



2022-23
Official Plan Review

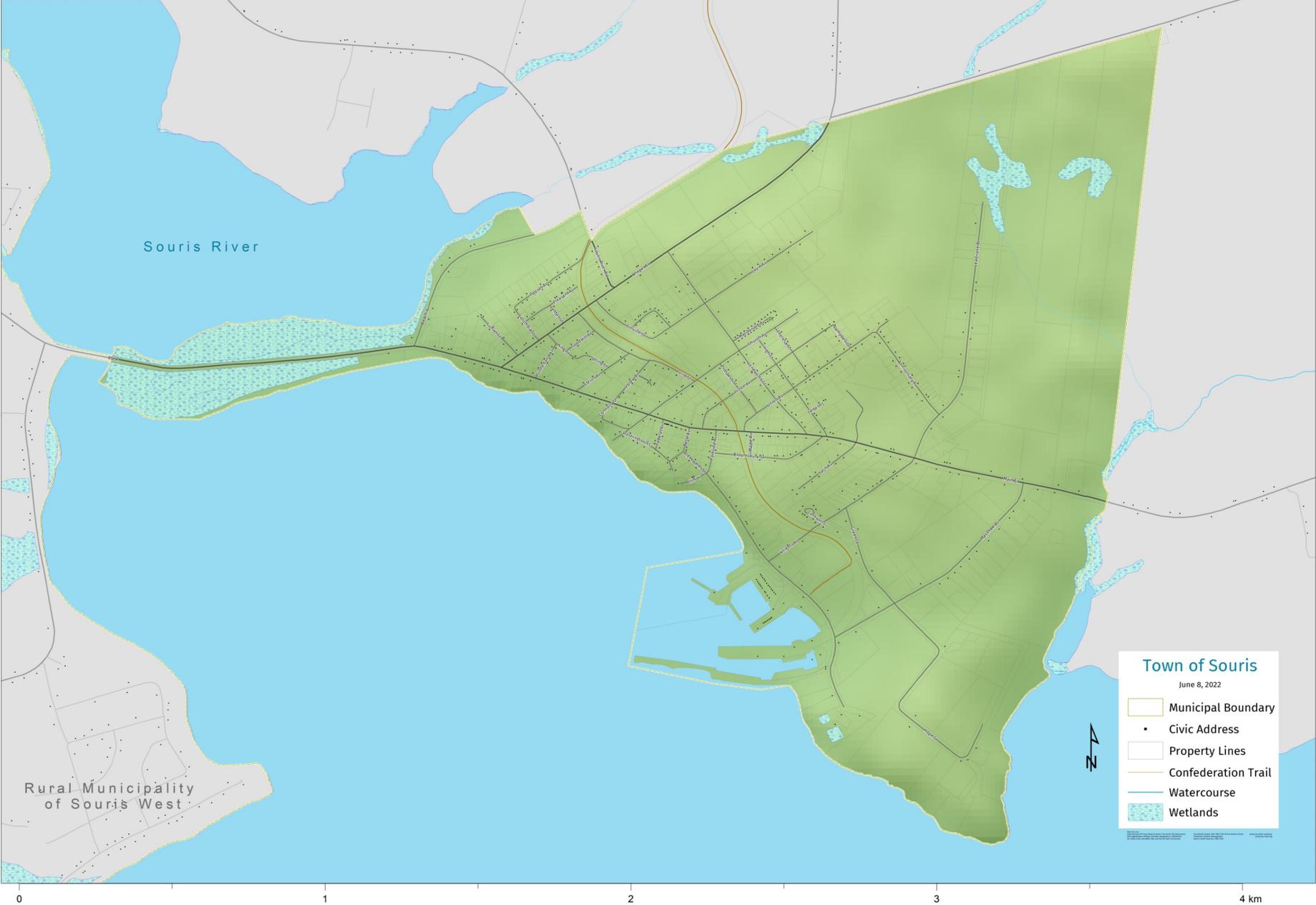
SJ Murphy Planning & Consulting
Wade | Underhay

Public Session

October 5, 2022



Town of Souris Context Map



OVERVIEW

Introductions

Reminder of Planning Basics

Draft Vision Statement, Goals and Objectives

Discussion Questions

Timeline & Next steps

Contact info

PLANNING BASICS

1 Official Plan

Statements of policy about

residential, commercial, industrial, environment, coastal, heritage matters

WHAT we want to accomplish

2 Development Bylaw

Standards

about lot sizes, setbacks, permitted uses, etc.

HOW to accomplish it

3 Zoning Map

WHAT can happen WHERE

OFFICIAL PLANS & BYLAWS



Planning Act

- Defines the framework, authority, powers and processes for municipalities
- Municipal plans and bylaws must be reviewed every five years and are subject to approval by the Province



Official Plan

What and Why

- 15-year vision for Town
- Policies about natural areas, housing, commercial, parks, roads, services...



Bylaw

How and Where

- Day to day standards for development in the community
- The process and criteria for permit applications

DRAFT VISION STATEMENT

Souris is a resilient community with quality services and natural assets and a vibrant and connected economy, where a high quality of life exists for residents of all ages to live, work, and play.

ECONOMIC GOALS AND OBJECTIVES

Strong Local Economy

- retail and service opportunities
- local and regional tourism opportunities

Value-added and Light Industries

- industrial opportunities
- manage existing industrial areas
- Souris Port as key infrastructure for industrial activities

Continued Viability of Resource Sector

- relationship between the Town and agricultural service area.
- long-term viability of the Souris Wharf for fishing.

