



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

***Tuesday, October 15, 2019 @ 7:00 PM***

55 Victoria Street

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  
October 15, 2019 – 7:00 PM**

- 1. Call to Order**
- 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 September 9, 2019 Regular Meeting
- 6. Business Arising from Minutes**
  - 6.1 September 9, 2019 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
  - 7.6 Summary Income Statement
  - 7.7 Credit Union Centre Report
  - 7.8 Mayor's Report
  - 7.9 Federation of Prince Edward Island Municipalities Report – Councillor Mann
  - 7.10 Kensington and Area Chamber of Commerce Report – Councillor Bernard
  - 7.11 Heart of the Island Initiative (STEP) Report – Deputy Mayor Pickering
- 8. New Business**
  - 8.1 Request for Decisions
    - 8.1.1 RFD2019-53 - Dangerous and Unsightly Property - 105 Victoria Street West
    - 8.1.2 RFD2019-54 – Kensington Wild 2019-20 Sponsorship Request
    - 8.1.3 RFD2019-55 - Samaritans Purse Donation
    - 8.1.4 RFD2019-56 - Subdivision of Lands of Gladys Hayman
    - 8.1.5 RFD2019-57 - Rail Yards Train Station Upgrades - Tender Award
    - 8.1.6 RFD2019-58 - 2019 -2024 Capital Investment Plan - Gas Tax

8.2     Development Permit Applications

8.2.1   AF Energy Inc. – Biomass Heating

8.2     Other Matters

**9.       Correspondence**

**10.      Committee of the Whole (In-Camera) – One Item of a Confidential Nature - Section 119(1)(e) of the Municipal Government Act.**

**11.      Adjournment**

**Town of Kensington  
Minutes of Regular Council Meeting  
Monday, September 9, 2019  
7:00 PM**

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

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

**Visitors:** Tracey MacEwen & Tobin MacEwen  
Pam Praught & Andrew Dennis  
Hudson Dennis & Preston Dennis  
Rodney Hickey – Fire Chief  
Alan MacLeod – Deputy Fire Chief

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**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.

**2. Approval of Tentative Agenda**

**2.1** *Moved by Councillor Bernard, seconded by Councillor Spencer to approve the tentative agenda for the August 12, 2019 regular meeting of Town Council. Unanimously carried.*

**3. Declaration of Conflict of Interest**

**3.1** Mayor Caseley discussed that members of Town Council or staff who believe they may have a conflict of interest on any matter that will be discussed at this meeting should declare that potential conflict at this time, withdraw at the time of discussion and vacate the Council Chambers during deliberation and decision.

**4. Delegations / Presentations**

**4.1** Mayor Caseley presented Tobin MacEwen, Hudson Dennis, and Preston Dennis with a Certificate of Recognition for their quick-thinking, courage and unselfishness that resulted in the rescue of a swimmer in need.

*Rodney Hickey, Alan MacLeod, Tracey MacEwen, Tobin MacEwen, Hudson Dennis, Preston Dennis, Andrew Dennis, Pam Praught excused themselves from the Council Chamber at 7:11 pm.*

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



**5.1** *Moved by Councillor Toombs, seconded by Councillor Spencer to approve the minutes from the August 12, 2019 regular meeting of Town. Unanimously carried.*

**6. Business Arising from Minutes**

**6.1** **August 12, 2019 Regular Meeting – Nil**

**7. Reports**

**7.1 Chief Administrative Officer Report**

**7.1.1** *Moved by Councillor Gallant, seconded by Councillor Bernard to adopt the September 2019 CAO Report as prepared by CAO, Geoff Baker. Unanimously carried.*

**7.1.2** Mr. Baker provided additional information regarding the status of the Dangerous & Unsightly property file, located at 105 Victoria Street W. A structural engineer will be contracted to evaluate the current condition of the structure to enable Councillors to determine the most appropriate action in dealing with the property.

**7.1.3** Councillors discussed the temporary storage container being used by the Kensington Legion, located at 30 Garden Drive.

*Moved by Councillor Gallant, seconded by Councillor Mann to decline the approval of the Development Permit Application for the Kensington Legion located at 30 Garden Drive for the permanent placement of a transport container to be used as a storage structure. Unanimously carried.*

**7.1.4** Councillor Mann inquired about the possibility of upgrading the WI-FI access at the Credit Union Centre facility. The CAO will discuss the issue with the CUC Manager and report back to Council.

**7.2 Fire Department Statistical Report**

**7.2.1** *Moved by Councillor Toombs, seconded by Councillor Spencer to approve the July 2019 Fire Statistical report as prepared by Fire Chief, Rodney Hickey. Unanimously carried.*

**7.3 Police Department Statistical Report**

**7.3.1** *Moved by Councillor Toombs, seconded by Councillor Bernard to approve the July 2019 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*

**7.3.2** Chief Sutherland met with members of the Samaritan's Purse Hurricane Relief program that is in the Kensington area. They are currently assessing the local area and will be returning to the Town Hall to discuss the potential of administering relief assistance.

*Chief Sutherland excused himself from the Council Chamber at 7:57pm.*

**7.4 Development Permit Summary Report**

**7.4.1** *Moved by Councillor Toombs, seconded by Councillor Spencer to approve the September 2019 Development Permit Summary Report. Unanimously carried.*

**7.5 Bills List**

**7.5.1** *Moved by Councillor Mann, seconded by Councillor Bernard to approve the July 2019 Bills in the amount of \$192,951.12. Unanimously carried.*

**7.6 Summary Income Statement**

**7.6.1** *Moved by Councillor Spencer, seconded by Councillor Mann to approve the Summary Income Statement for the month of July 2019. Unanimously carried.*

**7.7 Credit Union Centre Report**

**7.7.1** *Moved by Councillor Bernard, seconded by Councillor Spencer to approve the Credit Union Centre report for the month of July 2019. Unanimously carried.*

**7.8 Mayor's Report**

**7.8.1** *Moved by Councillor Gallant, seconded by Deputy Mayor Pickering to approve the Mayors report for the month of September 2019 as presented by Mayor Caseley. Unanimously carried.*

**7.9 Federation of PEI Municipalities (FPEIM) Report**

**7.9.1** FPEIM received an update on the provincial policing review; 4 additional officer positions will be added to the existing RCMP staff.

**7.9.2** The Federation will have their annual meeting with Minister Fox in October.

**7.10 Kensington Area Chamber of Commerce (KACC) Report**

**7.10.1** KACC was pleased to have a booth at the Annual Harvest Festival.

**7.10.2** September 19, 2019 is the KACC Annual Golf Tournament.

**7.11 Heart of the Island Initiative (STEP) Report**

**7.11.1** *Nil.*

**8. New Business**

**8.1 Request for Decisions**

**8.1.1 Proposal for Professional Planning Services for a Municipal Restructuring Application**

**8.1.1.1 *Moved by Councillor Spencer, seconded by Councillor Bernard***

*BE IT RESOLVED THAT Town Council award a contract to DV8 Consulting to complete a Municipal Restructuring Application as per their proposal dated August 26, 2019 in the amount of \$4,400 plus HST.*

*Unanimously carried.*

**8.1.2 Building Codes Act – Administration and Enforcement**

**8.1.2.1 *Moved by Councillor Spencer, seconded by Councillor Pickering***

*WHEREAS the Building Codes Act, R.S.P.E.I. 2017, c.61 received royal assent on May 12, 2017 and on September 29, 2018 sections 1 and 4 of the Act were proclaimed (Executive Council Decision D2018-268);*

*AND WHEREAS pursuant to subsection 4(2) of the Act, Kensington Town Council will be responsible for the administration and enforcement of the Act within its municipality;*

*AND WHEREAS pursuant to subsection 4(3) of the Act, Council and the Minister may enter into an agreement providing for the administration and enforcement of the Act in the municipality by the Minister;*

*AND WHEREAS Town Council wishes to engage the services of Government to carry out the administration and enforcement of the Act;*

*AND WHEREAS the Provincial Government has agreed to provide Council with these services on certain terms and conditions:*

*BE IT RESOLVED THAT Kensington Town Council authorize the Mayor and Chief Administrative Officer to sign an agreement with the Province of Prince Edward Island, Department of Agriculture and Land, to transfer all responsibility for the administration and enforcement of the Building Codes Act.*

*Unanimously carried.*

**8.1.3 Credit Union Centre – Accessible Doors Installation**

**8.1.3.1 *Moved by Councillor Bernard, seconded by Deputy Mayor Pickering***

*BE IT RESOLVED THAT Town Council award a contract to Perry*

*Glass Inc. for the installation of wheelchair accessible doors at the main entrance and Fitplex at the Credit Union Centre as per their quote dated September 3, 2019 in the amount of \$10,000.00 plus HST.*

*Unanimously carried.*

#### **8.1.4 Fire Department – Rescue Sleigh Purchase**

##### **8.1.4.1 Moved by Councillor Toombs, seconded by Councillor Spencer,**

*BE IT RESOLVED THAT Town Council award a contract to Equinox Industries Ltd. for the provision of a rescue sleigh, ATV conversion kit and a canvas cover for the Kensington Fire Department as per their quote dated July 30, 2019 in the amount of \$3,272.00 plus freight and HST.*

*Unanimously carried.*

#### **8.2 Prince Edward Island 55 Plus Games**

**8.2.1** Council discussed hosting the PEI 55 Plus Games in 2020. Deputy Mayor Pickering agreed to Chair/Co-Chair the Host Committee. Councillor Gallant has committed he will speak with other potential Chair's and will report back to Council at the September Committee Meeting.

**8.2.2** *Moved by Councillor Gallant, seconded by Councillor Bernard to host the 2020 PEI 55 Plus Games. Unanimously carried.*

#### **8.3 Other Matters**

**8.3.1** Councillor Bernard inquired about the status of the warming centre at the Murray Christian Centre. Mayor Caseley confirmed that the generator has not been secured at this time, but anticipated having the centre operational for the upcoming winter months. Mayor Caseley also noted that operational procedures will be required.

**8.3.2** Councillor Spencer inquired if the new front door(s) at the Credit Union Centre would have a bar between the two doors. Council requested staff to confirm with the door installer to determine the most appropriate option for replacement.

**8.3.3** Councillor Toombs, following a discussion with the Deputy Minister of Environment, confirmed that the Town Maintenance Yard will be temporarily open to residents to dispose of tree and branch debris during the clean up efforts following Hurricane Dorian.

**8.4.4** Councillor Gallant addressed his concerns regarding visitors not respecting the Town's Smoke Free Places Policy, specifically at the Credit Union Centre. Staff will review the existing policy to determine additional ways to enforce the policy.

**8.4.5** Mayor Caseley expressed his appreciation to all first responders and crews who are assisting with the clean up and restoration efforts following Hurricane Dorian.

## **9. Correspondence**

**9.1** A Save the Date notice for the 2019 PEI Health Promotion Conference.

**9.2** A Thank You card from the Kensington Lions Club for the use of the Town BBQ.

**9.3** An Appreciation Card from Shawna Curley for the use of the Town Hall boardroom.

**9.4** A letter from Canadian Union Postal Workers regarding concerns with the upcoming Federal Election.

**9.5** A letter from the Kensington Moase Plumbing & Heating Vipers requesting the Town's financial support for their 2019-2020 hockey season.

***Moved by Councillor Spencer, seconded by Councillor Bernard to approve a player sponsor of \$750 for the Kensington Moase Plumbing & Heating Vipers. Unanimously carried.***

**9.6** A Thank You letter and update on the "Kids for Kids" Ceilidhs that took place at the Kensington Railyards Gazebo.

*Councillor Bernard excused herself from the Council Chamber at 9:11 pm and returned at 9:13 pm.*

**9.7** A Thank You letter from the PCH Foundation for the Town's continued support.

**9.8** A letter from the Alzheimer Society of PEI with information on World Alzheimer's Day on September 21.

**9.9** An invitation from Camp Triumph to attend their Annual Gala Dinner and Concert on September 14, 2019.

***Moved by Councillor Toombs, seconded by Deputy Mayor Pickering to purchase two tickets for the Camp Triumph Gala Dinner and Concert for \$125 per ticket. Unanimously carried.***

**9.10** A Thank You letter from the 2019 Kensington/Bedford Peewee Hockey Exchange for the Town's financial support.

**9.11** An email from Pat Kelly with information about an upcoming Basic Emergency Management Training session on October 9, 2019.

- 9.12** A letter from the Kensington Lions Club requesting the donation of a two hour ice-rental for a fundraising hockey game at the Credit Union Centre in March of 2020 with all proceeds being donated to Camp Phoenix.

*Moved by Councillor Toombs, seconded by Councillor Bernard to approve a two-hour ice rental donation to the Kensington Lions Club to host a fundraising hockey game in aid of Camp Phoenix. Unanimously carried.*

**10. In-Camera**

**10.1** *Nil*

**11. Adjournment**

*Moved by Councillor Gallant, seconded by Councillor Bernard to adjourn the meeting at 9:25 PM. Unanimously carried.*

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Geoffrey Baker,  
CAO

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Rowan Caseley,  
Mayor

Town of Kensington		
CAO Monthly Report for Town Council - October 2019		
Item #	Project/Task	Status
1	Exempt Staffing Policy	A draft copy of the Non-Union (Permanent Employees) Policy handbook has been provided to staff. Once staff have had the opportunity to review and finalize the draft it will be presented to Committee of Council for consideration. It is anticipated that it can be provided at the October Committee of council meeting.
2	Access to Information and Protection of Privacy Bylaw, Records Retention and Disposition Bylaw, Procurement Bylaw	I discussed the Bylaw requirements with Municipal Affairs. I am informed that only the Access to Information and Protection of Privacy Bylaw and the Records Retention and Disposition Bylaw will be required to be passed by December. I am further informed that regulatory guidance will be provided in the very near future to allow municipalities to draft Bylaws in accordance with the applicable regulation. It remains the intention to have draft copies of the Bylaw prepared for presentation for the October meeting of Committee of Council.
3	Victoria Street West Sidewalk Replacement	Councillors are aware that the project has been deferred to 2020. The Province has agreed to include the sidewalk replacement project with their storm sewer replacement project and as such will provide design/tender services for the project at no additional cost to the town. A Request for Decision has been circulated with the tentative agenda package indicating Council's commitment to include the project in their 2019-2024 Capital Investment Plan (Gas Tax)
4	Official Plan and Zoning Bylaw 5 Year Review	It was agreed by Town Council at their September meeting that any work on this project would be deferred until the Municipal Restructuring proposal is completed.
5	Asset Management	The Mayor and CAO attended a full day session under the Provincial Cohort program on Friday, October 4th. A meeting is scheduled with a representative of the Public Sector Partners group on October 18th to discuss the status of the Town's Asset Management Plan. Further information will be provided following the meeting.
6	Ballfield Batting/Pitching Cages	Construction of the batting cage is underway. The site grading has been completed and posts have been installed. The Town has agreed to cover the initial costs (required under the funding program) and will recover through the program and through the minor ball association upon completion of the construction.
7	Railyards/Boardwalk Renovation and Upgrade Project	A request for decision has been submitted with the tentative agenda package recommending Council proceed with the project.
8	Investing in Canada Infrastructure Program (ICIP)	Funding agreements have been received for the Wellfield Upgrades Project and the Lagoon Upgrades project. A meeting was held with WSP on September 12 to discuss the commencement of the projects. Engineering design will continue however, no construction can be undertaken until such time as we are advised that all consultations have been completed by the Provincial and Federal governments. Further information; tender dates, etc. will be provided as the project progresses.
9	2019-2024 Gas Tax Capital Investment Plan	A request for decision and recommendation has been circulated with the tentative agenda package.
10	Unightly Property - 105 Victoria Street West	A request for decision has been submitted with the tentative agenda package recommending that Town Council proceed with a clean-up of the property.
11	Transport Container on Legion Property	I have been informed that the transport container will be moved off of the Legion property by the end of September or shortly thereafter. The Legion Executive has confirmed their decision to get rid of the container.
12	Fire Department Rescue Vehicle	NO UPDATE The order for the rescue vehicle was placed. Delivery date will be 11 to 12 months. The Fire District Committee provided the town with a \$78,000 contribution towards the truck.
13	Duplicate Power Poles	NO UPDATE A concern was brought forward prior to June's Council meeting that there are still some duplicate power poles located throughout the community. Staff have contacted Bell and they have indicated that they will be removing these poles, and maintaining others throughout the summer months.
14	Wastewater Treatment Plant Blowers	A quote has been received from Sansom Equipment however I have not yet had the chance to review the quote in detail. Further information will be provided as it becomes available.

Item #	Project/Task	Status
15	W&PCC Report	I have spoken to Samantha Murphy (Municipal Affairs) in regards to the dissolution of the Kensington Water and Pollution Control Corporation and assuming its operation as a department of the Town. I have also spoken to IRAC in this regard. It has been determined that the Corporation can be dissolved as any other. A Bylaw will be required to authorize the construction, management, maintenance and operation of the utility by the town. I anticipate that the Water and Pollution Control Corporations assets will need to be formally transferred to the Town prior to the dissolution. Once this is complete the Water and Sewer system can be operated as any other department. I would recommend that if Town Council want to dissolve the W&PCC, that the dissolution be scheduled to coincide with the Municipality's fiscal year end. (March 31, 2020). Staff have contacted our auditing firm and legal council to determine what is involved in transferring all assets to the Town. Once the process and corresponding costs are determined then the Town can make a decision as to which direction they want to go in.
16	Kensington Fire Department 1/2 Ton Truck Procurement	The 1/2 Ton truck has arrived and has been delivered to the department. The lights are currently being installed. The required placards will be installed the week of October 14th at which point it will be placed in service.
17	Kensington Area Soccer Club - Clubhouse	I have spoken to the Departments of Transportation and Education in regards to the project and have provided the necessary information to the Soccer Association. Easements will be required between the Town and the Province to allow for the placement of the water and sewer connections and the electrical utility.
18	Train Station Basement	NO ACTION At the July Council meeting, direction was given to the CAO to proceed with the placement of gravel/stone in the basement of the Train Station. No action has been taken on this to date.
19	Overhead Crosswalk Lights	I have reached out to the Province in regards to the installation of two overhead crosswalk lights in the Town. The project is included in the town's 2019-2024 Capital Investment Plan and will likely take place during the 2020 construction season.
20	Municipal Restructuring	A contract was awarded to DV8 Consulting. An initial meeting has been held and the application process is on schedule. It is anticipated that a draft report will be presented to Town Council at their November regular meeting.
21	Credit Union Centre - Rural Growth Initiative Project	The arena ice surface gate is complete. The wheelchair accessible doors will be completed the week of October 14th. The ice plant compressor is complete. Seniors Centre Heat Pump is being installed currently. The gym flooring has been installed.
22	Murray Christian Centre -Warming Centre	I met with WSP and a representative from the United Church in regards to the installation of a generator at the Murray Christian Centre. The generator will be placed inside the court yard and the automatic transfer switch will be placed inside the building. I understand that a meeting of the United Church has been held where the proposal was discussed and confirmed. WSP will complete the required design and tender documents. Staff are working to have this project completed as quickly as possible.
23	Train Station Roof	We have been informed that the train station roof has been accepted as an insurance claim. It is anticipated that the work will begin the first week of November. The project will be covered through the insurance claim with a portion coming from the Town's Gas Tax allotment.
24	Disaster Financial Assistance	The Town has submitted a letter (and initial estimate claim) to the Provincial EMO office for disaster financial assistance. The initial claim is for approximately \$35,000. The Town's insurance claim currently sits at approximately \$119,000. These numbers are estimates at this point in time.
25	Basic Emergency Management	Town Staff (CAO, Deputy Administrator and Administrative Assistant) and two members of Town Council (Mayor and Councillor Mann) attended a full day course on basic emergency management on October 9, 2019.
26	Meeting with Malpeque Representatives Re: Gas Tax Allotment	Several attempts have been made to set up a meeting with Malpeque Representatives regarding the allocation of some of their gas tax dollars to regional projects within the town. To date we have had little success in holding the meeting. I am hopeful that a meeting can be held the week of October 14th.



# Kensington Fire Department

## Occurrence Report 2019

[illegible]

## **AUGUST 2019**

The Kensington Fire Department responded to 8 calls during the month of August and the average attendance for the fire calls was 13. Following is the breakdown of calls:

<b>Date</b>	<b>Call Details</b>	<b>Location</b>	<b># Firefighters</b>	<b># Trucks</b>
<b>August 3</b>	<b>Commercial fire alarm</b>	<b>Town Hall</b>	<b>11</b>	<b>1</b>
<b>August 4</b>	<b>Swimmers in distress</b>	<b>Cabot Park</b>	<b>14</b>	<b>2</b>
<b>August 13</b>	<b>Grass fire</b>	<b>Lower Freetown</b>	<b>19</b>	<b>2/false alarm</b>
<b>August 20</b>	<b>Dumpster fire</b>	<b>62 Broadway St.</b>	<b>12</b>	<b>2</b>
<b>August 22</b>	<b>MFR – [REDACTED]</b>	<b>Queen Elizabeth Elem. School</b>	<b>12</b>	<b>2</b>
<b>August 23</b>	<b>MFR – [REDACTED]</b>	<b>Kensington Co-op</b>	<b>12</b>	<b>2</b>
<b>August 25</b>	<b>Garbage fire</b>	<b>Commercial St.</b>	<b>8</b>	<b>1</b>
<b>August 26</b>	<b>MVC</b>	<b>Moase Rd. In Traveller's Rest</b>	<b>17</b>	<b>2</b>

There was no training held this month.

The firemen worked on a float for the Harvest Festival Parade and also helped with traffic control.

The Firemen's Association sponsored a contestant in the Harvest Festival pageant.

