

**Rural Municipality of Kinkora
Rezoning Public Meeting
February 12, 2024
Minutes**

Present: Mayor Robert Duffy, Councilors Harrison Duffy, Andrew McCarville, and Amanda Noonan

Absent: Councilors Amanda Dwyer and Andrew Lawless

Meeting Chair: Mayor Robert Duffy

Meeting Recorder: CAO Tina Harvey

1. **Call to Order:** 7.01 pm
2. **Reminder of the Code of Conduct and Conflict of Interest bylaws and that the meeting is recorded.**
3. **Approval of Agenda**

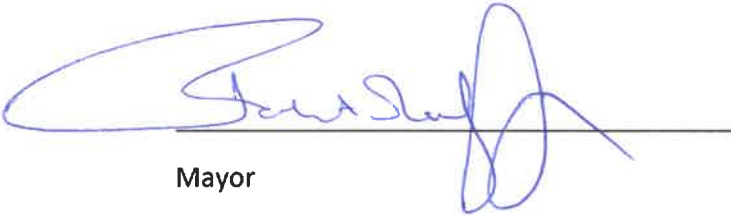
MOTION: Moved by Amanda Noonan and seconded by Harrison Duffy *“to approve the agenda for the February 12th meeting.”* All in favour. Motion carried.

4. **Rezoning Information (KABC) – Councilor Harrison Duffy and KABC Chair Leo Flood**
 - The purpose of the meeting is to get public input on rezoning a recently purchased piece of property (map attached)
 - The hope is to have some seniors housing as per a current development agreement with the community
 - The property to the north is already zoned R4 Multiple Family Residential and KABC has been in negotiation to purchase another parcel to increase the size of the lot to make it more attractive. This deal has now been completed. The consolidated lot would be 4.7 acres instead of the current 2.7 acres.
 - There is a roadway into the lot already
 - There could also be a cul de sac and duplexes similar to the development in Duffy Court
 - There is currently a limit of 2 ½ stories
 - Want to have a place in Kinkora for seniors to go
 - Whatever proposal is received will be brought back to another public meeting
 - There is a 20' easement to Route 225 for storm water included in the recent 2-acre purchase and this should alleviate some of the current issues
 - The outcome of other KABC developments has been very attractive
 - In order to apply for funding for infrastructure, a plan has to be in place
5. **Questions/Concerns/Suggestions from the Public – 8 members of the public in attendance**
 - “We are worried about undesirables moving into our neighborhood”

- “We purchased our properties given the existing zoning, given this knowledge, rezoning will affect some of us and we have to quantify that as the R4 zoning will be lucrative for the community”
- “Perhaps the community should be looking at a buffer zone like a dog run”
- Concerns raised about multi story apartment buildings being built in this space
- Concern that council may buckle to developer pressure to go higher

a) **Adjournment**

MOTION: Moved by Andrew McCarville and seconded by Amanda Noonan “to adjourn the meeting at 7:40 pm.”



Mayor

Feb 26 / 2024

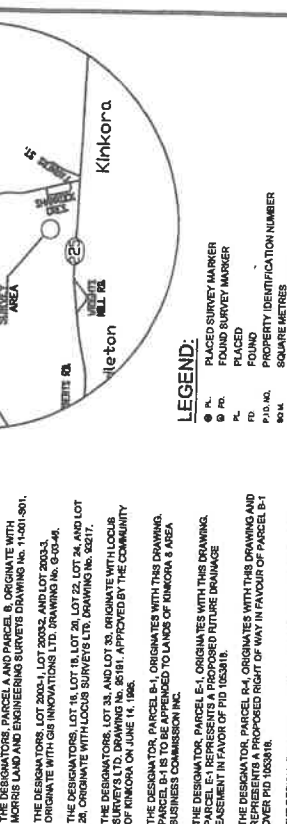
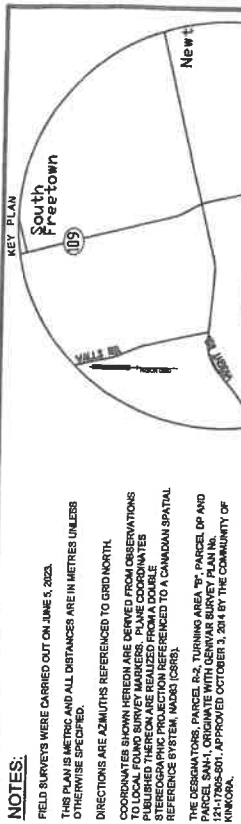
Date



