



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

SPECIAL Council Meeting

Monday, October 28, 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

Mayor Dunphy called this special meeting to order with a quorum. Councillors Leard, Jenkins, Laybolt, Mitsuk & Outhouse were present.
Rebecca MacPhee, Charlotte MacAulay, Terry MacGregor and Justin Cheverie.

B. Agenda

2.1 Approval of Agenda

MOTION by C. Leard and seconded by C. Mitsuk to approve the agenda. 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.

C Laybolt declared conflict on item F as he is employed by Justin Cheverie, a partner of Baltic Ent.

D. Application from Barclam Holdings Inc. for a 6'x10' upper floor deck to existing structure at 1 Sunset Ave, Souris. PEI. PID 100222 & 100230. (owner Paul MacNeil)

You will see from the plans provided the supporting posts for the upper deck will be very close to the neighboring property line but will not cross over at any point. *The nearest point will just be a little over 1'ft. setback, it increases going west because the line is not straight with the building. They considered attaching via angled brackets to the exterior wall, but the contractor felt due to the age of the structure, posts secured into the ground would be safer.*

Therefore, a variance is required to allow for development that does not meet the minimum setback. The adjacent property owner PID 100164, Ms. MacCormack has supplied a letter stating she has no issue with this development.

Currently zoned C1 – General Commercial.

Planning Advisory Board recommends that the Town Council approve this development application with the variance requested. CAO to draw up a development agreement that will be filed with the

development permit indicating the adjacent property owner agreed with this variance, based on the specifications provided in the site provided.

MOTION by C. Mitsuk and seconded by C. Laybolt that the Town approve this variance for the development of a second story deck with supports into the ground for PID 100222 at 3 Chapel Ave. The agreement and acknowledgement of this variance from the adjacent property owner will be filed with development permit. All in favour. Motion carried.

E. Application from Noreen Payne to build a small house 16' x 36' on PID 103366 located on Belle Avenue, Souris, PE.

16' x 36' is 576 sq ft. Since the proposed development is slightly smaller than the minimum size of 600 sq ft, a review and recommendation are required by the Planning Advisory Board to Town Council for consideration.

Ms. Payne has provided a recently completed survey plan showing this property and has marked off the location for the development. Based on this, the development meets the required setbacks.

Planning Advisory Board recommends that the Town Council approve this development based on the specifications in the application. The size is only slightly smaller than the minimum required. *576 sq ft vs 600 sq ft.* All in favour.

MOTION by C. Outhouse and seconded by C. Jenkins to approve the development application from Noreen Payne to build a small 16' x 36' house on PID 103366 located on Belle Ave. All in favour. Motion carried.

F. Application for Development from Baltic Enterprises Ltd. for a 42' x 170' 8 Unit Town House. PID 921668. Civic address to be assigned.

PID 921668 was recently rezoned from R1 to R3 to permit this type of development. The property has deeded vehicle access to Chapel Ave. It also has an easement to LaVie Ave. for utilities. Further details included with application.

Planning Advisory Board recommends that the Town Council approve this development application as per specifications provided.

Councillor Laybolt declared conflict and left the meeting room for this discussion and motion.

MOTION by C. Outhouse and seconded by C. Leard to approve the development application from Baltic Enterprises Ltd. for a 42' x 170' 8 Unit Town House on PID 921668. **A development agreement will need to be drawn up as per section 4.9, part 2 (a-f). as the property being developed fronts on an existing private right-of-way.** All in favour. Motion carried.

G. ADJOURNMENT

Motion to adjourn by C. Mitsuk at 7:30pm

IN CAMERA – CLOSED PORTION – AS PER SECTION 119 of the MGA

- A. The Town has received an offer on a parcel of land that is listed for Sale. *As per the MGA S. 119 – discussion re negotiations can take place at a closed meeting to protect the process of negotiations.***

The offer received was declined and a counteroffer was proposed by Council. CAO to relay this counteroffer to the realtor.

- B. Council discussion on request for financial support from Eastern Kings Sportsplex. Tabled at our October 15th meeting. It will be included on our November 12th meeting agenda.**

A meeting with the Sportsplex Executive will be arranged to discuss fundraising, opportunities for additional revenue, missed opportunities, future of bowling lane area.

MINUTES Prepared by:
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