



2022-23
Official Plan Review

SJ Murphy Planning & Consulting
Wade | Underhay

Public Meeting #3

November 9, 2023
Statutory Public Meeting



OVERVIEW

Process Overview

Summary of Changes

Questions and Discussion

Next Steps

PLANNING BASICS



Planning Act

- Defines the framework, authority, powers and processes for municipalities
- Municipal plans and bylaws must be reviewed every five years and are subject to approval by the Province



Official Plan

What and Why

- 15-year vision for Town
- Policies about natural areas, housing, commercial, parks, roads, services...

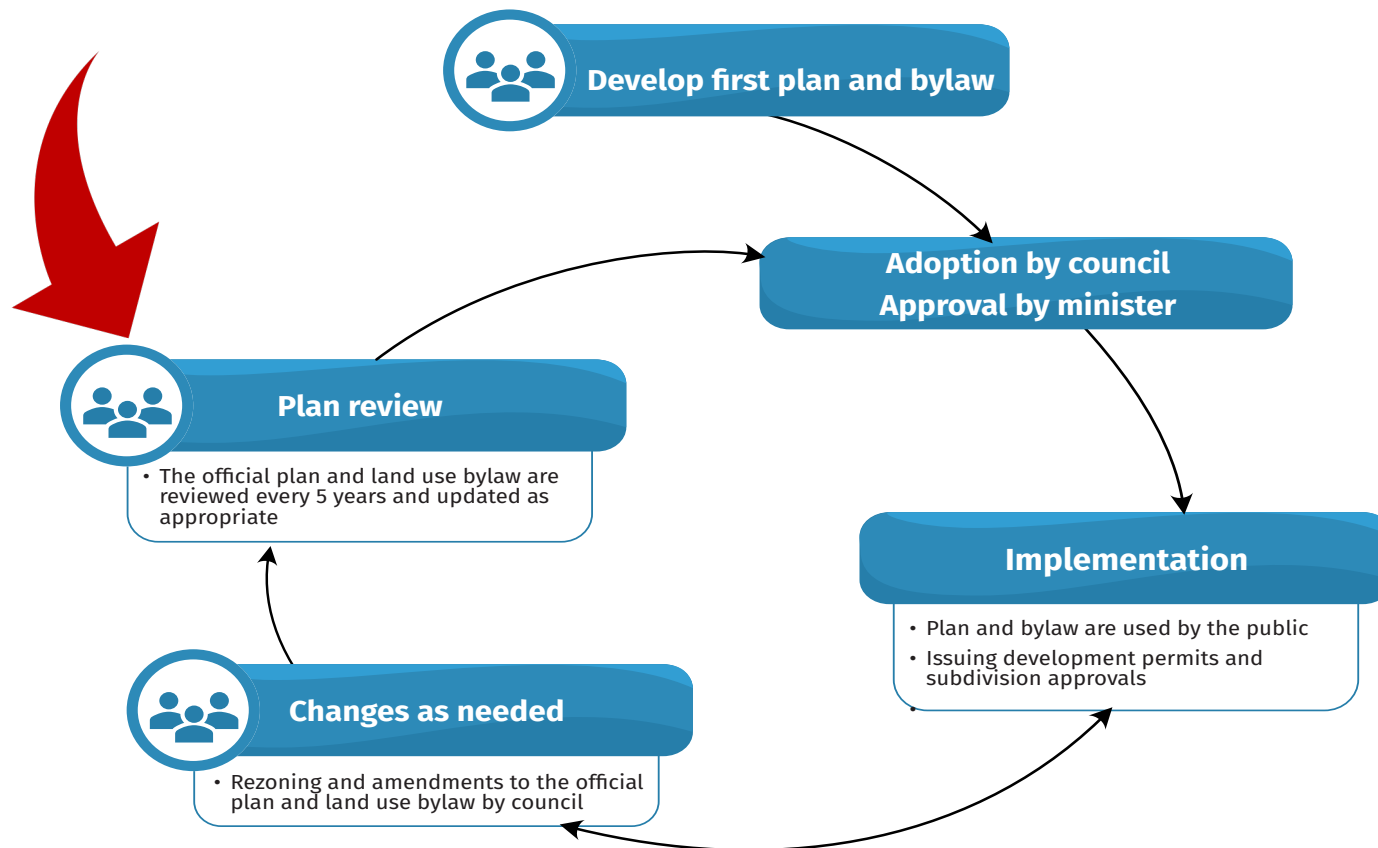


Bylaw and Map

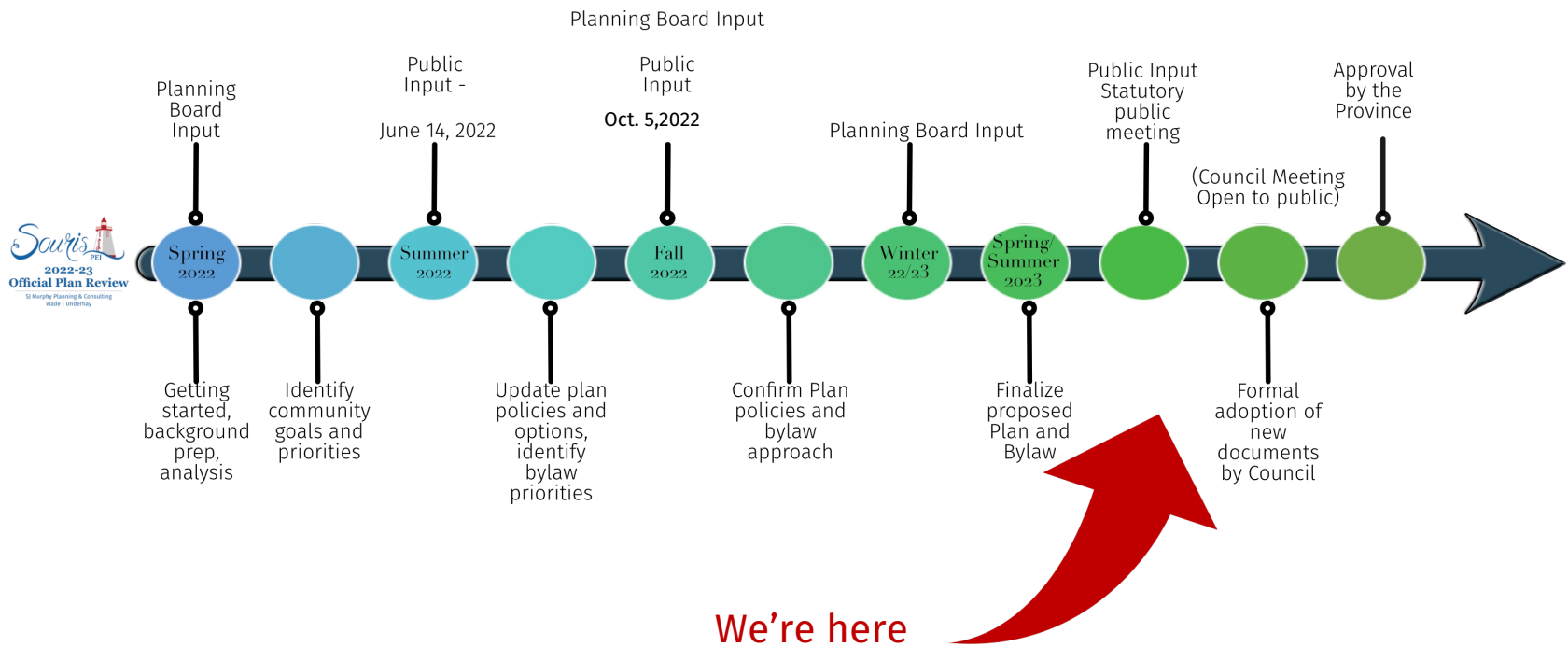
How and Where

- Day to day standards for development in the community
- The process and criteria for permit applications
- The zones are placed on the map and link to permitted uses

PLANNING BASICS



PROJECT TIMELINE



GENERAL OVERVIEW

VISION FOR SOURIS OF 2038

Souris is a resilient community with quality services and natural assets and a vibrant and connected economy, where a high quality of life exists for residents of all ages to live, work, and play.

REVIEW SUMMARY



Updates to background and technical data



Removal of expired objectives and policies



Updated maps



Plan actions and bylaw changes

Social Goals

- ❑ A range of housing options to meet various socio-economic needs
- ❑ Safe and resilient community
- ❑ Social interaction and healthy lifestyles for all residents of the Town

Objectives (abbreviated):

1. **Mix of housing stock** to meet the needs of residents at any age and of any income level.
2. Actively promote the Town as a **residential location**.
3. A broad range of **cost-effective residential development opportunities** in the Town.
4. Cost effective **emergency and first responder services**
5. Plan and **prepare for human and natural disasters**, including through risk reduction
6. Maintain and expand **recreation programs and facilities** in the Town.
7. **Social engagement** that is supportive and inclusive.
