



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

***Monday, July 14<sup>th</sup>, 2025 @ 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, July 14, 2025 – 7:00 PM**

- 1. Call to Order/Land Acknowledgement**
- 2. Adoption of Agenda (Additions/Deletions)**
- 3. Declaration of Conflict of Interest**
- 4. Delegations, Special Speakers, and Public Input**
- 5. Adoption of Previous Meeting Minutes**
  - 5.1 June 9, 2025, Regular Meeting
- 6. Business Arising from Minutes**
  - 6.1 June 9, 2025, Regular 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

**8. New Business**

8.1 Request for Decisions

8.1.1 RFD2025-28 - Property Consolidation – PID No. 651885 and PID No. 77032  
(Plan No. 25093-S1)

8.1.2 RFD2025-29 - Development Permit Application – 12-Unit Apartment Building  
– 4 Sunset Drive (PID 80986)

8.2 Other Matters

**9. Correspondence**

**10. Committee of the Whole (In-Camera) – *One item under Section 119(1)(b) of the Municipal Government Act***

**11. Adjournment**

**Town of Kensington  
Minutes of Regular Council Meeting  
Monday June 9, 2025  
7:00 PM**

**Council Members Present:** Mayor Jeff Spencer; Deputy Mayor Rodney Mann;  
Councillors: Wade Toombs, Ivan Gallant, Shawn  
McCarvill, and Tyler Doucette

**Staff Members Present:** CAO Geoff Baker; Police Chief Landon Yuill;  
Administrative Assistant Amy Morrell

**Regrets:** Councillor Bonnie MacRae

**Visitors:** Nil

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**1. Calling of Meeting to Order**

- 1.1 Mayor Spencer called the meeting to order at 7:00 PM and welcomed Council members and staff to the June meeting of Kensington Town Council. Mayor Spencer 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 June 9, 2025, regular meeting of Town Council.*

*Unanimously carried.*

**3. Declaration of Conflict of Interest**

- 3.1 Councillor McCarvill declared a conflict with item 8.1.3 – Reallocation of Canada Community Building Fund Project – Playground Infrastructure

**4. Delegations / Presentations**

- 4.1 Nil.

**5. Approval of Minutes of Previous Meeting**



- 5.1** *Moved by Councillor Toombs, seconded by Councillor Doucette to approve the minutes from the June 9, 2025 regular meeting of Town Council. Unanimously carried.*

**6. Business Arising from Minutes**

**6.1 June 9, 2025 Regular Meeting**

- 6.1.1** Councillor Gallant inquired about Item 7.3.2, regarding the old police cruiser. Chief Yuill indicated the vehicle is currently inspected until the end of this summer and will not be putting any more money into it. It is currently being used as off-service transportation to court. He is working on an arrangement with the Atlantic Police Academy in which the car would be donated to the academy for training purposes, in exchange for training credits for members of Kensington Police Services.
- 6.1.2** Councillor Gallant inquired about 7.9.2, regarding the status of the bleacher repairs. Mayor Spencer confirmed that all repairs have been completed, and the Association is happy with the results.
- 6.1.3** Deputy Mayor Mann inquired about 8.2.1, regarding the Firefighter's Appreciation Dinner. Mayor Spencer indicated that the location and caterers have been chosen, and a time frame of early September was suggested; the Fire Chief will confirm later if this date works for the firefighters.

**7. Reports**

**7.1 Chief Administrative Officer Report**

- 7.1.1** *Moved by Councillor Toombs, seconded by Councillor Doucette, to approve the June 2025 Chief Administrative Officer's Report as prepared by CAO, Geoff Baker. Unanimously carried.*
- 7.1.2** Councillor Doucette inquired about the final sale total of the Zamboni. The CAO stated the agreement was signed that day for a sale price of \$42,500, with \$5,000 down upon signing the agreement. The transfer of ownership will be made to the Bedeque and Area Recreation Association once the new Zamboni has been acquired by the town, at which time the remaining proceeds will be paid.

**7.2 Fire Department Statistical Report**

- 7.2.1** *Moved by Councillor Toombs, seconded by Councillor Doucette, to approve the June 2025 Fire Statistical Report as prepared by Fire Chief Rodney*

*Hickey. Unanimously carried.*

**7.3 Police Department Statistical Report**

**7.3.1** *Moved by Councillor McCarvill, seconded by Councillor Doucette, to approve the June 2025 Police Statistical Report as prepared by Chief Landon Yuill. Unanimously carried.*

**7.3.2** Councillor Gallant acknowledged the success of the Fishing Derby; Mayor Jeff Spencer and Councillor McCarvill agreed and thanked council members, Police Chief Yuill and his staff for making the event a success.

**7.3.3** Chief Yuill thanked councillors for their support and provided an update on the Bike Rodeo. He approached council with the idea of increasing awareness of impaired driving by displaying a wrecked car with signage along Broadway Street North. Councillors agreed.

**7.4 Development Permit Summary Report**

**7.4.1** *Moved by Councillor Toombs, seconded by Councillor Doucette, to approve the June 2025 Development Permit Summary Report as prepared by CAO Geoff Baker. Unanimously carried.*

**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 Gallant, seconded by Councillor Doucette, to approve the Credit Union Centre report for June 2025. Unanimously carried.*

## **7.10 Mayor's Report**

**7.10.1** *Moved by Deputy Mayor Mann, seconded by Councillor Toombs, to approve the Mayor's report for June 2025 as presented by Mayor Spencer. Unanimously carried.*

**7.10.2** Mayor Spencer expressed his gratitude to Wes Sheridan for his tremendous assistance to the town as Acting CAO, in the absence of Mr. Baker.

## **7.11 Federation of PEI Municipalities (FPEIM) Report – Deputy Mayor Mann**

**7.11.1** Deputy Mayor Mann reported that he has been re-elected to the position of Vice President.

**7.11.2** Deputy Mayor Mann indicated that the Federation are in the process of reviewing the Municipal Infrastructure Fund and Lands Protection Act.

## **7.12 Kensington Area Chamber of Commerce (KACC) Report**

**7.12.1** *Nil.*

# **8. New Business**

## **8.1 Request for Decisions**

**8.1.1 Development Permit Application – Mobile Classroom at Queen Elizabeth Elementary School**

**8.1.1.1** *Moved by Councillor Toombs, seconded by Councillor Gallant*

***BE IT RESOLVED THAT Kensington Town Council approve the Development Permit Application submitted by the PEI Department of Transportation and Infrastructure for the placement of a stand-alone mobile classroom at the Queen Elizabeth Elementary School property, subject to compliance with all applicable municipal bylaws and provincial regulations.***

***Unanimously Carried***

**8.1.2 PEI Rural Growth Initiative – Capital Assistance Application**

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

***BE IT RESOLVED THAT Town Council approve the submission of a funding application to the PEI Rural Growth Initiative to support the following initiatives:***

- *Procurement of new bunker gear for the Kensington Fire Department;*
- *Lifting and leveling of the concrete slab at the fire hall apron;*
- *Replacement of fire hall flooring; and*
- *Installation of three heat pumps in the Town's Freight Shed to support local tourism operations.*

*Unanimously Carried*

*Councillor McCarvill declared a conflict of interest and left the chambers at 7:39 pm.*

### **8.1.3 Reallocation of Canada Community Building Fund Project – Playground Infrastructure**

#### **8.1.3.1 Moved by Deputy Mayor Mann, seconded by Councillor Doucette**

*BE IT RESOLVED THAT Kensington Town Council hereby authorizes the withdrawal of the previously approved and submitted Canada Community Building Fund (CCBF) project for the upgrades to the Roy Paynter Park Playground and further directs staff to delete the project from the Town's active CCBF Capital Investment Plan.*

*Unanimously carried.*

#### **8.1.3.2 Moved by Councillor Toombs, seconded by Councillor Gallant**

*BE IT RESOLVED THAT Kensington Town Council hereby approves the development of a new playground at Centennial Park and authorizes the submission of a revised project application under the Canada Community Building Fund (CCBF) to reflect this change.*

*BE IT FURTHER RESOLVED THAT the Chief Administrative Officer be authorized to take all necessary steps to complete and submit the revised application and associated documentation.*

*Unanimously carried.*

#### **8.1.3.3 Moved by Councillor Toombs, seconded by Councillor Gallant**

*BE IT RESOLVED THAT Kensington Town Council hereby authorizes the receipt of a \$75,000 contribution from the Rural Municipality of Malpeque's Canada Community Building Fund allocation toward the development of the Centennial Park Playground project.*

*BE IT FURTHER RESOLVED THAT the Town of Kensington acknowledges and accepts full responsibility for the management,*

*reporting, and completion of the project in accordance with the terms and conditions of the CCBF program.*

*Unanimously Carried.*

*Councillor McCarvill returned to the Council Chamber at 8:00 pm*

#### **8.1.4 Rural Beautification Society Annual Sponsorship**

*8.1.4.1 Moved by Councillor Gallant, seconded by Councillor Toombs*

***BE IT RESOLVED THAT Kensington Town Council sponsor the PEI Rural Beautification Society for 2025 in the amount of \$1000.00***

*Unanimously Carried*

#### **8.1.5 Community Safety Net – Request for Financial Support**

*8.1.5.1 Moved by Councillor McCarvill, seconded by Councillor Toombs*

***BE IT RESOLVED THAT Town Council decline the request to provide financial support for the 2025 Community Safety Net Drug Safety Book initiative.***

*Unanimously Carried*

#### **8.2 Other Matters**

- 8.2.1** Mayor Spencer received an email from Queen Elizabeth Elementary School regarding end-of-year prize money and certificates for the grade 6 graduates.

***Moved by Councillor Toombs and seconded by Councillor Gallant to donate \$300 each to QEES and KISH for end-of-year prizes.***

*Unanimously carried.*

- 8.2.2** Councillor Gallant requested an update on the 2023/24 year-end Financial Statements. CAO Baker indicated that the Town's auditor has indicated that the draft statements can be expected in early to mid-July.

- 8.2.3** Councillor Gallant noted the excessive pooling of water on Brookins Drive during periods of heavy rain. CAO Baker explained this is due to residents infilling the ditches over time and was not how the road was designed initially. Staff have received a report from WSP on the issue and will make effort to review it as time permits.

- 8.2.4** Councillors Doucette and Gallant both addressed the issue of cars speeding in the Lowther/Stewart Street areas going to the ballfield and inquired into having a caution/child playing sign installed in the area. CAO Baker indicated he would reach out to the Recreation League coordinator regarding this issue, and a location for a caution /children playing sign was discussed.

**9. Correspondence**

- 9.1** Email from Kevin Gallant regarding the Danny Hughes Ball Tournament requesting the Town waive the ball field fees for this year's tournament. - *Approved*
- 9.2** Email from Police Chief Yuill thanking Mayor Spencer and council for support during the Fishing Derby.– *Received*
- 9.3** Email from Police Chief Yuill thanking CUC staff and town councillors for support with Sextortion Presentation. - *Received*

**10. In-Camera (Closed session)**

- 10.1** **Committee of the Whole (In Camera) – *One item under Section 119(1)(b) of the Municipal Government Act.***
- 10.1.1** *Moved by Councillor Toombs, seconded by Councillor Doucette to move into an In-Camera session at 8:47 pm. Unanimously carried.*
- 10.1.2** *Moved by Councillor Toombs, seconded by Councillor Doucette to come out of an In-Camera session at 9:34 pm. Unanimously carried.*

**11. Adjournment**

*Moved by Councillor Toombs, seconded by Councillor Gallant to adjourn the meeting at 9:35 pm. Unanimously carried.*

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Geoff Baker,  
CAO

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Jeff Spencer,  
Mayor

## **Chief Administrative Officers Report**

**July 2025 – Council Meeting**

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### **1. Sale of Ice Re-surfacer**

The \$5,000 deposit has been received from the Bedeque Area Recreation Association to facilitate the sale of the Zamboni. The ownership transfer will happen once the Town's new Zamboni is received, which is estimated in the October/November timeframe.

### **2. Ranchland Estates Subdivision**

I continue to work with the developer and their engineering firm on the detailed design of the Ranchland Estates Subdivision. WSP have reviewed the design drawings and have provided comments/required revisions accordingly. I await final subdivision design drawings in order to move the development forward. One of the primary design issues concerns the location of the planned sewage lift station. It is WSP's and the CAO's opinion that the lift station should be relocated from its current proposed location to a location which more closely aligns with the Town's future servicing in the area, i.e. the Old Summerside Road. Costs associated with this relocation is in the additional cost of piping, manholes, force main and similar appurtenances. It is proposed by the developer that these costs should be borne by the Municipality based on the premise that they are required to provide adequate service to the developed land and not to provide for future servicing in the town. We are working on calculating the increased cost associated with the relocation and will bring these forward to Town Council at a later date, once determined and an adequate funding source can be determined.

