



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

Regular Monthly Meeting

MONDAY, MAY 10, 2021 @ 7:00pm

Town Hall ~ Council Chambers
75 Main Street, Souris, PEI

MEETING WILL BE HELD IN THE COUNCIL CHAMBERS

MASKS WILL BE MANDATORY

MEETING WILL BE OPEN TO THE PUBLIC BUT WITH LIMITED SPACE

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

Mayor Dunphy called the meeting to order with a quorum. Council present: Wanda Bailey, Frankie Chaisson, Ian MacDonald, Thelma MacDonald, Boyd Leard. Absent: Kenny Peters
Public present: Julie Conway, Frank & Kim Ahlering, Joan Fraser. Charlotte MacAulay with Graphic. Andrew MacCormack representing Leading Edge Group Developer. Ian Allen with RCMP.

B. Agenda

2.1 Approval of Agenda

MOTION by C. Leard, seconded by C. Bailey to approve the agenda as prepared and circulated to Council prior to this meeting. All in favour. Motion carried.

2.2 Additions to Agenda

No additions were noted.

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 – April 12, 2021 Public Meetings

MOTION by C. Chaisson and seconded by C. T. MacDonald to approve the minutes of April 12, 2021, as prepared by CAO, and presented to Council prior to this meeting for review. No errors or omissions were noted. All in favour. Motion carried.

Presentations:**E. Monthly RCMP Report (April 2021)**

Cst. Ian Allen representing RCMP. New ticketing system now installed in cars. Tickets are printed automatically which means less chance of errors. 38 calls for service in April. Street level drug unit will be back in operation this summer. Cst. Allen wants to caution people from befriending people online from other countries or people you do not know. They have seen it happen right here at home where people have been scammed out of large sums of money.

MOTION by C. Thelma MacDonald and seconded by C. Ian MacDonald to approve the RCMP report for April as presented. Copies were provided. Mayor thanked Cst. Allen for attending. All in favour. Motion carried.

Business arising from previous meetings:Financial Information**F. General Account Budget Update – April 30, 2021**

For information only.

G. Water & Sewer Utility Account Budget update – April 30, 2021

For information only.

H. Town of Souris – General Account Payables \$31,940.90 to be approved – May 7, 2021.

MOTION by C. Chaisson and seconded by C. Bailey to approve the A/P in the amount of \$31,940.90. All in favour. Motion carried.

I. Town of Souris – Sewer & Water Utility Payables \$20,082.46 to be approved – May 7, 2021.

MOTION by C. Chaisson and seconded by C. Ian MacDonald to approve the A/P in the amount of \$20,082.46. All in favour. Motion carried.

J. General Account & Water Sewer Account Cheques issued during the month of April 2021.

– For review only.

Planning/Development:**Ongoing development update from CAO: (for information purposes)**

- We are continuing to work with Justin & Melody regarding new Seniors Housing Development.” Heartwood Development” All permits are in place for Infrastructure and have gone out to tender for road construction, water/sewer/storm sewer installation and electrical with a closing date of May 19th at 2pm. Notice of tender was posted in the Guardian Newspaper as well as on the Provincial procurement website.
- Polmerleau began construction at our new Sewerage Treatment Plant at 142 Breakwater St. beginning the week of March 8, 2021. Progressing quite well. We have already submitted and received 2 funding claims from ICIP in the amount of \$167,207.77 However, going forward we will need to secure some bridge financing to pay larger amounts. CAO requested and received a proposed cash flow for the project and will contact local financial institutions for options. These options will be brought back to Council for review and approval.

- CBCL have been engaged to design and prepare tender documents for Walking Path on MacPhee Avenue. Greg Jay and CAO met on site with surveyors May 7, 2021.

RESIDENTIAL DEVELOPMENT APPLICATIONS FOR REVIEW AND APPROVAL AS THEY ARE SOMEWHAT MORE THAN BASIC RESIDENTIAL.

K. Application from Eastern Kings Early Learning Academy for a 264 sq.ft. addition to their facility. Details are attached.

MOTION by C. Chaisson and seconded by C. Ian MacDonald to approve the development application from Eastern Kings Early Learning Academy for a 264 sq.ft. addition to their facility as per specifications provided.

All in favour. Motion carried.

L. Application to install solar panels on house at 26 Chapel Avenue. Details are attached.

MOTION by C. Thelma MacDonald and seconded by C. Leard to approve the development application for solar panels on house at 26 Chapel Ave as per specifications provided. Owner Joseph O'Keefe. All in favour. Motion carried.

COMMERCIAL DEVELOPMENT APPLICATIONS REVIEWED BY PLANNING ADVISORY BOARD

M. Application from Leading Edge Group (owner Karen Creighan) to develop a new 60'x100' retail store on PID 101600 located at 126 Main Street Souris. Existing Robin's Donuts building is to be demolished along with the house at 3 Belle Ave to make way for the new development. The property is currently zoned C1-General Commercial. Proposed use – Pharmacy and Coffee Shop with drive-through. Building design and site plan is attached. **Planning Advisory Board met April 23, 2021 and made recommendation to approve with conditions. Minutes of that meeting are attached.**

Conditions of the permit include a minimum setback between 5 Belle Ave and the new commercial development and a fence to be installed on the perimeter where commercial meets residential yards to provide privacy, block noise, light, and garbage from blowing into their yards.

