



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

MINUTES

SPECIAL Meeting

Monday, JUNE 15, 2026 @ 6:30pm

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/AND Land Acknowledgement 7: OOPM

In the spirit of Reconciliation, we acknowledge that the land upon which we gather is unceded Mi'kmaq territory. Epekwitk (Prince Edward Island), Mi'kma'ki, is covered by the historic Treaties of Peace and Friendship. We pay our respects to the Indigenous Mi'kmaq People who have occupied this Island for over 12,000 years; past, present and future.

Mayor Dunphy called the meeting to order with a quorum and read the Land Acknowledgment.

All Council were present along with Fire Chief Donnie Aitken.

B. Agenda

2.1 Approval of Agenda

MOTION by C. Leard and seconded by C. Jenkins to approve the Agenda as prepared and circulated to Council prior to the 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 declared.

Development requiring Council approval:

D. Application from Chapman Family Development to request a change in the zoning of PID 102137 from R1 – Low Density Residential to R2 – Medium Density Residential.

- A public meeting was held May 21, 2026.
- Planning Report prepared May 28, 2026
- Planning Committee met June 5, 2026 and recommended approval.
- First Reading made and approved by Town Council June 8, 2026

- **Bylaw #2026-01** - A Bylaw Amendment to Rezone PID 102137 from Low Density Residential (R1) to Medium Density (R2) was given **first reading on June 8, 2026** by Town Council with Resolution #2026-06-08-01

A second reading of Bylaw #2026-01 A Bylaw Amendment to Rezone PID 102137 from Low Density Residential (R1) to Medium Density (R2) **is required prior to ministerial approval.**

Council Resolution
2026-06-15-01

2nd Reading of Bylaw

Bylaw #2026-01

A bylaw to amend the Town of Souris 2024 Land Use Bylaw

DATE – June 15, 2026

**Moved by
Councillor**

Boyd Leard

**Seconded by
Councillor**

Stephanie Mitsuk

Resolution:

Carried	X
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For	6
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Defeated	
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Against	0
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WHEREAS an application has been received to change the zoning of PID # 102137 on Main St to Medium Density Residential (R2);

AND WHEREAS the Town of Souris Bylaw #2026-01, A bylaw to amend the 2024 Land Use Bylaw, was read and formally approved a first time at the Council meeting held on June 8, 2026;

BE IT RESOLVED THAT the Town of Souris Bylaw #2026-01 be hereby read a second time.

Bylaw #2026-01 is attached is attached

Council Resolution
2026-08-15-02

Approval of 2nd reading

Bylaw #2026-01

A bylaw to amend the Town of Souris 2024 Land Use Bylaw

DATE – June 15, 2026

Moved by
Councillor

Boyd Leard

Seconded by
Councillor

Stephanie Mitsuk

Resolution:

Carried	X
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For	6
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Defeated	
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Against	0
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WHEREAS the Town of Souris Bylaw #2026-01, A bylaw to amend the Town of Souris 2024 Land Use Bylaw, was declared read a second time;

BE IT RESOLVED THAT the second reading of Town of Souris Bylaw #2026-01 be hereby formally approved.

Council Resolution
2026-08-15-03

Adoption of Bylaw

Bylaw #2026-01

A bylaw to amend the Town of Souris 2024 Land Use Bylaw

DATE – June 15, 2026

Moved by
Councillor

Boyd Leard

Seconded by
Councillor

Stephanie Mitsuk

Resolution:

Carried	X
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For	6
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Defeated	
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Against	0
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WHEREAS an application has been received to change the zoning of PID # 102137 on Main St to Medium Density Residential (R2), as indicated in Figure 1;

AND WHEREAS Bylaw #2026-01, A bylaw to amend the Town of Souris 2024 Land Use Bylaw, was duly read and approved a first time by Council at a meeting held June 8, 2026, and a second time on June 15, 2026;

BE IT RESOLVED THAT the Town of Souris Bylaw #2026-01 be hereby formally adopted and declared passed.

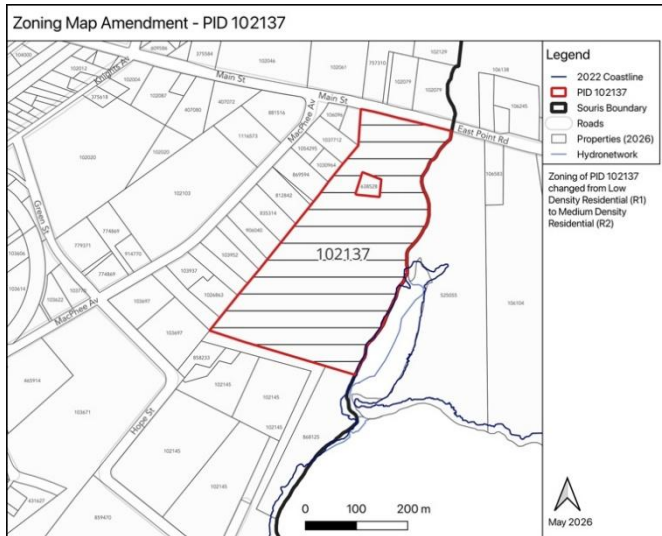


Figure 1 - PID 102137

E. New Fire Hall Update & Next Steps

- Following a recent conversation with our mayor MP MacDonald has indicated a funding portal through the Federal Government is expected to be available in the coming weeks.
- Council to discuss if another municipal service could be included in the plan for a new Fire Hall.
 - Plan and Budget for new build
 - Library space
 - Other

Discussion was held on what other services could be included. C. MacPhee would like to see a new Library Space more centrally located and doesn't feel it is a good fit with the Fire Hall. Council agreed that potentially our Emergency Measures Operations could be a good fit. Potentially a shared space within the new Fire Hall. Fire Chief also agreed this would be a good fit.

For funding application purposes, we will require a Class C estimate. Currently within the report provided the estimate is a Class D. CAO to ask CBCL if this can be updated, and if so, what would the cost be.

F. New Soccer nets for McCormack Soccer Field – Soccer association has requested consideration for replacement of existing nets.

Council suggested seeking additional quotes for new Soccer Nets. Could they be fabricated locally?

G. Farmer's Market Pathway – options for accessibility.

Discussion was held on ways the Farmer's Market area would be made more accessible for people with walkers, wheelchairs, strollers, etc.

Possibilities include: Mobi-mats (similar to what is used on beaches), or asphalt. C. Leard indicated, as a wheelchair user, asphalt would be the best option. CAO will request a price for asphalt.

C. Laybolt also suggested EV charges in this area would be a good idea as well.

Considerations for other partners that may help if the Town was to apply for funding. Eastern Kings Health Foundation, Colville Manor, Other Accessibility Advocates, etc..

H. ADJOURNMENT

MOTION by C. Mitsuk to adjourn at 8:00pm.

Signed Certified True Copy of Minutes:

Mayor Joanne Dunphy _____

Shelley LaVie, CAO _____

MINUTES Prepared by:
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