### **3. Credit Union Centre Manager**

The Credit Union Centre Manager has updated his leave to September 30, 2025. The Assistant Manager continues to assume all managerial duties in his absence.

#### **4. Manager of Finance and Administration**

I'm pleased to announce that Brady Singleton has been hired as the Town of Kensington's new Manager of Finance and Administration. Brady brings strong experience and a professional background well-suited to support the continued growth and responsibilities of the Town's finance department. He began his role effective Friday, July 11, 2025, and I'm confident he'll be a great addition to our team.

With Brady stepping into this role, our current Manager of Finance, Nancy MacRae, will transition into a role as Deputy CAO/Director of Finance. This new role will allow Nancy to continue the important work of finalizing our financial statements, continuing her work in reviewing and implementing critical processes and policies, and providing broader assistance and strategic support to me in the CAO's office.

Please join me in welcoming Brady to the team and in thanking Nancy for taking on this revised role. I look forward to the work ahead and the positive impact this transition will have on the organization as we work to develop more manageable workloads, and a fair work-life balance for all.

#### **5. Canada Community Building Fund (CCBF)**

The re-profiling proposed and approved at the June Town Council meeting, to remove the Roy Paynter Park project and to replace it with the Centennial Park project, has been submitted to the Canada-PEI Infrastructure Secretariat.

WSP has been retained to begin work on the Victoria Street West Sidewalk Replacement project. Construction cost estimates have been developed and provided to the Town based on two options; 1. replacement with a new alignment behind the current utility poles (\$296,105 plus engineering), and 2. replacement along existing sidewalk alignment (including pole replacement) (\$399,830 plus engineering). Locus Survey's are in the process of completing a topographical survey of the area to facilitate the detailed design. As part of the WSP contract they are acting as liaison with the utility to discuss issues around the pole relocations.

It is apparent that a further re-profiling of the CCBF may be required to facilitate the completion of this project.



## **6. Confederation Trail Story Boards**

Staff are in the process of installing three additional story boards along the Confederation Trail (behind the Credit Union and Town Hall), on behalf of the Heart of PEI working committee. It is anticipated that they will be installed on Monday, July 14<sup>th</sup>.

## **7. Operation White Heart**

Town council previously approved the installation of a white heart in the vicinity of the Town Hall to raise mental health awareness. Tara LeBlanc has been contracted to complete the installation in the flower bed area at the corner of Woodleigh Drive and Victoria Street East. This is scheduled to be completed by Sunday, July 13<sup>th</sup>.

## **8. Sidewalk Maintenance**

A quote has been requested from Curran and Briggs for the completion of the 2025 sidewalk maintenance program. It is anticipated that the quote will be received in advance of the July 14<sup>th</sup> Town Council meeting, where locations and costs can be provided. Town Council's budget for sidewalks and patching for 2025/26 was approved at \$18,000.

## **9. Ballfield Canteen Roof**

The ballfield canteen roof was recently replaced by Mallett Exteriors. They donated all materials and labour to complete the roof replacement. Our collective thanks go out to Mallett Exteriors for their kindness and dedication to our community. Mayor Spencer has contacted Joey Mallett personally, to thank him for his contribution.

**Respectfully Submitted by: Geoff Baker, Chief Administrative Officer**

## June 2025 Town Council Meeting Action Items

No.	Action Item	Update
1	Clarification on the brine leak in the ice plant.	The Black and MacDonald technician was onsite the week of June 23rd to fix the ice plant valves. The leak doesn't pose any risk to staff or public as the leaks were isolated and gas removed from those sections of the system. Parts were replaced, pressure tested, and gas reintroduced to the lines. As for the Brine leak issue, the technician pressure tested the system and completed a visual inspection. This issue poses no risk to staff or the public. The leaks were found at the reduction point from the main brine line into the 1.5" brine lines. The lines will be repaired through July.
2	Why was there only a slight increase in solar production in May over February at the CUC?	My research indicates that while May typically outperforms February for solar production, the slight difference observed at the CUC in 2025 may be due to system configuration. The CUC's south-facing wall-mounted panels may benefit more from the lower winter sun angle in February, resulting in higher than expected winter output. Cooler temperatures also apparently improve panel efficiency in February. In May, although the days are longer, a higher sun angle is less optimal for vertical panels, and warmer temperatures can slightly reduce performance. These factors combined may help explain why the CUC system showed only a modest gain in May compared to February, unlike typical residential roof-mounted systems. That being said, February may have just been a higher than average February. I'd request that we continue to monitor and once we have a full years worth of data we'll be able to make a more accurate assessment.
3	Update on the Fireman's Appreciation Dinner	The Firemen's Appreciation Dinner will be held on September 2, 2025, following consultation with the Fire Department.
4	Process the development permit for the Mobile Classroom at QEES	The Development Permit was issued as approved by Town Council.
5	Finalize and submit the RGI application for 2025.	The RGI Application was submitted as authorized. Approval from the Province may be longer than usual due to each application now requiring both Executive Council and Treasury Board approval.
6	Formally withdraw the Roy Paynter Park project from the Town's CCBF Capital Investment Plan	Notification was provided to the Canada/PEI Infrastructure Secretariat to formally withdraw the project from the Town's CCBF Capital Investment Plan.
7	Finalize the Centennial Park Playground Project application and submit. Cease any work on the project until the splash pad project funding is completed.	The project application was finalized and submitted to the Canada/PEI Infrastructure Secretariat. WSP has been instructed not to progress the project for a period of time until funding for the Splash Pad has been investigated further.
8	Police Cruiser Inquiry	It was reported by Chief Yuill that the intention is to utilize the vehicle for duty travel related purposes until at least the end of summer. The car will be utilized for travel to court, meetings, etc. Consideration is being given to transferring ownership of the vehicle to the Atlantic Police Academy in exchange for credit towards future training for the department. We were informed that the vehicle cannot be sold privately and must be destroyed if not transferred to the Academy.
9	Bleacher Repair Inquiry	Mayor Spencer advised that the repairs to the CUC bleachers were undertaken by staff, and feedback was received from the baseball association that they are happy with the repairs made. Staff will continue to monitor the condition of the bleachers and repair or replace as required.
10	Update on sale of Zamboni	The purchase and sale agreement between the Town and the Badeque Area Recreation Association (BARA) has been signed. The \$5,000 downpayment from BARA has been received. The Zamboni will be retained by the Town until the new Zamboni is received in October/November.
11	Contact Community Safety Net regarding the declination of their funding request.	Community Safety Net were contacted and advised of Town Council's decision not to proceed with sponsorship of the Community Safety Books for QEES Students in 2025. Chief Yuill has indicated his desire to proceed with the development of safety brochures for QEES by the Kensington Police Service.
12	Requisition the end of year prize cheques for QEES and KISH	The cheques for end of year prizes for QEES and KISH were requisitioned and provided as directed.
13	Inquiry regarding draft 2023/24 audited financial statements.	In consultation with the Town's auditing firm, ABCE, we were informed that draft 2023/24 financial statements should be available in early to mid-July. It is apparent now that they will be delivered in draft form the third week of July.
14	Brookins Drive road drainage issues	Staff have received a report from WSP regarding this drainage issue. The report has not been reviewed at this point in time.
15	Accessibility Issues around the Town. Councillor Doucette to provide photos of specific areas	Maintenance staff were requested to evaluate areas around Garden Drive, the Broadway Street/Victoria Street intersection, the core area, and towards Town Hall as part of the annual sidewalk maintenance program to determine whether improvements can be made to improve accessibility in these areas.
16	Caution Children Playing Signs in the vicinity of the Mary's Bake Shop Entrance off of Stewart Street	Staff have installed a "Caution, Children Playing" sign in the area identified.
17	Speeding on Stewart Street	The Police Department will continue to monitor this area going forward. A conversation was held with the manager of the Rec Ball League to discuss the concerns around speeding in the area, specifically on Rec Ball League nights. The Manager indicated he will get the message out to all teams in the League.
18	Water ponding in the backyards that back on to the CUC Property	Staff are aware of the ongoing water ponding issues in the backyards of properties adjacent to the Credit Union Centre. While previous maintenance work was completed with the intent of addressing the problem, it appears the results have been limited. Staff will be reevaluating the area to explore further options to mitigate the issue.
19	White Heart Installation - Mental Health	The White Heart will be installed by Tara LeBlanc as part of the annual flower planting program.
20	Contact Kevin Gallant regarding the donation of the ballfields for the Danny Hughes Memorial	Mr. Gallant was contacted and advised of Town Council's agreement to donate the ballfields for the annual Danny Hughes Memorial Ball Tournament.
21	Monthly Bills List	Staff are exploring ways to resume providing bills lists (or something similar) to Council.

## Kensington Fire Department Occurrence Report 2025

[illegible]

## Kensington Fire Department June 2025 Fire Report

The Kensington Fire Department responded to 18 calls in June. Following is a breakdown of calls:

<b>Date</b>	<b>Call Details</b>	<b>Location</b>	<b># Firefighters</b>	<b># Trucks</b>
<b>June 1 at 01:07</b>	<b>Automatic crash notification</b>	<b>Freetown Rd.</b>	<b>15</b>	<b>1</b>
<b>June 2 at 14:25</b>	<b>Structure Fire - mutual aid for water</b>	<b>Long River</b>	<b>16</b>	<b>2</b>
<b>June 2 at 16L37</b>	<b>Residential Fire Alarm</b>	<b>Traveller's Rest</b>	<b>8</b>	<b>2</b>
<b>June 7 at 07:16</b>	<b>Building full of smoke</b>	<b>Kensington</b>	<b>19</b>	<b>3</b>
<b>June 7 at 16:32</b>	<b>2 Vehicle MVC</b>	<b>County Line Rd.</b>	<b>20</b>	<b>2</b>
<b>June 9 at 14:04</b>	<b>MFR - Cardiac Arrest</b>	<b>Spring Valley</b>	<b>6</b>	<b>1</b>
<b>June 10 at 01:01</b>	<b>Residential Fire Alarm</b>	<b>Margate</b>	<b>12</b>	<b>2</b>
<b>June 11 at 10:03</b>	<b>Arm trapped in auger</b>	<b>New Annan</b>	<b>15</b>	<b>2</b>
<b>June 16 at 12:40</b>	<b>MFR - Lift Assist</b>	<b>Kensington</b>	<b>8</b>	<b>1</b>
<b>June 19 at 12:39</b>	<b>Structure Fire</b>	<b>Darnley</b>	<b>24</b>	<b>5</b>
<b>June 21 at 21:06</b>	<b>MFR - Lift Assist from beach</b>	<b>Darnley</b>	<b>9</b>	<b>2</b>

<b>June 21 at 21:48</b>	<b>Garbage Fire</b>	<b>Kensington</b>	<b>6</b>	<b>2</b>
<b>June 24 at 14:33</b>	<b>Structure Fire</b>	<b>New Annan</b>	<b>26</b>	<b>5</b>
<b>June 25 at 11:02</b>	<b>MFR - Cardiac Arrest</b>	<b>Norboro</b>	<b>11</b>	<b>1</b>
<b>June 25 at 14:31</b>	<b>Sight of Smoke - Flare-up from June 24</b>	<b>New Annan</b>	<b>11</b>	<b>2</b>
<b>June 27 at 09:14</b>	<b>Person extraction from heavy equipment accident</b>	<b>Malpeque</b>	<b>12</b>	<b>1</b>
<b>June 28 at 05:23</b>	<b>Tractor on fire</b>	<b>Freetown Rd.</b>	<b>11</b>	<b>1</b>
<b>June 30 at 17:00</b>	<b>2 Vehicle MVC with smoke</b>	<b>Spring Valley</b>	<b>16</b>	<b>2</b>

**June 3** - Association meeting with 19 present.

**June 17** - Training with 19 present

Rodney Hickey,  
Chief

[illegible]

Police Department Occurrence Report Summary 2025														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
Fraud			2		3	2							7	1.59%
Funeral Escorts	4	1	3	1	1	2							12	2.73%
Harrassing Communication	1				1								2	0.45%
Impaired Driver			2	2	1	2							7	1.59%
Information Files	1	2	1	1	2	4							11	2.50%
Injury Accidents													0	0.00%
Liquor Offences						1							1	0.23%
Litter Act													0	0.00%
Lost and Found	1	2	2		4	3							12	2.73%
Luring Minors													0	0.00%
Mental Health Act	5	1	1		1	1							9	2.05%
Mischief	6	2	2	1	2	4							17	3.86%
Motor Vehicle Accidents	1	4	1	3	3	4							16	3.64%
Motor Vehicle Act	5	3	8	8	7	11							42	9.55%
Municipal Bylaws	3					3							6	1.36%
Off Road Vehicle Act				1		1							2	0.45%
Other Criminal Code													0	0.00%
Person Reported Missing					1	1							2	0.45%
Possession of restricted weapon													0	0.00%
Property Check		1			2								3	0.68%
Resist Arrest													0	0.00%
Roadside Suspensions					1	1							2	0.45%
Robbery													0	0.00%
Sexual Assaults / Interference	2												2	0.45%
STEP (Integrated Traffic Enforcement)	1				1	1							3	0.68%
Sudden Death					1								1	0.23%
Suspicious Persons / Vehicle	1		2	2		3							8	1.82%
Theft Of Motor Vehicle				1		1							2	0.45%
Theft Over \$5000													0	0.00%
Theft Under \$5000		1	1	2	4								8	1.82%
Trespass Act					2								2	0.45%
Trespass at Night			1										1	0.23%
Uttering Threats						2							2	0.45%

[illegible]



## **Police Report June 2025**

**There were 3 alarm calls to report for this month.**

June 1<sup>st</sup> @ 0115hrs – Subway, member attended.

