

Town of Souris - Statutory Public Meeting

Thursday, November 9, 2023 6:30pm; Silver Threads Seniors Club

18 people in attendance, plus Mayor and CAO

- RM1 zoning – this zone as a stand-alone zone was removed from the plan. Now that use is merged and permitted into R3
- Wellfield protection – the wellfield still partially falls outside the town's limits. Town has no jurisdiction there, but the area is still protected through the regulation
- As a property owner who has had their parcel rezoned, there should have been a letter that is sent directly to land owners as a courtesy at the very least. Letter should explain why the zone was being changed.
- Comment period goes to November 23rd.
- Fix the clustered housing sections as per the presentation?
- Buffer zone on town-owned land was extended to 60m next to wetlands/waterways.
- Some confusion about what was within Town boundaries and what isn't.
- 15m provincial standard for buffer is a big difference from 60m municipal buffer, but since it is town land there shouldn't be a conflict.
- What does the 60m do if it is just town-owned land that is being protected? How does that protect water and environment? It is just the town showing best practices for future discussions.
- There are other restrictions for protecting water beyond the 60m because a lot of it falls into the municipal wellfield protected area, so there are other rules for land uses.
- If I own a C1 lot where my house is, does that give me more flexibility than if it was residential? YES, basically anything but resource and industrial uses could be permitted on that lot.
- If you own property on Route 2 and you don't have a driveway on it yet, you will never be able to build a dwelling on it. But you could get a permit to build a potato barn to support the resource uses. Outside the Town boundaries

Basically, there are three key areas for the town to address

- 1) coastal erosion (infrastructure issues)
- 2) water and wellfields (water quality)
- 3) division of land and permitted uses