 am	MVC - 2 Vehicles	Blue Shank Rd.	13	2
June 13 12:13 pm	Brush Fire	Emerald	13	2
June 18 01:05 am	Miscellaneous Garbage Fire - fuel source nearby	Rte. 2 Kensington	10	3
June 18 15:21 pm	MVC - 1 Vehicle	North Bedeque	13	3
June 20 09:17 am	Residential Fire Alarm	Kelvin Rd.	10	1
June 21 12:24 pm	Commercial Fire Alarm	Hamilton	10	3
June 23 09:46 am	Vehicle Fire	Margate	18	3
June 23 10:13 am	MFR - Breathing Problems	Indian River	18	1

June 28 13:34 pm	MVC - 4 Vehicles (1 fatality)	Springfield	17	3
June 28 19:58 pm	Sight/Smell of Smoke	Freetown	19	3
June 28 20:30 pm	Sight/Smell of Smoke	Sea View	16	3
June 29 00:29 am	Carbon Monoxide Alarm	Darnley	8	1

June 3 - Association meeting with 23 present.

June 8 - Lobster supper sponsored by the Firemen's Association and invited surviving retired firefighters and their spouses (24 in attendance & 16 declined)

June 11 - Chief Rodney Hickey and Deputy Chief Jason Paynter attended a fire chiefs' meeting in Miminegash

June 25 - Training held with 22 present.

Rodney Hickey
Chief

Police Department Occurrence Report Summary 2024														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
911 Act		2	1										3	0.75%
Abandon Vehicle													0	0.00%
Alarms	4	2	2	6	2	2							18	4.52%
Animal Calls		1				2							3	0.75%
Arson													0	0.00%
Assault PO													0	0.00%
Assault with Weapon													0	0.00%
Assaults (Level 1)		1	2	2	2								7	1.76%
Assistance Calls													0	0.00%
Breach of Peace						2							2	0.50%
Breach of Recognizance													0	0.00%
Break and Enter (business)													0	0.00%
Break and Enter (other)						1							1	0.25%
Break and Enter (residence)					2	1							3	0.75%
Carry concealed weapon													0	0.00%
Child Pornography	1				1								2	0.50%
Child Welfare			1		1								2	0.50%
Coroner's Act	2	1		1									4	1.01%
Crime Prevention						1							1	0.25%
Criminal Harassment	1			1									2	0.50%
Dangerous Driving	1		1			1							3	0.75%
Disturbing the Peace				1									1	0.25%
Dog Act	1	1				2							4	1.01%
Driving while disqualified	1												1	0.25%
Drug Files	1		1		4								6	1.51%
Excise Act													0	0.00%
Fail to Comply Probation			1										1	0.25%
Fail to comply undertaking			1		1	1							3	0.75%
Fail to remain at scene of accident	1												1	0.25%
Family Relations Act													0	0.00%
Fire Prevention Act													0	0.00%
Firearm Act	1	1											2	0.50%
Forcible confinement													0	0.00%

Police Department Occurrence Report Summary 2024														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
Fraud	3		1		3	1							8	2.01%
Funeral Escorts	5	1		2	7	5							20	5.03%
Harrassing Communication		1											1	0.25%
Impaired Driver		3	1		2	2							8	2.01%
Information Files	1	3		1	1								6	1.51%
Injury Accidents													0	0.00%
Liquor Offences			1										1	0.25%
Litter Act													0	0.00%
Lost and Found	1	3	3	3	3	3							16	4.02%
Luring Minors		1		1									2	0.50%
Mental Health Act	1	2		2	3								8	2.01%
Mischief	1	1	3	4	2	3							14	3.52%
Motor Vehicle Accidents	5	3	2	3	3	3							19	4.77%
Motor Vehicle Act	7	6	6	7	6	9							41	10.30%
Municipal Bylaws	1			2									3	0.75%
Off Road Vehicle Act													0	0.00%
Other Criminal Code													0	0.00%
Person Reported Missing			1			1							2	0.50%
Possession of restricted weapon					1	1							2	0.50%
Property Check													0	0.00%
Resist Arrest													0	0.00%
Roadside Suspensions													0	0.00%
Robbery													0	0.00%
Sexual Assaults / Interference				1		1							2	0.50%
STEP (Integrated Traffic Enforcement)													0	0.00%
Sudden Death													0	0.00%
Suspicious Persons / Vehicle			2		1	3							6	1.51%
Theft Of Motor Vehicle					1								1	0.25%
Theft Over \$5000													0	0.00%
Theft Under \$5000	1	1		1	5	2							10	2.51%
Trespass Act													0	0.00%
Trespass at Night													0	0.00%
Uttering Threats					1								1	0.25%

Police Report June 2024

There were 2 alarm calls to report for this month.

June 7th @ 0854hrs – Credit Union, member did not attend.

June 7th @ 1950hrs – Friends & Flowers, member did not attend.

June 6 Assist RCMP with a fatal collision.

June 14 Assist JFO with search warrant.

June 14 Assist Summerside with fraud file.

June 16 Assist Summerside with assault file.

June 20 Assist RCMP with arrest warrant.

Year To Date Approved Development Permits Summary Report 2024

Development Permit Category	January	February	March	April	May	June	July	August	September	October	November	December	Total
New Multi-unit Family Dwelling					3								3
New Residential Accessory Structure			1				1						2
New Residential Deck/Fence/Pools					2								2
Other Industrial					1								1
Other Residential additions/alterations						1							1
Total:						1							9

Total Estimated Construction Value
\$16,800,000.00
\$24,000.00
\$15,000.00
\$3,000.00
\$16,842,000.00

DEVELOPMENT PERMITS REPORT

For the period July 08, 2024 to August 08, 2024

Permit Number	Date Permit Issued	PID	Applicant's Name & Address	Telephone Number	Permit Status	Work Type	Type of Construction	Value	Estimated Start	Estimated Finish
			Property Address							
Residential Accessory Structure										
09-2024	07/17/2024	80556000	Ryan Simmonds - [REDACTED]	[REDACTED]	Approved	New	Residential Accessory Structure	\$8,000.00	07/17/2024	12/08/2024
							Description:	Demolition of existing shed and placement of new pre-fabricated 10'x14' shed.		

Sub Total: \$8,000.00

Total: \$8,000.00



Mailing Address:
 55 Victoria Street E
 PO Box 418
 Kensington, PE
 C0B 1M0
 Tel: 902-836-3781
 Fax: 902-836-3741
 Email: CAO@kensington.ca
 Website: www.kensington.ca

For Office Use Only	
Permit #:	09-2024
Date Received:	July 12/24
Date Approved:	July 17/24
PEI Planning:	
Permit Fee: \$	100.- <input checked="" type="checkbox"/> Paid

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 17 Stewart St Property Tax Number (PID): #80556000
 Lot No.: _____ Subdivision Name _____ Current Zoning: Residential
 Are there any existing structures on the property?: No Yes, please describe:
Residential House

Land Purchased from _____ Year Purchased _____

Location of Development	Property Size	
<input type="checkbox"/> North <input type="checkbox"/> East	Road Frontage _____	Acreage _____
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth _____	Area sq. ft. _____

2. Contact Information

APPLICANT Name: Ryan Simmonds Address: _____
 Phone: _____ Cell: _____
 Email: _____ Postal Code: _____
 Same as Above:
 OWNER Name: _____ Address: _____
 Phone: _____ Cell: _____
 Email: _____ Postal Code: _____
 CONTRACTOR, ARCHITECT OR ENGINEER Name: Simmonds Construction Address: _____
 Phone: _____
 Email: _____ Postal Code: _____

3. Infrastructure Components

Water Supply Municipal Private Sewage System Municipal Private

Entrance Way Permit (Department of Transportation and Infrastructure Renewal) Attached

4. Development Description

New Building Renovate Existing Addition Demolition Other

<input type="checkbox"/> Single Family (R1)	<input type="checkbox"/> Commercial (C1)	<input type="checkbox"/> Public Serv./Institution (PSI)	<input type="checkbox"/> Other
<input type="checkbox"/> Semi-Detached (R2)	<input type="checkbox"/> Industrial (M1)	<input checked="" type="checkbox"/> Accessory Building	
<input type="checkbox"/> Multi-Unit Res. (R3)	<input type="checkbox"/> Mini Home (RM1)	<input type="checkbox"/> Decks/Fence/Pools	

Type of Foundation	External Wall Finish	Roof Material	Chimney
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Vinyl Siding	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input checked="" type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
			Width <u>12'</u> Length <u>14'</u>

