



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

Monday, November 8, 2021 @ 7:00 PM

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

**Town of Kensington
Regular Meeting of Town Council
November 8, 2021 – 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 October 12, 2021 Regular Meeting
- 6. Business Arising from Minutes**
 - 6.1 October 12, 2021 Regular Meeting
- 7. Reports**
 - 7.1 Chief Administrative Officer Report
 - 7.2 Fire Department Statistical Report
 - 7.3 Police Department Statistical Report
 - 7.4 Development Permit Summary Report
 - 7.5 Bills List – Town
 - 7.6 Bills List Water and Sewer Utility
 - 7.7 Summary Income Statement
 - 7.8 Credit Union Centre Report
 - 7.9 Mayor’s Report
 - 7.10 Federation of Prince Edward Island Municipalities Report – Councillor Mann

- 7.11 Heart of PEI Initiative Report – Deputy Mayor Pickering
- 7.12 Kensington and Area Chamber of Commerce Report – Councillor Gallant
- 7.13 PEI 55 Plus Games – Councillor Gallant

8. New Business

8.1 Request for Decisions

- 8.1.1 RFD2021-64 - Former Blacksmith Shop – Demolition and Removal
- 8.1.2 RFD2021-65 - Town of Kensington Mandatory Vaccination Policy
- 8.1.3 RFD2021-66 - Kensington Police Service – Flash Modification and Procurement
- 8.1.4 RFD2021-67 - 2021 - Annual Christmas Bonus
- 8.1.5 RFD2021-68 - 2021 Annual Radio Christmas Greeting – MBS Radio
- 8.1.6 RFD2021-69 – Development Control Bylaw Amendment – Section 10.8 - Second Reading and Formal Adoption
- 8.1.7 RFD2021-70 – Development Control Bylaw Amendment – Map Amendment to include 38 Business Park Lots - Second Reading and Formal Adoption
- 8.1.8 RFD2021-71 - Development Control Bylaw Amendment – Permitted Uses in the Industrial (M1) Zone – Second Reading and Formal Adoption
- 8.1.9 RFD2021-72 - Subdivision of Lands – Lands of GP Development Inc

8.2 Other Matters

9. Correspondence

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

11. Adjournment

**Town of Kensington
Minutes of Regular Council Meeting
Tuesday, October 12, 2021
7:00 PM**

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

Staff Members Present: Chief Administrative Officer, Geoff Baker; Deputy Chief Administrative Officer, Wendy MacKinnon; Administrative Assistant, Kim Caseley

Visitors: Kyle Reid – Journal Pioneer

1. Calling of Meeting to Order

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

2. Approval of Tentative Agenda

2.1 *Moved by Deputy Mayor Pickering, seconded by Councillor Spencer to approve the tentative agenda for the October 2021 regular meeting of Town Council with the addition of one in item of correspondence. Unanimously carried.*

3. Declaration of Conflict of Interest

3.1 *Nil.*

4. Delegations / Presentations

4.1 *Nil.*

5. Approval of Minutes of Previous Meeting

5.1 *Moved by Councillor MacRae, seconded by Councillor Spencer to approve the minutes from the September 13, 2021 regular meeting of Town Council. Unanimously carried.*

5.2 *Moved by Councillor Toombs, seconded by Councillor MacRae to approve the minutes from the September 28, 2021 public meeting of Town Council. Unanimously carried.*

6. Business Arising from Minutes

6.1 **September 13, 2021 Regular Meeting**

6.1.1 *Nil.*

6.2 September 28, 2021 Public Meeting

6.2.1 *Nil.*

7. Reports

7.1 Chief Administrative Officer Report

7.1.1 *Moved by Councillor Gallant, seconded by Councillor Toombs to adopt the September 2021 CAO Report as prepared by CAO, Geoff Baker with the correction of the month in item #24 to September. Unanimously carried.*

7.2 Fire Department Statistical Report

7.2.1 *Moved by Councillor Spencer, seconded by Councillor Toombs to approve the August 2021 Fire Statistical report as prepared by Fire Chief, Rodney Hickey. Unanimously carried.*

7.3 Police Department Statistical Report

7.3.1 *Moved by Deputy Mayor Pickering, seconded by Councillor Spencer to approve the August 2021 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*

7.4 Development Permit Summary Report

7.4.1 *Moved by Councillor Spencer, seconded by Councillor Gallant to approve the October 2021 Development Permit Summary Report. Unanimously carried.*

7.5 Bills List

7.5.1 *Moved by Councillor Mann, seconded by Councillor Toombs to approve the August 2021 Bills in the amount of \$842,677.46. Unanimously carried.*

7.5.2 *Moved by Councillor Mann, seconded by Councillor MacRae to approve the August 2021 Water & Sewer Utility Bills in the amount of \$9,324.76. Unanimously carried.*

7.6 Summary Income Statement

7.6.1 *Moved by Councillor Mann, seconded by Councillor Spencer to approve the Summary Income Statement for the month of August 2021. Unanimously carried.*

7.7 Credit Union Centre Report

7.7.1 *Moved by Councillor Spencer, seconded by Councillor Toombs to approve the Credit Union Centre report for the month of August 2021. Unanimously carried.*

7.8 Mayor's Report

7.8.1 *Moved by Councillor MacRae, seconded by Councillor Spencer to approve the Mayor's report for the month of October 2021 as presented by Mayor Caseley. Unanimously carried.*

7.9 Federation of PEI Municipalities (FPEIM) Report

7.9.1 FPEIM will hold their Semi-Annual meeting on November 6, 2021, at the Credit Union Place, Summerside.

7.10 Heart of the Island Initiative Report

7.10.1 A few artists have submitted art installation proposals for potential display around the area.

7.10.2 The Heart of PEI Initiative is hosting an event capitalizing on Island Trails – Developing Key Drivers Towards Sustainable Communities on October 14, 2021 at the Stanley Bridge Heritage Centre.

7.11 Kensington Area Chamber of Commerce (KACC) Report

7.11.1 The Annual Golf Tournament was a successful event.

7.11.2 The Chamber is hosting an Event for Small Business Week on Tuesday, October 19th from 8:30 am – 12:00 pm at the Kensington Legion.

7.11.3 The Annual Awards Gala will be held on November 25, 2021 at the New London Community Complex.

7.12 PEI 55 Plus Games

7.12.1 *Nil.*

8. New Business

8.1 Request for Decisions

8.1.1 Development Control Bylaw Amendment – Section 10.8

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

WHEREAS Section 10.8 – Dwellings in Commercial Buildings, of the Town of Kensington Development Control Bylaw contains ambiguous language, is unclear, and restricts staff from being able to provide clear direction to developers;

AND WHEREAS DV8 Consulting and Town staff have reviewed Section 10.8 of the Development Control Bylaw and recommend that the Bylaw be amended to provide clarity around the section;

AND WHEREAS a public meeting to hear public comments and concerns was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

BE IT RESOLVED THAT Kensington Town Council give first reading to amend the Zoning and Subdivision Control Bylaw by striking Section 10.8 from the Bylaw in its entirety and to replace it with a new Section 10.8, as follows:

10.8 Dwellings in Commercial Buildings

Where dwelling units are permitted above commercial uses:

- a) No dwelling unit, or any part thereof, shall be located below a commercial use.***
- b) Dwelling units may be permitted on the same floor as commercial uses provided that they are completely segregated from the commercial uses and have a separate entrance which serves the dwelling units.***

Unanimously carried.

8.1.1.2 Moved by Councillor Toombs, seconded by Councillor Spencer

WHEREAS Section 10.8 – Dwellings in Commercial Buildings of the Town of Kensington Development Control Bylaw contains ambiguous language, is unclear, and restricts staff from being able to provide clear direction to developers;

AND WHEREAS DV8 Consulting and Town staff have reviewed Section 10.8 of the Development Control Bylaw and recommend that the Bylaw be amended to provide clarity around the section;

AND WHEREAS a public meeting to hear public comments and concerns was held on September 28, 2021 in accordance with the

Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

BE IT RESOLVED THAT Kensington Town Council approve first reading to amend the Zoning and Subdivision Control Bylaw by striking Section 10.8 from the Bylaw in its entirety and to replace it with a new Section 10.8, as follows:

10.8 Dwellings in Commercial Buildings

Where dwelling units are permitted above commercial uses:

- a) No dwelling unit, or any part thereof, shall be located below a commercial use.*
- b) Dwelling units may be permitted on the same floor as commercial uses provided that they are completely segregated from the commercial uses and have a separate entrance which serves the dwelling units.*

Unanimously carried.

8.1.2 Kensington Vipers 2021-22 Sponsorship Request

8.1.2.1 *Moved by Deputy Mayor Pickering, seconded by Councillor Toombs*

THAT Kensington Town Council approve a Player Sponsorship for the Kensington Moose Plumbing and Heating Vipers for the 2021/22 hockey season in the amount of \$750.00.

Unanimously carried.

8.1.3 Development Permit Application – 30 Garden Drive

8.1.3.1 *Moved by Councillor Spencer, seconded by Councillor Toombs*

BE IT RESOLVED THAT Kensington Town Council approve a development permit application for the Kensington Royal Canadian Legion Branch No. 9 for the relocation and placement of a 12' x 16' accessory structure on a property located at 30 Garden Drive, subject to full compliance with the Town's Development Control Bylaw and all other applicable municipal, provincial, and federal legislation and regulations.

Unanimously carried.

8.1.4 Official Plan Amendment – Map Amendment to include 38 Business Park Lots and Application of Industrial (M1) Zoning Designation

8.1.4.1 *Moved by Deputy Mayor Pickering, seconded by Councillor Spencer*

WHEREAS the Kensington Town Council are in the process of constructing a 38-lot business park subdivision;

AND WHEREAS the business park subdivision is being constructed on lands which were recently brought inside the Town's boundary as part of its 2020 boundary restructuring application and therefore are not currently included in the Town's Official Plan Land Use Map;

AND WHEREAS Town Council are desirous of applying an Industrial (M1) Land Use designation to the 38-business park properties;

AND WHEREAS a public meeting to hear public comments and concerns on the proposed Official Plan amendment was held on September 28, 2021, in accordance with the Prince Edward Island Planning Act and the Town's Official Plan;

BE IT RESOLVED THAT Town Council approve an amendment to the Town of Kensington Official Plan Land Use Map to include the 38 properties in the new business park and to apply an Industrial (M1) Land Use designation to the 38 lots, as per Survey Plan #19257-S01 dated May 7, 2021, and revised on July 27, 2021.

Unanimously carried.

8.1.5 Development Control Bylaw Amendment – Map Amendment to include 38 Business Park Lots

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

WHEREAS the Kensington Town Council are in the process of constructing a 38-lot business park subdivision;

AND WHEREAS the business park subdivision is being constructed on lands which were recently brought inside the Town's boundary as part of its 2020 boundary restructuring application and therefore are not currently included in the Town's Development Control Bylaw;

AND WHEREAS Town Council are desirous of applying an Industrial (M1) Zoning designation to the 38 business park properties;

AND WHEREAS a public meeting to hear public comments and concerns on the proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

BE IT RESOLVED THAT Town Council give first reading to amend the Zoning and Subdivision Control Bylaw to include the 38 properties in the new business park and to apply an Industrial (M1) Zoning designation to the 38 lots, as per Survey Plan #19257-S01 dated May 7, 2021, and revised on July 27, 2021.

Unanimously carried.

8.1.5.2 Moved by Councillor Mann, seconded by Councillor Spencer

WHEREAS the Kensington Town Council are in the process of constructing a 38-lot business park subdivision;

AND WHEREAS the business park subdivision is being constructed on lands which were recently brought inside the Town's boundary as part of its 2020 boundary restructuring application and therefore are not currently included in the Town's Development Control Bylaw;

AND WHEREAS Town Council are desirous of applying an Industrial (M1) Zoning designation to the 38-business park properties;

AND WHEREAS a public meeting to hear public comments and concerns on the proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

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

BE IT RESOLVED THAT Town Council approve first reading to amend the Zoning and Subdivision Control Bylaw to include the 38 properties in the new business park and to apply an Industrial (M1) Zoning designation to the 38 lots, as per Survey Plan #19257-S01 dated May 7, 2021, and revised on July 27, 2021.

Unanimously carried.

8.1.6 Development Control Bylaw Amendment – Permitted Uses in the Industrial (M1) Zone

8.1.6.1 *Moved by Councillor Spencer, seconded by Deputy Mayor Pickering*

WHEREAS Kensington Town Council are desirous of expanding the range of permitted uses in the Industrial (M1) Zone, as contained in the Town of Kensington Development Control Bylaw, to provide additional flexibility on the range of land uses permitted on Industrially zoned lands;

AND WHEREAS a public meeting to hear public comments and concerns on a proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

BE IT RESOLVED THAT Town Council give first reading to amend the Town of Kensington Development Control Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:

- 1) Uses as permitted in the General Commercial (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:*
 - a. Hotels, Motels or other Tourist Establishments*
 - b. Institutional Buildings*
 - c. Funeral Homes*
 - d. Multi-Unit Dwellings*
 - e. Child care facilities*
 - f. Dwelling units in a commercial building*

Unanimously carried.

8.1.6.2 *Moved by Councillor Spencer, seconded by Councillor Toombs*

WHEREAS Kensington Town Council are desirous of expanding the range of permitted uses in the Industrial (M1) Zone, as contained in the Town of Kensington Development Control Bylaw, to provide additional flexibility on the range of land uses permitted on Industrially zoned lands;

AND WHEREAS a public meeting to hear public comments and concerns on a proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

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

BE IT RESOLVED THAT Town Council approve first reading to amend the Town of Kensington Development Control Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:

1) Uses as permitted in the General Commercial (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:

- a. Hotels, Motels or other Tourist Establishments***
- b. Institutional Buildings***
- c. Funeral Homes***
- d. Multi-Unit Dwellings***
- e. Child care facilities***
- f. Dwelling units in a commercial building***

Unanimously carried.

8.1.7 Town of Kensington Emergency Management Plan

8.1.7.1 Moved by Councillor Toombs, seconded by Deputy Mayor Pickering

BE IT RESOLVED THAT Town Council approve the Town of Kensington Emergency Management Plan as revised on October 8, 2021.

Unanimously carried.

8.1.8 Annual Sewer Main Flushing – 2021

8.1.8.1 Moved by Councillor Spencer, seconded by Councillor Toombs

BE IT RESOLVED THAT Town Council award a contract for the 2021 Annual Sewer Main Line Flushing and Video Inspection to Infrapex Underground Inc. as per their quote dated September 21, 2021, in the amount of \$21,469.00 plus HST.

Unanimously carried.

8.2 Other Matters

8.2.1 Mayor Caseley inquired about the status of repair for a section of sidewalk on School St. Mr. Baker will request an updated timeline and report back to Council.

- 8.2.2** Deputy Mayor Pickering inquired about the re-location of speed signs on Broadway Street N. Mayor Caseley confirmed that the speed signs are currently located outside of the municipal boundary; should residents have concerns with vehicle speeds, they are encouraged to contact the Kensington Police Service.

9. Correspondence

- 9.1** A letter from the Kensington Area Chamber of Commerce requesting the Town to sponsor the “Citation of Service” award at their annual Business Awards Gala on November 25, 2021.

Moved by Deputy Mayor Pickering, seconded by Councillor MacRae to sponsor the Citation of Service award for \$1,000.00 at the 2021 Kensington Area Chamber of Commerce Business Awards Gala.

Unanimously carried.

- 9.2** Request for donation from Kensington Meals on Wheels.

Moved by Councillor Spencer, seconded by Councillor Toombs to donate \$2,000.00 to the 2021 Kensington Meals on Wheels program.

Unanimously carried.

Kyle Reid excused himself from the Council Chamber at 7:40 pm.

10. In-Camera (Closed session) One item under Sections 119 (d) and (e) of the Municipal Government Act.

- 10.1** *Moved by Councillor Spencer, seconded by Councillor MacRae to move in camera at 7:42pm Unanimously carried.*

- 10.2** *Moved by Councillor Spencer, seconded by Deputy Mayor Pickering to come out of in camera at 8:53pm Unanimously carried.*

11. Adjournment

Moved by Councillor Toombs, seconded by Councillor Spencer to adjourn the meeting at 8:53 PM. Unanimously carried.

Geoff Baker,
CAO

Rowan Caseley,
Mayor

Town of Kensington		
CAO's Report for Town Council - October 2021		
Item #	Project/Task	Status
1	Xplornet Internet Antenna	The required public consultation has been completed with no concerns or comments being received prior to the deadline. A letter of concurrence has been provided to Xplornet to allow them to proceed with their installation. No schedule has been provided at this point in time as to when the antenna will be installed.
2	Property Taxation Issues	I attended a meeting on Wednesday, October 20, with the FPEIM, other Municipal CAO's, and representatives of the Province of PEI to discuss issues and to gain clarity around property taxation, more specifically, around the timing of assessments and access to timely information to facilitate budget development. All parties agreed to continue to meet, to work towards a clearer understanding of the manner in which the Province completes assessments on both commercial and non-commercial properties.
3	Official Plan and Zoning Bylaw 5 Year Review	NO UPDATE We have been advised by the Province that amendments are forthcoming to the Provincial Planning Act and as such are being encouraged to delay the update of the Bylaw and Official Plan review. Further information will be provided to Town Council as the Provincial amendments are made. Unfortunately this will result in a further delay to this project.
4	Asset Management	NO UPDATE All asset management files have been received. I am trying to set up a meeting with the consultant to ensure a proper interpretation of the asset class forecasts and next steps in the development of the asset management plan.
5	Business Park Lot Sales	The Mayor and I have met with two real estate companies (at their request) to discuss the business park and potential partnerships around marketing of the park and for the provision of lot sales. No direction has been set in this regard, however we continue to discuss potential scenarios.
6	Wastewater Treatment Plant Blowers	The tender for the roof and eavestroughing replacements closed on Tuesday, October 5 with no bids being received. This component of the project will be added to the tender associated with the mechanical upgrades with the hope that the roofing components can be sub-contracted through the project. The mechanical upgrades tender is nearly complete and should be issued over the next week or so.
7	Municipal Restructuring - Frosty Treat 2	I have been advised, by email, by Municipal Affairs staff that the Town's boundary restructuring application (Frosty Treat 2) has been approved by Cabinet. It is expected that formal notification of the approval will be received the week of October 25th.
8	Police Study/Service Model Review	NO UPDATE Other project work and requirements have consumed the greater majority of my time in recent months. I have begun working on the implementation plan for Town Council's consideration, however at this point I have not found an opportunity to complete it. I will continue to dedicate time and resources to this project as other priority items are completed.
9	Investing in Canada Infrastructure Program (ICIP) - Wellfield Upgrades	The Chlorine Analyzer has been adjusted and appears to be working correctly such that the chlorine injection rate can be monitored continuously and remotely. Staff have been provided training on the use of the chlorination systems and the provided software.
10	Railyards Garbage Receptacle Area	The Mayor and I did not meet with tenants in the railyards area to discuss issues around garbage receptacles being placed in a centralized area. The one tenant that did move their garbage receptacle to the centralized area will be given authority to move their receptacle back closer to their space for the winter months (November 15th to April 15) with the understanding that all receptacles will be placed in the centralized area for 2022 tourist season.
11	Active Transportation Fund	The Vitoria Street East portion of the project was awarded to Curran and Briggs. It is likely that this work will not proceed until the spring of 2022. We were initially advised by the Provincial Department of Transportation that the Barrett Street portion of the project would proceed in 2021, however we have been recently informed that it will not proceed until the Spring of 2022 due to the volume of projects they have to complete before the end of the 2021 construction season. The Broadway Street South portion of the project will be further planned once we receive official word on the Town's Funding application to the ICIP Funding program for the installation of water and sewer along the same stretch of Broadway Street South. The Mayor provided correspondence to Barrett Street residents to inform them of the Province delaying the project to next Spring.
12	Town Hall Chair Lift	A request was received from one of the tenants on the lower floor of the Town Hall requesting the Town's consideration of installing a chair lift at the Town Hall, to facilitate easier access for those with mobility issues. While no commitment was provided, staff have begun to research potential solutions, pricing, funding eligibility, etc.
13	Commercial Street/Broadway Street Intersection	NO UPDATE At a meeting held on March 8, 2021 with Stephen Yeo and Alan Aitken of the Provincial Department of Transportation, a commitment was made that the Province would review the parking layout at the Commercial Street/Broadway Street Intersection. To date I have not heard from the department. On June 14, 2021 I requested a status update however, to date I have not received a response.

Item #	Project/Task	Status
14	Confederation Trail Road Crossings	NO UPDATE The Province has committed to providing lighted (flashing beacon) pedestrian crossing signs at two Confederation Trail road crossings within the Town. It was committed that the signs would be installed by the end of May, 2021. The beacon signs were proposed to be installed at the Victoria Street East road crossing and the Broadway Street North road crossing. Additional signage may be installed in the future at other crossings in the Town. To date none of the signs have been installed, nearly four months after they were committed to being installed. I have made several requests to the Department of Transportation for a status update on when the signs will be installed to which I have received no response.
15	Kensington Business Park	<p>Road A - Brown property has been stripped in preparation for Infrastructure placement, sewer main, manholes and services have been installed from Road B to Road C and pressure testing, vacuum testing and video inspection has been completed, Watermain, Hydrants and services have been installed from Road B Intersection to Road C intersection testing to be completed, Sewer Force main has been installed from Road B intersection to Road C intersection testing to be completed, Storm main and catch basins are currently under construction from Road C intersection to Road B intersection. Road B - Sewer main, manholes and services completed including pressure testing, vacuum testing and video inspection, Watermain, Hydrants and services competed including pressure testing. Disinfection to be completed, Storm main and catch basins installed at Road C intersection, Road A intersection to be completed, Road has been constructed to base gravel grade, fine grading to be completed, Curb has been placed up to Road A intersection. Road C - Sewer main, manholes and services completed including pressure testing, vacuum testing and video inspection, Watermain, Hydrants and services competed including pressure testing. Disinfection to be completed, Storm man and catch basins installed. Small amount of work remaining at Victoria Street intersection, Road has been constructed to base gravel grade, fine grading to be completed, Curb has been completed.</p> <p>The stormwater retention pond has also been completed with some minor landscaping remaining and the lift station chamber installation has begun.</p>
16	Town Hall Siding Replacement	The contractor has completed the required work.
17	Invest in Canada Infrastructure Fund - Broadway Street South Water and Sewer Main Extension Project	The application was submitted prior to the required deadline. We await formal approval of the project.
18	Blacksmith Shop/Go! Fish	A memo has been circulated with the Committee of Council tentative agenda package requesting consideration that a recommendation be made to Town Council to proceed with the demolition and removal of the structure as expeditiously as possible.
19	Collective Bargaining Agreement Negotiations	Negotiations were held over four days September 27, 28 and October 1 and 15. While no agreement has been reached at this point in time, significant progress was made and only a couple of issues remain outstanding.
20	Annual Sidewalk Maintenance	All work is completed except one area along Broadway Street North. The area was replaced, however there were some elevation issues and the contractor had to be brought back in to make further repair. Two additional sidewalk pads were added to the project to facilitate the repair of two water shut offs.
21	Relocation of Town of Kensington signs and Speed Radar signs	NO UPDATE Public Works staff are busy completing other maintenance items currently. The signs will be relocated as expeditiously as possible. I have scouted new locations for the signs and will discuss these with the Province, as we are placing the signs within their right of way.
22	Rural Growth Initiative Funding Application	The application has been submitted. At this point in time we have not received any indication as to whether or not the project will be approved for funding. Staff made a subsequent application for the project through an ACOA funding program, which we hope to receive word on shortly.
23	Water Meter Upgrades Project	The project has been awarded as approved by Town Council. The contractor has installed the required software and 46 of the 222 radio transmitters have been installed. It is expected that the remaining radio transmitters will be installed throughout November and December.
24	Development Control Bylaw and Official Plan Amendments - Section 10.8, 13.1, and map amendments	The public meeting for all amendments was held on September 28, 2021 at the Murray Christian Centre. The amendments were brought forward to the October regular meeting of Town Council for first reading and approval. Second reading and formal adoption of the proposed amendments is scheduled for Town Council's regular November meeting, at which time all documentation will be prepared for submittal to Municipal Affairs.
25	Annual Sewer Line Cleaning and Video Inspection	The project has been awarded to Infraprec (PEI firm). The maintenance is scheduled to begin the first week of November. Notification will be provided to impacted property owners over the next week or so, to advise them of the proposed maintenance schedule.
26	Fire Department Tanker Truck	The tender has been drafted and is currently sitting with the Fire Chief for review. Once the review is completed the tender will be issued as quickly as possible. It is expected that the tender will be issued the week of October 25, 2021.
27	KISH Tennis Courts	The tennis courts have been re-surfaced and painted. Lines for pickleball and a walking track were added as well. Staff have ordered a wind break for the fence which will be installed in the Spring of 2022. New netting and other supplies are being researched and will be ordered as well. Eastern Fence have reinstated the fencing, made some necessary repairs to the posts and man gates, and installed larger vehicle access gate.

Item #	Project/Task	Status
28	Rural Municipality of Malpeque Bay - Emergency Measures	Mayor Caselely and I attended a meeting with representatives from Malpeque to discuss the Town's Emergency Reception Centre (Murray Christian Centre) and the potential that it could be utilized as a shared facility in some way. It was agreed that I would work on a memorandum of agreement that would allow the facility to be shared, while ensuring the Town's needs are kept primary.
29	Meals on Wheels Annual Donation	The annual donation was made to Meals on Wheels as approved by Town Council.
30	Kensington and Area Chamber of Commerce Award Sponsorship	The Chamber of Commerce has been advised that the Town will sponsor the 'Citation of Service' award for the upcoming Business Awards Gala.
31	Kensington Vipers Sponsorship	The Town's 2021/22 player sponsorship for the Kensington Vipers has been made.
32	Various Sidewalk Replacement	The sidewalk located in front of 9 School Street which was removed to facilitate a new driveway access has been replaced. The sidewalk located adjacent to the Frosty Treat (Davison Funeral Home access) has been replaced.

SEPTEMBER 2021

The Kensington Fire Department responded to 5 calls in September. The average attendance for the fire calls was 15. Following is the breakdown of calls:

Date	Call Details	Location	# Firefighters	# Trucks
Sept. 4	MFR	Kensington	8	stand down
Sept. 10	Smell of smoke in livestock barn	Irishtown	26	4
Sept. 11	MVC	Burlington	14	2
Sept. 16	Sight of smoke in field	Wilmot Valley	14	4
Sept. 18	Single vehicle MVC	Springfield	11	1

No Association meeting was held this month.

Red Knights motorcycle rally was held on **September 11**. When the motorcycle members got to the firehall, they were treated with coffee, donuts and sandwiches. The Association purchased 500 sandwiches, along with 150 donuts and 150 Timbits. Tim Horton's donated the coffee. We received a lot of positive feedback from the Red Knights members on our hospitality. Thanks to Mayor Rowan Caseley and Town Councillor Bonnie MacRae for their appearance at the rally.

On **September 16**, Allan Sudsbury and I, on behalf of the fire department, accepted a Covid Warrior recognition from the Lieutenant Governor of PEI. Thanks to Geoff Baker for submitting our name.

Training was held on **September 21** with 24 members present.

