

**Community of Kingston
Regular Monthly Meeting
Emyvale Recreation Center
December 12th, 2017**

Present:

Alan Miller, Chair
Jan Holmes
Dwight Thompson
Julie Ireson
Tom Coady
Joe Dolphin
Keith Boire

Also Present

Dianne Dowling, Administrator,
Dale McKeigan, Province of PEI
Resident Norman Powell

CALL TO ORDER:

Meeting called to order by Chair at 7:10 PM.

APPROVAL OF AGENDA:

MOTION:

"To approve the Agenda as circulated." M) Dwight Thompson (S) Julie Ireson, Motion carried.

APPROVAL OF MINUTES:

MOTION:

"To approve the circulated minutes of regular Monthly meeting November adding PID # referenced to minutes." (M) Joe Dolphin, (S) Julie Ireson, Motion Carried.

At this point the Chair passed the floor over to Mr. McKeighan to discuss Westwood Hills Phase 2 proposal. Mr. McKeighan thanked Council for making this time to discuss this issue. He went over the options discussed at the previous meeting and updated Council on what has transpired. He noted that some of the options suggested have been put aside for now and the Province is suggesting the best option would be to create a Special Planning Area for the Westwood Hills Phase 2 location and that would allow this development to happen outside the current bylaw. He said that once all the houses are sold the SPA could be removed. He continued to say that the province will help in any way to assist if this is supported by Council. He said the major question to Council is do they support this development? He continued to advise that if Council is not receptive to developing Phase 2 than the Province would relay that message to the developer. Councilor Dolphin responded by acknowledging that Westwood Hills as it stands now is an appealing subdivision, however he is concerned about increasing the density of development in this area. He continued to express concerns over approving a subdivision that does not meet the Community regulations regardless of the procedural discussion. He explained he would be more comfortable if the Province was to assume total responsibility for maintaining this development (including issuing the building permits) and including assuming any responsibility for any future issues that may occur because of this development.

The Chair asked Mr. McKeighan for clarification. Is this development is considered a "former" approval or a "current" approval? (Noting that the Community Planner, Mr. Wood, searched the provincial files for any pre-existing approvals when preparing the Official Plan and Bylaws and could not locate any pending approvals.) Mr. McKeighan replied that he could not explain how this approval was missed. The Chair said he would be more

comfortable approving this development if there were provisions for establishing a water system to service this proposed new development. That way there is a safety net in that the system could be expanded to provide service to the existing Westwood Hills homes if any problems should arise with the water quality. Mr. McKeighan asked if the Province were to assume responsibility for the administration of this development would the Council be more favorable towards this subdivision.

Councilor Dolphin asked about the likelihood of another developer trying to go this route? The response was that the regulations would be written in such a way as to not allow any other developer to try a similar option. He continued to acknowledge that he is not looking for a response tonight just wanted to leave this idea with Council. He said it would most likely be done as an amendment to the Bylaws.

The Chair said this development is not consistent with the vision in the Official Plan. Noting the Official Plan distinguishes Kingston as a "Rural" community and this proposed development is very much "urban."

The Chair asked if the province would abide by the decision of Council.

The Chair noted that if this was to be approved there would need to be a public meeting so residents are well informed.

A statement was made about "Central Water" in that the Community would not assume any responsibility for the installation cost or the Administration. Mr. McKeighan said that he will follow up on this over the next couple of weeks with more information.

At this point Mr. McKeighan left the meeting 7:35 PM.

BUSINESS ARISING FROM MINUTES:

1. Discussion on Insulation Warehouse: Nothing new to report

COMMUNITY PLANNING:

1. Discussion followed on the Westwood Hills Phase 2 application and it was noted that there appears to have been a change as the Province seems to be conveying a different message. It was decided to table this until Mr. McKeighan provides more information. Discussed obtaining a legal opinion for either the Communities Lawyer or to request a meeting with the Province's lawyer. It was noted that the Council needs to be in the loop on the process and do our due diligence. It was decided that since the next meeting will be January 11, 2018, to wait until January 2, 2018 and if there more information by January 4th, 2018, Council should seek a legal opinion.
2. Discussed the Vanda Milligan permit – The Chair said he has had several discussions with Ms. Milligan and she is now putting a smaller mini home on the site and is in the process of appending the parcels. Therefore now the permit meets all regulations.
3. Ms Docherty: The Administrator noted the permit has not yet been picked up and she emailed Ms. Docherty to advise that if she wanted to put the check in the mail the permit could also be mailed out.
4. *Jason Peressa: Application for Building permit –The Administrator reported that they had dropped by to pick up the Building Permit but didn't have a copy of the septic so they left the check and will scan a copy of the septic. Once received the permit can be mailed out to them.*

FINANCE:

1. Report Circulated. Julie Ireson is working on the 2018-2019 Budget and a draft will be ready for the February meeting. Noted that since this will be a 15 month Budget the expenses and revenues should be prorated.

OTHER BUSINESS:

1. Infrastructure Project: Councilor Thompson updated Council on his discussion with Darlene Rhodenizer. He said there is another fund that Kingston may apply for to increase the total amount of funding for

the Broadband project and the contribution from Kingston would be only 10% of the total amount. He said that this fund lists Sewer and Water infrastructure as the number one priority but if there are funds remaining Kingston's would qualify. Mr. Thompson said he would complete the forms and bring them back to the January meeting for discussion and/or approval.

At this point Councilor Holmes left the meeting 8:10 PM.

2. Discussion on Amalgamation: Noted that the South Wiltshire side deal becomes an issue as now there are no common boundaries with Miltonvale and Kingston.

3. New Municipal Act: Discussed the New Municipal Government Act that is to be proclaimed shortly. The Administrator circulated some information and will send this information to Councilors again digitally.

CORRESPONDENCE: Circulated the Smart Cities Funding information.

Next regular meeting will be January 9, 2018.

Being no further business motion passed to adjourn at 8:30 PM (M) Keith Boire (S) Joe Dolphin, Motion carried.

Submitted,

Dianne Dowling, Administrator

Action Items from previous meeting:

- 1.
- 2.

Approval Date: _____ Administrator _____ Chair _____
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