Local Green Economy

- energy conservation and the use of alternate and renewable energy sources

PHYSICAL GOALS AND OBJECTIVES

Land use efficiency and minimize potential land use conflicts

- zoning and development standards
- efficient use of land

High quality infrastructure

- adequate supply of serviced land to accommodate projected land use needs
- short and long-term enhancement of active transportation links.
- Safe, cost-effective stormwater management

Place-making

- high standard of physical appearance for all properties in the Town which stress safety, efficiency, aesthetic appeal, land use compatibility and fostering of a healthy lifestyle.
- identify, preserve and enhance buildings and streetscapes which have historic or architectural significance.

SOCIAL GOALS AND OBJECTIVES

Housing for All

- mix of housing stock to meet the needs of residents at any age
- actively promote the Town as a residential location
- broad range of cost-effective residential development opportunities in the Town
- Sufficient supply of housing

Safe & Healthy Community

- cost effective emergency services (police and fire services, EMO)
- efficient municipal services and programs

Interaction and Healthy Lifestyles for All

- recreation programs and facilities
- social engagement on issues of concern for all abilities and people
- affordability of municipal services and programs
- needs of youth and young people
- institutional facilities and public services

ENVIRONMENTAL GOALS AND OBJECTIVES

Quality Water Resources

- high quality domestic water supply
- protect and enhance the quality of surface water systems
- efficient and cost effective central wastewater collection and treatment services

A Clean Environment

- protect air quality and minimize nuisances
- participate in the management and enhancement of significant regional natural systems

Climate Change Resiliency and Mitigation

- minimize the effects of coastal erosion and flooding
- limit the climate impacts of transportation activities
- mitigation measures in land development to reduce climate impacts
- integrate climate change considerations into policies, programs, and facilities, and in subdivision and development

YOUTH VOICES

Strengths

- Quiet, safe, access to industries we enjoy—fishing, farming,
- Enjoy the ability to walk everywhere, affordable, nice library and schools
- Strong sense of community and nice infrastructure for a small town.
- Enjoy the summertime events that draw crowds, would like to see more year round if infrastructure.
- Fundraisers and the ability to work together
- Low crime rate

Opportunities

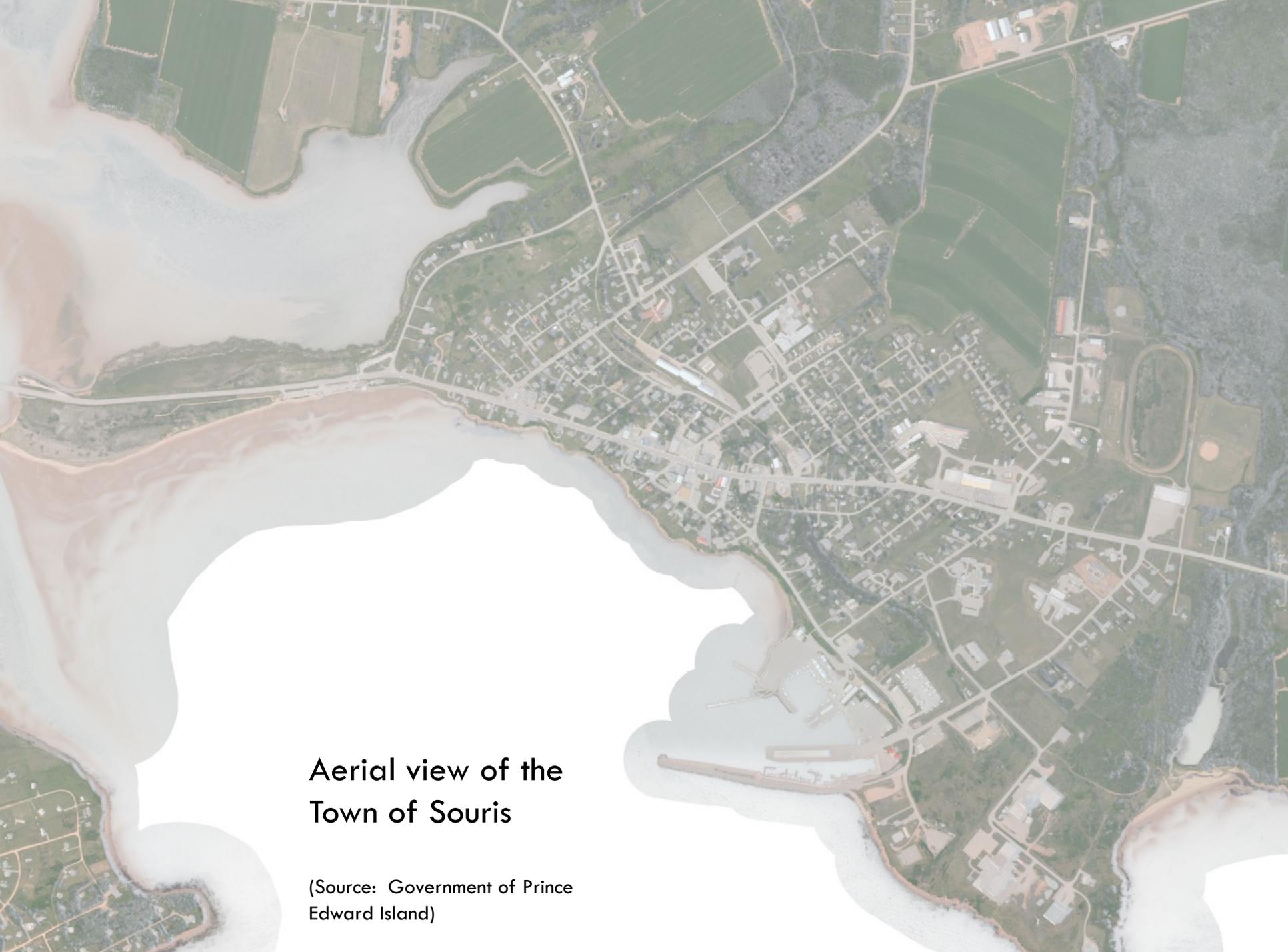
- Different employment opportunities, new businesses, need more activities other than a rink (a gathering space for young people outside of church/school) a full time restaurant/bar,
- Need a pool, more public spaces, the mall needs a complete revamp
- walking downtown with bars, cafes, shops that are open in the evening, continue to extend boardwalk,
- More winter activities for locals and to draw tourists.
- A Hotel/pool/hottub.
- Would like to see better plans for sustainability; retaining walls.
- Chains— stores, restaurants, consistency.
- Affordable grocery options.