Rodney Hickey
Chief

[illegible]

Police Department Occurrence Report Summary 2021														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
Fire Prevention Act	1	1			1			1					4	0.64%
Firearm Act						1							1	0.16%
Forcible confinement													0	0.00%
Fraud	2	1		2		1		1	1				8	1.28%
Funeral Escorts	1	2	1	1	1	2	1	3	2				14	2.24%
Harrassing Communication						1	1	1	3				6	0.96%
Impaired Driver	1	1	1	2				5	1				11	1.76%
Information Files	1												1	0.16%
Injury Accidents													0	0.00%
Liquor Offences	1			1		1			2				5	0.80%
Litter Act			1										1	0.16%
Lost and Found	2		3		1	1	2	3	3				15	2.40%
Luring Minors													0	0.00%
Mental Health Act	2		2				1						5	0.80%
Mischief		2	1	2		2		3	1				11	1.76%
Motor Vehicle Accidents	2		2	4		1	2	2	3				16	2.56%
Motor Vehicle Act	4	5	5	5	9	3	6	5	8				50	7.99%
Municipal Bylaws	2	1	1	1		1	5	2					13	2.08%
Off Road Vehicle Act		3	1					3					7	1.12%
Other Criminal Code			1			1							2	0.32%
Person Reported Missing					1				2				3	0.48%
Possession of restricted weapon													0	0.00%
Property Check							1						1	0.16%
Resist Arrest													0	0.00%
Roadside Suspensions						2		1					3	0.48%
Robbery													0	0.00%
Sexual Assaults / Interference													0	0.00%
STEP (Integrated Traffic Enforcement)		1				3							4	0.64%
Sudden Death													0	0.00%
Suspicious Persons / Vehicle				2	2	1	2	2	1				10	1.60%
Theft Of Motor Vehicle		1					1						2	0.32%
Theft Over \$5000							1						1	0.16%
Theft Under \$5000	3	1	1				4	2	1				12	1.92%

[illegible]

Police Report Septmeber 2021

There were 4 alarm calls to report for this month.

September 16th @ 1300hrs Family and Friends – member attended.

September 20 @ 1725hrs Credit Union – member attended.

September 23 @ 0600hrs Credit Union – member attended.

September 30th @ 1101hrs Ktown Liquor Store – member attended.

Assistance calls on the report 2 were to keep the peace with family relations and 1 was to assist a senior with medical issues.

Year To Date Approved Development Permits Summary Report
2021

Development Permit Category	January	February	March	April	May	June	July	August	September	October	November	December		Total	
Addition Residential additions/alterations			1			1								2	
Addition Residential Deck/Fence/Pools									1					1	
New Industrial									1					1	
New Multi-unit Family Dwelling							1							1	
New PSI				1										1	
New Residential Accessory Structure	2			1	1			3		2				9	
New Residential Deck/Fence/Pools						2		1						3	
New Semi Detached Dwelling							1							1	
New Single Family Dwelling	1	1	2	1		1				3				9	
Renovation Commercial						1		1						2	
Renovation Multi-unit Family Dwelling									1					1	
Total:									1					31	

Total Estimated Construction Value
\$117,000.00
\$5,000.00
\$50,000.00
\$1,500,000.00
\$200,000.00
\$116,800.00
\$47,200.00
\$360,000.00
\$2,739,000.00
\$96,000.00
\$30,000.00
\$5,261,000.00

DEVELOPMENT PERMITS REPORT

For the period October 08, 2021 to November 05, 2021

Permit Number	Date Permit Issued	PID	Applicant's Name & Address	Telephone Number	Permit Status	Work Type	Type of Construction		Value	Estimated Start	Estimated Finish
			Property Address								
Single Family Dwelling											
31-21	10/19/2021	1055516	Sheldon Stewart & Mike James - [REDACTED]	[REDACTED]	Approved	New	Single Family Dwelling		\$255,000.00	11/01/2021	03/15/2022
			16 Lions Drive				Description:	Construct new single residential dwelling			
30-21	10/19/2021	916551	Stephen Holland / Legacy Homes PEI - [REDACTED]	[REDACTED]	Approved	New	Single Family Dwelling		\$294,000.00	11/01/2021	03/31/2022
			10 Lions Drive				Description:	Construct new residential modular home & attached garage			
32-21	10/28/2021	426338	Andrew Heggie - [REDACTED]	[REDACTED]	Approved	New	Single Family Dwelling		\$600,000.00	08/25/2021	08/24/2022
			5&11 First Street and 26 Second Street				Description:	Remove 3 existing mobile units and replace with new permanent structures			

Sub Total: \$1,149,000.00

Total: \$1,149,000.00



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

For Office Use Only	
Permit #:	
Date Received:	Oct 28/21
Date Approved:	
PEI Planning:	
Permit Fee: \$	400.00 <input checked="" type="checkbox"/> Paid

*DOUBLE

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 5 & 11 First St. & 26 Second St. Property Tax Number (PID): 426338
Lot No.: _____ Subdivision Name _____ Current Zoning: RM1
Are there any existing structures on the property?: ☐ No ☒ Yes, please describe:
Mini Homes & Accessory Structures

Land Purchased from Jeanne Lynn Trailer Park Year Purchased 2005

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

2. Contact Information

APPLICANT Name: Andrew Heggie Address: _____
Phone: _____ Cell: _____
Email: _____ Postal Code: _____

Same as Above: ☒
Name: _____ Address: _____
OWNER Phone: _____ Cell: _____
Email: _____ Postal Code: _____

CONTRACTOR, ARCHITECT OR ENGINEER Name: Andrew Heggie / Blue Ridge Construct Address: _____
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 type="checkbox"/> Multi-Unit Res. (R3)	<input checked="" 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>1</u>	<u>3</u>	<u>2</u>	Width <u>18</u> Length <u>68</u>

Detailed Project Description: Removing existng structures & replacing with new units

Estimated Value of Construction (not including land cost): \$600,000

Projected Start Date: August 25, 2021 Projected Date of Completion: August 25, 2022

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.

See attached

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.

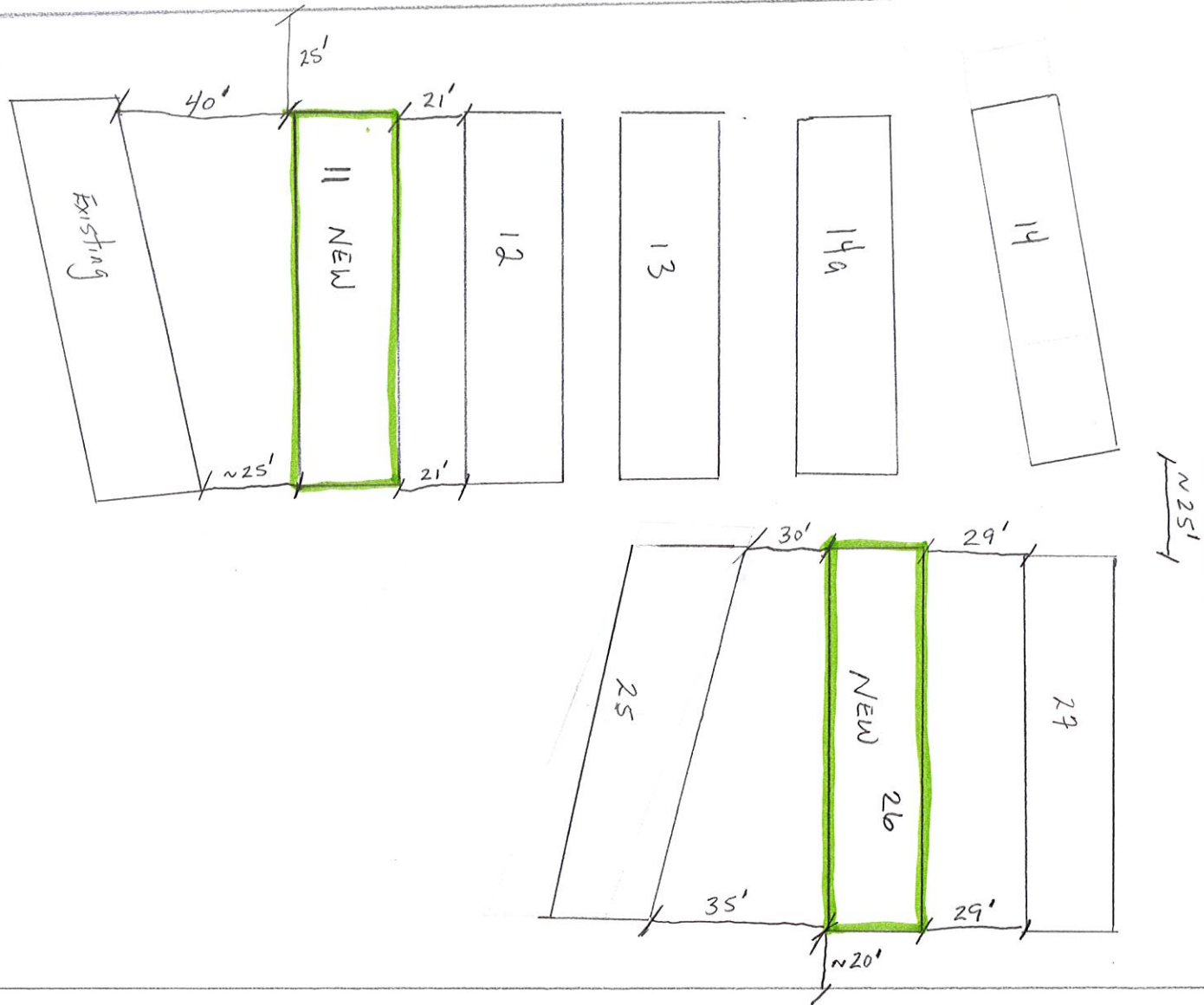
8. I understand that all Development Permits are valid for 12 months and subject to a 21-day appeal period following approval as stated under the PEI Planning Act.

Further, I request that this application does not constitute approval of a permit nor approval to construct.

Signature of

Date: October 28, 2021

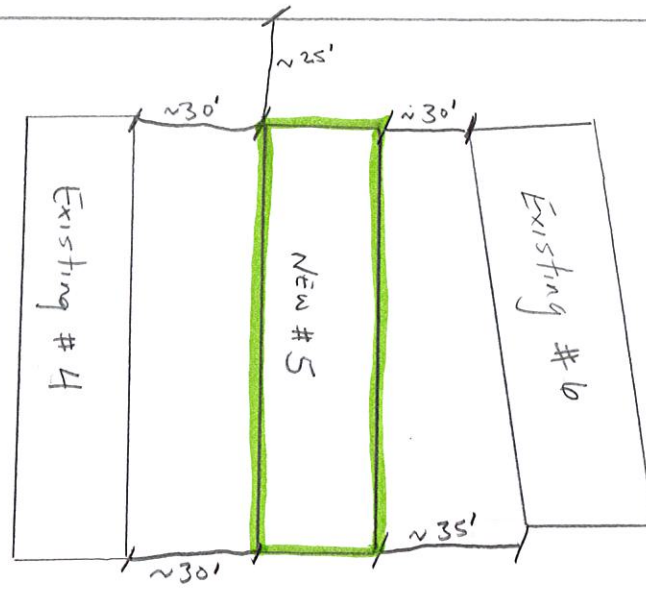
FIRST STREET



SECOND STREET

Maclean / Linwood

FIRST STREET



MACLEAN / LINWOOD

SECOND STREET



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

For Office Use Only	
Permit #:	30-21
Date Received:	Oct 15/21
Date Approved:	Oct 19/21
PEI Planning:	
Permit Fee: \$	200.00 <input checked="" type="checkbox"/> Paid

Provincial -

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 10 Lions Drive Property Tax Number (PID): 916551
Lot No.: 14-15 Subdivision Name: _____ Current Zoning: R1
Are there any existing structures on the property?: ☐ No ☒ Yes, please describe:
Small storage building

Land Purchased from George & Maribeth Roberts Year Purchased 2020

Location of Development	Property Size	
<input checked="" type="checkbox"/> North <input type="checkbox"/> East	Road Frontage <u>80</u>	Acreage <u>.2</u>
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth <u>100</u>	Area sq. ft. _____

2. Contact Information

APPLICANT Name: CARMEL MACKENZIE Address: _____
Phone: _____
Email: _____ Code: _____

Same as Above: ☐
OWNER Name: STEPHEN HOLLAND Address: _____
Phone: _____ Cell: _____
Email: _____ Postal Code: _____

CONTRACTOR, ARCHITECT OR ENGINEER Name: DARREN MACKENZIE Address: _____
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 *Delivered by Invoic.*

4. Development Description

☒ New Building ☐ Renovate Existing ☐ Addition ☐ Demolition ☐ Other _____

<input checked="" 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 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 checked="" type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> Vinyl Siding	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input type="checkbox"/> Steel	<input type="checkbox"/> Prefab
<input type="checkbox"/> Pier	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	<input type="checkbox"/> Other
<input type="checkbox"/> Other	<input type="checkbox"/> Other		

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
<u>1</u>	<u>2</u>	<u>2</u>	Width <u>28</u> Length <u>42</u>

Detailed Project Description: Modular bungalow on ICF crawl space
with attached garage.

Estimated Value of Construction (not including land cost): \$294,000-

Projected Start Date: Nov 1/2021 Projected Date of Completion: Mar 31/2021

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. | |

See attached.

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: _____

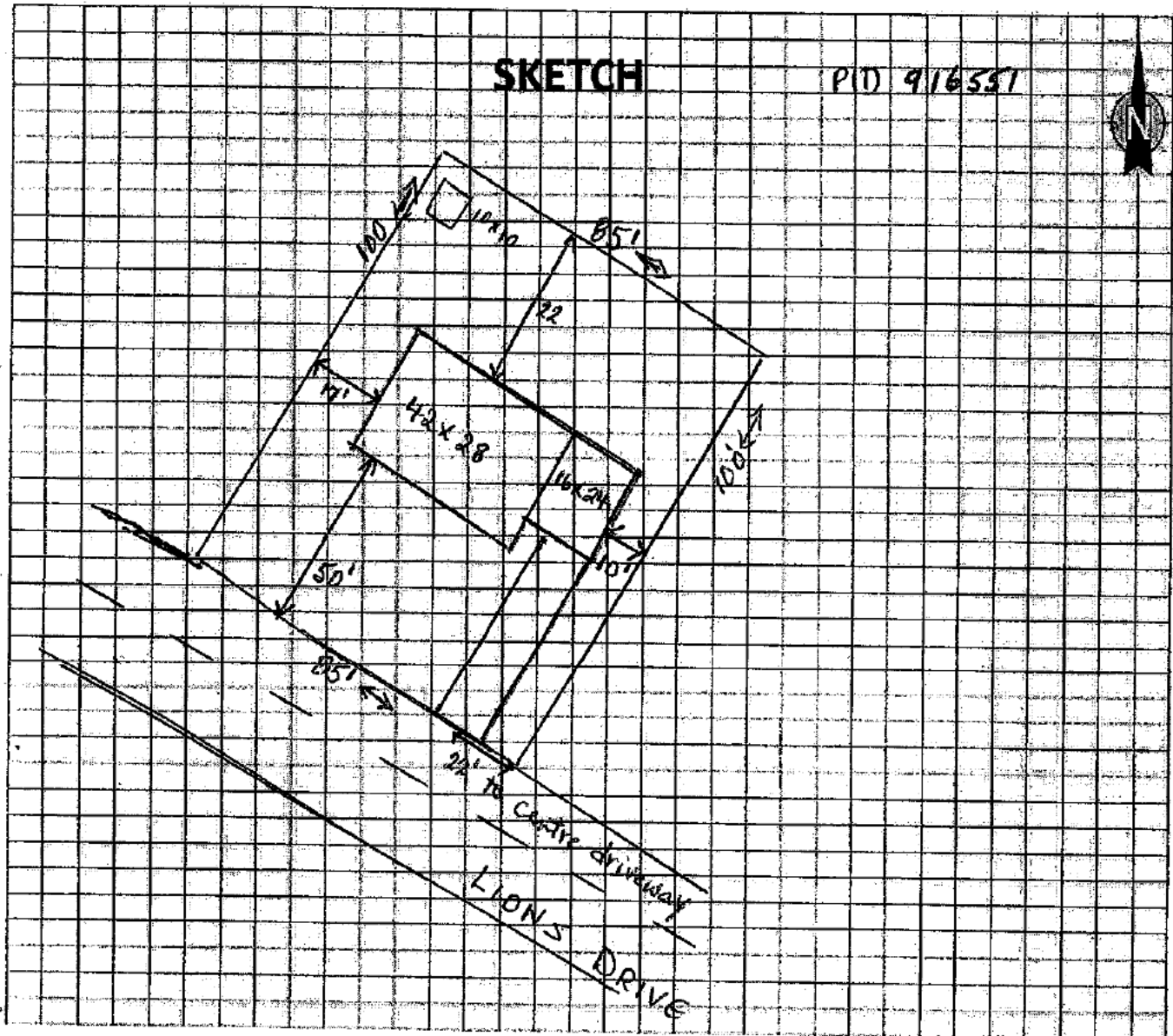
Sep 30/2021

Building & Development Permit Application Sketch

Pursuant to the Planning Act

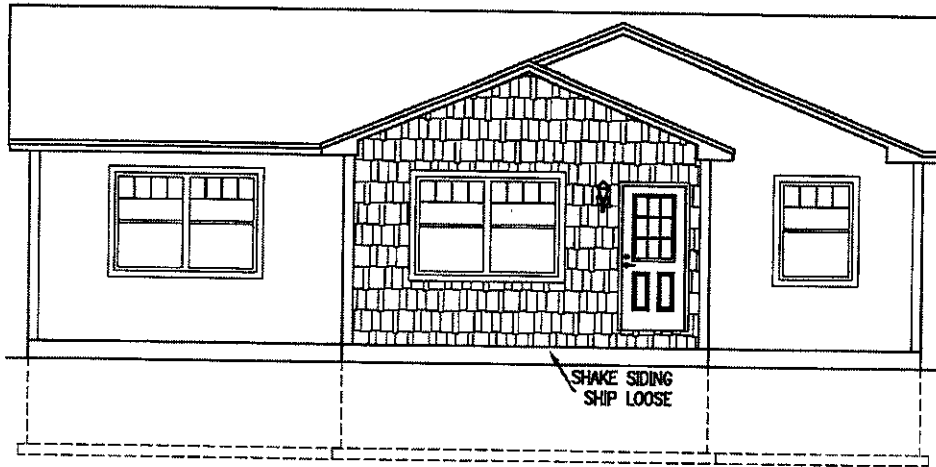
Note: This sketch is required as part of the Building & Development Permit Application. The information below must be checked, where applicable, and shown to scale in the sketch provided.

- | | |
|---|--|
| <input type="checkbox"/> Show property boundaries and dimensions | <input type="checkbox"/> Show roads |
| <input type="checkbox"/> All structures including exterior dimensions | <input type="checkbox"/> Setback from side and rear yard property lines |
| <input type="checkbox"/> Distance of structures from centre of roads | <input type="checkbox"/> Distance from watercourse, top of bank, and sand dune |
| <input type="checkbox"/> Location of driveway from the centre to the nearest property boundary | <input type="checkbox"/> Natural slope of the land |
| <input type="checkbox"/> Location of well, septic tank, and field tile and show distances from structures | <input type="checkbox"/> Separation distance between well and septic system |

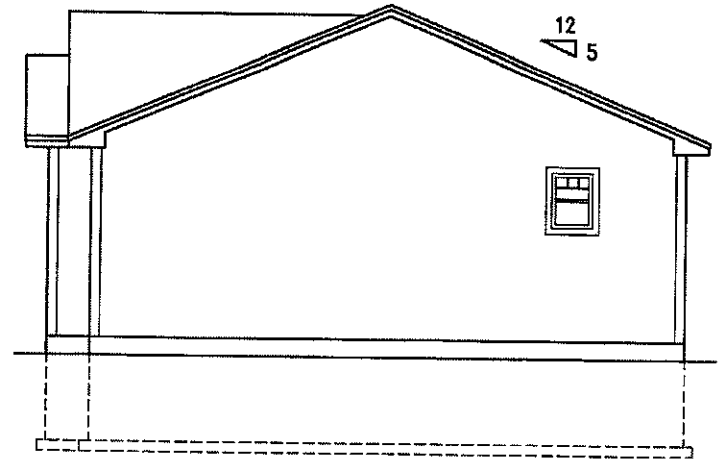


Property Owner's Signature or Applicant

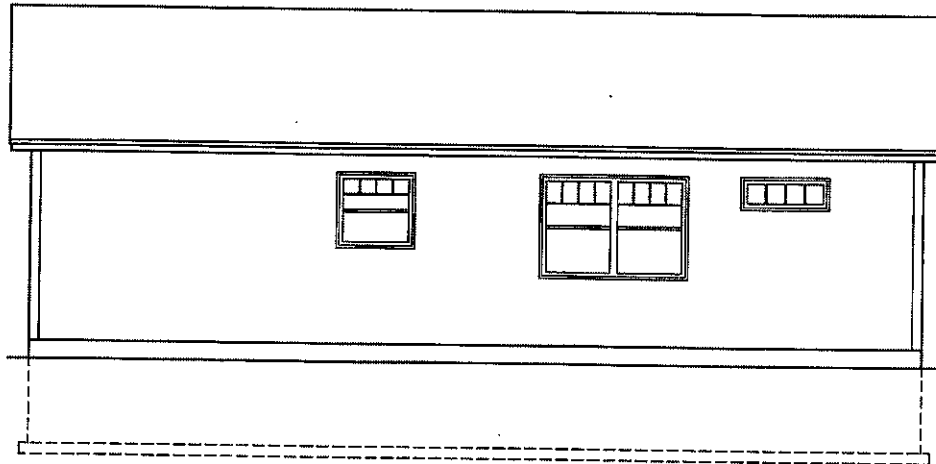
Date



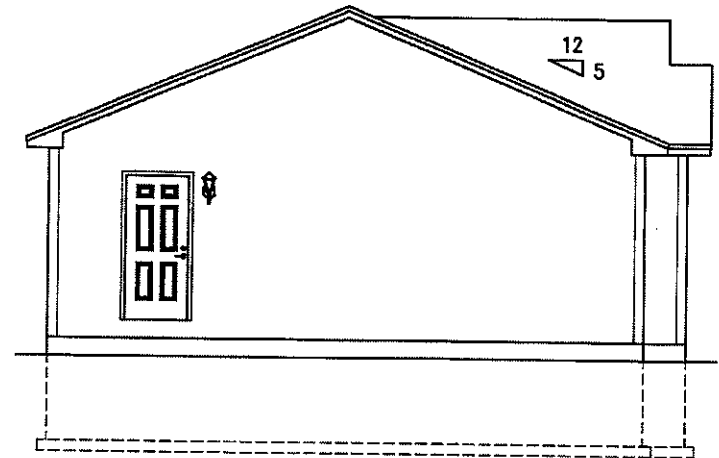
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

REV.	DATE	REV.	DATE	PLAN # LH1221 CUSTOMER: HOLLAND RETAILER: LEGACY HOMES ORDER # 15976	APPROVAL: .

Approved TP \$1475

FILE COPY

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

OCT 05 2021

Amount 2695
Receipt # 6698



Office Use Only:
\$25 Non-Refundable Fee Paid (✓)
Staff Initials: JB

Please check (✓) the area applied for:

- () Entrance way on an Arterial Highway () New Access on all other Provincial highways
() Entrance way on a Seasonal Highway () Re-locate an existing Highway Access
() Extension of existing culvert (3m max.) (✓) New Access on municipal street or approved subdivision

Note: The allowable use of a parcel of land served by an entrance way (access) to a Provincial Highway is governed by the Roads Act - Highway Access Regulations (HAR's) and the location of an entrance way (access) is subject to the Minimum Safe Stopping Sight Requirements imposed by the HAR's.

General Information:

Applicants Name: CARMEL (First) MACKENZIE (Last)
(Middle)

Contact Person If different from Applicant: _____

Mailing Address: _____ Postal Code: _____

Telephone: Residence: _____ Business: _____ Cell Phone: _____

Location of the property:

Property Tax Number: 916551 Community: Kensington Civic Address: _____

Route No. _____ Road Name: Lions Drive The property is located

on the North ☒, 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 ()
way use: duplex dwelling () Industrial () Agriculture Idle ()
multiple dwelling () Institutional () Cottage ()
mobile home () Forestry () None ()

Other: _____

Proposed use: (please describe from list above) single family dwelling

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

Please see the reverse side before signing.

Date: sep 30/2021

Applicants Signature



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

For Office Use Only	
Permit #:	31-21
Date Received:	Oct 6/21
Date Approved:	Oct 19/21
PEI Planning:	
Permit Fee: \$	200.00 <input checked="" type="checkbox"/> Paid

Provincial:

DEVELOPMENT PERMIT APPLICATION

1. Property Information

Project Address: 16 Lions Drive Property Tax Number (PID): 1055516
Lot No.: 11 Subdivision Name: _____ Current Zoning: RI
Are there any existing structures on the property? ☒ No ☐ Yes, please describe:

Land Purchased from Gord + Pam Coffin Year Purchased 2021

Location of Development	Property Size	
<input type="checkbox"/> North <input checked="" type="checkbox"/> East	Road Frontage <u>75</u>	Acreage <u>.17</u>
<input type="checkbox"/> South <input type="checkbox"/> West	Property Depth <u>100</u>	Area sq. ft. <u>7500</u>

2. Contact Information

APPLICANT Name: Sheldon Stewart Address: _____
Phone: _____ Cell: _____
Email: _____ Postal Code: C0B 1M0

Same as Above: ☐ Name: Sheldon Stewart + Mike James Address: _____
OWNER Phone: _____ Cell: _____
Email: Same as above Postal Code: C0B 1M0

CONTRACTOR, ARCHITECT OR ENGINEER Name: Bellevue Construction Address: Summerside
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 checked="" 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 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 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 type="checkbox"/> Other
<input checked="" type="checkbox"/> Other <u>ICF</u>	<input type="checkbox"/> Other		<u>None</u>

Number of Stories	Number of Bedrooms	Number of Bathrooms	Ground Floor (ft)
<u>2</u>	<u>3</u>	<u>2</u>	Width <u>38</u> Length <u>36</u>

Detailed Project Description: Constructing a new single family dwelling.