*new storage
 barn to be
 delivered fall
 2024*

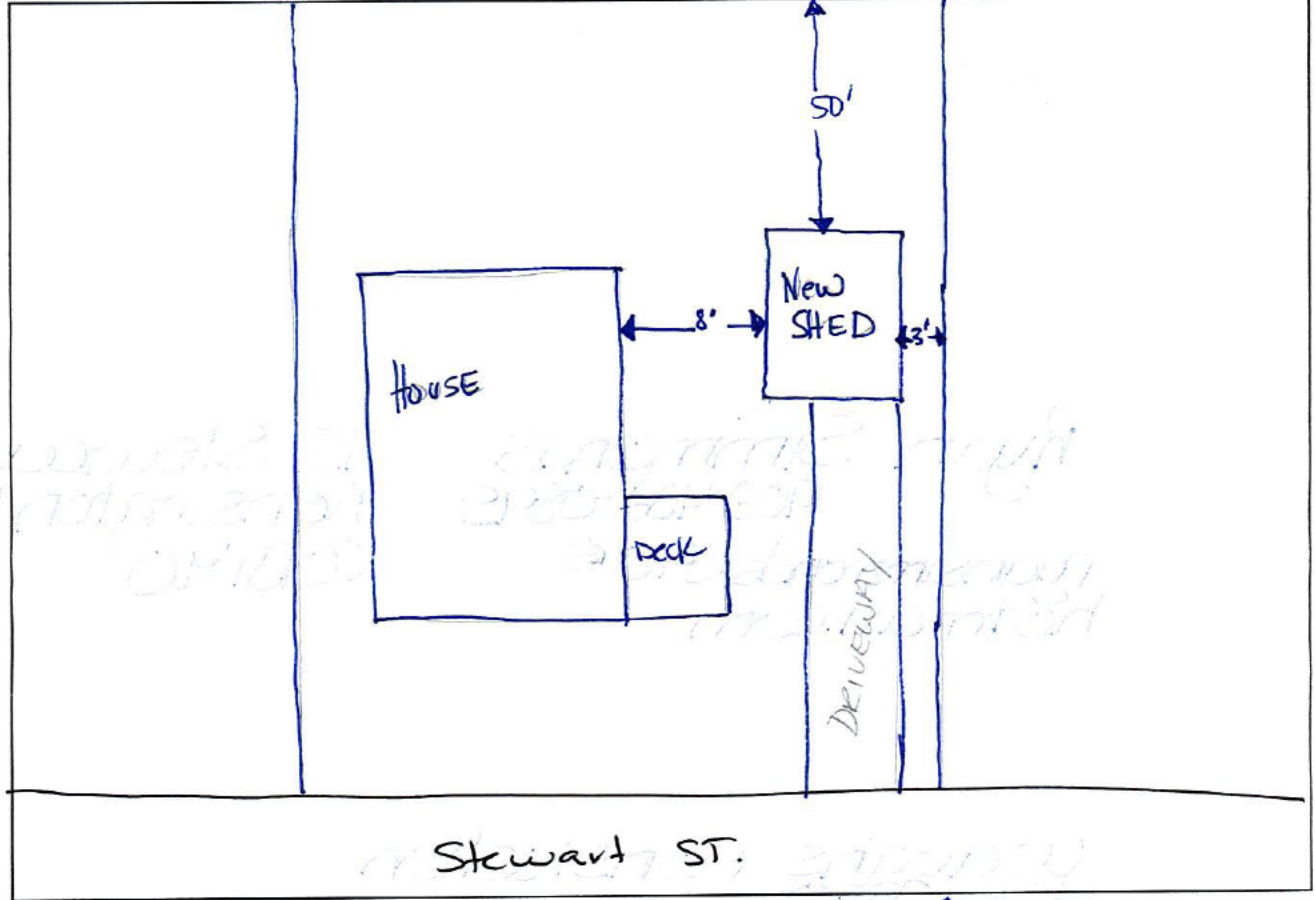
Detailed Project Description: 10' x 14' New shed & removal of existing shed from same location

Estimated Value of Construction (not including land cost): \$8,000

Projected Start Date: July 15/24 Projected Date of Completion: Dec 15/24

Please provide a diagram of proposed construction:

- a) Draw boundaries of your lot.
- b) Show existing and proposed buildings.
- c) Indicate the distance between buildings.
- d) Show location of driveway.
- e) Indicate distance to property lines.



I DO SOLEMNLY DECLARE & CERTIFY:

1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the plans and specifications as submitted.
3. Providing that the Town of Kensington and/or its agents or employees are acting in good faith in the administration of the Town Bylaws, I waive all rights of actions against Town of Kensington and/or its agents or employees in respect of any damages which may be caused through the operation of any provision(s) of its Bylaw or the revoking of a permit for any cause or irregularity or nonconformity with the Bylaw or regulations adopted by the Town of Kensington.
4. I assume responsibility for damage to any Town property including: sidewalks, curbs, streets or other infrastructure and I irrevocably agree to bear the cost of remediation repair or replacement of any Town damaged by myself or by any contractors, agents or employees working on the property which is the subject of this application to the complete satisfaction of the Town of Kensington.
5. Where services are available, properties must be serviced by municipal water and sewer in accordance with the Town of Kensington Water and Pollution Control Corporations minimum standards. I am responsible for costs associated with the connection as outlined in the IRAC (Island Regulatory and Appeals Commission) Regulations. Any connection to water or sewer must be inspected by the Town of Kensington Public Works Department and 24 hrs notice must be given and inspections must be made between the hours of 8 am and 5 pm, Monday to Friday.
6. That I know of no reason why the permit should not be granted in pursuance of the Application, and I make this declaration conscientiously believing it to be true.
7. I agree to comply with all laws of Canada, Province of Prince Edward Island, and Bylaws of the Town of Kensington pertaining to the construction/and use of the development applied for herein.
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for

Signature of Applicant: [Redacted] Date: July 15/24

TOWN OF KENSINGTON – MEMORANDUM

TO: MAYOR AND TOWN COUNCIL, CAO

FROM: ROBERT WOOD, CUC MANAGER

DATE: JUNE 2024

SUBJECT: JUNE 2024 - CREDIT UNION CENTRE REPORT

ATTACHMENT: STATISTICAL REPORT

June 2024

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 9:00am-1:00pm.
- There is a window broken in the Fitplex. The window was removed immediately, and a temporary covering was placed. We are waiting on a contractor to replace the window.

Arena

- Kensington Wild have notified us they are hosting the Atlantic Championship's for U 18 AAA league on April 2 - 6th,2025 and would require use of the facility and all ice-times during these dates.
- Kensington Vipers Jr B are applying to host the 2025 Atlantic's at the end of April.
- Solar installation is complete and running in June.
- Bike rodeo was held and had a large turnout.

Kensington Cash Draw

- **June 6 138.00**
- **June 13 134.00**

- **June 20 143.00**
- **June 27 147.00**

Ball Fields

- Minor Ball and Rec Ball both have all teams playing in June.
- Eastern Fencing approved to install gates to close off the private road at back of Arena. Early July for install date.
- Staff have been upgrading and maintaining the ballfields as required.

Senior Center

- Nothing to Report.

Tennis \ Pickleball Courts KISH

- One tennis court and two pickle ball (portable by the Local Pickleball Club) courts are set up for outdoor use.
- Wind Screens were installed by staff in early June.
- Garbage cans and benches have been placed by staff.

CUC Property

- Outdoor Ball hockey, trail by senior center, skate park, pond are all open and available for use.
- Electric Car chargers have been relocated to the entrance of the arena by the Skateboard Park.
- Funding approval for an extension of the CUC trail system was granted to the Kensington North Watershed. They are working with CUC staff to get the trail completed.

Upcoming Events

- Canada Day July 1st
- Danny Hughes Memorial July 13 – 14, 2024
- Softball PEI July 19 – 20, 2024
- Harvest Festival August 17 – 21, 2024
- Arena opening is tentatively scheduled for September 16, 2024.



Mayor's Report to Town Council

August 12, 2024

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. Agenda's (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 agenda's (along with supporting information) are emailed to the County Line Courier, Journal Pioneer, CTV, and CBC on the Friday afternoon prior to the meetings.

Medical in Prince County – The Mayors of Prince County met again to hear from Health PEI CEO, Melanie Fraser. Thank you to Deputy Mayor Jeff Spencer for attending on my behalf as I was out of the province. Jeff has reported to me that the presentation from Ms. Fraser went well and she updated those in attendance of her plans to continue to improve on the medical services in Prince County as well as get the PCH back to full operating standards as quickly as possible. She also reported she had experienced the challenges and bureaucracy of the hiring process when she was applying for the position of CEO. She committed to addressing this issue along with the other many challenges within the medical field on PEI. The hiring of many doctors and support staff have already been reported in the news and she continues to work on meeting the needs of Islanders.

Gender Based Violence – Town Council, Mr. Baker and Police Chief Sutherland met with the PEI Status of Women Advisory Council to review the findings of their action plan to prevent and end gender based violence. This report followed consultations with many groups in the Kensington area and their report dealt specifically with suggestions for Kensington and the surrounding communities. Following the presentation, a discussion took place around what the Town of Kensington might be able to do to work with the Advisory Council to prevent and eliminate Gender Based Violence. Kensington was chosen because we have our own police force, we have strong leadership between Council and Staff, we have great support from local churches and schools and we work well with the local Chamber of Commerce. The Advisory Council will now prepare a draft of the next steps to be taken and submit an action plan for the Town of Kensington for feedback.

Parking – We have been experiencing issues with vehicles parking at the location of the Robins, Subway, Greco location. Vehicles are parking too close to the sidewalk and encroaching onto the sidewalk, thereby blocking passage by residents in wheelchairs. Barriers or some other solution needs to be installed before a serious accident happens. This is a safety issue and needs to be addressed as quickly as possible. We have already had one incident that I am aware of, where a resident fell out of the wheelchair trying to get around vehicles and landed on the street. Fortunately, it was a red light and no traffic was moving. This concern has been going on now for several months. Police Chief Sutherland has been working with the property owner but they are not



committing to a solution. Police Chief Sutherland is also working with the Provincial Department of Transportation to see what can be done and where the property lines are.

Transit Bus Shelter – A transit bus shelter has been purchased by the Town of Kensington and is located in the Credit Union Center parking lot. T3 Transit have been involved in the discussions on the best location and are looking forward to incorporating this stop into their route. The shelter had to be located on municipal property and this location was deemed most suitable. It will be a much safer stop for T3 Transit customers, will provide a shelter from the weather elements, and also provide a place for T3 Transit users to park their vehicle during the day. T3 Transit are now advising their customers of this route change and the change will take place effective September 3, 2024.

