

Town of Kensington Boundary Restructuring Application

Applicant Presentation

October 15, 2020

Presentation Outline

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Background Information

- ▶ Land Area – approximately 3.25 sq. km.
- ▶ Population (2016) – 1619
- ▶ Population has grown by 17% since 2001; and, 7% between 2011 and 2016 (Significantly higher than the provincial population growth and second only to the Town of Stratford).
- ▶ Average age is 46.2 years (33% of residents over the age of 60)

Kensington is the third smallest town in PEI... and has the second highest population density.

Background Information

Current Property Tax Rates (per \$100.00 of Assessed Value):

- | | |
|----------------------------|--------|
| ▶ Municipal Non-Commercial | \$0.55 |
| ▶ Municipal Commercial | \$1.30 |

Current Assessment Value

- | | |
|-----------------------------------|--------------|
| ▶ Non-Commercial Assessment Value | \$80,904,150 |
| ▶ Commercial Assessment Value | \$12,761,700 |

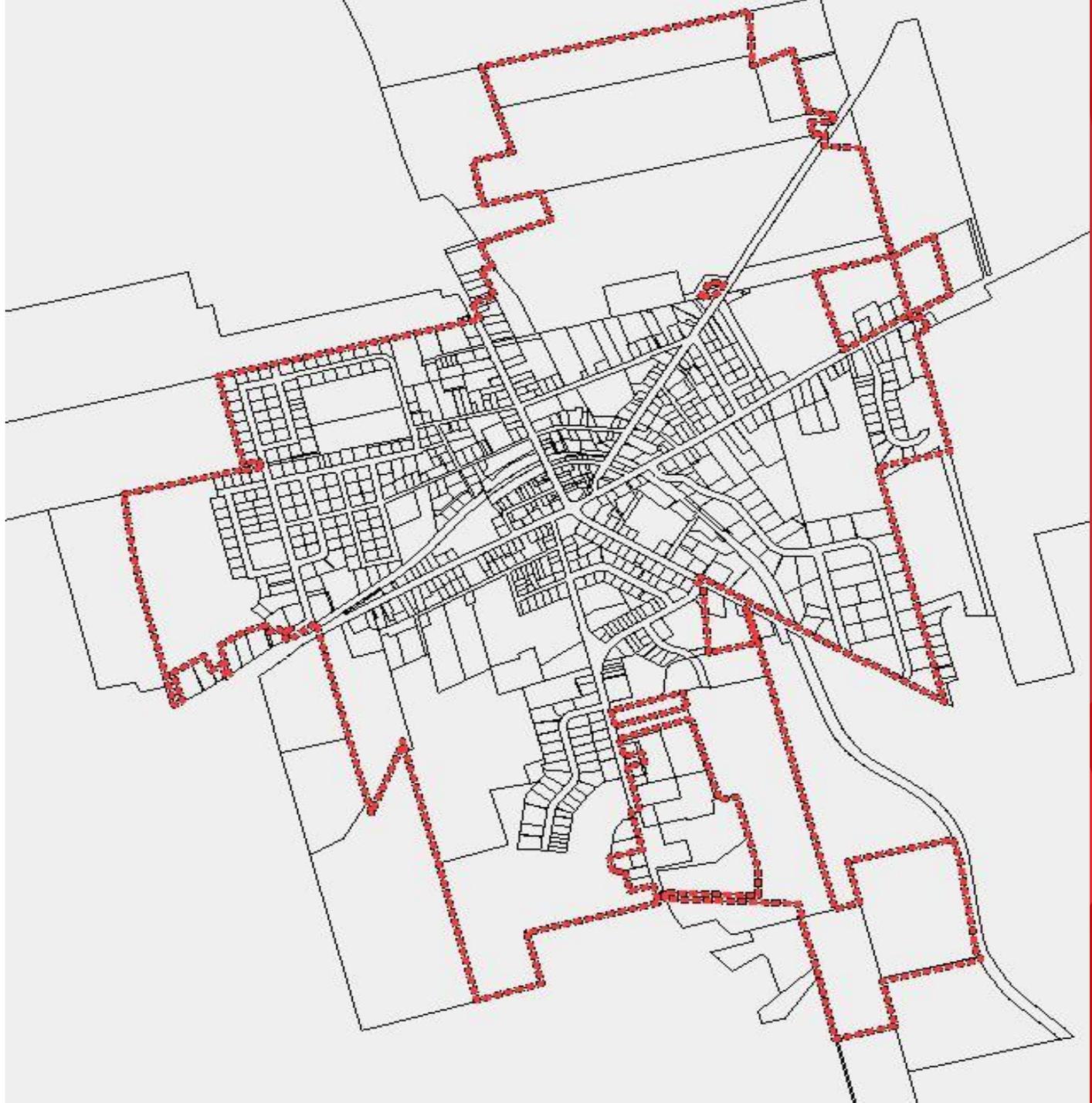
Municipal Services

- **Utilities:** Sewer Treatment and Collection and Central Water Supply (*user pay only*)
- **Public Safety:** Fire Protection; Police Protection; Emergency Management (*New Reception Centre*)