June 3<sup>rd</sup> @ 0747hrs – Legion, member attended.

June 28<sup>th</sup> @ 1450hrs – KISH, member attended.

### **Assistance calls**

KPS assisted with motorcycle run.

KPS assisted person with retrieving personal belongings.

KPS assisted EMS.

KPS assisted EMS with a lift assistance file for RCMP June 13

Year To Date Approved Development Permits Summary Report  
2025

Development Permit Category	January	February	March	April	May	June	July	August	September	October	November	December		Total	
New Commercial	1													1	
New Industrial				1										1	
New Residential Accessory Structure	1				1									2	
New Single Family Dwelling			1											1	
Renovation Residential Deck/Fence/Pool					1									1	
Total:					1									6	

Total Estimated Construction Value
\$300,000.00
\$500,000.00
\$23,000.00
\$225,000.00
\$6,000.00
\$1,054,000.00

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**TOWN OF KENSINGTON – MEMORANDUM**

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**TO: MAYOR AND TOWN COUNCIL, CAO**

**FROM: GRAEME YOUNG, ACTING CUC MANAGER**

**DATE: JUNE 2025**

**SUBJECT: JUNE 2025 - CREDIT UNION CENTRE REPORT**

**ATTACHMENT: STATISTICAL REPORT, SOLAR PANEL SUMMARY REPORT**

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**June 2025**

**Fitplex**

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

**Arena**

- Hosted Kensington Police Services Bike Rodeo

**Arena Maintenance**

- Black and MacDonald has replaced 4 gas valves (very minimal leaking)
- Small brine leaks at the joints of the header tube and floors lines are scheduled to be fixed in late July by Black and MacDonald. The leaks are at the reduction point from the main brine line into the 1.5” brine lines.
- Zamboni parts have been ordered and repairs scheduled to be done by Bells Irving later in July

**Kensington Cash Draw**

- June 5            \$130.00

- June 12            \$122.00
- June 19            \$128.00
- June 26            \$134.00

### **Ball Fields**

- Summerside softball – July 18, 2025
- Danny Hughes Memorial ball tournament – July 19 & 20

### **Senior Center**

- Nothing to report

### **Tennis \ Pickleball Courts KISH**

- Wind screens were put up in early June & courts are ready

### **CUC Property**

- Ball Hockey and Skate Park are open and being used. Kensington Nature Trails are open and available to use with ongoing Trail maintenance in progress. KPS Bike Rodeo was held on June 21 with a smaller attendance than usual, probably due to Hockey Fest in Summerside. Thank you KPS, Public Works, Mayor & Councillor's for your assistance with this event.

### **Upcoming Events**

- Weekly Washer Toss League every Wednesday nights at Alysha Toombs Memorial Park.
- August 16 - 20 Harvest Festival.

# Town of Kensington

## Credit Union Centre Monthly Statistical Data

**2025**

Category	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Fitplex													
Total Members	252	260	267	271	279	273							1602
Attendance	1457	1520	1700	1625	1673	1589							9564
Day Passes Sold	11	12	14	12	13	16							78
Memberships Sold	36	38	35	30	29	16							184
Monthly Payment Memberships	92	92	90	88	91	95							548
Arena													
Hours Rented	185	175	163	53	16.5	0							592.5
Preschool (Free)	4	4	3	0	0	0							11
Adult Skate	4	4	3	0	0	0							11
Donated Ice Time	0	0	0	0	0	4							4
Total Hours Rented	193	183	169	53	16.5	4							618.5
Storm Days	2	2	2	0	0	0							6

**2024**

[illegible]

Credit Union Centre Sloar Panel Monthly Performance Summary

Month	kWh Produced	Dollar Value (Savings)	Cumulative kWh	Cumulative Savings
January-25	1680	218.40	1680	218.40
February-25	5502	715.26	7182	933.66
March-25	6031	784.00	13213	1717.66
April-25	5445	707.88	18658	2425.54
May-25	6020	782.60	24678	3208.14
June-25	6535	849.59	31213	4057.73

\*\*Report based on online portal infromation.

\*\*Maritime Electric Information not used in the formulation of the report.



## Mayor's Report to Town Council

July 10, 2025

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

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

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

**BGC Prince County Grand Opening** – Thank you to Deputy Mayor Mann for bringing greetings at the Grand Opening of this great new facility in the town.

**Kensington Artisan Market** – I attended the opening day of the market for this summer and received a tour of all the booths. There is certainly a wide range of handcrafted goods available. It's great to have them back for another year.

**KISH Graduation** – Thank you to Councillor Toombs for representing the Town at the High School Graduation and presenting the scholarship on my behalf.

**Kensington Police Bike Rodeo** – Thank you to Police Chief Yuill and your staff for all the work you put in to the bike rodeo. The children and their families had a great time, and I have heard many positive comments since. Thank you to the Councillors who attended and assisted as well.

**Philippines Heritage Month Celebration** – I had the great pleasure of attending the Philippines Heritage Month Celebration at our Railyards. It was a great event filled with music, dance, food and fellowship. Thank you to Deputy Mayor Mann and Councillors MacRae and Toombs for joining me there.

**Art Co-op Murals** – A dedication was held on July 4<sup>th</sup> for the new murals we have on display. Thank you to the Kensington art Co-op for the donation of the three beautiful new murals that have been placed on the Masonic Hall and to Karen Fullerton from the Art Co-op for organizing the installation. They are a wonderful addition to the core area. Thank you to Deputy Mayor Mann, Councillor MacRae and Mr. Baker for attending the dedication.

**Canada Day** – The Canada day festivities were a resounding success this year. We were blessed with great weather and a large crowd. I have had positive comments from both residents and visitors. Thank you to all Councillors and Staff who worked to make the day memorable for all.



I would like to thank all Town staff for their incredible dedication they continue to display in their day-to-day duties. We are lucky to have many wonderful employees in the organization.

Jeff Spencer, Mayor  
Town of Kensington



## Town of Kensington - Request for Decision

<b>Date:</b> July 7, 2025	<b>Request for Decision No:</b> 2025-28
<b>Topic:</b> Property Consolidation – PID No. 651885 and PID No. 77032 (Plan No. 25093-S1)	
<b>Proposal Summary/Background:</b> <p>An application has been received from Peter and Linda Woon requesting approval to consolidate three parcels of land located within the Town of Kensington:</p> <ul style="list-style-type: none"><li>• Parcel A – PID No. 651885 (0.14 acres)</li><li>• Parcel B – PID No. 651885 (0.32 acres)</li><li>• Parcel C – PID No. 77032 (0.63 acres)</li></ul> <p>Parcels A and B are both under PID 651885 but are non-contiguous and are separated by Parcel C (PID 77032), which is currently under separate ownership. Peter and Linda Woon, the owners of Parcels A and B, are in the process of purchasing Parcel C, with the closing scheduled for July 18, 2025.</p> <p>The proposed consolidation is illustrated on Survey Plan No. 25093-S1 (attached), prepared by Locus Surveys Ltd. The intent is to consolidate the three parcels into a single, contiguous parcel totaling approximately 1.09 acres. The proposed consolidation conforms to the Town's Land Use and Development Bylaw and raises no concerns from a planning or servicing perspective.</p>	
<b>Benefits:</b> <ul style="list-style-type: none"><li>• Simplifies property administration for both the landowner and the municipality.</li><li>• Eliminates internal parcel boundaries that may complicate development or servicing.</li><li>• Aligns with good land use planning practices and complies with municipal bylaws.</li></ul>	
<b>Disadvantages:</b> <ul style="list-style-type: none"><li>• No significant disadvantages are noted.</li></ul>	
<b>Discussion/Comments:</b> <p>The intent of the consolidation is to bring three parcels of land, Parcel A and Parcel B (PID 651885),</p>	

and Parcel C (PID 77032), under a single property boundary for clarity of ownership and land registry purposes. Parcels A and B are owned by Peter and Linda Woon, while Parcel C, which lies between the two, is scheduled to be transferred to Mr. Woon on July 18, 2025.

The consolidation will result in one clearly defined property and will remove any ambiguity related to parcel boundaries or future land administration. The plan, prepared by Locus Surveys Ltd. (Plan No. 25093-S1), has been reviewed and is consistent with the Town's Land Use and Development Bylaw. No concerns have been identified by staff.

Approval is recommended, subject to the completion of the property transfer for Parcel C.

**Options:**

1. Approve the proposed consolidation, conditional upon the transfer of ownership of Parcel C.
2. Deny the request.
3. Defer the matter pending additional information.

**Costs/Required Resources:**

N/A

**Source of Funding**

N/a

**Recommendation:**

That Town Council approve the proposed consolidation of Parcel A (PID No. 651885), Parcel B (PID No. 651885), and Parcel C (PID No. 77032), as shown on Survey Plan No. 25093-S1 prepared by Locus Surveys Ltd., conditional upon the formal transfer of ownership of Parcel C to Peter and Linda Woon.

**Proposed Resolution:**

***BE IT RESOLVED THAT Kensington Town Council approve the consolidation of three parcels of land identified as Parcel A (PID No. 651885), Parcel B (PID No. 651885), and Parcel C (PID No. 77032), as illustrated on Survey Plan No. 25093-S1 prepared by Locus Surveys Ltd., conditional upon the formal transfer of ownership of Parcel C to Peter and Linda Woon.***

**From:** Racha Mayaleh <racha.mayaleh@keymurraylaw.com>  
**Sent:** Thursday, July 3, 2025 3:27 PM  
**To:** cao@kensington.ca  
**Cc:** Derek Bondt; Ambyr Clark  
**Subject:** Chamption s/t Woon - File No. 40472-001

Good afternoon Geoff:

Thank you very much for your call. As discussed, I copied Derek Bondt on here – he is acting for the purchasers in the above noted – and this email is to confirm that the approval of the survey is conditional upon the Champion property being conveyed to the Woon's by the anticipated closing date of July 18. The original closing date was July 11, but given council meets on July 14, we can extend it.

Please let me know if you need anything else from us.

Best,

**Racha Mayaleh**

Lawyer/Avocate

tel +1 (902) 436-4407 (direct) | fax +1 (902) 436-5063

[asst](#) Carol Ann Matheson | +1 (902) 368-7801

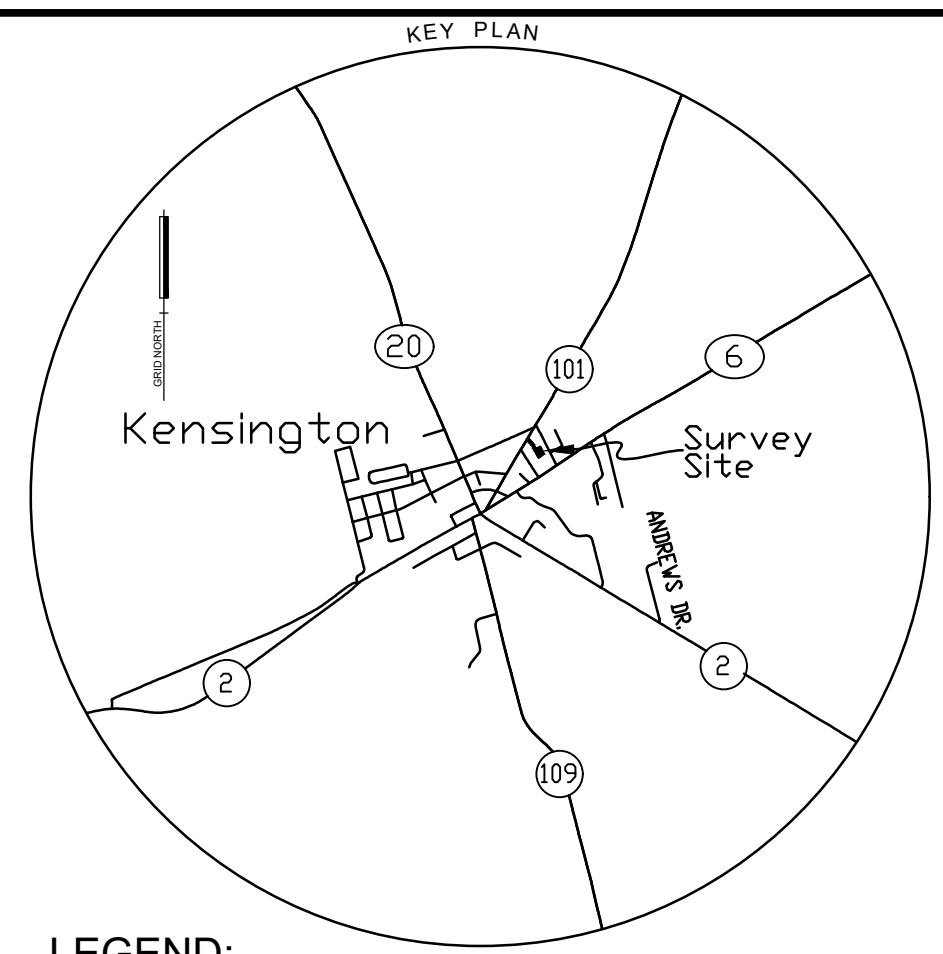
[Property Paralegal](#) Crystal Wright | +1 (902) 888-4601

