



SOURIS TOWN COUNCIL AND
SOURIS SEWER AND WATER UTILITY CORPORATION

AGENDA

Regular Monthly Meeting

Monday, JUNE 8, 2026 @ 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 regular monthly 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.

B. Agenda

2.1 Approval of Agenda

2.2 Additions to Agenda

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.

D. Approval of Minutes – May 11, 2026 Council meetings.

Presentations:

E. Monthly RCMP Report – May 2026

F. Annual Report from PEI Public Library

Business and Updates arising from previous meetings:

G. Upgrades, Renovation to Eastern Kings Sportsplex

CBCL has been contacted and asked to provide a quote for preparing RFP for renovations to bowling lane space. C. Outhouse and CAO met with Sable Arc May 13, 2026 at the facility and discussed proposed renovations. They are to prepare a scope of work and cost association with preparation of plans and options.

Installation of Compressors

Work has begun. CAO to request an updated schedule and layout for new exterior electrical elements of the project. West side property update requested by C. Outhouse.

H. Structural or Assessment of Condition of Eastern Kings Sportsplex Building

I. Gateway Park Tenants/Upcoming Season

All spaces are leased for the season. Two seasonal employees currently working. One, possibly two students will also be hired.

J. E-Bike Rentals

- Mayor Dunphy and Jeannie attended a recent e-bike marketing session at CBDC in Montague. Mayor Dunphy can update. . .

K. Proposed Signage for Main Street – downtown core. Lobster/Mouse Design. Next steps.

L. Potential for pathway for Farmer’s Market for improved accessibility.

M. Parking Issues and solutions for 209 Main Street.

N. Clean-up and electrical pole replacement at Clinton Ballfield.

Financial Information/Updates/Approvals Required

O. General Account Budget Update – May 2026 *for information only.*

P. Water & Sewer Utility Account Budget update – May 2026 *for information only.*

Q. Town of Souris – General Account Payables \$1,941.49 to be approved – as of June 5, 2026

R. Town of Souris – Sewer & Water Utility Payables \$173.03 to be approved– as of June 5, 2026.

S. General Account & Water Sewer Account Cheques issued during the month of May 2026. *–for information only.*

T. 2027-28 BUDGET PLANNING ~ for Fiscal Period of April 1, 2027 – March 31, 2028

2026-27 Town of Souris Operating and Capital Budget was approved March 23, 2026

2025-26 Year End Audit took place June 3 – 4, 2026 with MRSB – additional off-site work over the next few weeks will conclude that process. Expectation will be for audited statements to be presented in August/September. A preliminary or Draft will be available prior to public presentation.

Development – For Council information: (approved by development officer as per section 1.6 of our Land Use Bylaw) (Development Applications received and under review)

U. A Development Application was received from Nick Carter at 19 Chapel Avenue.

The development application is to replace the private storage building on his property that was significantly damaged by fire one year ago. Size 32' x 30' x 15' Minimum setbacks met. Same location as previous building, slightly larger in size - *previous was 24'x32'*.

Development, or other Permits requiring Council approval:

V. 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 Motion to proceed with the rezoning process was made by Council at the April 13, 2026 Council meeting. It was also motioned at that meeting the Town engage the professional planning services of Samantha Murphy with We6Planning on this file.

Samantha Murphy with We6Planning has agreed to consult and advise on this file.

Public Meeting was scheduled, advertised as required and held May 21, 2026 at 6:30pm at Silver Threads Club.

A report was prepared by Samantha Murphy, RPP, MCIP. Twenty members of the public attended, Town Council and staff, as well as members of the Planning Advisory Committee and one journalist attended. Public comments both at the public meeting and in writing were covered in points noted in Samantha's report.

Planning Advisory Committee met Friday, June 5th, 2026 to review this report and consider what was heard at the Public Meeting. After listening to public concerns and reviewing the report prepared by planner Samantha Murphy, they recommend approving the request to rezone PID 102137 from R1 – R2. As noted in the report the application appears to be supported by Official Plan policies and sound planning principles.