Aspirations

- To travel and experience the world but return in time,
- If the housing costs were not so high many would stay but can live close to work and share appts as young people in cities. No apartments in Souris of value to young people. Either too costly or too “gross.”
- Want to stay but if you are not in certain jobs there are limited opportunities.
- Stay if there is work
- No opportunity to further education so will move.
- Family tradition dictates staying and running a family business, if born outside this it is more difficult.

Results

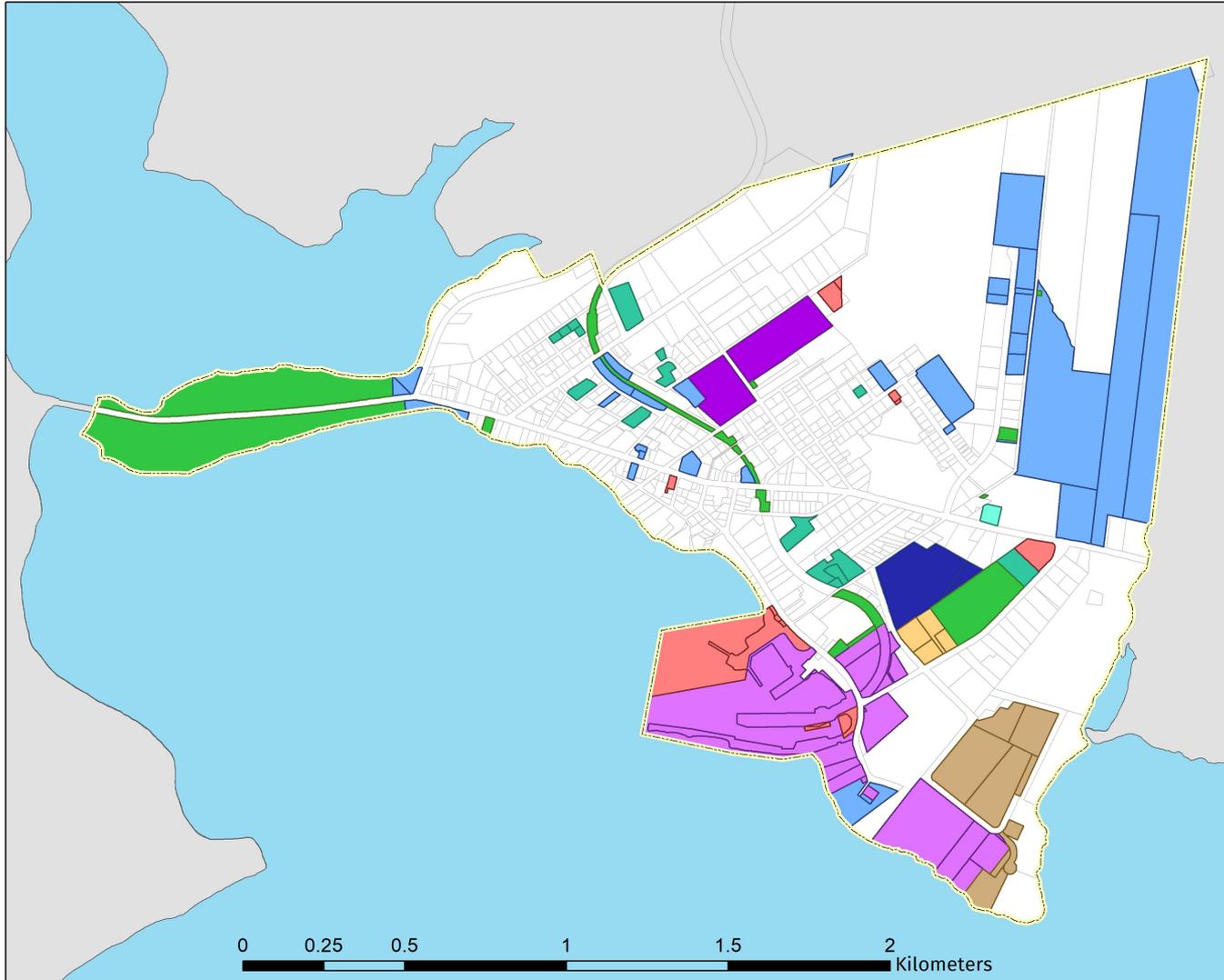
- Hope to not see Souris change much, great place for a family but would like to see more employment variety, more services.
- A town where people could live without the need for a vehicle and use public transit for Charlottetown trips.
- Improve the rink/fields much like Summerside has by creating a venue for a multitude of activities such as concerts, sports, community gatherings.
- Inns, invest in larger shows at Showhall
- Improved housing, areas that are “upscale”
- A more cosmopolitan look with a small town feel and a couple of unique destinations that draw in overnight guests.
- Stay true to our roots but offer opportunities for the future.
- Find a model that sets Souris apart from other small towns.