Chief Administrative Officer

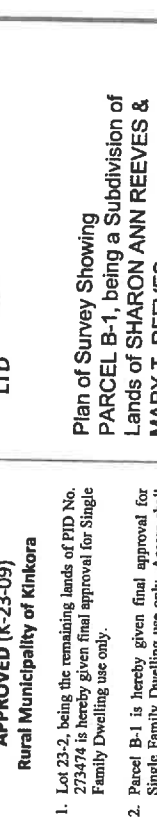
Feb 26 / 24

Date



LOCUS SURVEYS LTD.
PHONE 905-438-3023
18 PARK ROAD
SCARBOROUGH, ONT.
M1B 2Y9

Plan of Survey Showing
Parcel B-1, being a Subdivision of
Lands of SHARON ANN REEVES &
MARY T. REEVES
And Showing
Lot 23-2, being Remaining Lands of
SHARON ANN REEVES & MARY T.
REEVES
And Showing
Parcel E-1, being and Easement Over
Lands of SHARON ANN REEVES &
MARY T. REEVES
PID 273474 & PID 1053818
KINKORA
LOT/TOWNSHIP 27
COUNTY OF PRINCE
PROVINCE OF PRINCE EDWARD ISLAND



APPROVED (K-23-09)
Rural Municipality of Kinkora

1. Lot 23-2, being the remaining lands of PID No. 273474 is hereby given final approval for Single Family Dwelling use only.

2. Parcel B-1 is hereby given final approval for Single Family Dwelling use only. Access shall be via right of ways Parcels R-2 and R-4.

Derek French
Derek French, Date: July 31, 2023
Development Officer

FINAL APPROVAL IS REQUIRED FOR PARCEL B-1 AND LOT 23-2.

NOTES:
FIELD SURVEYS WERE CARRIED OUT ON JUNE 5, 2023.
THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.
DIRECTIONS ARE AZIMUTHS REFERENCED TO GRID NORTH.
COORDINATES SHOWN HEREON ARE DERIVED FROM OBSERVATIONS TO LOCAL FOUND SURVEY MARKERS. PLANE COORDINATES SURVEYING METHOD WAS REALIZED FROM A DOUBLE STEREOGRAPHIC PHOTOGRAPHY REFERENCED TO A CANADIAN SPATIAL REFERENCE SYSTEM (MAD3) (CSRS).
THE DESIGNATORS, PARCELS B-1, TURNING AREA 'B', PARCEL D'F AND PARCEL S'M-1, ORIGINATE WITH C.S. 2014 BY THE COMMUNITY OF KINKORA.
THE DESIGNATORS, PARCEL A AND PARCEL B, ORIGINATE WITH MORRIS LAND AND ENGINEERING SURVEYS DRAWING NO. 11-001-501.
THE DESIGNATORS, LOT 18, LOT 20, LOT 21, LOT 22, AND LOT 23, ORIGINATE WITH GIS INNOVATIONS LTD. DRAWING NO. G-03-04.
THE DESIGNATORS, LOT 19, AND LOT 19, ORIGINATE WITH LOCUS SURVEYS LTD. DRAWING NO. 82171.
THE DESIGNATORS, LOT 24, AND LOT 24, ORIGINATE WITH LOCUS SURVEYS LTD. DRAWING NO. 82171.
THE DESIGNATORS, PARCEL B-1, ORIGINATE WITH THIS DRAWING. PARCEL B-1 IS TO BE APPENDED TO LANDS OF KINKORA BUSINESS COMMISSION INC.
THE DESIGNATOR, PARCEL E-1, ORIGINATES WITH THIS DRAWING. PARCEL E-1 REPRESENTS A PROPOSED FUTURE DRAINAGE EASEMENT IN FAVOR OF PID 1053818.
THE DESIGNATOR, PARCEL R-4, ORIGINATES WITH THIS DRAWING AND REPRESENTS A PROPOSED RIGHT OF WAY IN FAVOR OF PARCEL B-1 OVER PID 1053818.
THE DESIGNATOR, LOT 23-2, ORIGINATES WITH THIS DRAWING AND REPRESENTS REMAINING LANDS OF SHARON ANN REEVES & MARY T. REEVES.



