



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

***Wednesday, July 24, 2024
Following Public Consultation***

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

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

Town of Kensington
Special Meeting of Town Council
Wednesday, July 24, 2024 – *Following Public Meeting*

1. Call to Order/Land Acknowledgement

2. Adoption of Agenda

3. Declaration of Conflict of Interest

4. New Business

4.1 **Request for Decisions**

4.1.1 RFD2024-30 – Land Use and Development Bylaw and Official Plan
Amendment – PID No 792580

5. Adjournment

Town of Kensington - Request for Decision

Date: July 23, 2024	Request for Decision No: 2024-30 (Office Use Only)
Topic: Land Use and Development Bylaw Amendment 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 single unit 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 must 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 following information is being circulated with this request for decision:</p> <ol style="list-style-type: none">1. Re-Zoning Request2. DV8 Consulting Preliminary Report3. 2017 Approval from the Minister of Communities, Land and Environment4. Public Notice Letter to Residents Impacted by the Application	
Benefits: <ul style="list-style-type: none">• 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 Single Unit 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 change the future land use designation of PID No 792580, along Douglas Street, from Single Unit 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 Single Unit Residential (R1) to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property, 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 Single-Unit 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 Single-Unit 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 Single-Unit 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 Single-Unit Residential (R1) designation to Multi-Unit Residential (R3) to facilitate the construction of a mixed-use residential subdivision on the property.



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

June 23, 2024

Town of Kensington
PO Box 418 Kensington, PE
C0B 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,



Hope Parnham, CSLA MCIP



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

Communities,
Land and
Environment

Communautés,
Terres et
Environnement



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:

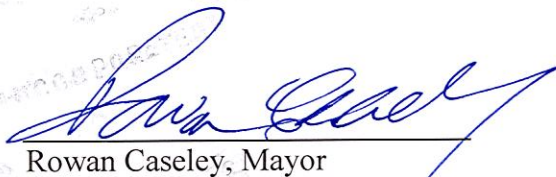
The land use of PID No. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Future Land Use Map] of the Town of Kensington Official Plan, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation of Single Unit Residential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

Appendix: Map

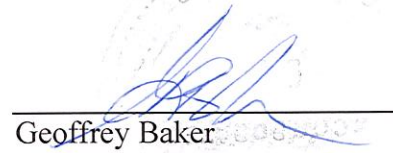
Effective Date: The effective date of this Bylaw is the date as signed by the Minister of Communities, Land and Environment.

