

FIVE YEAR PLAN FOR THE TOWN OF KENSINGTON

GOALS AND STRATEGIC DIRECTIONS

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January 26, 2005

FIVE YEAR PLAN FOR THE TOWN OF KENSINGTON

GOALS AND STRATEGIC DIRECTIONS

General Goals

- to enhance the overall appeal of Kensington as a place to live, visit and to operate a business.
- to generally improve the quality of life in the Town.

Social Goals

- to foster the creation and maintenance of safe, efficient, stable and visually appealing residential neighbourhoods.
- to foster social interaction and healthy lifestyles for all residents of the Town.
- to provide a range of housing opportunities to meet various socio-economic needs.
- to place increased emphasis on the special needs of seniors, youth and the mentally and physically challenged.

Economic Goals

- to improve the viability of the commercial core area
- to continue to attract agricultural businesses, light industries, and new high technology firms
- to expand retail and service activities.
- to expand tourism development opportunities and better capitalize on the Town's tourism potential
- to increase the Town's employment and assessment base
- to maintain affordable property tax rates and utility rates for all Kensington property owners

Physical Goals

- to establish a plan for future development which maximizes efficiency and minimizes potential land use conflicts.
- to ensure an adequate supply of serviced land to accommodate the projected needs of various land uses within the Town for the period of the Plan
- to encourage the maintenance of a safe and efficient vehicular and pedestrian circulation system in the Town
- to manage storm water run-off in a safe and cost-effective manner
- to encourage the maintenance of a high standard of physical appearance for all properties in the Town

Environmental Goals

- to protect the quality and supply of groundwater and surface water resources in and adjacent to the Town
 - to encourage responsible waste management
 - to protect air quality and to protect and enhance significant natural areas in the Town
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U: CONCERNING BOUNDARY EXTENSION

It shall be the policy of Council to continue to aggressively pursue an appropriate extension to the boundaries of the Town.

Objectives for Boundary Extension

As part of any boundary extension the Town shall act:

- to minimize conflicts between farmers and residents within the Town.
- to maintain land in agricultural production until such time as it can be efficiently and appropriately converted to residential use in response to market demands.
- to continue to foster a strong relationship between the Town and its agricultural service area.

Action Steps Related to Boundary Extension and Agriculture Lands

- Council shall begin immediately to prepare a strategy to identify an appropriate area of land to accommodate the long term needs of the Town. The land designated shall be based on an assessment of development potential, feasibility of servicing, and requirements for well field protection, buffering, and the like.
- Council, in consultation with the affected land owners, shall develop clear policies for land use and zoning, agricultural preservation, servicing, area utility rates and real property taxation. Based on this analysis a new application for boundary extension and the designation of a rural buffer zone shall be submitted to the Provincial Government.
- While there is very little agricultural land within the Town's current boundaries, the Town must indicate a sensitivity and understanding of the need to develop appropriate land use and taxation policies as part of any strategy to expand its boundaries.
- As part of the long term strategy to extend its boundaries, Council shall develop agricultural zoning provisions which can be applied to protect agricultural interests and to maintain productive land in viable agricultural production.

- The Development Bylaw shall be amended to include an Agricultural Reserve (A1) Zone. Any productive agricultural lands included within any future boundary extension shall be designated Agricultural Reserve (A1) and shall only be developed via a re-zoning application and in response to demonstrated market needs.
 - Council shall work with the local farming community and residents to minimize land use conflicts.
 - When agricultural lands are included within the Town boundaries it shall be the policy of Council to establish reduced tax rates on properties used for agricultural purposes in order to encourage land to be maintained in agricultural use.
 - Council shall establish a tax rebate system for agricultural properties.
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B: CONCERNING RESIDENTIAL HOUSING

Housing demand in Kensington appears to be reasonably strong. Serviced residential lots, however, are in short supply. This is largely due to the lack of suitable land within the Town but it is also due to dramatically increasing servicing costs for residential development. The Town also lacks land which matches the demands of the marketplace, particularly for more innovative and affordable starter home formats such as duplexes and manufactured housing.

- Council must not only designate additional land for residential development, it must also actively promote the Town as a residential location and an attractive investment opportunity for residential developers.
- Efforts must also be focused on maintaining the quality of current residential neighbourhoods and promoting high residential development standards.

