



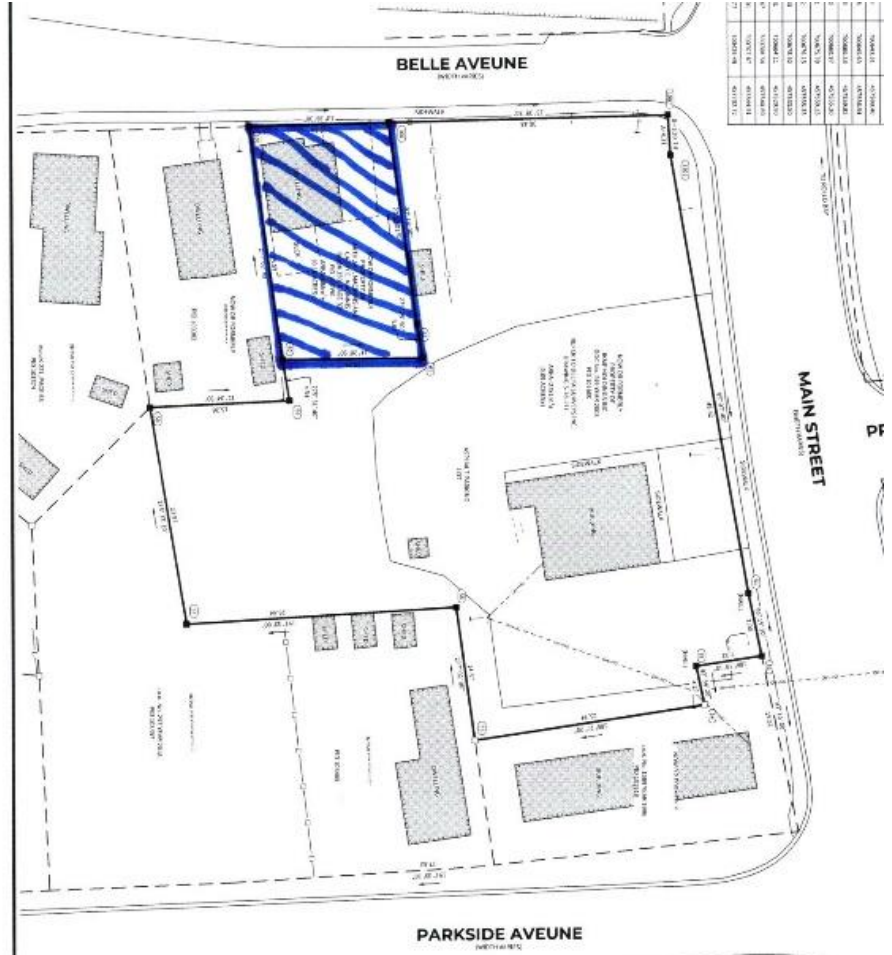
RESIDENTS OF THE TOWN OF SOURIS NOTICE OF PUBLIC MEETING for REZONING APPLICATION RECEIVED

The Public is invited to participate in a **Public Meeting set for Wednesday, February 10, 2021 beginning at 6:00pm.** Due to COVID-19 restrictions you **MUST** pre-register for a time slot to attend. We will book 15 minute intervals. Call (902) 687-2157 to register.

The Town of Souris has received an application from LANDFEST Company Ltd. to purchase and rezone/amend property PID#103390 at 3 Belle Ave. It is currently zoned (R1) residential and they have submitted a formal request to have it re-zoned (C1) commercial. They currently own the adjacent property PID#101600 at 128 Main Street which is zoned commercial. (where Robin's Donuts is located) The applicant is proposing to construct a new 6,000 sq/ft commercial space on PID#101600 for a Robin's kiosk, drive through and space for a retail establishment. The additional parcel of land is primarily needed to meet parking requirements. A map of the area showing the property (with cross lines) to be rezoned is included.

As per Section #21 Amendments of Town of Souris Zoning and Subdivision Control Bylaw #2010-02 we are required to notify property owners that live within a five hundred foot (500') radius of the subject property in addition to an advertisement for a public hearing at least 7 clear days prior to the date fixed for the public meeting. This gives the Council the opportunity to hear and consider any concerns from the public prior to making their decision. The applicant will also be at the meeting to answer questions.

You can either attend in person (you must register to attend in person) or you can submit your concerns or questions in writing. Any written concerns or questions must be received by February 8, 2021 at 4:00pm. These can be mailed to Town of Souris, PO Box 628, Souris, PEI, C0A 2B0 or dropped off to Town Hall at 75 Main Street, or by email town@sourispei.com. **Please address to CAO Shelley LaVie, RE: LANDFEST Rezoning Application**



In Attendance:

Mayor JoAnne Dunphy, Councillors Kenny Peters, Wanda Bailey, Frank Chaisson, Boyd Leard, Thelma MacDonald (absent – Ian MacDonald)

Andrew MacCormack representing Landfest Development (applicant)

Charlotte O'Connor from the Graphic

Residents:

Art MacInnis, Joan Fraser, Tina White, Julie Conway, Frank Ahlering, Allen MacPhee

Concerns and comments received:

Art MacInnis currently owns the property that Landfest is requesting to be rezoned. Art felt the proposed new development would be good for Souris. Having a new modern building on Main Street would be nice. He feels the area has become more of a commercial area from when he first moved there.

Joan Fraser who lives directly beside proposed new development (East side on Parkside Ave) has concerns more in relation to the proposed new development. Garbage regularly ends up on her property. The proposed location of the garbage bins will cause bad odour along with noise of them being loaded and unloaded by trucks, she would like to see them moved. The location of the proposed loading dock looks dangerous. She would like to see a fence that would provide privacy as well as prevent garbage from blowing into her yard. She would like to see the back of the property cleaned up and kept clean. She would like to see seating area for patrons of Robin's rather than just a kiosk. Ms. Fraser submitted her concerns in more detail in writing by email to which Council and Landfest developers received a copy.

Julie Conway and Tina White would own the next two closest properties on Belle Avenue have serious concerns over a proposed entrance/exit on the Belle Avenue. They do not feel Belle Avenue is equipped to handle any more traffic. Tina expressed concern over drainage and how it would affect her property. Tina also asked about a fence for privacy as any new development would be very close to her home.

Frank Ahlering who owns the two properties on the West side of Belle Ave is very concerned over entrance/exit on to Belle Ave. He currently has two businesses there now and feels the added traffic would cause a big problem. He also would like to see fencing between the commercial space and residential properties.

Allen MacPhee owns property within the 500 ft radius of the proposed rezoning. His concerns included misuse of the proposed new parking area. He is worried large trucks might use it as a rest stop. He has no serious concerns regarding the rezoning proposed.