Rodney Hickey  
Chief

Police Department Occurrence Report Summary 2019														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
911 Act	2		4		3	3	3	1					16	2.73%
Abandon Vehicle			1		1								2	0.34%
Abduction													0	0.00%
Alarms	2	1		4	2	2	7	2					20	3.41%
Animal Calls	1		1		1	1		1					5	0.85%
Arson													0	0.00%
Assault PO													0	0.00%
Assault with Weapon													0	0.00%
Assaults (Level 1)		2		1		1		1					5	0.85%
Assistance Calls	17	14	11	11	17	20	22	10					122	20.82%
Breach of Peace	1		1			1	1						4	0.68%
Breach of Recognizance						1							1	0.17%
Break and Enter (business)													0	0.00%
Break and Enter (other)													0	0.00%
Break and Enter (residence)		1						1					2	0.34%
Carry concealed weapon													0	0.00%
Child Pornography													0	0.00%
Child Welfare					2	2							4	0.68%
Coroner's Act	1		1	2			1						5	0.85%
Crime Prevention													0	0.00%
Criminal Harassment	1												1	0.17%
Dangerous Driving			2			1		1					4	0.68%
Disturbing the Peace			1	1									2	0.34%
Dog Act			1		1	2							4	0.68%
Driving while disqualified			1			2	1						4	0.68%
Drug Charges			2				1						3	0.51%
Excise Act													0	0.00%
Fail to Comply Probation	1												1	0.17%
Fail to comply undertaking													0	0.00%
Fail to remain at scene of accident													0	0.00%
Family Relations Act				2	1		1						4	0.68%
Fingerprints taken													0	0.00%
Fire Prevention Act	1							1					2	0.34%

Police Department Occurrence Report Summary 2019														
Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	% Total
Firearm Act					1								1	0.17%
Forcible confinement													0	0.00%
Fraud	1		1	2	1	1							6	1.02%
Harrassing Phone Calls	1		1			2	1	1					6	1.02%
Impaired Driver	1			3	1	3	4	4					16	2.73%
Information Files				1			1						2	0.34%
Injury Accidents													0	0.00%
Liquor Offences				1									1	0.17%
Litter Act													0	0.00%
Lost and Found	1		2	3	2	2	7	4					21	3.58%
Luring Minors													0	0.00%
Mental Health Act	2	2		4	1	2	2	1					14	2.39%
Mischief	1		3	3	2	1	1	4					15	2.56%
Motor Vehicle Accidents	3	3		2		7	2	4					21	3.58%
Motor Vehicle Act	7	4	6	5	7	5	9	7					50	8.53%
Municipal Bylaws	2	1			1	1		1					6	1.02%
Off Road Vehicle Act	5		1		1								7	1.19%
Other Criminal Code							5	5					10	1.71%
Person Reported Missing		1		1			1						3	0.51%
Possession of restricted weapon													0	0.00%
Property Check			1										1	0.17%
Resist Arrest				1									1	0.17%
Roadside Suspensions							1						1	0.17%
Robbery													0	0.00%
Sexual Assaults / Interference				1	1								2	0.34%
STEP (Integrated Traffic Enforcement)						1	2						3	0.51%
Sudden Death													0	0.00%
Suspicious Persons / Vehicle	1	1	1		1		2	5					11	1.88%
Theft Of Motor Vehicle					1								1	0.17%
Theft Over \$5000							1	1					2	0.34%
Theft Under \$5000	1	2	4	2	4	1	2	4					20	3.41%
Traffic Offences													0	0.00%
Trespass Act	1	1	1	2	2		1						8	1.37%

[illegible]

## **Police Report August 2019**

KPS received 2 false alarms during the month.

August 11 @ 0418hrs – Kensington Liquor Store, member attended.

August 27 @ 0457hrs – Kensington Legion, member did not attend.

Year To Date Approved Development Permits Summary Report  
2019

Development Permit Category	January	February	March	April	May	June	July	August	September	October	November	December		Total	
Addition Residential Deck/Fence/Pools							1							1	
New Industrial				1										1	
New Modular/Mobile Home									1					1	
New Residential Accessory Structure					2		2							4	
New Residential Deck/Fence/Pools						1	1							2	
New Semi Detached Dwelling					1									1	
Other Demolition						1								1	
Other Institutional					1									1	
Renovation Residential additions/alterations			1											1	
Renovation Residential Deck/Fence/Pools				1										1	
Renovation Single Family Dwelling					1									1	
<b>Total:</b>					1									15	

Total Estimated Construction Value
\$900.00
\$250,000.00
\$450,000.00
\$25,100.00
\$32,500.00
\$310,000.00
\$4,800.00
\$59,000.00
\$60,000.00
\$5,000.00
\$40,000.00
<b>\$1,237,300.00</b>

DEVELOPMENT PERMITS REPORT  
For the period September 09, 2019 to October 11, 2019

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								
Modular/Mobile Home											
15-19	09/18/2019	426338	Blue Ridge Holdings - 203 Royilty Junction Rd	902-393-3842	Approved	New	Modular/Mobile Home		\$450,000.00	09/02/2019	02/19/2020
			First Street and Second Street				Description:	Demolish 6 mobile homes and reconstruct 6 new units on slabs.			

Sub Total: \$450,000.00

Total: \$450,000.00





Mailing Address:  
55 Victoria Street E  
PO Box 418  
Kensington, PE  
C0B 1M0  
Tel: 902-836-3781  
Fax: 902-836-3741  
Email: [townmanager@townofkensington.com](mailto:townmanager@townofkensington.com)  
Website: [www.kensington.ca](http://www.kensington.ca)

For Office Use Only	
Permit #:	15-19
Date Received:	Sept 5/19
Date Approved:	Sept 18/19
PEI Planning:	
Permit Fee: \$	<del>400.00</del> 200.00 <input checked="" type="checkbox"/> Paid

## DEVELOPMENT PERMIT APPLICATION

### 1. Property Information

Project Address: Blue ridge Holding Property Tax Number (PID): 426338 #  
Lot No.: \_\_\_\_\_ Subdivision Name \_\_\_\_\_ Current Zoning: \_\_\_\_\_  
Are there any existing structures on the property?: ☐ No ☐ Yes, please describe: \_\_\_\_\_

Land Purchased from \_\_\_\_\_ Year Purchased \_\_\_\_\_

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

### 2. Contact Information

APPLICANT Name: Blue ridge construct Address: 203 Royalty Junction  
Phone: \_\_\_\_\_ Cell: 902 393 3842 Ad ch town  
Email: aheggie@eastlink.ca Postal Code: C1E 3C7

Same as Above: ☒  
OWNER Name: Andrew Heggie Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_ Postal Code: \_\_\_\_\_

CONTRACTOR, ARCHITECT OR ENGINEER Name: \_\_\_\_\_ 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 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 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)
1	3	2	Width 18 Length 68

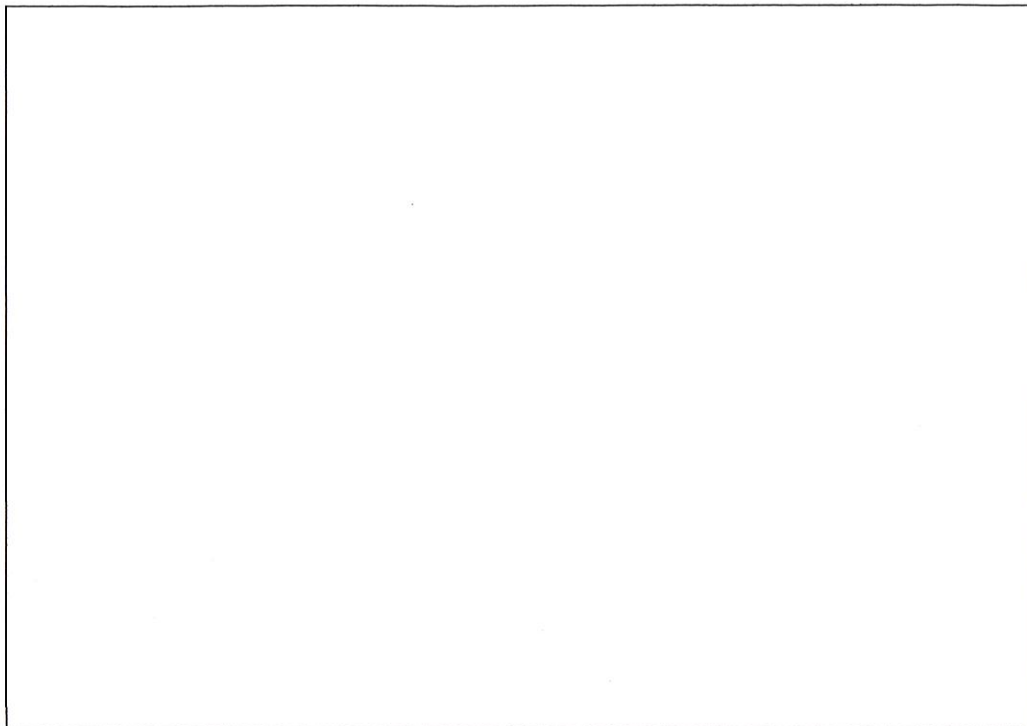
Detailed Project Description: building new homes in park  
and demolition of old.

Estimated Value of Construction (not including land cost): \$75000.00 x 6 = \$450000.00

Projected Start Date: July 2019 Projected Date of Completion: Feb 2020

Please provide a diagram of proposed construction:

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



**I DO SOLEMNLY DECLARE & CERTIFY:**

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

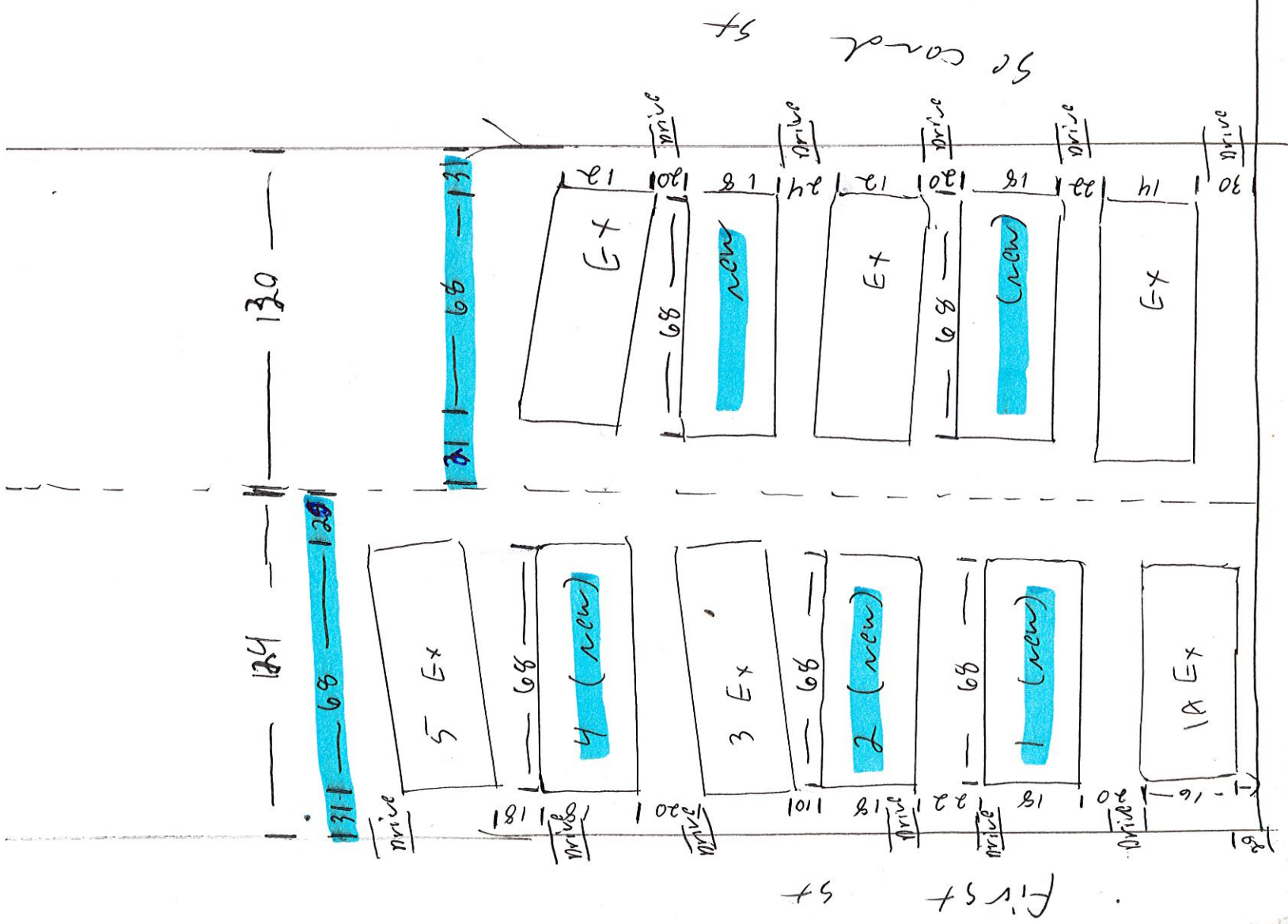
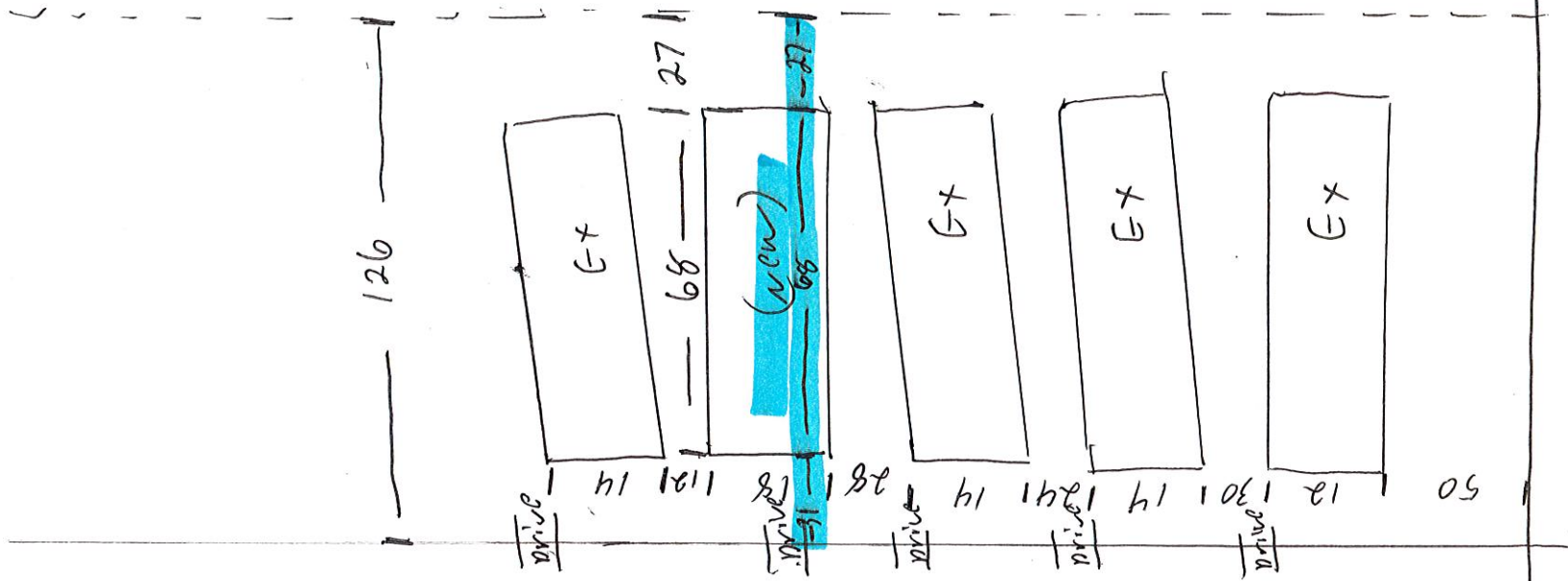
Further, I realize that the payment of monies for this application does not constitute approval of a permit nor approval to commence any part of the work applied for.

Signature of Applicant

Date:

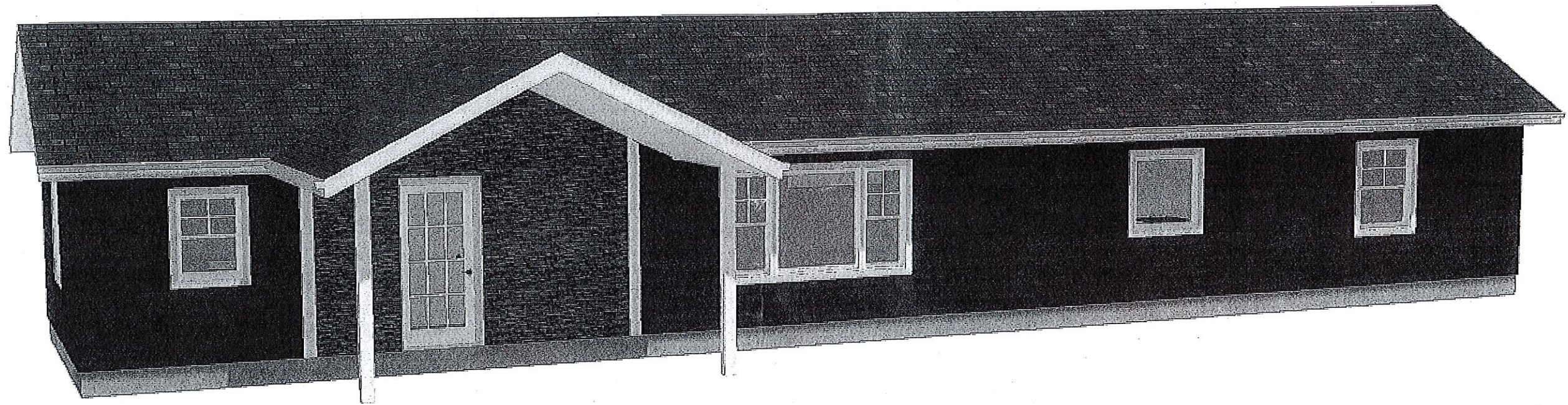
Sept 5, 2019







# TRAILER PLANS



## NOTE:

DRAWINGS ARE FOR REFERENCE ONLY AND  
SHOULD NOT BE RELIED ON FOR CONSTRUCTION  
PURPOSES.

THESE DRAWINGS ARE THE PROPERTY OF SPRING VALLEY BUILDING CENTRE. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE. REPRODUCTION OR RESALE OF THESE DRAWINGS IS PROHIBITED WITHOUT THE AUTHORIZATION OF SPRING VALLEY BUILDING CENTRE.

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**castle**  
building centres

**SPRING VALLEY  
BUILDING CENTRE LTD.**

SRV  
steve@springvalleybc.ca  
TEL: (402) 836-4284  
FAX: (402) 836-3634

DATE:

6/29/2017

SCALE:

N.T.S

SHEET:



# FOUNDATION

THICKENED EDGE SLAB FOUNDATION

68'

18'

68'

LIVING AREA  
1224 SQ FT

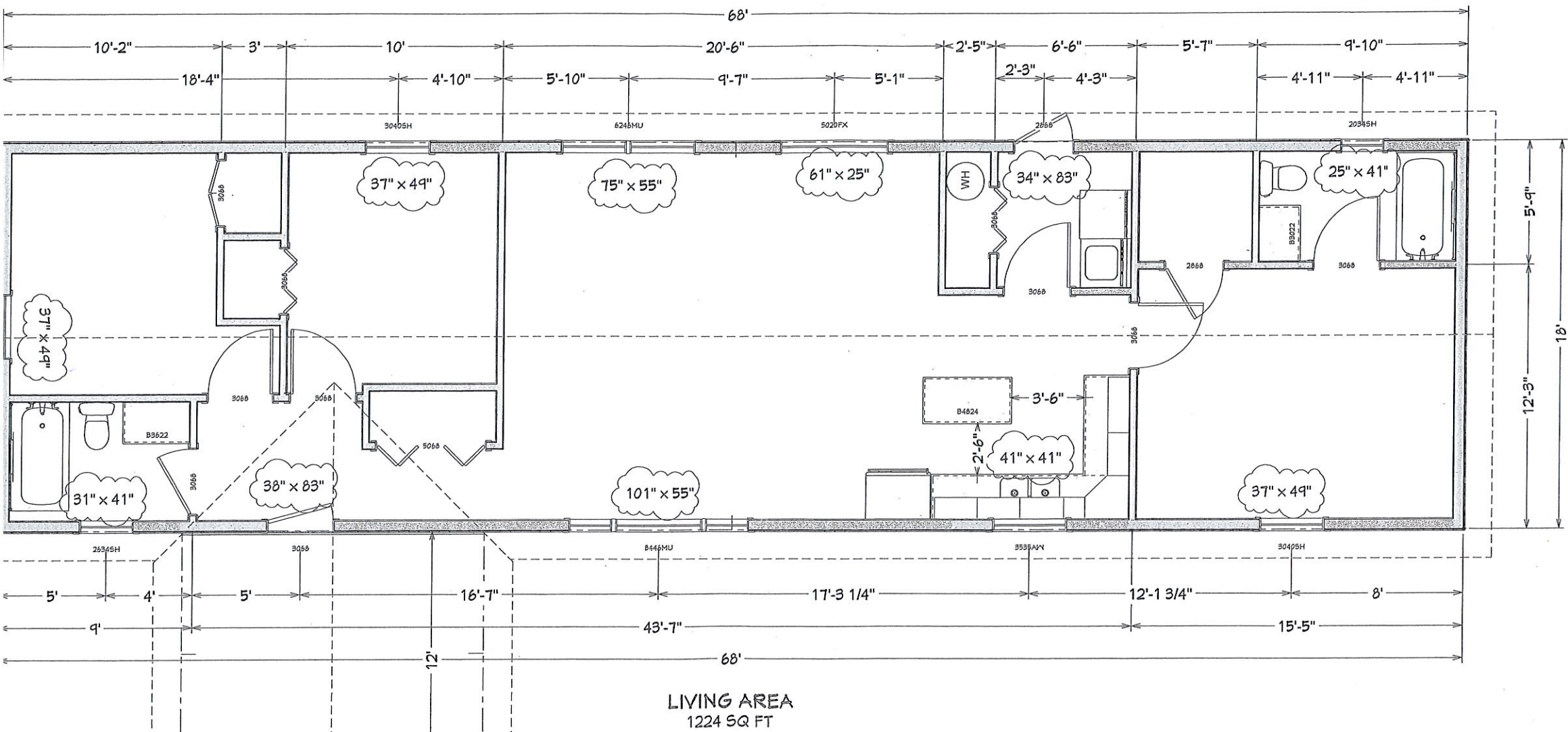
REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION



SPRING VALLEY  
BUILDING CENTRE LTD.