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

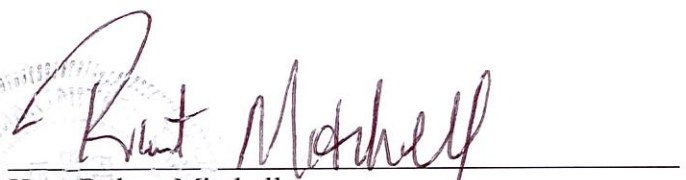


Geoffrey Baker
Chief Administrative Officer

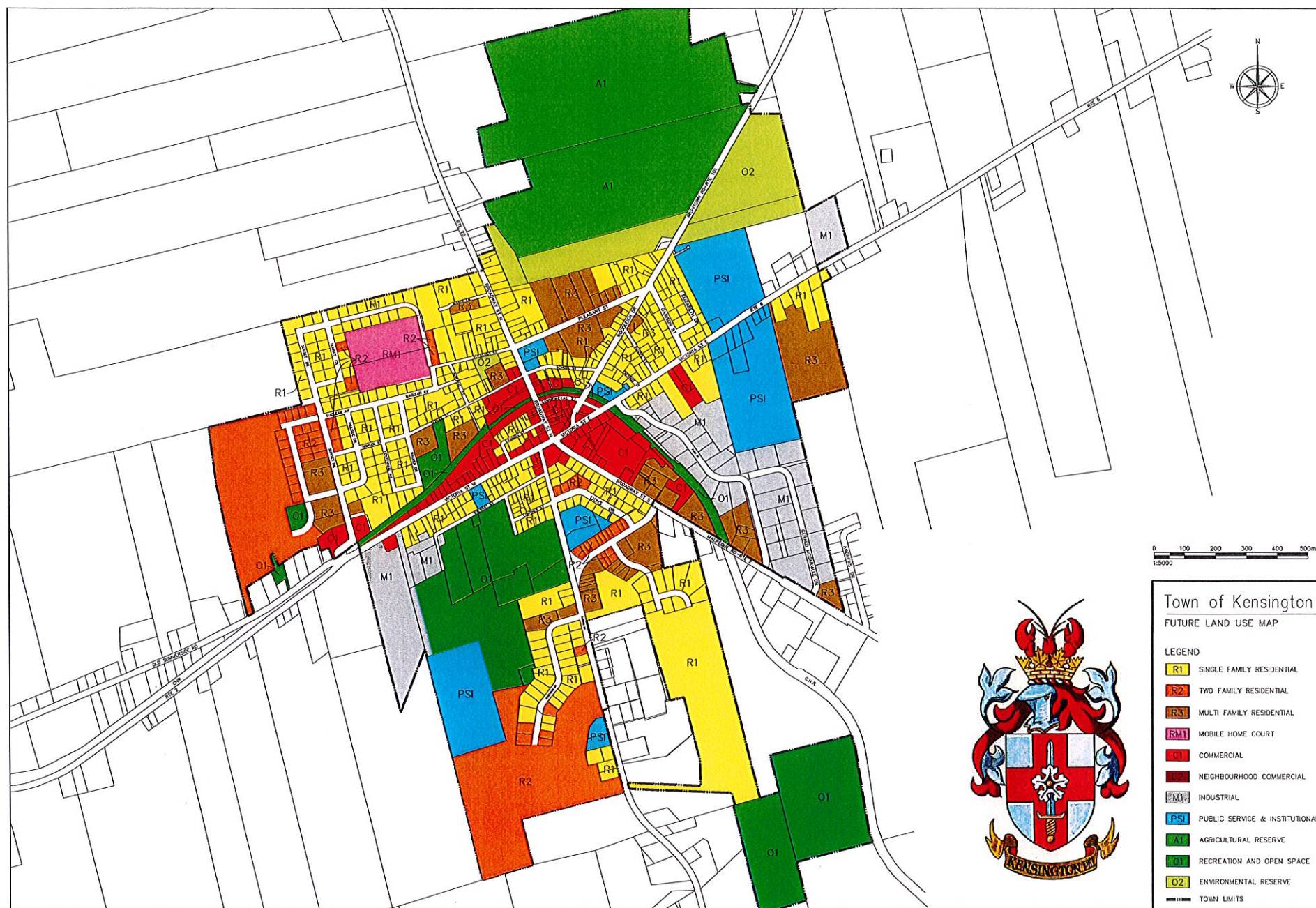
Signature of Minister:

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:

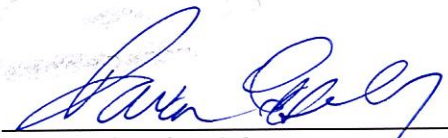

The zoning of PID No's. 792580 (Lots 17-1 & 17-2 and remainder of PID No 792580) along Douglas Street, as shown on Appendix A [Zoning Map] of the Town of Kensington Zoning and Subdivision Control (Development) Bylaw, is designated as Multi Unit Residential (R3), hereby excluding it from its former designation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

