



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

Regular Monthly Meeting

TUESDAY, APRIL 11, 2023 @ 7:00pm

(Changed to Tuesday due to the Easter Monday holiday)

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. All Council present. Deputy Mayor Leard joined us via speaker phone.

B. Agenda

2.1 Approval of Agenda

MOTION by C. Chaisson and seconded by C. Outhouse to approve the Agenda as circulated prior to this meeting. All in favour. Motion carried.

2.2 Additions to Agenda

MOTION by C. Outhouse and seconded by C. Jenkins that we add a Request to purchase broom and dustpan for Skate Park as well as add more garbage bins. All in favour to add this to the Agenda. 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.

No conflict was declared.

D. Approval of Minutes – March 13 & March 28, 2023 Meeting

MOTION by C. Leard and seconded by C. Mitsuk to approve the Minutes of March 13 and March 28 meetings with no errors or omissions noted. All in favour. Motion carried.

Presentations:

E. Monthly RCMP Report – March 2023

No RCMP representative was available to review the report.

Business arising from previous meetings:

- F. Souris Credit Union has located a small 8' x 12' building on their property at 129 Main Street (between the CU and the Fire Dept) to be used as a community food cupboard.**

The community food cupboard officially opened March 23, 2023. Thank you to all involved.

Financial Information

- G. General Account Budget Update – March 31, 2023**

For information only.

- H. Water & Sewer Utility Account Budget update – March 31, 2023**

For information only.

- I. Town of Souris – General Account Payables \$1,802.01 to be approved – as of April 6, 2023.**

MOTION by C. Chaisson and seconded by C. Jenkins that we pay the A/P as listed in the amount of \$1,802.01. All in favour. Motion carried.

- J. Town of Souris – Sewer & Water Utility Payables \$69.94 to be approved– as of April 6, 2023.**

MOTION by C. Mitsuk and seconded by C. Outhouse that we pay the A/P as listed in the amount of \$69.94. All in favour. Motion carried.

- K. General Account & Water Sewer Account Cheques issued during the month of March 2023. –**

For review only.

- L. Online Banking for Town of Souris – Approval is required by way of a motion from Council to appoint our Special Events Coordinator Jeannie Roche as an “Authorized User” on the Town of Souris – **Special Events** - Souris Credit Union accounts. This will give Jeannie online banking access to make transactions or request information on **Special Event accounts only**. All online transactions made would require a second approval from either our CAO or Mayor. Each with their own private log-in.**

MOTION by C. Leard and seconded by C. Outhouse that Jeannie Roche be added as an authorized user on our Special Events Accounts. A second authorization will be required. All in favour. Motion carried.

- M. Borrowing Resolution. Required for the renewal of a Capital Infrastructure Loan for Breakwater Street Lift Station.**

Copy of REVISED resolution is attached as there were a few clerical errors in the resolution presented last month. No changes in rates or amounts.

MOTION by C. Mitsuk and seconded by C. Laybolt to approve this revised resolution for the new loan at the Souris Credit Union for Breakwater St. Lift Station. All in favour. Motion carried.

- N. MRSB is scheduled to be on site May 23 – May 24, 2023 for our 2022-23 year end Audit.**

Development:

M. Application from Russell Ching to subdivide and rezone a portion of PID 819284. Proposed zoning change from Agriculture to Residential R2 to allow for two Mini-homes. Approximate lot size 100' x 300'. As per Section #21 Amendments of Town of Souris Zoning and Subdivision Control Bylaw #2010-02 we notified property owners living within 500' radius of the proposed change. Also, as per this same Bylaw we advertised accordingly and held a public meeting Tuesday, February 21, 2023 at 6:00pm to give the public an opportunity for input.

No members of the public brought forth any concerns either at the meeting or in writing prior to the meeting.

C. Laybolt asked about number of proposed tenants if being used for immigrant farm workers. Brian Ching explained they are required to provide 1 bedroom per individual. So, if it is a 3 bedroom home, they could have 3 tenants. Brian felt it would be a good location for foreign temporary workers as typically they do not have vehicles. This location would put them in proximity to supplies and services within the Town.

In order to make an amendment that will change zoning on our the Official Plan and Zoning Map two readings are required.

A First reading was made and approved March 13, 2023 for this resolution.

MOTION by C. Outhouse and seconded by C. Mitsuk that Council has read for the first time a resolution to subdivide and change the zoning of the portion identified by Russell Ching Ltd. from Agricultural to Residential R2 to allow for two Mini-homes on the proposed subdivided, rezoned section of PID 819284. A second reading is required to officially approve this proposed rezoning. All in favour. Motion carried.

- **Council can choose to make a motion for a resolution to give 2nd reading to this rezoning application and approve such resolution April 11, 2023.**
 - **If approved, final notice of approval will be sent to Russell Ching Ltd.**
 - **They will then be required to have the land surveyed showing the newly subdivided property and submit a minimum of 5 certified survey plans to our CAO to complete the process.**
 - **A Development Application as well as a Provincial Building Permit Application will be required prior to homes being located on the newly subdivided, rezoned property.**

MOTION by C. Outhouse and seconded by C. Jenkins that we give second reading to this rezoning and subdivision application. The newly subdivided property will be rezoned from Agricultural to Multi-family R2. Applicant will be required to supply certified survey plans to finalize the process. All in favour. Motion carried.