- **General Government and Administration Services:** including Land Use Planning, Financial Management, Human Resource Management, Governance, Capital Project Management
- **Public Works** and Maintenance Services
- **Culture and Recreation Services:** EVK Pool, Credit Union Centre, Green Space, Playgrounds, Rail Yards

Community Services

- **Social Services:** Library, community medical centre, day care facilities, dental office, physiotherapist office, veterinary clinic, pharmacy, post office, banks;
- **Retail Services:** Gift store, flower shop, real estate office, food and beverage establishments, gas stations, hair salons and aesthetics businesses, bed and breakfasts, construction companies, car wash, and a variety of other service-related businesses;
- **Institutional Services:** Royal Canadian Legion, clubs, churches, schools (K–12) and fraternal organizations.

Current Town Boundary



Current Challenges

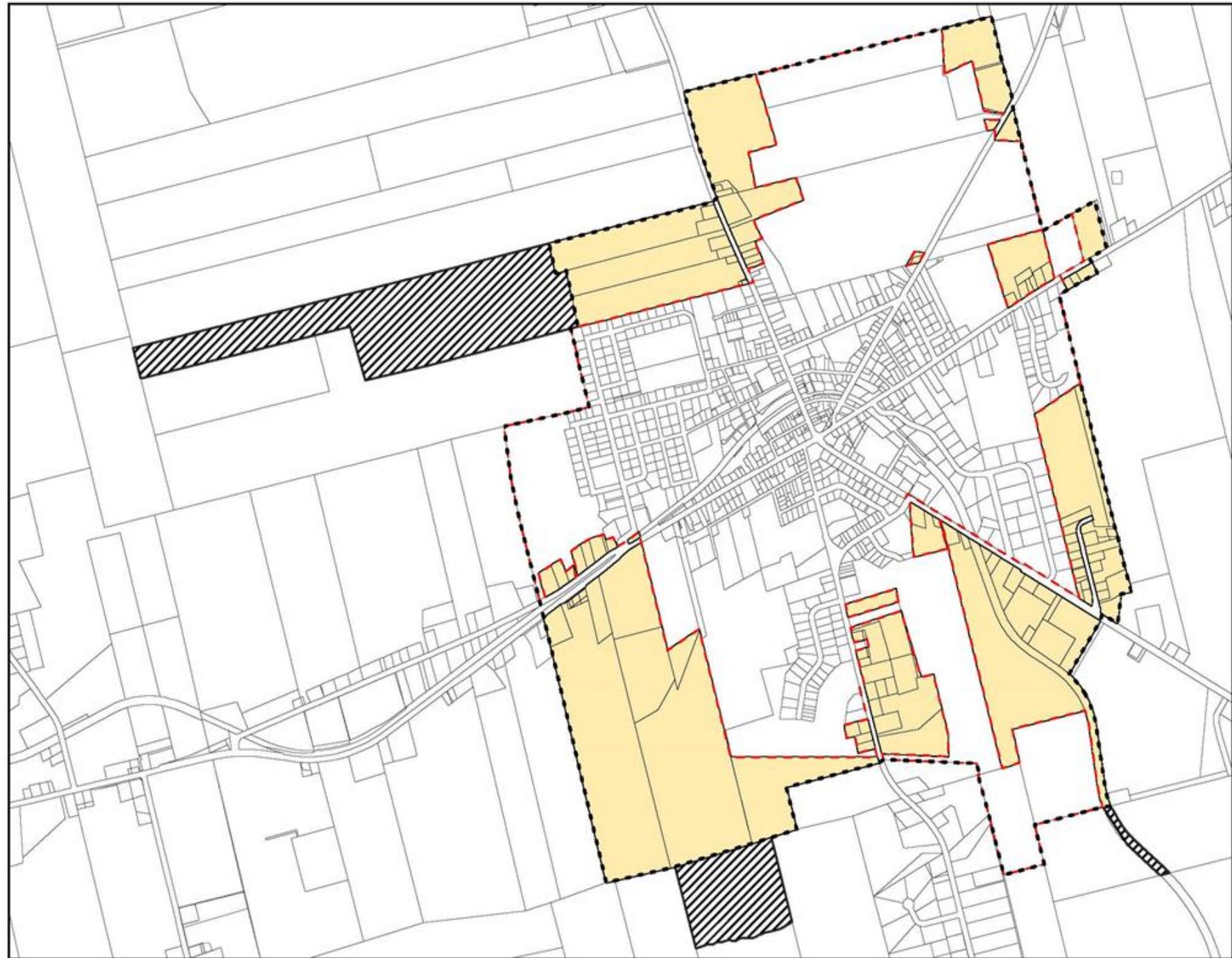
- ▶ **Future sustainability** depends on ability to accommodate future residential, commercial and industrial growth.
- ▶ The Town **cannot accommodate future growth** within its current boundaries.
- ▶ The health and future prosperity of the Town directly benefits or impacts the **regional service area** as a whole.