BY: SRV  
steve@springvalleybc.ca  
TEL: (902) 886-4289  
FAX: (902) 886-3634

# FLOOR PLAN



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**Spring Valley Building Centre Ltd.**

BY: SRV  
steve@springvalleybc.ca  
TEL: (902) 896-4299  
FAX: (902) 896-3634

## Town of Kensington Bills List August 2019

ADL Foods	2394727	\$57.35
ADL Foods	2394733	\$100.03
Aliant	7119861	\$30.48
Aliant	7116957	\$238.73
Ambyr Paynter	AUG 15, 2019 50/50	\$1,250.00
Andrew Griffin	AUG 2019 RRSP	\$817.00
Bell Mobility	2-387779	\$40.25
Bell Mobility	2-387718	\$201.25
Bill Cameron	HARVEST FESTIVAL 19	\$300.00
Brenda MacIsaac	AUG 2019 RRSP	\$434.70
Brenda MacIsaac	AUG 21, 19 MILEAGE	\$52.00
Building Blocs Home Improvements	2127	\$1,347.26
Canadian Tire	AUG 21, 19 POL FAN	\$24.14
Caseley's	4900	\$68.94
Clean Heroes	313	\$1,477.75
Combat Computer Inc	54554	\$107.81
Credit Union Centre	HF GOLF TOURNAMENT	\$350.00
Community Safety Net	12052	\$172.50
Canadian Union of Public Employees	AUG 2019 UNION DUES	\$738.15
Dan Paynter	HARVEST FESTIVAL 19	\$200.00
Davis & Henderson Ltd	AUG 2019 CHEQ ORDER	\$304.30
Doug Killam	WALMART AUG 11, 19	\$24.09
Doug Killam	SUPERSTORE AUG 11, 19	\$6.08
Eastlink	AUG 2019	\$759.28
Eastlink	09575110	\$89.64
Eastlink	9405325	\$101.14
Eastlink	09575389	\$23.00
Elizabeth Hubley	AUG RENT 2019	\$805.00
Ethan Cole	AUG 16, 19 HF GIFTS	\$182.00
Geoff Baker	AUG 2019 MILEAGE	\$303.15
Greco Pizza	AUG 17, 19	\$68.43
Holland College	541353	\$58.97

Holland College	541352	\$218.37
Holland College	541381	\$311.26
Hummingbird Creative	2524	\$931.50
Irving Oil	218021	\$429.27
Irving Oil	23531	\$49.21
Irving Oil	33019059	\$451.20
Irving Oil	33041670	\$225.43
Irving Oil	331194	\$218.16
Irving Oil	33047922	\$344.33
Irving Oil	840287	\$165.90
Irving Oil	837221	\$562.80
Irving Oil	737363	\$77.97
Irving Oil	33054706	\$440.30
Irving Oil	33061200	\$198.19
Island First Aid Service	SI-10922	\$103.90
Island Hot Tubs & Pools	7143	\$258.74
Island Hot Tubs & Pools	7170	\$439.88
Island Hot Tubs & Pools	22087	\$95.42
Island Hot Tubs & Pools	22050	\$279.42
Island Hot Tubs & Pools	22048	\$116.14
Island Hot Tubs & Pools	22479	\$37.94
Island Hot Tubs & Pools	22438	\$236.88
Island Petroleum	205221999536	\$544.26
Jamie Moase	HARVEST FESTIVAL 19	\$226.64
Jenna Moase	AUG 2, 2019	\$786.62
Jenna Moase	AUG 16, 2019	\$786.62
K D Construction Inc	402775	\$718.75
Ken Fornetran	AUG 14 MUSIC NIGHTS	\$200.00
Ken Fornetran	AUG 14, 2019	\$50.00
Ken Fornetran	AUG 7 MUSIC NIGHTS	\$200.00
Ken Fornetran	AUG 21 MUSIC NIGHTS	\$200.00
Ken Fornetran	AUG 28 MUSIC NIGHTS	\$200.00
Ken Fornetran	AUG 28, 2019	\$50.00
Kensington Agricultural Services	32899	\$172.44



Kensington Agricultural Services	32306	\$103.67
Kensington Country Store	2810074956	\$41.38
Kensington Country Store	2810074877	\$86.19
Kensington Country Store	2810075781	\$6.30
Kensington Country Store	2810076504	\$88.55
Kent Building Supplies	1179929	\$64.39
Kent Building Supplies	1184479	\$62.95
Kent Building Supplies	1184634	\$99.42
Kent Building Supplies	1184255	\$11.50
Kent Building Supplies	1184263	\$24.14
Kent Building Supplies	1182611	\$20.68
Kent Building Supplies	1186842	\$16.77
Kent Building Supplies	1185858	\$26.09
Kent Building Supplies	1188607	\$83.34
Kent Building Supplies	1188259	\$29.14
Kent Building Supplies	1188093	\$51.73
Kent Building Supplies	1187936	\$46.54
Kent Building Supplies	1187832	\$80.80
Kent Building Supplies	1187836	\$35.09
Kent Building Supplies	1189626	\$58.39
Kent Building Supplies	1190167	\$7.80
Key Murray Law	243357	\$362.25
Kim Albert	HARVEST FESTIVAL 19	\$600.00
K'Town Auto Parts	21725/5	\$37.16
K'Town Auto Parts	20955/5	\$89.91
Kensington & Area Chamber of Commerce	GOLF TOURNAMENT	\$500.00
Lewis Sutherland	AUG 2019 RRSP	\$961.14
Lewis Sutherland	AUG 2019 MILEAGE	\$152.75
Long & McQuade Limited Musical Instruments	LONG & MCQUADE	\$47.44
Maritime Electric	ART CO-OP AUG 19	\$556.99
Maritime Electric	CUC RINK AUG 2019	\$1,605.26
Maritime Electric	CUC SIGN AUG 2019	\$180.86
Maritime Electric	CUC SENIOR CNT AUG19	\$44.92
Maritime Electric	TOWN HALL AUG 2019	\$1,939.11

Maritime Electric	LIBRARY AUG 2019	\$93.69
Maritime Electric	TRAIN STN AUG 19	\$1,097.77
Maritime Electric	EVK POOL AUG 2019	\$491.76
Maritime Electric	FIRE HALL AUG 2019	\$529.16
Maritime Electric	STREET LIGHTS AUG 19	\$2,926.70
Maritime Electric	CAR CHARGER AUG 19	\$59.55
Maritime Electric	RADAR SIGNS AUG 2019	\$105.13
Maritime Electric	PW SHOP AUG 2019	\$139.82
Maritime Electric	CUC BALLFIELD AUG 19	\$59.75
Mary's Bake Shoppe	AUG 21, 2019 HF	\$199.80
Mary's Bake Shoppe	15AUG19/19	\$59.05
Mateo Gomez-Angulo	AUG 29, 2019	\$474.27
Maxill	556270	\$39.63
Malpeque Bay Credit Union	AUG 2019 RRSP	\$2,625.48
MDC	4007498	\$95.06
Medacom Atlantic Inc	011084	\$251.16
Megan Smith	HARVEST FESTIVAL 19	\$75.00
Minister of Finance	311017	\$17.00
Minister of Finance	AUG 2019 PROP TAX	\$5,069.56
Miss Community Gardens	HARVEST FESTIVAL 19	\$300.00
Miss Community Gardens	HARVEST FESTIVAL 19	\$150.00
Miss Community Gardens	HARVEST FESTIVAL 19	\$150.00
Mitchell Jollimore	HARVEST FESTIVAL 19	\$500.00
MJS Marketing & Promotions	2674008	\$51.75
MJS Marketing & Promotions	2673068	\$747.50
Murphy's Kensington	924931	\$3.44
Murphy's Kensington	923885	\$32.18
Orkin Canada	9548771	\$44.28
Orkin Canada	9549321	\$73.03
Orkin Canada	9557208	\$28.75
Par-T-Perfect PEI	2019022 AUG 13, 19	\$1,329.00
Pitney Works	AUG 2019 POSTAGE	\$2,358.80
Royal Canadian Mounted Police	AUG 29, 2019	\$126.30
Royal Canadian Mounted Police	1800001725	\$3,809.30

Robert Wood	AUG 2019 MILEAGE	\$197.40
Rogers Electrical Wholesale Ltd	263966	\$160.59
Rowan Caseley	AUG 2019 MILEAGE	\$131.60
Ryan Simmonds	AUG 20, 19 HF GIFTS	\$430.10
Saltwire Network	24006	\$178.25
Mikes Independent	SE20190819	\$67.21
Mikes Independent	SE20190814	\$11.78
Mikes Independent	IND20190807	\$10.90
Mikes Independent	IND20190806	\$31.58
Mikes Independent	20190802	\$34.14
Mikes Independent	20190807	\$222.85
Mikes Independent	01 8048	\$9.52
Mikes Independent	01 5001	\$11.78
Mikes Independent	03 0098	\$33.68
Mikes Independent	011775	\$335.66
Scotia Securities	AUG 2019 RRSP	\$605.20
Scotiabank Visa	MICHAELS AUG 19 HF	\$51.72
Scotiabank Visa	TIM HORTONS AUG 19	\$43.68
Scotiabank Visa	EAGLES GLENN HF 19	\$6,600.26
Scotiabank Visa	PETRO CAN HAR FEST	\$50.31
Scouts Canada	HARFEST FESTIVAL 19	\$250.00
Ship to Shore	AUG 19, 19 HF	\$130.00
Sky Smith	MISS TOWN OF KENSING	\$400.00
Source for Sports	C10031868	\$551.91
Source for Sports	HARVEST FESTIVAL 19	\$64.40
Spring Valley Building Centre Ltd	206367	\$57.49
Spring Valley Building Centre Ltd	794714	\$114.98
Spring Valley Building Centre Ltd	206009	\$57.49
Spring Valley Building Centre Ltd	206147	\$95.40
Staples	AUG 16, 2019	\$113.33
Staples	5503832085	\$419.70
Staples	2589137	\$135.69
Suncor Energy Products Partnership	AUG 2019	\$1,203.79
Superior Sanitation	683811	\$207.00

Superior Sanitation	683810	\$230.00
Superior Sanitation	683809	\$184.00
Superior Sanitation	683808	\$80.50
Superior Sanitation	683807	\$80.50
T & K Fire Safety Equipment Ltd	249202	\$158.41
Tanya Beairsto	12	\$180.00
Telus	AUG 2019	\$732.44
Thomson Reuters Canada	8944617	\$118.55
Toshiba Finance	1101209	\$530.37
Tourism PEI	66952	\$57.50
Vail's Fabric Services Ltd	334022	\$104.42
Vail's Fabric Services Ltd	335772	\$104.42
Vistaprint	JULY 18, 2019	\$104.04
Vistaprint	EVK POOL 9367119784	\$40.80
Vistaprint	HF/ GEN BUSINESS CAR	\$213.65
Walmart	AUG 14, 2019 HF	\$52.56
Wendy MacKinnon	AUG 2019 MILEAGE	\$65.80
Women's Institute Harvest Festival	HARVEST FESTIVAL 19	\$300.00
Yellow Pages Group	19-7359671	\$23.17
Yellow Pages Group	19-7433971	\$23.17
Youth Talent	HARVEST FESTIVAL 19	\$300.00
Youth Talent	HARVEST FESTIVAL 19	\$150.00
Youth Talent	HARVEST FESTIVAL 19	\$75.00
Subtotal		<u>\$70,225.97</u>

Payroll		\$141,897.90
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#### Capital Purchases

Spartan Fitness	312362	\$6,634.58
Subtotal Capital		<u>\$6,634.58</u>

<b>Total Bills</b>		<b><u>\$218,758.45</u></b>
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### Income Statement Comparison of Actual to Budget for Aug 2019

	Current Month			Year to Date				
GENERAL REVENUE	Actual	Budget	Variance	Actual	YTD Budget	Variance	Annual Budget	% Full Year
General Revenues	\$95,695.55	\$95,811.00	-\$115.45	\$468,176.76	\$475,015.00	-\$6,838.24	\$1,125,834.00	42%
Police Service	\$1,384.35	\$3,000.00	-\$1,615.65	\$15,796.00	\$15,000.00	\$796.00	\$36,000.00	44%
Town Hall Rent	\$8,008.58	\$8,213.00	-\$204.42	\$39,942.90	\$40,665.00	-\$722.10	\$96,656.00	41%
Recreation	\$1,330.00	\$750.00	\$580.00	\$5,395.00	\$3,750.00	\$1,645.00	\$3,750.00	144%
Sales of Service	\$39,858.30	\$37,000.00	\$2,858.30	\$202,038.10	\$185,000.00	\$17,038.10	\$444,000.00	46%
Subtotal Revenue	\$146,276.78	\$144,774.00	\$1,502.78	\$731,348.76	\$719,430.00	\$11,918.76	\$1,706,240.00	43%
GENERAL EXPENSES								
Town Hall	\$14,977.58	\$15,966.00	-\$988.42	\$64,355.50	\$67,131.00	-\$2,775.50	\$162,934.00	39%
General Town	\$39,558.81	\$48,399.00	-\$8,840.19	\$190,948.63	\$206,225.00	-\$15,276.37	\$579,955.00	33%
Police Department	\$47,918.69	\$51,861.00	-\$3,942.31	\$196,514.29	\$188,089.00	\$8,425.29	\$458,961.00	43%
Public Works	\$20,818.34	\$24,963.00	-\$4,144.66	\$62,811.71	\$85,046.00	-\$22,234.29	\$205,465.00	31%
Train Station	\$2,995.94	\$3,520.00	-\$524.06	\$14,531.16	\$13,440.00	\$1,091.16	\$31,940.00	45%
Recreation & Park	\$19,648.95	\$16,625.00	\$3,023.95	\$54,747.81	\$57,105.00	-\$2,357.19	\$75,785.00	72%
Sales of Service	\$25,391.85	\$19,762.00	\$5,629.85	\$83,270.38	\$77,854.00	\$5,416.38	\$190,071.00	44%
Subtotal Expenses	\$171,310.16	\$181,096.00	-\$9,785.84	\$667,179.48	\$694,890.00	-\$27,710.52	\$1,705,111.00	44%
Net Income (Deficit)	-\$25,033.38	-\$36,322.00	\$11,288.62	\$64,169.28	\$24,540.00	\$39,629.28		
Credit Union Centre								
Credit Union Centre Revenue	\$19,340.04	\$36,500.00	-\$17,159.96	\$127,970.99	\$132,600.00	-\$4,629.01	\$397,700.00	32%
Credit Union Centre Expenses	\$35,062.90	\$43,527.00	-\$8,464.10	\$125,122.28	\$141,383.00	-\$16,260.72	\$397,408.00	31%
Net Income (Deficit)	-\$15,722.86	-\$7,027.00	-\$8,695.86	\$2,848.71	-\$8,783.00	\$11,631.71		
Fire Department								
Fire Revenues	\$20,834.50	\$20,772.00	\$62.50	\$104,183.50	\$103,860.00	\$323.50	\$249,264.00	42%
Fire Department Expenses	\$13,835.35	\$17,127.00	-\$3,291.65	\$69,126.94	\$87,485.00	-\$18,358.06	\$249,264.00	28%
Net Income (Deficit)	\$6,999.15	\$3,645.00	\$3,354.15	\$35,056.56	\$16,375.00	\$18,681.56		
Consolidated Net Income (Deficit)	-\$33,757.09	-\$39,704.00	\$5,946.91	\$102,074.55	\$32,132.00	\$69,942.55		
							\$1,421.00	
Water and Pollution Control Corporation								
Water & Sewer Revenue	\$49,014.93	\$49,222.00	-\$207.07	\$246,247.88	\$246,110.00	\$137.88	\$593,079.00	42%
Water & Sewer Expenses	\$47,902.52	\$56,515.00	-\$8,612.48	\$239,562.30	\$252,075.00	-\$12,512.70	\$590,480.00	41%
Water & Sewer Net Income (Deficit)	\$1,112.41	-\$7,293.00	\$8,405.41	\$6,685.58	-\$5,965.00	\$12,650.58		
							\$2,599.00	

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## TOWN OF KENSINGTON – MEMORANDUM

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**TO:** MAYOR AND TOWN COUNCIL, CAO  
**FROM:** ROBERT WOOD, CUC MANAGER  
**SUBJECT:** AUGUST 2019 CREDIT UNION CENTRE REPORT  
**DATE:**  
**ATTACHMENT:** STATISTICAL REPORT

---

### August 2019

#### **Fitplex**

##### Programming: Aerobics Programming

No aerobics for summer season

##### Hours

Key FOB Entry	5:30 AM – 12:00 Midnight Daily
Staffed	4:00 PM – 8:00 PM Monday – Thursday

Flooring ordered and 4-6 weeks for delivery

Aerobics to Start on Sept 17,2019 with Traci Campbell

#### **Arena**

- Arena maintenance items finished up for regular season to start on Sept 9,2019
- Ice Plant Vilter Compressor was rebuilt last week of August.
- Scissor lift rented to repair some puck holes in low e ceiling and for Black and MacDonald to service dehumidifiers.
- Ice plant Started on September 1,2019
- Mid-Isle Electric installed upgraded electrical panel last week of August.
- Sept and Oct 2019 Ice Bookings are filling up
- Matrix Jamboree Hockey Tournament Sept 27-29, 2019

## **Kensington Cash**

August, 2019	\$212.00
	\$218.00
	\$214.00
	<u>\$220.00</u>
<u>Total</u>	<u>\$864.00</u>

## **Ball Fields**

- Tournaments scheduled:
- Mosquito A Aug 16-18
- Mosquito AA Aug 30-Sept 1
- Steve Noonan Eastern Canadians Sept 6-7-8
- Kevin Gallant Co-ed tournament Sept 27-29

## **Senior Center**

### **Activities at the senior center on a weekly basis**

- Exercise classes
- Story Board
- Leather working
- Meetings
- Painting
- Touch therapy

## **Harvest Festival**

Harvest Festival events went over well with Large Turnout for parade ( 120 entries and thousands of people lining the streets, Golf Tournament was full (22 teams), Crokinole tournament (56 participants), Over 23 events were held during the Festival. Attendance numbers were down but still comparable to previous years.

## **Upcoming Events**

- 2 Minor Ball Tournaments in Aug 2019
- Ball Eastern Canadians Sept 2019
- Rec co-ed Ball Sept 2019

- Arena Ice Rentals planned to be open on September 9,2019
- Matrix Jamboree Hockey Tournament Sept 27-29



# Town of Kensington Credit Union Centre Monthly Statistical Data 2019

Category	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Fitplex													
Total Members	270	262	258	250	242	230	218	215					1945
Attendance	1525	1420	1200	1140	1080	950	875	820					9010
Day Passes Sold	26	18	20	22	20	22	20	15					163
Memberships Sold	44	32	25	22	20	21	18	19					201
Monthly Payment Memberships	54	53	52	53	51	52	50	49					414
Arena													
Hours Rented	149	144	135	110	0	0	0	0					538
Preschool (Free)	4	4	3	0	0	0	0	0					11
Adult Skate	4	4	3	0	0	0	0	0					11
Donated Ice Time	0	10	0	7	0	0	0	0					17
Total Hours Rented	157	162	141	117	0	0	0	0					577
Storm Days (no rentals)	2.5	2	1	1	0	0	0	0					6.5

## 2018

[illegible]



## **Mayor's Report to Town Council**

**October 15, 2019**

**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 spokespersons 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](http://www.kensington.ca))

Committee of Council meetings are held on the 4<sup>th</sup> Monday of each month (except July and August and December) at 6:30 pm and Town Council meetings are held on the 2<sup>nd</sup> Monday of each month at 7:00 pm. The 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.

**Meeting with Justice and Public Safety** – Chief Sutherland and I met with Minister of Justice and Public Safety, Hon. Bloyce Thompson and Mr. Aaron Campbell, Director of Public Safety to review policing in Kensington. Chief Sutherland was able to bring the Minister up to date on policing in our area and we were able to review our progress dealing with the recent Hurricane Dorian. Minister Thompson and Mr. Campbell spoke well of our Police Department in Kensington as well as our Kensington Volunteer Fire Department who were called upon during Dorian. This was Minister Thompson second visit to our Town as he dropped in shortly after the storm to discuss with me how the Town was progressing.

**55 Games Plus Luncheon** – Deputy Mayor Pickering and I attended the luncheon in St. Peters as they are hosting the 55 Games Plus this year. It was announced during this luncheon the Town of Kensington would be the host municipality in 2020. We need to confirm a Councillor who will take the lead on this project and keep Council informed of the progress and plans.

**100<sup>th</sup> Birthday** – It was my great pleasure to be able to deliver congratulations to Mrs. Lillian Hiltz who celebrated her 100<sup>th</sup> birthday. She still lives in her own home and is able to manage with the help of her daughter and Meals on Wheels. Mrs. Hiltz was proud to show me her congratulatory Best Wishes and Greeting from Queen Elizabeth II. Mrs. Hiltz has seen a lot of changes over her lifetime.

**Department of Social Development and Housing** – I met with Cody Clinton, Policy Analyst with the Department of Social Development and Housing. Mr. Clinton was looking for feedback on the need



for additional housing for seniors and families in the area. I was able to relate to him some of the phone calls I have received wondering where they might find rental housing. I understand he has interested developers in the area looking to build some units and he was visiting the Town assessing the need. The province has programs to assist developers and I stressed the importance of support for our area for family and senior housing.