8. Development of the Town in a way that contributes to **overall affordability**.
9. **Youth retention and the recruitment of young families** to the Town.
10. Protect and enhance current **institutional facilities and public services** and encourage additional services over time.

Economic Goals

- ❑ Strong local economy
- ❑ Attract and support value-added and light industries
- ❑ Long-term viability of the Town's resource sector
- ❑ A local green economy

Objectives (abbreviated):

1. **Retail, service, and business opportunities** in the Town, including in the core area
2. Local and regional **tourism opportunities**
3. Promote Souris as an industrial location
4. **Manage present industrial areas** in the Town
5. Long-term **economic viability of the Souris Port** as key infrastructure for industrial activities.
6. Foster a **strong relationship between the Town and its agricultural service area.**
7. Long-term **economic viability of fishing activities** in the Town
8. Encourage **energy conservation and the use of alternate and renewable energy sources.**

Physical Goals

- ❑ Maximize efficiency & minimize potential conflicts in the development and use of land
- ❑ High quality municipal infrastructure
- ❑ Build placemaking into land-use decisions

Objectives (abbreviated):

1. **Minimize land use conflicts** through zoning and development standards
2. Promote the **efficient use of land**
3. Ensure an **adequate supply of serviced land** to accommodate the projected needs of various land uses for the period of the Official Plan.
4. Identify and pursue **short and long-term enhancements of active transportation and vehicular systems.**
5. Manage **stormwater run-off** in a safe and cost-effective manner.
6. Encourage the maintenance of a **high standard of physical appearance for all properties** which stress safety, efficiency, aesthetic appeal, land use compatibility and fostering of a healthy lifestyle.
7. Identify, preserve and enhance **buildings and streetscapes** which have historic or architectural significance.