Boundary Restructuring Objectives

Objectives of the restructuring application/proposal:

1. Increase future development and economic growth opportunities.
2. Expand land use planning to ensure sustainable and environmentally sensitive growth.

Proposed Town Boundary



Boundary Restructuring

A measured approach to restructuring includes properties that:

1. Currently benefit from **municipal services** but are not within the municipal boundary;
2. Are **surrounded** by municipal properties – previously “leap frogged” in the past;
3. presents an **opportunity** for future economic growth and investment through subdivision and development; and/or
4. require improved **environmental management and protection** through the provision of land use planning.

Boundary Restructuring - Criteria

1. **Currently benefit from municipal services but are not within the municipal boundary:**

- ▶ Those residents who benefit from local services in an equivalent way to that of Town residents.
- ▶ Utilize municipal services (fire, police, recreation facilities)
- ▶ Benefit from community, business and commercial services (banking, retail and institutional services)
- ▶ 10 properties already connected to water and/or sewer services.

Boundary Restructuring - Criteria

2. Surrounded by municipal properties –the municipal boundary has “leap frogged” properties in the past.

- ▶ Town has grown in “piece-meal” fashion; accommodating service and boundary extensions on a property by property basis.
- ▶ Creates holes in municipal service coverage area.
- ▶ Increases potential for land use conflicts.

Boundary Restructuring - Criteria

3. **Presents an opportunity for future economic growth and investment through subdivision and development.**
 - ▶ Primary objective
 - ▶ Properties ideally suited to accommodate residential and commercial/industrial growth
 - ▶ Includes future site of the new Kensington Business Park – a 38 lot Commercial/Industrial Park (Construction in 2021).

Boundary Restructuring - Criteria

4. Require improved environmental management and protection through the provision of land use planning.

- ▶ Identification of future residential/commercial areas to facilitate effective street networks, emergency management, civic addressing etc.
- ▶ Targeted annexation to ensure planned development, i.e. behind Linwood Drive targeted for Broadway Street N access – limit a potential westward extension.