Estimated Value of Construction (not including land cost): 255,000

Projected Start Date: November 1/21 Projected Date of Completion: March 15/22

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.

attached

I DO SOLEMNLY DECLARE & CERTIFY:

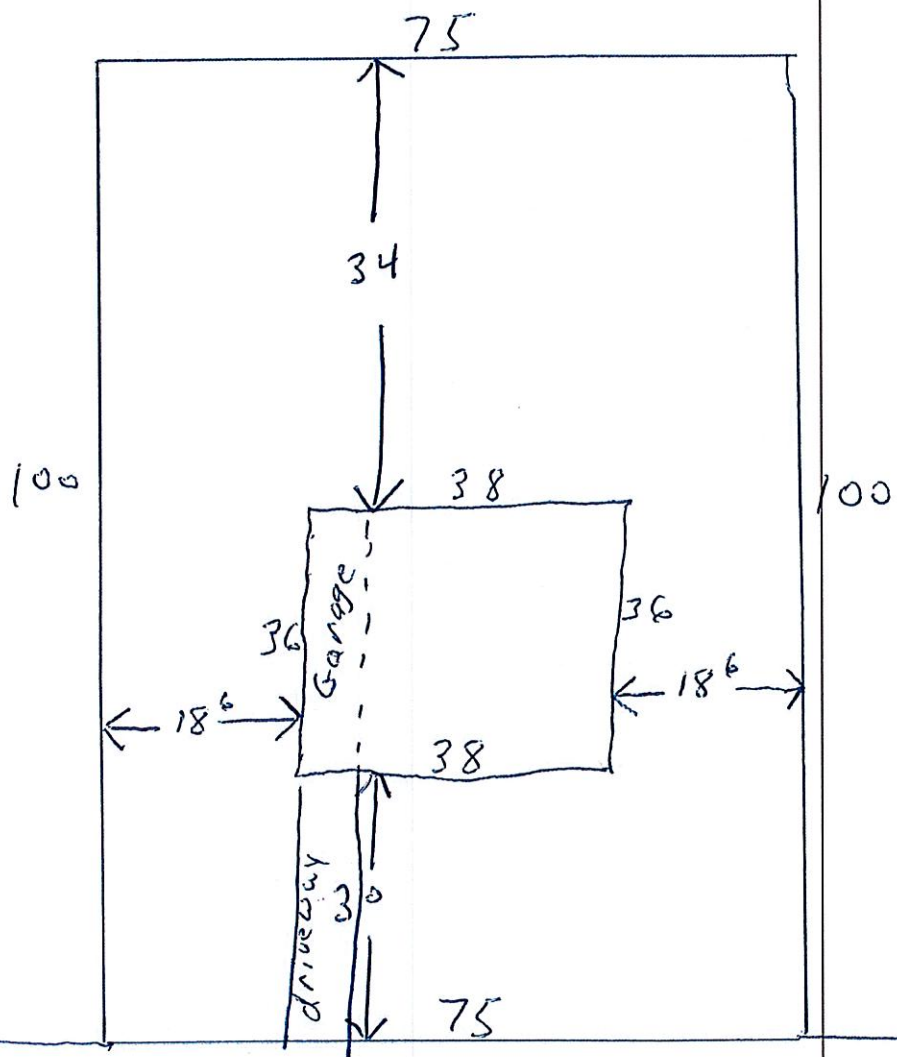
1. That I am the Authorized Agent of the Owner/the Owner named in the Application for a permit hereto attached.
2. That the information contained herein, the attached plans, and other included documents are true and complete and the development will be constructed or carried out in accordance with the 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.

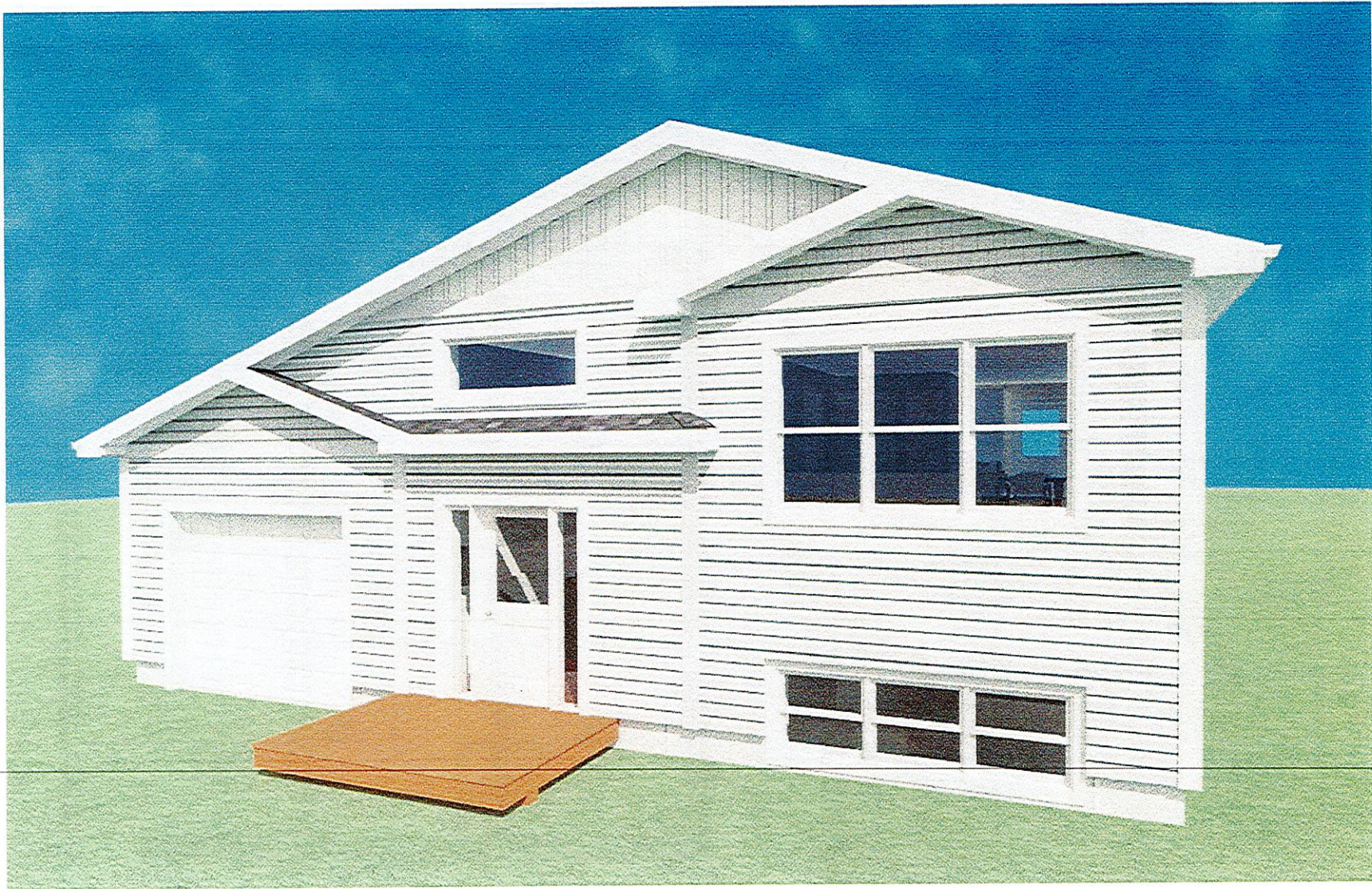
Signature of Applicant

Date:

Oct 6/21



Lions Drive



PERSON'S NAME	DATE	DESIGNER
NUMBER	DATE	DATE

SPRING VALLEY BC
KENSINGTON, PE
(902) 836-4284
derek@springvalleybc.ca

Overview

PROVIDED FOR:
Kensington Spec 2021

DATE:

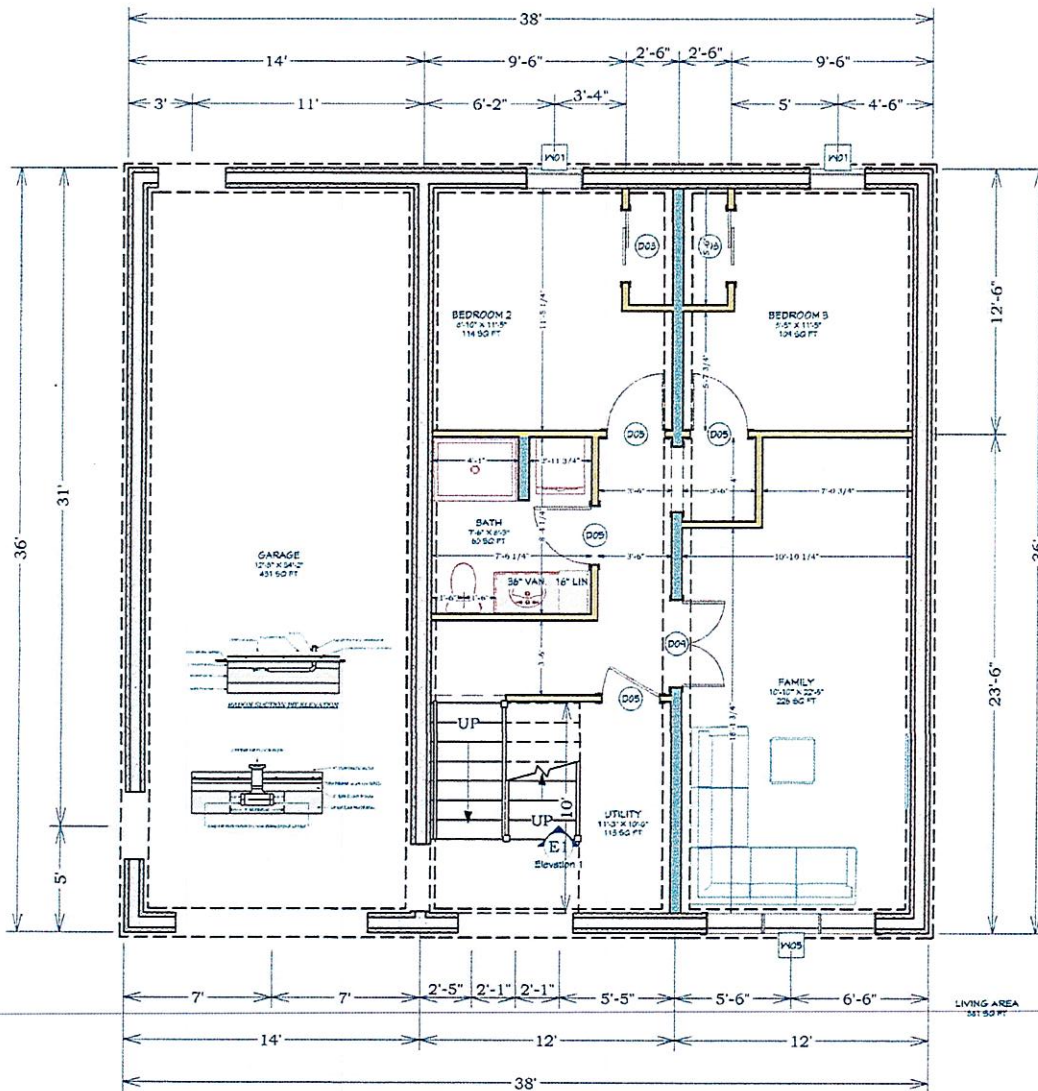
9/21/2021

SCALE:

AS NOTED

SHEET:

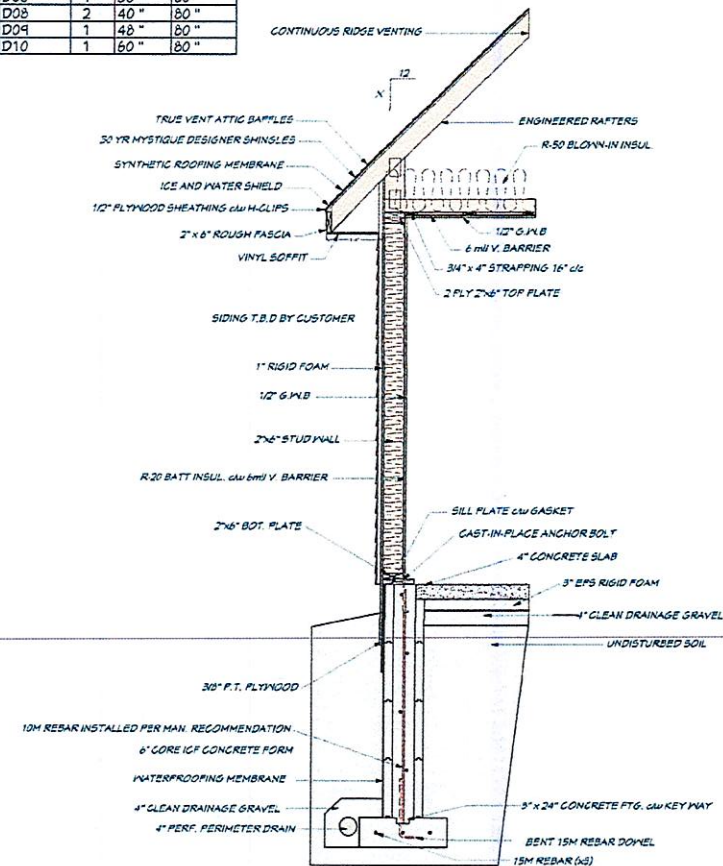
A-3



EXT. DOOR SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
D01	1	108"	84"
D07	4	36"	80"
D11	1	64"	80"

WINDOW SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
W01	2	32"	36"
W02	1	32"	56"
W03	1	64"	14"
W04	1	64"	56"
W05	1	96"	30"
W06	1	96"	56"
W07	1	36"	40"
W08	1	64"	24"

INT. DOOR SCHEDULE			
NUMBER	QTY	WIDTH	HEIGHT
D02	1	16"	80"
D03	1	20"	80"
D05	6	32"	80"
D06	1	36"	80"
D08	2	40"	80"
D09	1	48"	80"
D10	1	60"	80"



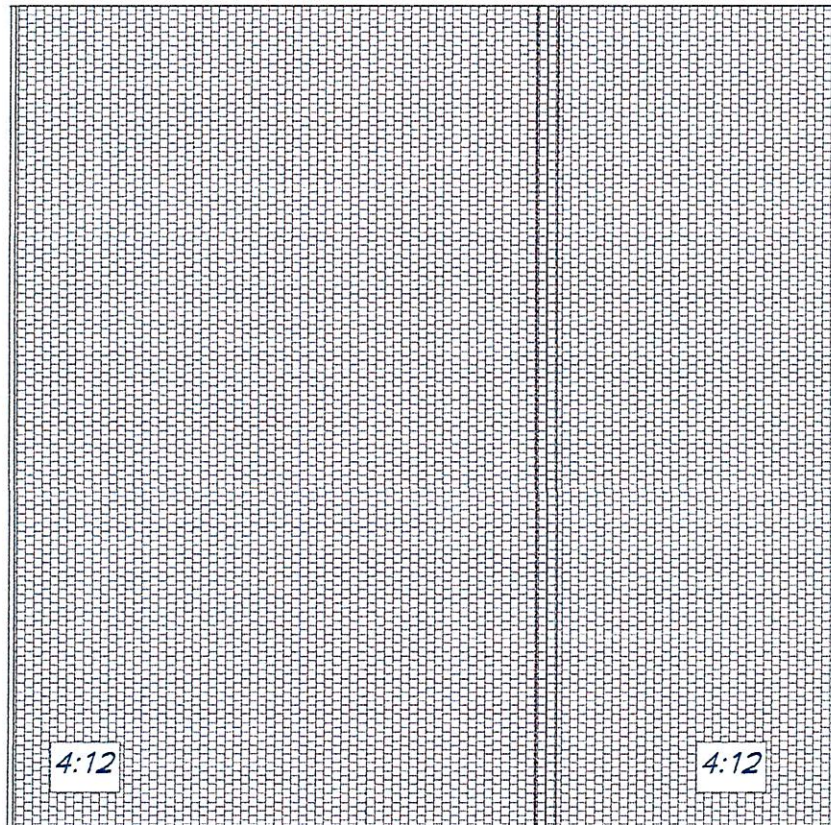
REVISION	DATE	DESCRIPTION
NUMBER	DATE	REVISION BY

SPRING VALLEY BC
KENSINGTON PE
(802) 836-4284
derek@springvalleybc.ca

1st Floor Plan

PROJECT ICF:
Kensington Spec 2021

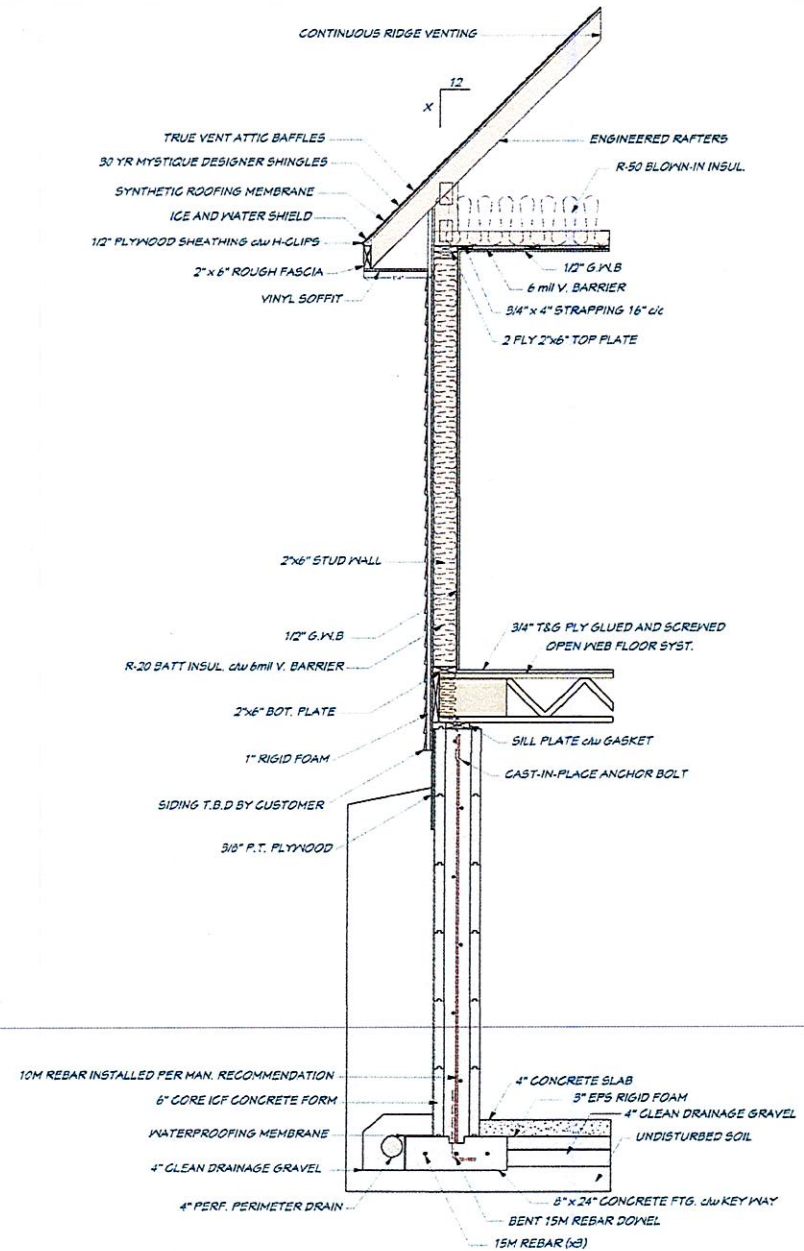
DATE:
9/21/2021
SCALE:
AS NOTED
SHEET:
A-4



4:12

4:12

ROOF PLAN
3/8"=1'-0"



REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

SPRING VALLEY BC
KENNINGTON, PE
(402) 858-4284
derek@springvalleybc.ca

Roof Plan

PROVIDED FOR:
Kensington Spec 2021

DATE:

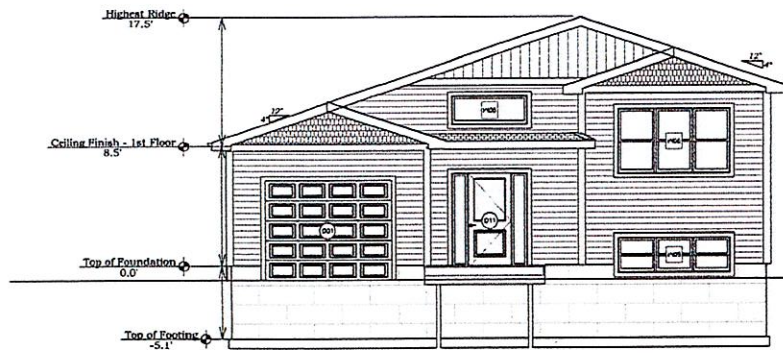
9/21/2021

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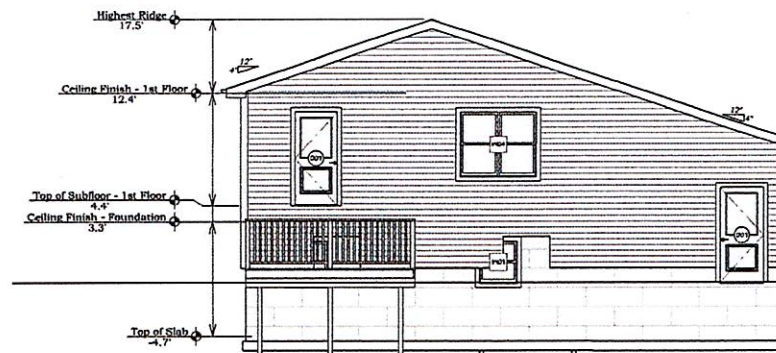
AS NOTED

SHEET:

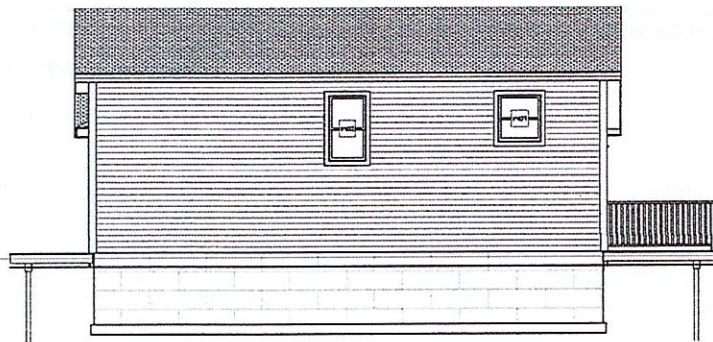
A-6



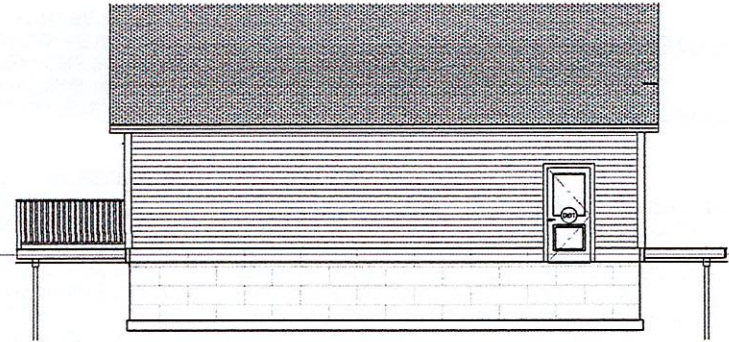
FRONT ELEV.
3/16"=1'-0"



REAR ELEV.
3/16"=1'-0"



RIGHT ELEV.
1/4"=1'-0"



LEFT ELEV.
1/4"=1'-0"



REVISION	DATE	DESCRIPTION

SPRING VALLEY BC
KENSINGTON, PE
(902) 836-4284
derek@springvalleybc.ca

Exterior Elevations

PROJECT FOR:
Kensington Spec. 2021

DATE:
9/21/2021
SCALE:
AS NOTED
SHEET:
E-1

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 Q". 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.



REVISION	DATE	DESCRIPTION

SPRING VALLEY BC
KENSINGTON PE
(602) 856-4284
derek@springvalleybc.ca

Details Page

PROVIDED FOR:
Kensington Spec 2021

DATE:
9/21/2021
SCALE:
AS NOTED
SHEET:
D-1

Approved \$ 75

APPLICATION FOR AN ENTRANCE WAY / HIGHWAY ACCESS

Department of Transportation, Infrastructure and Energy



FILE COPY

Office Use Only:
\$25 Non-Refundable Fee Paid (✓)
Staff Initials: JWB

Please check (✓) the area applied for:

- () Entrance way on an Arterial Highway () New Access on all other Provincial highways
() Entrance way on a Seasonal Highway () Re-locate an existing Highway Access
() Extension of existing culvert (3m max.) (X) New Access on municipal street or approved subdivision

Note: The allowable use of a parcel of land served by an entrance way (access) to a Provincial Highway is governed by the Roads Act - Highway Access Regulations (HAR's) and the location of an entrance way (access) is subject to the Minimum Safe Stopping Sight Requirements imposed by the HAR's.

General Information:

Applicants Name: Sheldon (First) Roy (Middle) Stewart (Last)

Contact Person if different from Applicant:

Mailing Address: [Redacted] Kensington Postal Code: C0B 1M0

Telephone: Residence: [Redacted] Business: [Redacted] Cell Phone: [Redacted]

Location of the property:

Property Tax Number: 1055516 Community: Kensington Civic Address: Lot 11

Route No. [Redacted] Road Name: Lions Drive The property is located

on the North [Redacted], South [Redacted], East, X, West [Redacted], of the highway, [Redacted] Kilometers

North [Redacted], South [Redacted], East [Redacted], West [Redacted] of the intersection with [Redacted] road, street

Entrance way use: Please check (✓)

Existing entrance way use: single family dwelling (✓) Commercial () Agriculture active ()
way use: duplex dwelling () Industrial () Agriculture idle ()
multiple dwelling () Institutional () Cottage ()
mobile home () Forestry () None ()

Other: [Redacted]

Proposed use: (please describe from list above) Single family dwelling

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

Please see the reverse side before signing.

Date: Oct 7/21

[Redacted Signature]

Applicants Signature

[Redacted Signature]

Applicants Signature

To be considered, this application must be accompanied by the following:

1. Arterial or Seasonal Highway:

- a. A completed application with a \$25.00 (non-refundable) application fee. If the application is approved this fee will be applied to the fee associated with the approval/installation of the access (driveway) within the Provincially owned Right-of-way. See below for Fees associated with all entrance way/access/driveway installations within provincially owned right-of-ways.
- b. In the case of an application for an expansion of a commercial operation, a scaled detailed floor and site plan illustrating the existing and proposed facility.
- c. Copies of the deed for the lot or parcel. Include **Schedule "A"**.
- d. A record of re-zoning or change of use approval, if applicable.
- e. If approved for an Entrance Way, the owner(s) of the parcel will be required to sign an Entrance Way Permit (EWP) which indicates the location of the approved entrance way (access) and the approved use of the parcel of land being accessed. This EWP will be registered in the Registry of Deeds office against the parcel of land being accessed and a registered copy of the EWP will be provided to the owner.
- f. If the EWP is being issued for a parcel of land serviced by a "Seasonal Highway" the EWP will also state that the road is a Seasonal Highway, that the road will be maintained in a passable condition between May 1 and October 31 each year, that there will be no school bus service, the allowable use of the property, the driveway location relative to the property boundary, and any other conditions that may apply.