Frank Ahlering is concerned about early morning traffic and delivery trucks, especially if entering from Belle Avenue. Ms. Fraser asked again about what type of fencing will be installed and where to provide some privacy to her and other residents in the area.

Andrew MacCormack explained that the Belle Avenue driveway would mainly only be used as an entrance. He would only see staff using it as an exit as their parking area will be near the back of the lot. Drive-through customers will also have the option of entering from Main Street. All Drive-through customers will exit on to Main Street. And customers from the Pharmacy will enter and exit from Main Street. Delivery trucks will only be smaller cube trucks or vans, no large 18 wheelers. And no more than a few a week for the Pharmacy. Robins see daily deliveries, but it is just a van that delivers their goods. All concerns have been noted and will be taken into consideration during development. It is their intent only improve on what is there now. Bring something new and fresh to main street and downtown Souris. They want to make it look nice with trees, shrubs, flowers, etc.

Andrew will have a new site plan prepared that shows the minimum set back and proposed fence.

MOTION by C. Ian MacDonald and seconded by C. Thelma MacDonald that the Development Application from Leading Edge Group be approved pending revised site plan confirming minimum set back between them and 5 Belle Ave and showing proposed fence line. All in favour. Motion carried.

- N. Application for development from Kimberly and Frank Ahlering “Shanty Stay accommodations” for two (2) 10’x12’ storage buildings** to be built on PID 1097799 for purposes of guest’s bicycle storage and air pumps for guests to use. **Planning Advisory Board met April 23, 2021 and made recommendation to approve. Minutes of that meeting are attached.**

MOTION by C. Thelma MacDonald and seconded by C. Chaisson to approve the development application submitted by Kim & Frank Ahlering for two 10’x12’ storage buildings on PID 1097799 as per specifications supplied with application. All in favour. Motion carried.

- O. Application from Robin Croucher “Automedic” to install a free-standing sign near the end of his driveway. Planning Advisory Board met April 23, 2021 and made recommendation to approve. Minutes of that meeting are attached.**

MOTION by C. Chaisson and seconded by C. Bailey to approve the development application submitted by Robin Croucher for a free-standing sign for his “Automedic” business as per specifications supplied with application. All in favour. Motion carried.

New Business, Correspondence, Requests and/or Additions:

- P. Patching and Paving Tender for 2021. Tender closes at 4pm May 10th.**

MOTION by C. Thelma MacDonald and seconded by C. Leard to award the Patching and Paving Tender for 2021 to Chapman Bros. Construction as per tender submitted prior to deadline. All in favour. Motion carried.

- Q. Sponsorship for Make-A-Wish. This year’s fundraising campaign is “Supporting Trailblaze for Wishes 2021”. Representing Prince Edward Island is Bella, daughter of Sarah Janzen and Brice Hennessey from Souris.**

MOTION by C. Thelma MacDonald and seconded by C. Ian MacDonald to donate \$500 towards the Make-A-Wish Trailblaze campaign in Bella’s name. All in favour. Motion carried.

- R. Request for Donation to PEI Crime Stoppers.**

MOTION by C. Ian MacDonald and seconded by C. Thelma MacDonald to donate \$100 to PEI Crime Stoppers. All in favour. Motion carried.

- S. Memorandum of Understanding (non-binding) was signed following our virtual meeting with Maritime Electric regarding the proposed Solar Farm Project for Prince Edward Island. A copy of the MOU is attached for Council to review. We will need to decide if and/or how much the Town of Souris is able to contribute. We do not need to decide at this meeting. CAO recommends obtaining further clarification and information.**

Council agree more information is required to move forward with this.

T. COUNCIL REPORTS:

Mayor JoAnne Dunphy

- Met with Boardwalk committee and rep from Environment May 3rd re proposed addition to boardwalk.
- Met with MP Hon. Lawrence MacAulay to discuss various Town issues.
- Regular meetings with Admin Staff
- Participated in virtual FPEIM AGM.
- Chaired Planning Advisory Board meeting April 23.
- Virtual Meeting with Maritime Electric for information on being part of the Solar initiative.
- Working on the website with events coordinator for virtual Seaglass festival
- Walk the trail with Frank MacEachern discussing his proposal for enhancing trail use on PEI.
- Emails and phone calls to CPHO

Deputy Mayor Kenny Peters

N/A

Wanda Bailey

- Zoom meeting with Council and Maritime Electric Re Solar initiative
- Volunteered picking up garbage along the trail towards the wharf.

Frankie Chaisson

- Zoom meeting with Council and Maritime Electric Re Solar initiative
- Received a request from a citizen to ask the Province to look into traffic lights at the end of Chapel Ave.

Ian MacDonald

N/A

Thelma MacDonald

- Zoom meeting with Council and Maritime Electric Re Solar initiative
- RCMP

Boyd Leard

- Attended Fire meeting May 3, 2021

U. Adjournment.

MOTION to adjourn by C. Chaisson at 8:20pm

Happy 
Mother's
Day

*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!*



MINUTES Prepared by:
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