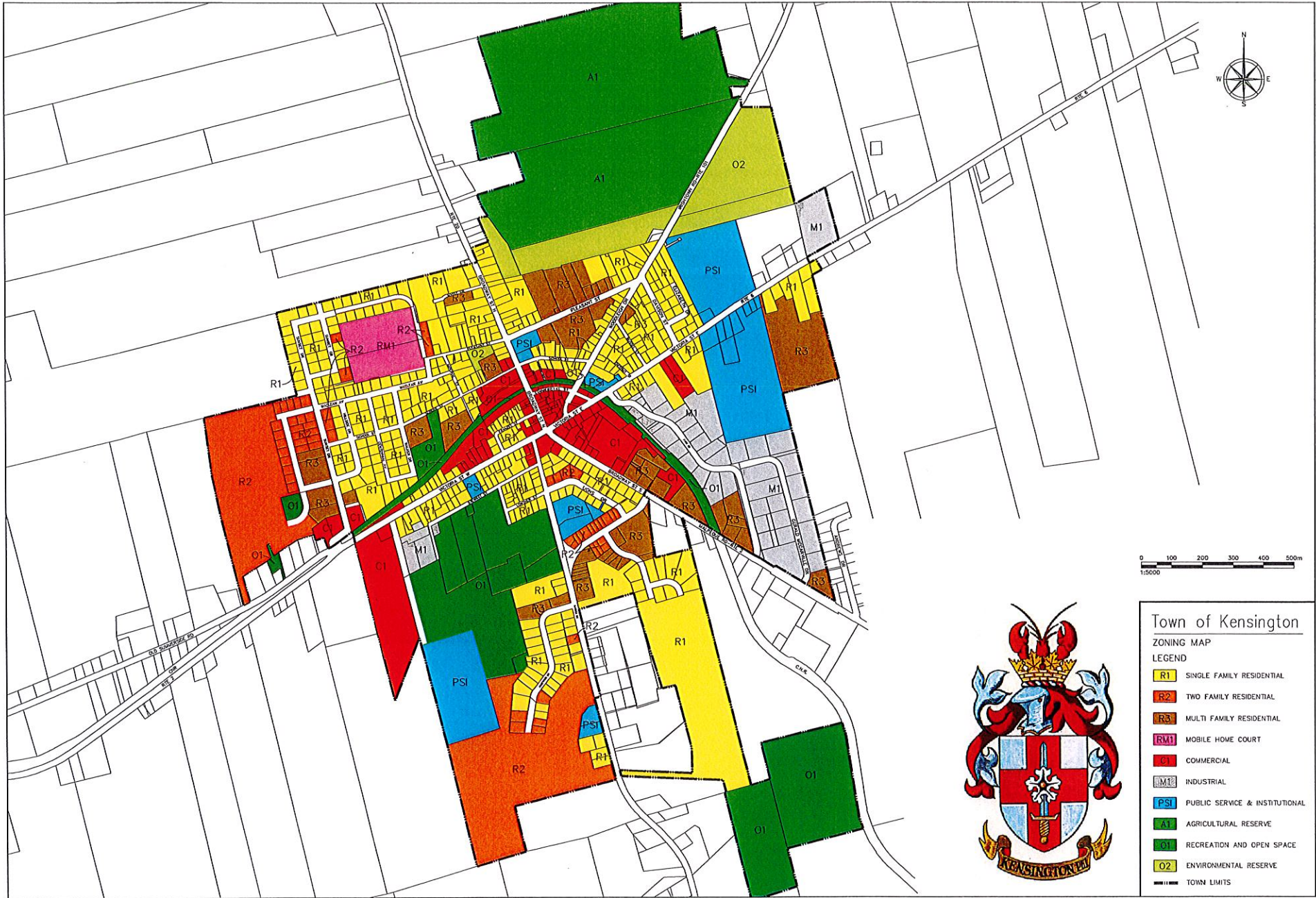

Rowan Caseley, Mayor
Geoffrey Baker
Chief Administrative Officer

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



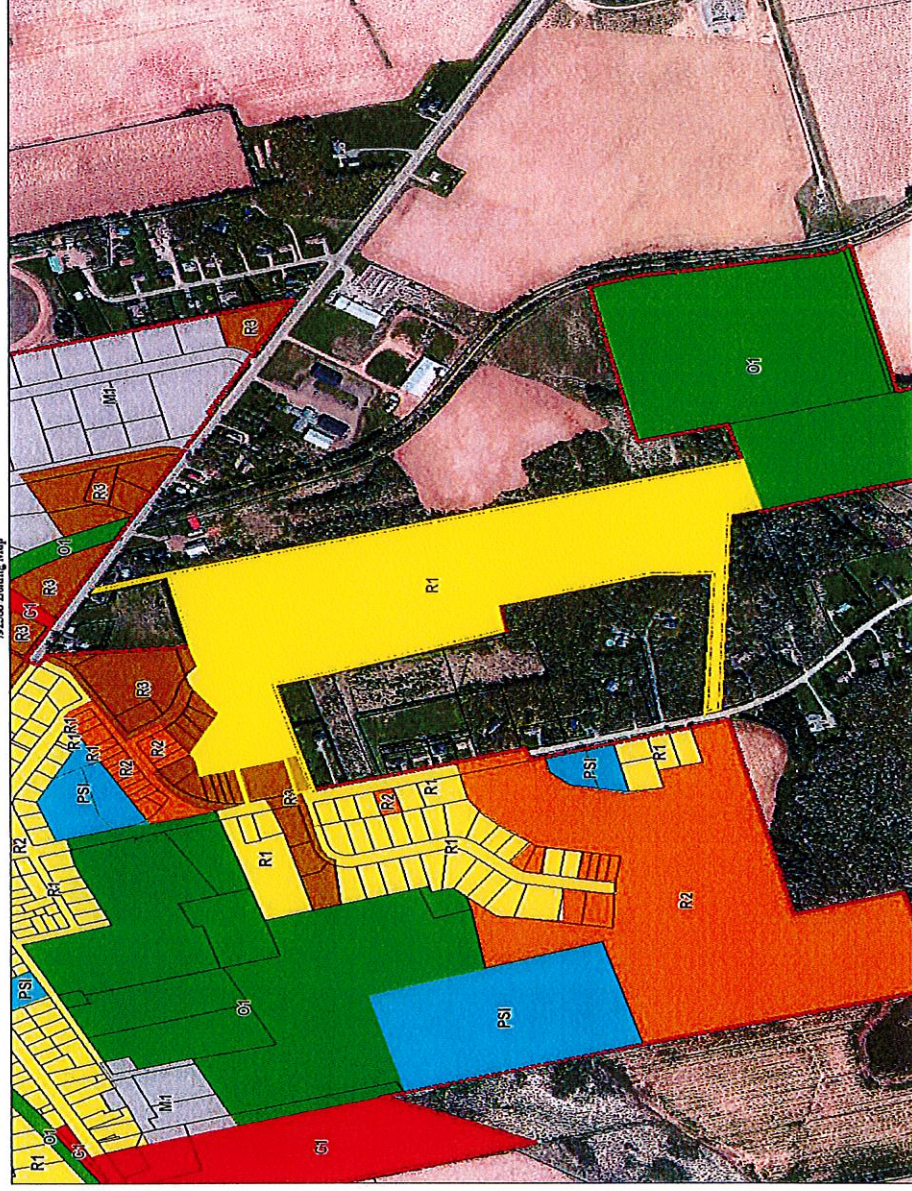
Town of Kensington

ZONING MAP

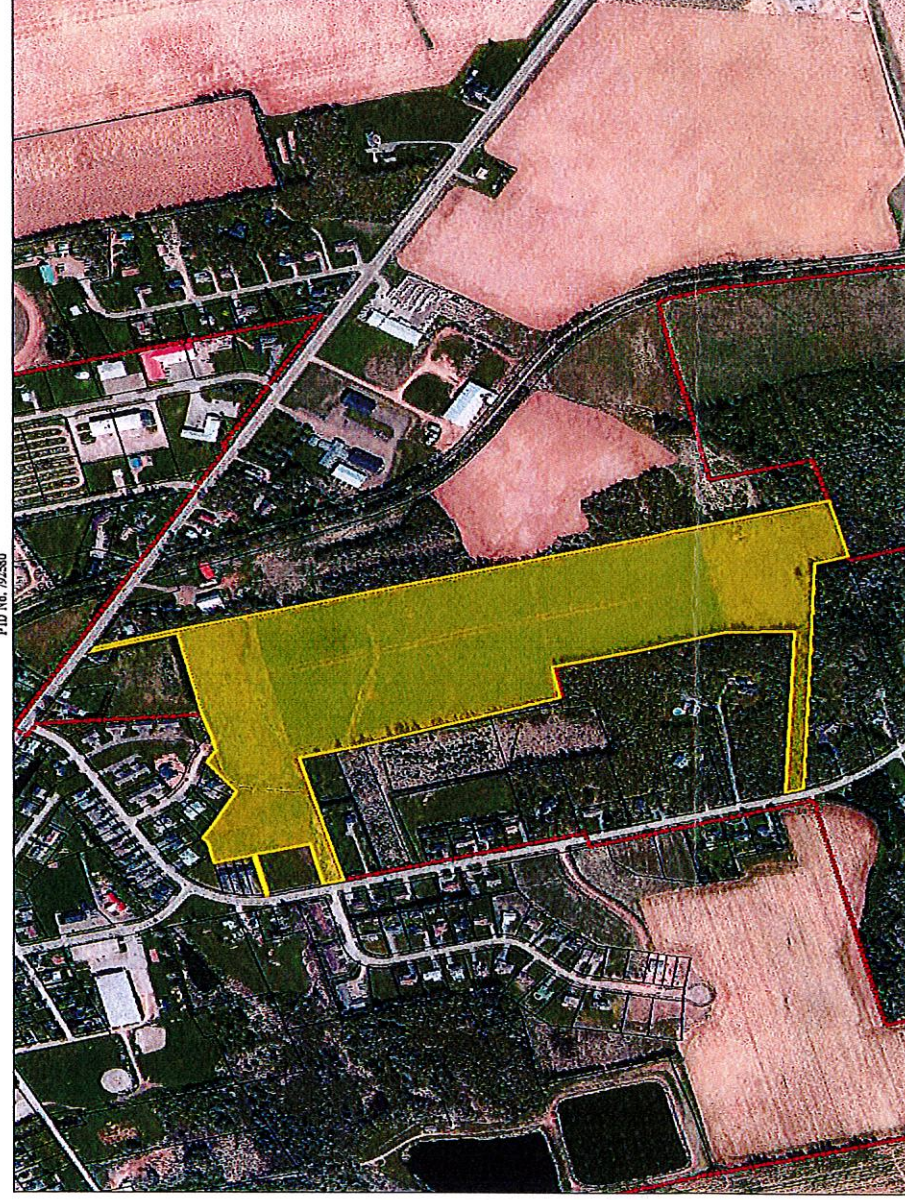
LEGEND

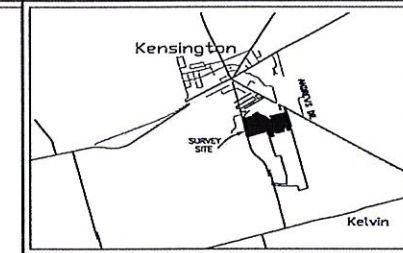
- R1** SINGLE FAMILY RESIDENTIAL
- R2** TWO FAMILY RESIDENTIAL
- R3** MULTI FAMILY RESIDENTIAL
- RM1** MOBILE HOME COURT
- C1** COMMERCIAL
- M1** INDUSTRIAL
- PS1** PUBLIC SERVICE & INSTITUTIONAL
- A1** AGRICULTURAL RESERVE
- O1** RECREATION AND OPEN SPACE
- O2** ENVIRONMENTAL RESERVE
- TOWN LIMITS**

792580 Zoning Map



PID No. 792580





KEY PLAN
1:50,000

LEGEND

- FOUND SURVEY MARKER
- PLACED SURVEY MARKER
- FOUND
- LANDS DEALT WITH BY THIS PLAN
- RADIUS
- CENTRE OF CURVATURE
- LENGTH OF ARC
- POINT OF CURVATURE
- 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 1M0
PHONE 852-838-3823

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.