**KISH Terry Fox Run/Walk** – Deputy Mayor Pickering joined me and we walked with the students of KISH for the annual Terry Fox Run Fundraiser. The organizers had a goal of raising \$250 this year but exceeded that amount by raising over \$1300. Congratulations to all who participated.

**Police and Peace Officers' Memorial Service** – The service this year was held at Park Royal United in Charlottetown. There was a good turnout at the memorial and our own Constable Matheson carried the flag for Kensington Police Services. A selection of names was read of persons who had been killed in the line of duty during this solemn occasion.

**Kensington Gallery Art Coop** – The artists of the Kensington Gallery Art Coop officially opened their showing of their work at the Eptek Centre in Summerside. I attended at their request and they expressed the great appreciation of the Art Coop for the Town of Kensington providing them the facility to show their work during the summer.

**EMO Training** – Geoff Baker, Councillor Rodney Mann, Wendy MacKinnon, Kim Caseley and I attended the Emergency Management Organization basic training for Councillors and Staff. This was a great chance for us to review what a municipality needs to address and how things need to be addressed following Hurricane Dorian. Fortunately has a written bylaw and procedure that may need to be updated but we are well position to meet our requirement for Municipalities for October 2020.

**CBC Tree Giveaway** – CBC Radio and PEI Department of Forestry broadcast from the Charlottetown Farmers Market to discuss the devastation and loss of trees resulting from Dorian. I was asked to join them and relay some of the issues we experienced in Kensington. The Dept. of Forestry dropped off 25 trees at Town Hall which we gave away as per the instructions from CBC. In total CBC and Forestry were giving away 800 hardwood trees to help offset the loss from Dorian.

**Advanced Equity and Inclusiveness for Municipalities Workshop** – Wendy MacKinnon and I attended the workshop in Summerside. This workshop was designed for municipalities. The workshop pointed out some of the barriers that workers, minorities and might experience and people are not aware of them. This workshop was not so much a workshop to point out what the barriers are but to stress how important it is for municipalities to be sensitive at looking for conditions, policies or facilities that might impact other people. (i.e. sidewalk conditions affect wheelchairs and also those with walking challenges, time of meetings might affect ability for some to attend, etc.)

**HMCS Queen Charlotte** – I was invited and will be attending the Change of Command Parade hosted by Her Majesty's Canadian Ship (HMCS) Queen Charlotte on Saturday October 12. The change of



Command will see Commander John MacDonald assume command of HMCS Queen Charlotte, Charlottetown's Naval Reserve Division from Commander Rob Alain

Rowan Caseley  
Mayor – Town of Kensington

## Town of Kensington - Request for Decision

<b>Date:</b> October 1, 2019	<b>Request for Decision No:</b> 2019-53 <b>(Office Use Only)</b>
<b>Topic:</b> Dangerous and Unsightly Property – 105 Victoria Street West	
<b>Proposal Summary/Background:</b> <p>Staff sent a written Dangerous and Unsightly Property Notice (attached) to the owner of a property located at 105 Victoria Street West on July 29, 2019. The Notice provided a 30-day period for the <u>property to be repaired to an acceptable community standard or removed, and for the property to be cleaned up; grass mowed and all litter and/or offending material removed and disposed of in a proper manner.</u> The Notice was sent by registered mail. A Dangerous Building Notice was also posted on the property on July 29, 2019 by a public works staff person.</p> <p>The 30-day period expired on August 29<sup>th</sup> and no tangible action has been taken on the property. A portion of the grass appeared to have been cut however it is believed that this was completed prior to the issuance and posting of the aforementioned Notices.</p> <p>The registered mail Notice was returned to the Town on August 27, 2019 as it was never picked up from the post office by the property owner. <u>Staff contacted the property owner by telephone on August 27, 2019 to ensure that he was aware that the Notice's had been sent/posted.</u> He indicated he was aware as someone had sent him a photograph of the posted Notice. The property owner indicated that he is unable to complete any immediate repair/removal work as he is working in western Canada and would not be returning for 90 to 100 days, at which point he is prepared to complete work on the property. He did indicate that he could probably have someone 'board up' the broken windows and doors for the time being. I requested an email address from the property owner to enable me to provide a copy of the Notice to him electronically, to which he responded that he did not have an email address. It is worth noting that since this telephone conversation, no work has been completed on the property.</p> <p>In addition to the recent Dangerous and Unsightly Property Notice provided on July 29<sup>th</sup>, the Town has attempted for approximately the past ten years to get the property cleaned up to a reasonable community standard. Unsightly Property letters were sent to the property owner in 2010, 2011, 2013, 2015, 2016 and 2017 under the former Unsightly Property Bylaw. The property has been vacant for at least the past 12 years.</p> <p>A "Dangerous Building" is defined in the Dangerous and Unsightly Property Bylaw as:</p> <ul style="list-style-type: none"><li>• A building where the walls or other vertical structural members list, lean or buckle to such an extent that it presents a danger to the occupants or other persons or property;</li><li>• A building which shows clear damage or deterioration of the foundation supporting member or members;</li><li>• A building which has improperly distributed loads upon the floor or roofs or structural supporting members or in which the same are overloaded, or which has insufficient strength to be reasonably safe for the intended use or occupation;</li></ul>	

- A building which has:
  - Become dangerous to life, safety, or the health and welfare of the occupants or the general public; or
  - Deteriorated so as to substantially depreciate the value of the property in the vicinity; or
  - Become a detriment to the general appearance of the Town.

An “Unsightly Property” is defined as any property or part thereof upon which there is visual evidence of a lack of general maintenance and upkeep due to the presence of litter, derelict motor vehicle(s) or dangerous buildings or structures.

Section 7.1 of the Bylaw sets the standards that Council shall apply when ordering the repair, vacation or demolition of a Property:

- Any property that is in a condition that makes it dangerous to the health, safety or general welfare of its occupants, or has a dangerous building, shall be ordered vacated;
- And property that can reasonably be brought into compliance with the requirements of this bylaw shall be ordered repaired;
- And property that cannot reasonably be repaired or that has been ordered repaired but repairs have not been completed by the deadline set out in the Notice made pursuant to subsection 8.3, or before the expiration of any extension period granted pursuant to section 8.7, shall be ordered demolished.

Section 9 of the Bylaw provides direction to Council where a property owner is non-compliant with the Bylaw. Section 9 states:

- Where the owner of the property upon whom a Notice pursuant to section 8 has been served, does not comply with the requirements of such Notice the Inspector shall immediately notify Council who may, by resolution, authorize it’s Inspector, or a contractor directed by the Inspector, to enter the property without written warrant or other legal process, and thereupon carry out any and all works as stated in the Notice in order to bring the property into compliance with the requirements of this Bylaw.
- A resolution passed by Council under section 9.1 shall be in effect for twenty-four (24) months from the date of passing and enables the Inspector to re-enter the property at any time to remedy a recurring condition.
- The Inspector or his designate shall cause the costs of such vacation, repair or demolition or other work done to be charged to the owner, and failing receipt of payment within thirty (30) days therefrom from the owner, such costs shall be charged against the property as a municipal lien or to be recorded in a law suit against the owner.

It is apparent from viewing the property that there are broken windows, broken eavestrough, roof shingle deterioration, siding deterioration and the main door into the structure is wide open with a broken window. There is garbage and litter strewn throughout the structure and property.

Based on direction from Town Council at their regular September meeting, staff hired a structural

engineer from WSP to complete a structural assessment of the single residential home on the property. The assessment highlighted several areas of deterioration. The assessment concluded that *“the property is in poor structural condition. There are significant areas of timber deterioration and foundation issues that make any attempt at rehabilitation of the structure impractical. Without intervention, the main structural components, including the roof and floor system, will continue to deteriorate and become a further safety risk.”*

It is recommended that Town Council, by resolution, authorize the CAO to hire an appropriate contractor to complete work on the property, including demolition of the structure on the property and to have the property cleaned up to an appropriate community standard. Once the work is completed, staff will invoice the property owner for the cost of such demolition as per Section 9.3 of the Bylaw. Failing receipt of payment within the permitted timeline, staff will move forward with charging a lien against the property.

**Benefits:**

- Will provide for the demolition of a nuisance property in the town.
- Will provide for the demolition of a property that has become dangerous to the safety and health of the general public.
- Will clean-up a property that has become a detriment to the appearance of the town.

**Disadvantages:**

- None noted.

**Discussion:**

The neglect and deterioration of the home and property have seriously impacted the property and well being of neighbouring property owners. The property is on a main thoroughfare (Route 2) coming into the Town and has been a constant source of complaint from residents and neighbouring property owners.

**Options:**

1. Authorize staff to demolish and clean-up the property located at 105 Victoria Street West.
2. Not authorize staff to demolish and clean-up the property.
3. Other direction as Town Councilors deem appropriate.

**Costs/Required Resources:**

Estimated at \$10,000.00

**Source of Funding:**

Current Cash Flow

**Recommendation:**

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

***WHEREAS Town Council has attempted to clean-up a property located at 105 Victoria Street West for at least the past ten years;***

***AND WHEREAS a Dangerous and Unsightly Property Notice was served on the property owner and posted on the subject property on July 29, 2019;***

***AND WHEREAS the Town's Chief Administrative Officer contacted the owner by telephone on August 27, 2019 in a further attempt to have the property cleaned up;***

***AND WHEREAS the property owner has taken no tangible action to clean-up the property:***

***AND WHEREAS Town Council has declared the building and property located at 105 Victoria Street West as dangerous and unsightly;***

***BE IT RESOLVED THAT Town Council hereby orders and authorizes the Chief Administrative Officer to have the residential structure on the property demolished and the property cleaned up to a reasonable community standard at the expense of the property owner;***

***BE IT FURTHER RESOLVED THAT failing the receipt of funds from the property owner within thirty days of being invoiced for the demolition and clean-up work, that the Chief Administrative Officer be authorized to charge costs against the property as a municipal lien.***





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

Patrick Glover  
PO Box 32010  
Kensington, PE  
C0B 1M0

July 29, 2019

**Re: 105 Victoria Street East, PID No. 76281 – Unsightly Property**

Dear Mr. Glover:

The following letter is written regarding your property at 105 Victoria Street West in the Town of Kensington, more specifically the unsightly appearance of the residential home and property and the need for it to be removed and/or made presentable. It is bordered by well-kept properties and is located along one of the main corridors entering the Town. The Town has made several attempts over the past ten years to have the property cleaned up.

The property has been deemed dangerous and unsightly by Town Council. The Town's *Dangerous and Unsightly Property Bylaw, Bylaw #2019-01*, defines a Dangerous Building as a building which has become dangerous to life, safety or the health and welfare of the occupants or the general public; has deteriorated so as to substantially depreciate the value of the property in the vicinity; or has become a detriment to the general appearance of the Town. An "Unsightly Property" is defined under the *Bylaw* as any property or part thereof upon which there is visual evidence of a lack of general maintenance and upkeep due to the presence of litter, derelict motor vehicle(s) or dangerous buildings or structures.

Several complaints have been received from neighbouring property owners and other residents of the community regarding the dangerous and unsightly appearance of the building and property.

The present condition of this property provides the Town of Kensington with grounds to enforce the *Bylaw*. A copy of the *Bylaw* is enclosed for your information. The Town is providing a period of 30 days from the date of service of this letter for the residential structure on the property to be repaired to an acceptable community standard or removed and for the property to be cleaned up; grass mowed and all litter and/or offending material removed and disposed of in a proper manner. In the event this is not done, the Town in



Mayor: Rowan Caseley  
Chief Administrative Officer: Geoff Baker  
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accordance with Section 9 of the *Bylaw*, may arrange for the removal or repair of the offending structure and the clean up of the property, at the expense of the property owner.

This notice to comply with the provisions of the Town of Kensington's *Dangerous and Unsightly Property Bylaw* is being sent to you by registered mail. In addition, a "Dangerous Building Notice" will be placed on the residential building and property.

I will be pleased to discuss this matter with you and may be reached at (902) 836-3781.

Best Regards,

Geoff Baker  
Chief Administrative Officer

Encl.    Unsightly Premises Bylaw  
          Property Images



**DANGEROUS AND UNSIGHTLY PROPERTY BYLAW  
BYLAW # 2019-01**

**A BYLAW TO REGULATE DANGEROUS AND UNSIGHTLY PROPERTY IN  
THE TOWN OF KENSINGTON, PROVINCE OF PRINCE EDWARD ISLAND.**

**BE IT ENACTED** by the Council of the Town of Kensington, in the Province of Prince Edward Island, as follows:

**1. Citation**

- 1.1 This bylaw may be cited as “The Town of Kensington Dangerous and Unsightly Property Bylaw”.

**2. Scope**

- 2.1 This Bylaw shall apply to all property in the Town of Kensington.

**3. Authority**

- 3.1 Section 180 of the Municipal Government Act, R.S.P.E.I. 1988, c M-12.1 authorizes Town Council to pass a bylaw respecting dangerous and unsightly property in the Town of Kensington.

**4. Definitions**

- 4.1 In this bylaw:

- a) “Act” means the *Municipal Government Act*, R.S.P.E.I. 1988, c M-12.1.
- b) “Chief Administrative Officer” or “CAO” means the administrative head of the Town of Kensington as appointed by Council under clause 86(2)(c) of the *Municipal Government Act*.

- c) "Council" means the Mayor and other members of the Council of the Town of Kensington.
- d) "Dangerous Building" includes:
  - i. A building where the walls or other vertical structural members list, lean or buckle to such an extent that it presents a danger to the occupants or other persons or property;
  - ii. A building which shows clear damage or deterioration of the foundation supporting member or members;
  - iii. A building which has improperly distributed loads upon the floor or roofs or structural supporting members or in which the same are overloaded, or which has insufficient strength to be reasonably safe for the intended use or occupation;
  - iv. A building which has:
    - A. Become dangerous to life, safety, or the health and welfare of the occupants or the general public; or
    - B. Deteriorated so as to substantially depreciate the value of the property in the vicinity; or
    - C. Become a detriment to the general appearance of the Town.
- e) "Derelict Motor Vehicle" means a used motor vehicle or the body or chassis of a used motor vehicle that:
  - i. Is not in operating condition, by reason of removed wheels, motor, transmission or functioning equipment necessary for its operation; or
  - ii. Is rusted, wrecked or partly wrecked, or is dismantled or partly dismantled; and is not insured and/or registered under the Highway Traffic Act, R.S.P.E.I. 1988, c. H-5 and does not have a current, valid license plate attached to it; and has been entirely or partially located outside of a building for more than one month.
- f) "Inspector" means the person who is designated to carry out the duties assigned by Council pursuant to this bylaw.
- g) "Litter" means any rubbish, refuse, garbage, waste materials, papers, packages, containers, bottles, cans or parts thereof and any article, product, machinery, mobile homes, or other manufactured goods which are dumped, discarded, abandoned or otherwise disposed of.

c) Litter.

- 6.5 All doors, windows and other openings on vacant buildings shall be secured and locked to prevent unauthorized entry.
- 6.6 In the event property damage or unauthorized entry occurs after the measures in section 6.5 above have been implemented, Council may issue a Notice to the owner requiring the doors and windows or other openings to be covered with a solid wooden material or to secure the land upon which the vacant building is located with a fence at least 1.5 metres in height.
- 6.7 Where wooden material is used to secure a vacant building, it shall be painted to match the trim colour or exterior wall colour of the vacant building and all material used to cover the openings must properly fit inside the outer window, door trim or other opening.
- 6.8 Where a property or building has been secured pursuant to section 6.6 for more than eighteen (18) months, Council may order the building to be repaired or demolished in accordance with Part 7 of this Bylaw.

## **7. Standard for Repair, Vacation or Demolition**

- 7.1 The following standards shall be applied by Council in ordering the repair, vacation or demolition of Property:
  - a) Any property that is in a condition that makes it dangerous to the health, safety or general welfare of its occupants, or has a dangerous building, shall be ordered vacated;
  - b) And property that can reasonably be brought into compliance with the requirements of this bylaw shall be ordered repaired;
  - c) And property that cannot reasonably be repaired or that has been ordered repaired but repairs have not been completed by the deadline set out in the Notice made pursuant to subsection 8.3, or before the expiration of any extension period granted pursuant to section 8.7, shall be ordered demolished.
- 7.2 In addition to any Notice which may be issued pursuant to Part 8, the Inspector shall place the following "Dangerous Building Notice" on any building that Council has determined is a dangerous building:

"This Building has been found to be a Dangerous Building pursuant to the Town of Kensington Dangerous and Unsightly Property Bylaw. Pursuant to the Bylaw, this Notice is to remain on this building until it is vacated, repaired, or demolished in accordance with the Notice which has been given to the Owner of this Building. It is unlawful to remove this Notice until such Notice is complied with."

## **8. Enforcement Standards**

- 8.1 The Inspector or his designate may enter onto and inspect any property where, in the inspector's opinion such property violates any of the provisions of this Bylaw.
- 8.2 Where, in the opinion of the Inspector or his designate, any property does not meet the requirements of this bylaw, the Inspector or his designate shall issue a Notice pursuant to section 8.3.
- 8.3 The Notice shall be issued to the owner and shall:
  - a) Be in writing;
  - b) State in which respect(s) the property does not meet the requirements of this Bylaw and what must be done to the property to bring it into compliance with the requirements of this Bylaw; and
  - c) State the date in which the property shall be brought into compliance with the requirements of this Bylaw, which date is not to exceed thirty (30) days from the date the Notice is deemed to be served pursuant to section 8.5.
- 8.4 The notice shall be served:
  - a) By personal delivery of the Notice to the owner; or
  - b) By depositing the notice in the mail by certified letter to the address of the owner;  
or
  - c) By posting the Notice in a conspicuous place on the property.
- 8.5 The date of service of the notice is deemed to be:
  - a) In section 8.4(a), the date of delivery of the Notice to the owner;
  - b) In section 8.4(b), the date stated in an acknowledgement card received from Canada Post for a registered letter which indicates the date the card is receipted;
  - c) In Subsection 8.4(c), the date the Notice is posted on the property.

- 8.6 Proof of personal service of the Notice under subsection 8.4(a), or proof of the posting of the Notice under subsection 8.4(c), may be an affidavit of the person serving or posting the notice, which affidavit shall set forth the manner in which service was made and the time and date of service.
- 8.7 The Inspector may extend the time for compliance with any Notice issued pursuant to this part, provided there is evidence of intent to comply with any such Notice and reasonable cause exists to prevent immediate compliance.

## **9. Non-Compliance**

- 9.1 Where the owner of the property upon whom a Notice pursuant to section 8 has been served, does not comply with the requirements of such Notice the Inspector shall immediately notify Council who may, by resolution, authorize it's Inspector, or a contractor directed by the Inspector, to enter the property without written warrant or other legal process, and thereupon carry out any and all works as stated in the Notice in order to bring the property into compliance with the requirements of this Bylaw.
- 9.2 A resolution passed by Council under section 9.1 shall be in effect for twenty-four (24) months from the date of passing and enables the Inspector to re-enter the property at any time to remedy a recurring condition.
- 9.3 The Inspector or his designate shall cause the costs of such vacation, repair or demolition or other work done to be charged to the owner, and failing receipt of payment within thirty (30) days therefrom from the owner, such costs shall be charged against the property as a municipal lien or to be recorded in a law suit against the owner.

## **10. Severability**

- 10.1 It is the intention of Council that each separate provision of this Bylaw shall be deemed independent from all other provisions of this Bylaw, such that if any provision of this Bylaw is deemed invalid, all other provisions of this Bylaw shall remain valid and enforceable.

## **11. Penalties for Disregarding Notices**

- 11.1 Any owner who fails to comply with all terms of any "Dangerous Building Notice" issued pursuant to Section 7.2 of this Bylaw shall be guilty of an offence and liable on summary conviction to a fine of not less than \$100 and not exceeding \$500.

- 11.2 Any owner who fails to comply with all the terms of any Notice issued under this Bylaw other than a "Notice of Dangerous Building" issued pursuant to section 7.2 of this Bylaw shall be guilty of an offence and liable on summary conviction to a fine in an amount not to exceed \$1,000 for each offence, and where an offence under this Bylaw is committed or continued to be committed for more than one week, the person who committed the offence is liable to be convicted for a separate offence for each week the offence is committed or continued.

## **12. Repeal**

- 12.1 All previous Bylaws of the Town of Kensington pertaining to Dangerous or Unsightly Property are hereby repealed.

## **13. Effective Date**

- 13.1 This Dangerous and Unsightly Property Bylaw, Bylaw #2019-01, shall be effective on the date of approval and adoption by Council.

### **First Reading:**

This Dangerous and Unsightly Property Bylaw, Bylaw # 2019-01, was read a first time at the Council meeting held on the 11<sup>th</sup> day of February, 2019.

This Dangerous and Unsightly Property Bylaw, Bylaw # 2019-01 was approved by a majority of Council members present at the Council meeting held on the 11<sup>th</sup> day of February, 2019.

### **Second Reading:**

This Dangerous and Unsightly Property Bylaw, Bylaw # 2019-01, was read a second time at the Council meeting held on the 11<sup>th</sup> day of March, 2019.

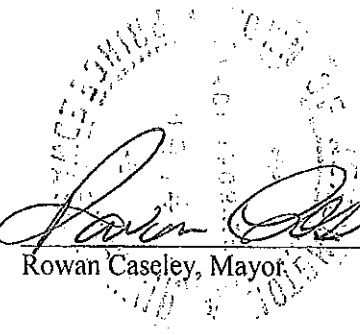
This Dangerous and Unsightly Property Bylaw, Bylaw # 2019-01 was approved by a majority of Council members present at the Council meeting held on the 11<sup>th</sup> day of March, 2019.

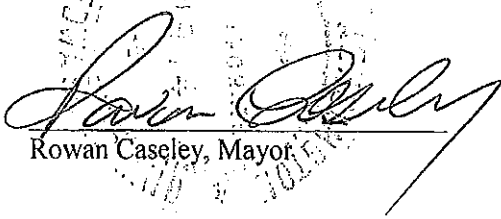
### **Approval and Adoption by Council:**

This Dangerous and Unsightly Property Bylaw, Bylaw # 2019-01, was adopted by a majority of Council members present at the Council meeting held on the 11<sup>th</sup> day of March, 2019.