[tel](#) +1 (902) 436-4407 (direct) | [fax](#) +1 (902) 436-5063

494 Granville Street  
PO Box 1570  
Summerside PE C1N 4K4



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Point	Northing	Easting
3789	710195.719	351348.950
3790	710198.842	351350.853
3794	710176.703	351316.652
3795	710179.273	351319.328
3796	710103.482	351358.499
3797	710125.190	351389.193
3798	710213.941	351339.185
3801	710213.359	351298.606
3802	710204.211	351293.032
3866	710168.449	351308.600
3867	710132.802	351330.349
8281	710139.445	351339.913
8285	710186.806	351324.737
8286	710200.222	351331.959
8287	710165.265	351368.331
8288	710152.429	351343.495
8289	710184.686	351326.824

● 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

FIELD SURVEYS WERE CARRIED OUT ON MAY 21, 2025.

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 PEI CONTROL MONUMENTS. PLANE COORDINATES PUBLISHED THEREON ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM, NAD83 (CSRS).

THE DESIGNATOR PARCEL A, ORIGINATES WITH LOCUS SURVEY LTD DRAWING 01542.

THE DESIGNATORS LOT 25-1, PARCEL B AND C, ORIGINATE WITH THIS DRAWING.

LOT 25-1 IS COMPRISED OF PID 651885 (PARCELS A AND B) AND PARCEL C.

FINAL APPROVAL IS REQUESTED FOR LOT 25-1.

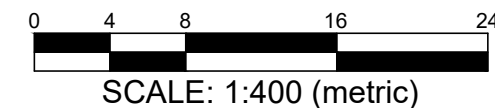


16 PARK ROAD  
P.O. BOX 35  
KENSINGTON, P.E.I.  
C0B 1M0

PHONE 902-836-3823

PID 77032 and 651885  
KENSINGTON  
LOT/TOWNSHIP 19  
COUNTY OF PRINCE  
PROVINCE OF PRINCE EDWARD ISLAND

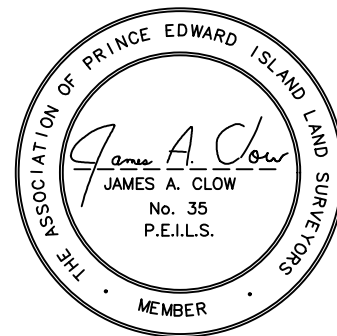
DATE: JUNE 19, 2025  
DWG NO: 25093-S1  
DRAWN BY: JM / JAC



Y OF JUNE, 2025

James A. Clow

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



## Town of Kensington - Request for Decision

<b>Date:</b> July 14, 2025	<b>Request for Decision No:</b> 2025-29
<b>Topic:</b> Development Permit Application – 12-Unit Apartment Building – 4 Sunset Drive (PID 80986)	
<b>Proposal Summary/Background:</b> <p>The Town of Kensington has received a development permit application for the construction of a 12-unit residential apartment building on PID No. 80986, located at 4 Sunset Drive. The property is zoned C1 – Commercial, and apartment buildings containing up to 12 dwelling units are listed as a permitted use within the zone, provided all applicable bylaw requirements are met.</p> <p>A preliminary review of the application, along with a revised site plan, was conducted by the Town’s planning consultant, DV8 Consulting. The updated site plan addresses key zoning requirements, including lot size, frontage, setbacks, height, and parking. However, two outstanding components remain:</p> <ul style="list-style-type: none"><li>• A stormwater management plan (required under Section 2.7 of the Land Use and Development Bylaw – currently being developed), and</li><li>• Water and sewer servicing information (required under Section 3.27 – currently being developed).</li></ul> <p>Section 1.6 of the bylaw requires that all residential developments containing more than three units receive Council approval prior to the issuance of a development permit.</p>	
<b>Benefits:</b> <ul style="list-style-type: none"><li>• Supports Residential Growth: The proposal provides 12 new residential units, contributing to local housing supply and supporting the Town’s strategic goals related to growth and housing availability.</li><li>• Conforms to Zoning: The proposed development, based on the revised site plan, meets all current zoning standards applicable to the site.</li><li>• Efficient Use of Serviced Land: The development utilizes an infill lot within a fully serviced area of the municipality.</li></ul>	

**Disadvantages:**

- No significant disadvantages are noted.

**Discussion/Comments:**

The application represents a logical and policy-supported form of residential development. The revised site plan addresses many of the concerns raised in the preliminary report, including compliance with lot area, setbacks, building height, and parking requirements. DV8 Consulting has indicated there are currently no bylaw compliance concerns that would prevent the application from proceeding.

While the application is not yet complete, the Town has previously approved development permits for similar projects conditionally, allowing final plans (drainage and servicing) to be reviewed administratively before permit issuance. This approach strikes a balance between facilitating development and ensuring technical compliance.

The CAO recommends that the development be approved conditionally, with the remaining requirements to be reviewed and accepted by staff prior to any site development activity.

**Options:**

1. Approve the development permit application conditionally, requiring submission and acceptance of a stormwater management plan and water/sewer servicing details prior to permit issuance.
2. Defer the application until all outstanding information has been received and reviewed by staff.
3. Reject the application at this time due to incomplete information.

**Costs/Required Resources:**

N/A

**Source of Funding**

N/a

**Recommendation:**

That Town Council approve the development permit application for the construction of a 12-unit apartment building on Parcel PID No. 80986 (4 Sunset Drive), subject to the applicant submitting a stormwater management plan and water and sewer servicing information to the satisfaction of the Chief Administrative Officer, prior to the issuance of a development permit.

**Proposed Resolution:**

*WHEREAS the Town of Kensington has received a development permit application for the construction of a 12-unit residential apartment building on property identified as PID No. 80986, located at 4 Sunset Drive;*

*AND WHEREAS the property is located within the C1 – Commercial Zone, where apartment buildings containing up to 12 dwelling units are a permitted use under the Town’s Land Use and Development Bylaw;*

*AND WHEREAS the revised site plan submitted by the applicant demonstrates compliance with applicable zoning requirements related to lot size, setbacks, building height, and parking;*

*AND WHEREAS approval of all multi-unit residential developments containing more than three dwelling units is subject to Council approval in accordance with Section 1.6 of the Land Use and Development Bylaw;*

*AND WHEREAS the applicant has not yet submitted a stormwater management plan or detailed water and sewer servicing information, both of which are required under the Bylaw prior to development permit issuance;*

*BE IT RESOLVED THAT Kensington Town Council hereby approve the development permit application for the construction of a 12-unit apartment building on PID No. 80986, subject to the applicant submitting a stormwater management plan and water and sewer servicing details to the satisfaction of the Chief Administrative Officer prior to the issuance of a development permit.*





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](mailto:CAO@kensington.ca)  
Website: [www.kensington.ca](http://www.kensington.ca)

#### For Office Use Only

Permit #:

Date Received:

Date Approved:

PEI Planning:

Permit Fee: \$

☐ Paid

## DEVELOPMENT PERMIT APPLICATION

### 1. Property Information

Project Address: 4 Sunset Drive Property Tax Number (PID): 80986  
Lot No.: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_ Current Zoning: R3  
Are there any existing structures on the property?: ☒ No ☐ Yes, please describe:

Land Purchased from Provincial Credit Union Year Purchased 2025

Location of Development		Property Size	
<input type="checkbox"/> North	<input type="checkbox"/> East	Road Frontage	Acreage <u>.81</u>
<input type="checkbox"/> South	<input checked="" type="checkbox"/> West	Property Depth	Area sq. ft. _____

### 2. Contact Information

Name: Sheldon Stewart Address: PO Box 700  
APPLICANT Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Kensington  
Email: \_\_\_\_\_ Postal Code: C0B 1M0

Same as Above: ☐ Name: M + S Rentals Inc. Address: \_\_\_\_\_  
OWNER Phone: \_\_\_\_\_ Cell: Same  
Email: Same Postal Code: \_\_\_\_\_

Name: Belleuve Construction Address: \_\_\_\_\_  
CONTRACTOR, ARCHITECT OR ENGINEER Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
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 type="checkbox"/> Accessory Building	
<input checked="" 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 checked="" type="checkbox"/> Vinyl Siding	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
<u>2</u>	<u>12</u>	<u>12</u>	Width <u>35</u> Length <u>85</u>



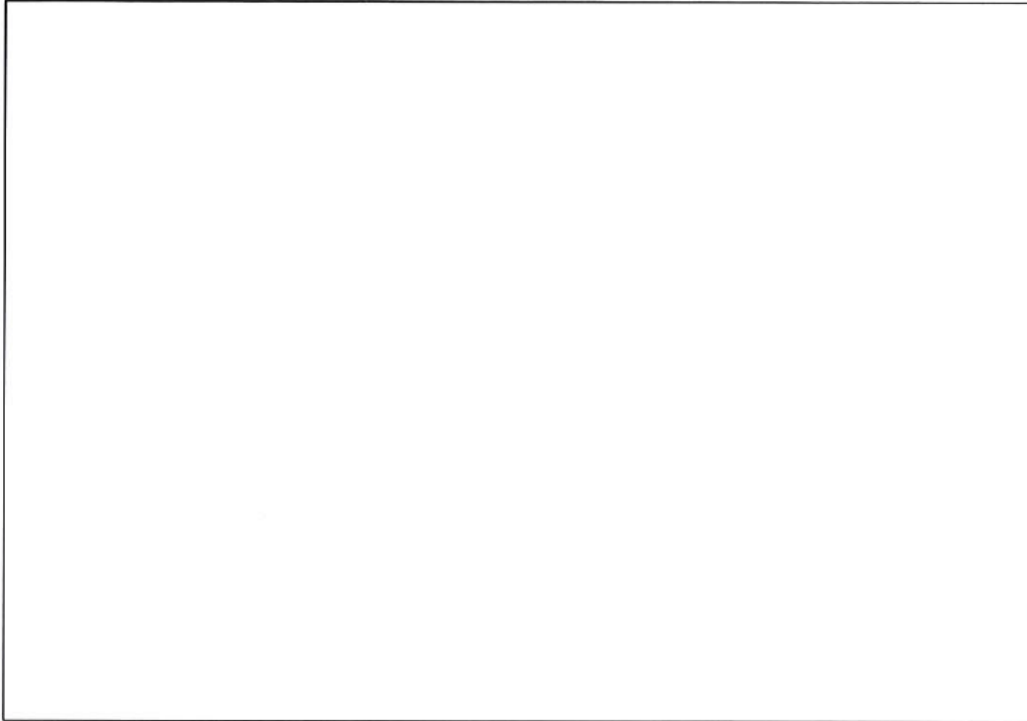
Detailed Project Description: Construct a 12 unit apartment building

Estimated Value of Construction (not including land cost): \$1,325,000

Projected Start Date: June 1/25 Projected Date of Completion: November 30/25

**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



Date:

April 29/25

May 7, 2025

Town of Kensington  
PO Box 418 Kensington, PE  
C0B 1M0  
Phone: (902) 836-3781  
Email: [cao@kensington.com](mailto:cao@kensington.com)

**Re: 4 Sunset Drive – 12-unit multi-unit residential development (PID 80986)**

Dear Mr. Sheridan,

I have reviewed Kensington's *Official Plan and Land Use and Development By-law* with regards to the proposed development on 4 Sunset Drive (PID 80986).