Objectives for Residential Housing

- to actively promote the Town as a residential location.
- to encourage a broad range of cost-effective residential development opportunities in the Town.
- to protect the character and appearance of established neighbourhoods.

- to encourage residential development standards which stress safety, efficiency, aesthetic appeal, land use compatibility and fostering of a healthy lifestyle.

Policies for Residential Housing

It shall be the policy of Council to designate sufficient residential land to accommodate the projected and potential housing needs of the Town during the period of the Plan. Existing residential areas shall be protected from encroachment from conflicting land uses.

Action Steps for Residential Housing

- The Development Bylaw shall zone sufficient residential land to meet the projected needs of the Town.
- Residential zoning shall be in conformance with the General Land Use Plan.
- The Development Bylaw shall establish zones and development standards for Single Family, Two Family and Multiple Family forms of residential development.
- Zoning shall be utilized to provide protection for existing residential neighbourhoods from encroachment by conflicting land uses and to direct and encourage future residential development.

C: IN-FILLING

It shall be the policy of Council to encourage in-filling in residential neighbourhoods.

Action Steps for In-filling

- Council shall undertake to identify and catalogue all undeveloped and/or underdeveloped parcels of residential land in the Town.
 - The catalogue will be distributed to realtors and to developers throughout the province.
 - A plan will be prepared to show existing lots along streets in the Town where new homes could be placed in the future. Although such lands may not be for sale at the present time, the plan can serve as a guide to developers and individuals.
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D: RESIDENTIAL DEVELOPMENT STANDARDS

It shall be the policy of Council to establish residential development standards relating to density, architectural harmony, building type, lot sizes, set backs, amenity areas, parking, buffering and other matters to enhance health, safety and convenience of residents.

Action Steps for Residential Development Standards

- The Development Bylaw shall establish residential designations for low, medium and high density.
 - The Development Bylaw shall establish residential development standards relating to lot sizes, set backs, servicing, amenity areas and open space, parking, buffering, architectural harmony and other related matters.
 - Council will carefully scrutinize new developments within established residential neighbourhoods prior to permits being issued to ensure that they are compatible and not detrimental. Compatibility, while not readily measurable, will be examined in terms of building types and forms, street line, density and levels of activity including projected traffic generation.
 - The standards and criteria on which Council's decision is based will be outlined in the Zoning and Subdivision Control Bylaw.
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E: ACCESSORY APARTMENTS

It shall be the policy of Council to permit the establishment of one accessory apartment in any single family dwelling in any zone.

Action Steps for Accessory Apartments

- The Development Bylaw shall permit one accessory apartment in any single family residence in any zone.
 - The Development Bylaw shall establish standards for accessory apartments limiting their size and number of bedrooms, limiting changes to the exterior appearance of the residence, and addressing parking requirements and other matters.
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F: IN-HOME BUSINESS OCCUPATIONS

It shall be the policy of Council to permit a range of in-home businesses, provided that there is no significant negative impact on adjacent properties or the immediate neighbourhood.

Action Steps for Home Business Occupations

- The Development Bylaw shall permit the establishment of limited in-home occupations in all single family residences.
 - The Development Bylaw shall define the types of business activities which may be permitted in a residence.
 - The Development Bylaw shall establish standards for home occupations, which limit potential residential conflicts such as noise, hours of operation, square footage, number of employees, parking, signage, physical changes to the structure, outside storage and any other factors which may represent an impediment to the safety, convenience or enjoyment of neighbouring residents.
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G: PREFABRICATED HOMES

Older style mobile homes which have a unique style and character shall no longer be permitted to be located within the Town. The current mobile home court shall be designated as a Mini-Home park and only modern CSA approved mini-homes shall be permitted. “Mini-homes” shall only be permitted in the designated mini-home park.. Larger “modular” homes shall be permitted in all residential areas.

Action Steps for Prefabricated Homes

- The current mobile home park shall be monitored and the owners required to maintain their units in an appropriate manner. When units become dilapidated, Council shall take action to encourage their removal.
 - Modern “mini-homes” shall only be permitted within the existing mobile home park.
 - Larger, “modular homes” shall be permitted in all residential zones.
 - No further mobile home courts shall be located in the Town but consideration may be given to the establishment of a “mini-home” subdivision if it is developed to a high standard and well segregated from existing neighbourhoods.
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I: HOUSING DEVELOPMENT AND PROMOTION

It shall be the policy of Council to work with the private sector and government agencies to actively promote Kensington as a residential development opportunity. Council shall aggressively pursue opportunities to partner with land owners and developers to facilitate residential development.

