

**September 3, 2024**

**6:00PM**

**MINUTES/Notes taken from Public Meeting Held for Rezoning Applications under consideration by Council.**

**Copies of Advertisements attached.**

**Town Council Present:**

Mayor Joanne Dunphy, Deputy Mayor Boyd Leard, Councillors Curtis Laybolt, Kim Outhouse, Stephanie Mitsuk and David Jenkins. (we currently have one vacant seat)

**Applicants in attendance:**

Gord Mitchell & Laura Croft

Justin Cheverie, Terry MacGregor & Kyle Kickham (Baltic Enterprises)

**Members of the Public:**

Carol & Buddy Aitken, Connie McQuaid, Margaret & Eddie Sturge, Kenny & Linda MacGillivray, Penny Taylor, Valerie O'Connor, Susan MacCormack, Billy Gallant, Norman & Colleen McIntosh, Donnie Aitken, Liz Chaisson, Valerie Campbell, Terry Carter, Joanne & Allan Chisholm, Wavina Jenkins.

**18 Church Ave – applied to rezone from R1 to C1 for purposes of opening a diner/retail shop**

**Applicant Gord Mitchell** – would like to open a restaurant and gift shop. Family style, serving breakfast lunch, dinner. Also, serve as a social gathering place. Licensed to serve alcohol. Similar feel to the Blackrafter. Open no later than 11pm. Maybe lounge style music. He feels it would help keep people in the downtown area.

Carol Aitken – owns property near by on Prince Ave. Concerned about have a pub/bar in their back yard. Loud music late into the night would not be something they would want. Asked about parking, and fencing. Mr. Mitchell said it would be fenced and hours of business would be no later than 11pm.

Connie McQuaid – owns property near by on Church Ave. Ms. McQuaid is worried if it is rezoned on the pretense of only operating based on Mr. Mitchell's plans what is stopping it from becoming different down the road. Once zoned commercial, what would stop them or potentially a new owner from opening later into the night, etc.? The residents certainly do not want a "Blackrafter" in the neighbourhood. Ms. McQuaid also sees parking being an issue. Would patrons be parking on the street? Although Ms. McQuaid respects anyone wanting to start up a new business, and commends Mr. Mitchell for his ideas, she worries this is about the future once the property is rezoned. Mr. Mitchell explained that once the property is cleared properly it could accommodate 10 – 12 parking spaces and that he felt with it being in close proximity of other commercial properties he felt it would fit.

Valerie O'Connor – her parents used to live in the adjacent property on Church Ave. Ms. O'Connor doesn't feel the Town needs another restaurant or gift shop. If people want to socialize, they can go to the Legion. She is concerned about the space, parking etc. There is not much room between this proposed development and the neighbouring house.

Norman McIntosh – representing the MacIntyre House Group Home on Church Avenue. Mr. McIntosh asked about entrance and exit? They would be concerned about added traffic.

**“Baltic Enterprises” – applied to rezone property from R1 (low density Housing) to R3 (mixed density housing)**

**Justin Cheverie** explained the purpose of the rezoning would be to build an 8 unit affordable seniors housing building. Each unit would have its own separate entrance. Building would be all one level. They have deeded right-of-way access to Chapel Ave. They hope to receive funding from the Province to help with the cost of building seniors housing.

Penny Taylor – lives on LaVie Ave. Ms. Taylor has lived there for only 1 year and feels this development would ruin her view as well as the residential feel of the neighbourhood. She is concerned about the size of the proposed development.

Linda MacGillivray – lives on Chapel Ave. They would share the access with this development which up until now has been a one family driveway. The increased traffic would be a concern to her family including grandchildren who visit. She feels it would decrease the value of their property. The noise from the construction would be very disruptive. Ms. MacGillivray asked why the developers purchased the property if they knew it had to be rezoned.

They (the applicant) responded with saying they did look for other options but there is not much else available. Especially with the required zoning. They plan to develop something quite nice so that fits in with the existing residential neighbourhood. They would be responsible for upgrading the entranceway and maintaining it throughout the seasons to make it safe for all.

Ms. MacGillivray also expressed she feels this development will not only ruin their view it will change their lives. They are used to living in a quiet area of Town.

Joanne Chisholm – lives on LaVie Ave. Although she agrees there is a need for housing until she actually sees the site plan and design she can't really agree with this rezoning.

Eddie Sturge – lives on Chapel Ave. Also, would like to know why this piece of land? Will there be a fence? How will the garbage be maintained, dumpsters or residential bins. Applicant responded that they did look for other land options, but unfortunately there were not many. They would consider a fence if deemed necessary. Garbage would be collected by regular IWMC bins.

Colleen McIntosh – lives on LaVie Ave. Also thinks it is a good idea but would like to see a design plan before agreeing. Applicant stated it will only be one storey. Ms. McIntosh had heard it was going to be a multi-storey building. It's hard to envision what it will be without seeing something on paper.

Connie McQuaid – Church Ave. Also expressed wanting to see a visual of what it will look like.