Environmental Goals

- Protect quality and supply of groundwater and surface water resources in and adjacent to the Town.
- Protect and enhance the health of the natural environment.
- Increase climate change resiliency and minimize contributions to climate change.

Objectives (abbreviated):

1. High quality **domestic water supply** for all
2. **Buffering and erosion control** standards and strategies
3. Efficient and cost-effective **central wastewater collection and treatment services**
4. **General environmental protection** in relation to air and noise pollution
5. Management and enhancement of significant **regional habitat and natural systems** including the Souris River
6. Minimize the effects of **coastal erosion and flooding**
7. Limit the **climate impacts of transportation activities**
8. Promote using **mitigation measures in land development** to reduce climate impacts
9. **Integrate climate change considerations** into municipal policies, programs, and facilities, and subdivision and development

Key Updates - Housing



Increased Supply & Diversity

- Option for permanent secondary suites OR garden suites
- Tiny homes permitted in clustered housing
- Mini homes included as single detached



Shared Housing

- Simplified categories (group homes, dormitories, employee housing)
- Institutional residential as special subcategory



Zones

- R1 = Low Density
- R2 = Medium Density
- R3 = Mixed Density
- Signaled future transition of agricultural land to residential

Proposed Uses By Zone	R1	R2	R3	C1	M1	PSI	OS	A1
Residential								
Single Detached – includes modular and mini-homes	P	P	P					P
Duplex / Semi-detached	P	P	P					
Townhouse (TH)		P (max 8 units)	P (no limit)					
Stacked Townhouse (STH)		P (max 12 units)	P (no limit)					
Multiple Attached Dwellings / apartment (incl townhouses & Stacked Townhouses)		P (max 12 units)	P (no limit)	P [^]				
Tiny homes								SP
Shared housing	SP (max 6 bedrms/bldg)	SP (max 6 bedrms/bldg)	P (max 8 bedrms/bldg)					SP
Shared housing with special care (institutional)	SP	SP	P	P		P		SP
Clustered housing (can include tiny homes, as well as all other residential)			SP					

P = Permitted

A = Accessory Use

SP = Special Permit Use

[^] apartments only in C1 zone

Key Updates: Economic



Resource Uses

- Updated criteria on transitioning to non-resource uses
- Designated residential on Future Land Use Map, kept as Agricultural on Zoning Map



Commercial

- Updated standards for home-based businesses, permitted in all dwelling types, permitted in accessory structure for single detached lots
- Removal of heritage overlay



Energy

- Provisions for solar, particularly ground-based

Proposed Uses By Zone	R1	R2	R3	C1	M1	PSI	OS	A1
Commercial								
Commercial uses - see zone for list			SP	P	P	A	A	
Service stations, auto trade, except scrap yard				SP				
Temporary Commercial				SP				
Banks and financial institutions; business or professional offices; craft breweries; craft workshop and studios; funeral homes and crematoria; lounges and restaurants; and retail stores, service shops and personal service shops				P				
Agricultural and Industrial								
Agricultural, resource uses, forestry								P
Agriculture-related uses	A							A
Event venues, intensive livestock								SP
Wind					P*			A**
Manufacturing & assembly; warehousing; transport operations; auto trade activities other than scrap yard; wholesale operations; farm machinery and heavy equipment dealerships and repair shops; food processing, including cannabis operations; marine or shipping related activities; fishery					P			
Storage of sand and aggregate; asphalt and concrete plants; auto salvage facility					SP			

P = Permitted

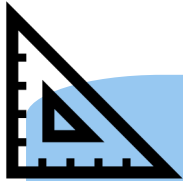
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SP = Special Permit Use

* more than 100 kw = site-specific amendment use

** up to 100 kw

Updates – Physical & General



Standards

- Slightly increased height limits with option for higher under certain conditions
- Updates to accessory structures, now includes private garages
- Some lot requirements updated for consistency with other municipalities
- Minor updates to some processes and admin, such as authority of development officer, variance processes, subdivision processes

Proposed Uses By Zone

	R1	R2	R3	C1	M1	PSI	O1	A1
Accessory Uses								
Accessory structures	A	A	A	A	A	A	A	A
Accessory dwelling units (secondary OR garden) (single detached lot)	A	A	A					
Home based businesses	A	A	A					
B&Bs, STRS (single detached lot)	A****	A****	A****					
Parking Lots				P			A	
Institutional								
Institutional – see zone and definition for list			SP	P		P		
Childcare (early learning)	SP	SP	SP	P		P		
Recreation								
Recreation uses - see zone for list				P		P	P	