Rowan Caseley, Mayor
Town of Kensington

Town of Kensington - Request for Decision

Date: August 12, 2024	Request for Decision No: 2024-30 (Office Use Only)
Topic: Land Use and Development Bylaw Amendment to Zoning Map – PID No. 77768 – Second Reading and Formal Adoption	
Proposal Summary/Background: <p>An application has been received from the prospective purchaser of a property located at 23 Broadway Street South (PID No. 77768) requesting Town Council’s consideration of re-zoning (bylaw amendment) the property from its current multi-unit residential designation to a commercial designation to facilitate the construction of a commercial use building. Note that there is no requirement for an Official Plan Future Land Use Map amendment as the property currently carries a Commercial designation on the Town’s future land use map.</p> <p>I have spoken to the current owner of the property (seller) and approval was provided to proceed with the application.</p> <p>The proposed Bylaw amendment was initially considered by Committee of Council at their regular meeting, held on April 22, 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 June 5, 2024, and in the Guardian on June 15, 2024 in accordance with the PEI Planning Act and the Town’s Land Use and Development Bylaw. In addition to the newspaper ad, notification letters were delivered to all property owners within 500 feet of the subject property on June 17, 2024, as required by the Town’s Development Bylaw. Written comments were invited for those residents who were unable to attend the meeting. Three written comments were received from neighbouring property owners; with 2 indicating support for the application and one opposed.</p> <p>The public consultation was held on June 26, 2024 at the Kensington Town Hall. Several concerns were noted against the subject application, that are adequately addressed within the attached DV8 report.</p> <p>The Bylaw amendment was considered and approved for first reading at Town Council’s regular meeting held on July 8, 2024.</p>	

The following information is being circulated with this Request for Decision:

1. Re-Zoning Request
2. DV8 Consulting Planning Initial Report (email)
3. DV8 Consulting Planning Final Report
4. Property Conceptual Layout
5. Ad and Mapping information

Benefits:

- N/A

Disadvantages:

- N/A

Discussion/Comments:

Staff have reviewed the relevant information and the DV8 Consulting Planning Report on the proposed Bylaw amendment and are recommending that Town Council give and approve second reading and formal adoption to re-zone the property from Multi-Unit Residential (R3) to Commercial (C1) for the purpose of constructing a commercial development on the property.

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, Approval, and Formal Adoption of Land Use and Development Bylaw Amendment

Resolution 3

WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development 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 June 26, 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 July 8, 2024;

BE IT RESOLVED THAT Kensington Town Council give first reading to amend the Land Use and Development Bylaw to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.

Resolution 4

WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development 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 June 26, 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 July 8, 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. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.

Resolution 5

WHEREAS a request has been received from the prospective owners of a property located at 23 Broadway Street South (PID No. 77768) to re-zone the property from its current Multi-Unit Residential (R3) zoning designation to Commercial (C1) to facilitate the construction of a commercial development 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 June 26, 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 July 8, 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 Land Use and Development Bylaw amendment to re-zone PID No. 77768 located at 23 Broadway Street South, from its current Multi-Unit Residential (R3) designation to Commercial (C1) to facilitate the construction of commercial development on the property.

From: Kelly Watson <kwatson@pcu.ca>
Sent: Friday, April 19, 2024 7:55 AM
To: cao@kensington.ca
Subject: Kensington Rezoning

Hi Geoff

It was good chatting with you yesterday about the potential rezoning for PID 77768.

As discussed, we have an accepted purchase agreement for PID 680900 and 77768 and would like to ensure they are both commercially zoned. Sheldon from Coulson is our realtor if you have any questions from that side of the equation.

Let me know what else you need from me.

Thanks.



Kelly Watson MBA
Chief Financial Officer

Provincial Credit Union
Cell 902-916-2503
www.provincialcu.com

Please update your address book to reflect my new email address: kwatson@pcu.ca.

This email is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this email by persons or entities other than the addressee is prohibited. If you have received this email in error, please contact the sender immediately and delete the material from any computer receiving it in error.

April 26, 2024

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

Re: PID 77768 – Rezoning Request

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 77768 located at 23 Broadway St South. The applicant has made an offer to purchase PID 77768 and 680900 on the condition that both properties are zoned appropriately for commercial use. One would assume that the applicant's intentions are to consolidate these properties for a single development, however no development proposal has been submitted to date.

While both properties are designated as Commercial properties on the Future Land Use Map, only PID 680900 is currently zoned Commercial (C1) on the Zoning Map. PID 77768 is currently zoned Multi-Unit Residential (R3). As such, this application requires a Bylaw amendment process to rezone 77768. Note this application does not require an *Official Plan Future Land Use Map* amendment.

During the Official Plan and Bylaw review process the Town identified the areas most suitable for future commercial development as "the core area and on Route 2, where safe and appropriate access can be provided" (see pg. 22 Official Plan). As such this application is supported by the decisions already made by Council in the adoption of the new Official Plan and the only condition under which this rezoning could be reasonably rejected is if safe and appropriate access cannot be provided for a commercial use.

While I am recommending that this application proceed to a public meeting, I am also recommending that the applicant be required to seek approval from the Province for the intensification of use of the property from residential to commercial.

The Bylaw amendment process includes public engagement which will provide an opportunity for the public to identify any concerns that they may have about the proposed development. The applicant should be advised that while a concept plan is not required to proceed to a public meeting it may be helpful in alleviating any concerns that may be raised.

Following comments received by the public, at the public meeting and/or in writing following the required notification period, I will be happy to provide an updated report on this application.

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

Best regards,

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

Hope Parnham, CSLA MCIP

July 4, 2024

Town of Kensington
PO Box 418 Kensington, PE C0B 1M0
Email: cao@kensington.ca

Re: PID 77768 – 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 77768 located at 23 Broadway St South. The applicant has made an offer to purchase PID 77768 and 680900 on the condition that both properties are zoned appropriately for commercial use (C1 Commercial Zone).

While both properties are designated as Commercial properties on the Future Land Use Map, only PID 680900 is currently zoned Commercial (C1) on the Zoning Map. PID 77768 is currently zoned Multi-Unit Residential (R3). As such, this application requires a Bylaw amendment process to rezone 77768. Note this application does not require an *Official Plan Future Land Use Map* amendment.

During the Official Plan and Bylaw review process the Town identified areas most suitable for future commercial development as "the core area and on Route 2, where safe and appropriate access can be provided" (see pg. 22 Official Plan). As such this application is supported by the policies of the new Official Plan and the only condition under which this rezoning could be reasonably rejected is if safe and appropriate access cannot be provided for commercial use.

The Town held a public meeting on June 26 to receive feedback from the public on the proposed rezoning. Two members of the public spoke to the application with primary concerns relating to additional traffic generation and safety, the state of the sidewalk, the loss of a business from our core area, and potential impact on neighbouring property values. A letter was received in opposition to the rezoning stating that the existing home on the property should be protected for heritage purposes and in consideration of the shortage of housing in the town. Two letters of support were also received from property owners in the area. Kelly Watson (representing the Provincial Credit Union) indicated that commercial properties in the Town are limited and that there are no other commercial properties in the Town that fit what they were looking for.

The public feedback is important information to consider in making a rezoning decision. However, this property has already been identified as an 'infill area' and was previously approved for a change of use in the adoption of the new Official Plan and Future Land Use Map "where safe and appropriate access can be provided". The applicant has received approval from the province for the intensification of use of the property from residential to commercial. More specifically, the provincial traffic data engineer indicated that "*The subject parcels (PID's 77768 and 680900) are located along the Infilling Area of Route 2. As such, the Department of Transportation and Infrastructure (DTI) does not oppose the proposed Change of Use of PID: 77768 from Multi-Unit Residential to Commercial. Once a concept plan is prepared for the properties, we'd ask that a copy be submitted to DTI for further review and comments.*"

The public's specific concerns regarding traffic safety, increased traffic and the sidewalk condition are more likely to be addressed as the properties in this area on Rte 2 are redeveloped for higher density residential and/or commercial uses. Development drives infrastructure upgrades, it rarely occurs the other way around. When the proposed development site plan is reviewed, the driveway access location and sight lines will be assessed to ensure safe access. With regards to the loss of a single detached dwelling, the Town is more likely to see further infill and redevelopment of the properties on Rte 2 for higher density residential uses by supporting applications such as the one in question.

I am recommending that Council approve the amendment to the *Zoning Map in the Land Use and Development By-law* and rezone PID 77768 located at 23 Broadway St South to C1-Commercial.