Action Steps for Housing Development and Promotion

- Council shall work with regional employers and developers to identify residential development opportunities.
- Council shall seek to identify opportunities for partnering with private sector developers.

- Council shall initiate a promotional campaign, hopefully with private sector partners aimed at attracting new residents to the Town. Targeted efforts will focus on employers in the Town and in the immediate region.
 - Council shall pursue all opportunities for funding support to encourage and develop new housing in the Town.
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J: COMMERCIAL DEVELOPMENT

Commercial activity in the Town of Kensington is relatively healthy. The majority of retail and service activities are located in the core area. While the core area remains strong there are some vacant or underutilized buildings and parking shortages and traffic congestion are a source of concern. Development opportunities within the core area are quite limited, however, and this has no doubt contributed to the demand for commercial land beyond the boundaries of the Town.

Objectives for Commercial Development

- to actively support and strengthen existing local businesses.
- to more effectively promote the Town as a commercial location and a tourism destination.
- to encourage the development of expanded local retail and service activities.
- to stimulate and support efforts to upgrade and reinvigorate the downtown core area.
- to expand local employment and the commercial property tax base.
- to strengthen and expand local and regional tourism attractions.
- to strengthen and expand local tourism accommodations, services and to better capitalize on the Town's tourism potential.

Policies Concerning Commercial Development

It shall be the policy of Council to develop appropriate commercial zoning designations and to use zoning to direct commercial activity into the established commercial areas of the Town.

Action Steps for Commercial Development

- The Development Bylaw shall establish commercial zoning designations and development standards for commercial zoning and shall zone commercial land in conformance with the General Land Use Plan.
 - Until the Town boundaries can be extended, the core area shall be the only area designated as commercial on the Future Land Use Map; Zones will be established and set out in the bylaws which separate different uses and concentrate similar and compatible uses.
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K: RETAIL & SERVICE DEVELOPMENT

It shall be the policy of Council to aggressively pursue new retail and service activity for the Town of Kensington and to work with the current business community to support and strengthen existing businesses.

Action Steps for Retail/Service Development

- Council shall maintain close relationship with local businesses and pursue opportunities to support/encourage local business.
 - Council shall work with local development groups and the business community to identify and pursue opportunities for joint promotion of the Town and local businesses and attractions. Target markets would include local residents, residents within the Town's established trade area and tourists.
 - Council shall work with local development groups, federal and provincial agencies to actively encourage entrepreneurial activity in the Town and foster the start up of new local businesses.
 - Council shall actively encourage local business owners to join the Chamber of Commerce and related organizations in order to facilitate the promotion of Town businesses.
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L: LAND USE CONFLICTS

It shall be the policy of Council to avoid, where possible, conflicts between commercial and residential land uses.

Action Steps for Land Use Conflicts

- The Zoning and Subdivision Control Bylaw shall set out an approval process for any commercial development.
 - Provisions in the Zoning and Subdivision Control Bylaw to mitigate conflicts shall include but not be limited to a minimum 15 foot buffer zone and screening consisting of landscaping and/or building structures such as fences, controlling business hours and controlling the types of businesses permitted in close proximity to residential areas.
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M: PARKING

It shall be the policy of Council to encourage an adequate supply of parking in the Town centre.

Action Steps for Parking

Council will conduct a study of the parking situation in the Town and any alternative solution which may be available. Methods to improve parking availability may include some of the following:

- establishing unloading zones with enforced time limits
 - staff parking to be provided off-street
 - proper location of utility poles
 - identification of available undeveloped or under-developed land and consideration of its development for parking as appropriate
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N: TOURISM

It shall be the policy of Council to target development efforts toward strengthening local and regional tourism infrastructure, attractions, services, accommodations and related business and employment opportunities.

Action Steps for Tourism

- Council shall develop a local Tourism Development Strategy, based on promoting the Town’s unique culture and history.
 - Council shall encourage local service clubs, church groups, etc. to actively pursue and promote local activities such as festivals, craft fairs, garden parties, heritage days, lobster suppers, etc.
 - Council shall continue to facilitate the development and promotion of the Confederation Trail.
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O: SIGNAGE

As a Town, Kensington does not fall under the provisions of the Highway Advertisements Act, it shall be the policy of Council to develop and implement a Signage Bylaw.