*** SP for B&Bs with more than 3 bedrooms

P = Permitted

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Key Updates: Environmental



General

- Consistent standards for connecting to sewer where available
- Updated standards for on-site systems and undersized lots



Flooding & Water

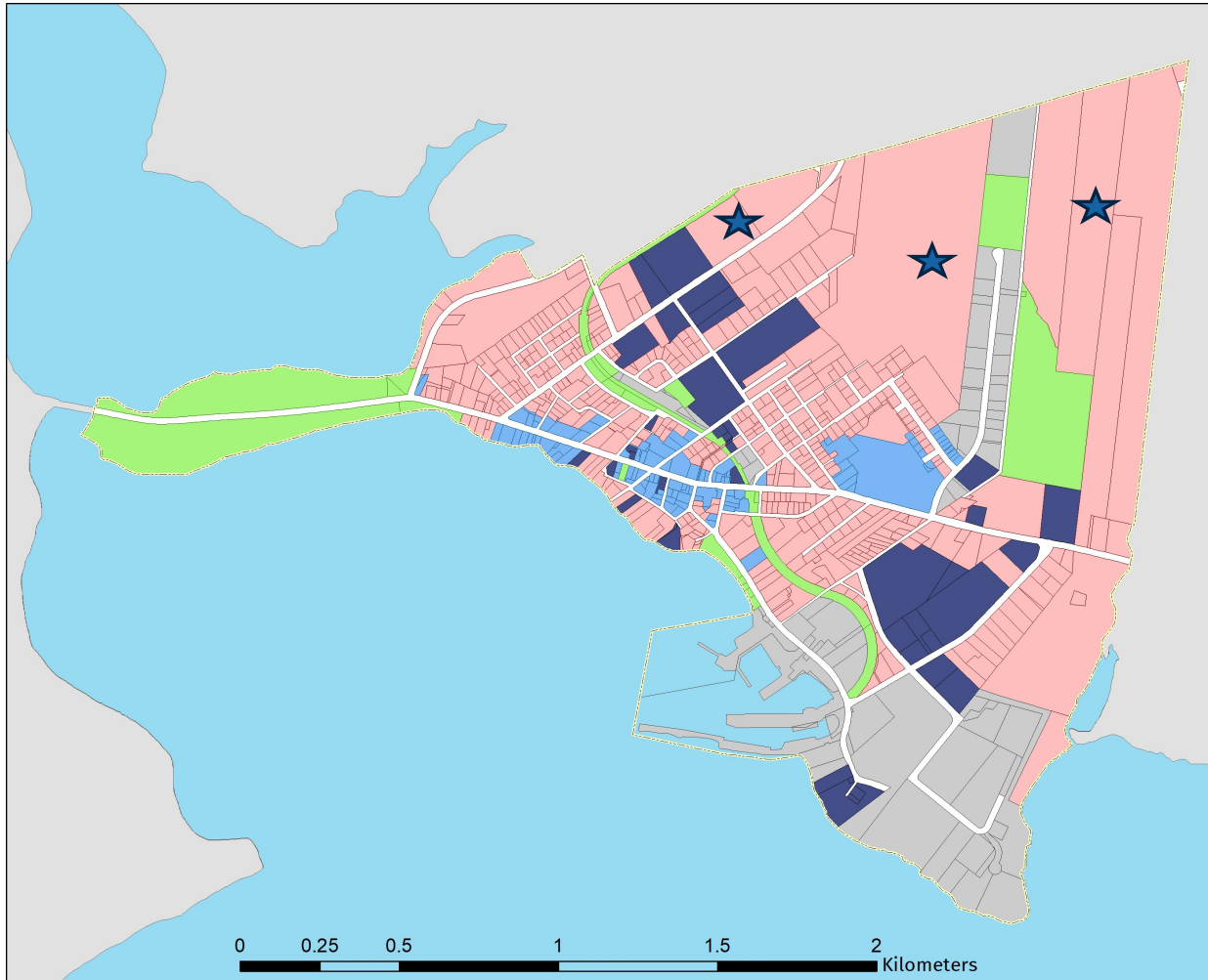
- Stormwater management standards
- Clarified setbacks and calculation of minimum lot size for properties adjacent to watercourses and wetlands









Climate Change and Coastal Hazards

- Vertical setbacks for properties in the 2100 flood plain
- References to future planning for shade (heat), subdivision design and reduction in travel distance (reducing GHG emissions)