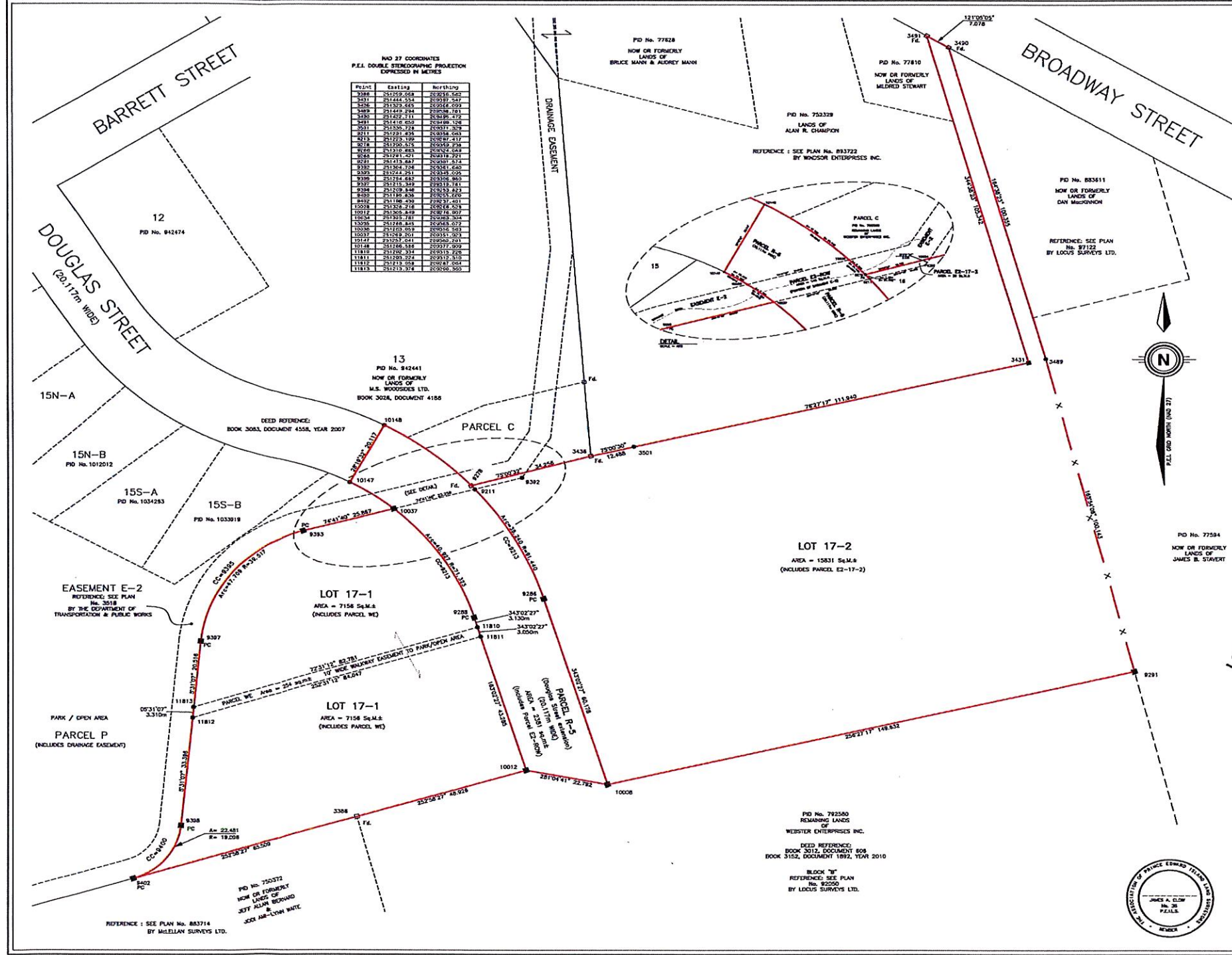
DRAWN BY: J.C. ORTHO No. 11L 05 6E2-1
DRAWING No. 17018-501 P.I.D. No. 792580

I, JAMES A. CLOW, PRINCE EDWARD ISLAND 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

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

Point	Easting	Northing
9388	251259.268	229256.565
9401	251444.534	229287.547
9406	251252.665	229286.525
9409	251449.284	229286.781
9410	251449.711	229286.781
9481	251416.655	229489.126
9482	251416.655	229489.126
9501	251255.278	229311.328
9511	251781.235	229388.081
9513	251255.109	229287.417
9514	251780.275	229388.238
9520	251310.483	229392.683
9524	251781.271	229378.221
9525	251413.687	229281.273
9532	251364.126	229281.245
9535	251724.241	229345.035
9539	251724.687	229345.035
9537	251515.349	229312.781
9538	251729.848	229353.423
9539	251780.636	229255.220
9432	251146.030	229217.401
10028	251258.216	229248.828
10012	251258.849	229216.907
10034	251325.781	229263.304
10035	251246.645	229463.072
10036	251255.035	229256.565
10037	251249.201	229351.263
10107	251252.644	229260.781
10118	251246.348	229377.899
11817	251252.024	229215.228
11811	251250.024	229212.310
11812	251213.038	229261.054
11813	251213.376	229260.350





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

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.

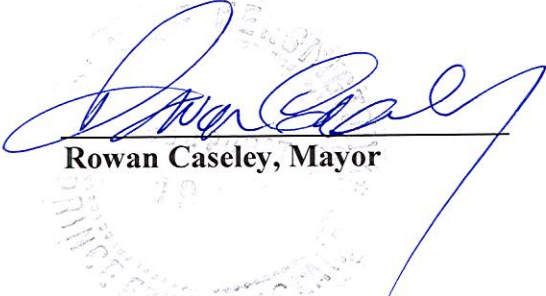
Official Plan Future Land Use Map Amendment:

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