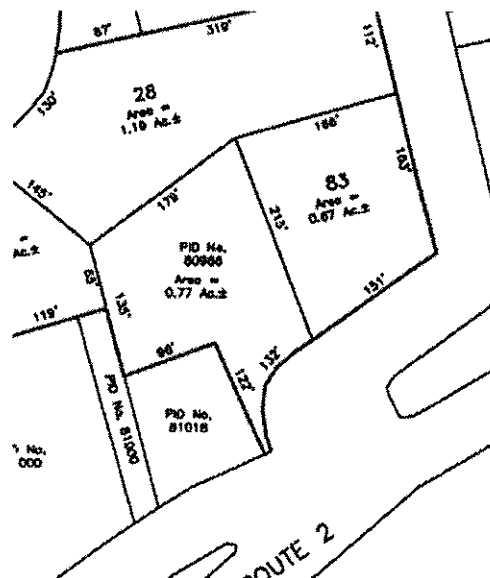
The proposed development is for 12-unit apartment building. The property in question is zoned C1-Commercial, and **apartment dwellings (up to 12 units) are a permitted use in the C1 Zone** subject to the application meeting the lot size and development standards regulations (Section 5.6) and General provisions for land use and development regulations (Section 3) of the Bylaw.

Note that all development applications for residential buildings with more than 3 units requires approval from Town Council (Section 1.6).

**Lot Size and Development Standards Requirements (Section 5.6)**

As per Section 5.6(3), in the C1 Zone, the minimum lot size and development standards for an Apartment Building shall be the same as those required for all other uses in the C1 Zone and the maximum size of an Apartment Building will be 24 Dwelling Units.

Please note that the site plan submitted with the development application is a DRAFT plan with insufficient information to fully assess the application. (See Section 2.6 for Site Plan Requirements). The following information regarding the lot size and frontage of the lot was obtained from a previously submitted survey plan submitted under a different application (see figure). This information is to be confirmed by the applicant on the final site plan prior to approval of the development permit application.



designated inland flood risk zone, including the 100-year scenario under future climate conditions.

**Recommendations**

The current proposal does not yet present any concerns with regards to Bylaw compliance and satisfies the intent of the Official Plan policies for future development of affordable housing; however, it is my opinion that it is premature to present Council with this application which is missing critical information for the development permit application review.

A revised site plan should be submitted within sufficient time to review the plan and prepare a final report for Council. The Town has previously approved development applications "subject to the receipt of an adequate stormwater drainage plan". The option to complete the requirement of a stormwater management plan after receiving Council's conditional approval may be preferred by the applicant.

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

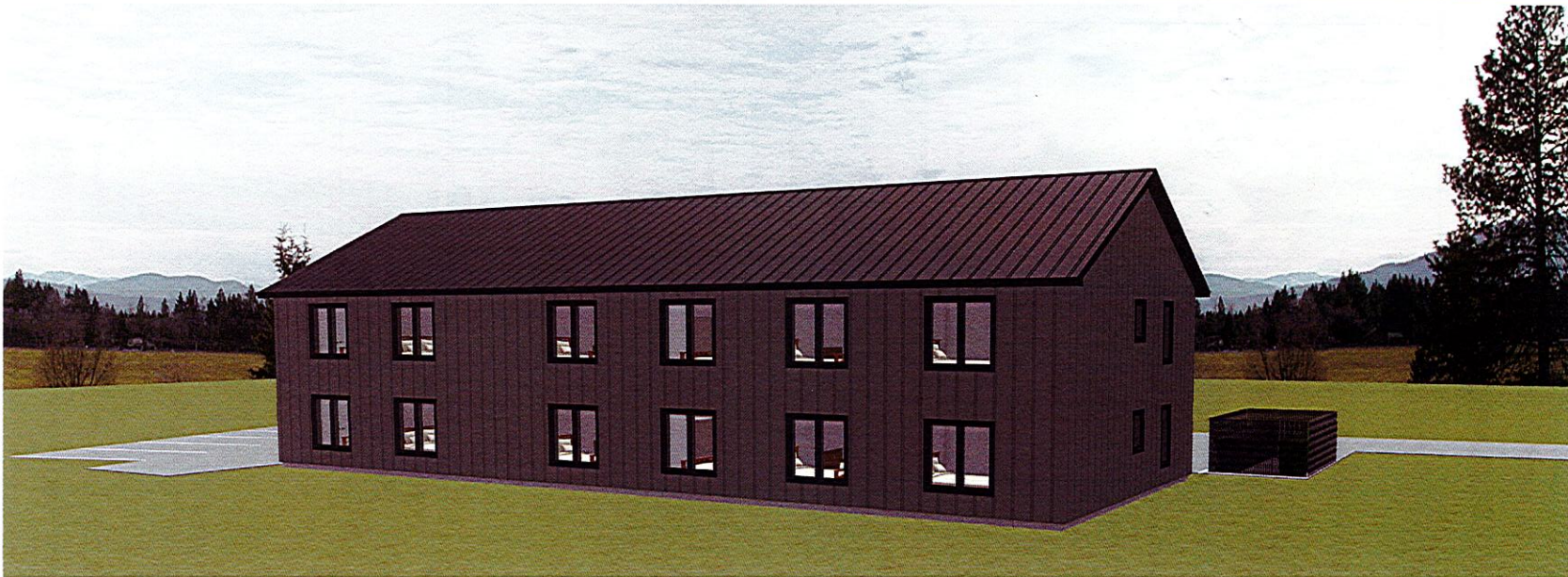
Best regards,



Hope Parnham, CSLA APALA RPP MCIP

DV8 Consulting





REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWING TITLE:  
**OVERVIEW**

PROJECT NAME:  
**2-STORY 12 UNIT APARTMENTS  
6x1-LBR & 6x STUDIO**

DATE:

6/19/2025

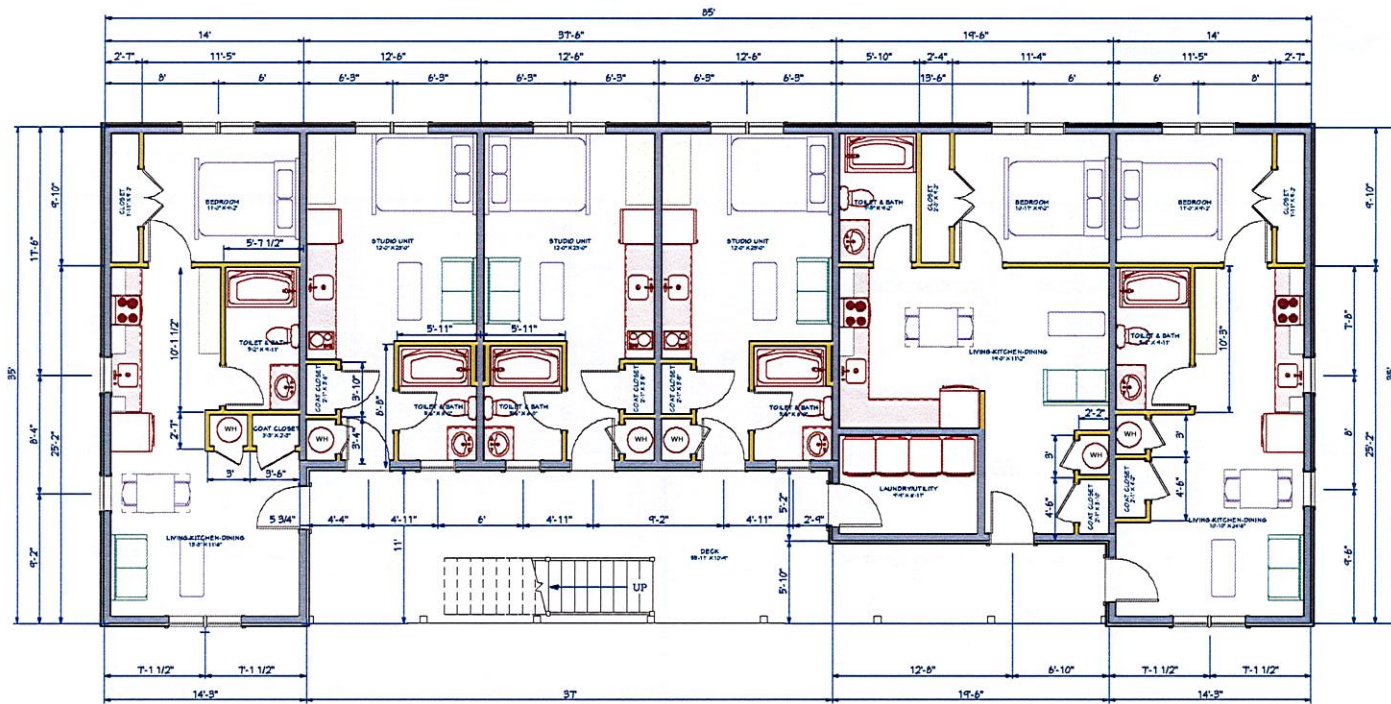
SCALE:

AS NOTED

SHEET:

A-1



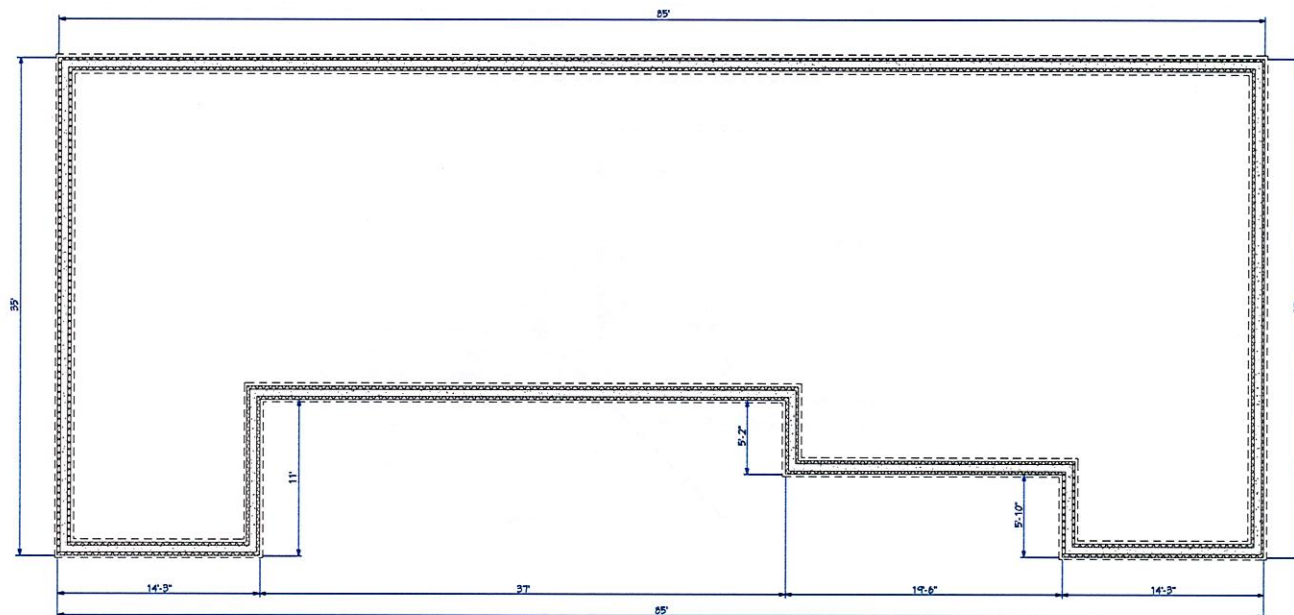


1 FIRST FLOOR PLAN  
A-3 SCALE N.T.S.

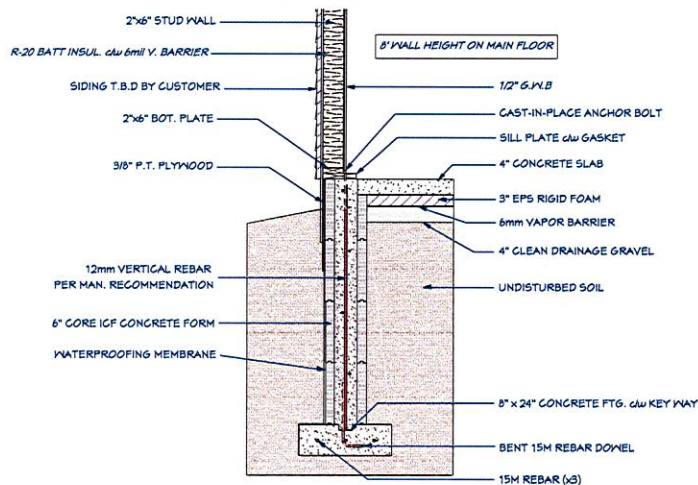
DOOR SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
D02	6	40"	80"
D03	20	36"	80"
D04	24	30"	80"
D05	12	24"	80"

WINDOW SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
W02	16	62"	80"
W03	4	30"	60"
W04	10	30"	36"