PROPOSED FUTURE LAND USE

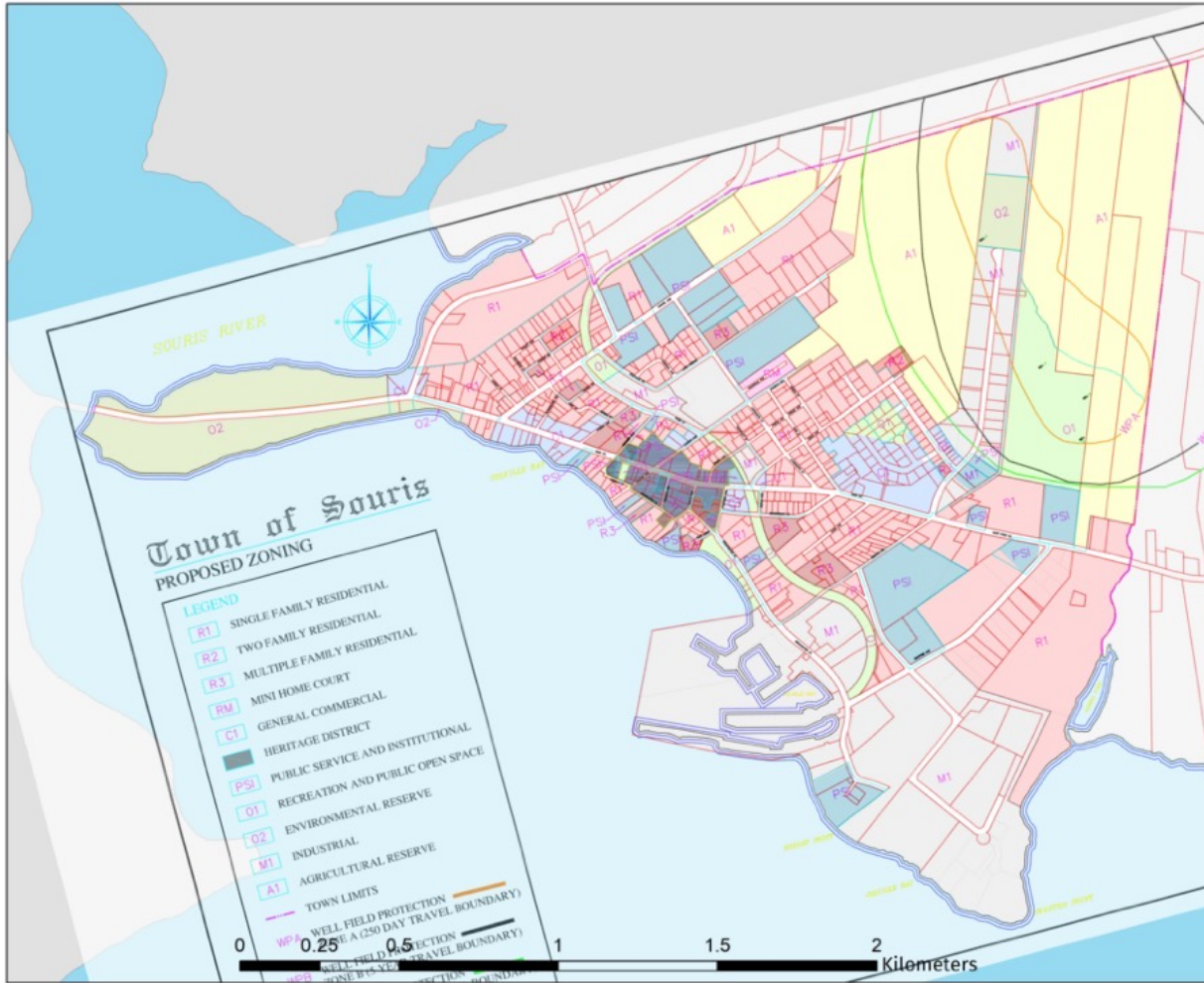


Town of Souris
Future Land Use Map

-  Municipal Boundary
- Future Land Use**
-  Commercial
-  Industrial
-  Institutional
-  Parks and Open Space
-  Residential

Drawn by Mitch Underhay, SJ Murphy Planning and Consulting Date: 27/04/2023
 Coordinate System: NAD 1983 CSRS Prince Edward Island
 Projection: Double Stereographic
 Datum: North American 1983 CSRS
 Data Sources:
 Government of Prince Edward Island, Property Data as of June 1, 2022, online
 GIS data portal, ESRI DigitalGlobe, GeoEye, Earthstar Geographics,
 CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CURRENT ZONING