Boundary Restructuring - Criteria

4. Require improved environmental management and protection through the provision of land use planning.

- ▶ Protection of groundwater resources by inclusion of properties within current wellfield protection zone.
- ▶ Land use planning is the most effective way to protect ground water resources.
- ▶ Also included are properties around two of five potential future wellfield sites.

Boundary Restructuring - Benefits for All

- ▶ To continue to offer municipal services and programs for both new and existing residents in a fair and sustainable manner
- ▶ Sharing the cost of service delivery across a larger population to more accurately reflect all those who have access to the services.
- ▶ To provide enhanced services, to develop programs and initiatives, to attract investment opportunities, to promote economic growth and to access funding programs.

Example: an emergency reception centre (warming) during severe weather events with power outages will be made available for new residents.

Restructuring Overview

- ▶ Annexation of 106 properties (1.57 sq km of land area)
- ▶ Increase the Town's land area by approximately 50%
- ▶ Increase the number of properties by approximately 13%
- ▶ Increase the Town's population by approximately 11%
- ▶ **Increase the municipal tax assessment by approximately 7.8%**

Restructuring Overview

	Current (2020/21 Municipal Budget)	Proposed Additional	Proposed Total	Tax Rate	Total Municipal Taxes to be Collected*
Number of Properties (by unique PID)	808	106	914		
Non-Commercial Assessment Value	\$80,904,150	\$9,957,066	\$90,861,216	0.55	\$499,737*
Commercial Assessment Value	\$12,761,700	\$1,823,700	\$14,585,400	1.30	\$189,610*
Total Municipal Assessment	\$93,665,850	\$11,780,766	\$105,446,616		\$689,347*

***The increase in municipal tax collected will be phased in over a 4 year period (25% first year; 50% second year; 75% third year; 100% fourth year).**

Boundary Restructuring - Fundamental Principles

Municipal Capacity for Service Provision

- ▶ Town has the administrative and technical ability to govern the unincorporated areas.
- ▶ Administrative services, including planning and development control, are not anticipated to increase beyond current capacity.
- ▶ Town postponed legislative review of Official Plan and Development Control Bylaw to provide newly annexed residents an opportunity to participate in the process and to provide input as it relates to applying appropriate future land use designations to their own properties.
- ▶ Ten (10) of the properties included in the current proposal are already connected to the town's water and/or sewer systems.
- ▶ Town has plans to extend water/sewer services to the proposed west boundary (Business Park) and to the South (to Gerald McCarville Drive).

Boundary Restructuring - Fundamental Principles

Financial Viability

- ▶ The Town is currently financially stable.
- ▶ Inability to grow impacts the long term sustainability of the Town and its ability to continue to offer the current level of service.
- ▶ Additional taxation revenue generated through this proposal will be reinvested into the Town benefiting both existing and new residents.
- ▶ Cost of current services will be shared across a larger population. The municipality will be better positioned to provide additional services, to develop programs and initiatives, to attract investment opportunities, to promote economic growth and to access funding programs.

Boundary Restructuring - Fundamental Principles

Impacts on Other Municipalities

- ▶ No municipalities directly adjacent to the Town.
- ▶ No anticipated impact on any other municipality's ability to expand its boundaries in the future or to hinder service delivery.
- ▶ The Town is not currently interested in pursuing a large scale annexation of the surrounding agricultural, unincorporated land that falls within their service area until such time as those residents express interest in collaborating on a proposal for restructuring in a mutually beneficial way.
- ▶ The Town would welcome the opportunity to work with the larger area, including other nearby municipalities, to pursue common interests.