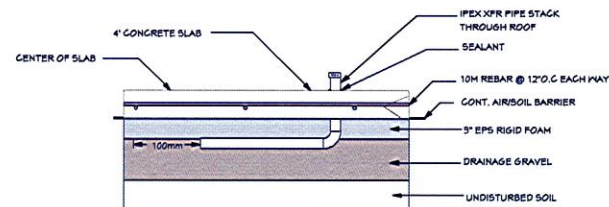
REVISION TABLE		
NUMBER	DATE	REVISED BY DESCRIPTION



1 FOUNDATION PLAN  
SCALE 1/4"=1'-0"



2 TYPICAL WALL FOUNDATION DETAIL  
SCALE N.T.S.



3 RADON SUCTION PIT SECTIONAL ELEVATION  
SCALE N.T.S.

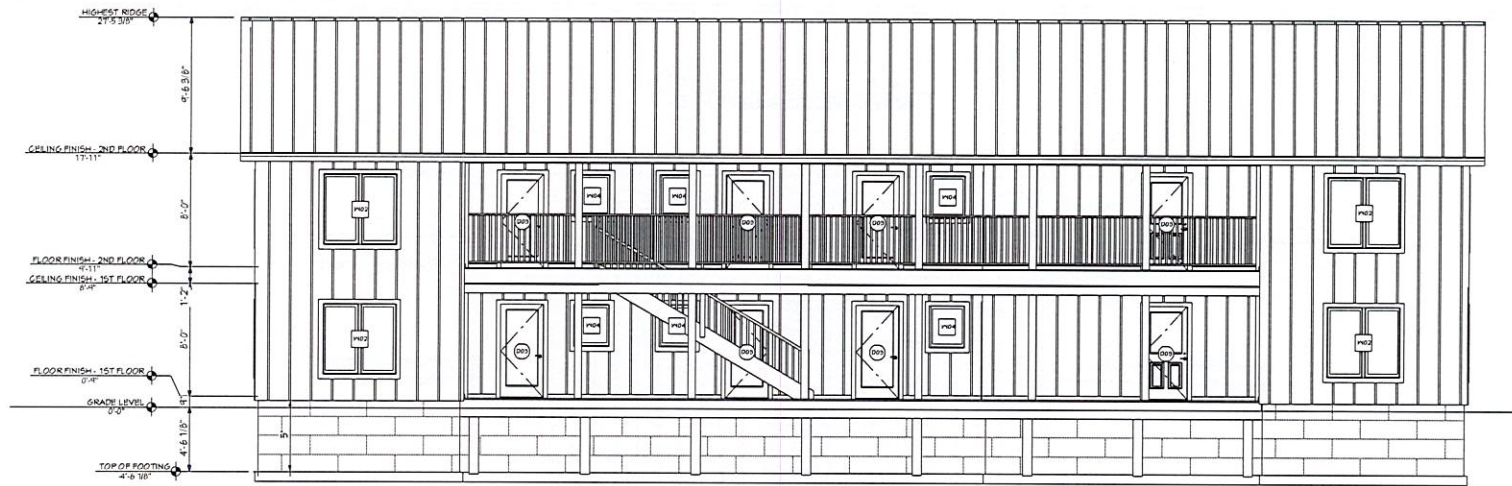
REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING TITLE:  
**FOUNDATION PLAN**

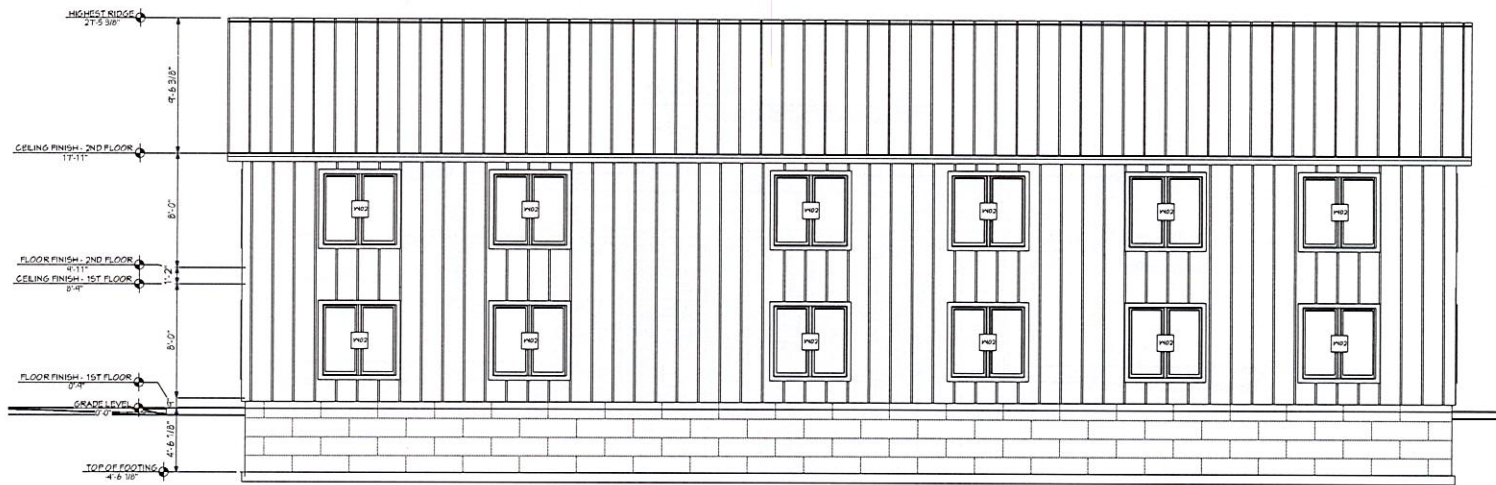
PROJECT NAME:  
**2-STORY 12 UNIT APARTMENTS  
5x 1-BR & 6x STUDIO**

DATE:  
6/13/2025  
SCALE:  
AS NOTED  
SHEET:  
A-5





1 FRONT ELEVATION  
A-7 SCALE 1/4"=1'-0"



2 REAR ELEVATION  
A-7 SCALE 1/4"=1'-0"

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING TITLE:  
**ELEVATION**

PROJECT NAME:  
**2-STORY 12 UNIT APARTMENTS  
6x1 BR & 6x STUDIO**

DATE:

6/13/2025

SCALE:

AS NOTED

SHEET:

A-7

### GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

### BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. SPRING VALLEY BUILDING CENTRE IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

### ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

### ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

### AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON G". SYSTEM TO BE APPROVED BY HOME OWNER.

### DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

### GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

<b>castle</b> BUILDING CENTRE	
<b>SPRING VALLEY B.C.</b> KENSINGTON, PE C0B 1M0 (902) 836-4289 Richard@springvalleybc.ca	
REVISION TABLE	
NUMBER	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
DRAWING TITLE:	
<b>DETAIL PAGE</b>	
PROJECT NAME:	
<b>2-STORY 12 UNIT APARTMENTS 6x1-BR &amp; 6x STUDIO</b>	
DATE:	
6/13/2025	
SCALE:	
AS NOTED	
SHEET:	
A-9	



*Approved Trevor Pate*

**APPLICATION FOR AN ENTRANCE WAY / HIGHWAY ACCESS**  
Department of Transportation and Infrastructure Renewal

**FILE COPY**



*Paid \$25.00*  
*CP*

- Please check ( ☒ ) the area applied for:
- ( ☒ ) Entrance way on municipal street or approved subdivision
- ( ) Entrance way on an Arterial Highway      ( ) New Highway Access Culvert
- ( ) Entrance way on an Seasonal Highway      ( ) Re-locate an existing Highway Access Culvert

Note: The location of an entrance way on a Provincial Highway is subject to the **Minimum Safe Stopping Sight Requirements** imposed by the Roads Act Highway Access Regulations.

**General Information:**

Applicants Name: M + S Rentals Inc.  
(First) (Middle) (Last)

Contact Person if different from Applicant: Sheldon Stewart

Mailing Address: P O Box 700 Kensington Postal Code: C0B 1M0

Telephone: Residence: \_\_\_\_\_ Business: \_\_\_\_\_ Cell Phone: 439-5046

**Location of the property:**

Property Tax Number: 80986 Community: Kensington Civic Address: \_\_\_\_\_

Route No. \_\_\_\_\_ Road Name: Sunset Drive The property is located

on the North X, South \_\_\_\_\_, East \_\_\_\_\_, West \_\_\_\_\_, of the highway, \_\_\_\_\_ Kilometers

North \_\_\_\_\_, South \_\_\_\_\_, East \_\_\_\_\_, West \_\_\_\_\_ of the intersection with \_\_\_\_\_ road, street

**Entrance way use: Please check ( ☒ )**

Existing entrance way use:

single family dwelling ( )	commercial ( )	agriculture active ( )
duplex dwelling ( )	Industrial ( )	agriculture idle ( )
multiple dwelling ( <input checked="" type="checkbox"/> )	Institutional ( )	Other: _____
mobile home ( )	Forestry ( )	_____

Proposed use: ( please describe ) 12 unit building - residential

I we) understand that this application is subject to review by the Department of Transportation and Infrastructure Renewal and that no entrance way to a highway may be constructed or intensified without approval.

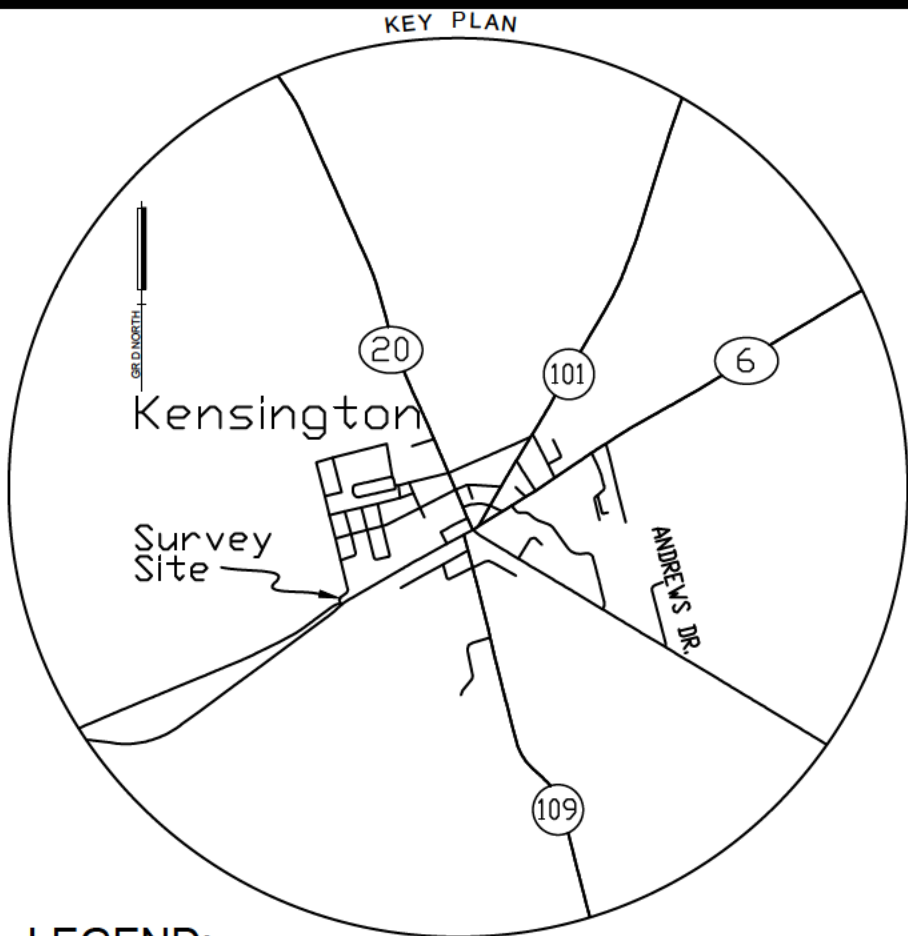
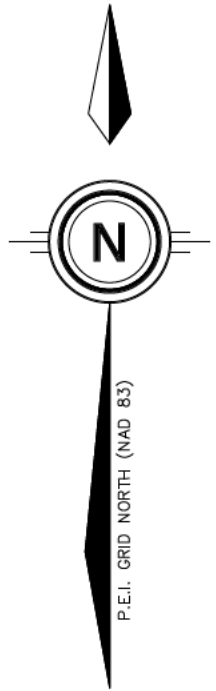
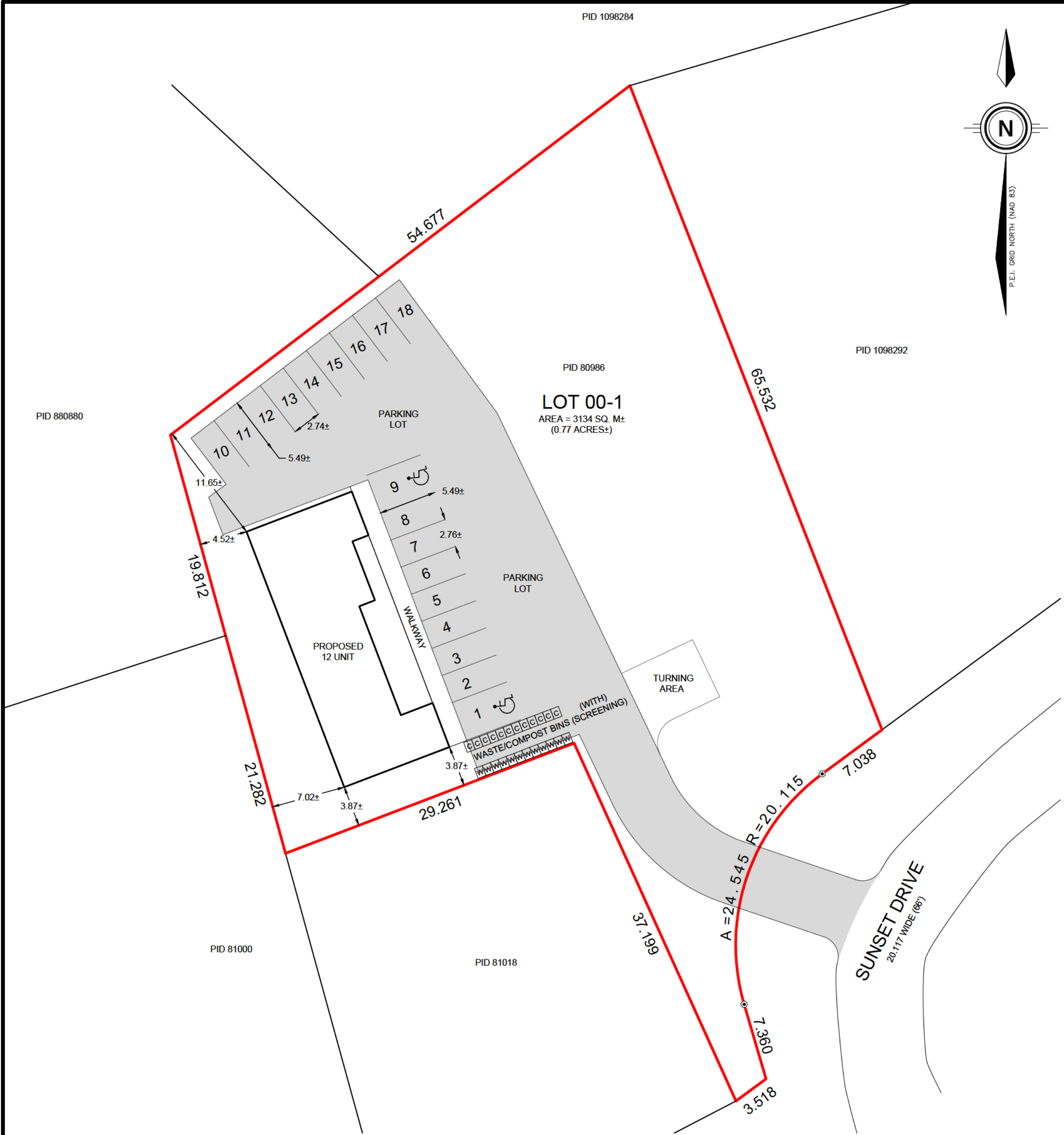
Please see the reverse side before signing.