New Business, Correspondence, Requests and/or Additions:

N. GREEN AND INCLUSIVE COMMUNITY BUILDINGS PROGRAM. ~ UPGRADES TO Eastern Kings SPORTSPLEX

GICB Application was submitted February 28, 2023. Expected timeline for a decision is 4 – 6 months. In the interim discussions are being held regarding fundraising efforts as well as the best strategy for moving forward.

O. Mayor and Council are reminded of the FPEIM AGM that will be hosted here in Souris, Monday, April 24, 2023. If you haven't already registered and wish to do so, please let our CAO know before April 14th.

ADDED:

I, JoAnne Dunphy, Mayor of Souris, do hereby proclaim April 23-29, 2023 National Organ and Tissue Donation Awareness Week in Souris, and I encourage all citizens to register their decision to become organ and tissue donors and share their decision with their family.

MOTION by C. Cheverie and seconded by C. Laybolt to support this Proclamation. All in favour. Motion carried.

Request to purchase outdoor broom and dustpan for Skate Park. Also, to add more garbage bins to the area. Recently there has been a lot of broken glass at the Skate Park. C. Outhouse feels if we have a broom available for people to use it may get cleaned up. Also C. Outhouse suggested more garbage bins be put out. Could we consider wooden ones like the ones along the street? And maybe additional signage would help.

CAO will arrange to purchase a broom and dustpan and talk to Maintenance department about additional garbage bins and signage.

P. COUNCIL REPORTS:

Mayor JoAnne Dunphy

- FPEIM Meeting
- Council Meetings March 21 & 28
- Met with Julie from FPEIM for the AGM at the rink in Souris
- Discussion meeting with Council April 4th
- Congratulations to Greg Jay on receiving Life Saving Award from Lieutenant Governor March 29.
- Regular meetings with CAO and Events Coordinator.

Deputy Mayor Boyd Leard

- C. Leard has been off for purposes of running as a candidate in the recent Provincial Election. During his time on the campaign trail he had many conversations with residents over their concerns and priorities.

Kim Outhouse

- Met with Realtor to learn about property uses
- Attended councillor meeting Mar 21
- Attended Souris Lamplighters (soccer) AGM
- Attended public budget meeting Mar 28
- Volunteered scorekeeper x3 nights at Community Cup
- Attended councillor meeting Apr 4
- Registered Exercise Design EMO course
- Registered Incident Command System EMO course
- Registered Basic Emergency Management EMO course
- Reviewed Official Plan Review Council briefing Feb 21, 2023. Questionnaire will be handed in April 11

Stephanie Mitsuk

- Attended SHAI meeting
- Attended Eastern Kings Health meeting
- Attended Town Easter Egg Hunt
- Additional Council meetings, March 21, 28 and 4th

Curtis Laybolt

- Additional Council meetings, March 21, 28 and 4th
- Responded to questions for S. Murphy for Bylaw and Official Plan review

Frankie Chaisson

- Additional Council meetings, March 21, 28 and 4th

David Jenkins

- Would like the Town to recognize the Silver Threads on their 50th Anniversary coming up June 25th. Maybe we could present them with something.

Q. ADJOURNMENT

MOTION to adjourn by C. Chaisson.

R. Council is asked to stay for a Closed Meeting following this public meeting to review information regarding the sale of a piece of vacant land. As per section 119 (1) of the MGA, negotiations of this nature can take place at a Closed meeting so as not to hinder the negotiation process. The decision of Council will be made public.

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:
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Chief Administrative Officer
Town of Souris
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CLOSED MEETING

- A. Request for from Anthony MacPhee to purchase a piece of vacant property owned by the Town of Souris on Lea Crane Blvd. PID 102467. CAO has received and shared with Council (via Sharepoint) a suggested price and comparable market analysis from a local realtor for review. As per section 119 (1) of the MGA negotiations of this nature can happen at a closed meeting. As presenting this information at a public meeting could potentially hinder the negotiation process. Any decision made by Council must be made public.**

MOTION was made by C. Outhouse and seconded by C. Chaisson that we offer a piece of land for Sale at an agreed upon fair market value price to Anthony MacPhee as requested. CAO to prepare letter for Mr. MacPhee. Fair market value was determined by a comparable market analysis supplied by local realtor. All in favour. Motion carried.

MOTION by C. Outhouse and seconded by C. Chaisson that we hire a surveyor to survey excess vacant land on Lea Crane Blvd. to see how many new lots could be formed. The minimum lot size for a lot in an industrial zone is 15,000 sq ft. All in favour. CAO to hire a surveyor. Motion carried.

- B. Brett White also left a voice message for CAO wondering if we have any land for sale. CAO will try to get more details prior to meeting Tuesday evening. CAO will follow up with Mr. White.**