Action Steps for Signage

- Council shall develop and adopt a Signage Bylaw as part of the Development Bylaw.
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P: INDUSTRIAL DEVELOPMENT

The Town of Kensington has a strong industrial base, including manufacturing and service industries. Most of these businesses are targeted at the region's strong primary sector or the construction industry. The Kensington Enterprise Centre will hopefully also attract new, high technology firms. While some expansion can be accommodated within the present industrial mall, additional industrial land must be identified to accommodate long term growth in this sector.

Objectives for Industrial Development

- to continue to promote Kensington as an industrial location.
- to effectively manage the present industrial areas in the Town.
- to minimize land use conflicts between industrial development and other land uses.
- to expand industrial employment.

Policy for Industrial Development

It shall be the policy of Council to restrict future industrial development in the Town to established industrial areas and to minimize land use conflicts between industrial development and other land uses.

Action Steps for Industrial Development

- The Development Bylaw shall zone the established industrial areas in the Town as Industrial zones.
- The Development Bylaw shall establish development standards for all industrial development.
- Any existing industrial uses outside the Industrial Park shall be designated “non-conforming” and shall be subject to the regulations of such as outlined in the Zoning and Subdivision Control Bylaw.

- No further land shall be zoned for industrial development without an amendment to the Official Plan and careful consideration of any potential land use or transportation conflicts.

Policy for Safety in Industrial Park

It shall be the policy of Council to work with the Industrial Commission to improve safety in the Industrial Park.

Action Steps for Safety in Industrial Park

- Council, in conjunction with the Kensington and Area Industrial Commission, will undertake a review of the road network and access to the industrial park. The study should address the redesign of roads, industrial park expansion and phased implementation.

Policy for Appearance of Industrial Park

It shall be the policy of Council to work in conjunction with the Kensington and Area Industrial Commission to improve the appearance of the industrial park.

Action Steps for Appearance of Industrial Park

- Design standards and landscaping requirements will be established for all developments within the park.

Policy for Expansion of Industrial Park

It shall be the policy of Council to explore avenues to offset the cost of expansion of the industrial park.

Action Steps

- Council will monitor federal and provincial programs as they apply to industrial development and apply for the programs where appropriate.

Policy for Promotion of Industrial Park and Industrial Development

It shall be the policy of Council to work closely with the Provincial Government to promote the Town as a prospective location for new industrial development.

Action Steps

- Council will encourage and support prospecting efforts by the Provincial Government to attract new industrial development to the Town.
 - Particular emphasis shall be placed on firms and operations which will create high quality, year round employment.
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Q: PUBLIC SERVICE AND INSTITUTIONAL FACILITIES

Kensington is fortunate to be well supplied with institutional facilities including schools, churches, police station, fire hall, town hall and library. While there may be some opportunity for the development of additional facilities, particularly if recent population trends can be reversed, the Town's major challenge will be to ensure the continued health of the current institutional facilities in the Town.

Objectives for Institutional Facilities and Public Services

- to protect and enhance current institutional facilities and public services in the Town.
- to prevent the encroachment of conflicting land uses.
- to provide opportunities for the growth of existing and new institutional facilities.

Policy Concerning Zoning of Institutional Lands

It shall be the policy of Council to protect established institutional facilities from the encroachment of conflicting land uses and to designate additional institutional lands in response to demand.

Action Steps

- The Development Bylaw shall designate all institutional facilities as Public Sector and Institutional zones.
- The Development Bylaw shall establish development standards for all institutional uses.

Policy Concerning Institutional Development

- *It shall be the policy of Council to support the long term viability of local institutional facilities and encourage upgrading and expansion.*

Action Steps

- Council shall support and encourage efforts to maintain or upgrade existing institutional facilities in the Town.
- Council shall support efforts to locate additional institutional facilities in the Town and to expand current facilities.
- A committee will be established to find a new location for the Public Library and/or to work in conjunction with the Library Services Branch and the School Board to improve facilities available to the public.
- Council shall support a nursing home and other seniors programs.
- Council shall continue to work with the School Board to maintain the quality of education and will lobby to continue to make school facilities available for extra-curricular pursuits of the residents.