*[Signature]*  
Applicants Signature

Date: April 30/25

\_\_\_\_\_  
Applicants Signature

Date: \_\_\_\_\_



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 DURING JUNE, 2025.

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 PEI CONTROL MONUMENTS. PLANE COORDINATES PUBLISHED THEREON ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM, NAD83 (CSRS).



**LOCUS SURVEYS LTD.**  
16 PARK ROAD  
P.O. BOX 35  
KENSINGTON, P.E.I.  
C0B 1M0  
PHONE 902-836-3823

Site Plan Showing  
Proposed Development of Lands of  
M & S RENTALS INC

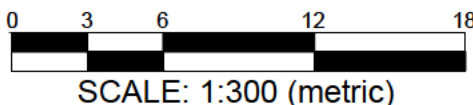
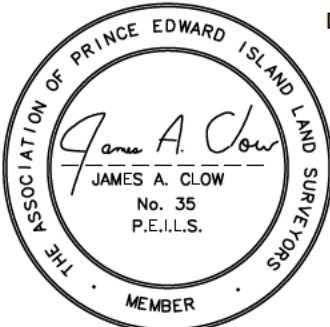
PID 80986  
KENSINGTON  
LOT/TOWNSHIP 19  
COUNTY OF PRINCE  
PROVINCE OF PRINCE EDWARD ISLAND

SURVEYOR'S CERTIFICATE

I, JAMES A. CLOW, PRINCE EDWARD ISLAND LAND 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 9TH DAY OF JULY, 2025

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



DATE: JULY 9, 2025  
DWG NO: 25084-K01  
DRAWN BY: JAC

**From:** jspencer@kensington.ca  
**Sent:** Tuesday, June 24, 2025 11:39 AM  
**To:** cao@kensington.ca  
**Subject:** FW: Sponsorship Request for National Baseball Representation  
**Attachments:** 13UTEAMPEISPONSOR.docx

Jeff Spencer (He/Him)  
Mayor  
Town of Kensington  
902 836-3781  
[mayor@kensington.ca](mailto:mayor@kensington.ca)



---

**From:** Sarah Ogilvie <sarahleighbogilvie@gmail.com>  
**Sent:** Tuesday, June 24, 2025 11:21 AM  
**To:** jspencer@kensington.ca; rmann@kensington.ca; wtoombs@kensington.ca; Tyler Doucette <tdoucette@kensington.ca>; igallant@kensington.ca; Bonnie MacRae <bmacrae@kensington.ca>  
**Cc:** Thomas Ogilvie <drogilvie83@gmail.com>  
**Subject:** Sponsorship Request for National Baseball Representation

**Good morning Council members for the Town of Kensington,**

I hope this message finds you all well.

I am writing to you on behalf of two dedicated young athletes from the Kensington Area Baseball Association who have recently received the exciting news that they have been selected to represent Prince Edward Island on the provincial baseball team at the upcoming Nationals in Woodstock, Ontario.

Among them is my son, Townsend, along with one of his buddies, Sawyer Gillespie. Both have shown exceptional commitment and perseverance throughout the spring season to earn this incredible opportunity. Their achievement is not only a personal milestone but also a proud moment for our growing baseball community.

The Kensington Baseball Association has been gaining momentum in recent years, and this national representation is a testament to the talent and potential within our community youth programs. With your support, we can continue to build on this progress and help these young athletes reach new heights.

Please find attached a document outlining how your sponsorship can make a meaningful impact on their journey.

Thank you kindly for your time and consideration.

Warm regards,

Sarah (a very proud mom 😊)

**13U TEAM PEI BASEBALL TEAM  
INVITES YOU TO  
BE A SPONSOR/DONOR!**



To Whom This May Concern,

I hope this letter finds you well. I am writing on behalf of 13U Team PEI Baseball, a group of dedicated young athletes who have been chosen to represent PEI in Woodstock, Ontario at the Baseball Canada Nationals August 21-24, 2025.

The costs associated with participating in a sports team can be a financial challenge for many young athletes and their families. We believe that every talented athlete should have the opportunity to pursue their passion for sports without financial barriers.

Our team has demonstrated exceptional potential, and we are committed to providing them with the resources and support needed to reach their full potential. We are reaching out to the local community and potential sponsors to seek financial assistance for 13U Team PEI Baseball's team fees, team gear and travel expenses.

I am reaching out to you today to seek your support in helping our team on their journey as young athletes. Your generosity can make a profound difference in their development and growth in this sport. Here are a few ways you can support our team:

- Platinum Sponsor: \$1000+
- Gold Sponsor: \$750
- Silver Sponsor: \$500
- Team Donation: Any amount that you would like to contribute to our team.

All sponsors will be added to a graphic our team will make for all our social media posts leading up to as well as during our time in Woodstock.

I understand that your resources are valuable, and any level of support is greatly appreciated. Your donation will not only impact our teams journey as young athletes but will also reflect your commitment to helping local talent thrive.

If you are interested in making a donation or discussing sponsorship opportunities, please feel free to contact our Team Manager Jackie at [jaxden2013@gmail.com](mailto:jaxden2013@gmail.com) or by phone at (902) 626-6251.

Thank you for considering our request and for potentially making a difference in our 13U Team PEI Baseball sports journey. Your support is truly invaluable and deeply appreciated.

Sincerely,

**Your 13U Team PEI Athletes** *Townsend Ogilvie*



**cao@kensington.ca**

---

**From:** jspencer@kensington.ca  
**Sent:** Monday, July 7, 2025 10:37 AM  
**To:** cao@kensington.ca  
**Subject:** FW: Hello

Jeff Spencer (He/Him)  
Mayor  
Town of Kensington  
902 836-3781  
mayor@kensington.ca

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

From: Dan Wilken <d.wilken@hurontel.on.ca>  
Sent: Monday, July 7, 2025 10:35 AM  
To: jspencer@kensington.ca  
Subject: Hello

Hello again Jeff.

This is Dan from Kincardine, Ontario, a small rural town on the shores of Lake Huron.  
It was a pleasure meeting you on July 1st during our brief bike outing on the trail.  
Kensington is a beautiful town with very friendly people, not to mention a great cafe and bakery!

Having some public service experience in the past, I can appreciate the patience and dedication it requires. Rarely do you hear positive feedback or appreciation for your efforts.

We have been reacquainting ourselves and rediscovering PEI and will definitely be returning.

Keep up the great work!

Dan Wilken.

Sent from my iPad



July 2nd, 2025

Jeff Spencer  
Town of Kensington  
PO Box 418  
Kensington, PE C0B 1M0

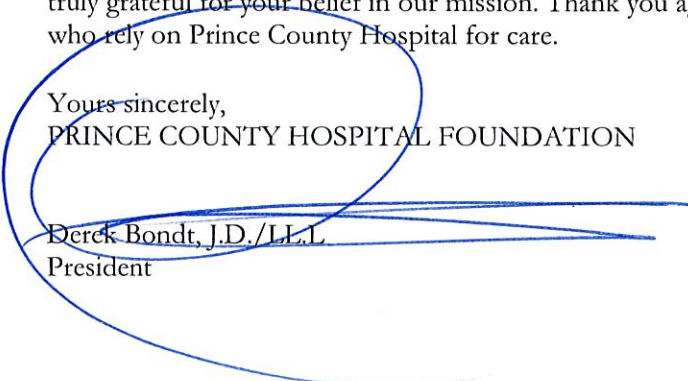
Dear Mayor Spencer:

On behalf of the Prince County Hospital Foundation, we extend our heartfelt gratitude for your generous support of your hospital. This \$5,000 gift represents the fifth installment of your \$50,000 pledge. Your commitment to ensuring that PCH is provided with the latest priority medical equipment directly enhances the quality of care our healthcare professionals can provide to patients from across PEI.

This year, the PCH Foundation has set an ambitious goal of raising over \$2.6 million to fund the purchase of essential medical equipment. Specifically, the 2025 Vital Signs appeal will completely replace all the diagnostic imaging equipment in X-Ray Room 2. Though this represents a sizable portion of the 2025 goal, there are needs throughout your hospital. From Maternal Child Care to Surgical Services, nearly every department is represented.

Your ongoing support plays a crucial role in meeting the needs of our patients and healthcare teams, and we are truly grateful for your belief in our mission. Thank you again for making a lasting difference in the lives of those who rely on Prince County Hospital for care.

Yours sincerely,  
PRINCE COUNTY HOSPITAL FOUNDATION

  
Derck Bondt, J.D./LL.L.  
President

**THANK YOU FOR YOUR GIFT**

**This is NOT an official tax receipt.**

Date of gift: 6/26/25

**Amount Received:** \$5,000.00

Designated to: *Annual Equipment Fund*

Received from:

**Town of Kensington  
PO Box 418  
Kensington, PE C0B 1M0**



July 4th, 2025

Jeff Spencer  
Town of Kensington  
PO Box 418  
Kensington, PE C0B 1M0

Dear Mayor Spencer,

I want to sincerely thank you for your generous support of Prince County Hospital. Your commitment to Island healthcare is making a real and lasting difference for patients and the healthcare teams who care for them.

As we move through this year's greatest needs campaign, I wanted to provide you with an update on the priorities your support is helping address. The 2025 Vital Signs Appeal is working toward a \$2.67 million goal to replace essential medical equipment at PCH, ensuring our hospital remains ready to meet the needs of Islanders today and in the years ahead.

One of the most urgent items on this year's priority list is the replacement of the Fluoroscopy/X-ray machine. This vital imaging system has reached the end of its service life and plays a key role in diagnostic procedures, such as the barium swallow tests performed by Speech Language Pathologists to assess swallowing disorders. Replacing this equipment will mean clearer, more accurate images for quicker diagnoses and improved patient safety through reduced radiation exposure.