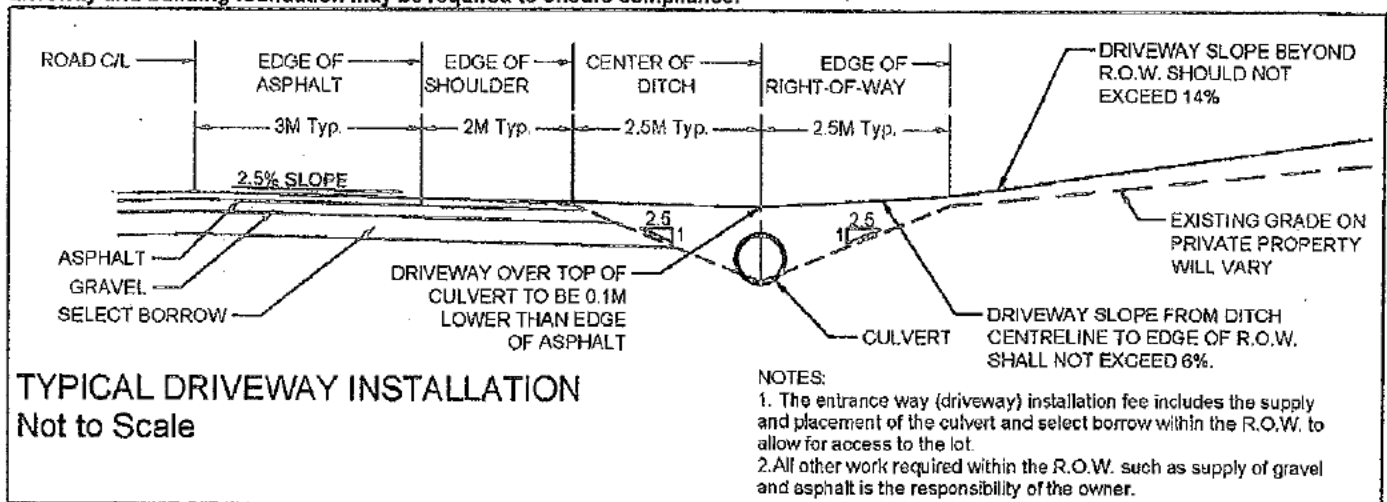
2. For all highways other than arterial and seasonal:

- a. A completed application form with a \$25.00 (non-refundable) application fee. Similar to above, if access is approved this fee will be applied to total fee associated with the approval/installation of the access. See below for further information of fees.
- b. A plan of survey, if applicable.
- c. A property map or Geo-Linc map showing the entire property, location of existing and proposed buildings and the intended location of the Entrance Way.

3. Fees associated with all entrance way/access/driveway installations:

- a. The basic fee for the installation of an access within a provincially owned right-of-way (ROW) is \$1500.00 (taxes included) and would include the installation of a culvert (length and diameter determined by the province based on the approved use of the land) as well as select borrow (shale) as required within the ROW to access the parcel being served. This fee also applies even if it is determined that a culvert is not required but supply of select borrow is still required.
- b. The basic fee of \$1500.00 shall be reduced to \$500.00 (taxes included) if the access to the parcel being served is for agricultural use only.
- c. The basic fee of \$1500.00 shall be reduced to \$750.00 (taxes included) if the access does not require the installation of a culvert and/or select borrow but does involve the removal or cutting of concrete or asphalt curbing.
- d. The basic fee of \$1500.00 shall be reduced to \$100.00 (taxes included) if the access does not require the installation of a culvert and/or select borrow and nor does it require removal or cutting of concrete or asphalt curbing. In this case there is no work required or material supplied by the Province other than it may require a site visit by staff to ensure that sight distance requirements are met.
- e. The cost (taxes included) for culvert extensions is \$75.00 per metre for agricultural accesses and \$225.00 per metre for other uses. The maximum length to be approved as a culvert extension is 3 meters. Culvert extensions shall not be used for ditch in-filling purposes. If interested in ditch in-filling please contact Capital Projects Division of Transportation, Infrastructure and Energy at 902-368-5100 and ask to speak to the individual in charge of reviewing ditch in-fill requests.
- f. Cost associated to provide gravel or asphalt in all cases noted above are at the owners expense.
- g. These fees are subject to change as determined by legislation/regulation/policy of Government.

4. The driveway shall be constructed in accordance with the following sketch and a site plan complete with elevations at road, along driveway and building foundation may be required to ensure compliance:



This application will not be processed unless this page is initialled and dated by the applicant(s).

Initials: _____

Date: Oct 7/21

Revised: March 2016

Town of Kensington Bills List September 2021

A1 - Vacuums	402226	\$154.17
ADL Foods	2466847	\$782.68
ADL Foods	2467962	\$471.05
Aliant	8610427	\$230.82
Aliant	8612390	\$30.48
Andrew Griffin	RRSP SEPT 2021	\$538.90
Bell Mobility	2-400822	\$201.25
Brenda MacIsaac	RRSP SEPT 2021	\$304.52
Building Blocs Home Improvements	850790 FREIGHT SHED ROOF REPAIR	\$163.40
Canadian Tire	SEPT 13, 2021 PW SHOP SUPPLIES	\$37.88
Canadian Tire	SEPT 27, 21 PW SHOP SUPPLIES	\$318.23
Children's Wish Foundation	DONATION	\$100.00
CIBC Securities Inc	SEPT 2021 RRSP	\$395.28
Combat Computer Inc	79400 ANTIVIRUS	\$1,104.00
Combat Computer Inc	79336 COPIES	\$122.61
Combat Computer Inc	79260 VPN SET UP	\$215.63
Combat Computer Inc	79562 2 ADOBE SUBSCRIPTIONS & INSTALL	\$1,118.35
Combat Computer Inc	79258 CUC KEY FOBS	\$575.00
Combat Computer Inc	79257 POLICE OFFICE 365	\$131.45
Credit Union Financial Management	SEPT 2021 RRSP	\$742.80
Canadian Union of Public Employees	SEPT 2021 UNION DUES	\$539.95
Eastlink	17179525	\$97.69
Eastlink	17179776	\$23.00
Eastlink	17260534	\$145.94
Eastlink	17279302	\$110.34
Family & Friends	SEPT 27, 21 MEETING	\$83.22
Frontline Outfitters	54571 POLICE UNIFORMS	\$267.80
Frontline Safety Supply Inc.	POLICE UNIFORMS	\$353.63
GBS Technologies	539905 PW CELL PHONE	\$265.29
Geoff Baker	SEPT 2021 MILEAGE	\$333.70
Holly Hartlen	HHARTLEN SEPT21 EXP	\$46.00
Irving Oil	124370	\$51.84

Irving Oil	124872	\$80.57
Irving Oil	235093	\$276.14
Irving Oil	521617	\$295.52
Irving Oil	522201	\$314.97
Irving Oil	540582	\$319.67
Irving Oil	950499	\$118.55
Irving Oil	34106564	\$150.77
Irving Oil	34128326	\$276.95
Irving Oil	34135119	\$183.55
Irving Oil	34142399	\$689.09
Irving Oil	34149354	\$352.00
Island Nature Trust	2021 DONATION	\$250.00
Island Petroleum	205221999637	\$348.69
Island Petroleum	205221999638	\$523.87
Island Petroleum	999639	\$38.80
Island Mobile Communciations	7762 FIRE PAGERS	\$1,983.75
Jet Ice	115692 CUC ICE PAINT	\$859.81
Kensington Agricultural Services	73508	\$43.45
Kensington Metal Products Inc.	57133	\$136.42
Kensington Vipers	VIPERS SEPT21 DONATION	\$750.00
Kent Building Supplies	358030	\$38.99
Kent Building Supplies	2000367702	\$18.38
Kent Building Supplies	2000397039	\$68.37
Kent Building Supplies	2000388475	\$42.04
Kent Building Supplies	2000370562	\$102.71
Kent Building Supplies	2000401731 TH SIDING EXTRAS	\$1,448.86
Kent Building Supplies	2000401217	\$61.61
Kool Breeze Farms	53668 FLOWERS	\$288.88
K'Town Auto Parts	40919/5	\$35.54
Kensington & Area Chamber of Commerce	75208 HEART OF PEI PHOTO SHOOT	\$115.00
Landon Yuill	LYUILL EXP 14SEPT21	\$252.99
Lewis Sutherland	RRSP SEPT 2021	\$668.60
Maritime Electric	PUBWORKS SEPT21	\$100.90
Maritime Electric	CANBALLFIELD SEPT21	\$36.67

Maritime Electric	RINK SEPT21	\$1,839.55
Maritime Electric	SIGN 25 GRDN SEPT21	\$205.34
Maritime Electric	SR CENTRE SEPT21	\$49.52
Maritime Electric	TOWNHALL SEPT21	\$1,591.53
Maritime Electric	LIBRARY SEPT21	\$86.79
Maritime Electric	POLCAMERAS SEPT21	\$13.42
Maritime Electric	RADAR SEPT21	\$108.27
Maritime Electric	CAR CRGR SEPT21	\$226.81
Maritime Electric	ST LIGHTS SEPT21	\$2,838.23
Maritime Electric	FIRE SEPT21	\$547.30
Maritime Electric	EVKPOOL SEPT21	\$546.46
Maritime Electric	FREIGHTSHEDSEPT21	\$227.03
Maritime Electric	CN STN SEPT21	\$1,168.09
Maritime Electric	POLCAM-133371 SEPT21	\$276.09
Maritime Electric	POLCAM-133370 SEPT21	\$276.09
Maritime Electric	POLCAM-133378 SEPT21	\$276.09
Maritime Electric	POLCAM-133369 SEPT21	\$276.09
Malpeque Bay Credit Union	SEPT 2021 RRSP	\$1,738.88
Medacom Atlantic Inc	12899	\$251.16
MJS Marketing & Promotions	2765009	\$51.75
Orkin Canada	C-2803150	\$96.03
Orkin Canada	C-2803148	\$29.90
Orkin Canada	C-2798160	\$48.30
PEI Community Navigators	2021 DONATION	\$200.00
Petty Cash	SEPT 2021 EVK POOL EXP	\$167.78
Prince County Trophy	175499	\$34.50
Princess Auto	1509504	\$66.67
Provincial Auto Parts Ltd	996-638486 FIRE	\$119.30
Red Isle Dairy Services Ltd.	31112 FIRE - FOAM GUN & CLEANER	\$431.25
Robert Wood	RWOOD SEPT21	\$159.80
Rogers Electrical Wholesale Ltd	301052 TOWN HALL BULBS	\$161.49
Rowan Caseley	SEPT 2021 MILEAGE/EX	\$49.42
Ryan Simmonds	HAR FES EXP 2021	\$510.22
Saltwire Network	18274 AD	\$563.50

Saunders Equipment Ltd	85677 TRACKLESS REPAIR	\$570.69
Mikes Independent	20210908	\$23.54
Mikes Independent	IND20210821	\$49.19
Mikes Independent	IND20210915	\$11.80
Scotia Securities	RRSP SEPT 2021	\$415.80
Scotiabank Visa	SEPT 9, 2021 KIDS HELP	\$50.00
Scotiabank Visa	SWIMMING REPORT CARDS	\$8.00
Scotiabank Visa	ZOOM SEPT 12, 2021	\$32.00
Sherry's Heating Service	2900 TH WATER HEATER REPAIR	\$442.75
Sign Station Inc	66574 HF SIGNS	\$82.02
Spring Valley Building Centre Ltd	225733	\$172.49
Suncor Energy Products Partnership	PETRO SEPT21	\$1,027.43
Superior Sanitation	757522	\$207.00
Superior Sanitation	757518	\$80.50
Superior Sanitation	757519	\$18.77
Superior Sanitation	757520	\$184.00
Superior Sanitation	757521	\$230.00
Tessa MacKinnon	GR INS REFUND	\$109.30
Uline	9079455 WIND SCREEN at KISH	\$1,400.06
Vail's Fabric Services Ltd.	384068	\$158.29
Wendy MacKinnon	SEPT 2021 MILEAGE	\$97.98
Wet n' Wild Car Wash	0977	\$100.00
Yellow Pages Group	2223958	\$19.28
Yellow Pages Group	2247438	\$24.90
Subtotal		<u>\$42,077.45</u>
Payroll		\$87,622.82
AJL General Contractors Ltd	KBP - CLAIM #2	\$362,539.08
Charlottetown Police Dept	GUNS & GANG PROJECT 2021-002	\$23,534.00
WSP Canada Inc	1034096 ICIP - WELLFIELD	\$854.84
WSP Canada Inc	1041661 - BUSINESS PARK	\$18,335.16
WSP Canada Inc	1041559 - VICTORIA ST E SIDEWALK	\$3,412.63
WSP Canada Inc	1026471 ICIP - WELLFIELD	\$764.75
WSP Canada Inc	1041596 ICIP - WELLFIELD	\$172.50

WSP Canada Inc	1041562 ICIP - LAGOON	\$130.34
WSP Canada Inc	1041925 ICIP - LAGOON	\$517.50
Subtotal Capital		<hr/> \$410,260.80
Total Bills		<hr/> \$539,961.07 <hr/>

Water and Sewer Utility Bills List September 2021

Aliant	8580529	\$138.46
Aliant	8612013	\$178.67
Atlantic Purification Systems Ltd	221310 UV MONITORING BOARD	\$2,829.92
Campbell's Concrete Ltd	INV270563 WATER METER	\$273.57
Kensington Country Store	2810151394 CHLORINE	\$392.89
Kensington Septic Service	5042 PUMPER TRUCK - LAGOON	\$517.50
Kensington Septic Service	4779 SER CALL - COMMUNITY HOME CARE	\$172.50
Maritime Electric	SEWAGEPUMP SEPT21	\$147.65
Maritime Electric	WELL#3 SEPT21	\$691.54
Maritime Electric	INDPRKWATER SEPT21	\$123.86
Maritime Electric	PUMP W#1 SEPT21	\$539.29
Maritime Electric	SEWAGETREAT SEPT21	\$1,722.46
Maritime Electric	PUMPCONBLDG SEPT21	\$100.69
Maritime Electric	PUMP E#2 SEPT21	\$321.15
Maritime Electric	ADDLIFTSTN SEPT21	\$197.77
Minister of Finance	210901092 WATER ANALYSIS	\$644.00
Minister of Finance	329665 DOUG & LES EXAM FEES	\$200.00
Total W&S Bills		\$9,191.92

TOWN OF KENSINGTON

Income Statement Comparison of Actual to Budget for September 2021

	Current Month			Year to Date				
GENERAL REVENUE	Actual	Budget	Variance	Actual	YTD Budget	Variance	Annual Budget	% Full Year
General Revenues	\$126,424.93	\$80,346.00	\$46,078.93	\$558,648.78	\$497,624.00	\$61,024.78	\$985,860.00	57%
Police Service	\$19,238.62	\$17,260.00	\$1,978.62	\$123,045.72	\$110,260.00	\$12,785.72	\$213,820.00	58%
Town Hall Rent	\$7,917.88	\$8,309.00	-\$391.12	\$49,411.28	\$51,154.00	-\$1,742.72	\$99,508.00	50%
Recreation	\$0.00	\$0.00	\$0.00	\$4,802.19	\$4,500.00	\$302.19	\$4,500.00	107%
Sales of Service	\$31,522.77	\$28,000.00	\$3,522.77	\$186,246.04	\$212,200.00	-\$25,953.96	\$411,200.00	45%
Subtotal Revenue	\$185,104.20	\$133,915.00	\$51,189.20	\$922,154.01	\$875,738.00	\$46,416.01	\$1,714,888.00	54%
GENERAL EXPENSES								
Town Hall	\$12,212.14	\$11,920.00	\$292.14	\$76,434.05	\$79,193.00	-\$2,758.95	\$162,041.00	47%
General Town	\$12,253.23	\$21,389.00	-\$9,135.77	\$201,599.44	\$229,289.00	-\$27,689.56	\$422,085.00	48%
Police Department	\$43,308.84	\$47,046.00	-\$3,737.16	\$274,943.80	\$261,611.00	\$13,332.80	\$522,689.00	53%
Public Works	\$12,252.07	\$11,909.00	\$343.07	\$92,215.04	\$106,168.00	-\$13,952.96	\$202,561.00	46%
Train Station	\$3,920.53	\$4,160.00	-\$239.47	\$29,089.13	\$25,410.00	\$3,679.13	\$51,795.00	56%
Recreation & Park	\$6,383.67	\$9,000.00	-\$2,616.33	\$68,431.69	\$74,405.00	-\$5,973.31	\$95,785.00	71%
Sales of Service	\$12,110.71	\$14,880.00	-\$2,769.29	\$88,264.80	\$98,010.00	-\$9,745.20	\$196,340.00	45%
Business Park	\$939.88	\$2,056.00	-\$1,116.12	\$7,187.21	\$12,336.00	-\$5,148.79	\$24,672.00	29%
Subtotal Expenses	\$103,381.07	\$122,360.00	-\$18,978.93	\$838,165.16	\$886,422.00	-\$48,256.84	\$1,677,968.00	52%
Net Income (Deficit)	\$81,723.13	\$11,555.00	\$70,168.13	\$83,988.85	-\$10,684.00	\$94,672.85		
Credit Union Centre								
Credit Union Centre Revenue	\$10,607.53	\$33,300.00	-\$22,692.47	\$125,495.91	\$112,600.00	\$12,895.91	\$329,300.00	38%
Credit Union Centre Expenses	\$17,507.51	\$34,568.00	-\$17,060.49	\$130,279.97	\$155,289.00	-\$25,009.03	\$367,536.00	35%
Net Income (Deficit)	-\$6,899.98	-\$1,268.00	-\$5,631.98	-\$4,784.06	-\$42,689.00	\$37,904.94		
Fire Department								
Fire Revenues	\$23,557.00	\$23,557.00	\$0.00	\$141,342.00	\$141,342.00	\$0.00	\$282,684.00	50%
Fire Department Expenses	\$19,134.82	\$19,662.00	-\$527.18	\$117,942.97	\$121,322.00	-\$3,379.03	\$280,844.00	42%
Net Income (Deficit)	\$4,422.18	\$3,895.00	\$527.18	\$23,399.03	\$20,020.00	\$3,379.03		
Consolidated Net Income (Deficit)	\$79,245.33	\$14,182.00	\$65,063.33	\$102,603.82	-\$33,353.00	\$135,956.82		
							\$524.00	
Water and Sewer Utility								
Water & Sewer Revenue	\$53,742.91	\$55,285.00	-\$1,542.09	\$323,818.03	\$331,710.00	-\$7,891.97	\$669,510.00	48%
Water & Sewer Expenses	\$55,472.38	\$55,535.00	-\$62.62	\$338,830.59	\$335,010.00	\$3,820.59	\$669,120.00	51%
Water & Sewer Net Income (Deficit)	-\$1,729.47	-\$250.00	-\$1,479.47	-\$15,012.56	-\$3,300.00	-\$11,712.56		
							\$390.00	

TOWN OF KENSINGTON – MEMORANDUM

TO: MAYOR AND TOWN COUNCIL, CAO

FROM: ROBERT WOOD, CUC MANAGER

DATE: SEPTEMBER 2021

SUBJECT: SEPTEMBER 2021 CREDIT UNION CENTRE REPORT

ATTACHMENT: STATISTICAL REPORT

September 2021

Fitplex

- Hours of operation are 5:00 am – 9:00 pm daily.
- The Chief Public Health Office have mandated that starting **October 5, 2021**, Fitplex users will be required to show proof of vaccine prior to being admitted entry to the Fitplex facility. The proof of vaccination will be added to everyone's electronic account and those not providing proof of vaccine will have their account frozen until such time as it is provided.

Arena

- The local Pickle Ball group are hosting pickle ball inside the Credit Union Centre on Monday's from 1:00 pm – 3:00 pm and in September, will be hosting Thursday evenings from 6:00 pm – 8:00 pm.

- The manufacture and delivery of the new ice condenser is delayed due to some components being delayed in reaching the Keeprite Plant. This will further delay the unit until late October/Early November.
- Black and MacDonald have been contacted to proceed with start-up of the ice plant utilizing the existing (old) condenser. It is anticipated that ice rentals will be available starting on October 15, 2021.
- The colder temperatures in October should help reduce the load on the existing condenser.
- It is hoped that the existing condenser will take us through the entire 2021/22 ice season. The new condenser will be stored upon its arrival and will be installed as soon as possible in 2022, to facilitate the 2022/23 ice season.
- Cohorts for the Credit Union Centre, when opened will be fifty in the dressing room areas, fifty on the ice surface and two hundred in the stands, with the implementation of the Vaccination Passes.
- The Credit Union Center will be responsible to provide staff at the door for all rentals and to check proof of vaccination (approximately 45 to 50 hours of additional staffing per week).

Kensington Cash Draw

September 2	\$190.00
September 9	\$200.00
September 16	\$196.00
September 23	\$204.00
<u>September 30</u>	<u>\$202.00</u>
 <u>Total</u>	 <u>\$992.00</u>

Ball Fields

- Minor Ball is starting their Fall Ball program in September.
- Rec Ball playoffs started in September.

Senior Center

- Sewing Classes are on Tuesday, Wednesday, and Saturday.
- Meetings continue in smaller groups, as required.
- Preparations are being made to facilitate the rental of the bottom floor of the Centre to the Kensington North Watershed Association.

Outdoor Ice Surface

- Three areas have been designated for drop-in play zones. Including basketball, pickle ball and road hockey. The facility is open to all residents and visitors to use. We look forward to enhancing this space for future years.
- Currently researching other possible recreational uses for the old outdoor ice surface for the summer of 2022. Consideration is currently being given to resurfacing the floor area and adding some skateboard furnishings.
- Lines have been painted at the High School Tennis Courts to include tennis, pickle, and a walking track. Wind Screens have been ordered and netting options are being looked at for the spring.

- The Kensington Pickle ball group started using the high school courts in late September.

Central Community PEI Navigator

- No meeting in September

Upcoming Events

- Christmas Parade

Town of Kensington Credit Union Centre Monthly Statistical Data

2021

[illegible]

2020

[illegible]



Mayor's Report to Town Council

November 8, 2021

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 Council for decisions.

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

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

Business Leaders Exchange – Mr. Baker and I attended a Business Leaders Exchange presented by Worth Consulting Group to hear feedback about commercial property leasing and building in the Atlantic Region. Some of the predictions for 2022 are: Office space uses may be different, but society still needs workspace; industry occupancy is getting stronger; restaurants and drinking establishments are still important because of the social nature of society; more warehousing space is being demanded as supply chains find too many challenges with the "just in time" model, causing too many out of stock items. These predictions should prove to be beneficial to the development of our business park.

Municipality of Malpeque – Mr. Baker and I met with Mayor Paul Brown and CAO Joanne McCarville of the Municipality of Malpeque, and Jamie Mackay representing the Kensington United Church, owners of the Murray Christian Education Centre. This meeting was held following a request by the Municipality of Malpeque to the Kensington United Church to be able to use the Murray Christian Education Centre as their Emergency Warming Shelter. This location is now suitable as an Emergency Warming Shelter because the Town of Kensington installed a backup power generator in 2019.

While the Kensington United Church (KUC) and the Town of Kensington are not insensitive to the need to provide help and support to our neighbours, the KUC was reluctant to move this request forward without discussions and approval of the Town of Kensington. We met to discuss and address any areas of potential conflicts and clarify the responsibilities of each user. Consideration is now being given to this request from the Municipality of Malpeque with the understanding that the Town of Kensington will have first priority in the event of the need by both Municipalities to use the facility at the same time. A draft Memorandum of Understanding (MOU) has been drafted and presented to the Kensington United Church for their feedback. Once this feedback is received, we will then present the draft MOU to the Municipality of Malpeque and receive their feedback. A final MOU would be brought forward to Town Council for approval once all parties have worked out the logistics. A financial consideration payable to the Municipality of Malpeque is being proposed in the



MOU.

Commercial Broker for Business Park Lot Sales– Mr. Baker and I have met with two Commercial Real Estate Brokers who have approached us requesting consideration for the Town of Kensington to commission them to handle the sale of our lots in the Business Park. We have advised both parties that as of now we intend to handle the sales with Town staff as per direction from Town Council a few months ago. We did commit to further discussions in the future should we find it necessary to reconsider this direction and suggested we would likely issue an Request for proposals at that time.

Meeting with Hon. Brad Trivers and Hon. Matthew MacKay – Mr. Baker and I met with Hon. Brad Trivers, Minister of Social Housing and Development and Hon. Matthew Mackay, Minister of Economic Growth, Culture and Tourism. We discussed the cost to develop a lot in the rural area being similar to what it costs in the cities. However, the selling price for a lot in the cities is much higher than in rural areas and continues to impact development in Incorporated Rural Towns and Municipalities. This disparity hinders development outside the cities and puts rural areas at a significant disadvantage. Discussions were around the need for the province to consider a planned financial contribution to Incorporated Rural Municipalities or developers which would help offset the higher costs. This position is the same position the Federation of PEI Municipalities is lobbying the Provincial Government to address.

We also discussed property assessment valuations, specifically the lack of consistency and equality we have found in the application of property assessments both commercial and non-commercial. A sample of Kensington properties assessments was provided which showed significant inequality and inconsistent property assessments. Both Ministers were surprised to see such variation. This information came to the attention of the committee working on the Revenue Sharing Discussions with the province and is also being questioned at that level. We trust both Ministers will continue to investigate this issue and look for solutions. Minister Trivers was given a tour of Kensington along with the Business Park.

Atlantic Mayors Congress – The Congress was hosted by Mayor Philip Brown in Charlottetown. It was well attended by Mayors from all over Atlantic Canada. We heard from many presenters on topic such as the challenges and concerns of short-term rentals (less than 28 days accommodation rental); housing and affordable housing initiatives; reconciliation and indigenous relations; Summerside's 80-acre solar project; the increasing cost of waste management and the Province of Prince Edward Island's rural transit (T3 Transit) plans.

Rowan Caseley, Mayor
Town of Kensington

Town of Kensington - Request for Decision

Date: November 1, 2021	Request for Decision No: 2021-64
Topic: Former Blacksmith Shop – Demolition and Removal	
Proposal Summary/Background: <p>A fire occurred on Sunday, March 16, 2021, at the former James Mullally Blacksmith Shop/Go! Fish Eatery located at 29 Commercial Street. The building was extensively damaged by the fire.</p> <p>At the July regular meeting of Town Council, Councillors were requested to adopt a resolution calling for the immediate demolition and removal of the former James Mullally Blacksmith Shop. The resolution was adopted unanimously by all Town Councillors based on the recommendation within a structural assessment of the structure completed by Coles Associates, through the Town's Insurer. At that time, no decision was made by Town Council on the long- term plans for the site.</p> <p>Following the July meeting, Mayor Caseley and I met with Deborah and Dan Norris, family of the late James Mullally, on July 19, 2021, to discuss Town Council's direction. They requested that we consider a delay in the actual demolition and removal of the Blacksmith Shop until such time that they had an opportunity to review the structure and provide their own opinion on whether they believed the structure may be able to be moved to another site, repaired, or replaced, and to provide cost estimates for such. It was agreed that the demolition and removal of the structure would be delayed. This was communicated to Town Council by email on July 26, 2021.</p> <p>An email was received from Deborah Norris on July 30, 2021, with two cost estimates attached: one for the repair of the structure and the other for a complete replacement of the structure (moving the building to another location in its current state was removed as an option). According to their cost estimates provided, the repair of the structure was estimated to cost \$20,769.00, and a complete replacement of the structure would cost \$44,474.80. It is likely worth noting that the Town's insurance adjustor previously provided the Town with a quote to replace the structure of approximately \$62,000.00, which was based on a contractor provided quote.</p> <p>The information provided by the Norris's was presented to Town Council at their regular August meeting, at which time a recommendation was made by staff, that Councillors rescind their July resolution to immediately demolish and remove the structure. The recommendation and rescinding</p>	

resolution, which were approved unanimously, was made to allow staff time to complete a review of the cost estimates provided by the Norris's, to develop additional options for Council's consideration, and to allow a structural engineer to be hired by the Town to complete an independent structural assessment of the burnt structure, and to review and provide an opinion on the cost estimates provided by the Norris's.

Benefits:

- Will provide for the removal of the burnt structure from the rail yards area.
- Will provide Town Council with time to deliberate on future plans for the site.

Disadvantages:

- Will remove a historical building from the rail yards area.