Aerial view of the Town of Souris

(Source: Government of Prince
Edward Island)

PUBLIC LANDS



Town of Souris

Public Lands

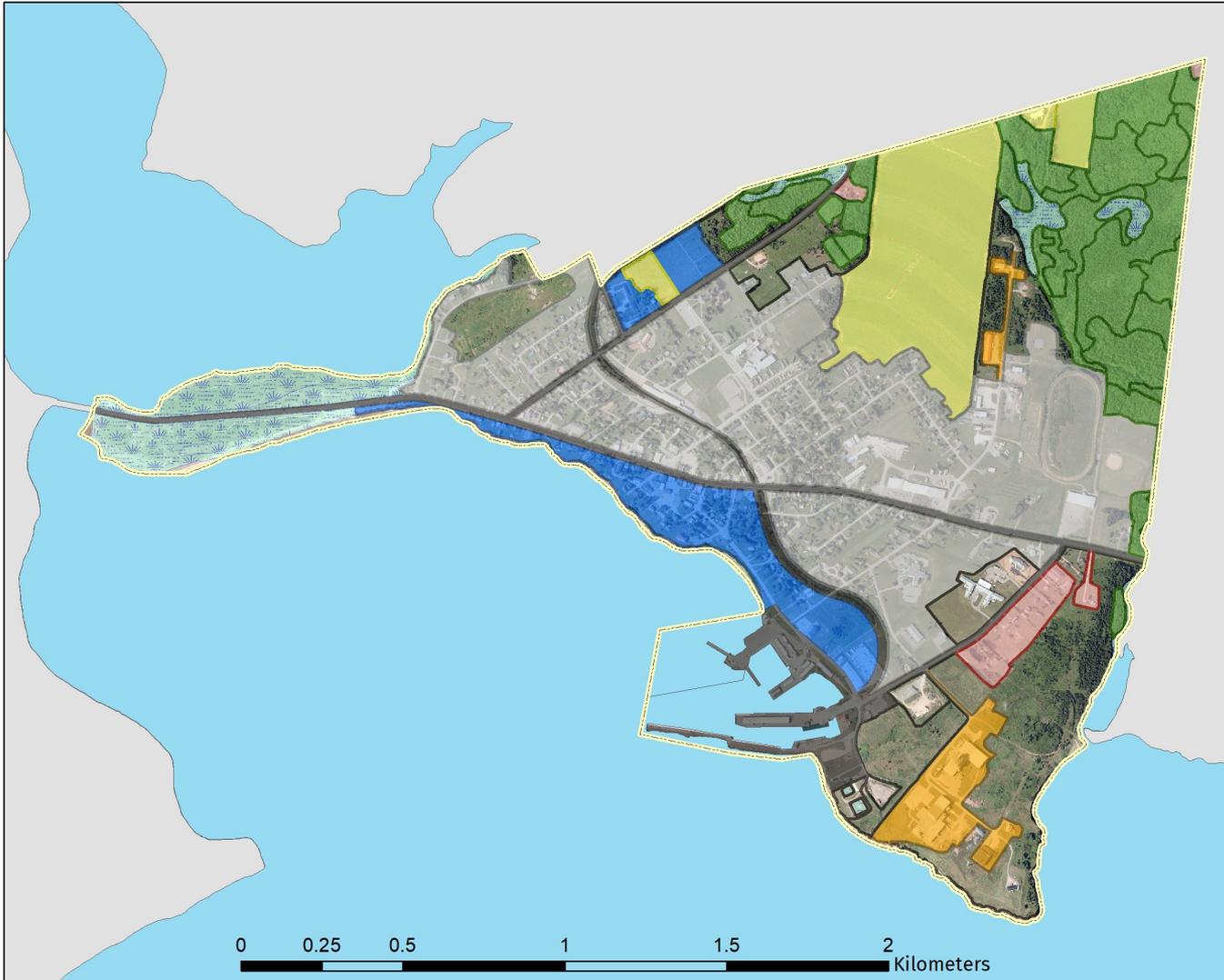
- Parcel Lines
- Eastern School District
- Finance PEI
- Gov of Canada
- Gov of PEI
- PEI Housing Corporation
- PEI Liquor Control Commission
- Souris Development Corporation
- Souris Harbour Authority Inc
- Souris Hospital
- Town of Souris

Drawn by Mitch Underhay Date: 09/06/2022

Coordinate System: NAD 1983 CSRS Prince Edward Island
Projection: Double Stereographic
Datum: North American 1983 CSRS

Data Sources: Government of Prince Edward Island, Property Data as of June 1, 2022, online GIS data portal, ESRI DigitalGlobe, GEOEye, Earthstar GEOgraphics, CNESAirbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LAND USES



Town of Souris

Corporate Landuse Inventory 2010

- Agricultural
- Commercial
- Forest
- Industrial
- Institutional
- Residential
- Transportation
- Urban
- Wetland
- Not-Evident