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

Best regards,



Hope Parnham, CSLA RPP MCIP

Dv8 Consulting

**MALPEQUE BAY CREDIT
UNION CONCEPT DESIGN**

PRE-EXISTING BYLAWS AND CONDITIONS

PID NO.77768
CURRENTLY ZONED
MULTI-UNIT RES. (R3)

PRE-EXISTING HOUSE

PRE-EXISTING DRIVEWAY

PID NO.77768
CURRENTLY ZONED
COMMERCIAL (C1)

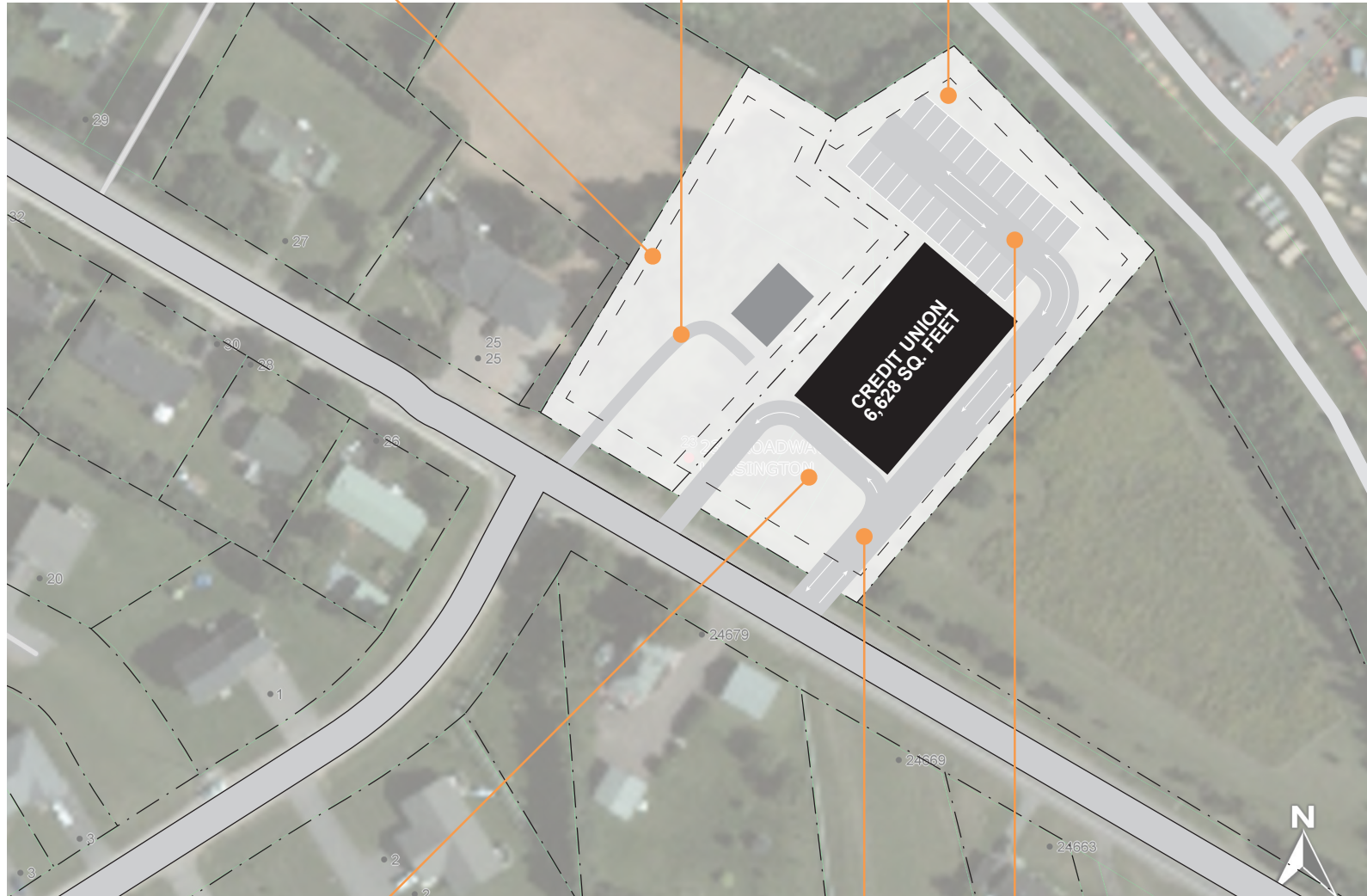


STRATEGY A – ADJUST PROPOERTY LINES AND DRIVEWAY AND RETAIN PRE-EXISTING HOUSE.

**PROPOSED ZONE ADJUSTMENT
MULTI-UNIT RES. (R3)**

**PROPOSED DRIVEWAY
RE-ADJUSTED AWAY FROM
BANK DRIVEWAY**

**PROPOSED ZONE ADJUSTMENT
COMMERCIAL (C1)**



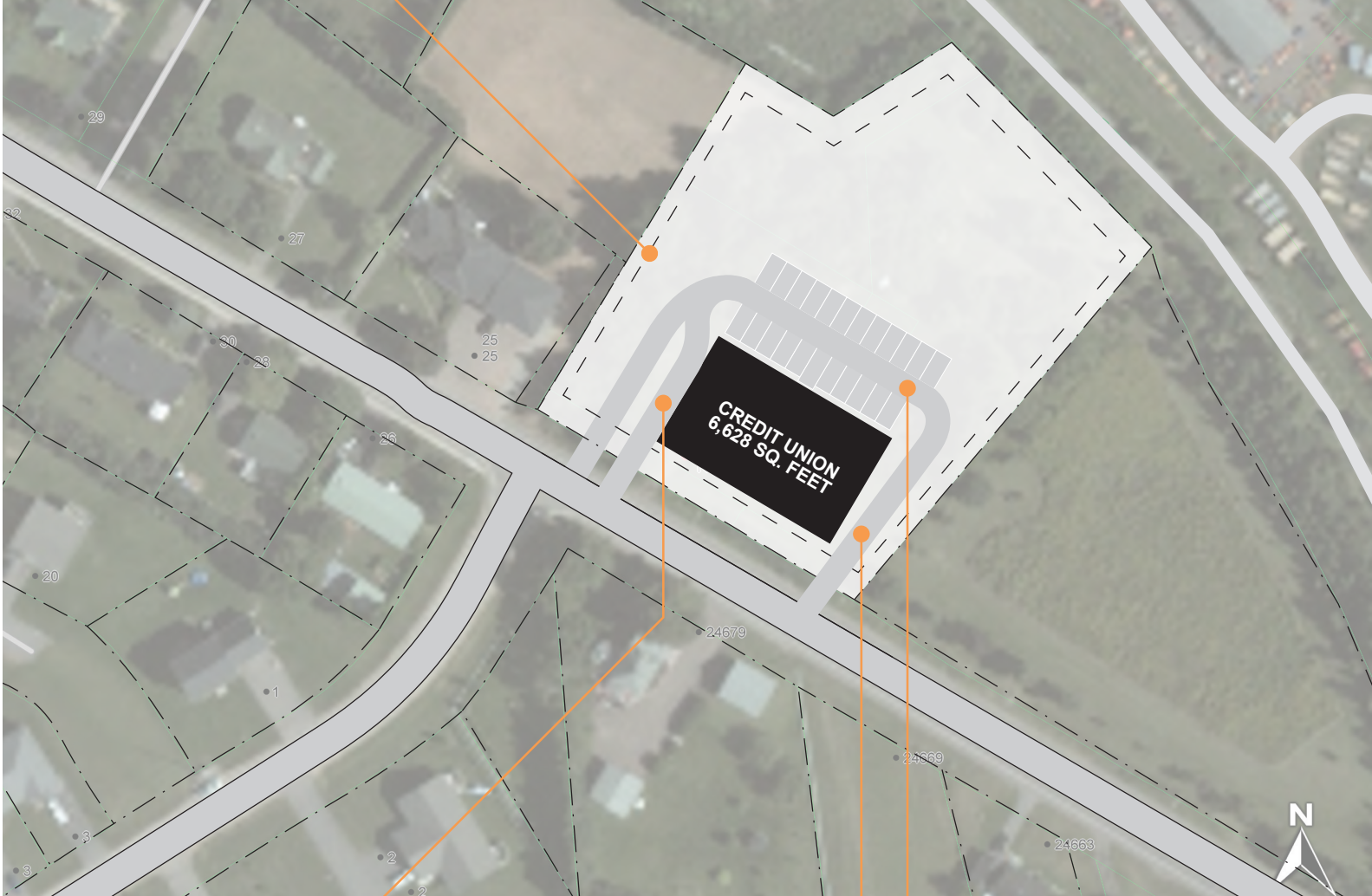
**DRIVE-THROUGH
ATM**

2-WAY DRIVEWAY

**22 PARKING STALLS
(1 STALL/ 300 SF)**

STRATEGY B – REMOVE PRE-EXISTING HOUSE AND COMBINE THE TWO PROPERTIES

**PROPOSED ZONE COMBINATION
COMMERCIAL (C1)**



**DRIVE-THROUGH
ATM**

1-WAY DRIVEWAY

**22 PARKING STALLS
(1 STALL/ 300 SF)**



CONCEPT FLOOR PLAN



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

June 13, 2024

RE: Notice to Property Owners in the Vicinity of PID No. 77768 – 23 Broadway Street South

Dear Property Owner:

An application has been made by the prospective owners of PID No. 77768 – 23 Broadway Street South (Provincial Credit Union) to the Town of Kensington to consider re-zoning the property, from its current Multi-Unit Residential Zone (R3) designation to Commercial (C1) to facilitate a commercial development on the property.

The information on the back side of this letter was advertised in The County Line Courier and the Gurdian 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 do not hesitate to contact the undersigned at (902) 836-3781.