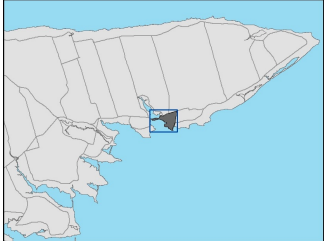
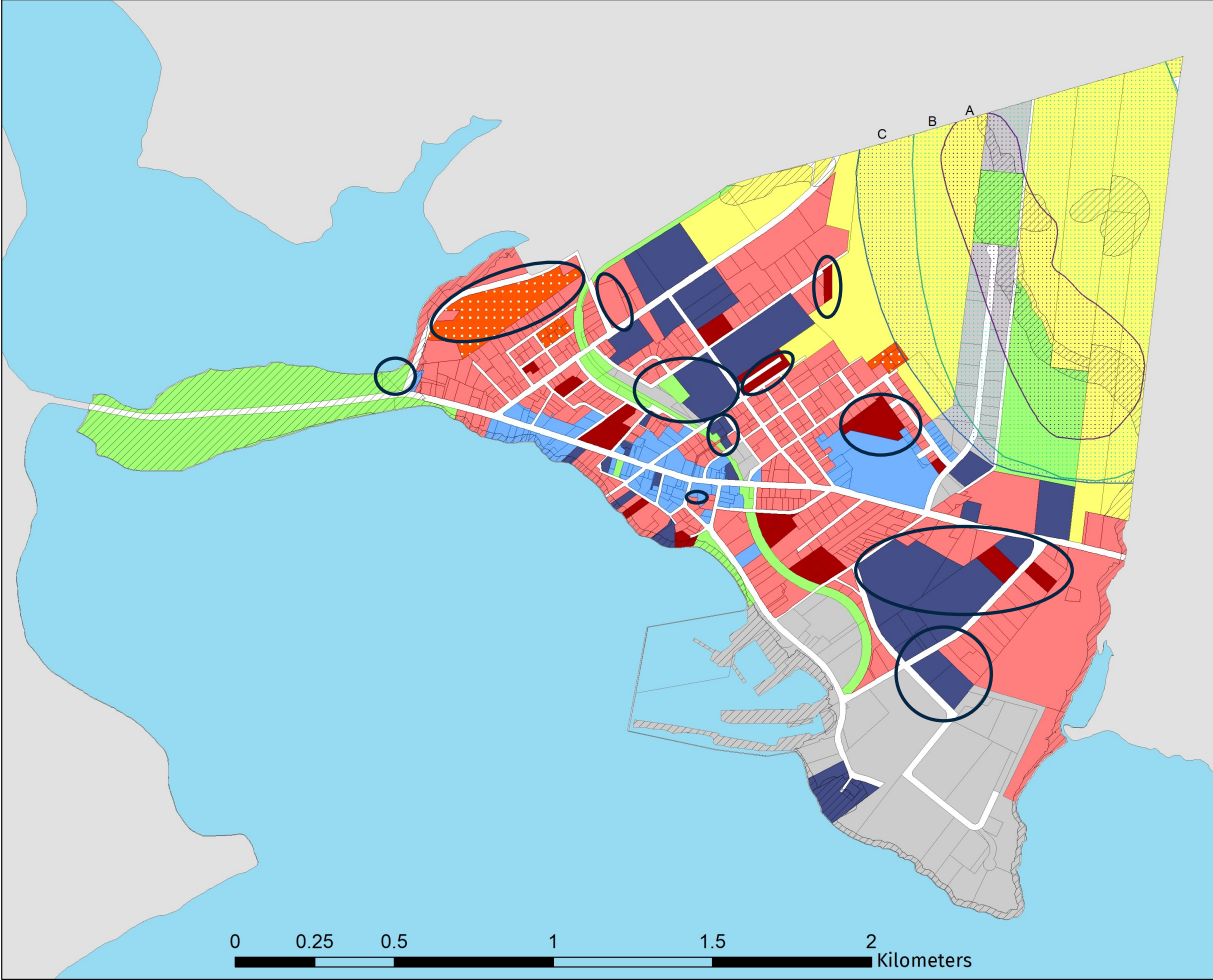
Town of Souris

Zoning

- A1 - Agricultural Reserve
- C1 - General Commercial
- M1 - Industrial
- O1 - Recreation and Open Space
- O2 - Environmental Reserve
- PSI - Public Service and Institutional
- R1 - Single Family Residential
- R2 - Two Family Residential
- R3 - Multiple Family Residential
- RM - Mini-home Court
- Heritage District

Drawn by Mitch Underhay Date: 30/06/2022
 Coordinate System: NAD 1983 CSRS Prince Edward Island
 Projections: Double Stereographic
 Datum: North American 1983 CSRS
 Data Sources:
 Government of Prince Edward Island, Property Data as of June 1, 2022, online GIS data portal, ESR DigitalGlobe, GEOEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PROPOSED ZONING



Town of Souris
Zoning Map

- Overlays**
- Environmental Reserve Overlay
 - Wellfield Protection A
 - Wellfield Protection B
 - Wellfield Protection C
- Zoning**
- A1 - Agricultural
 - C1 - General Commercial
 - ER - Environmental Reserve
 - M1 - Industrial
 - OS - Open Space
 - PSI - Public Service and Institutional
 - R1 - Low Density Residential
 - R2 - Medium Density Residential
 - R3 - Mixed Density Residential

Drawn by M&C Underhay, SJ Murphy Planning and Consulting Date: 27/04/2023
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Note: includes some general updates previously approved