Signatures:



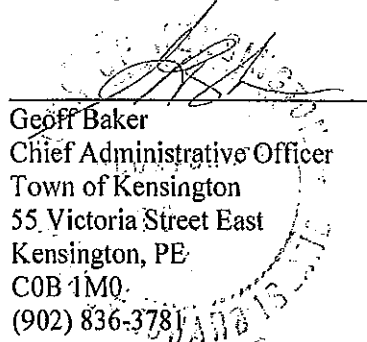


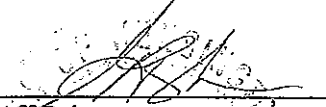
  
Rowan Caseley, Mayor



  
Geoff Baker, CAO

This Dangerous and Unsightly Property Bylaw, Bylaw # 2019-01 adopted by the Council of the town of Kensington on March 11, 2019 is certified to be a true copy of the original as seen by me.



  
Geoff Baker  
Chief Administrative Officer  
Town of Kensington  
55 Victoria Street East  
Kensington, PE  
C0B 1M0  
(902) 836-3781



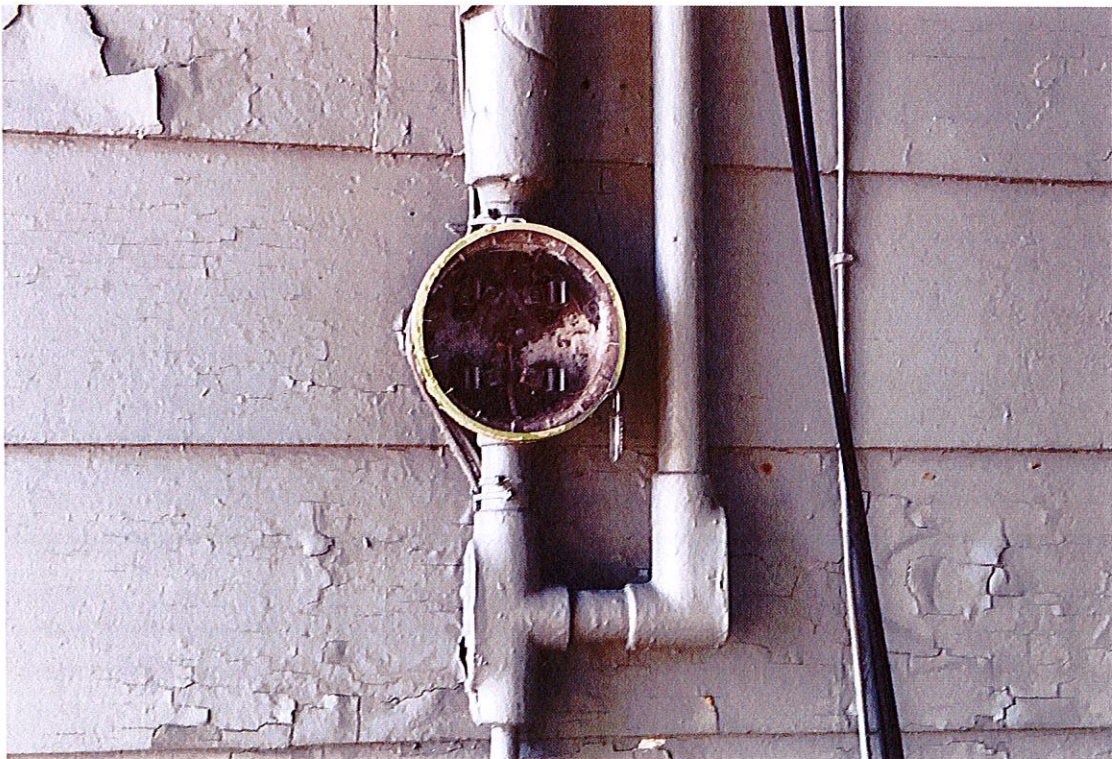




























Mayor: Rowan Caseley  
Chief Administrator Officer: Geoff Baker  
Deputy Administrator: Wendy MacKinnon  
*Incorporated 1914*

July 29, 2019

# NOTICE

**(Issued pursuant to the Town of Kensington Dangerous and  
Unsightly Property Bylaw # 2019-01)**

**TO: PATRICK GLOVER  
PO Box 32010  
KENSINGTON, PE  
C0B 1M0**

**RE: 105 VICTORIA STREET W, PID No. 76281  
KENSINGTON, PE**

**This Building has been found to be a Dangerous Building pursuant to the Town of Kensington Dangerous and Unsightly Property Bylaw. Pursuant to the Bylaw, this Notice is to remain on this building until it is vacated, repaired, or demolished in accordance with the Notice which has been given to the Owner of this Building. It is unlawful to remove this Notice until such Notice is complied with.**

**Geoff Baker  
Chief Administrative Officer – Town of Kensington**



September 23, 2019

Mr. Geoff Baker, Town Manager  
Town of Kensington  
55 Victoria St E  
Kensington, PE  
C0B 1M0

**Subject: 105 Victoria Street West - Inspection**

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Dear Mr. Baker:

WSP has completed a structural review of the abandoned house at 105 Victoria Street West, Kensington, PE. The inspection was limited to visually accessible areas of the building.

**EXTERIOR**

The exterior of the house is visibly deteriorated due to years of neglect. Numerous areas of light to medium rot were observed where the paint is removed. Several windows have been broken, indicating the interior of the structure has been subject to weather and moisture for an unknown amount of time. The main door panels are also broken or otherwise missing. (Refer to Photo 1)

**INTERIOR – MAIN FLOOR**

The interior of the house is in fair to poor condition throughout. The floors are weak with rot in several areas and otherwise uneven in numerous other locations. Garbage is heavily accumulating throughout the house, so the extent of the floor sags and heaves were not accurately determined. Both porch area floors are very soft, with the roadside porch appearing to be in very poor condition.

The main floor ceilings are sagging in numerous locations. The header beam at the living room-to-porch doorway is visibly sagging, and the door frame is severely rotted. There is a large fungus observed growing on the door frame. In the kitchen, an approximately 2 m<sup>2</sup> area of 2<sup>nd</sup> floor joists are exposed due to missing ceiling tiles. Wet staining was observed in the living room ceiling near the rotten door frame. Medium sized areas of mold were observed on the living room doorway. (Refer to Photos 2 through 9)

195 MacEwen Road  
Summerside, PE  
Canada C1N 5Y4

T: +1 902 436-2669  
F: +1 902 436-8601  
wsp.com

### INTERIOR - 2<sup>ND</sup> FLOOR

The 2<sup>nd</sup> floor ceiling has failed due to severe rot over the water heater. Large areas of suspected mold were observed throughout the ceiling finish. It is suspected that the roof rafters are in poor condition throughout due to the severity failed ceiling section and presence of suspected mold. (Refer to Photos 10 and 11)

### BASEMENT

The basement cellar is generally in poor condition with suspected load carrying capacity issues throughout. It was very damp with a significant amount of condensation collecting on the pipes. There are varying degrees of rot observed in most of the joists and large areas of the floor planks. One joist had rotted through and collapsed, while several other joists are compromised due to severe section loss. Construction related errors were observed within the floor system. Severe rot and suspected mold were observed in the carrying beams. A large area of suspected fungus/mold film was observed on the north side of the floor system. Support posts have little to no bearing in several locations. The top landing at the basement stairs is severely rotten and the top step is missing. Additionally, the stairs are not safely attached to structure, nor is the top landing securely connected to the floor system. This doorway should be boarded up to prevent injury. (Refer to Photos 12 through 19 and Photos 23 through 26)

Most of the foundation system is constructed with masonry block. Over half of the grout courses contain wide cracks and several courses are slightly displaced. Several blocks have cracked. The west wall has a wide vertical crack, which continued through the exposed section of footing and is suspected to be caused by differential settlement. Most of the poured concrete sections have wide cracks throughout. The poured section of the west wall is laterally displaced approximately 50-75mm. The northwest corner of the chimney foundation has undermined approximately 75mm. This will continue to become unstable over time and may eventually cause the chimney to collapse. (Refer to Photos 20 through 23)

### CONCLUSION

Based on these observations, the property is in poor structural condition. There are significant areas of timber deterioration and foundation issues that make any attempt of rehabilitation of the structure impractical. Without intervention, the main structural components, including the roof and floor system, will continue to deteriorate and become a further safety risk.

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

Yours sincerely,



Nick Reddin, P.Eng  
Project Engineer, Structural

Encl.  
WSP ref.: 181-16630-00

## APPENDIX A – INSPECTION PHOTOS



**Photo 1: Exterior Wall – West Face**



**Photo 2: Garbage collecting throughout the structure.**



**Photo 3: East Porch – Rotted floors and debris collecting.**



**Photo 4: Living room general elevation.**



**Photo 5: Kitchen – Ceiling hanging down**



**Photo 6: Exposed ceiling joists over kitchen area.**



**Photo 7: Water staining in ceiling near front porch.**



**Photo 8: Severely rotted door frame with fungus growth at front porch.**





**Photo 9: Suspected mold growing on living room door.**



**Photo 10: Collapsed ceiling due to severe rot. Large areas of mold growth/**





**Photo 11: Suspected mold in 2<sup>nd</sup> floor back room.**



**Photo 12: Basement stairs in poor condition, unsafe for use.**



**Photo 13: Condensation build up on the ducting above.  
 Undermined chimney foundation.**



**Photo 14: Severely rotted joists**



**Photo 15: Severely rotted joist.**



**Photo 16: Severe rot in joists and deck planks.**



**Photo 17: Rot and mold build up on joist.**



**Photo 18: Unknown film/build up over approximately 10 m<sup>2</sup> in north east – north center floor area.**



**Photo 19: Joist with no end support.**



**Photo 20: Beam post with no bearing.**



**Photo 21: Wide crack in west side block wall.**



**Photo 22: Wide cracks in longitudinal grout lines.**



**Photo 23: Wide cracks in north wall grout lines. One crack through the middle of block (2<sup>nd</sup> course from top).**



**Photo 24: Wide crack through exposed wall footing.**





**Photo 25: Wide cracks in poured wall section.**



**Photo 26: Stair landing unsafe to carry load.**





**Photo 27: Unsecured stair stringer.**

## Town of Kensington - Request for Decision

<b>Date:</b> October 2, 2019	<b>Request for Decision No:</b> 2019-54
<b>Topic:</b> Kensington Wild 2019/20 Sponsorship Request	
<b>Proposal Summary/Background:</b> <p>A request has been received from Kensington Wild Major Midget Hockey Club President, Mike Gallant, for the Town to consider sponsoring the team for their 2019/20 season. In each of the past six years the Town has been a “Jersey Sponsor” for the team at a cost of \$750.00 annually.</p> <p>In exchange for the \$750.00 sponsorship the Town receives its name on a home and away jersey, recognition in their game programs and 5 season passes. In past years, the Town has given away the 5 season passes on an individual game basis, i.e. 5 passes to each game throughout the season. This is typically done through social media contests.</p> <p>The Kensington Wild have provided two options for sponsorship for the Town’s consideration as follows:</p> <p><u>Jersey Sponsor - \$750.00</u> Company name on home and away jersey Company name in game program 5 season passes</p> <p><u>Game Sponsor - \$250.00</u> Company name in program 1 home game recognition as game sponsor 10 free tickets to your game night</p> <p>The request was considered at September’s Committee of Council meeting where it was recommended that Town Council approve the \$750.00 Jersey Sponsorship.</p>	
<b>Benefits:</b> <ul style="list-style-type: none"><li>• N/A</li></ul>	
<b>Disadvantages:</b> <ul style="list-style-type: none"><li>• N/A</li></ul>	
<b>Discussion/Comments:</b> <p>It is recommended by the CAO that Town Council proceed with a sponsorship of the Kensington Wild for the 2019/20 season in the amount of \$750.00.</p>	
<b>Options:</b> <ol style="list-style-type: none"><li>1. Sponsor the Kensington Wild in the amount of \$750.00.</li><li>2. Sponsor the Kensington Wild in the amount of \$250.00</li><li>3. Not sponsor the Kensington Wild for the 2019/20 season.</li></ol>	

<b>Costs/Required Resources:</b>  \$750.00	<b>Source of Funding:</b>  General Government – Donations and Grants
<b>Recommendation:</b>  That Town Council consider and adopt the following motion:  <i><b>THAT Kensington Town Council approve a “Jersey Sponsorship” for the Kensington Wild Major Midget Hockey Club for the 2019/20 hockey season in the amount of \$750.00.</b></i>	



Kensington Wild Hockey Club  
PO BOX 835  
Kensington .PE  
C0B-1M0

## Sponsorship Letter 2019/2020

Dear Potential Sponsor,

On behalf of the Kensington Wild Major Midget Hockey Club, we would like to extend an invitation to you and your company to become a sponsor for our 2019/2020 season. Let me take this opportunity to introduce you to the Kensington Wild. The Wild franchise is entering its 7th year in the NB/PEI Major Midget League. Our team plays host to and travels to Moncton, Fredericton, St John, Grand Falls, and Charlottetown. We compete in a 40 game schedule; attend tournaments in Moncton Quebec and Halifax. The Wild will play home games at the Community Gardens in Kensington and will once again be a very competitive team.

The Kensington Wild team will consist of 20 players from across Pei. This league hosts the future talented players that will go on to be drafted in the Major Junior, Junior A hockey Leagues. It's our plan to continue to be a part of our community and to provide an exciting environment for our players, fans and sponsors.

The Wild Hockey Club looks forward to building a strong partnership with your company. We truly believe that together we can help grow your community involvement while investing in today's youth and having a lot of fun doing it. We are a team that represents Prince County and strongly involved in the communities of Prince Edward Island.

We are proposing a couple of options for you to consider. This is going to be an exciting year for the Wild in Kensington. We will work hard to bring business your way with our team along with the travelling teams to our area. If you have any questions at all please feel free to contact myself. We thank you for your time and look forward to hearing from you soon.

Respectfully Yours;

Mike Gallant  
Kensington Wild President

902-439-3565  
[pei.wildhockey@hotmail.com](mailto:pei.wildhockey@hotmail.com)



Jersey Sponsor \$750.00

Company name on home and away jersey

Company name in our game program

5 Season Passes

Game Sponsor \$250

Company name in our program

1 home game for you to be recognized as game sponsor

10 free tickets to your game night

Season Passes \$75.00

Great gift for your staff

Checks can be made payable to Kensington Wild.

Kensington Wild

4 Linwood Drive

Kensington PE

C0B1M0

902-439-3565

## Town of Kensington - Request for Decision

<b>Date:</b> October 7, 2019	<b>Request for Decision No:</b> 2019-55
<b>Topic:</b> Samaritans Purse Donation	
<b>Proposal Summary/Background:</b>  At the September meeting of Committee of Council, it was discussed and a recommendation was made to donate \$2,000.00 to the Samaritans Purse International Relief organization.  Samaritans Purse have been in the Kensington Area, following a formal invitation from Kensington town Council, since a few days following the recent Hurricane Dorian event, assisting residents in clean-up efforts. Many town residents have been assisted by the organization.	
<b>Benefits:</b> <ul style="list-style-type: none"><li>• Will provide support for an International Relief organization that provided local assistance following Hurricane Dorian.</li></ul>	
<b>Disadvantages:</b> <ul style="list-style-type: none"><li>• N/A</li></ul>	
<b>Discussion/Comments:</b>  It is recommended by the Committee of Council that Town Council proceed with a donation to the Samaritans Purse International Relief Organization in the amount of \$2,000.00.	
<b>Options:</b> <ol style="list-style-type: none"><li>1. Donation \$2,000.00 to Samaritans Purse, as recommended.</li><li>2. Donate a different amount.</li><li>3. Not donate.</li></ol>	
<b>Costs/Required Resources:</b>  \$2,000.00	<b>Source of Funding:</b>  General Government – Donations and Grants
<b>Recommendation:</b>  That Town Council consider and adopt the following motion:  <i><b>THAT Kensington Town Council approve a donation in the amount of \$2,000.00 to the Samaritans Purse Relief Organization.</b></i>	

## Town of Kensington - Request for Decision

<b>Date:</b> October 10, 2019	<b>Request for Decision No:</b> 2019-57								
<b>Topic:</b> Rail Yards/Train Station Upgrades – Tender Award									
<b>Proposal Summary/Background:</b> <p>The Town recently issued three tender documents through Bay Winds Consulting. The tenders were for the Train Station Roof Replacement, Train Station Mechanical Upgrades, and General Carpentry. The roof replacement tender was subsequently cancelled as the roof saw significant damage from Hurricane Dorian and as such, will be replaced through an insurance claim to the greatest extent possible (work expected to begin in early November).</p> <p>The Mechanical Upgrades Tender closed on September 6, 2018 with two bids being received from Advanced Air Systems and Poirier Heating and Cooling Inc:</p> <table><tr><td>Advanced Air Systems</td><td>\$69,448.50 plus HST</td></tr><tr><td>Poirier Heating &amp; Cooling Inc.</td><td>\$53,431.00 plus HST (Low Bidder)</td></tr></table> <p>The Mechanical Upgrades work generally includes the relocation of the existing kitchen exhaust fan from above the roof to the attic; supply and installation of a new turn down goose neck; and associated duct work; supply and installation of a four-ton heat pump unit complete with three ceiling mounted cassette units; and associated duct work.</p> <p>The General Carpentry tender closed on August 26, 2019 with two bids being received from Carpenters 2018 Inc and CP Construction:</p> <table><tr><td>Carpenters 2018 Inc.</td><td>\$198,260 plus HST (Low Bidder)</td></tr><tr><td>CP Construction</td><td>\$264,206 plus HST</td></tr></table> <p>The General Carpentry work generally includes the removal, disposal and replacement of the existing boardwalk (approx.. 8,000 sq. ft.); removal, disposal and replacement of existing wooden fascia on the train station; installation of an attic access ladder; removal, disposal and replacement of existing roof gutter and down spouts; installation of interior magnetically fastened insulating windows; installation of polystyrene beads (insulation) to the exterior wall cavity of entire building; replacement of approximately 1/3 of the ceiling insulation; scrape, treat and refinish all exterior wood products including all soffit, window and door trim, bench seating, and decorative trim pieces.</p>		Advanced Air Systems	\$69,448.50 plus HST	Poirier Heating & Cooling Inc.	\$53,431.00 plus HST (Low Bidder)	Carpenters 2018 Inc.	\$198,260 plus HST (Low Bidder)	CP Construction	\$264,206 plus HST
Advanced Air Systems	\$69,448.50 plus HST								
Poirier Heating & Cooling Inc.	\$53,431.00 plus HST (Low Bidder)								
Carpenters 2018 Inc.	\$198,260 plus HST (Low Bidder)								
CP Construction	\$264,206 plus HST								
<b>Benefits:</b> <ul style="list-style-type: none"><li>• Will provide much needed upgrades to the Rail Yards Area.</li><li>• Will see the replacement of the boardwalk which is currently beyond its useful life.</li><li>• Will provide for more efficiency in the operation of the train station, heating, cooling, insulation, etc.</li></ul>									
<b>Disadvantages:</b> <ul style="list-style-type: none"><li>• N/A</li></ul>									

**Discussion/Comments:**

It is recommended by the CAO and Bay Winds Consulting that Town Council proceed with the award of the aforementioned tenders to the low bidders as they are determined to provide the best value to the Town.

**Options:**

1. Award the tenders, as recommended.
2. Not award the tenders.
3. Alternative direction as determined appropriate by Town Council.

**Costs/Required Resources:**

\$251,691.00 plus HST

**Source of Funding:**

Gas Tax (2014 – 2019)  
Gas Tax (One-Time Top Up)

**Recommendation:**

That Town Council consider and adopt the following motions:

***THAT Kensington Town Council award the contract for the Train Station Mechanical Upgrades project to Poirier Heating and Cooling Inc. as per their tender submission dated September 6, 2019 in the amount of \$53,431.00 plus HST.***

***THAT Kensington Town Council award the contract for the Rail Yards – General Carpentry project to Carpenters 2018 Inc. as per their tender submission dated August 26, 2019 in the amount of \$198,260.00 plus HST.***



September 23, 2019

Mr. Geoff Baker  
CAO – Town of Kensington  
55 Victoria Street E  
PO Box 418  
Kensington, PE  
C0B 1M0

***Subject: Train Station Tenders***

Dear Geoff,

This letter is to recommend the award of contracts for the refurbishment of the Kensington Train Station. I recommend the award of the following tenders:

Tender Package: TOK1 – General Carpentry

Contractor: Carpenters 2018 Inc.

Amount: \$198,260 plus HST

Tender Package: TOK3 – HVAC, Addendum#1 & #2

Contractor: Poirier Heating and Cooling Inc.

Amount: \$53,431 plus HST

Note that we will need to work with both contractors on scheduling since some time has passed since the tenders closed. Should you and your Council concur with these recommendations, I will prepare a schedule for your information.

Please advise.



Bill Drost, P.Eng.

