



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

SPECIAL Meeting

WEDNESDAY, SEPTEMBER 23, 2020 @12:05pm

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

MEETING WILL BE HELD IN THE COUNCIL CHAMBERS

IT WILL BE OPEN TO THE PUBLIC, HOWEVER, DUE TO COVID-19 RESTRICTIONS STILL IN PLACE FOR LARGE GATHERINGS NO MORE THEN 15 PEOPLE CAN BE IN THE COUNCIL CHAMBERS AT ONE TIME.

CAO WILL SET UP COUNCIL CHAMBERS TO SPACE EVERYONE OUT TO ALLOW FOR PHYSICAL-DISTANCING

A. Call the SPECIAL meeting of Council to Order 12:05PM

Mayor Dunphy called the meeting to order with a quorum. Councillor Peters was not able to attend. All other Councillors were present.

B. Agenda

2.1 Approval of Agenda

MOTION by C. Bailey and seconded by C. Chaisson to approve the Agenda as circulated prior to meeting. 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.

No conflict was declared.

D. Approval and Award of Tender for Souris Wastewater Treatment Plant Upgrades as recommended by CBCL

MOTION by C. T. MacDonald and seconded by C. I. MacDonald to approve and award the tender to Pomerleau as per recommendation by CBCL. CBCL reviewed the 3 submitted tenders, found no errors. The estimated cost of the project fits within the established budget for the Wastewater Treatment Plant Upgrades. This project is being funded through the ICIP funding program. A combination of Provincial and Federal funds.

All in favour. Motion carried.

E. Application from Justin MacKenzie & Melody McInnis to develop 26 Unit (in 4 buildings to be built in phases) Senior Friendly Housing complex on PID 899187 with access to Anniversary Avenue. (2.96 acres)

MOTION by C. T. MacDonald and seconded by C. Chaisson to approve the development application submitted by Justin MacKenzie & Melody McInnis to develop a 26 Unit (to be built in phases over four years and in four separate buildings) as reviewed and recommended by Planning Advisory Board September 22, 2020. Development permit to be issued for Phase 1, 8 unit building once final plans are submitted to CAO. *With expectation that development permits will be issued for future buildings prior to start of their construction, construction plans to be submitted.*

Some conditions to be included:

- Copy of final construction plans and site plan be submitted to our CAO prior to start of development
- A construction permit must be obtained from the Province of PEI prior to start of development as well as any other necessary permits for installation of road, water, sewer, utility.
- Road and Water/Sewer plan should be reviewed by our engineers prior to start of development
- A buffer of some sort, either a tree line or fencing should be considered between housing units and existing residential homes on Anniversary Ave and Union Ave.
- If the developer chooses not to complete all 4 phases/buildings the Town of Souris would have first option to take back any remaining/unused portion of PID#899187 for \$1.

All in favour. Motion carried.

F. Application from J.J. Chaisson to develop a 40'x60' boat storage building on PID 102998 at 47 LaVie Ave.

MOTION by C. I. MacDonald and seconded by C. T. MacDonald to approve the development application from J.J. Chaisson to build a 40'x60' private boat storage building on PID 102998 at 47 LaVie Ave. as reviewed and recommended by Planning Advisory Board. All in favour. Motion carried.

G. Application from Nicholas Carter to move a 24'x32' storage building on to his property PID 100750 on Chapel Avenue.

MOTION by C. T. MacDonald and seconded by C. Chaisson to approve the development application from Nicholas Carter to move a 24'x32' private storage building on to his property PID 100750 at 19 Chapel Ave. as reviewed and recommended by Planning Advisory Board. All in favour. Motion carried.

H. Application from Gerald & Rose MacDonald to locate a 16' x 65' Mini-home on their property PID 100792 on Chapel Ave. The existing house is to be demolished within 6 – 8 months from issuance of development permit as two homes are not permitted on one single family residential lot.

MOTION by C. T. MacDonald and seconded by C. Bailey that we approve the development application from Gerald and Rose MacDonald to locate a new 16'x65' Mini-home on their property PID 100792 at 27 Chapel Avenue as reviewed and recommended by Planning Advisory Board.

Conditions to include:

- The existing house is to be demolished/removed prior to May 31, 2021 as their property is zoned Single Family Residential which does not permit two homes to be located on one property. The property is not large enough to be rezoned or subdivided to allow for two homes. Developers must agree to this condition before any permit for new Mini-home is valid.
- It must be connected to the existing water/sewer connection on the property as the property cannot have two services.

All in favour. Motion carried.

I. Application from Frank & Kim Ahlering to build a 12'x12' deck to put two portable toilets on for proposed seasonal food service establishment.

Not recommended for approval; but can be reconsidered with more information.

The application stated no water or sewer required. Where will the sewer go? Where will necessary water come from? Has an application been submitted to Health PEI for a food service license? Will they allow portable toilets? Is there a concern environmentally? No application to operate a business within the Town has been submitted to date for this property.

CAO to respond to applicants asking for this information.

J. Adjournment.

MOTION by C. Bailey to adjourn at 12:30pm

MINUTES Prepared by:
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