APPROVAL STAMP

APPROVED (K-23-09)
Rural Municipality of Kinkora

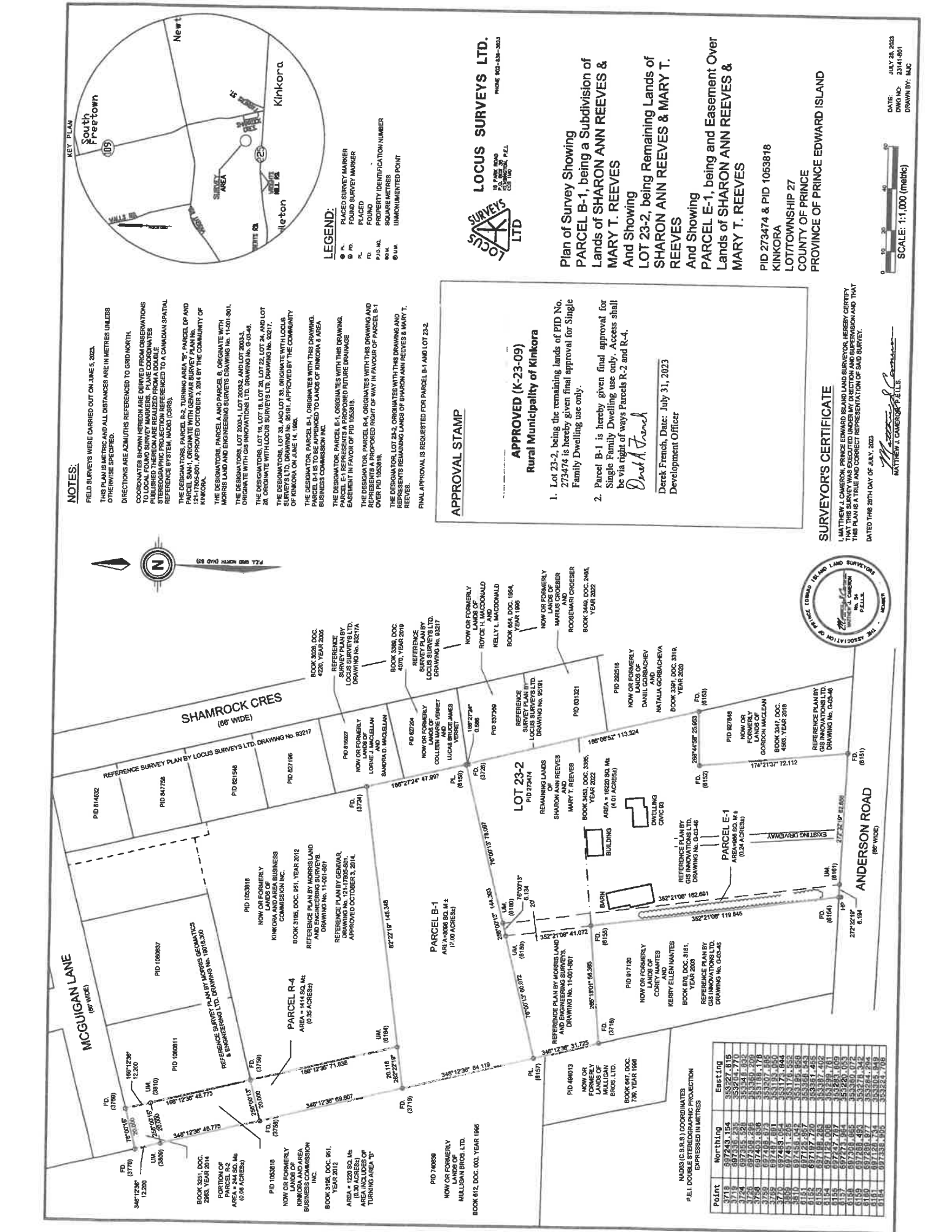
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Derek French, Date: July 31, 2023
Development Officer