R: PARKS AND RECREATION

The Town of Kensington has an impressive array of recreation facilities and programs. Opportunities for residents to enjoy hockey, soccer, ice skating, swimming, baseball, and skateboarding are particularly good. The development of the Confederation Trail has provided the Town with a linear outdoor recreation facility which accommodates walking, running, bicycling and snowmobiling. An opportunity exists to add to the limited amount of playground space available. The Town recognizes the fact that recreation programs can play a major role in the prevention of disease and the promotion of long term health care benefits.

Objectives for Parks and Recreation

- to maintain and improve the current recreation programs and facilities in the Town.
- to encourage the direct participation of recreation users from outside the municipality in recreational program planning and operations.
- to foster more effective co-ordination and promotion of recreational programs and special events.
- to foster stronger volunteer participation in all aspects of recreation.
- to target the special needs of youth, seniors and the physically and mentally challenged.
- to promote improved active play areas throughout the Town, within easy and safe access of all residential neighbourhoods.
- to promote recreational activities which stimulate the mind as well as the body.

Policy for Recreation Programs and Facilities

It shall be the policy of the Council to continue to support recreational programs and facilities that meet the needs of all Town residents and to support the efforts of other groups or individuals in meeting the Town's recreational requirements.

It shall be the policy of Council to routinely monitor the physical condition of all sports and recreation facilities owned by the Town and upgrade facilities as budgets permit, based on an assessment of need and demand.

Action Steps for Recreation

- Council shall conduct routine inspections of all Town owned recreation facilities.
 - Available upgrading budgets shall be allocated based on physical need and program participation levels.
 - Council shall continue to work in conjunction with the Kensington Area Recreation Association in pursuing recreation programs for the Town
 - Council shall support and encourage programs accessible to or targeted at the physically and mentally challenged.
 - Council shall work in conjunction with and support the Kensington Historical Society in identifying and promoting those buildings and sites that have heritage value.
 - Council shall support the efforts to maintain and improve the Confederation Trail system.
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S: VOLUNTEER PROMOTION

It shall be the policy of Council to promote volunteers both in the Town and in our rural service area and to more adequately acknowledge the vital role played by volunteers in the day to day life of the Town.

Action Steps

- Council shall prepare a Volunteer Development Strategy.
 - Council shall expand efforts to recognize the invaluable contribution of the Town's volunteers and shall initiate activities such as a "volunteer recognition day".
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T: MUNICIPAL SERVICES

The Town of Kensington directly supplies or contracts for the provision of a range of municipal services including: collection and treatment of sanitary waste; central water supply; fire services and police protection. The Town has joint responsibility with the Provincial Government for storm water management and emergency measures.

In general the Town's municipal services and infrastructure are in good condition and able to meet demands with a high level of service. Given the age of some of the systems however, ongoing maintenance and upgrading will be required.

Objectives for Municipal Services

- to provide, where appropriate and affordable, efficient and cost effective central waste water collection and treatment services for all present and future property owners within the Town.
- to provide, where appropriate and affordable, high quality domestic water supply for all residents, property owners and businesses in the Town.
- to provide for the special servicing needs of industrial users.
- to provide cost effective police and fire services.
- to provide efficient municipal maintenance services.

Policy for Central Sewage Collection and Treatment

It shall be the policy of Council to provide high quality, cost effective waste water collection and treatment services for the present and future built-up areas of the Town.

Action Steps for Central Sewage Collection and Treatment

- Council shall continue to place a high priority on completing the inspection of all concrete sewer lines and continue a regular flushing program.
- Sewer lines found to be in poor condition or incurring frequent repairs shall be replaced on a priority basis.

Policy for Central Water Supply

It shall be the policy of Council to continue to supply adequate, high quality, fire-rated central water supply services to all users in the Town.

Action Steps for Central Water Supply

- Council will continue to operate the Town's current well fields in the most efficient manner.
- Council shall identify appropriate actions to enhance the security of the Town's water supply and see that these actions are implemented in a timely manner.

U: STORM WATER MANAGEMENT

It shall be the policy of Council to work closely with the Department of Transportation and Public Works to ensure that storm water run-off is managed in a manner which is cost-effective and environmentally sensitive and which minimizes risks to public health, safety and private property.

Action Steps for Water Management

- Council shall develop an overall Storm Water Management Plan for the Town.