Best Regards,

Geoff Baker
Chief Administrative Officer
Town of Kensington



**Town of Kensington
Notice of Public Meeting**

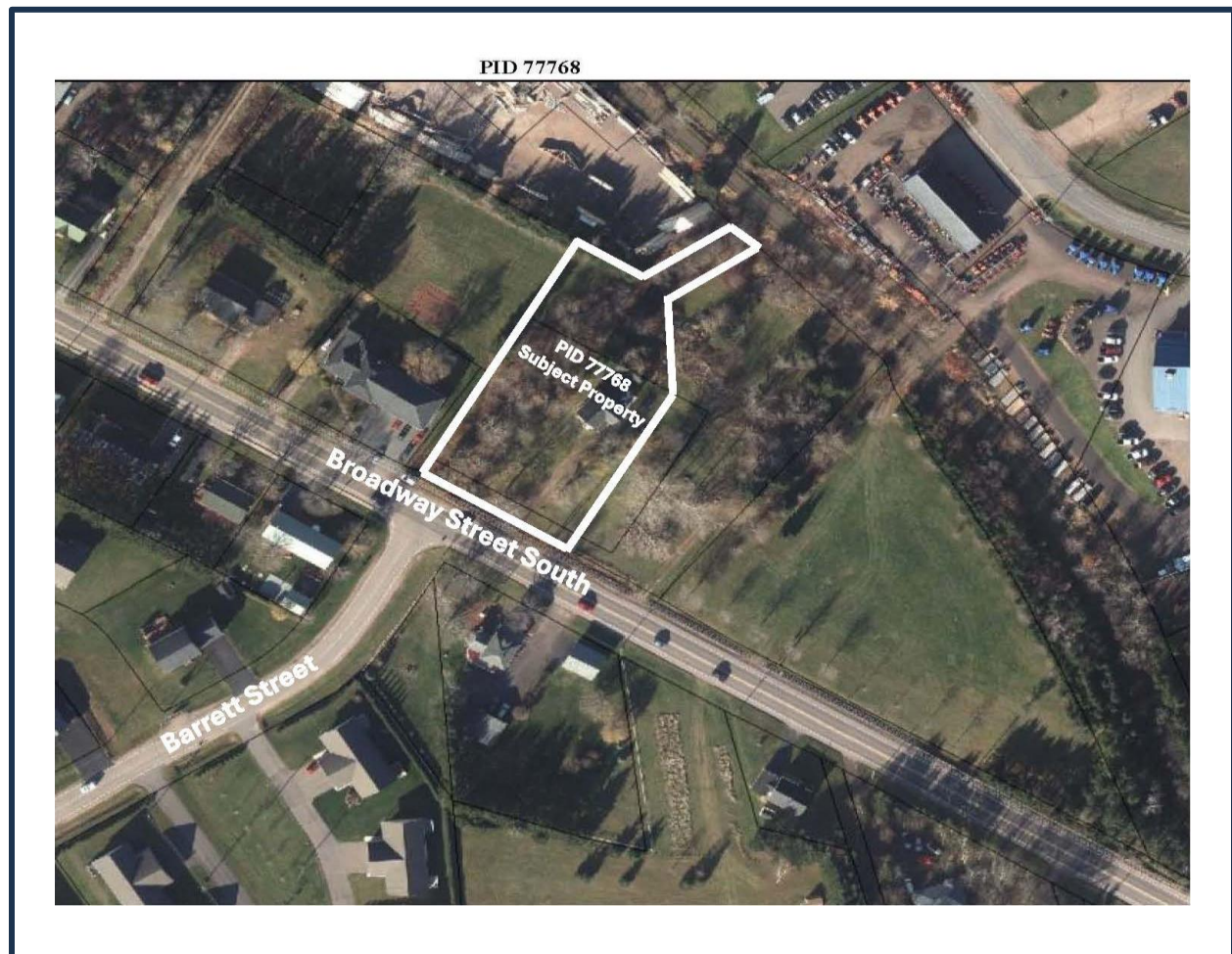
Take notice that, pursuant to the Planning Act and the Town of Kensington's Zoning and Subdivision Control (Development) Bylaw, a Public Meeting will be held at 6:30 PM on Wednesday, June 26, 2024, at the Kensington Town Hall, 55 Victoria Street East, Town of Kensington.

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 Land Use and Development Bylaw:

- To re-zone PID No. 77768 (23 Broadway Street South) from Multi-Unit Residential (R3) to Commercial (C1) for the purpose of constructing a commercial building.

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/>. A copy of the application is also available for viewing at the Kensington Town Hall. 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 June 26, 2024.

Geoff Baker
Chief Administrative Officer



Town of Kensington - Request for Decision

Date: July 23, 2024	Request for Decision No: 2024-31 (Office Use Only)
Topic: Land Use and Development Bylaw Amendment (First Reading) and Official Plan Amendment – PID No. 792580	
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 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 comment was received from a neighbouring property owner requesting that Town Council restrict the re-zoning of the property to R2.

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

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 approve an amendment to the Official Plan Future Land Use Map and to give and approve first reading 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.

Options:

1. Approve the Official Plan Amendment and give and approve first reading of the Bylaw amendment, as proposed.

2. Not proceed with the Plan or 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:

Official Plan (Future Land Use Map) Amendment

WHEREAS a request has been received from the prospective owners of PID No. 792580, being lands of Webster Enterprises Ltd., to amend the Town of Kensington Official Plan Future Land Use Map to re-zone PID No 792580, along Douglas Street, from Low Density Residential (R1) to Multi-Unit Residential (R3) for the purpose of constructing a mixed-use residential development on the property;

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

AND WHEREAS Town Council has examined the Official Plan to ensure that the proposed amendment is supported by the policies of the Plan;

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 Official Plan Future Land Use Map amendment;

BE IT RESOLVED that an amendment to the Future Land Use Map, that is part of the Town's Official Plan, to change the future land use designation of PID No 792580 along Douglas Street from Low Density Residential to Medium Density Residential, be hereby approved.

First Reading and Approval of Land Use and Development Bylaw Amendment

Resolution 1

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;

BE IT RESOLVED THAT Kensington Town Council give first 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 2

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 a first time at this meeting;

BE IT RESOLVED THAT Kensington Town Council formally approve and adopt first 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.



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

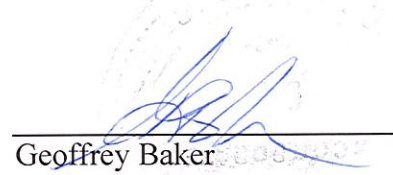
Effective Date: The effective date of this Bylaw is the date as signed by the Minister of Communities, Land and Environment.

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

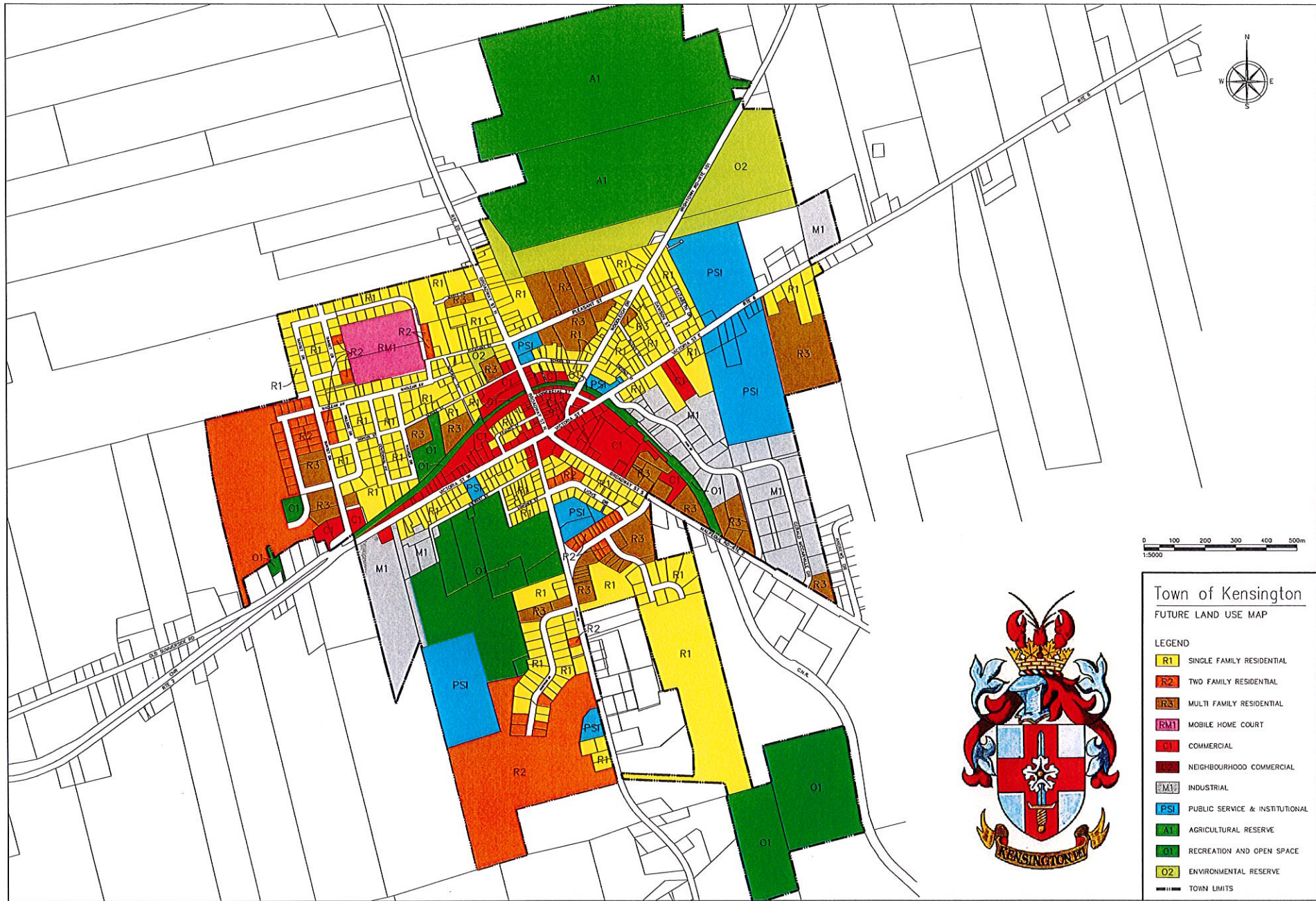
Signature of Minister:

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:

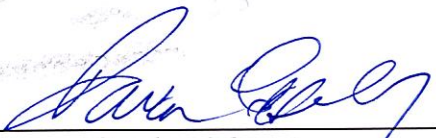
The zoning of PID No's. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Zoning Map] of the Town of Kensington Zoning and Subdivision Control (Development) Bylaw, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation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