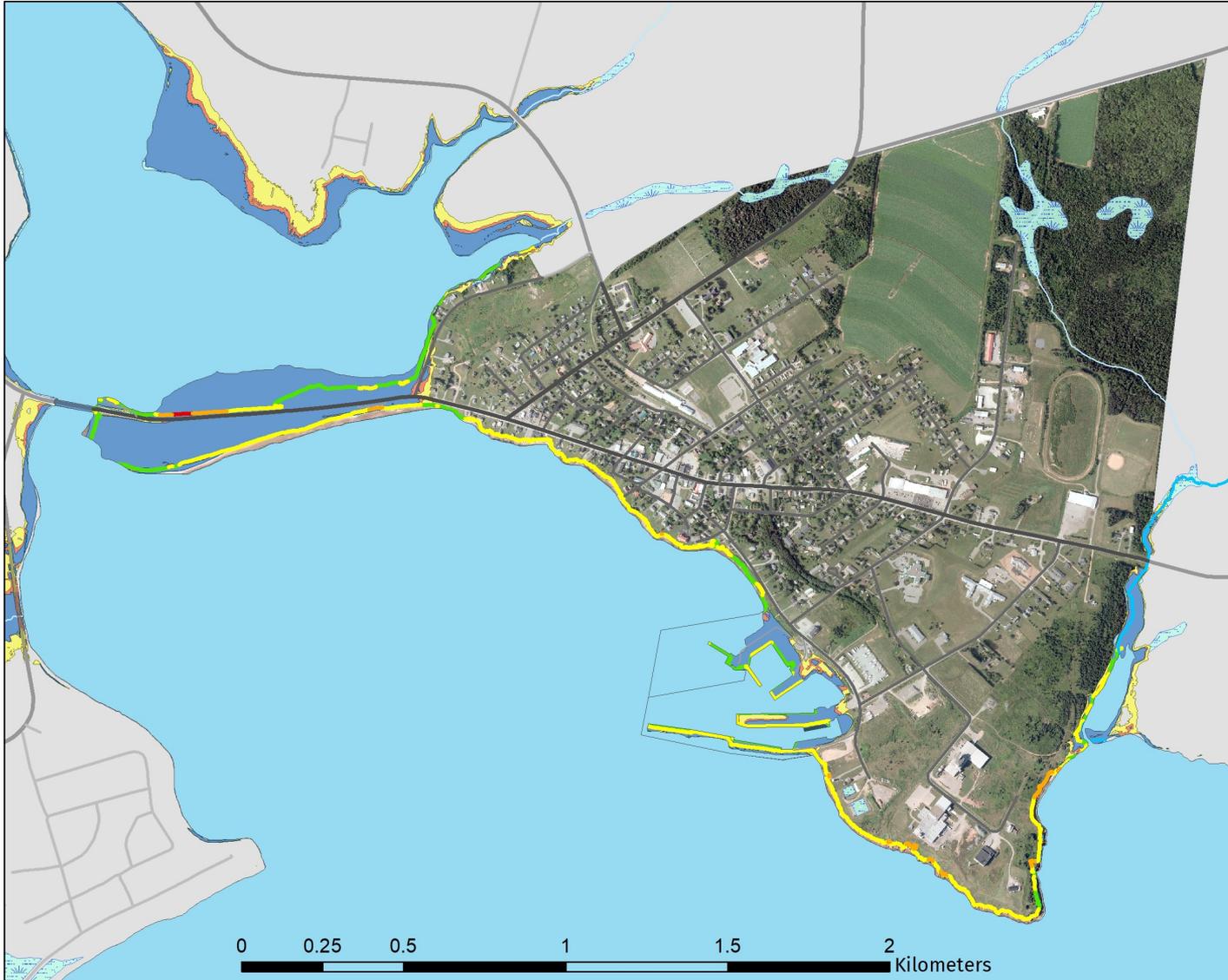
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Discussion Topics: Climate Impacts

What have we learned these past weeks?

What should we focus on?