Discussion/Comments:

A copy of the WSP Structural Report is circulated with this memorandum. As it relates to the structural review of the building, the report states:

“On September 9, 2021, WSP completed a site review of the building. As noted, the building sustained significant fire damage causing major structural damage and loss of structural capacity to the floors, walls, and roof of the building. A summary of structural observations are as follows:

- *Fire damage to the floor joists and wood decking – There are several holes in the floor system and the joists and wood decking have severe charring and loss of section and structural capacity.*
- *Fire damage to the north, east and west walls – The majority of the wall studs and plank sheathing have various degrees of charring and loss of section. The south wall only received minor damage due to the fire.*
- *Fire damage to the roof rafters and wood sheathing – The majority of the rafters and sheathing have significant charring and loss of section due to the direct impact of the fire.*
- *All electrical and mechanical systems in the building were lost in the fire*

The floor system, three of the four walls and roof system all have significant fire damage which has resulted in section loss and reduced structural capacity of the main structural components of the building. These structural systems cannot be rehabilitated and require full structural replacement. In addition, given the significant damage to the building, any reconstruction would need to be completed in accordance with the National Building Code of Canada. This may result in additional framing and structural components when compared to the original construction.”

As it relates to the cost estimates provided by the Norris’s, the report states:

“The Town of Kensington provided a cost estimate completed by the Norris family who are interested in attempting to salvage the building. The estimate is provided in Appendix C. As part of this report, WSP has also completed a high-level review of the salvage estimate and offer the following comments:

- Generally speaking, the material costs for the estimate appear to be reasonable. We did not complete a detailed review of the quantity takeoffs to confirm if they are correct.*
- The estimate does not include any allowances for reconstruction of the east and west walls. Given the amount of fire damage, these walls also require replacement.*
- The estimate does not include allowances for windows. There is correspondence to suggest this work may be completed by Holland College.*
- The estimate does not consider any additional costs associated with possible upgrades necessary to meet National Building Code requirements. Considering the amount of reconstruction necessary, it would be a requirement to reconstruct the building to code requirements.*
- The estimate does not include any allowances for demolition and removal of interior components in the building.*
- The estimate does not include any allowance for mechanical or electrical systems.*
- The estimate does not have a detailed breakdown of labor costs for the project.*

Based on the items above, it is WSP's opinion that the cost estimate provided by the Norris family is incomplete and would likely be higher if quoted by a local contractor and considered the items noted above."

It is recommended that Town Council take a two-pronged approach to this issue:

1. to immediately demolish and remove the structure based on the recommendation of two separate and independent structural engineers, and
2. to assess options respecting the future of the site.

It is further recommended that we seek ways to publicly commemorate the impact that blacksmithing, and the Mullally and Flahaven families specifically, have had on the development of Kensington and that the families be given an opportunity to have input in such a commemoration.

Options:

1. Authorize the CAO to immediately move forward with the demolition and removal of the structure.
2. Not authorize staff to move forward with the demolition and removal.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

The demolition and removal are covered under the Town's Insurance Policy.

Source of Funding:

N/A

Recommendation:

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

WHEREAS a fire occurred at a town owned building, formerly the James Mullally Blacksmith Shop and the Go! Fish Eatery, located at 29 Commercial Street, on May 16, 2021;

AND WHEREAS Coles Associates were retained by PE Claims Services Inc. to provide engineering services to conduct an independent review and to offer an opinion on the current structural condition of the burnt structure;

AND WHEREAS it is the opinion of Coles Associates Ltd. that the building's structural elements are severely damaged by the fire, should not be salvaged, and would require a full replacement;

AND WHEREAS the Town of Kensington retained the services of WSP Engineers to provide engineering services to conduct an independent review and to offer a second opinion on the structural integrity of the structure;

AND WHEREAS it is the opinion of WSP Engineers that the floor system, three of the four walls and roof system all have significant fire damage which has resulted in section loss and reduced structural capacity of the main structural components of the building and that the structural systems cannot be rehabilitated and require full structural replacement;

BE IT RESOLVED THAT Town Council authorize the CAO to proceed with having the former James Mullally Blacksmith Shop, located at 29 Commercial Street, demolished, and removed, through its insurance company as quickly as reasonably possible.

TOWN OF KENSINGTON

JAMES MULLALLY BLACKSMITH SHOP - STRUCTURAL REVIEW 29 COMMERCIAL STREET - KENSINGTON, PEI



OCTOBER 18, 2021



JAMES MULLALLY BLACKSMITH SHOP - STRUCTURAL REVIEW

29 COMMERCIAL STREET -
KENSINGTON, PEI

TOWN OF KENSINGTON

PROJECT NO.: 211-11295-00
DATE: OCTOBER 18, 2021

WSP
195 MACEWEN ROAD
SUMMERSIDE, PE
CANADA C1N 5Y4

T: +1 902 436-2669
F: +1 902 436-8601
WSP.COM



October 18, 2021

Town of Kensington
P.O. Box 418
Kensington, PE
C0B 1M0

Attention: Mr. Geoff Baker, CAO

Dear Mr. Baker:

Subject: James Mullally Blacksmith Shop - Structural Review - 29 Commercial Street, Kensington, PE

WSP has been retained by the Town of Kensington to complete a structural review of a fire damaged building located at 29 Commercial Street in Kensington, PEI.

The building was previously operated as the Go Fish Eatery and sustained significant fire damage on May 16, 2021. The structural review has been completed to determine if the building in its current condition could be salvaged or requires replacement.

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

Best regards,

A handwritten signature in blue ink that reads 'Wade Enman'.

Wade Enman, P.Eng.

WE/gd

WSP ref.: 211-11295-00

195 MACEWEN ROAD
SUMMERSIDE, PE
CANADA C1N 5Y4

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2	PREVIOUS INVESTIGATION	2
3	WSP REVIEW	3
4	COST ESTIMATES	4
5	CLOSING	5

APPENDICES

- A** STRUCTURAL REVIEW PREPARED BY COLES ASSOCIATES LTD. – JUNE 8, 2021
- B** SITE PHOTOS – TAKEN BY WSP
- C** NORRIS FAMILY COST ESTIMATE

1 EXISTING BUILDING CONSTRUCTION

The existing building was constructed using rough sawn timber members was generally constructed as follows:

- Roughly 23' x 23' in area.
- Building constructed on a shallow foundation.
- Floor construction is timber stringers with wood decking.
- Wall construction is 2x4 timber members with wood plank sheathing. The walls are covered with untreated cedar shingles.
- Roof construction is 2x4 rafters with wood plank sheathing. The roof assembly is covered with untreated cedar shingles.

2 PREVIOUS INVESTIGATION

On June 8, 2021, Coles Associates Ltd. completed a structural review of the building and deemed that the structural elements are severely damaged by fire, should not be salvaged and would require a replacement. A copy of their report is provided in Appendix A.

3 WSP REVIEW

On September 9, 2021, WSP completed a site review of the building. As noted, the building sustained significant fire damage causing major structural damage and loss of structural capacity to the floors, walls and roof of the building. A summary of structural observations are as follows:

- Fire damage to the floor joists and wood decking – There are several holes in the floor system and the joists and wood decking have severe charring and loss of section and structural capacity.
- Fire damage to the north, east and west walls – The majority of the wall studs and plank sheathing have various degrees of charring and loss of section. The south wall only received minor damage due to the fire.
- Fire damage to the roof rafters and wood sheathing – The majority of the rafters and sheathing have significant charring and loss of section due to the direct impact of the fire.
- All electrical and mechanical systems in the building were lost in the fire.

Representative photos of the fire damage are provided in Appendix B.

The floor system, three of the four walls and roof system all have significant fire damage which has resulted in section loss and reduced structural capacity of the main structural components of the building. These structural systems cannot be rehabilitated and require full structural replacement. In addition, given the significant damage to the building, any reconstruction would need to be completed in accordance with the National Building Code of Canada. This may result in additional framing and structural components when compared to the original construction.

4 COST ESTIMATES

The Town of Kensington provided a cost estimate completed by the Norris family who are interested in attempting to salvage the building. The estimate is provided in Appendix C. As part of this report, WSP has also completed a high-level review of the salvage estimate and offer the following comments:

- Generally speaking, the material costs for the estimate appear to be reasonable. We did not complete a detailed review of the quantity takeoffs to confirm if they are correct.
- The estimate does not include any allowances for reconstruction of the east and west walls. Given the amount of fire damage, these walls also require replacement.
- The estimate does not include allowances for windows. There is correspondence to suggest this work may be completed by Holland College.
- The estimate does not consider any additional costs associated with possible upgrades necessary to meet National Building Code requirements. Considering the amount of reconstruction necessary, it would be a requirement to reconstruct the building to code requirements.
- The estimate does not include any allowances for demolition and removal of interior components in the building.
- The estimate does not include any allowance for mechanical or electrical systems.
- The estimate does not have a detailed breakdown of labor costs for the project.

Based on the items above, it is WSP's opinion that the cost estimate provided by the Norris family is incomplete and would likely be higher if quoted by a local contractor and considered the items noted above.

5 CLOSING

This report represents a summary of visual findings of structural components during a site visit on September 9, 2021. It is intended as a general review of the structure for fire damage related deficiencies and associated structural concerns. There has been no structural evaluation or code compliance study carried out for this project. Information provided has been prepared based on visual observations only. Should others encounter site conditions different than noted in this report, we request that we be notified to permit further assessment.

APPENDIX

A

STRUCTURAL REVIEW
PREPARED BY COLES
ASSOCIATES LTD. – JUNE 8, 2021



Architecture + Engineering + Project Management

85 Fitzroy Street
PO Box 695
Charlottetown, PE
C1A 1R6

Tel (902) 368-2300
Fax (902) 566-3768
www.colesassociates.com
Email: info@colesassociates.com

File #217023

18 June 2021

VIA EMAIL: randy@pecs.pe.ca

Prince Edward Claims Services Inc.
25 Stratford Rd., Suite 2
Stratford, PE
C1B 1T4

Attention: Mr. Randy Driscoll, BBA, FCIP, Claims Adjuster

Dear Mr. Driscoll:

Re: 29 Commercial St., Kensington-Fire Damage-Structural Assessment
Your file #: RD-21-0509

Introduction

Coles Associates Ltd. were retained by Mr. Randy Driscoll of PE Claims Services Inc. (Client) to provide engineering services to carry out an independent review and to offer an opinion on the current structural condition of a fire damaged small building located at 29 Commercial Street in Kensington, PEI.

We were asked to provide a professional opinion regarding the integrity of the structural components and whether the building should be salvaged, restored or take down completely.

Claim

It is our understanding that a fire occurred on 16th of May 2021 causing damage to the interior of the building and its structural system.

Documents Review

Our client provided us with 2 drawings, titled "Go Fish – Kensington PEI", dated 3 June 2018 and prepared by SableArc Studio.

The first drawing is labeled A1, titled Floor Plan and provides detail of the building construction and floor configuration.

The second drawing is labeled S1, titled Site Plan and provides detail of the site and location of the subject building.

Site Visit

A site visit was carried out around 1:40PM on Tuesday, 8 June 2021.

The purpose of this site visit is to inspect the building structure, take measurements, photographs and ascertain the structure's current condition.

18 June 2021

PE Claims Services Inc.

Attention: **Mr. Randy Driscoll, BBA, FCIP**

Re: 29 Commercial St. Kensington-Fish Shack Structural Assessment

The weather at the time of inspection was partially cloudy with a temperature around 19 degrees Celsius.

Photographs

A number of photographs were taken during the site visit.

A few select photographs are attached to Appendix 'A' of this report for file and records.

Building Construction

The following points describe the building construction:

- ❑ The building has a square floor plan measuring approximately 23' x 23';
- ❑ The structure is a wood frame construction supported on shallow foundation;
- ❑ The walls are framed using 2x4 wood studs;
- ❑ The roof structure is framed with 2x4 wood rafters with a steep pitched roof;
- ❑ The walls and roof sheathing consist of wood boards laid down at right angle to the studs and rafters;
- ❑ The ceiling is exposed;
- ❑ The building walls and roof are finished with untreated asphalt shingles;

Observations

The following points provide a summary of the construction and condition of the building structural system as observed during the site visit and review of the photographs:

- ❑ The roof is severely damaged as a result of direct exposure to the fire.
- ❑ The walls are charred with significant loss of wood sections.

In general, the fire damaged wood members experienced a reduction in cross sections which typically cause a decrease in their load-bearing capacity. The remainder of the wood sections that are lightly charred but exposed to high heat also would have a reduced load bearing capacity with potential damage to the connections between the structural members.

Conclusion

It is our opinion that the building structural elements are severely damaged by the fire, should not be salvaged, and would require a full replacement.

Use of This Report

The services provided for this project were performed with the care and skill ordinarily exercised by reputable members of the profession, practicing under similar conditions at the same time and similar locality. No warranty, expressed or implied, is made or intended by rendition of these consulting services or by furnishing oral or written reports of the findings made. We reserve the right to revise or amend our opinion in this report in the event new information, documentation, or evidence becomes available.

This inspection was not technically exhaustive and is intended only to review the fire damaged structure as observed during the site visit and from conversations with those present during the site inspection and components of the property exposed to view and apparent as of the day of the inspection.

The Company's liability under this agreement to the Client for any claim related to or arising in connection with the subject matter of this agreement or any services provided hereunder, whether

.../3

18 June 2021

PE Claims Services Inc.

Attention: **Mr. Randy Driscoll, BBA, FCIP**

Re: 29 Commercial St. Kensington-Fish Shack Structural Assessment

in contract or in tort and including the negligence of the Company or the Inspector, shall be limited to direct loss or damage arising from such breach of contract or such tort or such negligence and, further, shall be strictly limited to the value of the fees paid by the Client hereunder.

We hope that this report provides you with all the required information which was requested.

Should you have any questions or require further explanation regarding the attached report, please do not hesitate to call the undersigned at your convenience.

Yours very truly,



Coles Associates Ltd.

Per: Nazmi Lawen, P.Eng.

/nl

.../4

18 June 2021

PE Claims Services Inc.

Attention: **Mr. Randy Driscoll, BBA, FCIP**

Re: 29 Commercial St. Kensington-Fish Shack Structural Assessment

APPENDIX 'A'

Photographs

.../5

18 June 2021

PE Claims Services Inc.

Attention: **Mr. Randy Driscoll, BBA, FCIP**

Re: 29 Commercial St. Kensington-Fish Shack Structural Assessment



Photo #1: A general view of the building back elevation.



Photo #2: A general view of the front elevation of the building.



Photo #3: Another view of the front elevation.



Photo #4: A view of the interior of the building showing fire damaged roof rafter and wall studs.

APPENDIX

B

SITE PHOTOS – TAKEN BY WSP





Existing Stone Chimney



Exterior of Building along South Wall



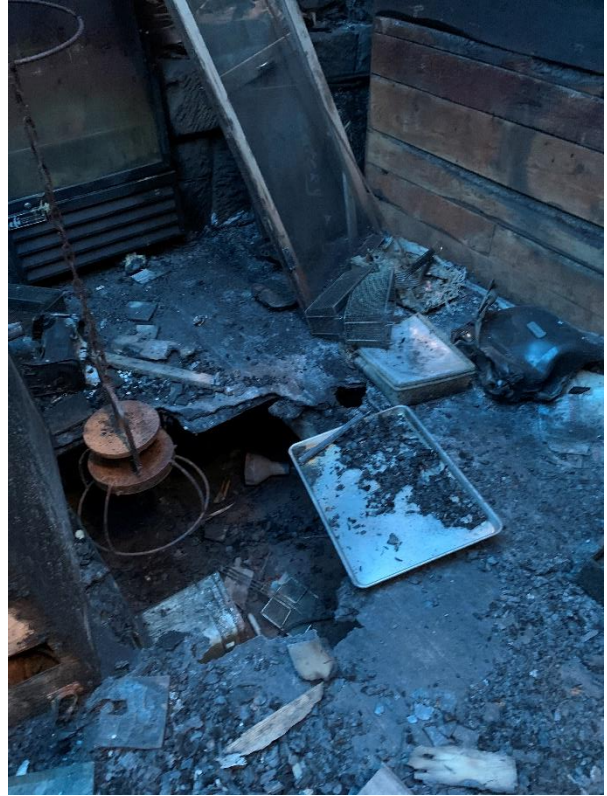
Fire Damage along North Wall



Fire Damage of Exterior East Wall



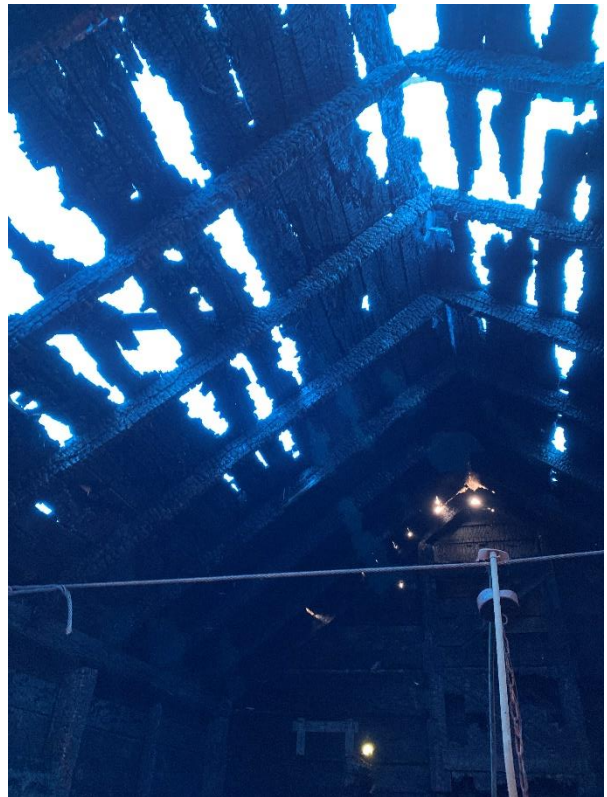
Fire Damage of Exterior West Wall



Fire Damage of Floor System



Fire Damage of Interior Support Columns & Beams



Fire Damage of Roof Rafters and Decking

APPENDIX

C

NORRIS FAMILY COST ESTIMATE

JIM MULLALLY
BLACKSMITH SHOP

JOYCE MCGINN

Deborah McGinn

Kim McGinn

Marilou McGinn

Local Address

8 Francis Street

PHONE

836 3687

902 836 3687

PROJECT

Jim Mullally
Blacksmith Shop

PREPARED BY:

Daniel Norris

Estimate # 5 July 30, 2021

Contact Person Deborah McGinn Norris

Phone 902 471 1945

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Scenario # 1: Repair North Wall, Repair floor, Replace Roof		
24	North Wall 2 x 4 x 8 studs, at 12 o.c.	\$7.98	\$191.52
8	North Wall 4 x 8 plywood sheets (192 sf)	\$72.98	\$583.84
54	Repair South, East, West studs 2 x 4 x 8 (sister to existing studs)	\$7.98	\$430.92
72	Roof 2 x 10 x 8 joists, at 16 o.c., 100% replacement	\$20.68	\$1,488.96
24	Roof 4 x 8 Plywood, 100% replacement (576sf)	\$72.98	\$1,751.52
4	Roofing Paper (1 roll covers 400 sq ft)	\$55.00	\$220.00
24	Wood Shingles, Roof & North Wall, (576 + 192 = 768 sf)	\$42.00	\$1,008.00
6	3 Windows, 2 Doors, 1 double door	\$1,000.00	\$6,000.00
-6	Holland College will build all windows and doors	\$1,000.00	(\$6,000.00)
30	Floor Beams 4 x 4 x 8 @ 4 ft oc (25 % of floor area)	\$20.68	\$620.40
24	Floor Joists 2 x 4 x 8 (25 % of floor area)	\$7.98	\$191.52
48	Floor Boards 1 x 6 x 8 (25 % of floor area)	\$9.09	\$436.32
	TOTAL MATERIALS		\$6,923.00
	LABOUR at 2 times materials		\$13,846.00
	TOTAL		\$20,769.00
	Scenario # 2: New Building		
112	2 x 4 x 8 stud @ 16 inch oc, All 4 walls	\$7.98	\$893.76
30	4 x 8 Plywood, All four walls	\$72.98	\$2,189.40
72	Roof 2 x 10 x 8 joist , new roof (768 lineal ft.)	\$20.68	\$1,488.96
24	Roof 4 x 8 Plywood, new roof sheathing (768 sq. ft.)	\$72.98	\$1,751.52
4	Roofing Paper (1 roll covers 432 sq ft)	\$55.00	\$220.00
70	Wood Shingles - Roof and All four walls (768+960=1728sf)	\$42.00	\$2,940.00
6	3 Windows, 2 Doors, 1 double door	\$1,000.00	\$6,000.00
48	Floor Joists 2 x 10 x 8 @ 2 ft oc (100% of floor area)	\$20.68	\$992.64
18	Plywood Floor 4 x 8 sheets (576 s.f) 100 % of floor area	\$72.98	\$1,313.64
	TOTAL MATERIALS		\$17,789.92
	LABOUR at 1.5 times materials		\$26,684.88
	TOTAL		\$44,474.80
	Commentary:		
	The fire damage to the roof is much more extensive than previously estimated. This was observed on the July 26, 2021 site visit. It is my view that the entire roof structure will have to be replaced in both Scenario # 1 and # 2. The offer by Holland College to build and install all windows and doors makes a significant difference.		

THIS ESTIMATE INCLUDES THE CONDITIONS NOTED:

The estimate for Scenario # 1 does not include cleaning of the interior or debris removal. The estimate for Scenario # 2 does not include debris removal.

4 Ronald Court
Dartmouth, N.S.
B2W 1W1

July 13, 1978

His Worship
Mayor Gerald McCarville
Town of Kensington
Kensington, P.E.I.

Dear Sir:

As discussed with you recently, a decision has been taken to remove and/or dispose of the Blacksmith Shop belonging to my father. A number of offers have been received, largely with the idea of acquiring the tools. Some of these were attractive when considered by themselves, but were really of little significance when quantified in relation to age, history, not to mention the demise of blacksmithing as a profession. With respect to the latter, Parks Canada and the Historic Society of P.E.I. have indicated a very definite interest in keeping the old shop together one way or another.

In any event, and keeping in mind my birthplace, as well as the long association of the Mullally and Flahaven families with the town of Kensington, I would like to give you the right of first refusal. The prime interest, as already indicated, is in keeping it together; however, on the practical side, some form of consideration would appear appropriate. You will recall we discussed a \$1,000 figure several months ago, however, this no longer seems appropriate and accordingly I am now suggesting a cash payment of \$500 along with site clearance, etc. Hopefully, the latter could be accomplished by not later than the end of the current calendar year.

Mayor McCarville
Page 2

July 13, 1978

If in the event further particulars are required, please do not
hesitate to give me a call at 1-434-1921.

Yours truly,

A handwritten signature in cursive script, reading "Joyce McGinn". The signature is written in dark ink and is positioned above the printed name.

Joyce McGinn (Mrs.)

Town of Kensington
Prince Edward Island
Canada COB 1MO

GERALD A. MCCARVILLE, MAYOR

MRS. T. J. STEWART, CLERK

TEL: 836-3781

P. O. BOX 315

August 16, 1978

Mr. James Mullally,
Kensington, P. E. I.

Dear Sir:

Further to a letter from your daughter and my conversation with you both on July 31, 1978, I hereby confirm purchase from you of your blacksmith shop and contents as per the following conditions:

1. Price \$500.00
2. All contents now in shop to become property of the Town of Kensington with the following exception: The anvil and base will be loaned by the Mullally family to the Town to be placed in a blacksmith museum and a suitable plaque will be placed on same acknowledging your generosity, but anvil is to remain property of the Mullally family.
3. Existing building on your property to be demolished by fall of this year and any debris to be removed and ground levelled off with topsoil.

I believe that this is a resume of our conversation and I would like to thank you for your cooperation enabling this historic blacksmith shop to remain in the Town and I look forward to the reconstruction of this shop on a new location.

I would appreciate receiving any history available with regard to age of shop, former owners, number of owners, etc.

Yours sincerely,

Gerald A. McCarville,
Mayor.

Town of Kensington - Request for Decision

Date: November 3, 2021	Request for Decision No: 2021-65
Topic: Town of Kensington Mandatory Vaccination Policy (Policy #02-103-21)	
Proposal Summary/Background: As a part of the Town's management of the current COVID-19 pandemic, it is being recommended that Town Council consider the adoption of a Mandatory Vaccination Policy. The draft policy (attached) is intended to require all employees (see policy definition – includes volunteer firefighters and Council members) to be vaccinated against COVID-19 and to provide proof of such vaccination. In the instance where proof is not provided, employees will be subject to providing a justifiable exemption under the Human Rights Act and/or weekly results of Rapid Antigen Testing. According to the Government of Canada and PEI Public Health Officials, vaccination is the most effective tool to reduce the risk of COVID-19 and to protect broader public health.	
Benefits: <ul style="list-style-type: none">• Will provide a safe work environment for employees, volunteer firefighters and Council members.• Will provide residents with a safe environment when accessing town facilities or when interacting with town staff.	
Disadvantages: <ul style="list-style-type: none">• N/A.	
Discussion/Comments: It is recommended by the CAO that Town Council proceed with the adoption of the Mandatory Vaccination Policy effective immediately.	
Options: 1. Approve the Mandatory Vaccination Policy, as recommended.	

2. Not approve the Mandatory Vaccination Policy.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

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

BE IT RESOLVED THAT Kensington Town Council approve the Town of Kensington Mandatory Vaccination Policy (Policy #02-103-21) effective immediately.



Town of Kensington Policy

Policy Title:	COVID-19 Mandatory Vaccination Policy	Policy Number:	02-103-21
Department:	Administration	Approval/Effective Date:	November 8, 2021

1.0 Title

This policy is entitled the “COVID-19 Mandatory Vaccination Policy”.

2.0 Purpose

The purpose of this policy is to ensure that all employees, volunteer firefighters, students, and Council members of the Town of Kensington are provided with a workplace that is as safe as reasonably possible as it relates to the risks associated with COVID-19.

3.0 Policy Statement

The health and safety of Town of Kensington employees, volunteer firefighters, students and Council members is a priority. The Town of Kensington is committed to taking every precaution reasonable in the current circumstances for the protection of the health and safety of workers from COVID-19. Vaccination is a key element in the protection of Town employees against COVID-19.

This policy is designed to maximize the COVID-19 vaccination rates among Town employees, volunteer firefighters, and Council members, as one of the critical control measures for COVID-19. To this end, Town employees, volunteer firefighters, and Council members are required to be vaccinated against COVID-19.

3.0 Scope

This policy applies to all employees (full-time, part-time, permanent, temporary, casual), of the Town of Kensington. For the purpose of this policy only, reference to “employees” shall also be read to include all volunteer firefighters, students and Council and Committee members of the Town of Kensington.

The Town reserves the right to amend this policy (including the scope thereof) as required, with

minimal notice, to meet changing provincial or federal requirements.