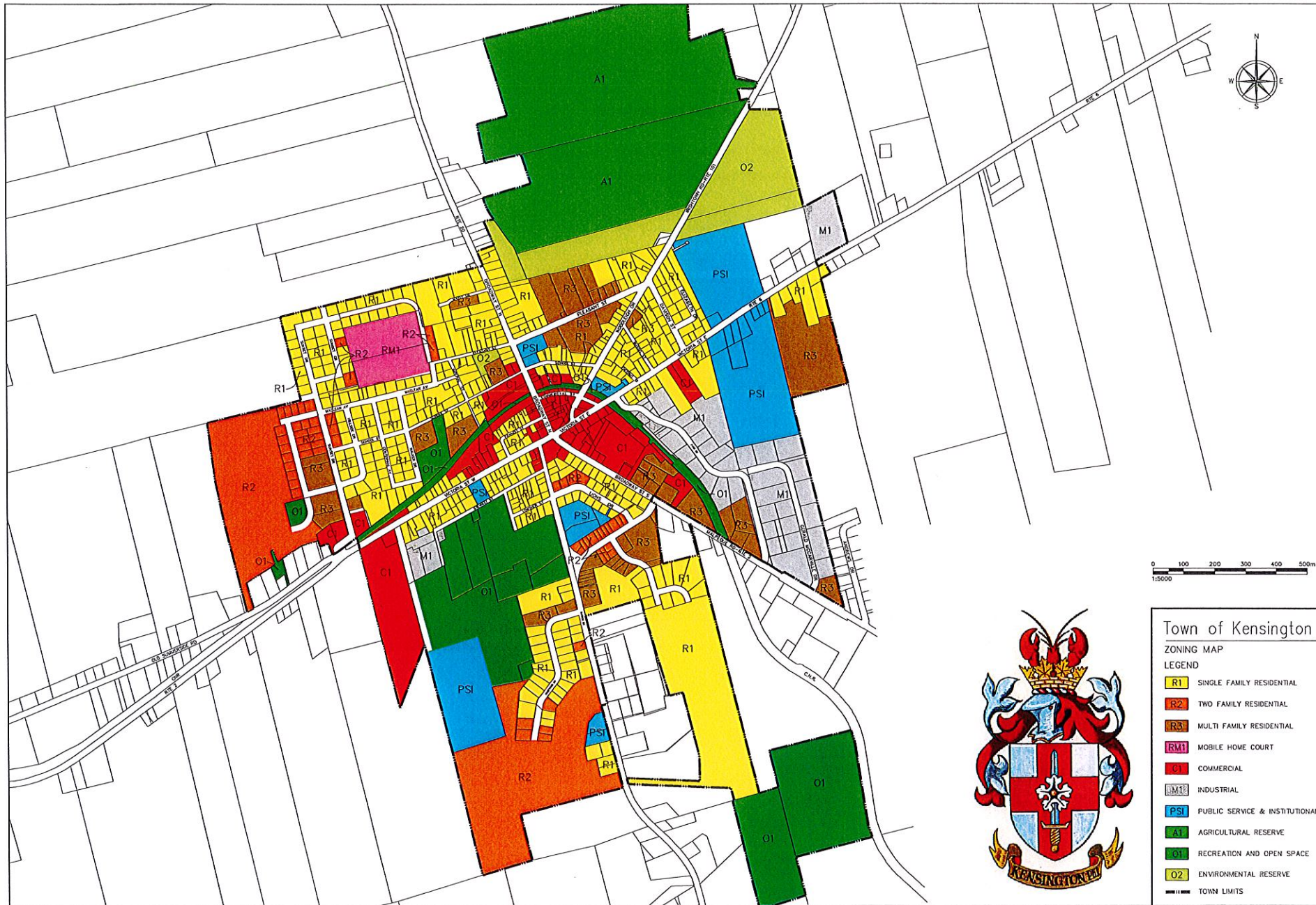
Signature of Minister:

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



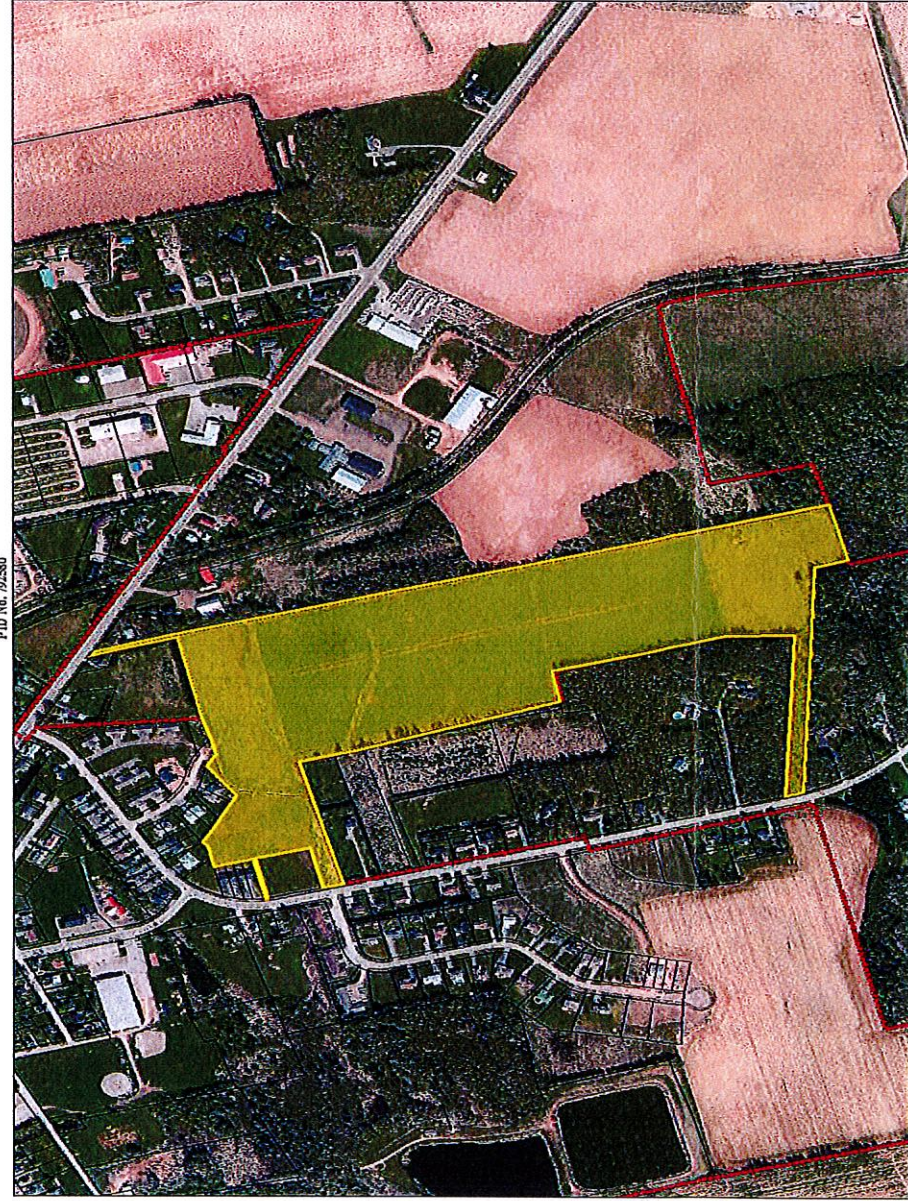
Town of Kensington
ZONING MAP
LEGEND

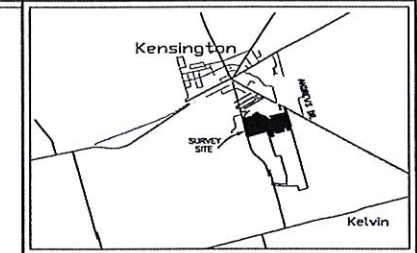
- R1 SINGLE FAMILY RESIDENTIAL
- R2 TWO FAMILY RESIDENTIAL
- R3 MULTI FAMILY RESIDENTIAL
- RM1 MOBILE HOME COURT
- C1 COMMERCIAL
- M1 INDUSTRIAL
- PSI PUBLIC SERVICE & INSTITUTIONAL
- A1 AGRICULTURAL RESERVE
- O1 RECREATION AND OPEN SPACE
- O2 ENVIRONMENTAL RESERVE
- TOWN LIMITS

