



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

AGENDA

SPECIAL Council Meeting

Thursday, October 3, 2024 @ 7:00pm

Town Hall ~ Council Chambers ~ 3rd Floor
75 Main Street, Souris, PEI

**MEETING WILL BE HELD IN THE COUNCIL CHAMBERS – 3RD FLOOR
PUBLIC IS WELCOME – 3RD FLOOR IS ACCESSIBLE BY ELEVATOR**

A. Call the SPECIAL meeting of Council to Order 7: OOPM

B. Agenda

2.1 Approval of Agenda

C. Conflict of Interest Declaration

Part VI, Section 23 of the Municipalities Act, which maintains that no member of Council shall derive any profit or financial advantage from his/her position as a member of Council and, where a member of Council has any pecuniary interest in or is affected by any matter before the Council, shall declare his/her interest therein and abstain from voting and discussion thereon.

D. Motion to support Capital Investment Plan submissions for CCBF due to be submitted prior to October 4, 2024. Projects submitted to be considered by their review board to determine eligibility.

- **Water Tower Inspection and Upgrades** – as proposed by CBCL
- **Allocate more to Treatment Plant Facility Wind Turbine 19.3.6** (*with potential to shift to solar power vs wind*) Council plans to speak with the company that approached SHAI in regard to Solar energy.

E. Request from Justin Cheverie “Baltic Enterprises” to amend the zoning of PID 921668 from R1 to R3 for purposes of building an 8 unit townhouse.

The property is approximately 35,000 square feet with deeded access to Chapel Avenue across St. Mary’s Church property. It also has a deeded easement for water and sewer connection to LaVie Avenue.

- **As per Section 18.4 of our Land Use Bylaw Council held a public meeting September 3, 2024, at 6:00pm as required** for an opportunity for residents to give their input regarding this request to rezone for Council consideration.
Notes from Sept 3, 2024, meeting was provided to Council. At the request of the Council, further clarification and a site plan were provided by the applicant following that meeting. Consideration of conformity with our Official plan was considered among other considerations as suggested in Section 18.4 (4). This was also reviewed by our planning

- consultants who recently prepared our Land Use Bylaw and Official Plan.
- **September 9, 2024 Council gave first reading** to the amendment zoning of PID 921668 from R1 – low density residential, to R3 – mixed density residential, for purposes of building an 8 unit townhouse as proposed by Baltic Enterprises.

A second reading is required at a separate public meeting for this amendment to be approved by Council.

If Council deems appropriate, a second reading can take place at this meeting.

Approval of this rezoning does not imply approval of a development permit. A development application would need to be submitted if and once the property is officially rezoned. A building permit would also be required from the Province of PEI.

F. ADJOURNMENT

Please keep in mind that some people are very sensitive to strong smells, especially from colognes and perfumes. Let us keep our public meetings SCENT FREE so all can enjoy!

Your cooperation is appreciated!



AGENDA Prepared by:
Shelley M. LaVie
Chief Administrative Officer
Town of Souris
town@sourispei.com