



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

Regular Monthly Meeting

Monday, September 9, 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 regular monthly 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. Mitsuk to approve the Agenda as circulated prior to this meeting. All in favour. Motion carried.

2.2 Additions to 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.

Councillor Laybolt declared conflict on Item Q as he works with JP Cheverie who is a partner with Baltic Enterprises.

D. Approval of Minutes – August 12, 2024, Council Meeting

MOTION by C. Mitsuk and seconded by C. Jenkins to approve the Minutes of the August 12, 2024 Council meeting as prepared by our CAO and circulated to Council prior to this meeting, no error or omissions were noted. All in favour. Motion carried.

Presentations:

E. Monthly RCMP Report – August 2024

Sgt. Mike Robinson presented the RCMP report for August 2024. 56 calls were reported in the Souris area vs 658 in the over all Kings district. There were 3 reports of arson, and 1 individual was arrested in regard to one of those. Pending court. RCMP encourages residents to report anything they are suspicious of or concerned about. Cst. JP Cote has been promoted to Cpl. They are continuing to work on staffing our district with new members joining over the next several months. **MOTION** by C. Laybolt and seconded by C. Outhouse to accept the report of the RCMP as presented by Sgt. Robinson.

[Business arising from previous meetings:](#)

F. Proposal from AOR Web Solutions to update Town of Souris website.

Proposal was accepted and work is underway. A website payment option has been added to make it easier for people to pay their water bills or other fees owed to the Town.

G. Date for Required By-Election to fill vacant seat on Council.

- **OCTOBER 21, 2024, was selected by the Council at our June meeting.**
- **Nominations will open September 25, 2024**

H. Recreation Project Update (Councillor Outhouse) – carried forward from August meeting.

C. Outhouse updated everyone of what has been happening at our various recreation spaces and projects she is working on. These include: improved signage, bathroom facilities, batting cage for J MacCormack field (pending type installation in close proximity of wells), upgrades to tennis court surface, potential for outdoor skating surface at tennis courts – called an “Easy Rink”. Our maintenance department has moved and constructed a pad for existing building/shed. Some work was done to level the ground where the bleachers are.

C. Outhouse would like to submit an application to Rural Growth Initiative to help cover the costs of these projects.

MOTION by C. Outhouse to submit an application to RGI, seconded by C. Jenkins. All in favour. Motion carried.

I. Unsightly Premises

Lawyer is still working on updates to our Bylaw. CAO received revision but we will need time to review and share with the public.

[Financial Information](#)

J. General Account Budget Update – August 2024

For information only.

MOTION by C. Outhouse and seconded by C. Mitsuk to use the following monies from the Recreation budget for upcoming programs: \$1,000 Learn to Skate, \$1,500 Pond Hockey, \$2,500 Jr. Curling, \$1,000 Souris Striders Ski Club. All in favour. Motion carried.

K. Water & Sewer Utility Account Budget update – August 2024

For information only.

L. Town of Souris – General Account Payables \$2,070.00 be approved – as of September 6, 2024.

MOTION by C. Mitsuk and seconded by C. Outhouse to approve the A/P as listed in the amount of \$2,070.00. All in favour. Motion carried.

M. Town of Souris – Sewer & Water Utility Payables \$76.64 to be approved– as of September 6, 2024.

MOTION by C. Outhouse and seconded by C. Mitsuk to approve the A/P as listed in the amount of \$76.64. All in favour. Motion carried.

N. General Account & Water Sewer Account Cheques issued during the month of August 2024. –
For review only.

O. New Credit Union Account to be set up for Souris Regatta under the umbrella of the Special Events Account. Motion required by Council.

Signing authority as per other Town Accounts.

MOTION by C. Outhouse and seconded by C. Leard that the Town open a separate credit union account with the name of Souris Regatta for the revival of the regatta. Further plans are in the works for next summer and it is felt having a separate bank account for this event is important. All in favour. Motion carried.

Development – For Council information: (approved by development officer as per section 1.6 of our Land Use Bylaw)

- No permits to report this month

Development requiring Council approval:

P. Request from Gord Mitchell to amend the zoning of PID 102194, 18 Church Ave., from R1 to Commercial for purposes of renovating the old home on the property to be used as a small diner and gift shop.

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. Proponent description of the proposed business was to include a pub/bar atmosphere. Notes from that meeting are attached. At the request of the Council, further clarification and a site plan were provided by the applicant following that meeting.

If the Council chooses to do so, a first reading could be done at this meeting for the rezoning of this property. This change would require an amendment to our official plans future land zoning map.

MOTION by C. Outhouse to approve the amendment request to rezone PID 102194 with the condition that the business would not be permitted to be open past 11:00pm. Seconded by C. Mitsuk.

Vote was taken – 2 in favour, 3 not in favour. C. Leard felt the property was too small (it is smaller than the minimum size for commercial zoning), this small size would not permit space for enough off-street parking, and it is too close to MacIntyre House group home and other family residences. C. Jenkins also felt it was not a suitable location for the proposed commercial activity. C. Laybolt agreed with C. Jenkins & C. Leard. **MOTION DENIED.**

Q. 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 are attached. At the request of the Council, further clarification and a site plan were provided by the applicant following that meeting.