COMMENTS

Prior to Meeting

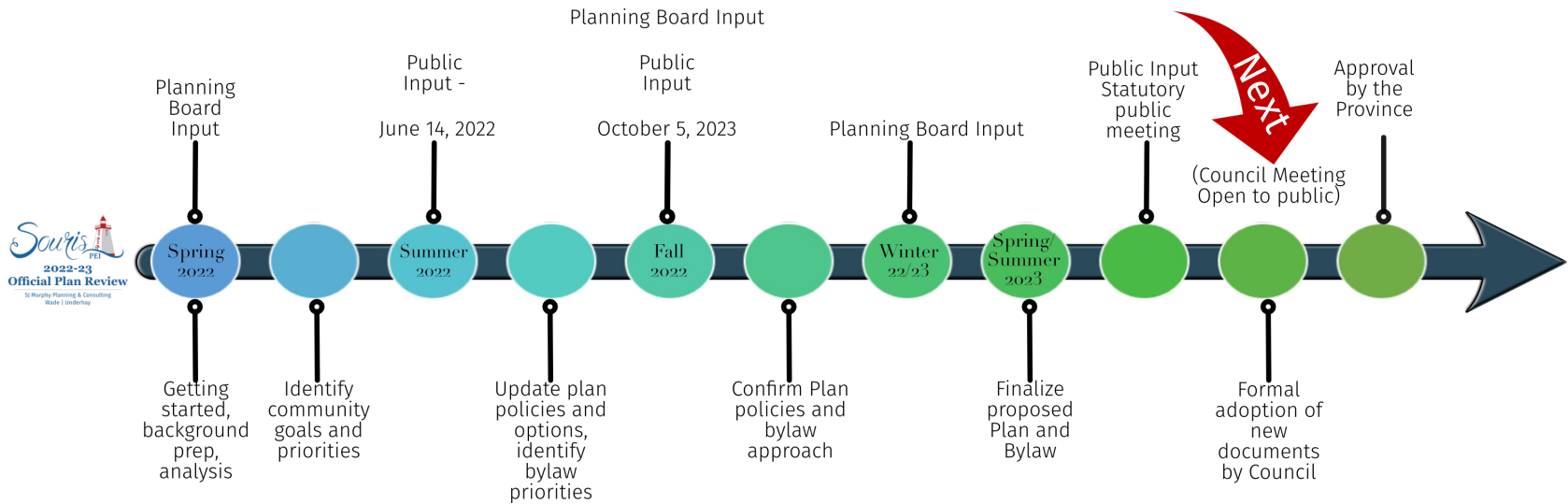
Clustered Housing:

- Lot coverage restriction might be counter-productive, rely on 10% minimum amenity space instead?
- Applying lot setbacks to all set-backs for all buildings might be counter-productive, apply building separations instead?

Other?

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-
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TIMELINE & NEXT STEPS



LINKS



website: www.sourispei.com



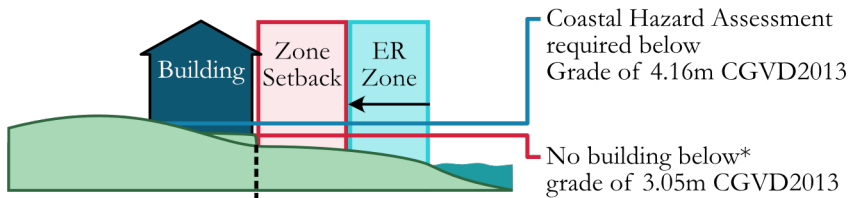
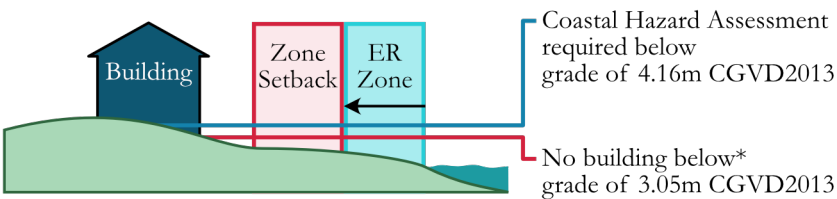
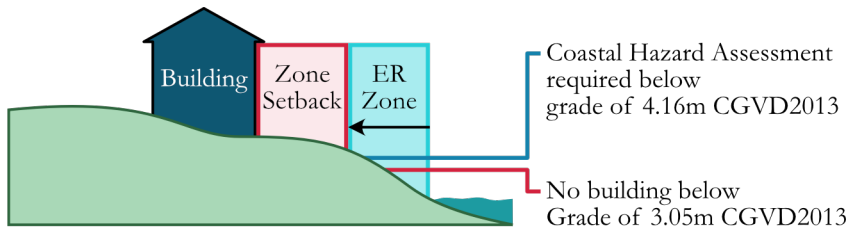
phone: (902) 687-2157