4.0 Definitions

- 4.1 Chief Administrative Officer (CAO): means the Chief Administrative Officer of the Town of Kensington, as appointed under the Municipal Government Act, PEI.
- 4.2 Employee: For the purpose of this policy only, shall mean all employees of the Town of Kensington including full-time, part-time, permanent, temporary, casual, volunteer firefighters, students, and Council members of the Town of Kensington.
- 4.3 Fully Vaccinated: 14 days after receiving the second dose of a completed series of a vaccine authorized by Health Canada for use in relation to the COVID-19 pandemic.
- 4.4 Partially Vaccinated or Unvaccinated: An individual who is not 14 days past receiving the second dose of a completed series of a vaccine authorized by Health Canada for use in relation to the COVID-19 pandemic.
- 4.5 Polymerase Chain Reaction (PCR) Test: A highly sensitive molecular test used to diagnose people infected with the SARS-CoV-2 virus.
- 4.6 Presumptive Positive: A positive result on a rapid antigen test is considered a presumptive positive. A presumptive positive must be confirmed with a diagnostic, lab-based PCR test.
- 4.5 Proof of Vaccination: shall mean documentation issued by the Province of Prince Edward Island, other Province, or territory or internationally equivalent indicating individual immunization status against COVID-19
- 4.6 Rapid Antigen Test: A type of rapid COVID-19 screening test that detects specific proteins on the surface of the virus.
- 4.6 Town Council: shall mean the Town Council for the Town of Kensington and shall include the Mayor.
- 4.7 Vaccine: for the purpose of this policy, is defined as a substance approved by Health Canada and used to stimulate the production of antibodies and provide immunity against COVID-19.
- 4.8 Workplace: Means any facility owned by the Town of Kensington where an employee would ordinarily report to work. For the purpose of this policy, workplace shall also include any public area where an employee, through the conduct of town business, will interact with members of the public, and shall include any site associated with an emergency response by the Kensington Fire Department.

5.0 Vaccination Reporting

All persons to whom this policy applies shall provide documented proof of vaccination to the CAO,

or his designate, by November 30, 2021.

The Town recognizes that an individual's vaccination status is highly sensitive personal information, and as such, vaccination documentation will be collected in accordance with Province of Prince Edward Island Protection of Privacy legislation and regulations. The documentation will only be used to the extent necessary for implementation of this policy, for administering health and safety protocols, and infection and prevention control measures in the workplace.

Vaccination documentation will be kept confidential and will be destroyed when the COVID-19 pandemic is declared over by Prince Edward Island Public Health Officials.

6.0 Exemption Documentation

The Town recognizes that some employees may not be able to get a vaccination due to a characteristic protected under the Prince Edward Island Human Rights Act. The Town shall accommodate employees, to a reasonable extent, who are unable to get a vaccination and who are legally entitled to accommodation.

Any employee who is unable to get a vaccination shall provide a written statement of the reason to the CAO, signed by the employee, that sets out the applicable characteristic under the Human Rights Act.

A medical exemption shall be accompanied by a signed statement from the employee's medical service provider that sets out that the employee cannot be vaccinated against COVID-19, the effective date of the medical exemption and duration.

Employees who choose not to provide proof of being fully vaccinated and who do not receive an approved exemption under this policy, shall provide a written statement to the CAO, declaring that they choose not to provide proof of being fully vaccinated.

Employees who choose not to provide proof of being fully vaccinated, will be required to submit certified Rapid Antigen Test results to the CAO or his designate, once per week (prior to reporting to first shift of the week, or in the case of a volunteer firefighter prior to 9:00 am on Monday). Rapid Antigen Tests and the provision of results shall be at the sole expense of the employee.

The Town will make reasonable effort to provide appropriate accommodation. If reasonable accommodation can not be provided, the employee may be placed on an unpaid leave.

7.0 Non-Compliance

In accordance with the Town's Human Resource policies, collective agreement and applicable legislation, non-compliance with this COVID-19 Mandatory Vaccination Policy will result in a meeting with the employee, including their Union representative if applicable, which may result in disciplinary action up to and including termination.

8.0 Testing Procedures

Rapid Antigen Tests shall be used to screen employees who are not fully vaccinated. A presumptive positive Rapid Antigen Test result means that an individual may be infected with COVID-19. Rapid Antigen Tests are not as sensitive as laboratory-based PCR tests, and false positives are possible. If a Rapid Antigen Test is positive, the employee will need a PCR test to confirm their result.

9.0 Positive Case Results

If the employee receives a presumptive positive result through a Rapid Antigen Test, the employee shall:

- Immediately advise the employer of the presumptive positive result and leave the workplace as soon as operationally feasible.
- Access a Provincial laboratory-based PCR clinic testing location as soon as possible.
- Following the PCR test, go home immediately and self-isolate until the PCR test result is received.
- If the PCR test is negative, the employee can safely return to work.
- If the PCR test is positive, the Chief Public Health Office will follow up directly with the employee.

10.0 Access to COVID-19 Vaccination Clinics

Reasonable arrangements will be made to allow employees to attend COVID-19 vaccination clinics, as recommended by Health Canada, during work time without loss of pay.

11.0 Continued Adherence to Public Health Measures

All employees are required to practice Public Health measures to control the spread of COVID-19 regardless of their vaccination status. Employees must continue to adhere to the Town's protocols while in the workplace, including handwashing, physical distancing where possible, wearing a mask, and other Personal Protective Equipment as required by the Town.

Date of Passage: _____

I certify that this policy was adopted by Town Council as indicated above.

Chief Administrative Officer

Date

Town of Kensington - Request for Decision

Date: November 4, 2021	Request for Decision No: 2021-66
Topic: Kensington Police Service – Flash Modification and Procurement	
Proposal Summary/Background: <p>The Kensington Police Service have exhausted their current supply of shoulder flashes and are requesting Town Council’s consideration of updating the current flash prior to ordering a new supply. Graphical representations of both the current flash and the proposed newly designed flash are circulated with this Request for Decision. A shoulder flash will be made available, for circulation, to Town Councillors at their November meeting.</p> <p>The current flash was created many years ago and due to the inability to stitch detail, resulted in a crest that was simplified and not graphically correct. Many elements included on the Town crest were missing.</p> <p>The new proposed shoulder flash has been created and modernized to provide all detail included in the Town’s crest, a new colour theme, updated text, and the addition of the Canadian Flag representation.</p> <p>Staff requested quotes from two Flash suppliers. The quotes (attached) were received as follows (HST and shipping extra):</p> <p>Frontline Outfitters:</p> <ul style="list-style-type: none">100 flashes - \$7.95 each200 flashes - \$6.20 each300 flashes - \$5.55 each400 flashes - \$5.35 each <p>Craig Boan Enterprises:</p> <ul style="list-style-type: none">100 flashes - \$3.10 each250 flashes - \$2.40 each <p>Both suppliers regularly supply police flashes to police departments across Prince Edward Island and Canada.</p>	

Benefits: <ul style="list-style-type: none"> Will provide the Kensington Police Service with an updated, modernized shoulder flash. 	
Disadvantages: <ul style="list-style-type: none"> N/A. 	
Discussion/Comments: <p>It is recommended by the CAO that Town Council proceed with the adoption of a new police flash for the Kensington Police Service and that approval be given to proceed with the purchase of 250 flashes, from Craig Boan Enterprises, at their quoted price.</p>	
Options: <ol style="list-style-type: none"> Adopt the new police flash and the purchase thereof, as recommended. Not approve the police flash or purchase. Refer the matter(s) back to staff for further direction and deliberation. 	
Costs/Required Resources: <p>250 flashes x \$2.40 = \$600.00 + HST \$75.00 shipping Total = \$675.00</p>	Source of Funding: <p>Police Department Operational Budget</p>
Recommendation: <p>That Town Council consider and adopt the following resolution(s):</p> <p><i>BE IT RESOLVED THAT Kensington Town Council adopt the newly updated police flash as presented;</i></p> <p><i>BE IT FURTHER RESOLVED THAT authorization be given to the CAO to proceed with the purchase of 250 police flashes from Craig Boan Enterprises as per their quote of \$600.00 plus HST and Shipping.</i></p>	

⏮ Reply all ⏪ Delete ⏹ Junk Block ...

FW: Kensington Police - Shoulder flash quote

A

ageddes@frontlineoutfitters.ca

Tue 9/21/2021 11:11 AM

To: lyuill@kensington.ca

👍 ⏮ ⏪ ⏹ ⏩ ⏭ ...

KPS patch 1 (Gold trim...
1515

Landon,

As requested, here is the flash pricing:

100 flashes = \$7.95 each

200 = \$6.20 ea

300 = \$5.55 ea

400 = \$5.35 ea

Let me know if you have any questions.

Allan Geddes

Frontline Outfitters Ltd.

Phone: 902.406.3381 ext 2102 // (Toll Free) 866.400.3381 ext 2102

Cell: 902.880.8670 // Fax: 902.406.3267

Website - www.frontlineoutfitters.ca

From: lyuill@kensington.ca [<mailto:lyuill@kensington.ca>]

Sent: Wednesday, September 15, 2021 1:31 PM

To: Allan Geddes <ageddes@frontlineoutfitters.ca>

Subject: Re: Shoulder flashes

Attached is the design.

Please let me know if you have any questions.

Thanks,

Landon

From: ageddes@frontlineoutfitters.ca <ageddes@frontlineoutfitters.ca>

Sent: Wednesday, September 15, 2021 1:30 PM

⏪ Reply all ▼ 🗑 Delete ⛔ Junk Block ...

Fw: shoulder flash

LY

landon yuill <landon_38@hotmail.com>

Tue 9/21/2021 11:19 AM

To: lyuill@kensington.ca

👍 ↶ ⏪ → ...

From: Craig Boan <internetebiz@shaw.ca>

Sent: July 19, 2021 1:20 PM

To: Landon Yuill <landon_38@hotmail.com>

Subject: shoulder flash

Hi Landon,

Here is the updated artwork with the different size and pricing for 100 & 250 patches.

Price includes sample before full production run.

Let me know you comments or questions. If you are good with all, next step would be to get a sample for final approval before production run.

Craig

100 patches \$3.10 ea plus Gst and shipping/Ins \$40.00

250 patches \$2.40 ea plus Gst and shipping/Ins \$75.00



4.4"

4.125"



JS-CBE-00400 V03
BACKGROUND

■ Sc324

THREAD

■ 523

■ 700

■ 800

■ 900

2021-07-13(YX)

1. Please always check spelling and font carefully. Computer Disc will be made on final approval of artwork, any corrections after disc are made will cause new computer disc fee.
2. Please understand if the distance between each letter or logo is within 2mm, there will be connection stitches between letters, if the distance over 3mm, the connection stitches will be cut automatically.

Example of connection stitches



Town of Kensington - Request for Decision

Date: November 5, 2021	Request for Decision No: 2021-67
Topic: 2021 Annual Christmas Bonus	
Proposal Summary/Background: Typically, Town Council has provided an annual Christmas bonus to exempt staff in the amount of \$200.00 (net) in December of every year. It is being requested that Town Council consider a similar bonus in 2020. Exempt staff include the Public Works Supervisor, the Credit Union Centre Manager, the Police Chief, Deputy Administrator, Administrative Assistant, and the CAO. The approximate total cost of the bonus as proposed is \$2,200.00 which would be drawn from the full-time wage expense of each applicable department.	
Benefits: <ul style="list-style-type: none">• N/A	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: It is recommended that Town Council proceed with authorizing the CAO to administer a Christmas bonus in the amount of \$200.00 net to all exempt employees.	
Options: <ol style="list-style-type: none">1. Approve the 2021 Christmas bonus to exempt staff as recommended.2. Not approve the Christmas bonus.3. Alternative direction as deemed appropriate by Town Council.	
Costs/Required Resources:	Source of Funding:

Approx. \$2,200	2020/21 Wage Expense
<p>Recommendation:</p> <p>That Town Council consider and adopt the following motions:</p> <p><i>THAT Town Council authorize be given to the CAO to administer the 2021 Christmas bonuses to all exempt staff in the amount of \$200.00 net to each employee.</i></p>	

Town of Kensington - Request for Decision

Date: November 5, 2021	Request for Decision No: 2021-68
Topic: 2021 Annual Radio Christmas Greeting – MBS Radio	
Proposal Summary/Background: <p>For at least the past ten years, the Mayor has done a radio Christmas greeting through MBS Radio. MBS Radio includes the following radio stations: Q93, SPUD 102, and CFCY. The greeting typically includes a Christmas Greeting from the Mayor on behalf of Town Council and staff, and an invitation to the Mayor's Levee on New Year's Day.</p> <p>A quote (attached) has been provided by MBS radio as follows:</p> <p>28 – 15 second greetings per station - \$436.00 plus HST 42 – 15 second greetings per station - \$653.00 plus HST 56 – 15 second greetings per station - \$831.00 plus HST</p> <p>In previous years, the town has proceeded with 15 – 15 second greetings per station at a cost of \$349.00 plus HST. This was not provided as an option for 2021.</p>	
Benefits: <ul style="list-style-type: none">• Will provide a Christmas greeting from the Mayor on behalf of Town Council and staff.• Will provide an invitation to the Mayor's Annual New Year's Day Levee.	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: <p>It is recommended by the CAO that Town Council approve a contract to facilitate 28 – 15 second Christmas greetings, with MBS Radio as per their quote dated November 3, 2021.</p>	

Options:

1. Approve the Christmas greeting, as recommended.
2. Approve one of the other Christmas greeting options.
3. Not approve the Christmas greeting.
4. Refer the matter back to staff for further deliberation.

Costs/Required Resources:

\$436.00 plus HST

Source of Funding:

General Government - Advertising

Recommendation:

That Town Council consider and adopt the following motions:

BE IT RESOLVED THAT Town Council approve a contract with MBS Radio to facilitate 28 – 15 second Christmas greetings on the following radio stations: Q93, SPUD 102 and CFCY, as per the MBS Radio quote dated November 3, 2021, in the amount of \$436.00 plus HST.

cao@kensington.ca

From: Corey Jeffery <corey.jeffery@mbsradio.com>
Sent: Wednesday, November 3, 2021 10:52 AM
To: cao@kensington.ca
Subject: RE: Christmas Greetings

- 28 – 15 second greetings per station = \$436 is another option Geoff.



Corey Jeffery
Account Manager

P: 902-436-2201 ext.6232 | M: 902-432-0061
763 Water Street, Summerside PE, C1N 4J3



From: Corey Jeffery
Sent: Wednesday, November 3, 2021 10:39 AM
To: cao@kensington.ca
Subject: Christmas Greetings

Good Morning Geoff,

Like I told Kim on the phone these are the packages for Christmas Greetings:

- 42 – 15 second greetings per station = \$653
- 56 – 15 Second greetings per station = \$831

Let me know what you think and if you could respond back to ensure I have your email right that would be great!

Thanks and have a great day!



Corey Jeffery
Account Manager

P: 902-436-2201 ext.6232 | M: 902-432-0061
763 Water Street, Summerside PE, C1N 4J3



Town of Kensington - Request for Decision

Date: November 5, 2021	Request for Decision No: 2021-69
Topic: Development Control Bylaw Amendment – Section 10.8 – Second Reading & Formal Adoption	
Proposal Summary/Background: <p>The Town has been working with an applicant regarding a development permit application that would see residential units (i.e., apartments) being constructed on the top floor of a commercial building in the core area of the town. While section 10.8 of the Town’s Development Control Bylaw permits, in certain instances, dwelling units above commercial uses, they are not currently permitted above a restaurant, lounge, automobile service station, dry cleaning establishment or repair shop storing explosive materials.</p> <p>Section 10.8, more specifically 10.8(a), contains ambiguous language which may be open to different interpretations. The interpretation of DV8 Consulting (and town staff) is that Section 10.8(a) provides a list of 5 distinctive land uses for which a dwelling unit is not permitted to be located above. The applicant has provided an alternative interpretation that Section 10.8 (a) identifies five uses that may or may not store explosive materials, and that a dwelling unit may not be located above such a use IF they are storing explosive materials. The grammatical structure of 10.8 (a) allows the two different interpretations.</p> <p>Given that the National Building Code has been adopted Province wide, it is felt that this section of the Bylaw can be amended to support alternative forms of housing in the Town through mixed use development in commercial areas. Whether or not a dwelling unit can be located above a certain use would depend on several factors as determined by the National Building Code.</p> <p>Section 10.8 of the Bylaw states:</p> <p><i>10.8 Dwellings in Commercial Buildings</i></p> <p><i>Where a dwelling unit is provided in connection with a commercial use the following minimum standards shall apply:</i></p> <p>(i) <i>the dwelling unit is not above a restaurant, lounge, automobile service station, dry</i></p>	

cleaning establishment or repair shop storing explosive materials;

- (ii) separate entrances serve the dwelling unit;*
- (iii) for each dwelling unit, 400 sq. ft. (47 sq. m) of landscaped open area and 1.0 parking space are provided;*
- (iv) each dwelling unit meets the requirements of the Provincial Fire Marshall;*
- (v) the floor area in residential use is a minimum of four hundred (400) sq. ft. and does not exceed the commercial floor area.*

Benefits:

- Will support alternate forms of housing.
- Will support higher density residential uses.
- Will allow for a more efficient use of commercial areas where a land use would otherwise be a single-story building.
- Will provide additional infill development opportunities.

Disadvantages:

- None noted.

Discussion/Comments:

See attached report from DV8 Consulting.

“While mixed use development has its benefits there can also be negative consequences of having too much residential use in a commercial zone. Residential uses on the ground floor facing the street can create holes in the commercial streetscape. The blinds are often closed due to privacy concerns, and this can create gaps between services resulting in fewer pedestrians walking from store to store.” – DV8 Consulting

To minimize any negative consequences, DV8 Consulting is recommending an amendment to the Town’s Development Control Bylaw such that the current Section 10.8 be removed from the Bylaw in its entirety and replaced with the following:

10.8. Dwellings in Commercial Buildings

Where Dwelling Units are permitted above Commercial Uses:

- a) No Dwelling Unit, or any part thereof, shall be located below a Commercial Use.*
- b) Dwelling Units may be permitted on the same floor as Commercial Uses provided that they are completely segregated from the Commercial Uses and have a separate entrance which serves the Dwelling Units.*

The DV8 Consulting recommendation is supported by Town staff.

The Bylaw amendment was given first reading and approval at the October regular meeting of Town Council. It is recommended that Town Council proceed with giving the Bylaw amendment second reading, approval and formal adoption.

Options:

1. Give second reading, approval and formal adoption to the Bylaw amendment, as recommended.
2. Not give second reading, approval and formal adoption to the Bylaw amendment.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

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

Resolution 3

WHEREAS Section 10.8 – Dwellings in Commercial Buildings, of the Town of Kensington Development Control Bylaw contains ambiguous language, is unclear, and restricts staff from

being able to provide clear direction to developers;

AND WHEREAS DV8 Consulting and Town staff have reviewed Section 10.8 of the Development Control Bylaw and recommend that the Bylaw be amended to provide clarity around the section;

AND WHEREAS a public meeting to hear public comments and concerns was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

BE IT RESOLVED THAT Kensington Town Council give second reading to amend the Zoning and Subdivision Control Bylaw by striking Section 10.8 from the Bylaw in its entirety and to replace it with a new Section 10.8, as follows:

10.8 Dwellings in Commercial Buildings

Where dwelling units are permitted above commercial uses:

- a) No dwelling unit, or any part thereof, shall be located below a commercial use.*
- b) Dwelling units may be permitted on the same floor as commercial uses provided that they are completely segregated from the commercial uses and have a separate entrance which serves the dwelling units.*

Resolution 4

WHEREAS Section 10.8 – Dwellings in Commercial Buildings of the Town of Kensington Development Control Bylaw contains ambiguous language, is unclear, and restricts staff from being able to provide clear direction to developers;

AND WHEREAS DV8 Consulting and Town staff have reviewed Section 10.8 of the Development Control Bylaw and recommend that the Bylaw be amended to provide clarity around the section;

AND WHEREAS a public meeting to hear public comments and concerns was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

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

BE IT RESOLVED THAT Kensington Town Council approve second reading to amend the Zoning and Subdivision Control Bylaw by striking Section 10.8 from the Bylaw in its entirety and to replace it with a new Section 10.8, as follows:

10.8 Dwellings in Commercial Buildings

Where dwelling units are permitted above commercial uses:

- a) No dwelling unit, or any part thereof, shall be located below a commercial use.***
- b) Dwelling units may be permitted on the same floor as commercial uses provided that they are completely segregated from the commercial uses and have a separate entrance which serves the dwelling units.***

Resolution 5

WHEREAS Section 10.8 – Dwellings in Commercial Buildings of the Town of Kensington Development Control Bylaw contains ambiguous language, is unclear, and restricts staff from being able to provide clear direction to developers;

AND WHEREAS DV8 Consulting and Town staff have reviewed Section 10.8 of the Development Control Bylaw and recommend that the Bylaw be amended to provide clarity around the section;

AND WHEREAS a public meeting to hear public comments and concerns was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

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

BE IT RESOLVED THAT Kensington Town Council formally adopt an amendment to the Zoning

and Subdivision Control Bylaw by striking Section 10.8 from the Bylaw in its entirety and to replace it with a new Section 10.8, as follows:

10.8 Dwellings in Commercial Buildings

Where dwelling units are permitted above commercial uses:

- a) No dwelling unit, or any part thereof, shall be located below a commercial use.***
- b) Dwelling units may be permitted on the same floor as commercial uses provided that they are completely segregated from the commercial uses and have a separate entrance which serves the dwelling units.***

June 26, 2021

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

Re: Proposed Bylaw Amendment – Section 10.8

Dear Mr. Baker,

I have reviewed the Town of Kensington's *Official Plan and Zoning and Subdivision Control (Development) By-law* with respect to an anticipated development application and I have identified a section in the *By-law* which is unclear in its interpretation. Due to the ambiguity of the section, I have been unable to give clear direction to the applicant. Section 10.8 Dwellings in Commercial Buildings, reads as follows:

Where a dwelling unit is provided in connection with a commercial use the following minimum standards shall apply:

- a) The dwelling unit is not above a restaurant, lounge, automobile service station, dry cleaning establishment or repair shop storing explosive materials;*
- b) Separate entrances serve the dwelling unit;*
- c) For each dwelling unit, 400 sq ft (47 sq m) of landscaped open area and 1.0 parking space are provided;*
- d) Each dwelling unit meets the requirements of the Provincial Fire Marshall;*
- e) The flood area in residential use is a minimum of four hundred (400) sq ft and does not exceed the commercial floor area.*

My interpretation of Section 10.8(a) is a list of five distinct land uses for which a dwelling unit is not permitted to be located above. The alternate interpretation is that 10.8(a) identifies five uses that may or may not store explosive materials, and that a dwelling unit may not be located above such a use, but only if they are storing such materials. Had the sentence been structured grammatically different with the use of semi-colons in the list, the distinction between the two interpretations would be clearer.

Section 10.8 is found to be common text in by-law regulations in other municipalities across PEI, particularly in smaller municipalities that previously did not have Building Code regulations. My understanding is that 10.8(a), (b) and (d) originate as a safety precaution because the fire separation requirements between a dwelling and a restaurant are different from that of other commercial uses, like an office or retail store.

Now that the Building Code is regulated and enforced across the Province, I recommend that this section can be amended to support alternate forms of housing in the Town through mixed use development in the Commercial Zone. Mixed use development has many benefits including: alternate forms of housing; higher density residential uses; more efficient use of commercial areas where a land use would otherwise be single story buildings; and infill development opportunities. Such goals are supported by the Town's Official Plan, "*To actively promote the Town as a residential location*"; and "*To stimulate and support efforts to upgrade and reinvigorate the downtown core area.*"

Please note that parking and landscaped open space (Section 10.8c) for mixed use development are issues that can be addressed by other sections of the Bylaw. Section 5.2, currently requires 1.5 parking spaces per dwelling unit for multi-unit dwellings with 3 or more units. However, Section 5.6, permits Council to waive the parking requirements in a commercial or industrial zone, which would allow for further consideration of reduced parking requirements in a mixed use development. The landscaped open space on a property should be consistent with other development in the zone, otherwise the requirement will result in 'patches of grass' that do not add value or use to the residents in the building. I would suggest that the 400 sq ft of landscaped open space per unit be removed for the Commercial Zone as there is no other requirement for maximum lot coverage on adjacent properties. The residents in the downtown core area have the benefit of access to public open spaces maintained by the Town.

Section 10.8e, requires that the residential use in a mixed use development be smaller than the commercial use in the building. I am unclear as to the intent of this regulation as it would prevent a three-story building with a commercial use on the ground floor, from using both the second and third stories as residential use. As such I am recommending 10.8e also be removed.

While mixed-use development has its benefits there can also be negative consequences of having too much residential use in your commercial zone. Residential uses on the ground floor facing the street can create holes in the commercial streetscape. The blinds are often closed due to privacy concerns, and this creates gaps between services resulting in fewer pedestrians walking from store to store. As such, I am proposing the following wording for Section 10.8 as follows:

10.8. Dwellings in Commercial Buildings

Where Dwelling Units are permitted above Commercial Uses:

- a) No Dwelling Unit, or any part thereof, shall be located below a Commercial Use.*
- b) Dwelling Units may be permitted on the same floor as Commercial Uses provided that they are completely segregated from the Commercial Uses and have a separate entrance which serves the Dwelling Units.*

The proposed bylaw amendment will require a public meeting to hear comments and/or concerns from residents in the Town.

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

Best regards,



Hope Parnham, CSLA MCIP

Dv8 CONSULTING
CHARLOTTETOWN PE
E. HPARNHAM@OUTLOOK.COM
T. 902-393-1815

Town of Kensington - Request for Decision

Date: November 5, 2021	Request for Decision No: 2021-70
Topic: Development Control Bylaw Amendment – Map Amendment to include 38 Business Park Lots and Application of Industrial (M1) Zoning Designation – Second Reading and Formal Adoption	
Proposal Summary/Background: The Town is in the process of constructing a 38-lot business park. To facilitate the inclusion of the properties into the Town’s Development Control Bylaw and to apply an appropriate zoning designation, a map amendment is required.	
Benefits: <ul style="list-style-type: none">• Will facilitate the inclusion of the business park properties into the Town’s Zoning Map.• Will facilitate the application of an Industrial (M1) Zoning designation to the 38 business park properties.	
Disadvantages: <ul style="list-style-type: none">• None noted.	
Discussion/Comments: The amendments were first considered by Town Council at their regular meeting held on September 13, 2021, where direction was given to staff to move the proposed amendments forward to a public meeting to allow residents an opportunity to provide comments or concerns. The public meeting was held on September 28, 2021 with no residents or public in attendance and no public comments were received. A copy of the public meeting minutes is circulated with the tentative agenda package under Item 5.2. The Map Amendment and the application of an Industrial (M1) Zoning designation was reviewed by DV8 Consulting and Town Staff and is recommended for approval.	

The Bylaw amendment was given first reading and approval at the October regular meeting of Town Council. It is recommended that Town Council proceed with giving the Bylaw amendment second reading, approval and formal adoption.

Options:

1. Give second reading, approval and formal adoption to the Bylaw amendment, as recommended.
2. Not give second reading, approval and formal adoption to the Bylaw amendment.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

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

Business Park Zoning Map Inclusion and Zone Application

Resolution 3

WHEREAS the Kensington Town Council are in the process of constructing a 38-lot business park subdivision;

AND WHEREAS the business park subdivision is being constructed on lands which were recently brought inside the Town's boundary as part of its 2020 boundary restructuring application and therefore are not currently included in the Town's Development Control Bylaw;

AND WHEREAS Town Council are desirous of applying an Industrial (M1) Zoning designation to the 38 business park properties;

AND WHEREAS a public meeting to hear public comments and concerns on the proposed

Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

BE IT RESOLVED THAT Town Council give second reading to amend the Zoning and Subdivision Control Bylaw to include the 38 properties in the new business park and to apply an Industrial (M1) Zoning designation to the 38 lots, as per Survey Plan #19257-S01 dated May 7, 2021, and revised on July 27, 2021.