FINAL APPROVAL IS REQUIRED FOR PARCEL B-1 AND LOT 23-2.

DATE: JULY 28, 2023
DRAWN BY: NC



SURVEYOR'S CERTIFICATE

I, MATTHEW J. CAMERON, PRINCE EDWARD ISLAND LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF AND SUPERVISION AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 28TH DAY OF JULY, 2023

Matthew J. Cameron
MATTHEW J. CAMERON, P.E.I.



NAD83 (CS 81) COORDINATES
P.E.I. DOUBLE STEREOGRAPHIC PROJECTION
EXPRESSED IN METRES

Point	Northing	Easting
3718	697243.154	635227.815
3719	697336.235	635227.771
3720	697429.316	635227.727
3721	697522.397	635227.683
3722	697615.478	635227.639
3723	697708.559	635227.595
3724	697801.640	635227.551
3725	697894.721	635227.507
3726	697987.802	635227.463
3727	698080.883	635227.419
3728	698173.964	635227.375
3729	698267.045	635227.331
3730	698360.126	635227.287
3731	698453.207	635227.243
3732	698546.288	635227.199
3733	698639.369	635227.155
3734	698732.450	635227.111
3735	698825.531	635227.067
3736	698918.612	635227.023
3737	699011.693	635226.979
3738	699104.774	635226.935
3739	699197.855	635226.891
3740	699290.936	635226.847
3741	699384.017	635226.803
3742	699477.098	635226.759
3743	699570.179	635226.715
3744	699663.260	635226.671
3745	699756.341	635226.627
3746	699849.422	635226.583
3747	699942.503	635226.539
3748	700035.584	635226.495
3749	700128.665	635226.451
3750	700221.746	635226.407
3751	700314.827	635226.363
3752	700407.908	635226.319
3753	700500.989	635226.275
3754	700594.070	635226.231
3755	700687.151	635226.187
3756	700780.232	635226.143
3757	700873.313	635226.099
3758	700966.394	635226.055
3759	701059.475	635226.011
3760	701152.556	635225.967
3761	701245.637	635225.923
3762	701338.718	635225.879
3763	701431.799	635225.835
3764	701524.880	635225.791
3765	701617.961	635225.747
3766	701711.042	635225.703
3767	701804.123	635225.659
3768	701897.204	635225.615
3769	701990.285	635225.571
3770	702083.366	635225.527
3771	702176.447	635225.483
3772	702269.528	635225.439
3773	702362.609	635225.395
3774	702455.690	635225.351
3775	702548.771	635225.307
3776	702641.852	635225.263
3777	702734.933	635225.219
3778	702828.014	635225.175
3779	702921.095	635225.131
3780	703014.176	635225.087
3781	703107.257	635225.043
3782	703200.338	635225.000
3783	703293.419	635224.956
3784	703386.500	635224.912
3785	703479.581	635224.868
3786	703572.662	635224.824
3787	703665.743	635224.780
3788	703758.824	635224.736
3789	703851.905	635224.692
3790	703944.986	635224.648
3791	704038.067	635224.604
3792	704131.148	635224.560
3793	704224.229	635224.516
3794	704317.310	635224.472
3795	704410.391	635224.428
3796	704503.472	635224.384
3797	704596.553	635224.340
3798	704689.634	635224.296
3799	704782.715	635224.252
3800	704875.796	635224.208