AREAS AT RISK



Town of Souris

Coastal Erosion

- High Risk
- Moderate Risk
- Low Risk
- Accretion

Flood Risk

- Year 2020
- Year 2050
- Year 2100

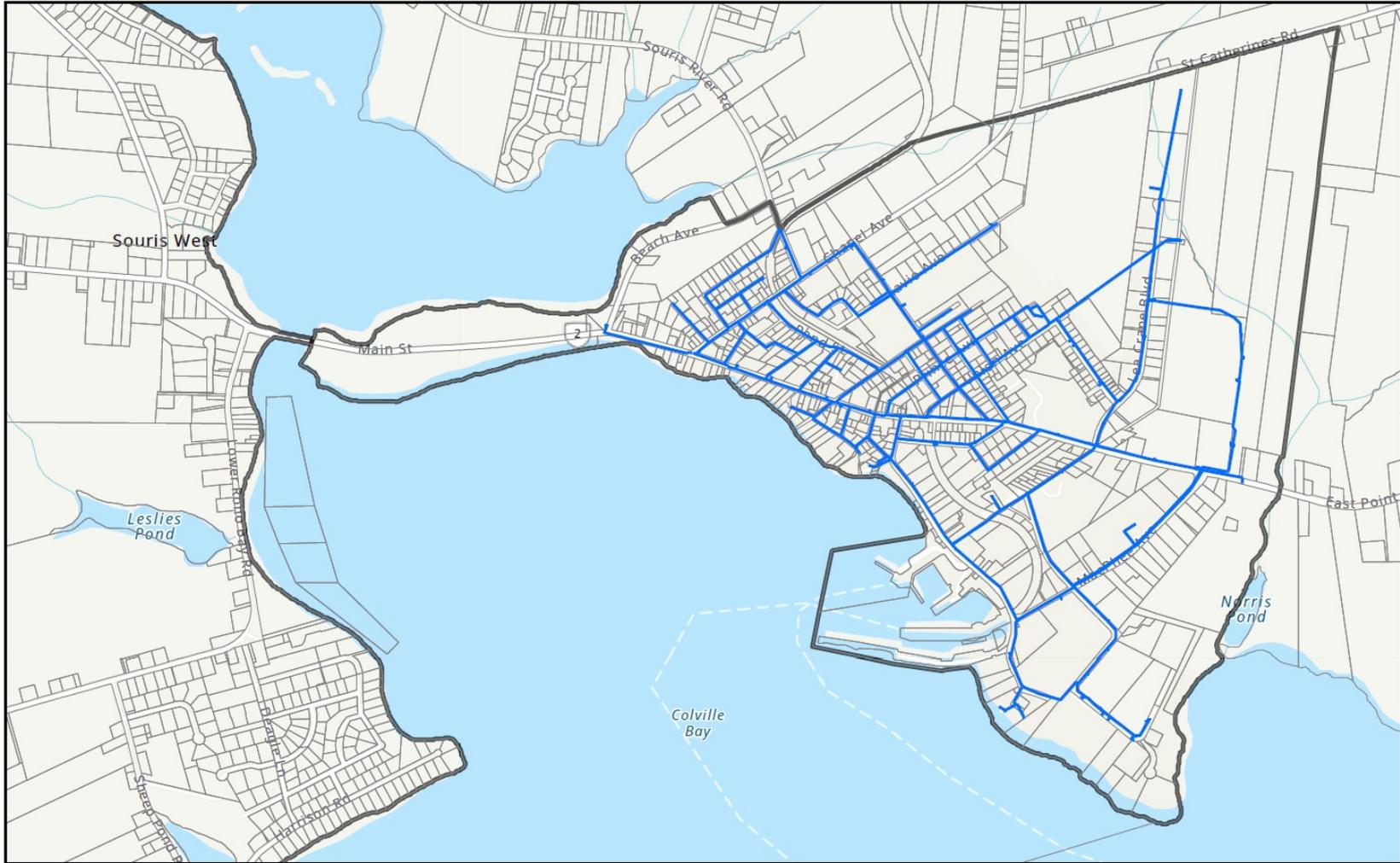
Stream Order

- 1
- 2
- 3
- 4
- 5

 Wetlands

0 0.25 0.5 1 1.5 2 Kilometers

WATER SYSTEM



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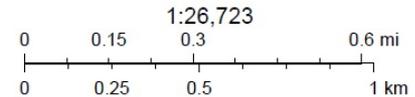
Water Lines

