**Town of Kensington**

**Minutes of Public Meeting**

**Monday, May 3, 2010**

**6:00 PM**

**Council Members Present:** Mayor Gordon Coffin; Councillors Chessman, Caseley, MacLean and Spencer.

**Staff Members Present:** Town Manager/Administrator, Geoff Baker and Deputy

Administrator, Wendy MacKinnon.

 **Regrets:** Councillors Gary Gallant and Marvin Mill.

 **Visitors:** Edyth DesRoches, John Maroney, Margaret Maroney, Robert Jorgensen, Hilda Jorgensen, Keith Sudsbury, Mary Beth Roberts, Cory Montgomery, Lou Foster and Stafford Huestis.

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**Mayor Coffin** called the meeting to order at 6:07 PM and explained the purpose of the meeting.

**PURPOSE:** To allow residents and other interested persons an opportunity to make representation concerning an application made by the Kensington Lion’s Club to re-zone their property located at 30 Garden Drive (PID No. 780189) from Residential (R1) to Public Service and Institutional (PSI) to allow an institutional operation (Lions Club); **AND** to allow residents and other interested persons to make representation prior to a request being made to the Minister of Municipal Affairs to approve an amendment to the general land use map that is part of the Town’s Official Plan as it relates to the affected property; **AND** to allow residents and other interested persons to make representation concerning an amendment to the Town of Kensington’s Zoning and Subdivision Control (Development) Bylaw to allow the operation of a restaurant as a special permit use in a Public Service and Institutional Zone (PSI).

**Mayor Coffin** called upon the Town Manager to provide a brief synopsis of the application. The Town Manager gave a summary of the application, reported on the surrounding land uses and the applicable policies of the Development Control Bylaw and Official Plan.

**Mayor Coffin** then called upon the applicant to provide any information they would like to put forward.

**Stavert Huestis** representing the Lion’s Club commented on the commercial tax rate that the Lion’s Club have been paying even though it is zoned R1. He indicated that the restaurant will be operated by Judy Cole of Cole’s Restaurant.

The Town Manager responded that the zoning of the property would have no impact on the taxation of the property as assessments are based on the actual use of the property.

**Mayor Coffin** then opened the floor to any residents present at the meeting to make representation/comments on the proposed bylaw amendment.

**Mayor Coffin** read a letter from Doris Campbell expressing concern on the lack of lighting behind the Lion’s Club and the KENNET building.

**Mayor Coffin** read a letter from Joyce McInnis stating that she has no issue with Cole’s restaurant operating on the property however she would be appreciative of a fence or some other form of visual buffer that would restrict her view of the operation. She expressed her appreciation for Town Councils efforts in determining a solution to this issue that would be amicable to all parties involved.

**John Maroney** **(16 Rosewood Drive)** questioned whether there are any other vacant properties from the Post Office to Barrett Street that could house a commercial operation.

**Mayor Coffin** responded that other than the Aliant building and Mary’s Bake Shop there are no other commercial properties available in the area.

**Mary Beth Roberts** **(8 Lions Drive)** has no issue with a restaurant in the Lion’s Club, however she has a concern with a Bingo Hall being opened on the location. She would like to see a visual buffer between the residential area and the Lion’s Club i.e. a row of trees or a fence, etc.

**Stavert Huestis (Lion’s Club)** indicated there are no plans for a Bingo Hall and he would rather trees than a fence for a buffer zone, however he will verify with the Lion’s Clubs members on the buffer installation.

**John Maroney (16 Rosewood Drive)** questioned when the bylaw amendment would become effective.

**Mayor Coffin** explained the bylaw amendment process and indicated it requires ministerial approval from the Minister of Municipal Affairs for final approval, which could take up three to five weeks.

**Councillor MacLean** indicated that the Lion’s Club facility, when converted to a restaurant should have a grease trap installed and commented on the requirement for garbage containers outside of the Lion’s Club being shielded from public view.

**Stavert Huestis** confirmed the Lion’s Club does have a grease trap installed and that Cole’s Restaurant will be using rented garbage containers as they always have. The garbage containers will be located on the south side of the building near the entrance to the garage so it would not be visible from the residential area.

**Keith Sudsbury** commented that the Lion’s Club has a motion light installed at the rear of the facility.

**Mary Beth Roberts (8 Lions Drive)** inquired on the seating and parking capacity of the new restaurant.

**Stavert Huestis** responded confirming the seating capacity at 75 and that they have more than the required 19 parking spaces.

There being no further questions or comments to the proposed amendment to the Zoning and Subdivision Control (Development) Bylaw **or** the proposed amendment to the Official Plan or the bylawamendment to allow the operation of a restaurant as a special permit use in a Public Service and Institutional Zone (PSI), the meeting adjourned at 6:35 PM.

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Wendy MacKinnon, Gordon Coffin,

Deputy Administrator Mayor