792580 Zoning Map



PID No. 792580

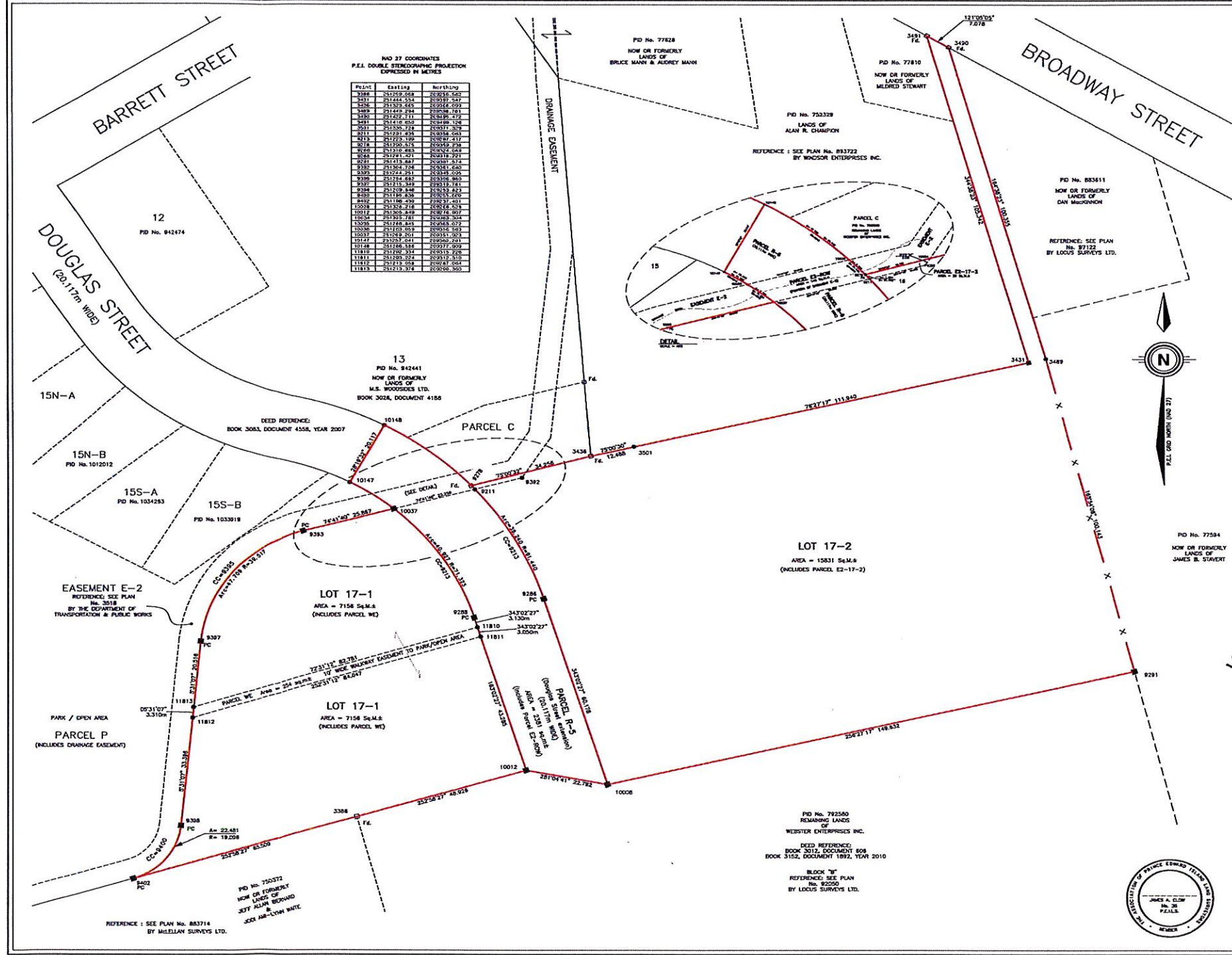




KEY PLAN
1:50,000

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

Point	Easting	Northing
9388	251259.268	252526.562
9401	251444.334	252377.547
9406	251223.650	252526.562
9409	251449.284	252328.781
9410	251449.284	252328.781
9481	251416.630	252489.128
9482	251259.278	252526.562
9511	251259.278	252526.562
9512	251259.278	252526.562
9513	251223.109	252687.417
9514	251200.212	252526.562
9515	251200.212	252526.562
9516	251200.212	252526.562
9517	251200.212	252526.562
9518	251200.212	252526.562
9519	251200.212	252526.562
9520	251200.212	252526.562
9521	251413.687	252381.273
9522	251413.687	252381.273
9523	251413.687	252381.273
9524	251413.687	252381.273
9525	251413.687	252381.273
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9597	251413.687	252381.273
9598	251413.687	252381.273
9599	251413.687	252381.273
9600	251413.687	252381.273



- 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 LOT 19
 PRINCE COUNTY 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.

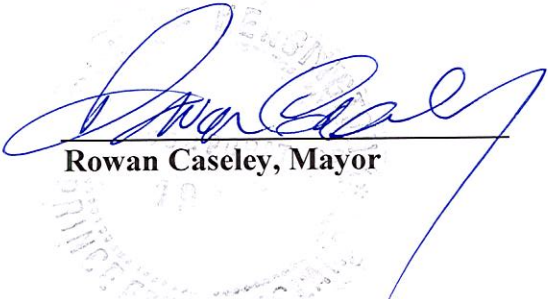
Official Plan Future Land Use Map Amendment:

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



Town of Kensington - Request for Decision

Date: July 25, 2024	Request for Decision No: 2024-32 (Office Use Only)
Topic: Consolidation of lands of Ian and Kristen Ross - PID No's 78915 and 78923	
Proposal Summary/Background: The attached Consolidation Plan #24076-C01, dated July 18, 2024, drawn by Locus Surveys Ltd. was submitted by Ian Ross, owner of PID No.'s 78915 and 78923 (71 Woodleigh Drive), along with a request to consolidate the properties into a singular parcel (Lot 24-1). Attached to this request for decision is the proposed plan of consolidation.	
Benefits: <ul style="list-style-type: none">• N/A	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: Development Control Bylaw Considerations The current zoning of the properties is as follows: PID NO. 78915, 78923 – C1 – Commercial Minor lot subdivisions and consolidations are dealt with under section 6 of the Town's Land Use and Development Bylaw. While section 6 deals primarily with larger scale subdivisions, i.e. multi-lot development, section 6.12 allows the Development Officer to approve applications for subdivisions with up to 4 lots, partial lots and lot consolidations at its discretion, having regard for only those provisions of the bylaw which it deems applicable to each individual application, provided the application conforms with all other sections of the Bylaw.	

Staff have reviewed the consolidation plan and find it in general compliance with the Land Use and Development Bylaw.

Options:

1. Approve the lot consolidation, as recommended.
2. Not approve lot consolidation.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

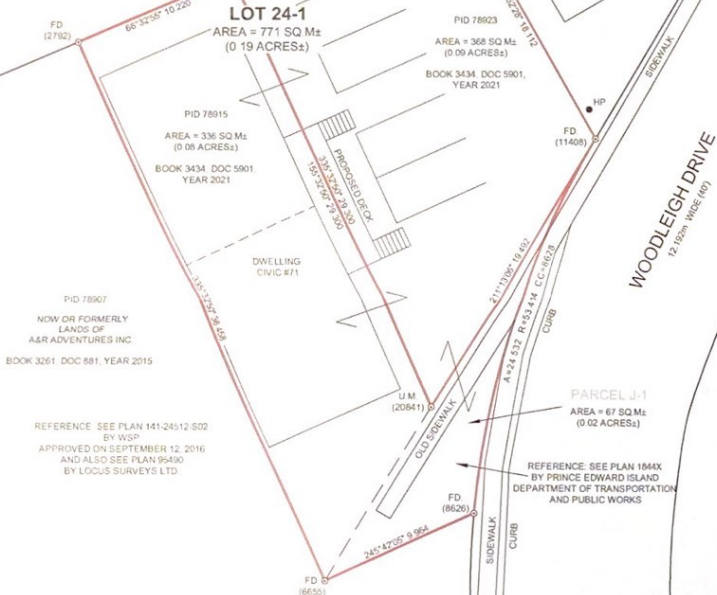
It is recommended that Town Council consider and adopt the following resolution:

BE IT RESOLVED THAT Town Council approve consolidation plan #24076-C01 to consolidate PID No's 78915 and 78923 into Lot 24-1, being lands of Ian and Kristen Ross.



PID 78717
 NOW OR FORMERLY
 LANDS OF
 VAST-AUTO DISTRIBUTION ATLANTIC
 LTD./VAST-AUTO DISTRIBUTION
 ATLANTIQUE LTEE
 BOOK 3242, DOC 1136, YEAR 2014
 BOOK 3232, DOC 3343, YEAR 2014
 REFERENCE SEE PLAN 07061
 BY LOCUS SURVEYS LTD.

PID 78733
 NOW OR FORMERLY
 LANDS OF
 DANIEL SCOTT ANDERSON
 AND
 ALANNA JULIANNA IRENE ALCHORN
 BOOK 3354, DOC 1110, YEAR 2019
 DWELLING
 CIVIC #69
 REFERENCE SEE PLAN 141-23066-S01
 BY LOCUS SURVEYS LTD.
 APPROVED ON OCTOBER 14, 2014



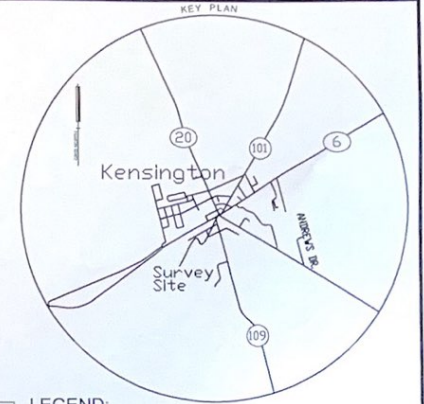
PID 78907
 NOW OR FORMERLY
 LANDS OF
 A&R ADVENTURES INC
 BOOK 3261, DOC 881, YEAR 2015

REFERENCE SEE PLAN 141-24512-S02
 BY WSP
 APPROVED ON SEPTEMBER 12, 2016
 AND ALSO SEE PLAN 95490
 BY LOCUS SURVEYS LTD.