Susan MacCormack – lives on Colville St. Ms. MacCormack is in favour of this rezoning and development. Our community, along with every community needs housing desperately. These are just seniors looking for a place to live. Why would having 8 units connected be any different then 8 single houses? Her parents live behind the Heartwood Cresc seniors development which is much larger (26 units) and they have had no issues.

Donnie Aitken – Also agrees there is a need for housing. Will there be contingencies put in place for development? Development agreement? Will it only be for seniors, or could families live there if vacant? Concerned over extra traffic in the area. Headlights coming and going.

Valerie O'Connor – asked about when there are no seniors left to rent the units to, would families be able to rent?

Jeannette White – represented her father, Frankie McIntosh. The easement for Water and Sewer would go through his property and she wants to make sure his property will be reinstated to the same condition. He is 88 years old, and she doesn't want him to endure any stress or worry over something like this in his back yard. Certainly, wouldn't want anyone walking through his property, etc.

Linda MacGillivray – is also concerned over headlights from added traffic.

Maggie Sturge – is all for progress and change but her family moved here for retirement from a larger busier area for quiet and peace. She feels this will change, if this property is developed.

Joanne Chisholm – wants to ensure if anyone on Council is in conflict of this application, that conflict will be declared, and they will abstain from the vote.

Meeting was adjourned at 6:55pm.



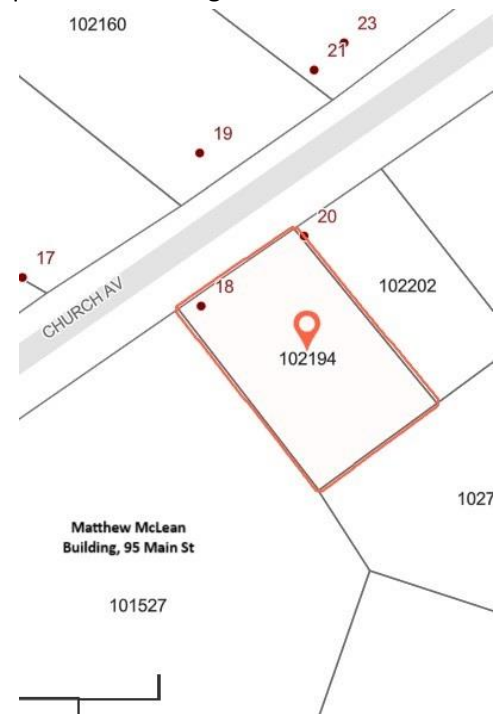
## RESIDENTS OF THE TOWN OF SOURIS NOTICE OF PUBLIC MEETING for REZONING APPLICATION RECEIVED

The Public is invited to participate in a **Public Meeting set for TUESDAY, SEPTEMBER 3, 2024, beginning at 6:00pm.** Meeting will be held at Town Hall Council Chambers. 75 Main Street, 3<sup>rd</sup> Floor, Souris, PEI.

The Town of Souris has received an application from property owner Gord Mitchell rezone/amend the property at **18 Church Ave, PID#102194-000, Souris, PEI.** It is currently zoned Low Density Residential (R1) and the proposed amendment would see it changed to Commercial (C1). The property is shown on the map provided and is approximately **7,200 sq.ft.in size.** The applicant's request for rezoning is to renovate the existing house and operate a diner and retail shop within. Information is available on our website [www.sourispei.com](http://www.sourispei.com) or in person at Town Hall.

This proposed rezoning will require an amendment of the Town of Souris Official Plan and Zoning Map.

As per Section #18 Official Plan and Bylaw Amendments of Town of Souris Land Use Bylaw#2024-01 the Town is required to notify property owners that live within a five-hundred-foot (500') radius of the property in addition to an advertisement for a public hearing at least 7 clear days prior to the date fixed for the public meeting. A sign will also be posted on the property. This will give the Town Council an opportunity to hear and consider any concerns from the public prior to making their decision. The applicant will also be invited to the meeting to answer questions.



You can either attend in person (or you can submit your concerns or questions in writing.) Any written concerns or questions must be received prior to September 3, 2024, at 4:00pm. These can be mailed to Town of Souris, PO Box 628, Souris, PEI, C0A 2B0, dropped off to Town Hall at 75 Main Street, or sent by email [town@sourispei.com](mailto:town@sourispei.com). **Please address to CAO Shelley LaVie, RE: 18 Church Avenue Rezoning Request**



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The Town of Souris has received an application from property owner JP Cheverie to rezone/amend the property with right-of-way to Chapel Ave, **PID#921668, Souris, PEI.** It is currently zoned Low Density Residential (R1) and the proposed amendment would see it changed to Mixed Density Residential (R3). The property is shown on the map provided and is approximately 35,000 sq.ft.in size. The applicant's request for rezoning is to build a multi-unit residential row house. Information is available on our website [www.sourispei.com](http://www.sourispei.com) or in person at Town Hall.

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**Please address to CAO Shelley LaVie, RE: JP Cheverie Rezoning Request**