Bay Winds Consulting

(902) 303-2767

## Town of Kensington - Request for Decision

<b>Date:</b> October 11, 2019	<b>Request for Decision No:</b> 2019-58																																
<b>Topic:</b> 2019 – 2024 Proposed Capital Investment Plan – Gas Tax																																	
<p><b>Proposal Summary/Background:</b></p> <p>The Town is in receipt of a Direct Allocation - Gas Tax (DA-GT) Agreement with the Province of PEI covering the years 2019 through 2024. The total allotment for the Town over the 5-year period is \$922,267.00, broken down as follows:</p> <table> <tr> <td>2019/20</td><td>\$148,099</td></tr> <tr> <td>2019/20 (one time top up)</td><td>\$148,099</td></tr> <tr> <td>2020/21</td><td>\$148,099</td></tr> <tr> <td>2021/22</td><td>\$156,537</td></tr> <tr> <td>2022/23</td><td>\$156,537</td></tr> <tr> <td><u>2023/24</u></td><td><u>\$164,897</u></td></tr> <tr> <td> <b><u>Total</u></b></td><td> <b><u>\$922,267</u></b></td></tr> </table> <p>Thus far, Town Council has committed \$256,478.46 of their Direct Allocation to two projects; \$82,229.46 to the Train Station/Boardwalk Upgrades and Replacement project, and \$183,940.00 to the Victoria Street West Sidewalk Replacement Project, leaving \$665,788.54 to be allocated.</p> <p>Staff have developed a Capital Investment Plan to allocate all 2019-2024 DA-GT Funds to the following projects (<u>see attached spreadsheet and Schedule B – Eligible Project Categories</u>):</p> <table> <tr> <td><u>Project</u></td><td><u>Estimated Budget</u></td></tr> <tr> <td>Train Station/Boardwalk Upgrades and Replacement</td><td>\$82,229.46</td></tr> <tr> <td>Victoria Street West Sidewalk Replacement</td><td>\$183,940.00</td></tr> <tr> <td>Barrett Street/Broadway Street Sidewalk</td><td>\$535,000.00</td></tr> <tr> <td>Playground Equipment – Roy Paynter Park</td><td>\$41,869.54</td></tr> <tr> <td>Murray Christian Centre – Warming Centre</td><td>\$35,000.00</td></tr> <tr> <td>Wellfield Security Fencing</td><td>\$20,228.00</td></tr> <tr> <td><u>Overhead Crosswalks (two)</u></td><td><u>\$24,000.00</u></td></tr> <tr> <td> <b><u>Total</u></b></td><td> <b><u>\$922,267.00</u></b></td></tr> </table>		2019/20	\$148,099	2019/20 (one time top up)	\$148,099	2020/21	\$148,099	2021/22	\$156,537	2022/23	\$156,537	<u>2023/24</u>	<u>\$164,897</u>	 <b><u>Total</u></b>	 <b><u>\$922,267</u></b>	<u>Project</u>	<u>Estimated Budget</u>	Train Station/Boardwalk Upgrades and Replacement	\$82,229.46	Victoria Street West Sidewalk Replacement	\$183,940.00	Barrett Street/Broadway Street Sidewalk	\$535,000.00	Playground Equipment – Roy Paynter Park	\$41,869.54	Murray Christian Centre – Warming Centre	\$35,000.00	Wellfield Security Fencing	\$20,228.00	<u>Overhead Crosswalks (two)</u>	<u>\$24,000.00</u>	 <b><u>Total</u></b>	 <b><u>\$922,267.00</u></b>
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<p>Once approved, staff will draft the specific project applications to facilitate the submittal of the Plan to the Canada-PEI Infrastructure Secretariat.</p>	
<p><b>Benefits:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
<p><b>Discussion/Comments:</b></p> <p>The proposed projects are supported by the goals and strategies contained within the Town’s Strategic Planning document, more specifically:</p> <ul style="list-style-type: none"> <li>• Strategy 2.1.2 Ensure sidewalks are adequately maintained and extended in new areas, where feasible.</li> <li>• Strategy 2.1.4 Promote and enhance public spaces and trails.</li> <li>• Strategy 2.1.5 Promote and facilitate community access to the right mix of recreational opportunities that meet the needs of the population.</li> <li>• Strategy 2.3.1 Promote and support recreational activities and events for families and youth.</li> <li>• Strategy 3.2 Maintain quality of water resources.</li> <li>• Strategy 4.3 Deliver a reasonable quality of service that meets the needs of the community.</li> </ul> <p>It is recommended that Town Council proceed with approving the 2019-2024 Capital Investment Plan under the Gas Tax Program, as proposed.</p>	
<p><b>Options:</b></p> <ol style="list-style-type: none"> <li>1. Approve the 2019-2024 proposed Capital Investment Plan, as recommended.</li> <li>2. Not approve the Capital Investment Plan.</li> <li>3. Alternative direction as deemed appropriate by Town Council.</li> </ol>	
<p><b>Costs/Required Resources:</b></p> <p>\$922,267.00</p>	<p><b>Source of Funding:</b></p> <p>Gas Tax (2014 – 2019) Gas Tax (One-Time Top Up)</p>

**Recommendation:**

That Town Council consider and adopt the following motions:

*THAT Kensington Town Council adopt a Capital Investment Plan for their 2019-2024 Direct Allocation under the Gas Tax Program to include the Train Station/Boardwalk Upgrades and Replacement Project, the Victoria Street West Sidewalk Replacement Project, the Barrett Street/Broadway Street Sidewalk project, Playground Equipment for the Roy Paynter Park, The Murray Christian Centre Warming Centre project, Wellfield Security Fencing project, and the Overhead Crosswalk Installation project. Town Council understands that they are responsible for all future operations and maintenance costs associated with the projects.*

2019/2024 Town of Kenisngton Capital Investment Plan

		Total	Municipal Strategic Component - Gas Tax	2014/2019 - Direct Allocation - Gas Tax	2019-2024 Direct Allocation - Gas Tax	2019 Top Up Gas Tax Funding	Municipal Funding
	Project Title						
1	Train Station/Boardwalk Upgrades and Replacement	\$ 251,691.00		\$ 169,461.54		\$ 82,229.46	
2	Wellfield Emergency Back-Up Power	\$ 38,500.00	\$ 19,250.00	\$ 15,400.00			\$ 3,850.00
3	Victoria Street West Sidewalk Replacement	\$ 183,940.00			\$ 183,940.00		
4	Barrett Street/Broadway Street South Sidewalk	\$ 535,000.00			\$ 535,000.00		
5	Playground Equipment - Roy Paynter Park	\$ 75,560.54				\$ 41,869.54	
6	Murray Christian Centre - Emergency Warming Centre	\$ 35,000.00			\$ 35,000.00		
7	Wellfield Security Fencing	\$ 20,228.00			\$ 20,228.00		
8	Overhead Crosswalks (Two)	\$ 24,000.00				\$ 24,000.00	
	Total	\$ 1,163,919.54	\$ 19,250.00	\$ 184,861.54	\$ 774,168.00	\$ 148,099.00	\$ 3,850.00

## SCHEDULE B Eligible Project Categories

Eligible Projects include investments in Infrastructure for its construction, renewal or material enhancement in each of the following categories:

1. Local roads and bridges - roads, bridges and active transportation Infrastructure (active transportation refers to investments that support active methods of travel. This can include: cycling lanes and paths, sidewalks, hiking and walking trails).
2. Highways- highway Infrastructure.
3. Short-sea shipping - Infrastructure related to the movement of cargo and passengers around the coast and on inland waterways, without directly crossing an ocean.
4. Short-line rail - railway related Infrastructure for carriage of passengers or freight.
5. Regional and local airports - airport-related Infrastructure (excludes the National Airport System).
6. Broadband connectivity - Infrastructure that provides internet access to residents, businesses, and/or institutions in Canadian communities.
7. Public transit - Infrastructure that supports a shared passenger transport system which is available for public use.
8. Drinking water - Infrastructure that supports drinking water conservation, collection, treatment and distribution systems.
9. Wastewater - Infrastructure that supports wastewater and storm water, collection, treatment and management systems.
10. Solid waste - Infrastructure that supports solid waste management systems including the collection, diversion and disposal of recyclables, compostable materials and garbage.
11. Community energy systems - Infrastructure that generates or increases the efficient usage of energy.
12. Brownfield Redevelopment- remediation or decontamination and redevelopment of a brownfield site within the boundaries of a Local Government, where the redevelopment includes:
  - the construction of public Infrastructure as identified in the context of any other category under the GTF, and/or;
  - the construction of municipal use public parks and publicly-owned social housing.
13. Sport Infrastructure - amateur sport Infrastructure (excludes facilities, including arenas, which would be used as the home of professional sports teams or major junior hockey teams (e.g. Junior A)).
14. Recreational Infrastructure -recreational facilities or networks.
15. Cultural Infrastructure - Infrastructure that supports arts, humanities, and heritage.

16. Tourism Infrastructure - Infrastructure that attract travelers for recreation, leisure, business or other purposes.
17. Disaster mitigation - Infrastructure that reduces or eliminates long-term impacts and risks associated with natural disasters.
18. Capacity building- includes investments related to strengthening the ability of Local Governments to develop long-term planning practices.

Note: Investments in health Infrastructure (e.g. hospitals, convalescent and senior centres) are not eligible.



Mailing Address:  
55 Victoria Street E  
PO Box 418  
Kensington, PE  
C0B 1M0

Tel: 902-836-3781  
Fax: 902-836-3741  
Email: [townmanager@townofkensington.ca](mailto:townmanager@townofkensington.ca)  
Website: [www.kensington.ca](http://www.kensington.ca)

For Office Use Only	
Permit #:	
Date Received:	Aug 21, 2019
Date Approved:	
PEI Planning:	
Permit Fee: \$	100.00 <input type="checkbox"/> Paid

## DEVELOPMENT PERMIT APPLICATION

### 1. Property Information

Project Address: 2 Saunders Ln Property Tax Number (PID): 498220  
Lot No.: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_ Current Zoning: \_\_\_\_\_  
Are there any existing structures on the property?: ☐ No ☒ Yes, please describe:  
Elementary School

Land Purchased from: \_\_\_\_\_ Year Purchased: \_\_\_\_\_

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

### 2. Contact Information

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
APPLICANT Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Same as Above: ☐  
Name: \_\_\_\_\_ Address: \_\_\_\_\_  
OWNER Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Name: AF Energy INC. (Dick Arsenault) Address: \_\_\_\_\_  
CONTRACTOR, ARCHITECT OR ENGINEER Phone: \_\_\_\_\_ Cell: 902-432-2322  
Email: office@atlanticbioheat.com Postal Code: \_\_\_\_\_

### 3. Infrastructure Components

Water Supply ☐ Municipal ☒ Private Sewage System ☐ Municipal ☐ Private

### 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 (PS1)	<input checked="" 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 type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Brick
<input type="checkbox"/> Slab	<input type="checkbox"/> Wood Shingles	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/> Prefab
<input type="checkbox"/> Pier <u>4ft</u>	<input checked="" 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>			Width _____ Length _____



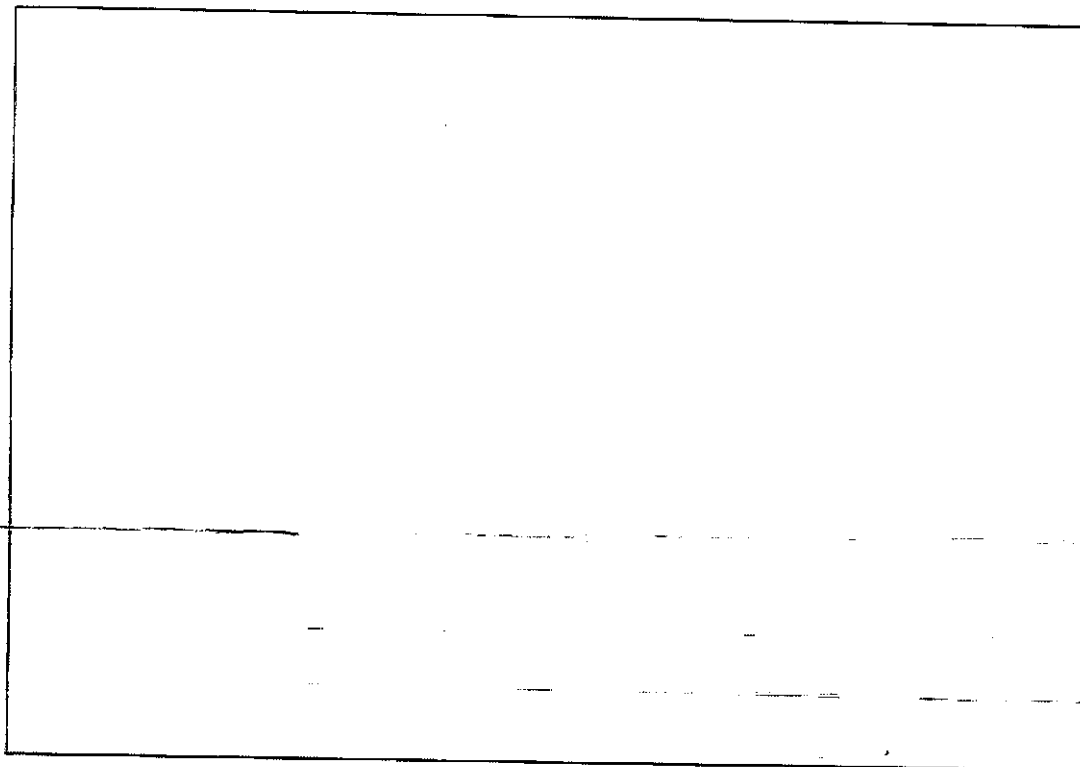
Detailed Project Description: Stand alone Woodchip Boiler building

Estimated Value of Construction (not including land cost): \$450,000

Projected Start Date: Aug 26, 2019 Projected Date of Completion: Oct 31, 2019

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 and center of road.



**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 Corporation's 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 subject to a 21-day appeal period 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: Aug 21/19



Tel 902 368 5160  
Fax 902 368 5090  
[www.gov.pe.ca](http://www.gov.pe.ca)

**Public Works and Planning Division  
Transportation, Infrastructure and Energy**

PO Box 2000  
Charlottetown  
Prince Edward Island  
Canada C1A 7N8

---

**To:** Geoff Baker, CAO Town of Kensington  
**From:** Tyler Gallant, Building Design and Construction, TIE  
**Date:** September 5, 2019  
**Subject:** Queen Elizabeth Elementary School – New Biomass Plant  
**Our File:** 320-19040

---

Hi Geoff,

The Province of PEI is working with AF Energy Inc to install a biomass heating plant to serve both Queen Elizabeth Elementary and Kensington Intermediate Senior High Schools. Once completed and operational, the building will become TIE property.

The proposed location for the heating plant is on PID 498220.

We grant permission for AF Energy Inc to apply and obtain a building permit for the constructions of a new biomass heating plant located on PID 498220.

Thank you kindly,

---

Tyler Gallant, P.Eng  
Mechanical Engineer, Building Design and Construction Section  
TIE



# BUILDING CODE DESIGN CERTIFICATE

Project Address: 2 Saunders Ln, Kensington, PE

Project Description: Wood Chip Boiler Building

This Document verifies that the Owner or Owner's Representative of the above mentioned Property has retained Gregory Munn to carry out the Design

(Name of Professional Engineer/Architect) (Please Print)

and inspection of the work at said project in Accordance with:

NBC of C (Latest Edition as amended) ☐ and/or

NFPA 101 Life Safety Code (2003 Edition) ☐ (Check box application to the work being done)

  
Signature of Owner / Representative

September 18, 2019

Date

Gregory Munn

(902) 816-0216

Please Print

Telephone Number

This document verifies that I have been retained by the Owner or Owners representative . I also do hereby verify that the plans attached hereto dated 2019.09.18 and signed by

Gregory Munn, AAPEI

(Name of Professional Engineer/Architect) (Please Print)

comply with :

the NBC of C (Latest edition) for a building with the use or occupancy that is considered to be

F and 3 ☐

Group Division

the NFPA 101 Life safety Code (2003 edition) for a building with the use and occupancy

considered to be          and          ☐ (Check box application to the work being done)

Group Division

I, or my designate will carry out a review of the Work at intervals appropriate to ensure the work is carried out in compliance with the objectives of either NBC of C or NFPA 101, and upon request, make reports to the Provincial Fire Marshal's Office.

If for any reason my services are terminated prior to the completion of the above mentioned project, I will immediately notify the Office of the Provincial Fire Marshal in writing.

  
Signature

September 18, 2019

Date

SableARC Studios

(902) 816-0216

Firm

Telephone Number



# BUILDING CODE DESIGN CERTIFICATE

Project Address: 2 Saunders Ln., Kensington, PE

Project Description: Wood Chip Boiler Building

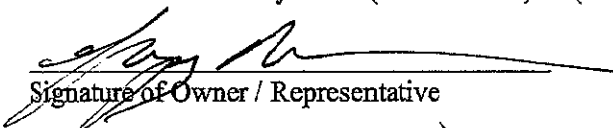
This Document verifies that the Owner or Owner's Representative of the above mentioned Property has retained Sheldon Tweel, P.Eng. - SCL Engineering (2005) Inc. to carry out the Design

(Name of Professional Engineer/Architect, Please Print)

and inspection of the work at said project in Accordance with:

NBC of C (Latest Edition as amended) ☐ and /or

NFPA 101 Life Safety Code (2003 Edition) ☐ (Check box applicable to the work being done)

  
Signature of Owner / Representative

Sept 19, 2019

Date

GREGORY MUNN  
Please Print

Telephone Number

This document verifies that I have been retained by the Owner or Owners representative. I also do hereby verify that the plans attached hereto, dated Sept 18, 2019 and signed by

Sheldon Tweel

(Name of Professional Engineer/Architect) (Please Print)

comply with :

the NBC of C (Latest Edition) for a building with the use or occupancy that is considered to be

F and 3 ☐

Group

Division

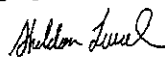
the NFPA 101 Life Safety Code (2003 Edition) for a building with the use and occupancy considered to be          and          ☐ (Check box applicable to the work being done)

Group

Division

I, or my designate will carry out a review of the work at intervals appropriate to ensure that the work is carried out in compliance with the objectives of either NBC of C or NFPA 101, and upon request, make reports to the Provincial Fire Marshal's Office.

If for any reason my services are terminated prior to the completion of the above mentioned project, I will immediately notify the Office of the Provincial Fire Marshal in writing.

  
Signature

Sept 19/19

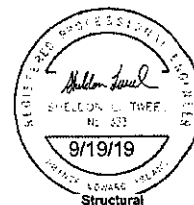
Date

SCL Engineering (2005) Inc.

Firm

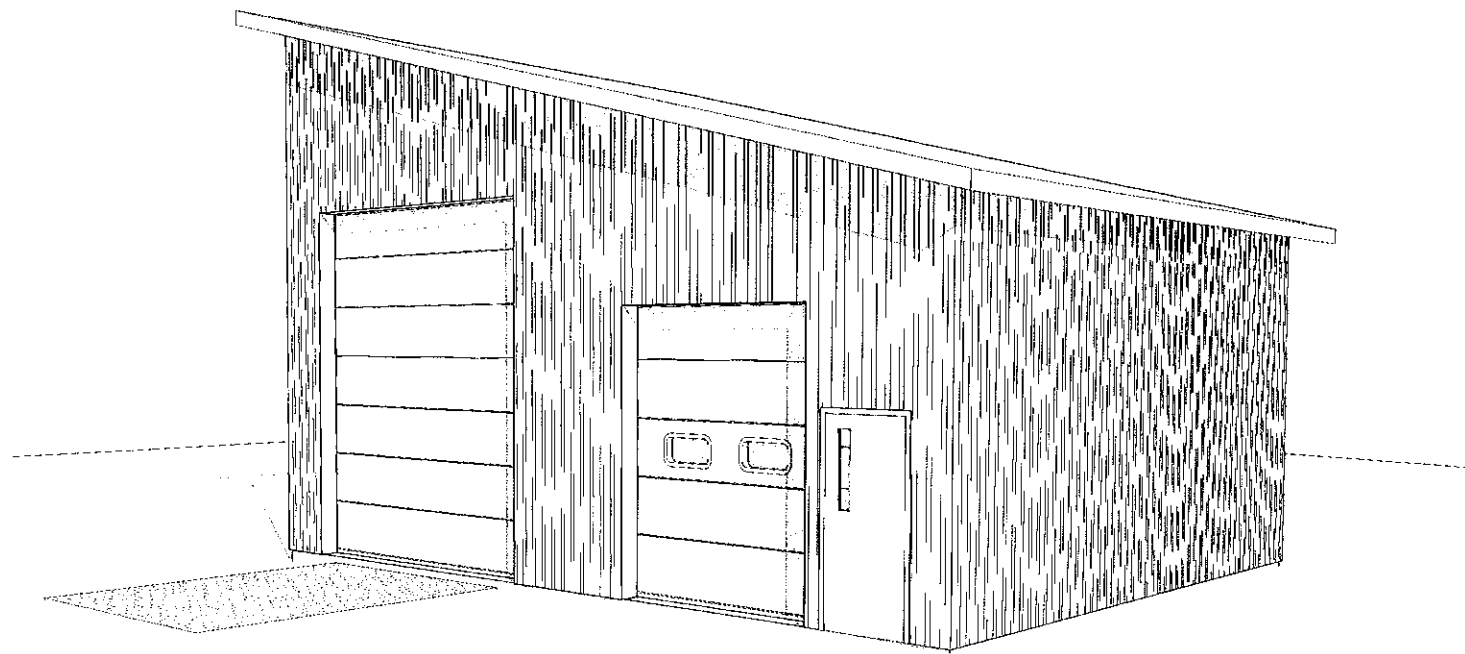
902-628-8620

Telephone Number



# QUEEN ELIZABETH BOILER BUILDING

## KENSINGTON, PE



**DRAWING LIST:**

CIVIL  
C100 SITE GRADING & UTILITIES

STRUCTURAL  
S1 FOUNDATION PLAN, SECTIONS  
AND DETAILS  
S2 ROOF FRAMING PLAN, SECTIONS  
AND DETAILS

ARCHITECTURAL  
A000 COVER SHEET  
A100 FLOOR PLANS  
A200 ELEVATIONS  
A300 BUILDING SECTIONS & DETAILS

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Project: Kensington PE  
Drawing: A000



ARCHITECTURE • SUSTAINABLE DESIGN  
**SableARC**  
STUDIOS  
49 West Beaver Creek Road, Unit 10, Richmond Hill, ON L4B 1N2  
905.709.1111  
sablearcstudios.com

