



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

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

Council: all Council were present. (we still have one vacant position)

Public/Media: Donnie Aitken, Conor Mullally, & Josh – from the Graphic

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

Mayor Dunphy called the meeting to order with a quorum.

B. Agenda

2.1 Approval of Agenda

MOTION by C. Leard and seconded by C. Outhouse to approve the Agenda for this October 3, 2024 Special Meeting of Council. All in favour. Motion carried.

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.

Councillor Laybolt declared conflict to Item “E” as he is employed by Justin Cheverie.

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.
- **Other . . .**

MOTION by C. Mitsuk and seconded by C. Outhouse that we allocate \$400,000 of our CCBF-DA 2024-2029 towards a full inspection and restoration of the Town of Souris Water Tower. The last major upgrade to the tank that included the exterior coating was in the year 2000. It is recommended by our water system operator that this project is a priority for the Town. All in favour. Motion carried.

MOTION by C. Outhouse and seconded by C. Laybolt that we Change the Scope of Work for CCBF 19.3.6 currently names Treatment Plant Facility Wind Turbine from looking at “Wind” as an alternative type of power to “Solar”. Following conversations with other service providers, we feel “Solar” will be a better, more cost-effective option. We will keep the allocation amount the same. All in favour. Motion carried.

MOTION by C. Outhouse and seconded by C. Laybolt that we Change the Scope of Work for CCBF 19.4.5 currently named Wastewater Treatment Plant Sustainability Study to Matthew McLean Building Heating System. A new CIP will be created under the “Community Energy Systems Category” for the Geothermal Heating System at Matthew McLean Building. And then we will reallocate the money from 19.4.5 to this new project. All in favour. Motion carried.

MOTION by C. Outhouse and seconded by C. Mitsuk that we allocate the balance of our 2024-2029 CCBF-DA to two projects as recommended by our Water and Sewer Utilities operator. Project 1. Installation of a secondary by-pass water line at the water tank to provide the option to isolate a possible water break in the vicinity of the water tank without shutting off supply to the entire Town. Probable cost as per review by CBCL \$90,000. Project 2. Replace approximately 42 meters of a sewer line on Souris River Road. Probable cost as per review by CBCL \$80,000.

Adjustments to match unallocated balance will be made by CAO. The total noted on our CCBF Reconciliation spreadsheet as unallocated on the date of this meeting is \$561,482.20.

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.

- Council advertised and held a public meeting September 3, 2024, at 6:00pm as required by section 18 of our Land Use Bylaw for an opportunity for residents to give their input regarding this request to rezone for Council consideration.
- Notes from that meeting were made available to Council.
- At the request of the Council, further clarification and a site plan were provided by the applicant following that meeting.
- The First Reading to amend the zoning of PID 921668 as requested took place at September 9, 2024 Public Town Council Meeting.

C. Laybolt declared conflict and excused himself from the room for this discussion and motion.

Moved by Councillor Outhouse

Seconded by Councillor Jenkins

Whereas an application was received from JP Cheverie, Baltic Enterprises for Chapel Avenue, PID#921668 for a zoning amendment from the R1 – low density zone to proposed R3 – Mixed Density Zone under the Town of Souris LAND USE BYLAW – BYLAW AMENDMENT #2024-07. This will not require an amendment to our Official Plans Future Land Use Map.

First reading of this bylaw to amend PID 921668 was made and approved September 9th, 2024.

Be it resolved that LAND USE BYLAW – BYLAW AMENDMENT #2024-07, a bylaw to amend the zoning of PID 921668 be hereby given second reading. All in favour. Motion carried.

MOTION to approve this second reading by C. Outhouse and seconded by C. Jenkins. All in favour. Motion carried.

Approved by the majority of Council present at this Oct 3, 2024 meeting.

MOTION to give final approval to and adoption of the Town of Souris LAND USE BYLAW – BYLAW AMENDMENT #2024-07 to amend the zoning of PID 921668 from R1 – low density residential to R3 – mixed density residential moved by C. Outhouse and seconded by C. Jenkins. All in favour. Motion carried.

This second reading implies final approval by Council of this request and our CAO will post this decision on PEI Planning Decisions for public knowledge.

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

MOTION by C. Mitsuk to adjourn the meeting at 7:15pm

CERTIFIED TRUE COPY:

Mayor Joanne Dunphy

Shelley LaVie, CAO

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