PARCEL J-1
 AREA = 67 SQ M±
 (0.02 ACRES±)
 REFERENCE SEE PLAN 1844X
 BY PRINCE EDWARD ISLAND
 DEPARTMENT OF TRANSPORTATION
 AND PUBLIC WORKS

NAD83 (C S R S) COORDINATES
 P E I DOUBLE STEREOGRAPHIC PROJECTION
 EXPRESSED IN METRES

Point	Northing	Easting
2792	709891.174	351054.621
6655	709857.986	351069.712
8626	709862.087	351076.793
8628	709857.759	351132.031
11407	709901.060	351077.414
11408	709885.238	351086.229
20840	709895.241	351063.997
20841	709868.569	351076.126



APPROVAL STAMP



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
- HP HYDRO POLE

NOTES:

FIELD SURVEYS WERE CARRIED OUT ON JULY 9, 2024.
 THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.
 COORDINATES SHOWN HEREON ARE DERIVED FROM OBSERVATIONS TO LOCAL FID CONTROL MONUMENTS. PLANE COORDINATES PUBLISHED THEREON ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM NAD83 (CSRS).

THE DESIGNATOR, LOT 24-1, ORIGINATES WITH THIS DRAWING.
 THE DESIGNATOR, PARCEL J-1 ORIGINATES WITH DRAWING 1844X BY PRINCE EDWARD ISLAND DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.
 LOT 24-1 IS A CONSOLIDATION OF PIDS 78915 AND 78923 AND INCLUDES PARCEL J-1.
 FINAL APPROVAL IS REQUESTED FOR LOT 24-1.



LOCUS SURVEYS LTD.
 18 PARK ROAD
 P.O. BOX 33
 KENSINGTON, P.E.I.
 C0B 1W0
 PHONE 902-836-3823

Plan of Survey Showing
 LOT 24-1, being a Consolidation of
 Lands of
 IAN G. ROSS and KRISTEN A. ROSS

SURVEYOR'S CERTIFICATE

I, JAMES A. CLOW, PRINCE EDWARD ISLAND SURVEYOR, 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.

DATED THIS 18TH DAY OF JULY, 2024



James A. Clow
 JAMES A. CLOW, P.E.I.L.S.



DATE JULY 18, 2024
 DWG NO 24076-C01
 DRAWN BY AW

Town of Kensington - Request for Decision

Date: August 6, 2024	Request for Decision No: 2024-33
Topic: Victoria Street West Infrastructure Extension – Tender Award	
Proposal Summary/Background: <p>The Town recently issued tender documents, through WSP, for the extension of the water and sewer system along Victoria Street West to accommodate a 34-unit housing development. The project generally includes a 120 metre extension of the water system and a 110 metre extension of the sewer system, including all required appurtenances and asphalt reinstatement. The water will be extended along Victoria Street West and the sewer through an easement from the Business Park.</p> <p>The Victoria Street West Infrastructure Extension tender closed at 2:00 pm on Thursday, June 25, 2024, with four bids being received as follows:</p> <ul style="list-style-type: none">• Curran and Briggs Ltd. - \$204,757.00 plus HST• Landmark Construction - \$216,890.00 plus HST• AJL Ltd. - \$224,815.00 plus HST• Island Coastal Services - \$258,730.00 plus HST <p>The tenders were reviewed by WSP and deemed compliant (recommendation attached). Therefore, it is recommended that the contract be awarded to Curran and Briggs Ltd. in the amount of \$204,757.00 plus HST as they were the low bidder and capable in all respects to complete the required work. The project schedule is set for a total of 3 weeks with the project start date set for August 26, 2024.</p>	
Benefits: <ul style="list-style-type: none">• Will extend the Town’s water and sewer system to accommodate a much-needed housing development.	
Disadvantages: <ul style="list-style-type: none">• None noted.	

Discussion/Comments:

It is recommended by the CAO that Town Council proceed with the award of the tender of the Victoria Street West Infrastructure Extension Curran and Briggs Ltd.

The project is funded through the Town’s Direct Allocation under the Canada Community Building Fund. The original project cost estimate provided by WSP was set at \$295,314.25, including contingency (not including engineering fees). With engineering fees estimated at \$25,800.00 the total cost of the project is now proposed at \$230,557.00 resulting in an underage on the project of approximately \$73,000.00. The remaining funds are proposed to be allocated in the Town’s new Capital Investment Plan for the Canada Community Building Fund Agreement expected in late 2024/early 2025.

Options:

1. Award the tender, as recommended.
2. Not award the tender.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

\$204,757.00 plus HST
(HST fully recoverable)

Source of Funding:

Canada Community Building Fund (Gas Tax) – Direct Allocation

Recommendation:

That Town Council consider and adopt the following resolution(s):

BE IT RESOLVED THAT Kensington Town Council award the contract for the Victoria Street West Infrastructure Extension to Curran and Briggs Ltd. as per their tender submission in the amount of \$204,757.00 plus HST.



July 26, 2024

Mr. Geoff Baker, CAO
Town of Kensington
55 Victoria Street East
Kensington, PE
C0B 1M0

Dear Mr. Baker:

Subject: Victoria Street West Infrastructure Extension, Kensington - 2024 - Tender Results

Tenders were received for the above project at 2:00 PM, Thursday, June 25, 2024, and have been reviewed and verified and are attached for your reference.

A summary of the tenders is as follows:

<u>Low Bidder</u>	<u>Bid Amount</u>	<u>Construction Duration</u>
• Curran and Briggs Limited	\$235,470.55	Aug. 26/2024 – Sept. 13/2024 = 3 construction weeks
<u>Other Bidders</u>		
• Landmark Construction	\$249,423.50	Oct. 02/2024 – Oct. 18/2024 = 2.5 construction weeks
• AJL Limited	\$258,537.25	Aug. 26/2024 – Sept. 20/2024 = 4 construction weeks
• Island Coastal Services	\$297,539.50	Aug. 12/2024 – Aug. 30/2024 = 3 construction weeks

It is therefore recommended that the project be awarded to the low bidder, Curran and Briggs Limited, for the bid amount of \$235,470.55, including HST, if the necessary funds are available.

If you have any questions or require further information, please contact me at your convenience.

Best regards,

Luc Van Hul, FEC, P.Eng.

LVH/gd
Encl.

cc: 1. Morley Foy, P.Eng. – Dept. of Environment and Climate Action (Permit No. P2024-36)
2. Ben Lanigan, P.Eng. – Dept. of Environment and Climate Action
2. Sam Clow – Island Regulatory & Appeals Commission
3. Paul Strain – Dept. of Environment (Permit No. PT24-010)

WSP ref.: CA0033254.0779

Kensington & Area Senior Surfers Annual Report- June 2024

To: Town of Kensington, Mayor Caseley and Councillors

Date: June 30. 2024

Our annual meeting was held June 10, 2024, and the executive for the upcoming year is:

Past President- Louise Weeks

President- Laretta Balderston

Vice President- Marlene Ramsay

Secretary- Eleanor Evans

Treasurer- Iva Schurman

Directors/ Program Committee- Carol Evans

Sandra Harrington

Marianne LaFleur

Auditors- Mabel Thompson

Norma Wall

We have had a busy and productive year! Throughout the year we have had many guest speakers: Shelly King from the Alzheimers' Society of PEI, Michelle Johnson from CRA, Dawn Campbell of Island First Aid Services, Barb Ramsay who is the Minister of Social Development and services accompanied by Haley Arsenault from PEI Senior's Federation, Marcy Bouchie from Age Friendly PEI accompanied by Barb Mayhew of My Island Bistro and Paul Stevens and Mark Greenan Citizen Services Specialist, Atlantic Region, Employment& Social Development Canada.

Thanks to the Entertainers and Speakers Grant we enjoyed music by Ken Ramsay in February and by Jimmy and Friends in March. Jessie Adams recited a poem, Leprechauns, at our March meeting in keeping with the theme of St. Patrick's Day. We learned about the Friendly Visitor Program and we have a couple of members who are waiting for their orientation- this is a program that allows a visitor to meet &/or call a senior who is alone.

We enjoyed a delicious turkey dinner at the Lion's Club in December followed by games and music by our own Mary Cousins and Trudy Corbett. Our Program committee always ensured our centre was decorated for any special event and there were treats to enjoy.

In February we were gifted a donation of \$700.00 from the Lions' club to be used solely by our members for our members; therefore we enjoyed a lunch together at Lotus Garden, Kensington.

Our club was very well represented at the meetings of the PEI Senior's Federation in Stanley Bridge and Fort Augustus respectively.

We have received grants which allow us to do many activities such as wreath making, card making, driftwood painting, glass on glass creations, weekly exercise activities, the Wellness Program which meets every Monday morning and then a different group Monday evening and our very successful weekly sessions of seniors and high school students getting together to learn new things and share ideas and information- a great intergenerational time!

We now have a presence on Facebook where Iva Schurman puts reminders of what events are happening at our club. Our membership has increased to 73. This year we will be honoring 4 of our members with their lifetime membership!

Our club is well used: Mondays-9am and 6 pm- Wellness sessions (Carol Evans)

Tuesdays-1pm- Crafts, Quilting, Knitting, Fidget blankets

Wednesdays-1pm- Quilting/Community Quilters

Thursdays- 11am-Exercise Classes- (@2.00 per class)

- 1pm- Ruby's Games

Fridays- 1:15- Computer/laptop sessions

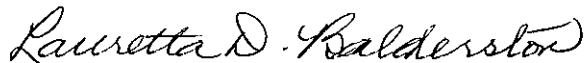
6:30- Guitar and Singing

We would like to thank the Town of Kensington for refreshing our walls with a much needed coat of paint- what a difference that has made!

We meet on the second Monday of every month September- June at 1pm.

We strive to meet the needs of the seniors of Kensington and surrounding areas by helping them to stay informed on issues of importance to them and by providing a welcoming environment for all to meet and socialize! Thank you for allowing us a centre where we can do all that we do!

Sincerely,



Laurretta Balderston- President- Kensington Senior Surfers