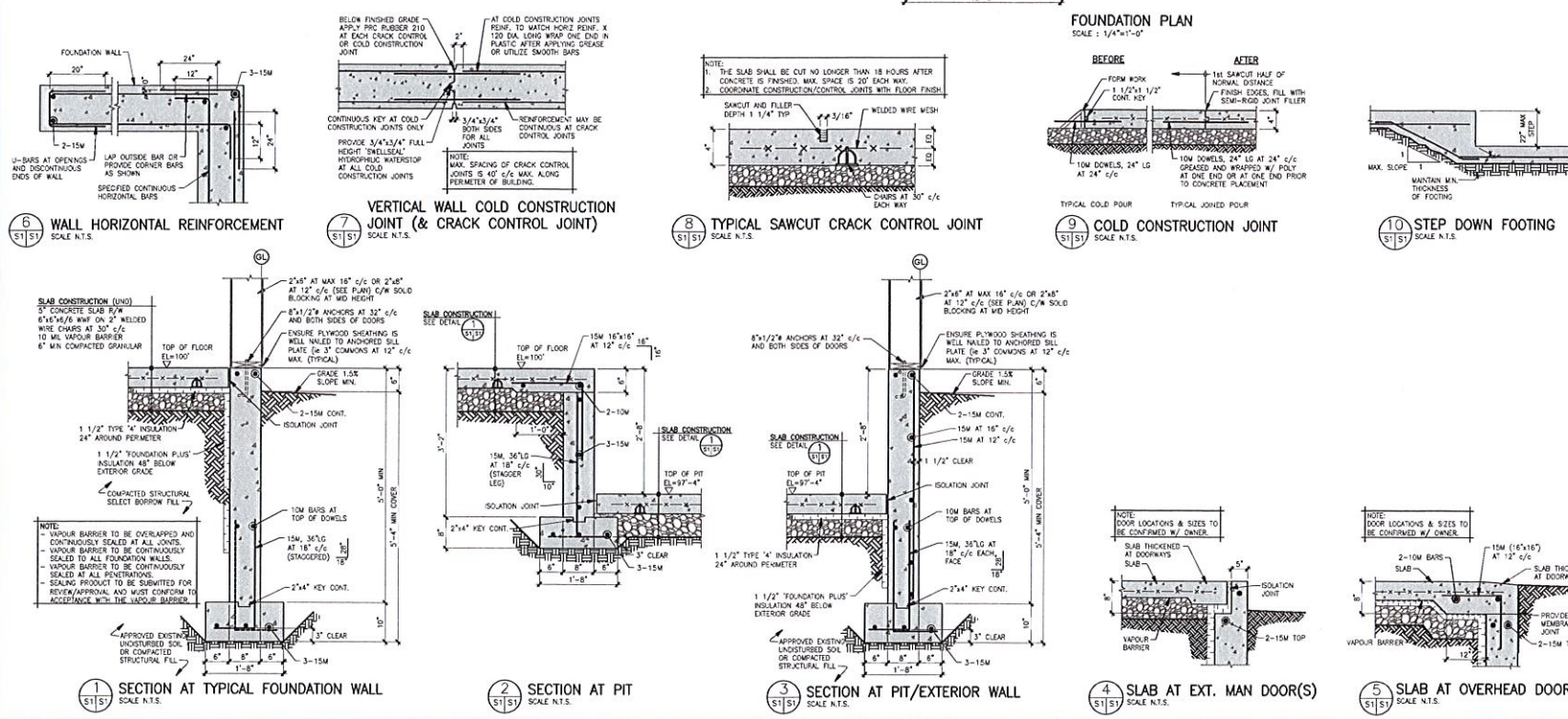
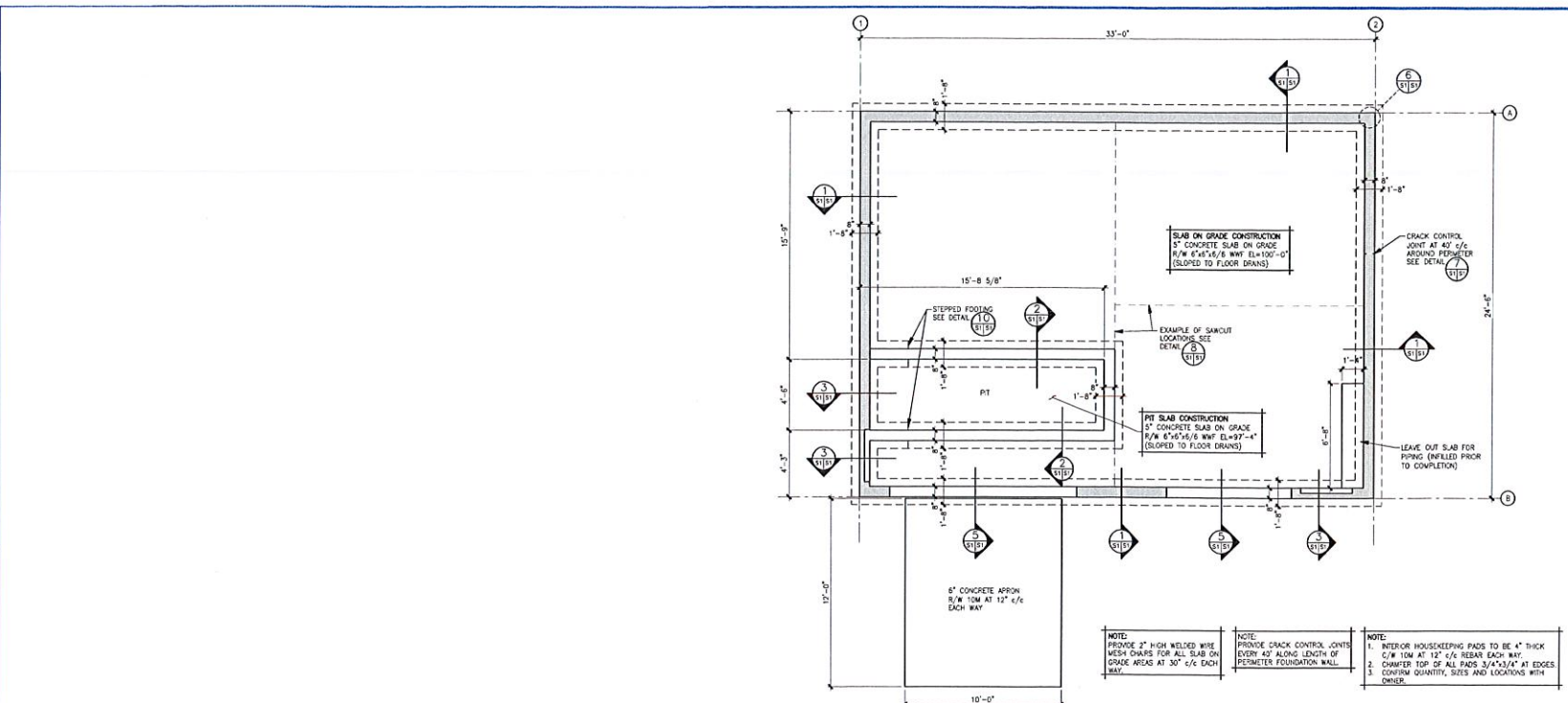
QE School  
Boiler Building  
Architect: SableARC Studios

PROJECT  
COVER SHEET

DATE: 10/10/2017  
BY: SABLEARC  
CHECKED: SABLEARC  
APPROVED: SABLEARC

**A000**





**GENERAL NOTES:**

- ALL STRUCTURAL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, 2015 AND ALL ASSOCIATED DOCUMENTS.
- ALL DIMENSIONAL AND ELEVATIONAL REQUIREMENTS ARE TO BE CONFIRMED IN CONJUNCTION WITH OWNER CONDITIONS. ARCHITECTURAL REQUIREMENTS MAY SUPERSEDE ELEVATIONAL AND DIMENSIONAL DETAILS OF THE STRUCTURAL DRAWINGS.
- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, SUCH AS FORMWORK, FALSE WORK AND SHORING, REQUIRED TO COMPLETE THE WORK.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER DISCIPLINES FOR CLARIFICATION.
- DO NOT CUT OR DRILL ANY DIMENSIONS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM SOL ENGINEERING INC.

**SITE REVIEW RESPONSIBILITIES:**

THE CONSULTANT WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF PRINCE EDWARD ISLAND BY MEANS OF A NATIONAL SAMPLING PROCEDURE TO DETERMINE WHETHER THE CONSTRUCTION OF THAT WORK SHOWN ON THE DRAWINGS IS IN GENERAL CONFORMITY WITH THE PLANS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**COLD WEATHER REQUIREMENTS:**

- COLD WEATHER CONSTRUCTION MUST STRICTLY CONFORM TO CAN3-A23.1 CLAUSE 21.2.3.

**CONCRETE WORKS:**

- ALL FOOTINGS TO EXTEND TO UNDISTURBED NON-ORGANIC SOIL OR STRUCTURAL FILL. MINIMUM SOIL CAPACITY OF 3000 PSF.
- ALL FOOTINGS AND FOUNDATION WALLS FORMWORKS TO BE INSPECTED PRIOR TO POURING.
- MINIMUM EFFECTIVE COVER FOR FROST PROTECTION TO BOTTOM OF FOOTING 5'-0".
- CONCRETE MATERIALS AND METHODS OF CONSTRUCTION (INCLUDES STRENGTH REQUIREMENTS) IN ACCORDANCE WITH CAN3-A23.1: MIN CONCRETE STRENGTH AT 28 DAYS
  - 25 MPa MEETING CLASS Y2 FOR ALL FOOTINGS AND WALLS.
  - 25 MPa MEETING CLASS 'N' FOR ALL INTERIOR SLABS ON GRADE.
  - 25 MPa MEETING CLASS 'N' C/M SUPERPLASTICIZER FOR ALL INTERIOR STEEL DECK SUPPORTED SLABS.
  - 30 MPa MEETING CLASS '22' FOR EXTERIOR FLATWORK, CURBS, AND OUTLETS (EXTERIOR).
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
  - FOUNDATION WALLS 1 1/2" FOOTINGS 2"
- ALL REINFORCING BARS SHALL BE DEFORMED AS PER CSA G30.18 WITH A YIELD STRENGTH OF 400 MPa.
- ALL ANCHOR BOLTS FOR STEEL CONSTRUCTION ARE TO BE SET BY TEMPLATE DURING THE CONCRETE POUR.
- CURING COMPOUNDS OR WET CURING REQUIRED. MATERIALS AND PROCEDURES USED SUBJECT TO APPROVAL OF ENGINEER AND CONFORMANCE WITH FLOOR FINISHES.
- SLAB ON GRADE IS MINIMUM 4" WHERE NOTED REINFORCED W/ 6"x6"x6/8 (SUPPLIED IN PLAT SHEETS ONLY) ON WELDED WIRE MESH CHAIRS AT 30" c/c EACH WAY.
- OPENINGS, RECESSES, AND ELEVATION REQUIREMENTS FOR INTERIOR SLABS AS PER ARCHITECTURAL DRAWINGS.
- PROVIDE CRACK CONTROL JOINTS EVERY 40' ALONG LENGTH OF PERIMETER FOUNDATION WALL.
- THE CONTRACTOR IS TO VERIFY FLOOR DRAIN LOCATIONS, SLOPES, & DIMENSIONS WITH ALL DRAWINGS INCLUDING MECHANICAL AND ARCHITECTURAL.

**WALL REINFORCING NOTES:**

- UNLESS NOTED OTHERWISE ALL EXTERIOR WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE SHALL HAVE CRACK CONTROL JOINTS AT 40' MAXIMUM. SEE CONTROL JOINT DETAIL ON STRUCTURAL DRAWINGS.
- ALL WALL REINFORCING SHALL BE CONTINUOUS WITH HOOKS OR CORNER BARS USED AT ALL WALL JUNCTIONS. EXTEND HOOKS TO FAR FACE OF WALL. CORNER BARS SHALL BE LOCATED ON OUTSIDE OR CENTER OF WALL.
- AT ENDS OF WALL PROVIDE 2-15M BARS VERTICAL LAPPED 12" UNLESS NOTED OTHERWISE ON DETAILS.

**REINFORCING NOTES:**

- REINFORCEMENT SHALL BE BULLET STEEL CONFORMING TO THE FOLLOWING STANDARDS:
  - a) CSA G30.18 - GRADE 400MPa - 10M AND LARGER
  - b) CSA G30.5 - WELDED WIRE MESH.
- CONCRETE COVER: UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE COVER IN INCHES OVER REINFORCEMENT:
  - a) SURFACE PLACED IN CONTACT WITH GROUND ..... 3"
  - b) FORMED SURFACE EXPOSED TO GROUND OR WEATHER ..... 2"
  - c) COLUMNS/PIERS/STAIRS (TO FES) ..... 1 1/2"
  - d) SLABS ON GRADE ..... MINIMUM OF SLAB
  - e) WALLS ..... 1 1/2"

**SAW CUTS:**

- SAW CUTTING IS TO BEGIN AS SOON AS POSSIBLE AND PRIOR TO EXCESSIVE RAINDING AND IMMEDIATELY AFTER THE SLAB CURING TEMPERATURE HAS PEAKED.
- SAW CUTTING MAY BE REQUIRED AT NIGHT OR WEEKENDS AND THE CONTRACTOR IS TO PLAN FOR THIS.
- JOINT FILING TO PROCEED AFTER SUITABLE CURING PERIOD (MIN. 28 DAYS). JOINT EDGES TO BE PROTECTED FROM DAMAGE WITH A TEMPORARY BACKER ROD IF NECESSARY. FINAL JOINT FILLER TO BE SEMI RIGID TYPE, SHADUR OR LOUDLUX BY STEARNS OR APPROVED EQUAL.
- SAW BLADES TO BE 3/16" DAMAGED TIPPED.
- SAW CUTS AT 20'-0" c/c MAX. BOTHWAYS (APPROX.) AND UNDER PARTITION WALLS WHERE POSSIBLE, AND AT ALL INTERIOR STRESS POINTS (i.e. INTERIOR CORNERS), AND COLUMN LINES.

Architectural & Sustainable Design

**SableARC Studios**

48 Water Street, Charlottetown PE C1A 1A3 - 1.902.816.0216  
rhaggs@sablearc.com | www.sablearc.com

Project: OE School Boiler Building

Sheet Title: FOUNDATION PLAN, SECTIONS AND DETAILS

Scale: AS NOTED

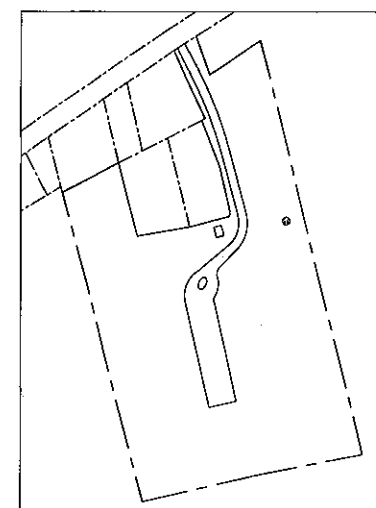
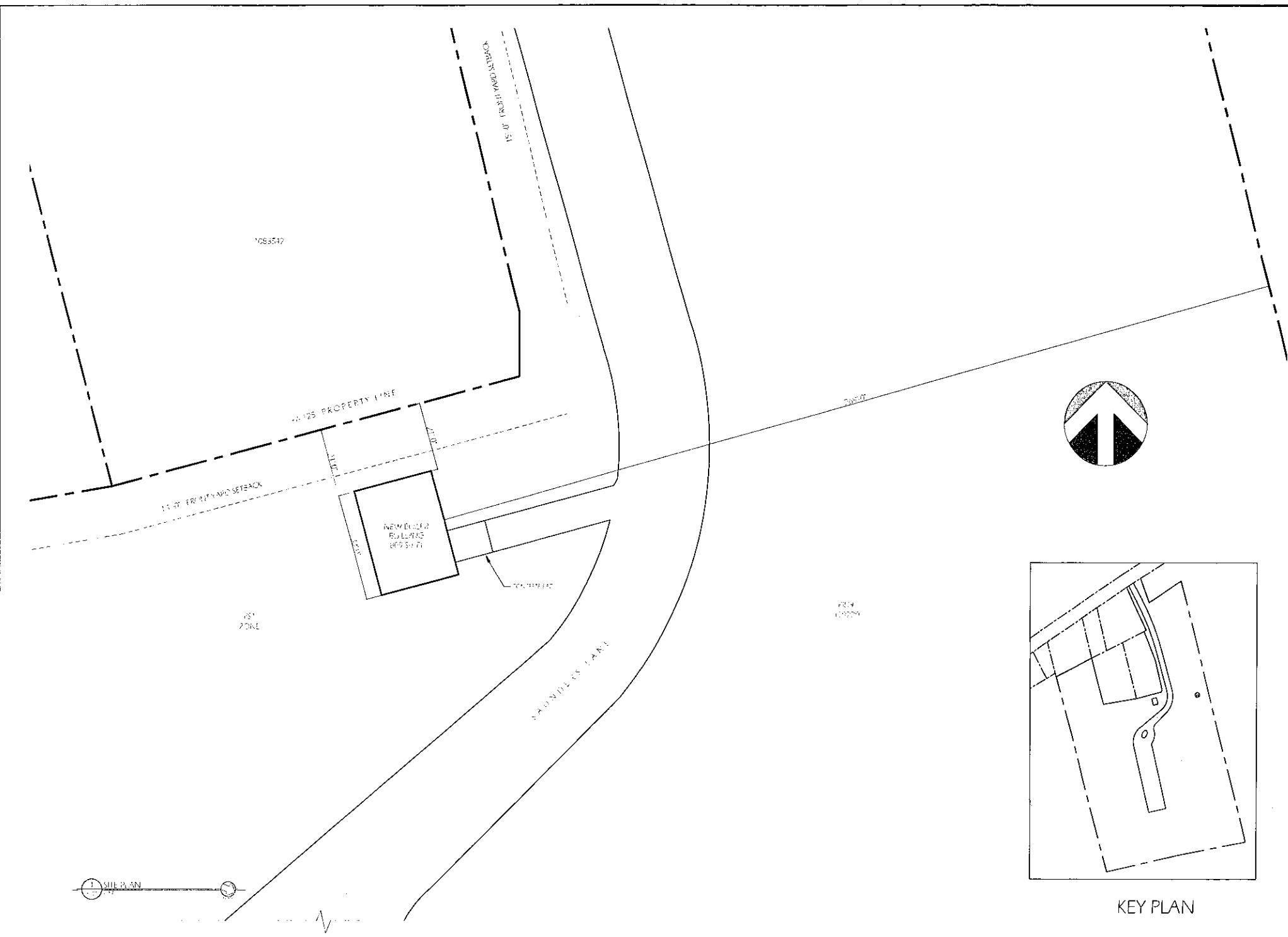
Drawn By: Brian J. McLellan CET

Project No: SCL19-035

**S1**







KEY PLAN

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Q. 001A SableARC Studios Inc.

DATE	REVISION

ARCHITECTURE + SUSTAINABLE DESIGN  
**SableARC** STUDIOS  
 41 West Street, Suite 200, Cambridge, MA 02142  
 Tel: 617.552.1111 | Fax: 617.552.1112 | Email: info@sablearc.com

**QE School Boiler Building**  
 Project No. 001A  
 Design of Construction 001A-01

Project Title  
**Architectural Site Plan**

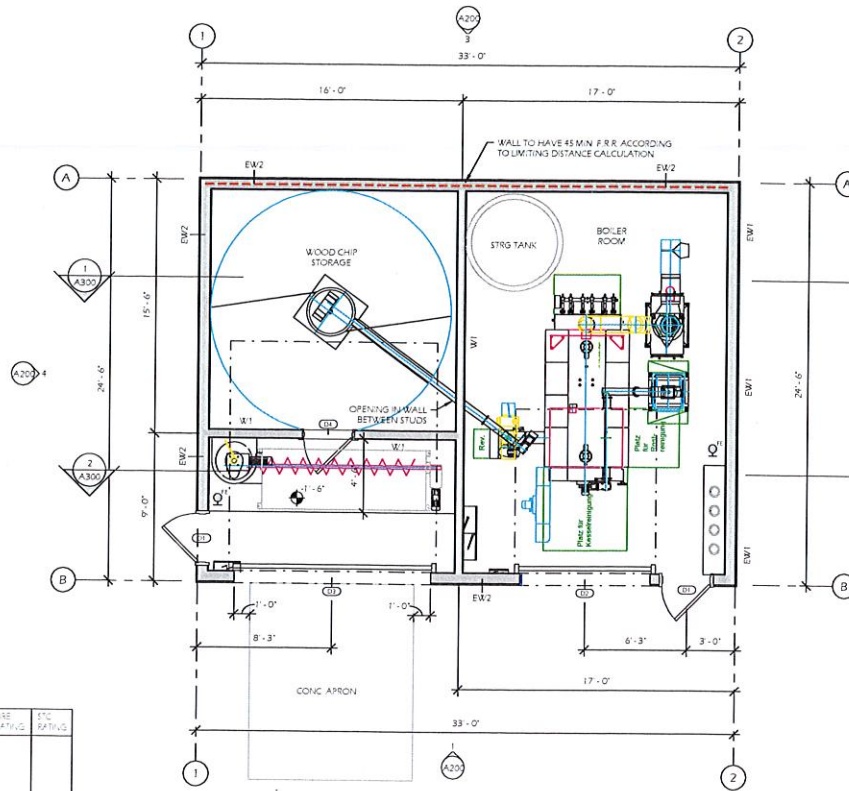
DATE	REVISION

Project No.  
**1978**

**A001**

# GENERAL NOTES

1. THE WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBCC) 2010 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. COMPLY WITH ALL LOCAL, MUNICIPAL AND PROVINCIAL BYLAWS AND REGULATIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
4. BENCH MARKS TO BE ESTABLISHED BY CONTRACTOR FOR PROPER WATER DRAINAGE, FINISHED FLOOR HEIGHTS, SEWAGE, WATER FEED, ETC.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS TO PERFORM THE WORK.
6. INTERIOR DIMENSIONING TYPICALLY TAKEN TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF EXTERIOR STUDS/GRID LINES.
7. EXTERIOR DIMENSIONING TYPICALLY TAKEN TO OUTSIDE FACE OF FOUNDATION/GRID LINES, AS WELL AS CENTERLINE OF WINDOWS AND DOORS.
8. ALL WINDOWS AND DOORS INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND AS REQUIRED FOR WARRANTY COVERAGE.
9. DOORS, FRAMES AND CLOSURES TO MATCH REQUIRED FIRE RATINGS IN THE FIRE RATING LEGEND.
10. ALL PRODUCT SPECIFICATIONS LISTED ARE STANDARDS OF ACCEPTANCE AND MUST BE APPROVED BY THE CLIENT/ARCHITECT PRIOR TO INSTALLATION.
11. PROVIDE SUBSLAB DEPRESSURIZATION DETAIL FOR FUTURE RADON GAS TESTING AS PER NBCC 2010 REQUIREMENTS.