— DIMN

□ Property Boundaries Public

▭ Municipal Boundaries

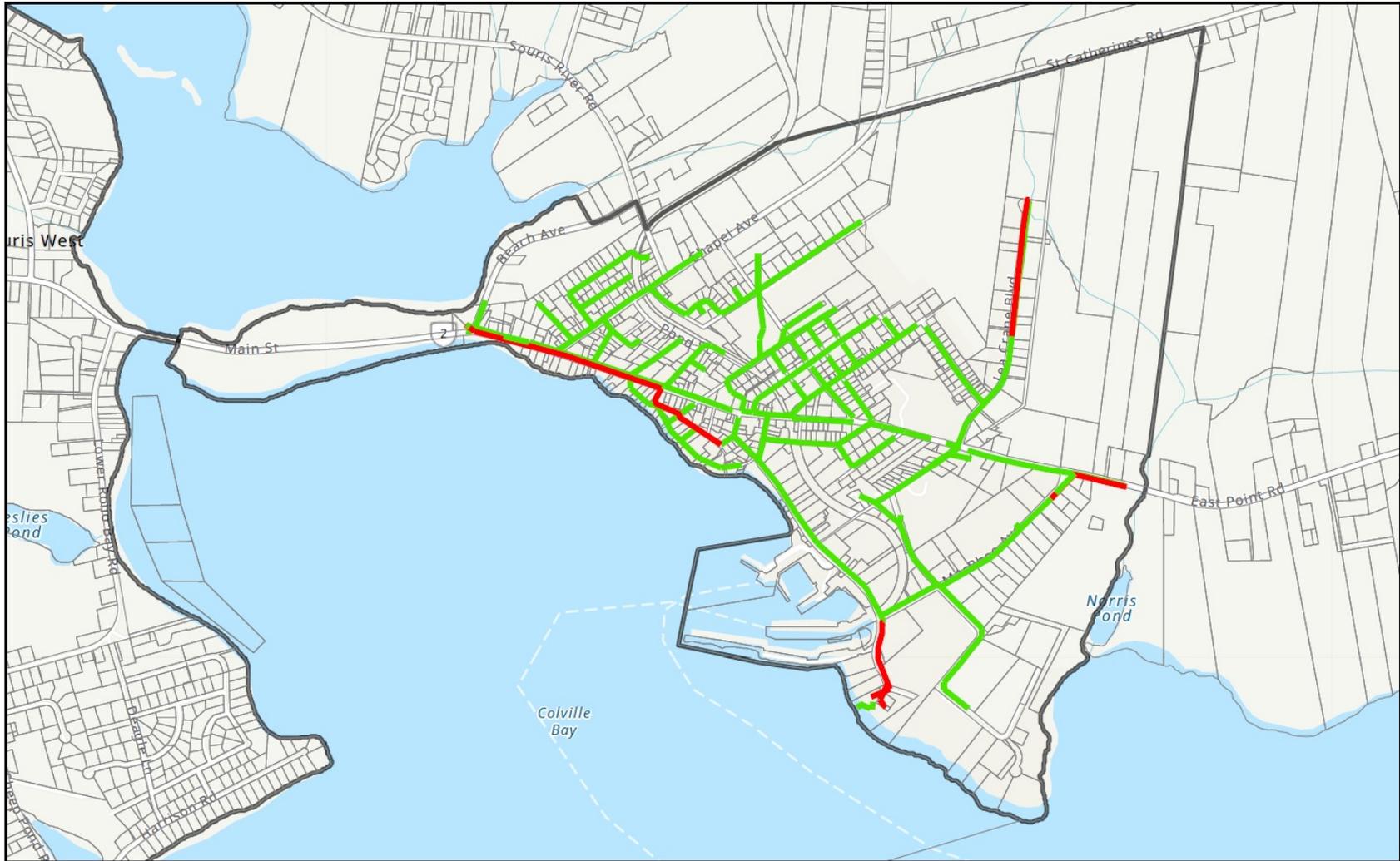
World Hillshade



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

Note: does not include recent system upgrades and expansion, including new lines on Heartwood Cres

SEWER SYSTEM



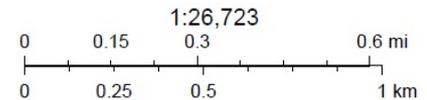
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Sewer Lines

- GRVPSA
- WWFCM

- Property Boundaries Public
- Municipal Boundaries
- World Hillshade

Note: does not include recent system upgrades and expansion, including replacement lift station, new lines on Heartwood Cres, and new sewage treatment plant facility



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrsen, Rijkswaterstaat, GSA, Geoland, FEMA,

Other Significant Topics

How should the town protect its built heritage?

Housing is an issue in town. What are your thoughts on:

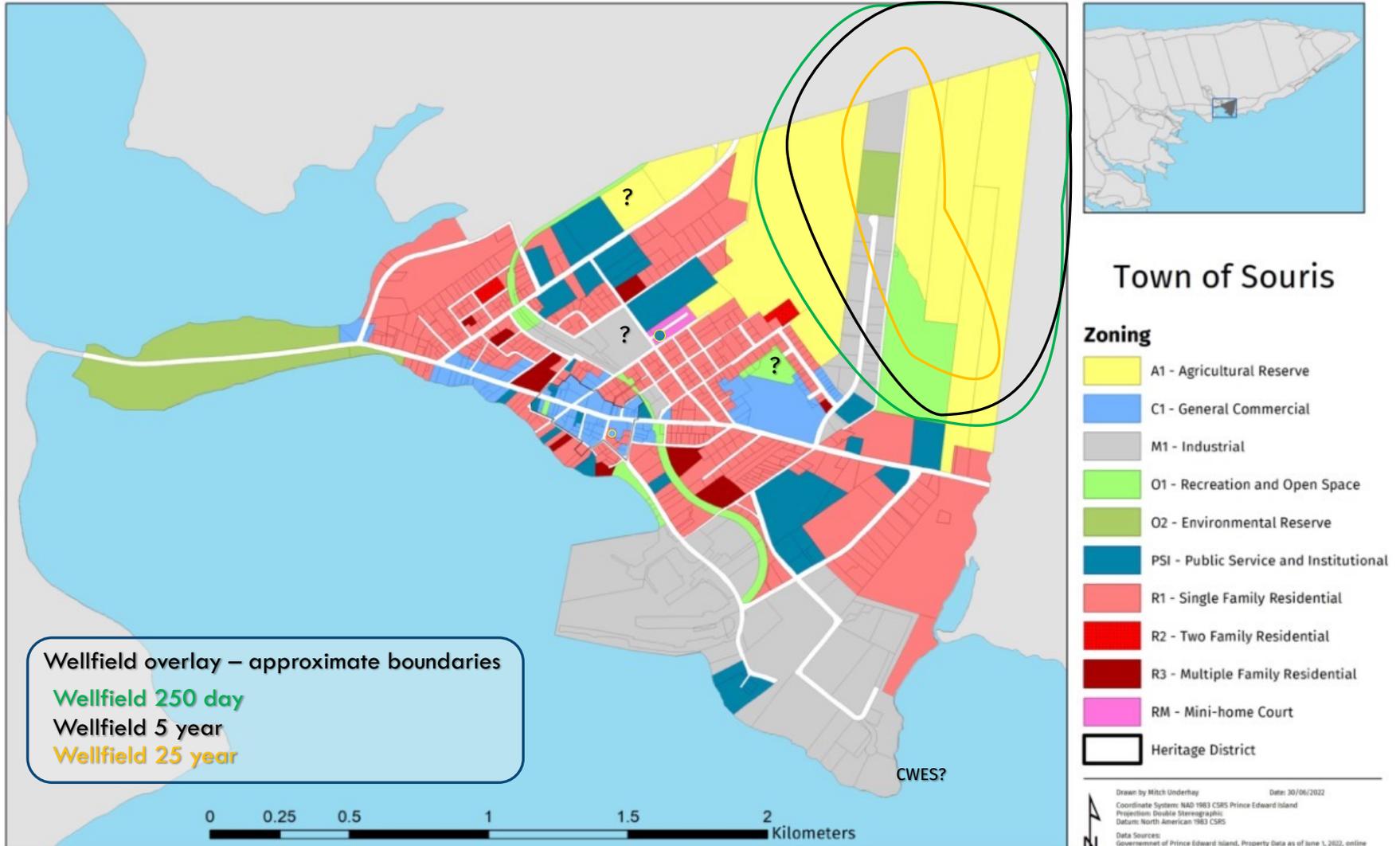
- Garden suites? (separate small residences on the same lot as an existing house)
- Tiny homes? (smaller than 500 sq ft)
- Other solutions?