If the Council chooses to do so, this rezoning of this property and amendment to our official zoning map (if required) can be granted a first reading at this meeting.

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

Moved by Councillor Mitsuk

Seconded by Councillor Leard

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.

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

MOTION to approve this first reading by C. Mitsuk and seconded by C. Leard. All in favour. Motion carried.

Approved by the majority of Council present at this September 9, 2024 meeting.

A second reading is required at a separate public meeting for final approval and adoption.

R. Application from Barclam Holdings Inc. for a 20’ x 22’ addition to existing structure at 1 Sunset Ave, Souris. PEI. PID 100222 & 100230.

The planning board met on September 3, 2024, and recommended approval of this development.

MOTION by C. Outhouse and seconded by C. Leard to approve this development application as recommended by our Planning Advisory Board. All in favour. Motion carried.

S. Application from Frank and Kim Ahlering for the development of a 16’ x 24’ accessory structure on PID 103291, Federal Ave.

The planning board met September 3, 2024, and recommended approval of this development, but requested some follow up information. Purpose for shelter, requirement for building permit.

MOTION by C. Mitsuk and seconded by C. Outhouse to approve this development application as recommended by our Planning Advisory Board. All in favour. Motion carried.

T. Application from Frank and Kim Ahlering for the development of a 16’ x 24’ accessory structure on PID 101691, 134 Main St – **REVISED**

The planning board met September 3, 2024, and recommended approval of this development, but requested some follow up information. Purpose for shelter, requirement for building permit. Also,

clarification on a couple other structures on the property. This information was supplied.

MOTION by C. Outhouse and seconded by C. Jenkins to approve this revised 16' x 20' development application for 134 Main St. as recommended by our Planning Advisory Board. All in favour. Motion carried.

U. Development Application from Canada Post for improvement to front entrance to post office.

The planning board met on September 3, 2024 and recommended approval of this development.

MOTION by C. Laybolt and seconded by C. Mitsuk to approve this development application for upgrades to the Souris Post Office building entrances as recommended by our Planning Advisory Board. All in favour. Motion carried.

New Business, Correspondence, Requests and/or Additions:

V. E-Bikes

The Town of Souris has an opportunity to get 6 e-bikes to be used as rentals. More info attached.

Councillor Outhouse suggested that a meeting be set up with Cathy Rose for more information prior to making any decision. Council agreed. CAO will arrange for a meeting.

Councillor Outhouse also suggested we should look to see if the Active Transportation fund or someone, would cover the cost of bus shelters in Souris. It may encourage more to use the bus if they don't have to stand out and wait in poor weather.

W. COUNCIL REPORTS:

Mayor JoAnne Dunphy

- Website design meeting
- Attended Quinzou Festival/ Acadian Festival
- Contact with Fiddling Fisherman to set up some possible activities for Christmas week
- Planning & Development Board meeting
- Attended exhibition as a volunteer
- Contact with CEO of Health PEI
- Contact with MLA Robin Croucher
- Numerous phone calls from residents of Souris
- Eastern Kings Exhibition is planning their Horse events for October 12, 2024.

Deputy Mayor Boyd Leard

- Compliments to C. Outhouse for her work with the Farmer's Market this past season. The new location and improvements seem to be working very well. Lots of positive comments.
- Attended the EK Sportsplex meeting. A copy of the financials was made available. As well as a list of needs and wants.

Kim Outhouse

- Aug 20 - Sep 1 - helped plan, create and execute an online auction & benefit
- Aug 23, Aug 30 and Sep 6 - Farmers' Market prep (prior) and on-site coordinator day of
- Sep 2 - met with EKSP (hockey role) re: year ahead
- Sep 3 - TOS Public Meeting re: rezoning
- Sep 6 - met with resident of Anniversary Ave and discussed Heartwood Cres pros/cons
- Sep 7 - attended Exhibition and some help with tear down
- Various meetings/preparation for First Shift, SMHA and other winter sports/events as well as baseball outstanding matters.
- Next Community Dinner will be Sept 10th, 6-8pm at SRS

Stephanie Mitsuk

- August 13 - web meeting with AOR re: website
- August 21 - SHAI finance meeting
- September 3 - public rezoning meeting
- Planning for next community dinner in collaboration with Souris Regional School
- Working with AOR on Website updates
- School tours
- Next Community Dinner at SRS in the Cafeteria

Curtis Laybolt

- Attended Public meeting Sept 3 for rezoning applications
- Working with Community Gardens
- Lions Club

David Jenkins

- Planning Advisory Board Meeting
- Public meeting Sept 3 for rezoning applications

X. ADJOURNMENT

MOTION by C. Jenkins to adjourn the meeting at 7:55pm

CERTIFIED TRUE COPY:

Mayor Joanne Dunphy

Shelley LaVie, CAO

MINUTES Prepared by:

Shelley M. LaVie
Chief Administrative Officer
Town of Souris
town@sourispei.com