Resolution 4

WHEREAS the Kensington Town Council are in the process of constructing a 38-lot business park subdivision;

AND WHEREAS the business park subdivision is being constructed on lands which were recently brought inside the Town's boundary as part of its 2020 boundary restructuring application and therefore are not currently included in the Town's Development Control Bylaw;

AND WHEREAS Town Council are desirous of applying an Industrial (M1) Zoning designation to the 38 business park properties;

AND WHEREAS a public meeting to hear public comments and concerns on the proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

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

BE IT RESOLVED THAT Town Council approve second reading to amend the Zoning and Subdivision Control Bylaw to include the 38 properties in the new business park and to apply an Industrial (M1) Zoning designation to the 38 lots, as per Survey Plan #19257-S01 dated May 7,

2021, and revised on July 27, 2021.

Resolution 5

WHEREAS the Kensington Town Council are in the process of constructing a 38-lot business park subdivision;

AND WHEREAS the business park subdivision is being constructed on lands which were recently brought inside the Town's boundary as part of its 2020 boundary restructuring application and therefore are not currently included in the Town's Development Control Bylaw;

AND WHEREAS Town Council are desirous of applying an Industrial (M1) Zoning designation to the 38 business park properties;

AND WHEREAS a public meeting to hear public comments and concerns on the proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS the Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

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

BE IT RESOLVED THAT Town Council formally adopt an amendment to the Zoning and Subdivision Control Bylaw to include the 38 properties in the new business park and to apply an Industrial (M1) Zoning designation to the 38 lots, as per Survey Plan #19257-S01 dated May 7, 2021, and revised on July 27, 2021.

September 6, 2021

Town of Kensington
PO Box 418 Kensington, PE
C0B 1M0
Phone: (902) 836-3781
Fax: (902) 836-3741
Email: cao@townofkensington.com

Re: Town of Kensington – New Business/Industrial Park Land Use and Zoning

Dear Mr. Baker,

I have reviewed the Town of Kensington's *Official Plan and Zoning and Subdivision Control (Development) By-law* with respect to the plans of subdivision for the Town's new Business Park. As the Official Plan and Bylaw review process has been unfortunately delayed due to the provincial Land Matters project, I understand the Town is interested in proceeding with adopting General Land Use and Zoning designations for the properties within the Business Park at this time. By adopting Land Use and Zoning designations for these properties, the Town will be able to proceed with the Business Park development including the sale of properties, while the OP/Bylaw Review process proceeds this fall.

The new Business Park, as shown in the plan of subdivision for PID 76406 and 76773, as drawn by Locus Surveys Ltd (Dwg No. 19257-501), includes 38 new lots ranging in size between 0.52 acres (2,095 m²) and 1.12 acres (4,515 m²). The proposed lots will front on new public streets. The lot frontages of the proposed lots range in length between 15.240 m and 131.621 m. The remaining lands of PID 76406, contains a wetland as well as the provincially regulated environment buffer. It is further noted that a small portion of proposed Lot 21-11 and Lot 21-9 also fall within the environmental buffer zone however this is not expected to impact development of these lots.

The new Business Park aligns with a number of the Economic goals in the current Official Plan, including:

- To facilitate the development of small businesses, agricultural and fishery related businesses, light industries, tourism development and high technology firms.
- To encourage the expansion of retail and service activities.
- To increase the Town's commercial and assessment base.
- To encourage and support prospecting efforts by the Provincial Government to attract new industrial development to the Town. Particular emphasis shall be placed on firms and operations which will create high quality, year round employment.

Furthermore, Section 5.5 of the Official Plan Commercial Objectives include that the Town will "identify an expanded commercial area on the General Land Use Plan" and "expand the commercial property tax base." And Section 5.6 of the Official Plan Industrial Objectives include that the Town will "continue to promote Kensington as an industrial/service location" and will "expand space for industrial/service uses".

As described in detail in the Town of Kensington Municipal Restructuring Proposal report, prior to the recent expansion of the Town's boundary the Town had limited opportunities to support continued growth of commercial and/or industrial activities. The new Business Park presents an opportunity to support this growth in a sustainable manner, in which lots will be connected to the Town's sewer and water services and will be designed with appropriate stormwater management infrastructure. The proposed subdivision of the Business Park connects to the primary transportation corridor which will reduce further ribbon development on Rte 2, and will further reduce potential land use conflicts that may have arisen through 'spot rezonings' for commercial/industrial developments in the Town in the future.

Official Plan and General Land Use Plan

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging over the next fifteen years. It lays the foundation and establishes the direction for the Zoning Map. In formulating the General Land Use Plan Council has previously applied the following criteria with respect to commercial and industrial development:

- Commercial development shall generally be directed to established commercial areas; and
- Industrial development shall generally be directed to locate in established industrial areas.

As stated above, with few other established commercial and/or industrial areas within the Town available to support future development, the proposed Business Park is the most appropriate location for these land uses to expand within. As commercial uses are generally permitted within industrial areas, the more intensive land use designation (M1- Industrial) can accommodate a broader range of land uses. The M1 land use designation is also consistent with the adjacent properties in the southwest area of the Town, fronting on Victoria St W (Rte 2).

It is recommended that Council approve an amendment to the Official Plan General Land Use Map to include the properties in the new business park and to designate the 38 lots as Industrial (M1) land uses.

Bylaw and Zoning Map

With respect to the Zoning Bylaw, it is the intent that the Business Park will support growth of both commercial and/or industrial uses and as such the Industrial Zone is the most appropriate for the proposed lots as this aligns with the proposed General Land Use Map designation identified above and will accommodate a broader range of commercial/industrial and service land uses.

Note that all of the proposed Lots within the subdivision of the Business Park meet the lot area and lot frontage requirements of the zone, except for Lot 21-17 which has a reduced lot frontage of 15.240 m. Further that Section 4.11 of the Bylaw allows Council to approve a reduced frontage of a lot on a cul-de-sac, if the lot width at the building line measures at least as much as the minimum lot frontage for the zone.

The current list of Permitted Uses in the Industrial Zone (M1) are identified in Section 13.2.1 of the Bylaw and include the following:

- Manufacturing and Assembly
- Warehousing
- Transport Operations
- Activities connected with the Automobile Trade other than a scrap yard
- Wholesale Operations
- Business and Professional Offices
- Service Shops
- Commercial uses accessory to a main use permitted in an M1 Zone
- Restaurants and Cafeterias
- Farm Machinery and Heavy Equipment Dealerships and Repair Shops
- Accessory Buildings
- Food Processing
- Marine or shipping related activities
- Activities related to the fishery
- Activities related to agriculture

Additionally, as per Section 13.3, Council may issue a special development permit for the following:

- Storage of Sand and Aggregate
- Concrete plants
- Building supply dealership

In order to provide additional flexibility on the range of land uses permitted (while continuing to exclude uses that may create land use conflicts) in the Business Park, and in other properties within the Town currently zoned M1, the following Bylaw amendment is presented:

Insert the following prior to Section 13.2.1 under the existing subheading “permitted uses”:

- 1) *Uses as permitted in the General Commercial Zone (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:*
 - a. *Hotels, Motels or other Tourist Establishments*
 - b. *Institutional Buildings*
 - c. *Funeral Homes*
 - d. *Multi-Unit Dwellings*
 - e. *Child care facilities*
 - f. *Dwelling units in a commercial building*

Should the above amendment be approved, the complete list of permitted uses in the Industrial Zone (M1) would include the following (i.e. new land uses are included in italics and noted as 'new'):

- *Retail Stores (NEW)*
- *Banking and Financial Institutions (NEW)*
- *Entertainment Facilities (NEW)*
- *Transient or Temporary Commercial (NEW)*
- Manufacturing and Assembly
- Warehousing
- Transport Operations
- Activities connected with the Automobile Trade other than a scrap yard
- Wholesale Operations
- Business and Professional Offices
- *Service Shops and Personal Service Shops (NEW)*
- Commercial uses accessory to a main use permitted in an M1 Zone
- *Restaurants and Cafeterias, and Lounges (NEW)*
- Farm Machinery and Heavy Equipment Dealerships and Repair Shops
- Accessory Buildings
- Food Processing
- Marine or shipping related activities
- Activities related to the fishery
- Activities related to agriculture
- *Other uses deemed by Council to be compatible with the surrounding uses in the zone (NEW)*

To summarize:

- **It is recommended that Council approve an amendment to the Zoning Map to include the properties in the new business park and the 38 Lots in the Business Park should be zoned M1 – Industrial Zone.**
- **It is recommended that Council approve the subdivision of Lot 21-17 with the reduced lot frontage of 15.240 m due to its configuration and location facing the new cul-de-sac within the Business Park.**
- **It is recommended that Council amend the Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:**

1. Uses as permitted in the General Commercial Zone (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:

- g. Hotels, Motels or other Tourist Establishments***
- h. Institutional Buildings***
- i. Funeral Homes***
- j. Multi-Unit Dwellings***
- k. Child care facilities***
- l. Dwelling units in a commercial building***

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

Best regards,



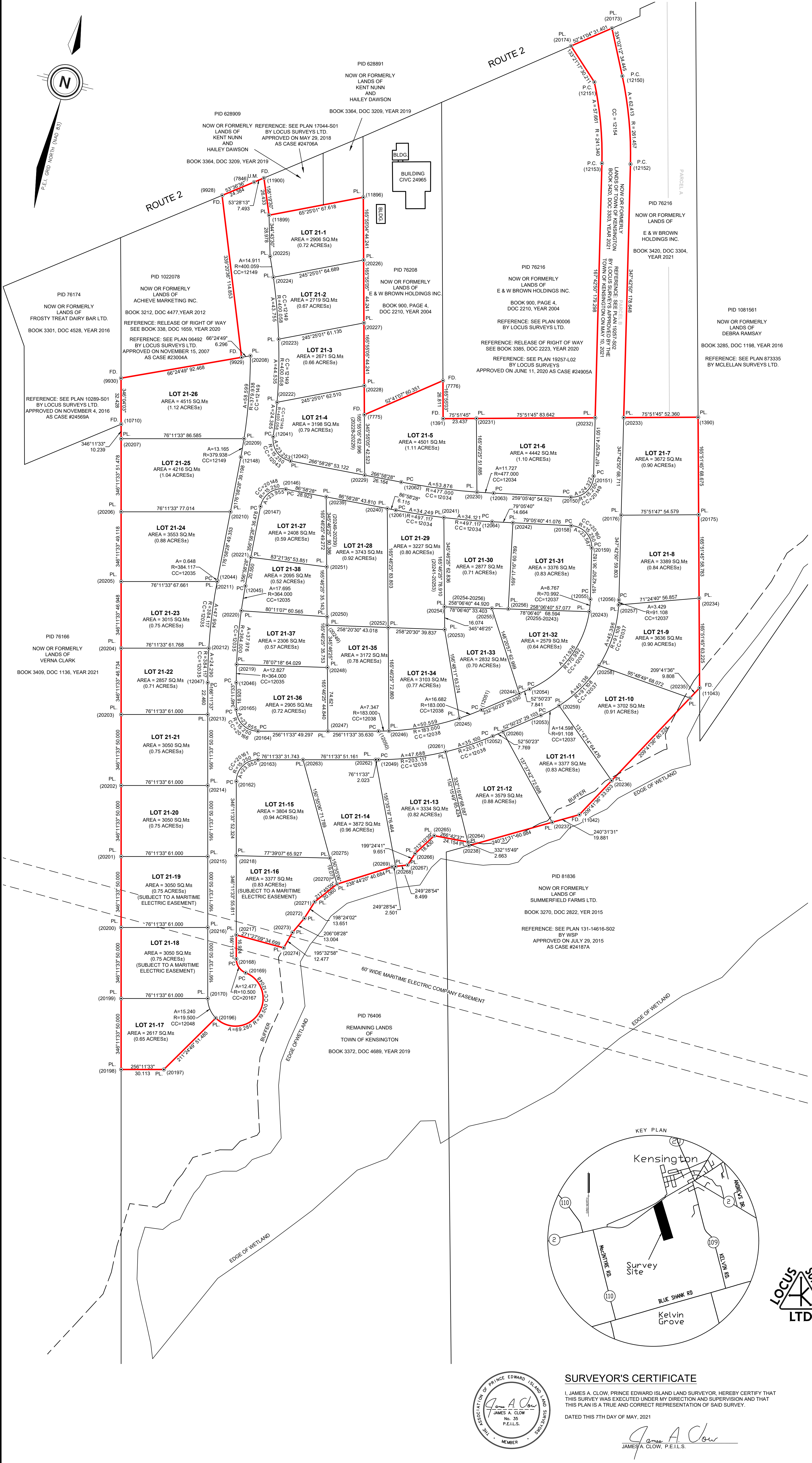
Hope Parnham, CSLA RPP MCIP

Dv8 CONSULTING

CHARLOTTETOWN PE

E. HPARNHAM@OUTLOOK.COM

T. 902-393-1815



Point	Northing	Easting
1390	709128.890	350465.864
1391	709085.034	350291.736
7775	709074.455	350237.214
7776	709111.039	350285.212
7846	709215.022	350122.667
9928	709200.556	350103.037
9929	709093.087	350143.553
9930	709058.608	350064.579
10710	709027.134	350072.387
11042	708837.102	350451.490
11043	708943.982	350512.436
11896	709223.047	350199.940
11899	709194.918	350138.451
11900	709219.482	350128.688
12034	709010.926	350194.512
12035	708956.570	350548.091
12037	708971.143	350353.415
12038	709038.136	350256.372
12041	709044.151	350178.532
12042	709030.406	350194.512
12043	709045.635	350193.707
12044	708936.296	350164.509
12045	708937.358	350184.598
12046	708869.698	350194.609
12047	708864.897	350175.074
12048	708937.519	350227.103
12049	708840.889	350304.848
12050	708860.424	350300.047
12051	708892.294	350366.913
12052	708876.262	350379.064
12053	708898.535	350408.449
12054	708914.567	350396.298
12055	708986.250	350422.781
12056	708990.531	350442.437
12061	709014.502	350274.750
12062	709034.591	350273.688
12063	709042.580	350338.756
12064	709024.787	350342.581
12148	709024.724	350159.836
12149	709004.672	349780.424
12150	709349.486	350356.675
12151	709340.679	350338.588
12152	709300.658	350377.075
12153	709286.377	350336.418
12154	709235.022	350121.606
12146	709010.341	350196.012
12147	708994.307	350181.588
12148	708995.112	350196.817
12149	709067.830	350389.407
12150	709052.855	350392.292
20151	709071.075	350404.307
20158	709033.333	350397.295
20159	709021.603	350415.081
20160	709018.358	350400.181
20161	708905.811	350418.014
20162	708802.171	350211.205
20163	708820.620	350222.375
20164	708840.155	350217.574
20165	708851.325	350199.125
20166	708854.965	350213.934
20167	708863.291	350221.241
20168	708680.725	350241.052
20169	708672.836	350249.767
20170	708648.865	350228.166
20173	709380.455	350341.595
20174	709361.420	350316.621
20175	709363.637	350326.637
20176	709048.964	350429.711
20196	708636.877	350236.939
20197	708592.939	350210.104
20198	708585.752	350180.862
20199	708634.307	350168.929
20200	708682.862	350156.996
20201	708731.471	350145.063
20202	708779.973	350133.130
20203	708828.528	350121.197
20204	708873.911	350110.043
20205	708919.812	350098.839
20206	708967.201	350087.116
20207	709017.192	350074.830
20208	709095.606	350149.323
20209	709037.856	350158.913
20210	708985.581	350161.905
20211	708981.540	350164.544
20212	708888.652	350170.026
20213	708843.086	350180.434
20214	708794.531	350192.367
20215	708745.976	350204.300
20216	708697.421	350216.233
20217	708697.160	350237.013
20218	708751.359	350223.693
20219	708882.206	350191.768
20220	708919.718	350185.961
20221	708957.879	350183.514
20222	709068.308	350175.389
20223	709111.792	350226.874
20224	709153.225	350151.879
20225	709166.963	350146.085
20226	709180.136	350210.704
20227	709137.225	350221.468
20228	709094.313	350232.233
20229	709033.210	350247.560
20230	709040.464	350327.214
20231	709090.758	350314.463
20232	709111.186	350395.572
20233	709116.102	350415.090
20234	709005.292	350296.994
20235	708935.462	350207.578
20236	708885.772	350467.838
20237	708827.320	350434.182
20238	708797.314	350381.091
20239	709011.867	350224.895
20240	709014.179	350268.643
20241	709017.486	350308.861
20242	709025.561	350356.961
20243	708977.590	350424.113
20244	708909.830	350390.048
20245	708882.837	350353.177
20246	708862.320	350307.144
20247	708851.921	350265.446
20248	708895.385	350254.426
20249	708924.253	350247.107
20250	708930.042	350245.640
20251	708964.107	350237.003
20252	708932.946	350289.238
20253	708948.996	350328.254
20254	708956.577	350324.304
20255	708963.459	350356.990
20256	708965.831	350368.260
20257	708987.167	350443.103
20258	708942.357	350435.857
20259	708908.245	350419.328
20260	708880.955	350385.255
20261	708857.577	350349.403
20262	708840.406	350302.883
20263	708828.196	350253.201
20264	708799.670	350379.852
20265	708798.284	350355.738
20266	708782.859	350345.652
20267	708773.757	350342.445
20268	708770.778	350334.485
20269	708769.901	350332.143
20270	708749.788	350227.365
20271	708732.928	350285.083
20272	708719.975	350280.774
20273	708708.301	350275.045
20274	708696.281	350271.700
20275	708765.457	350288.094

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
- CC CENTRE CURVE
- PC POINT OF CURVATURE

NOTES:

FIELD SURVEYS WERE CARRIED OUT ON JANUARY 23, 2020.

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 MONUMENT 3927. PLANE COORDINATES PUBLISHED THEREON ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM, NAD83 (CSRS).

THE DESIGNATORS, LOTS 21-1 THROUGH 21-38, ORIGINATE WITH THIS DRAWING.

FINAL APPROVAL IS REQUESTED FOR LOTS 21-1 THROUGH 21-38.

REV.	DESCRIPTION	DATE
1	SHOWING PARCEL B AS LANDS OF TOWN OF KENSINGTON. SHOWING PARCEL A AS LANDS OF E & W BROWN HOLDINGS INC.	JULY 27, 2021

LOCUS SURVEYS LTD.

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

PHONE 902-836-3823

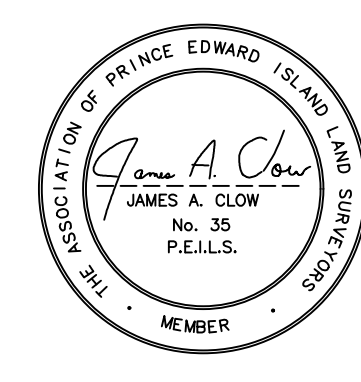
Plan of Survey Showing a Subdivision of the Lands of TOWN OF KENSINGTON

PID 76406 AND 767673
KENSINGTON
LOT/TOWNSHIP 19
COUNTY OF PRINCE
PROVINCE OF PRINCE EDWARD ISLAND

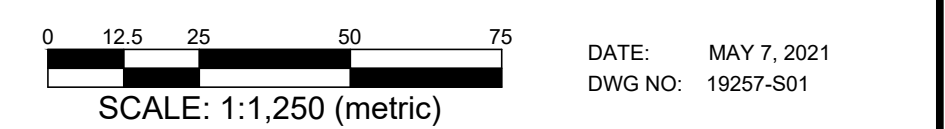
SURVEYOR'S CERTIFICATE

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 7TH DAY OF MAY, 2021



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



Town of Kensington - Request for Decision

Date: November 5, 2021	Request for Decision No: 2021-71
Topic: Development Control Bylaw Amendment – Permitted Uses in the Industrial (M1) Zone – Second Reading and Formal Adoption	
Proposal Summary/Background: The Town is in the process of constructing a 38-lot business park. The properties are in the process of being incorporated into the Town's Zoning Map and having an Industrial (M1) Zoning designation applied. It was recommended by DV8 Consulting that the Town consider additional permitted uses in the M1 Zone to provide additional flexibility on the range of land uses permitted in the Business Park, and in other properties within the Town currently zoned M1.	
Benefits: <ul style="list-style-type: none">• Will provide Town Council and developers with additional flexibility on the range of land uses permitted on M1 properties throughout the Town.	
Disadvantages: <ul style="list-style-type: none">• None noted.	
Discussion/Comments: The proposed Bylaw amendment was first considered by Town Council at their regular meeting held on September 13, 2021 where direction was given to staff to move the amendment forward to a public meeting to solicit comments or concerns from residents and other impacted individuals. The Public Meeting was held on September 28, 2021 with no members of the public in attendance and no written comments received. A copy of the public meeting minutes is circulated with the tentative agenda package under Item 5.2.	

The attached report from DV8 Consulting (See page 3) provides the current list of permitted uses in the M1 Zone as well as the additional uses proposed to be permitted in the M1 zone.

It is being recommended by DV8 Consulting and town staff that Town Council amend the Town's Development Control Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading "permitted uses" as follows:

- 1) Uses as permitted in the General Commercial (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:
 - a. Hotels, Motels or other Tourist Establishments
 - b. Institutional Buildings
 - c. Funeral Homes
 - d. Multi-Unit Dwellings
 - e. Child care facilities
 - f. Dwelling units in a commercial building

The full list of permitted uses in the M1 Zone, should the amendment be approved as proposed, are provided in the attached DV8 report (see page 4).

The Bylaw amendment was given first reading and approval at the October regular meeting of Town Council. It is recommended that Town Council proceed with giving the Bylaw amendment second reading, approval and formal adoption.

Options:

1. Give second reading, approval and formal adoption to the Bylaw amendment, as recommended.
2. Not give second reading, approval and formal adoption to the Bylaw amendment.
3. Refer the matter(s) back to staff for further direction and deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

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

Resolution 3

WHEREAS Kensington Town Council are desirous of expanding the range of permitted uses in the Industrial (M1) Zone, as contained in the Town of Kensington Development Control Bylaw, to provide additional flexibility on the range of land uses permitted on Industrially zoned lands;

AND WHEREAS a public meeting to hear public comments and concerns on a proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS The Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

BE IT RESOLVED THAT Town Council give second reading to amend the Town of Kensington Development Control Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:

- 1) Uses as permitted in the General Commercial (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:*
 - a. Hotels, Motels or other Tourist Establishments*
 - b. Institutional Buildings*
 - c. Funeral Homes*
 - d. Multi-Unit Dwellings*
 - e. Child care facilities*
 - f. Dwelling units in a commercial building*

Resolution 4

WHEREAS Kensington Town Council are desirous of expanding the range of permitted uses in the Industrial (M1) Zone, as contained in the Town of Kensington Development Control Bylaw, to

provide additional flexibility on the range of land uses permitted on Industrially zoned lands;

AND WHEREAS a public meeting to hear public comments and concerns on a proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS The Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

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

BE IT RESOLVED THAT Town Council approve second reading to amend the Town of Kensington Development Control Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:

1) Uses as permitted in the General Commercial (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:

- a. Hotels, Motels or other Tourist Establishments*
- b. Institutional Buildings*
- c. Funeral Homes*
- d. Multi-Unit Dwellings*
- e. Child care facilities*
- f. Dwelling units in a commercial building*

Resolution 5

WHEREAS Kensington Town Council are desirous of expanding the range of permitted uses in the Industrial (M1) Zone, as contained in the Town of Kensington Development Control Bylaw, to provide additional flexibility on the range of land uses permitted on Industrially zoned lands;

AND WHEREAS a public meeting to hear public comments and concerns on a proposed Development Control Bylaw amendment was held on September 28, 2021 in accordance with the Prince Edward Island Planning Act and the Town of Kensington Development Control Bylaw;

AND WHEREAS The Bylaw amendment was read and approved a first time at a regular meeting of Town Council, duly held on October 12, 2021;

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

BE IT RESOLVED THAT Town Council formally adopt an amendment to the Town of Kensington Development Control Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:

- 1) Uses as permitted in the General Commercial (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:***
 - a. Hotels, Motels or other Tourist Establishments***
 - b. Institutional Buildings***
 - c. Funeral Homes***
 - d. Multi-Unit Dwellings***
 - e. Child care facilities***
 - f. Dwelling units in a commercial building***

September 6, 2021

Town of Kensington
PO Box 418 Kensington, PE
C0B 1M0
Phone: (902) 836-3781
Fax: (902) 836-3741
Email: cao@townofkensington.com

Re: Town of Kensington – New Business/Industrial Park Land Use and Zoning

Dear Mr. Baker,

I have reviewed the Town of Kensington's *Official Plan and Zoning and Subdivision Control (Development) By-law* with respect to the plans of subdivision for the Town's new Business Park. As the Official Plan and Bylaw review process has been unfortunately delayed due to the provincial Land Matters project, I understand the Town is interested in proceeding with adopting General Land Use and Zoning designations for the properties within the Business Park at this time. By adopting Land Use and Zoning designations for these properties, the Town will be able to proceed with the Business Park development including the sale of properties, while the OP/Bylaw Review process proceeds this fall.

The new Business Park, as shown in the plan of subdivision for PID 76406 and 76773, as drawn by Locus Surveys Ltd (Dwg No. 19257-501), includes 38 new lots ranging in size between 0.52 acres (2,095 m²) and 1.12 acres (4,515 m²). The proposed lots will front on new public streets. The lot frontages of the proposed lots range in length between 15.240 m and 131.621 m. The remaining lands of PID 76406, contains a wetland as well as the provincially regulated environment buffer. It is further noted that a small portion of proposed Lot 21-11 and Lot 21-9 also fall within the environmental buffer zone however this is not expected to impact development of these lots.

The new Business Park aligns with a number of the Economic goals in the current Official Plan, including:

- To facilitate the development of small businesses, agricultural and fishery related businesses, light industries, tourism development and high technology firms.
- To encourage the expansion of retail and service activities.
- To increase the Town's commercial and assessment base.
- To encourage and support prospecting efforts by the Provincial Government to attract new industrial development to the Town. Particular emphasis shall be placed on firms and operations which will create high quality, year round employment.

Furthermore, Section 5.5 of the Official Plan Commercial Objectives include that the Town will "identify an expanded commercial area on the General Land Use Plan" and "expand the commercial property tax base." And Section 5.6 of the Official Plan Industrial Objectives include that the Town will "continue to promote Kensington as an industrial/service location" and will "expand space for industrial/service uses".

As described in detail in the Town of Kensington Municipal Restructuring Proposal report, prior to the recent expansion of the Town's boundary the Town had limited opportunities to support continued growth of commercial and/or industrial activities. The new Business Park presents an opportunity to support this growth in a sustainable manner, in which lots will be connected to the Town's sewer and water services and will be designed with appropriate stormwater management infrastructure. The proposed subdivision of the Business Park connects to the primary transportation corridor which will reduce further ribbon development on Rte 2, and will further reduce potential land use conflicts that may have arisen through 'spot rezonings' for commercial/industrial developments in the Town in the future.