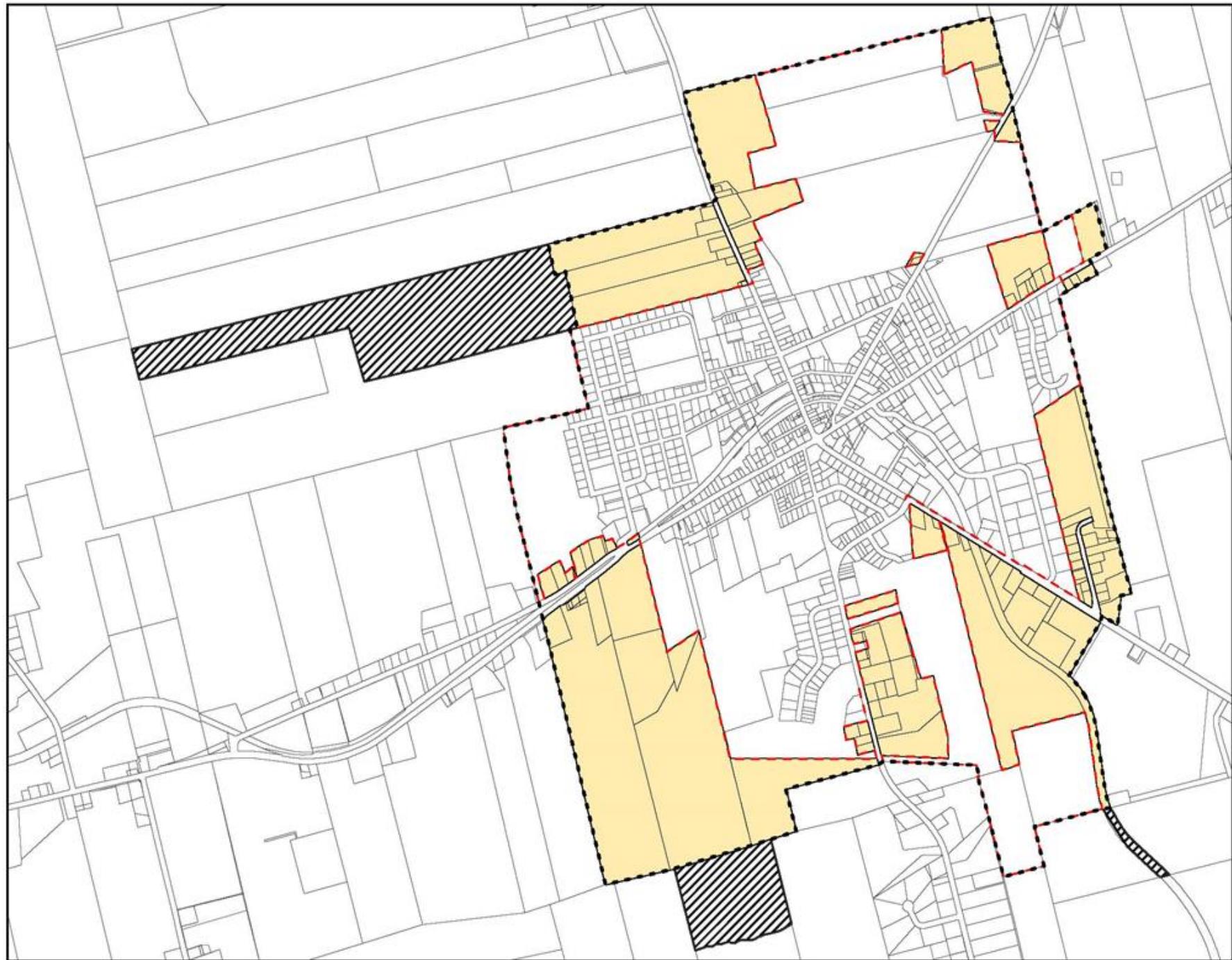
Boundary Restructuring - Fundamental Principles

Long Term Vision

- ▶ 10 Year Strategic Plan
- ▶ Action plan for implementing the goals of the Strategic Plan.
- ▶ Pursuing a progressive strategy to enhance development opportunities.
- ▶ Future Business/Industrial Park will act as a large contributor to the long term sustainability of the Town; additional tax assessment, job creation, supported by additional residential development.
- ▶ Increased revenue will support enhanced municipal services and programs.

Thank You!

Proposed Town Boundary



Current Town Boundary