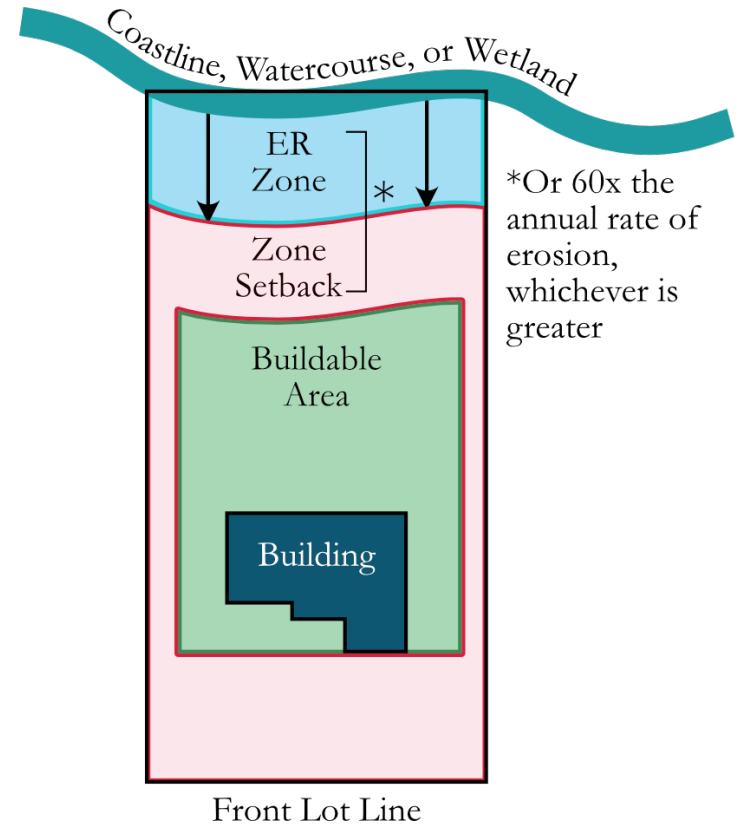
facebook.com/SourisPEI

Please submit comments to the Town office by November 23, 2023

Floodplain Setbacks



* Except where grade can be raised in area outside of the wetland and watercourse buffer

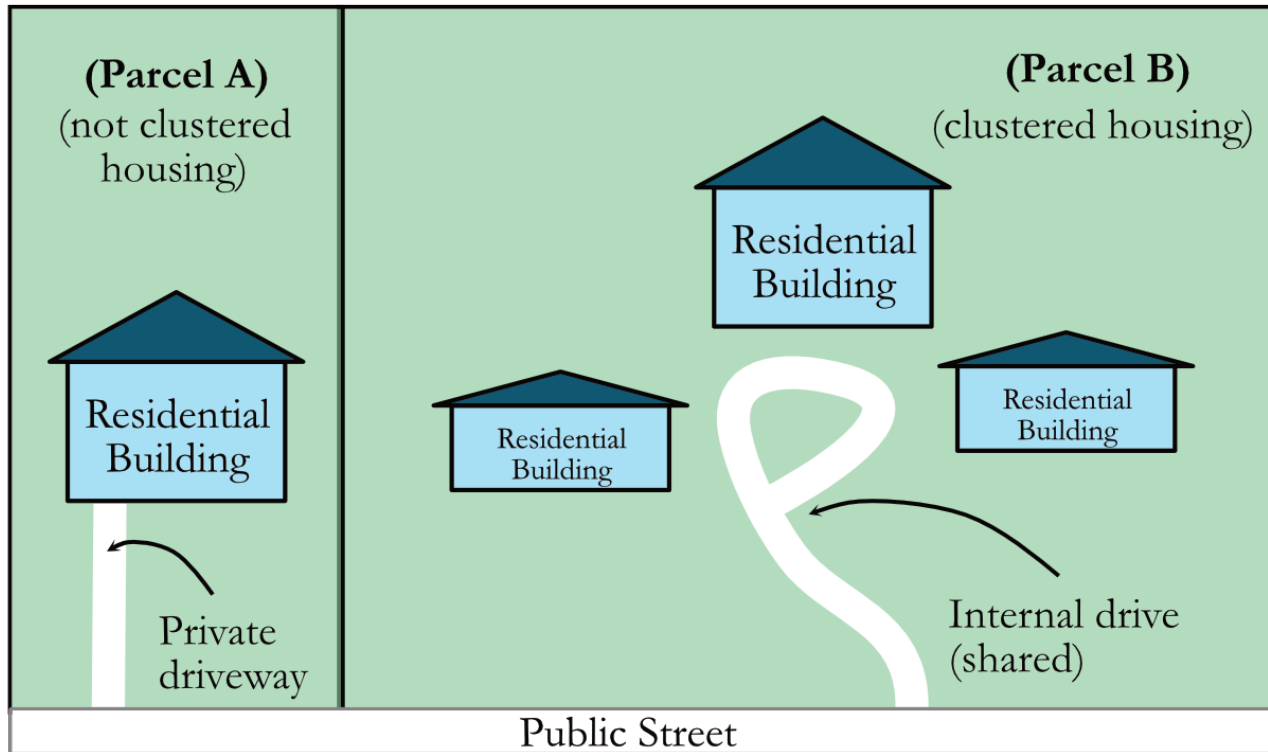


ER Zone – Environmental Reserve Zone – overlay zone for watercourse buffer and flood risk areas

PROPOSED ACCESSORY STRUCTURE RULES

Accessory Structure Standards	All uses	
Used for human habitation	Only where a dwelling is a permitted accessory use	
Located in front yard or flankage yard	Not permitted	
Minimum distance to any lot line	1.2 m. (4 ft.)	
	Residential Use	Commercial zone, Industrial zone, Institutional property, Farm property
Maximum height	4.6 m (22 ft) or the height of the main building on lot	No limit
Outdoor wood furnace	Not permitted	Permitted
Maximum combined floor area	The lesser of 10% of the lot area or 93 sq. m. (1,000 sq. ft.)	No limit

CLUSTERED HOUSING



CLUSTERED HOUSING