Investments in modern equipment like this not only improve patient care but are also essential in recruiting and retaining the skilled physicians, nurses, and allied health professionals who provide that care.

A full list of this year's greatest needs can be found in our recent *Caring Connections* newsletter and anytime online at [pchcare.com](http://pchcare.com).

Your generosity is already at work, helping to strengthen care for your family, friends, and neighbours. On behalf of the patients and staff at Prince County Hospital, thank you for being a vital part of this effort.

If you would like to learn more about these initiatives, please give me a call or drop by the foundation office anytime.

Kind regards,

Heather Matheson  
Managing Director  
Prince County Hospital Foundation





CARE TODAY FOR TOMORROW

PO Box 6600, Charlottetown, PE C1A 8T5

Tel: (902) 894-2425

Fax: (902) 894-2433

info@qehfoundation.pe.ca

www.qehfoundation.pe.ca

Registered Charitable Taxation Number: 8921-77965 RR0001

June 23, 2025

Mr. Jeff Spencer  
Town of Kensington  
PO Box 418  
Kensington, PE C0B 1M0

Dear Mr. Spencer,

Thank you for your generous donation to the QEH Big Day of Giving! Your gift of \$1,000.00 will support areas such as the Operating room, Diagnostic Imaging, Pediatrics, and Physical Medicine at the Queen Elizabeth Hospital.

The QEH Big Day of Giving, held on Wednesday, May 21, marked a full day dedicated to recognizing the generosity of our donors and community fundraisers. Thanks to your support, you helped make this day a tremendous success—one filled with gratitude, impact, and hope. Visit QEHBigDay.ca to view heartfelt patient stories and photos from the day.

On behalf of thousands of patients, staff, and physicians, thank you for choosing to support the QEH Foundation. Together, we are making a difference!

Sincerely,

*Tracey Comeau*  
Tracey Comeau, CEO  
QEH Foundation

*The Town's support is incredibly important to us - Thank you!*

**This Receipt is for Acknowledgement Purposes Only**

Gift Date: 6/20/2025

Gift Amount: \$1,000.00



CARE TODAY FOR TOMORROW

PO Box 6600, Charlottetown, PE C1A 8T5

**Thank you for your support.**

Town of Kensington  
PO Box 418  
Kensington, PE C0B 1M0

46275

*Tracey Comeau*  
PER QUEEN ELIZABETH HOSPITAL FOUNDATION INC.

Charitable Registration Number: 8921-77965-RR0001  
Canada Revenue Agency - canada.ca/charities-giving

Town of Kensington  
POBox 418  
Kensington, PE C0B 1M0

June 30, 2025

Dear Mayor and Councillors:

The Kensington Senior Surfers have had a very busy 2024-2025.

Kensington Seniors Surfers Club was awarded a \$1000 grant- Live healthy-Live Well; Seniors & Youth was awarded a grant of \$3800- Intergenerational Connections. Throughout the year we definitely utilized these grants to achieve positive results! From September thru to the end of May the seniors and high school students, grades 11&12 met weekly working together on a variety of skills and projects: scrap booking, family tree, knitting, a funky meal, learning the importance of exercise at any age, board games, diamond art projects, sharing stories of life through the eyes of the seniors and through the eyes of the students and making connections.

The once weekly exercise class evolved into two weekly sessions and are well attended. These exercises are designed to suit all ages and abilities and combined with lots of laughs make for a pleasant time. The various craft sessions were well received as we learned new skills, (my knitted socks will definitely be finished before winter!), shared in card making with very impressive results, wreath making for those who like to decorate,(this year we made a snowflake wreath), rock painting, (some of which were placed in personal gardens and some were hidden to be found by strangers who walked the path and needed an uplifting message) and stained glass creations that were so popular we had to have a double session to accommodate all the members. Thursday afternoon games continue to be well received and well attended.

Many of our seniors became involved in an outreach program at the Community Care Homes in our area helping them with bingo, sometimes reading to them or maybe just a time to sit with a resident and listen to their stories.

The Wellness classes under the leadership of Carol Evans draws people from all over the area; taking care of oneself and knowing why it is of utmost importance to do so makes these sessions appealing, interesting and informative.

Computer classes are every Friday afternoon and there is no question, or problem, that doesn't have a solution. Kathy McQuaid is well informed and can pass on those skills of technology with all who attend.

We welcomed a number of guest speakers to our club: Rudy Croken- The Automobile on PEI; Julia Freeburn- Eating Well on a budget and again- Loving your leftovers; Don Evans, local author, who shared many stories from across the Island, (many of the people were known by some of our club members); Catherine Coulson- Hospice Care on PEI; Virginia Everett- the Watershed; Julia Stewart- meal planning for one or two.

In February we had a Share Your Talent Time and the members shared their finished projects in crocheting, knitting, rug hooking, quilting, baking, (with samples), poetry, stories, joke telling, one of the members played the piano and sang for us, one shared her two books and told us she was writing a play!

In December we had our annual Christmas dinner and this year we were honored to recognize three Life Time members! After dinner we had a time of games and music.

We celebrate birthdays monthly and after singing Happy birthday, each one got a small treat!

In December we enjoyed a bus tour of Christmas lights from Wellington to North Rustico, Indian River and Baltic and around Kensington and Summerside. We had dinner at Granville Diner first and then off we went. What an enjoyable evening and the weather cooperated fully!

We had 19 attend the PEI Seniors Federation AGM meeting in October and 12 attend in May!  
I want to thank the PEI Secretariat Grants for enabling us to accomplish all we do! Thank you to the members for their eagerness to join in whatever activity we plan. Thank you to the executive for their hours of planning, sharing and organizing everything.  
We now have two, (2), of our members serving on the Board of the PEI Senior Citizens' Federation.

Thank you to the town of Kensington for salting the ramp in the winter and for nailing the loose boards on the ramp. We are most thankful for the Town of Kensington allowing us the use of 25A Garden Drive for our meetings and activities.

We held our annual meeting on June 9, 2025 and the executive for the next year is:

President- Laurretta Balderston

Vice President- Marlene Ramsay

Past President- Louise Weeks

Secretary- Carol Evans

Treasurer- Iva Schurman

Program Directors- Sandra Harrington, Lillian Inglis, Linda Stavert

Computer Leader- Kathy McQuaid

Exercise Leaders- Carol Cousins, Karyn MacLean

Auditors- Norma Wall, Myrtle MacLellan

Cards- Norma Wall

We will continue to have the following during July and August-

Exercise- Tuesday and Friday mornings- 9:30-10:30 am

Crafts- Tuesday- 1-3 pm

Ruby's Games-Thursday-1-3pm

September-June we begin our regular schedule:

Meetings- the second Monday of the month- 1pm

Exercise classes-10:30-11:30 am-Tuesday and Friday

Community Quilters- Wednesday-1pm

Follow us on Facebook for additions or changes to the schedule.

We would welcome the mayor and/or councillors to any one of our activities or meetings during the year.

Sincerely



Laurretta Balderston- President- Kensington Senior Surfers  
25A Garden Drive  
Kensington PE C0B 1M0





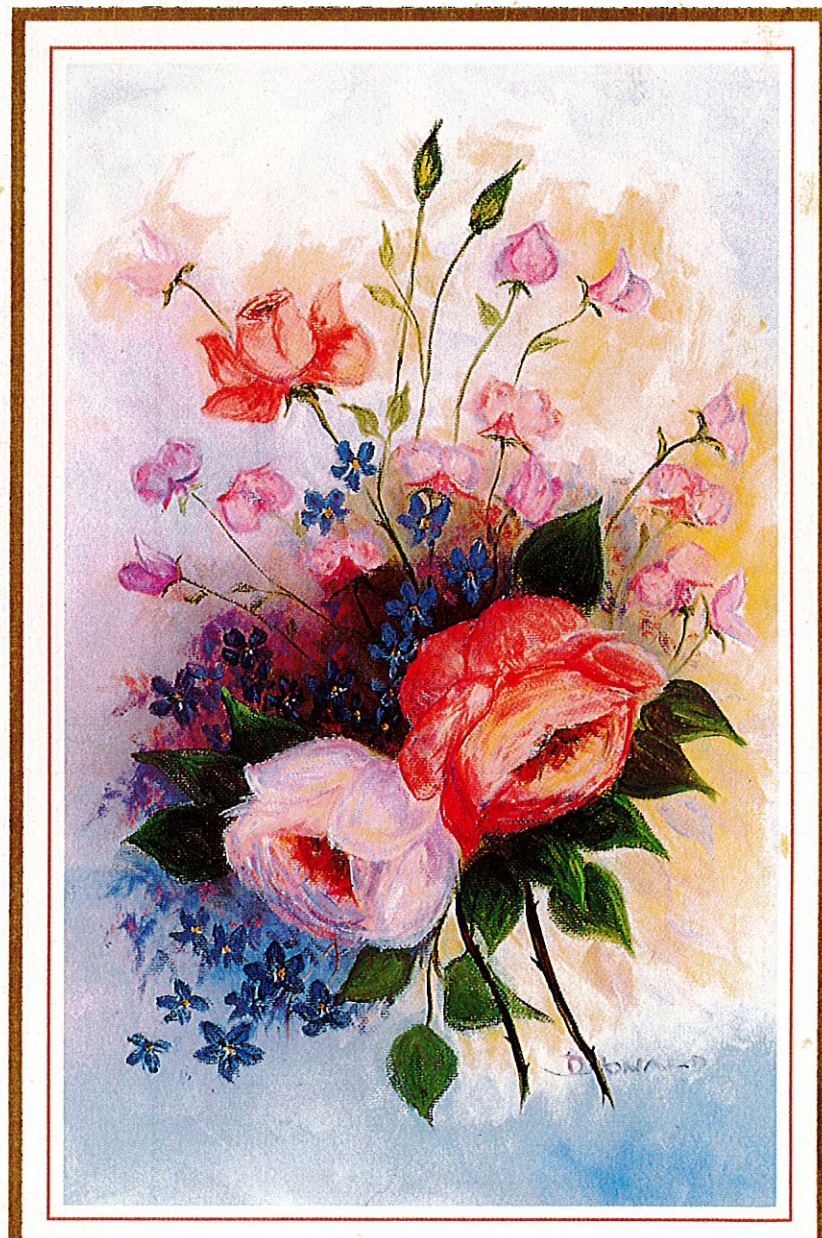
26/0 Bouquet of Flowers / Bouquet de fleurs  
from an original painted by / d'un original peint par

**DDONALD**

Debbie Donald  
Mouth Painter / Peintre de la bouche



The Mouth and Foot Painting Artists  
Les Artistes peintres de la bouche et du pied  
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Town of Kensington,

I am writing to extend my heartfelt thanks for your generous support of the Deserving Student Award I was honoured to receive at the KISH graduation.

Your contribution has made a meaningful difference in my educational journey, and I am truly grateful for your commitment to supporting students in our community.

Sincerely,

Grace Ashley  
KISH Grad 2025

**From:** Zach Kelly <ZachKelly01@outlook.com>  
**Sent:** Wednesday, July 9, 2025 11:06 AM  
**To:** cao@kensington.ca; mail@kensington.ca  
**Subject:** Imperial street intersection

To whom this may concern,

This email is regarding a collision that my significant other was involved in while reversing out of our driveway which is directly opposite imperial street. A left turning car sitting at the stop sign waved my significant other out of our driveway. While reversing out of the driveway the other vehicle decided to go at the same time causing both cars to collide.

I feel that if Imperial street was changed to a one way street, heading towards the liquor store, or if imperial street was changed to a right hand turn only then that would make life easier for people to get out of their driveways that live on Victoria street and would be significantly safer as it is a somewhat dangerous intersection and a very busy intersection especially during tourist season. Some of the car line ups waiting to turn off of imperial street leave us sitting in our driveway for 10-15 minutes at times as it is a route that a lot of people in the community take, which makes our lives extremely difficult if we are trying to get somewhere in a hurry. I would like to see this changed made out of safety reasons and for the sanity and safety of the community.

Thanks,  
Zach Kelly

Get [Outlook for iOS](#)

**From:** lyuill@kensington.ca  
**Sent:** Friday, July 11, 2025 3:35 PM  
**To:** cao@kensington.ca  
**Subject:** Appreciation for Fire Department Support – July 11 MVC

Geoff,

I wanted to take a moment to express my sincere thanks to the Kensington Fire Department for their outstanding support during the multi-vehicle collision on Victoria Street on July 11, 2025.

Their quick response and assistance with traffic control were absolutely essential. We could not have managed the scene as smoothly or safely without their help. It was a challenging incident, and their professionalism made a real difference.

Please pass along my appreciation to Chief Hickey and all the responding members. Their efforts reflected the strong working relationship between our departments, and it's something I truly value.

Landon