- The Town will work with the Department of Transportation and Public Works to ensure that storm water systems are properly installed and maintained in the Town.
 - All new subdivisions and major developments shall be required to submit a storm water management plan, subject to standards imposed by Council and the Department of Transportation and Public Works.
 - Wherever possible it shall be the policy of Council to protect and enhance the existing surface water drainage systems in the Town, and to upgrade its capacity to handle storm water run-off.
 - No physical changes or infilling of any stream, wetland or water course shall be allowed without the approval of Council and a detailed assessment of any storm water run-off implications.
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V: SOLID WASTE

It shall be the policy of Council to promote solid waste reduction, re-use and re-cycling and to work with the Provincial Government to manage solid waste in an economical and environmentally appropriate manner.

Action Steps for Solid Waste

- Solid waste management in the Town is now totally in the hands of the Provincial Government. Council shall therefore continue to lobby the Province for a central solid waste management system which is equitable, cost effective and environmentally sound.
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W: POLICE SERVICES

It shall be the policy of Council to operate a municipal police force and to provide for the adequate security of its residents and property owners.

Action Steps for Police Services

- Council shall continue to support the operation of a municipal police force through adequate levels of staffing, equipment, facilities and training.
 - Council shall examine the level of police force staffing in the event of a municipal boundary extension.
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X: FIRE PROTECTION SERVICES

It shall be the policy of Council to continue to provide municipal (and regional) fire services through the Kensington volunteer fire department and to continue to provide the department with the financial resources required to maintain a highly trained and well equipped fire service.

Action Steps for Fire Protection Services

- Council shall continue to support the efforts of the Kensington Fire Department and supply funding necessary to maintain equipment, facilities and training at high levels.
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Y: TRANSPORTATION

As a town, Kensington is responsible for the ownership and maintenance of all public roads within the municipality with the exception of “designated” Provincial highways or roads. All Provincial roads within the Town are in reasonably good condition. Local streets are also in fair condition but some of the older streets are quite narrow and lack adequate storm drainage. Recent upgrading of the main intersection has improved safety and efficiency but there is still some minor congestion in the core area. Concerns also remain about pedestrian safety in some areas of the Town.

Objectives for Transportation

- to maintain a high standard of maintenance on regional arterial routes and Provincial highways in the Town.
- to maintain a high standard of maintenance on Town owned streets.
- to address traffic hazards in the Town.
- to improve storm water drainage on Town owned streets.
- to maintain a safe and efficient pedestrian circulation system in the Town.
- to develop destination facilities along the Confederation Trail.
- to minimize safety and noise concerns related to truck traffic.

Policy for Streets

Concerning streets, it shall be the policy of Council to work closely with the Department of Transportation and Public Works to ensure that the key routes leading to the Town and Provincially controlled streets within the Town are maintained at the highest possible levels. Council shall also ensure that Town owned streets are maintained at a standard which adequately reflects their role and level of use.

Action Steps for Streets

- Council shall continue to work with the Provincial Department of Transportation and Public Works to monitor the condition of all Provincial roads within the Town and key connecting routes to the Town.
- Council shall maintain all Town owned streets to the highest level possible within local budgetary constraints, with the highest priority being placed on streets with highest projected traffic volumes.

Policy for Road Classification

It shall be the policy of Council to categorize all streets, roads and highways in the Town based on their traffic volumes and functions.

Action Steps for Road Classification

- Council in conjunction with the Department of Transportation and Public Works will prepare a transportation plan for the Town identifying all existing and proposed arterial, collector and local streets.
- Arterial roads carry the largest volumes of traffic and function to route inter-community or cross-community traffic around residential neighbourhoods. These roads provide access through the Town and to industrial and commercial areas within it.
- Collector streets carry traffic from minor streets to arterials. They gather traffic from local streets and distribute it to other local streets or to major arterials, and vice versa.
- Local streets serve mainly to provide access to individual properties. They are meant to be used almost exclusively by those who live on the street, or in the case of a local commercial or industrial street, those people accessing the businesses on that street.

Policy for Safety

It shall be the policy of Council to improve transportation safety in the Town.

Action Steps for Safety

- Council shall make recommendations to and work with the Provincial Government to widen intersections and improve signage and lines.
- Council shall adopt the Dept. of Transportation and Public Works standards and policies for the development and redevelopment of public roads within the Town.