Should short-term rentals be permitted/regulated within the town?

Housing Options

	R1	R2	R3	RM1
Single detached	✓ (min floor area 500 sq ft)	✓ (min floor area 500 sq ft)	x	✓ (min floor area 500 sq ft)
2-unit (duplex, semi-detached)	x	✓	✓	x
Townhouse/Rowhouse	x	x	✓ (up to 5 units)	x
Apartment (not defined)	x	x	✓ (up to 12 units)	x
Secondary suite	In existing single detached dwelling			
Garden suite	On single detached dwelling lots			
Mini home (premanufactured, ave. width of less than 20 ft, certified under Z240 provisions of CSA)	x	x	x	✓ in mini-home court conditional on individual lots
Mobile home (transportable dwelling, designed to be transported with or without its own wheeled chassis)	x	x	x	x
Senior citizen housing	x	x	✓	x
Multiple main buildings	x	x	✓	✓
B&B	✓ in single detached dwelling SP >3 bedrooms	✓ in single detached dwelling SP >3 bedrooms	✓ in single detached dwelling SP >3 bedrooms	✓ in single detached dwelling SP >3 bedrooms

Other Discussion Topics - Zoning



Other Significant Topics - Zoning



Town of Souris

Zoning

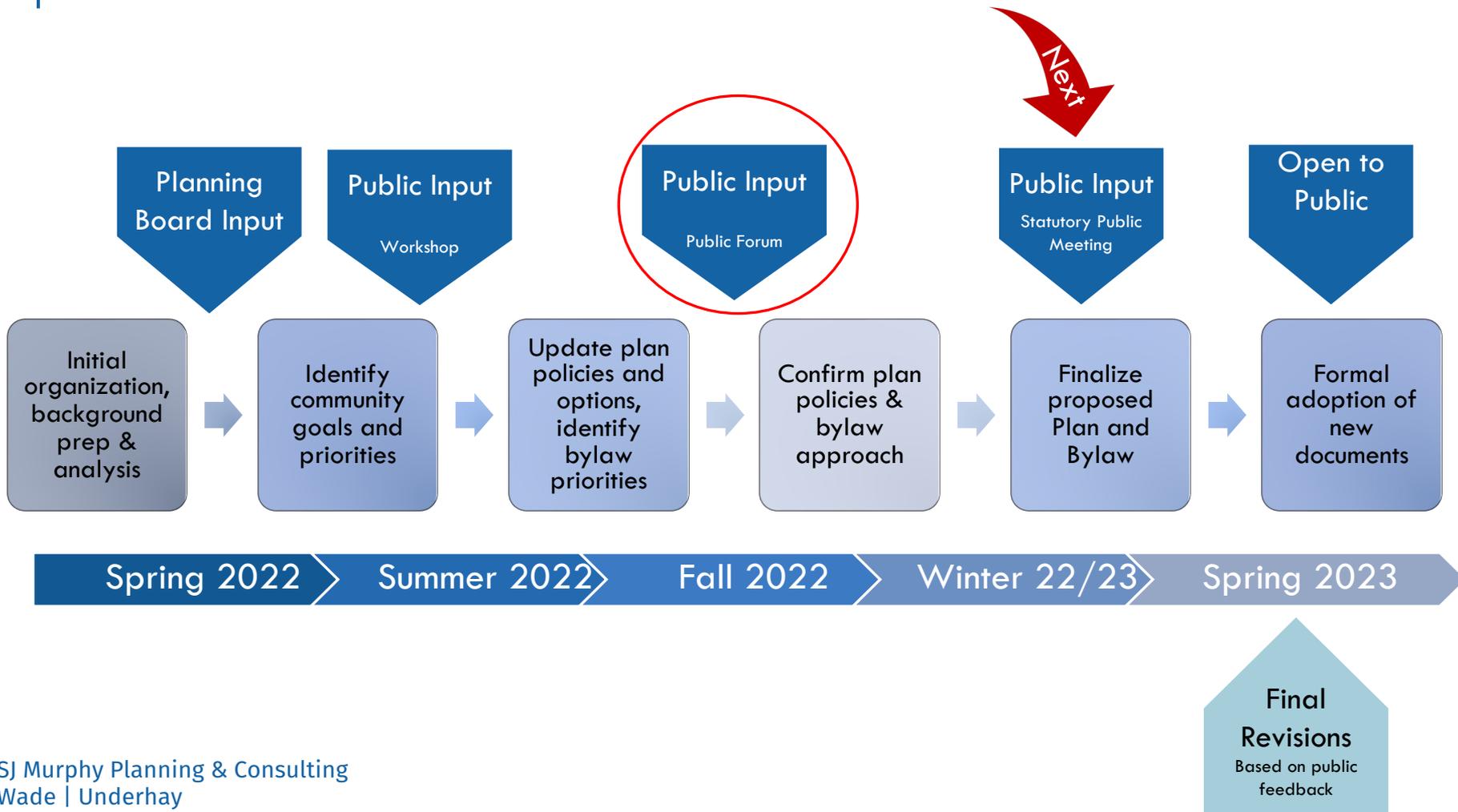
- A1 - Agricultural Reserve
- C1 - General Commercial
- M1 - Industrial
- O1 - Recreation and Open Space
- O2 - Environmental Reserve
- PSI - Public Service and Institutional
- R1 - Single Family Residential
- R2 - Two Family Residential
- R3 - Multiple Family Residential
- RM - Mini-home Court
- Heritage District

Drawn by Mitch Underhey Date: 30/06/2022

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TIMELINE & NEXT STEPS



LINKS



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