**1 MAIN FLOOR**  
A200 1/4" = 1'-0"

NOTE:  
EQUIPMENT N.C. CLIENT TO COORDINATE WITH  
GENERAL CONTRACTOR EXACT LOCATIONS

EXTERIOR WALL TYPE	FIRE RATING	ETC. RATING
EW-1 -PRECAST/CONCRETE (T.D.) -3/4" CEMENT AS BARRIER (NO. 4) (A.R.) -1" EXTERIOR PLUMBWOOD SHEATHING -2x8 WOOD STUDS AT 16" O.C. (A.BLOCKING ATTACHED TO WALL) -FIBERGLASS BATT INSULATION -5/8" TYPE X GIBS (SEALED AND PAINTED) -3/4" TAG PLYWOOD (8'0" HEIGHT, PAINTED FINISH)		
EW-2 -PRECAST/CONCRETE (T.D.) -3/4" CEMENT AS BARRIER (NO. 4) (A.R.) -1" EXTERIOR PLUMBWOOD SHEATHING -2x8 WOOD STUDS AT 16" O.C. (A.BLOCKING ATTACHED TO WALL) -FIBERGLASS BATT INSULATION -5/8" TYPE X GIBS (SEALED AND PAINTED) -3/4" TAG PLYWOOD (8'0" HEIGHT, PAINTED FINISH)		

INTERIOR WALL TYPE	FIRE RATING	ETC. RATING
WI-1 -5/8" TYPE X GIBS (SEALED, PRIME, AND PAINTED) -1/2" EXTERIOR PLUMBWOOD SHEATHING -5/8" TYPE X GIBS (SEALED, PRIME, AND PAINTED)		

FLOOR TYPE	FIRE RATING	ETC. RATING
F1 -6" REINFORCED CONCRETE SLAB -1" (2" IF REQUIRED) INSULATION UNDER FLOOR SLAB -1/2" CLASS A GRAVEL CONFINED TO 100% SPREAD -APPROVED UNDETERMINED FLOOR TO STRUCTURAL WALL CONNECTION TO FOUNDATION		

NOTE:  
TAG PLYWOOD TO BE PAINTED WITH A FINISH THAT HAS A FLAME SPREAD RATING LESS THAN 150 AS PER SECTION 9.10.17.1 OF THE NBCC

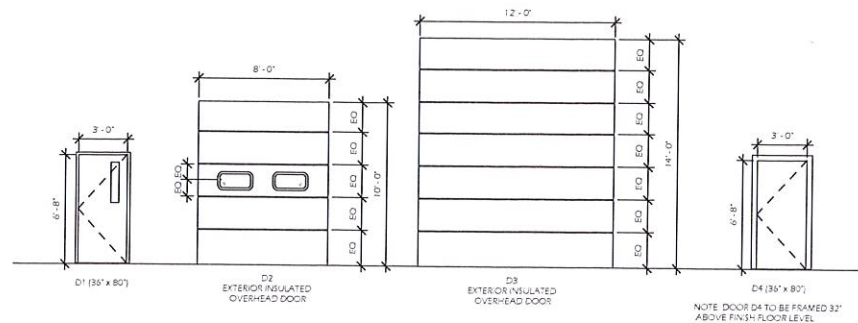
FLOOR TYPE	FIRE RATING
F1 -6" REINFORCED CONCRETE SLAB -1" (2" IF REQUIRED) INSULATION UNDER FLOOR SLAB -1/2" CLASS A GRAVEL CONFINED TO 100% SPREAD -APPROVED UNDETERMINED FLOOR TO STRUCTURAL WALL CONNECTION TO FOUNDATION	

NOTE
DOORS IN FIRE SEPARATIONS/FIRE WALLS TO BE RATED
FIRE SEPARATION DOOR/CLOSURE RATING
45 MIN 45 MIN
1 HR 45 MIN
1.5 HR 1 HR
2 HR 1.5 HR

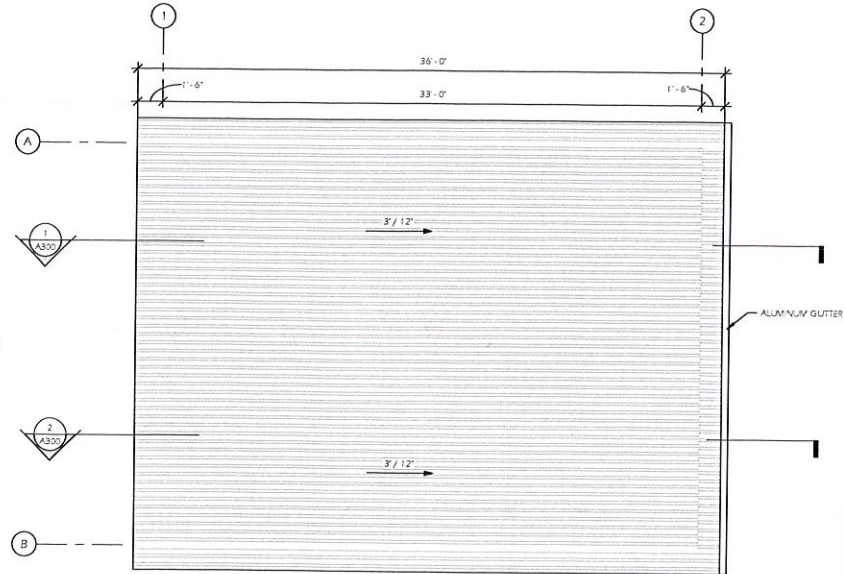
FIRE RATING TYPES
LINE TYPE FIRE RATING
1 45 MIN FIRE RATING

\* NOTE

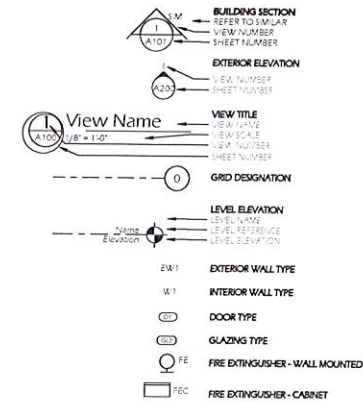
1. USE 2x6 STUDS AT ALL WALLS THAT ARE LOAD BEARING & CONTAIN PLUMBING.
2. REFER TO THE WALL TYPES LEGEND, FLOOR PLANS & BUILDING SECTIONS FOR REQUIRED FIRE RATINGS OF WALL & FLOOR ASSEMBLIES.



**DOOR ELEVATION TYPES**  
A200 1/4" = 1'-0"



**3 ROOF PLAN**  
A200 1/4" = 1'-0"



**SYMBOLS LEGEND**  
A200 1/4" = 1'-0"

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Project No. 1975  
Sheet No. A100



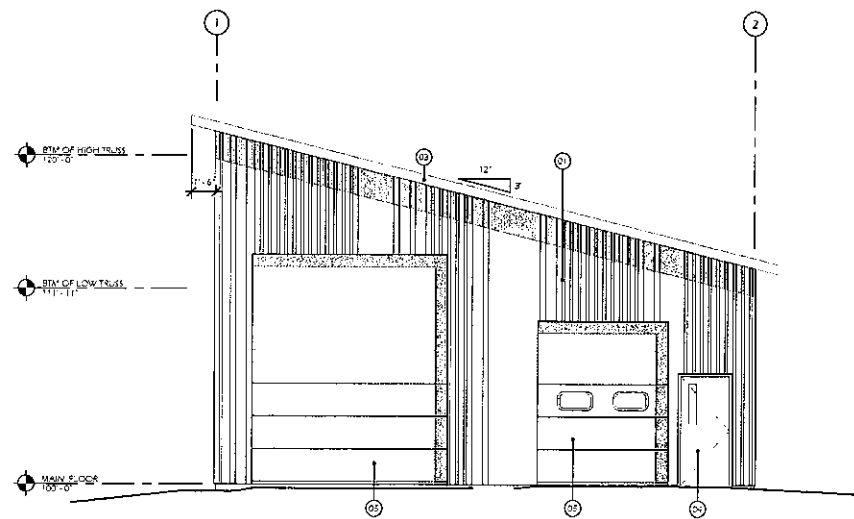
ARCHITECTURE + SUSTAINABLE DESIGN  
**SableARC**  
STUDIOS  
49 West Beaver Creek Road, Unit 103, Richmond Hill, Ontario L4B 1A2  
Tel: 905.709.1111  
www.sablearc.com

**QE School  
Boiler Building**  
2 Saunders Lane,  
Markham, Ontario

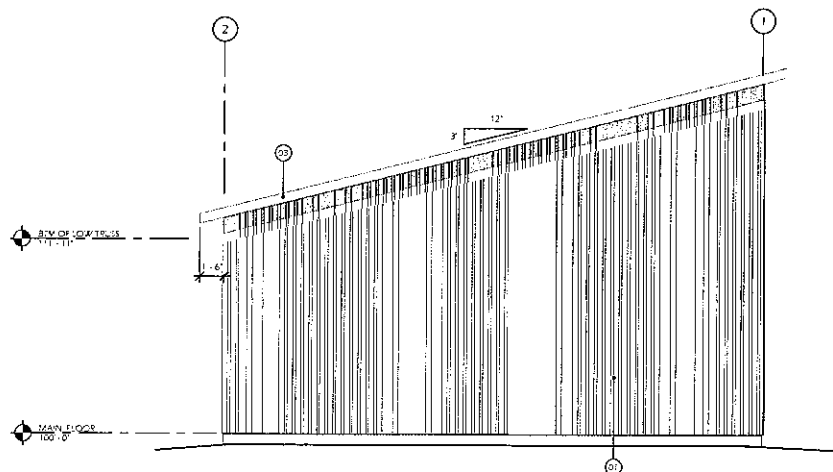
Sheet Title  
**FLOOR PLANS**

Scale: As indicated  
Drawn By: A.M.  
Project No: 1975

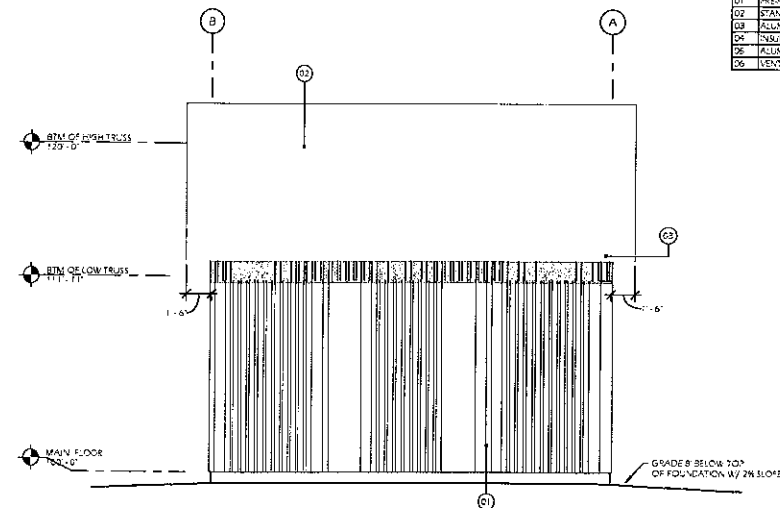
**A100**



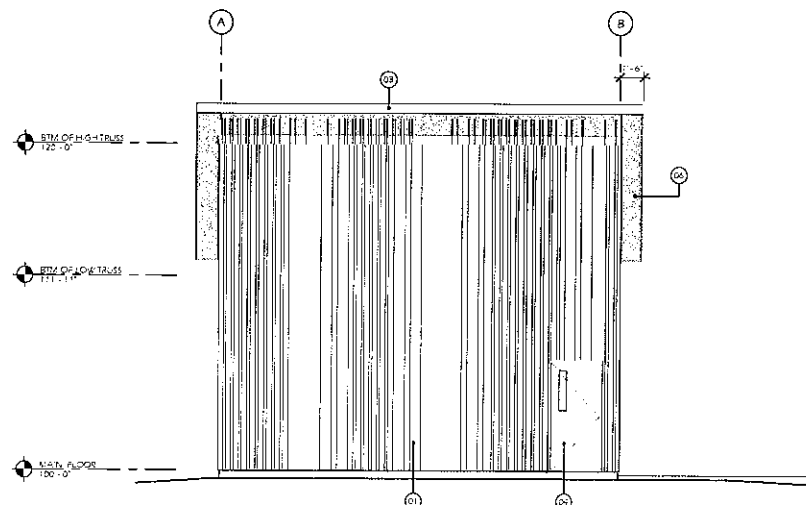
1 SOUTH ELEVATION  
A100 1/4" = 1'-0"



3 NORTH ELEVATION  
A100 1/4" = 1'-0"



2 EAST ELEVATION  
A100 1/4" = 1'-0"

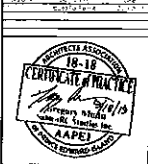


4 WEST ELEVATION  
A100 1/4" = 1'-0"

MATERIAL LEGEND	
01	PREPARED METAL SIDING (COLOR T.B.D. BY CLIENT)
02	STANDING SEAM METAL ROOF (COLOR T.B.D. BY CLIENT)
03	ALUMINUM FASCIA
04	INSULATED METAL MAIN DOOR
05	ALUMINUM OVERHEAD DOOR
06	VENTED VINYL SOFFIT

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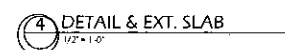
ARCHITECTURE + SUSTAINABLE DESIGN  
**SableARC** STUDIOS  
www.sablearc.com 410-581-1000

QE School  
Boiler Building

ELEVATIONS

A200





## A300

*You're*  
PRETTY DARN  
*awesome*  
for supporting  
Hummingbird  
Creative

*Thank you.*

HUMMINGBIRD



creative

Cheers to all  
the fine folks  
at the Town  
of Kensington  
Two cheers for  
Kim.

Grace

HUMMINGBIRD



*Flicker*  
IS MOVED TOO!



KENSINGTON INTERMEDIATE - SENIOR  
HIGH SCHOOL

Dear Town of Kensington,  
I would like to take this  
opportunity to personally thank  
you for your donation towards  
the Leadership Conference I will  
be attending later this month  
in Abbotsford, BC. Your  
donation was greatly  
appreciated and will aid  
me in my travels  
across the country to pursue  
leadership and empowerment.

Thanks again,  
Lily Greenan





Fisheries and  
Communities

Pêches et  
Communautés



548 Main Street  
PO Box 1180, Montague  
Prince Edward Island  
Canada C0A 1R0

548, rue Main  
C.P. 1180, Montague  
Île-du-Prince-Édouard  
Canada C0A 1R0

September 20, 2019

*Correspondence*

Mr. Rowan Caseley, Mayor  
Town of Kensington  
PO Box 418 Kensington PE C0B 1M0

Dear Mayor Caseley:

I would like to extend thanks and gratitude for your efforts to support your residents to manage the effects of Hurricane Dorian. Power outages, temporary loss of communications and damage to property have caused hardship for many Islanders and your work has assisted residents to manage these challenges.

The Provincial Disaster Financial Assistance Program will provide some assistance to Islanders, small businesses, not-for-profit organizations and municipal governments with uninsured losses to essential basic property resulting from the disaster. Pending the release of further details on the program, Islanders are encouraged to:

- take precautions to ensure personal safety and to carry out practical actions to prevent further damage,
- document property damage and loss with photos; retain original receipts,
- contact insurance providers and make claims for all insured losses.

We are thankful for strong local leaders working the front lines supporting their residents by providing reception centres where needed. Dorian highlighted the value and importance of municipalities working together to establish and implement emergency management programs.

Our department looks forward to working with municipalities as they develop, update, and implement emergency management programs. Please be sure to subscribe to our municipal newsletter, which highlights resources available to municipalities. Where appropriate, we encourage municipalities to work together in the development of their programs.

Your caring, compassion and hard work is valuable to the residents of Prince Edward Island.

Sincerely,

Jamie Fox  
Minister of Fisheries and Communities

cc. Geoffrey Baker, CAO

# Correspondence

**Geoff Baker**

---

**From:** Sharon McIntyre <bloomhouseflowers67@gmail.com>  
**Sent:** September 27, 2019 4:05 PM  
**To:** townmanager@townofkensington.com  
**Subject:** New Flower Shop Business in Town

Good afternoon Mayor, Council and Geoff, This is Sharon McIntyre Stewart. I would like to inform you that i am opening up a retail flower shop in Kensington In later October. The flower shop is called Bloom House Flowers and is located at 67 Woodleigh drive ( The old Island Video location). I am looking forward to being part of the community and look forward to working with you in the near future. Thank you and have a great week-end. Sharon McIntyre Stewart



October 3, 2019

Town of Kensington c/o Mayor Rowan Caseley  
Town of Kensington  
PO Box 418  
Kensington, PE C0B 1M0

Dear Mayor Caseley,

Thank you for your generous *Hole Sponsorship* for the 8th Annual PEI Humane Society Golf Tournament presented by IG Wealth Management.

The Tournament held at Fox Meadow Golf Course grows exceedingly each year, with sold out team spots and increased sponsorship from compassionate businesses. Players enjoyed great weather and a wonderful day of golf. The purpose of this event is to help raise funds to help cover the day to day operations costs of running our Shelter. I'm delighted to say thanks in part to your generosity; we surpassed our fundraising goal by raising \$25,000! Funds will be going straight to animal care and to cover costs for the Shelter residents. Mark your calendars for next year's tournament on Friday, August 28th, 2020!

Our vision at the PEI Humane Society is to provide leadership across Prince Edward Island, in ensuring the proper treatment of companion animals. We truly appreciate the time and effort you put forth to take part in this event and help us execute this vision.

Please contact me at anytime if you would like more information about the PEI Humane Society or more information on our Expanding our Paw Print Capital renovation project.

I thank you on behalf of our whole team for your commitment to the homeless and hurt companion animals on the Island. Your support truly does make a difference.

With sincere thanks,

Jennifer Harkness  
Development Manager  
PEI Humane Society  
[jharkness@peihumanesociety.com](mailto:jharkness@peihumanesociety.com)



# Correspondence

**Geoff Baker**

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**From:** Brittany Waite <bpwaite@edu.pe.ca>  
**Sent:** September 30, 2019 3:38 PM  
**To:** townmanager@townofkensington.com  
**Subject:** School Baby Think It Over Program  
**Attachments:** PEI HEA Baby Think It Over.pdf

Hello,

I am writing to you as a teacher at Kensington Intermediate Senior High School. I am currently teaching Family Living 621 to a wonderful group of grade 11 and 12 students. Within this course, the "Baby Think It Over" Program is typically offered. This is not something we have been able to do for a couple of years at KISH because the babies we use for the program are no longer working properly as it's been at least 10 years since they were purchased (likely more!).

My students have expressed a lot of interest in the program and I feel that it is a great experience for students and creates a lot of awareness around childcare, safe sex practices, and even possible career opportunities.

The PEI Home Economics Association is able to cover a portion of the cost of the babies but it is expected that the school/surrounding community help to cover the remainder. I have attached a letter that provides more detail. It is my hope that you would be willing to bring my request to the Town Council meeting in October.

Please let me know if you require any further information.

Thank you,

Brittany Waite Wedge, BSc, BEd, MEd  
Teacher  
Kensington Intermediate Senior High

-----  
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## PEI Home Economics Association

Emily Perry President [emperry@cloud.pe.ca](mailto:emperry@cloud.pe.ca)

Pam Whalen Secretary/Treasurer [plwhalen@cloud.edu.pe.ca](mailto:plwhalen@cloud.edu.pe.ca)

September 30, 2019

To Whom It May Concern,

I am writing on behalf of the PEI Home Economics Teachers Association requesting funding to help a very valuable program at Kensington Intermediate Senior High School. At our school, the Home Economics teacher teaches many subjects that require outside sources in order to meet the needs of the students. These additional sources often do not receive funding, however they are extremely valuable as they enhance the curriculum and learning of the student. Therefore we are asking for assistance with funding to support the *The Baby Think It Over Program* which is offered at Kensington Intermediate Senior High.

*The Baby Think It Over Program* has been used to educate students on the challenges faced with becoming a young parent while still attending school. This program has been eye opening to the students and many students have said it was one of the best lesson they have learned. We have many students who came back to school after participating in the program, overcome with emotion, saying they are in no rush to have children, at least not until they are better prepared.

We started the program about 20 years ago with five babies, but due to time and overuse of the babies, we are now down to only one fully functioning baby. We do still use this baby and will continue to be a great resource but the babies that we are looking to purchase are more advanced and easier to use as an educational tool.

The Home Economics Association is able to support this program to an extent but is not able to cover the full cost of purchasing new babies. We are looking to purchase one or two new babies for Kensington Intermediate Senior High School which will cost \$1500 for one baby or \$2500 for two. We would be very appreciative if you would consider contributing an amount you feel appropriate to support this valuable program.

Brittany Waite Wedge at Kensington Intermediate Senior High is in charge of distribution of the babies and she has offered to talk to you about the program and what it does for our teens in this area if you have any questions or would like additional information regarding the program. She can be contacted at [bpwaite@edu.pe.ca](mailto:bpwaite@edu.pe.ca) or at 902-836-8901.

Our association would be very grateful if you could help us in this matter and look forward to hearing from you soon.

Sincerely,

Emily Perry  
Pam Whalen  
Brittany Waite Wedge