Policy for Subdivision Streets

It shall be the policy of Council to require developers to provide roads within new developments that meet provincial government standards.

Action Steps for Subdivision Streets:

- The Zoning and Subdivision Control Bylaw will require proper road design and construction to be included in all subdivision and development agreements.

Policy for Pedestrian Circulation

It shall be the policy of Council to develop and maintain a pedestrian circulation system in the Town which provides safe pedestrian linkages throughout the Town and between all major destinations.

Action Steps for Pedestrian Circulation

- Council shall establish a long term plan for sidewalk construction and maintenance, together with a long term capital budget.
 - Priority shall be placed on major traffic routes, particularly where they connect to major pedestrian destinations such as schools, churches, shopping areas and parks or playgrounds.
 - Council shall lobby the Provincial Department of Transportation for the placement of crosswalks at strategic pedestrian-vehicular intersections.
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Z: CONFEDERATION TRAIL

It shall be the policy of Council to work with the Provincial Government and local interest groups to ensure that the Confederation Trail within the Town is well maintained and effectively promoted.

Action Steps for Confederation Trail

- Council shall work with the Provincial Government and local interest groups to ensure that the Confederation Trail within the Town is well maintained.
 - A park master plan for the Town will establish means to connect existing parks, where practical, to the Confederation Trail system.
 - Council will promote the Trail as a tourism attraction.
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Z-1: ENVIRONMENT

A healthy environment is a critical component of an attractive and appealing community. The preservation of trees, air quality, control of noise, dust and other nuisances and maintaining high standards of property maintenance are all important priorities.

Perhaps the single greatest environmental concern across Prince Edward Island at present is the protection of our vital ground water resources. A large area in the core area of Kensington is already contaminated and therefore restricted for well construction purposes. Further contamination of the Town's ground water resources must be prevented.

Objectives for a Healthy Environment

- to protect the quality and quantity of the Town's vital ground water resources.
- to protect and enhance the quality of surface water systems in the Town.

- to protect and enhance wildlife habitat areas within and adjacent to the Town.
- to encourage the preservation and planting of trees in the Town.
- to implement policies controlling erosion from construction and farming activities in the Town.
- to encourage acceptable minimum maintenance standards and the control of unsightly premises.
- to protect air quality and minimize nuisances related to noise, dust, vibration, etc.

Policies for a Healthy Environment

A) Ground Water

It shall be the policy of Council to work with the Department of Environment to protect both the quantity and quality of ground water resources in the Town.

Action Steps for Ground Water:

- Land uses which would pose a serious risk for ground water contamination such as chemical plants or storage depots shall not be permitted in the Town.
- Council shall work with the Department of Environment to identify and control potential point sources of pollution such as underground gasoline or fuel oil tanks, chemical storage, refuse or dump sites and abandoned wells.
- Development permit applications shall be required to identify any chemical storage areas or underground petroleum storage.
- Council shall encourage the maintenance and protection of features which contribute to ground water re-charging such as wetlands, storm water retention areas, trees and other dense vegetation. Council shall seek to identify and protect major aquifer re-charge areas both within and outside the Town.

- Council will identify literature on water conservation, safe disposal of household and business hazardous wastes and other information pertaining to the protection of the water supply and make it available to residents and property owners.

B) Surface Water

It shall be the policy of Council to protect and enhance the quality of streams, ponds and wetlands within the Town.

Action Steps for Surface Water

- The Development Bylaw shall establish a conservation setback or buffer area adjacent to all streams, drainage courses, ponds and wetlands limiting construction activities and protecting vegetation.
- The Development Bylaw shall require construction activities adjacent to streams or wetlands to implement erosion control measures.
- The Development Bylaw shall restrict any in-filling or alteration of surface drainage features without the issuance of a development permit and performance of an environmental assessment, and the issuance of a stream alteration permit where required by Provincial regulations.

C) Air Quality

It shall be the policy of Council to restrict those activities in the Town which would be detrimental to air quality and to promote tree planting and preservation.

Action Steps for Air Quality

- The Development Bylaw shall restrict establishment of industries or other land uses which are deemed to be noxious by reason of smell, particulate or other risks to air quality.
 - Council shall implement a bylaw controlling the burning of leaves, grass and refuse in the Town.
-