

**Community of Kingston
Regular Monthly Meeting
Emyvale Recreation Center
June 12th, 2018**

Present:

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

Also Present:

Dianne Dowling, Administrator, and Stanley and Lorraine Stevenson applicants

1. CALL TO ORDER:

Meeting called to order by Mayor at 7.00 PM.

2. APPROVAL OF AGENDA:

MOTION:

"To approve the Agenda as circulated but to move the Stevenson application to be discussed first and to add discussion on Infrastructure, Planning meeting follow up and signage."

M) Dwight Thomson (S) Julie Ireson, Motion carried.

3. APPROVAL OF MINUTES:

MOTION:

"To approve the Minutes of the April and May meetings with the noted spelling correction." (M) Keith Boire (S) Joe Dolphin, Motion carried.

4. BUSINESS ARISING FROM MINUTES:

1. Discussion on Insulation Warehouse: Nothing new to report.
2. Bylaws: Grants Bylaw to be discussed later in the meeting.

5. COMMUNITY PLANNING:

1. Application for a building Permit for PID # 895169 in Kingswood Subdivision: Administrator noted that Stanley and Lorraine Stevenson are in attendance to answer any questions concerning this application. She said this application was dropped off on Monday night June 11, 2018 and the file was circulated to Council via email. She advised that Mr. Stevenson had went to the Department of Environment to clarify a previous concern in this subdivision over the capacity of the water system and she read out the email received from Ben Lanigan, Drinking water and Wastewater Supervisor, PEI Department of Communities, Land and Environment, indicating the system has the capacity for 18 homes and this lot will be the tenth lot developed. He also asked the question as to who is now responsible for maintaining the water system now that Mr. Willis is deceased. Council asked Mr. Stevenson if he had any information on who is now in charge of the water system and he indicated he was not sure but he thought someone from the subdivision was now handling the paperwork. The Council asked if he know who he would contact in order to connect to the system and he was not sure of that either.

Mr. Stevenson did indicate that he was told there will be some updates coming to the subdivision. He said that a walking trail will be created behind the houses and a playground will be installed for the children.

Councilor Dolphin indicated he has concerns that the septic paperwork was issued for this lot when it does not comply with the Provincial Minimum standards for septic, noting as a category 2 category it requires a 150 foot circle, which is impossible since the lot is only 100 foot wide. He continued to say the lot being only 20,000 square feet is also not adequate as the minimum standard is for 25,000 square feet. The Administrator advised that initially Mr. Stevenson had thought the lot would be category 1 which would have met the square footage requirement, but not the circle. As the standard for category 1 with central water is 125 foot circle, again not attainable with a lot that is only 100 foot wide.

The Administrator gave the Stevenson's a copy of the Provincial Minimum standards for septic for their information.

Discussion followed on the requirements to develop this lot and not cause any problems for neighboring lots being as there are lots beside it that are not connected to the central water system.

Council then explained the Kingston policy on existing undersized lots to the applicants and noted that would be required to develop this lot. Council further explained that this instance has occurred in the past and several developers have been complied with this policy in order to develop existing undersized lots. Mr. Stevenson asked how much extra this would end up costing him and Council replied that they had no idea of the additional cost.

Council inquired as to if he had already purchased the lot and Mr. Stevenson indicated that he had an offer to purchase pending receipt of a Building permit.

At this point Mr. Stevenson indicated he did not wish to spend any more money on this development and said he was withdrawing his application.

Mr. and Mrs. Stevenson then left the meeting.

Council then asked the Administrator to follow up with the Province on what the provincial procedure is concerning the septic installation for a lot that does not the Minimum Standards.

2. Building Permit application Wayne Griffin PID # 226068:

The Administrator explained she had spoken to Mr. Griffin on three separate occasions concerning the undersized lot policy and she had invited him to attend the Council meeting. So far there is no update on him getting an engineer to review the septic requirements for his undersized lot and the file is still open.

3. Subdivision application PID # 911529 Mr. Louis Woods:

Council reviewed this application for an appendage to add a small section to an existing undersized lot from the adjacent property. Councilor Dolphin noted that this addition will still leave the lot as an existing undersized lot. The Administrator quoted the section of the bylaws related to adding to existing undersized lots.

- (1) "An existing undersized Lot may be increased in area or Frontage, or both, and still remain an existing undersized Lot if after the increase, the Lot still remains undersized.

MOTION:

"To approve this application as submitted."(M) Joe Dolphin (S) Tom Coady, Motion carried.

4. Westwood Hills Phase 2 discussion:

Councilor Dolphin updated Council on the discussion at the Planning meeting May 30th, 2018, letter from Jonathan Coady was circulated and Councilor Thompson circulated the recommendations from the Planning meeting. Discussion followed on the questions to be asked of the Communities lawyer and

Councilor Thompson indicated he would circulate the final version digitally of the questions to be presented to the Lawyer. The Administrator is to draft a letter to Mr. Coady acknowledging receipt of and advising that Council is reviewing his letter.

It was also noted that after receiving a response for the Communities lawyer the next step would be to meet with representatives of Community affairs.

As a note of interest Councilor Dolphin circulated a clipping from the Guardian concerning comments on the new Municipal Government Act by MLA Richard Brown.

MOTION:

"To approve the recommendation of Planning Board concerning the Questions on the Westwood Phase 2 development" (M) Joe Dolphin (S) Dwight Thompson, Motion carried.

Further to this it was suggested to request the Communities lawyer advise Council once the fee reaches a cap of \$ 3,000.00.

The Administrator is to draft a response and circulate draft to Council

4. BUSINESS ARISING FROM MINUTES (continued from above):

2. Bylaws: The draft Grants Bylaw was discussed and it was suggested by Joe to limit the criteria to the two not for profit organizations running the two Community halls currently receiving funding. Discussed how the funding for the APM center would be included in this as it is not located within the Community boundary. Councilor Dolphin volunteered to rewrite the wording and circulate to Council prior to the July meeting.

3. Infrastructure Broadband: Noted that the project has been approved and a RFP needs to be drafted. The Administrator noted that we will need to wait until the contract is signed. A requirement of the funding would be to open a separate account for this project.

6. FINANCE:

1. Report circulated.

7. OTHER BUSINESS:

1. Signage: The Administrator is to follow up with the sign company and Mr. Cusack and order the new sign for Emyvale. She is to get a deposit check signed so the sign can be put into production. The other signs committed to will also need to be ordered. Signs to be ordered for the Riverdale Road, Bannackburn road and the Kingston Road. It was also requested that reflective material be added so the signs are more visible.

MOTION:

"To authorize the Administrator to order more Community road signage and to confirm with Mr. Cusack that the twinning sign is ordered as per his specifications." (M) Tom Coady (S) Keith Boire, Motion carried.

8. CORRESPONDENCE: Note the Election deadlines have been extended.

Councilor Dolphin confirmed his daughter has agreed to help out with the election.

Next regular meeting will be July 10th, 2018.

Being no further business motion passed to adjourn at 9:50 PM by Councilor Coady and Boire , Motion carried.

Submitted,

Dianne Dowling, Administrator

Action Items from previous meeting:

- 1. Do response letter to J. Coady
- 2. Follow up on signage

Approval Date: _____ Administrator _____ Chair _____
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