Official Plan and General Land Use Plan

The General Land Use Plan is a conceptual representation of the direction Council envisions land use patterns emerging over the next fifteen years. It lays the foundation and establishes the direction for the Zoning Map. In formulating the General Land Use Plan Council has previously applied the following criteria with respect to commercial and industrial development:

- Commercial development shall generally be directed to established commercial areas; and
- Industrial development shall generally be directed to locate in established industrial areas.

As stated above, with few other established commercial and/or industrial areas within the Town available to support future development, the proposed Business Park is the most appropriate location for these land uses to expand within. As commercial uses are generally permitted within industrial areas, the more intensive land use designation (M1- Industrial) can accommodate a broader range of land uses. The M1 land use designation is also consistent with the adjacent properties in the southwest area of the Town, fronting on Victoria St W (Rte 2).

It is recommended that Council approve an amendment to the Official Plan General Land Use Map to include the properties in the new business park and to designate the 38 lots as Industrial (M1) land uses.

Bylaw and Zoning Map

With respect to the Zoning Bylaw, it is the intent that the Business Park will support growth of both commercial and/or industrial uses and as such the Industrial Zone is the most appropriate for the proposed lots as this aligns with the proposed General Land Use Map designation identified above and will accommodate a broader range of commercial/industrial and service land uses.

Note that all of the proposed Lots within the subdivision of the Business Park meet the lot area and lot frontage requirements of the zone, except for Lot 21-17 which has a reduced lot frontage of 15.240 m. Further that Section 4.11 of the Bylaw allows Council to approve a reduced frontage of a lot on a cul-de-sac, if the lot width at the building line measures at least as much as the minimum lot frontage for the zone.

The current list of Permitted Uses in the Industrial Zone (M1) are identified in Section 13.2.1 of the Bylaw and include the following:

- Manufacturing and Assembly
- Warehousing
- Transport Operations
- Activities connected with the Automobile Trade other than a scrap yard
- Wholesale Operations
- Business and Professional Offices
- Service Shops
- Commercial uses accessory to a main use permitted in an M1 Zone
- Restaurants and Cafeterias
- Farm Machinery and Heavy Equipment Dealerships and Repair Shops
- Accessory Buildings
- Food Processing
- Marine or shipping related activities
- Activities related to the fishery
- Activities related to agriculture

Additionally, as per Section 13.3, Council may issue a special development permit for the following:

- Storage of Sand and Aggregate
- Concrete plants
- Building supply dealership

In order to provide additional flexibility on the range of land uses permitted (while continuing to exclude uses that may create land use conflicts) in the Business Park, and in other properties within the Town currently zoned M1, the following Bylaw amendment is presented:

Insert the following prior to Section 13.2.1 under the existing subheading “permitted uses”:

- 1) *Uses as permitted in the General Commercial Zone (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:*
 - a. *Hotels, Motels or other Tourist Establishments*
 - b. *Institutional Buildings*
 - c. *Funeral Homes*
 - d. *Multi-Unit Dwellings*
 - e. *Child care facilities*
 - f. *Dwelling units in a commercial building*

Should the above amendment be approved, the complete list of permitted uses in the Industrial Zone (M1) would include the following (i.e. new land uses are included in italics and noted as 'new'):

- *Retail Stores (NEW)*
- *Banking and Financial Institutions (NEW)*
- *Entertainment Facilities (NEW)*
- *Transient or Temporary Commercial (NEW)*
- Manufacturing and Assembly
- Warehousing
- Transport Operations
- Activities connected with the Automobile Trade other than a scrap yard
- Wholesale Operations
- Business and Professional Offices
- *Service Shops and Personal Service Shops (NEW)*
- Commercial uses accessory to a main use permitted in an M1 Zone
- *Restaurants and Cafeterias, and Lounges (NEW)*
- Farm Machinery and Heavy Equipment Dealerships and Repair Shops
- Accessory Buildings
- Food Processing
- Marine or shipping related activities
- Activities related to the fishery
- Activities related to agriculture
- *Other uses deemed by Council to be compatible with the surrounding uses in the zone (NEW)*

To summarize:

- **It is recommended that Council approve an amendment to the Zoning Map to include the properties in the new business park and the 38 Lots in the Business Park should be zoned M1 – Industrial Zone.**
- **It is recommended that Council approve the subdivision of Lot 21-17 with the reduced lot frontage of 15.240 m due to its configuration and location facing the new cul-de-sac within the Business Park.**
- **It is recommended that Council amend the Bylaw, by inserting the following section before Section 13.2.1 under the existing subheading “permitted uses”, as follows:**

1. Uses as permitted in the General Commercial Zone (C1) Zone subject to the regulations of Section 10 for uses permitted in the C1 Zone, excluding the following uses:

- g. Hotels, Motels or other Tourist Establishments***
- h. Institutional Buildings***
- i. Funeral Homes***
- j. Multi-Unit Dwellings***
- k. Child care facilities***
- l. Dwelling units in a commercial building***

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

Best regards,



Hope Parnham, CSLA RPP MCIP

Dv8 CONSULTING

CHARLOTTETOWN PE

E. HPARNHAM@OUTLOOK.COM

T. 902-393-1815

Town of Kensington - Request for Decision

Date: November 5, 2021	Request for Decision No: 2021-72 (Office Use Only)
Topic: Subdivision of Lands of GP Development Inc. – PID No. 880880	
Proposal Summary/Background: The attached Subdivision Plan #21365, dated November 5, 2021, drawn by Derek A. French Professional Services Inc. was submitted by the property owner (GP Development Inc.), along with a request to subdivide the property and to create a Building Lot # 82 for the purpose of constructing a residential dwelling.	
Benefits: <ul style="list-style-type: none">• N/A	
Disadvantages: <ul style="list-style-type: none">• N/A	
Discussion/Comments: The property is currently zoned Low Density Residential (R2). Lot subdivisions and consolidations are dealt with under section 20 of the Town's Development Control Bylaw. While section 20 deals primarily with larger scale subdivisions, i.e. multi-lot development, section 20.9 allows Council to approve applications for single lot subdivisions, partial lots and lot consolidations at its discretion, having regard for only those provisions of the Bylaw which it deems applicable to each individual application, provided the application conforms with all other sections of the Bylaw. Staff have reviewed the subdivision plan and find it in general compliance with the Development Control Bylaw.	

Options:

1. Approve the subdivision plan as proposed.
2. Not approve the subdivision plan.
3. Refer the matter back to staff for further deliberation.

Costs/Required Resources:

N/A

Source of Funding:

N/A

Recommendation:

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

WHEREAS a subdivision plan (Plan #21365), and a request has been received from GP Development Inc., owner of lands described as PID No. 880880, for Town Council's consideration of subdividing the property and designating Lot 82 as a building lot;

AND WHEREAS the proposed subdivision plan has been reviewed against the Town's Development Control Bylaw and is found to be in general compliance therewith;

BE IT RESOLVED THAT Subdivision Plan #21365, dated November 5, 2021, drawn by Derek A. French Professional Services Inc. be hereby approved and that Lot 82, as indicated on Subdivision Plan #21365, be hereby approved as a low density residential (R2) building lot.



NOW OR FORMERLY
LANDS OF
TRIPLE M FARMS LTD.
PID No. 81026

WOODED

REMAINING
LANDS OF
GP DEVELOPMENT INC.
PID No. 880880

NOW OR FORMERLY
LANDS OF
HERITAGE FARMS LTD.
PID No. 868596

NOW OR FORMERLY
LANDS OF
DOUG GALLANT
PID No. 1037266

NOW OR FORMERLY
LANDS OF
GARRY STOKES
PID No. 1038066

NOW OR FORMERLY
LANDS OF
PATRICK FARRELL
PID No. 1017979

NOW OR FORMERLY
LANDS OF
GRANT MACLEOD
PID No. 1045160

NOW OR FORMERLY
LANDS OF
PAUL WOLFE
PID No. 1054113

NOW OR FORMERLY
LANDS OF
WILLIAM MACQUEEN
PID No. 1059336

LOT 82
AREA =
0.34 Ac. ±

NOW OR FORMERLY
LANDS OF
HR HOLDINGS INC.
PID No. 1050095

NOW OR FORMERLY
LANDS OF
HLM ENTERPRISES LTD.
PID No. 1056142

NOW OR FORMERLY
LANDS OF
MALPEQUE BAY
CREDIT UNION LTD.
PID No. 1098284

NOW OR FORMERLY
LANDS OF
MALPEQUE BAY
CREDIT UNION LTD.
PID No. 1098292

NOW OR FORMERLY
LANDS OF
MALPEQUE BAY
CREDIT UNION LTD.
PID No. 80986

NOW OR FORMERLY
LANDS OF
CHRISTOPHER
FUDGE
PID No. 81000

NOW OR FORMERLY
LANDS OF
LINDSAY
CUDMORE
PID No. 80994

NOW OR FORMERLY
LANDS OF
LINDSAY
CUDMORE
PID No. 692145

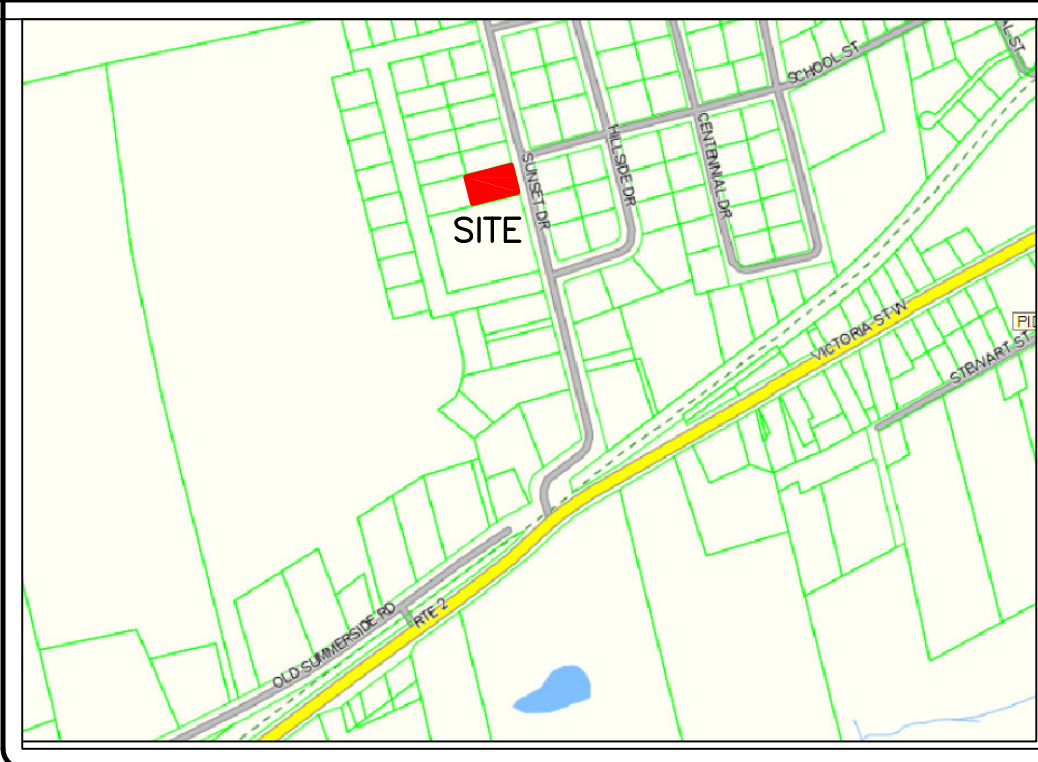
NOW OR FORMERLY
LANDS OF
RONALD
JOSEPH
GALLANT
PID No. 80960

NOW OR FORMERLY
LANDS OF
DON RAMSAY
PID No. 426205

NOW OR FORMERLY
LANDS OF
DARYL
POWER
PID No. 80978

ROUTE 2

OLD SUMMERSIDE RD.



KEY PLAN (N.T.S.)

LEGEND

- LANDS DEALT WITH BY THIS PLAN
FOUND SURVEY MARKER
PLACED SURVEY MARKER
CALCULATED POINT
TREE/HEDGE LINE
FENCE LINE
UTILITY POLE
CENTER OF CURVATURE
LENGTH OF ARC
RADIUS
- UP
CC
A=
R=

NOTES

1. REFERENCE SURVEY PLANS WINDSOR ENTERPRISES INC. DRAWING No. 75871, G.I.S. INNOVATIONS LTD. DRAWING No. G-07-104, GENIVAR DRAWING No. 121-16948-S01 AND GENIVAR DRAWING No. 111-19421-S01.
2. AZIMUTHS ARE GRID DERIVED.
3. ALL DIMENSIONS ARE GIVEN IN FEET, UNLESS NOTED.
4. PROPERTY REGISTRY INFORMATION OBTAINED FROM THE GEOMATICS INFORMATION CENTRE, TAXATION AND PROPERTY RECORDS A DIVISION OF THE PEI DEPARTMENT OF FINANCE, ENERGY AND MUNICIPAL AFFAIRS.

COORDINATE LIST
EXPRESSED IN (NAD27) FEET

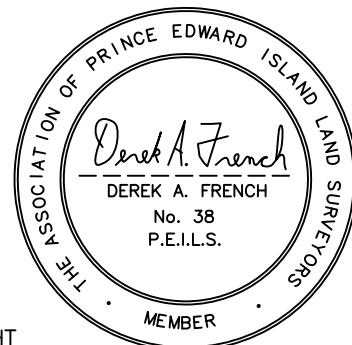
Point	Northing	Easting
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21	403749.31	336759.49
22	403507.02	336821.07
23	403435.78	336529.65
24	403713.70	336613.78
48	403846.23	336734.86
49	403810.62	336589.15
56	404101.37	336515.25
58	404112.06	336558.97
59	404208.98	336534.33
60	404233.91	336636.33
61	402881.75	336739.31
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69	402800.57	336792.13
70	402770.55	336789.60
71	402777.39	336798.89
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76	403086.14	336756.65
77	402865.92	336684.98
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87	404271.49	336512.13
88	404390.98	336482.92
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3826	402559.28	336008.06
3829	402625.83	336117.18
3830	402483.68	336175.13
3831	402547.76	336264.53
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3833	402450.52	336325.03
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6701	403092.47	335636.13
7759	403547.73	335536.18
7760	404138.92	335451.75
7766	402914.80	336631.12
7842	402977.48	336613.89

Prepared by:
Derek A. French Professional Services Inc.
DEREK A. FRENCH, P.E.I.L.S.
588 MAIN STREET, PO Box 580, CORNWALL, PEI, COA 1H0
t: 902-394-2945
dfrenchservices@gmail.com

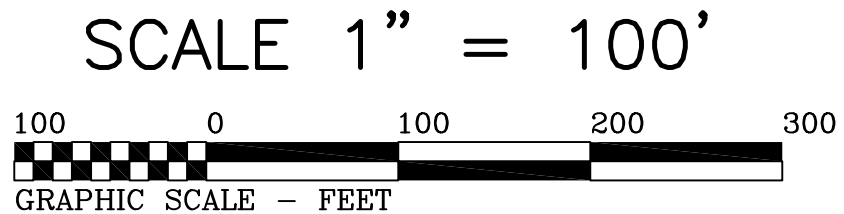
PLAN OF SURVEY SHOWING
LOT 82
BEING A SUBDIVISION OF LANDS OF
GP DEVELOPMENT INC.

KENSINGTON PRINCE COUNTY Township No. 19 P.E.I.
DRAWN BY: DAF P.I.D. No. 880880
DRAWING No. 21365

I, DEREK A. FRENCH, PRINCE EDWARD ISLAND LAND SURVEYOR, DO
HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY
DIRECTION AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND
CORRECT REPRESENTATION OF SAID SURVEY.
Derek A. French
DEREK A. FRENCH P.E.I. LAND SURVEYOR
NOVEMBER 5, 2021
DATE



© COPYRIGHT



cao@kensington.ca

From: Susan Giffin <susangiffin@unravelhalifax.ca>
Sent: Thursday, November 4, 2021 11:28 AM
To: cao@kensington.ca
Cc: mail@kensington.ca
Subject: Geoff - Town of Kinsington And Advertising Opportunity In Saltscapes Magazine 2022 Issues
Attachments: 2022 - Saltscapes - Atlantic Getaway Page Rates.pdf
Importance: High

Hello Geoff,

I hope all is well with you! We are currently booking advertising space for our 2022 issues of **Saltscapes** magazine. These readers will be making plans for a day, weekend or vacation trips to travel in 2022. They will be looking for places to **visit, stay, dine, shop, golf, tour and enjoy outdoor adventures, festivals and events!** *Welcome them to Come and visit your community, village, town, city and region for the Spring/Summer/Fall/Winter 2022 tourism season!* Below is the opportunity and please find attached the new media planner for the **Saltscapes Atlantic Getaway** Pages for 2022 for your Planning Stages!

Saltscapes is Atlantic Canada's #1 bi-monthly subscriber based (and international award winning) lifestyle magazine. Saltscapes magazine elements include family and lifestyle, values and traditions, region specific home and cottage living. Also the many natural elements that contribute to the very high quality of Atlantic Canadians realize they are privileged to enjoy. Research verifies that more than 82% of Saltscapes' readership consist of dual-income professional households of both rural and urban geographic origin, skewing equitably across Atlantic Canada. With a combined annual readership of more than 6 Million, we deliver Atlantic Canada like no other. These readers will be making plans for a day, weekend or vacation trips in Nova Scotia for 2022. They will be looking for places to **visit, stay, dine, shop, golf, tour and enjoy outdoor adventures, festivals and events!** *Welcome them to Come and visit your community, village, town, city and region for the Spring/Summer/Fall 2022 tourism season!*

What Saltscapes magazine provides:

- **Readership/issue: 540,000+ affluent adults**
- **More than 80% of our readership cite Saltscapes as their only magazine subscription**
- **Age Profile: 25-64 years: Median: 44 years**
- **Household Income: \$78,000+**
- **97% of our readers are homeowners**
- **61% of readers own a second home or cottage**
- **52% of Saltscapes Readers are members of households with children**

Below are some special net rates to be a part of Saltscapes run of book:

Full Page (7.187" W X 10" H) – 1X net rate: \$5,295.00 – Special Net Rate: **3,199.00**

2/3 Vertical (4.734" W X 10" H) – 1X net rate: \$3,495.00 – Special Net Rate: **2,499.00**

Half Page Horizontal (7.187" W X 4.9" H) – 1X net rate: \$2,995.00 – Special Net Rate: **1,799.00**

1/3 Square (4.734" W X 4.9" H) – 1X net rate: \$1,845.00 – Special Net Rate: **1,099.00**

1/3 Vertical (2.25" W X 10" H) – 1X net rate: \$1,845.00 – Special Net Rate: **1,099.00**

1/4 Horizontal (7.187" W X 2.354" H) – 1X net rate: \$1,395.00 – Special Net Rate: **899.00**

1/6 Vertical (2.25" W X 4.9" H) – 1X net rate: \$995.00 – Special Net Rate: **599.00**

We do have a production team that can help create your ad at No Charge when supplied high res photos, logos and edit. If you have any questions please do not hesitate to contact me anytime and I will be in in touch at a later date.

Kindest Regards,

Susan

Susan Giffin, Sales / Sales & Marketing Executive

2882 Gottingen Street, Halifax, NS B3K 3E2

email: sgiffin@metroguide.ca

Cell: 902-292-1022

Toll Free: 1-877-311-5877 Ext: 1813

Tel: 902-420-9943 Ext: 1813

www.metroguidepublishing.ca





WINTER/SPRING

February/March

Ad Close: Jan 6, 2022

Ad Material Due: Jan 13, 2022

SPRING

April/May

Ad Close: Feb 25, 2022

Ad Material Due: Mar 4, 2022

SUMMER

June/July

Ad Close: April 29, 2022

Ad Material Due: May 6, 2022

SUMMER/FALL

August/September

Ad Close: June 24, 2022

Ad Material Due: June 30, 2022

FALL

October/November

Ad Close: Aug 26, 2022

Ad Material Due: Sept 2, 2022

WINTER

December/January

Ad Close: Oct 28, 2022

Ad Material Due: Nov 4, 2022

VISIT, SHOP, PLAY AND STAY.

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This offer is specially designed to give Atlantic Canadian business providers an affordable way to reach our readers.

No worries about design, production or layout – we will do it all for you. Just send us your photo and basic information—we take it from there. The simple clean format of each ad allows for easy browsing.

Advertisement Size and Format

Sizes noted above are designed to a standard format for a unified presentation.

Ads may contain a maximum of 50 words of text, a logo, a colour photograph, and the name, phone number and address of the establishment.

The picture you send us cannot be bigger than 8 1/2" X 14", and all ads are set by the publisher and are not subject to commissions. *Saltscapes* is unable to accept filmwork for these advertisements. Please see *Saltscapes* Production Guidelines for further details.

1/9 Vertical

2.375" wide

3.125" high

\$399

2/9 Vertical

2.375" wide

6.375" high

\$699

2/9 Horizontal

4.9" wide

3.125" high

\$699

3/9 Horizontal

7.43" wide

3.125" high

\$899

From: lyuill@kensington.ca
Sent: Thursday, November 4, 2021 9:53 AM
To: cao@kensington.ca; mail@kensington.ca
Cc: policechief@kensington.ca
Subject: Email of Appreciation

Good day Mr. Baker and Mrs. MacKinnon,

This morning there was an accident on Victoria Street in Kensington. Fortunately, there was no injuries but both vehicles sustained significant damage and will be deemed wrote off. I arrived on scene with Cst. Stewart who is still in training and has little experience in dealing with accidents. The accident could have quickly become overwhelming with having to check the drivers for injuries, directing traffic during a very busy time, gather information and conversing with dispatch but thanks to the assistance of Doug Killam, Less Thomas, and Adrian Wedge things were under control quickly. These three gentlemen went above and beyond their duty by assisting Anthony with the direction of traffic and helping to clean up the scene. This allowed for the roadway to be cleared and opened quickly. They acted professional and were cool calm and collected assisting until the scene was cleared. It should also be noted they assisted without being asked. I have always noted their hard work and dedication in town and today it really showed. I am beyond proud to work in the town with these gentlemen.

On behalf of the Chief and I we would truly like to thank them for their help.

Sincerely,

Cpl Landon Yuill, CD
Kensington Police Service
55 Victoria Street East
Kensington, PE
COB 1M0
902-836-4499



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destruction of this document. Thank you.

AGE-FRIENDLY PRINCE EDWARD ISLAND

May 19, 2021

349 Beaver Street
Summerside, PEI
C1N 2A2

Greetings from Age-friendly Prince Edward Island,

This letter introduces you to Age-friendly PEI, an organization that promotes age-friendly (AF) activities and initiatives to support AF-living environments across PEI, where Islanders of all ages are welcome. AFPEI assists communities and organizations with their own AF projects and processes.

Background

AFPEI was formed as a result of 7 years of experience, successes, and challenges with developing an AF Summerside, where we created an awareness of AF communities and, then, saw an opportunity to focus on inclusive communities Island-wide.

Who Is AFPEI?

We are a diligent group, dedicated to promoting social inclusion in PEI communities. AFPEI creates awareness about the value of people of all age groups. We do this through involving multiple generations in co-operative projects, engaging AF local businesses, running day-long workshops, and using local media, among others.

AFPEI welcomes the opportunity to continue to educate and share its AF knowledge with Islanders. AFPEI members have experience with the Public Health Agency of Canada's (PHAC) National AF Reference Group, *PEI Seniors' Health and Wellness Action Plan (2018)*, and the *World Health Organization's International Federation on Aging*, as well as its AF Network.

What do we do?

AFPEI has two main goals. One is to support communities across PEI to have their own community-specific AF initiatives/projects.

Our second goal is to provide province-wide activities and initiatives that feed into and support an AF PEI.

What's in it for you and your community/organization?

Your community/organization can benefit from AFPEI's consultations and guidance to assist you to undertake AF initiatives/projects and work toward gaining recognition in the forthcoming Government AF Recognition Program. ***Please see the attached list of the types of activities and projects with which AFPEI can assist.***

What can your community/organization do?

Begin by taking inventory of any possible AF assets within your community. You may not recognize them as AF, but if they are applicable to any age group, then your community already has AF assets.

You can also consider a community event or initiative in your area, as this could be an opportunity, to take advantage of the resources and skills available within AFPEI.

Your community can help to expand on the AF living environment across the Island and take an AF journey that can be shared across, and with other, communities.

What is the cost?

There is no cost to receive AFPEI consultations and guidance.

If you are interested in having AFPEI do a presentation, or meet with you, or if you are interested in finding out more about AF initiatives and how they can benefit your community/organization, please feel free to contact our Coordinator, Marcy Bouchie, at 902-303-6444 or at agefriendlypei@gmail.com and JOIN US ON FACEBOOK!

Please feel free to forward this letter to any local or provincial organization that you are aware of that may be interested in benefiting from AFPEI services. The beauty of the Island is also that people may wish to contact any member of AFPEI they may already know (please see attached).

With you in building an inclusive AF Island!

Sincerely

Members of Age-friendly PEI

AGE-FRIENDLY PRINCE EDWARD ISLAND

ADDENDUM TO AFPEI INTRODUCTION LETTER

Types of Activities and Projects AFPEI Can Assist with:

- How to set up and support a local AF business project
- How to set up and support intergenerational programs
- How to set up and support senior mentor programs
- How to promote and support a community Shed Group, a community intergenerational jam session
- How to establish and support community education sessions
- How to prepare grant applications and the submission of proposals (with prior planning)
- How to create a budget plan for AF-specific activities or projects
- How to connect with communities with similar AF interests (even if you believe your community is too small to carry out AF changes)
- How to use and understand the *PEI Health and Wellness Action Plan*
- How to gain acknowledgment from the Provincial AF Recognition Program (to be announced), and
- How to gain involvement from community leaders.

AFPEI members

Member	Role
Mr. Peter Holman	Co-chair
Dr. Judy-lynn Richards	Co-chair
Ms. Marcy Bouchie	Coordinator
Mr. Don Reid	Treasurer
Ms. Nancy Beth Guptill	Media Expert
Mr. Paul Stevens	Member
Sr. Norma Gallant	Member
Ms. Kim Enman	Member
Ms. Carolyn Villard	Member
Mr. Rick Mulligan	Member

From: Peggy Miles <Peggy.Miles@cbdc.ca>
Sent: Monday, November 1, 2021 12:28 PM
Subject: Seeking Municipal Feedback

Hello Central PEI Municipalities & Happy November,

The PEI Community Navigators are seeking feedback from municipal representatives related to the creation of an online regional directory. The directory will contain essential information on rural businesses, communities and services found across PEI. The collected information will be used to enhance the www.peicommunitynavigators.com website.

Please take five minutes to help us develop community profiles for the website by responding to a short survey. Click here to complete the survey: <https://www.surveymonkey.com/r/ruralprofiles> We are targeting Monday, Nov. 15th as the date to collect all feedback.

MRSB Consulting has been engaged for this project. If you have any questions, please contact Zachary Robson at Zachary.robson@mrsbgroup.com or 902-368-2422.

The COMMUNITY NAVIGATOR's role is to support new residents and work with community members to build welcoming communities on Prince Edward Island. Whether new residents have moved here from another country or from another province within Canada, the Community Navigators are here to help new residents with settlement needs. The PEI Community Navigator Program is delivered by CBDC Western PEI and Community Navigators are found in the rural regions of Western, Eastern and Central PEI.

With thanks, Peggy

Peggy Miles
Community Navigator, Central PEI
Peggy.Miles@cbdc.ca
902-598-7560
www.PEICommunitynavigators.com



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