It is recommended that the Town consult with officials from the relevant provincial departments to ensure adequate assessments are conducted and site conditions are included in any subsequent subdivision approval, should Council approve this application.

It is also recommended the Town along with the Planning Advisory Committee work with the applicant to develop a subdivision concept that involves a transition in densities from R1 uses immediately adjacent to the existing properties (where feasible) to other housing types permitted in the R2 zone.

Should Council approve this application – A Bylaw Amendment to Rezone PID 102137 from Low Density Residential (R1) to Medium Density (R2) - is attached.

Bylaws & Procedures:

W. Council Committees VS Committee of Council

Council met April 29, 2026, to discuss further. It was decided at that meeting to proceed with making the change to town's procedural bylaw to move from Council Committees to a Committee of Council structure. Realizing it will take a couple of meetings, Council felt it was best to make the change now rather than waiting and putting it on a new Council. CAO will work on preparing a draft of these changes.

Draft of Bylaw/proposed changes:

New Business, Correspondence, Requests and/or Additions:

X. Request from La-Belle-Cloche to provide a donation towards their Graduation Class of 2026.

Y. Quote for Replacement of A/C Units at Town Hall (1st & 2nd Floor) & servicing the 3rd Floor

ITEMS CARRIED FORWARD FOR UPDATE OR THAT ARE STILL PENDING, DISCUSSION

SeaRoots Alliance

- The latest correspondence was a request for information on another potential site. CAO provided SeaRoots with the requirements and considerations based on Town of Souris' Land Use Bylaw.

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.

Water Tank Restoration – CCBF

- Phase I has been awarded to Chapman Bros. Const. This will include the water bypass line installation and fencing.
- Phase II should be ready to go out for tender soon. It will include the actual restoration of the water tank.

CHIF Canada Housing Infrastructure Funding

An application was submitted for a potential residential subdivision. Cost to be shared with private developers. We have received official word that this project has been approved. A public announcement and written agreement with details is expected soon.

Event Grounds at 20 Lea Crane Boulevard

An idea that was brought forth by C. Outhouse during past Council discussion to upgrade the old Exhibition Grounds into a space that could be used for community events.

- A meeting was held with various Stakeholders May 27, 2026. Including: Municipal Staff, EK Exhibition, Tug of War, Mark MacCormack, Souris Regatta, ATV Club and David MacAulay. A lot of great ideas were shared. David is working on a preliminary plan.
 - Some bigger ideas may take some time and money; but there may be some things we could do now to make some improvements for this season.
 - Things that could happen now may include: (if Council approves)
 - Event grounds cleanup,
 - bleacher repair & paint,
 - building repair and paint,
 - fence repair & paint, new fence
 - and pad improvements.

TRAFFIC CONCERNS Belle Ave/Main Street Intersection and other traffic concerns.

A public meeting was held March 30th to hear concerns from the public regarding Belle Ave. A summary of responses received are attached. Representatives from the Province are planning to be in Souris, Monday, April 13th to take a look at Belle Ave intersection and Breakwater Avenue.

- Attached pricing for cement barriers

Souris Youth Summer Day Camp.

- Registration filled quite quickly. Still a few openings, but not many. We are encouraging parents to check back periodically as some spaces may open up if parent either cancel or do not pay the registration fee by the previous Thursday. All done online.

ACTIVE TRANSPORTATION STUDY/FUNDING

- Final Report has been supplied to Town Council. Once approved it can be shared on Town's Website.
- **AT Committee to meet** to decide on balance of funding to be spent. Pricing for shelters, bike racks has been shared. Potentially signage for trails to be considered.
- **DriftScape App** for Active Transportation. Proposal & Quote from 2025 attached.

Agreement between Town of Souris & Souris Minor Baseball (draft shared at May meeting) and Souris Lamplighters Soccer to be shared with organizations for discussion purposes. The intent of the agreements would be to clearly define who is responsible for things. Eg. Maintenance, grass cutting, dugouts, etc.

Skatepark project Sub-Committee was created at May meeting.

- An event is planned for Sunday, June 21st. Poster of event attached.
- Outdoor court painting, bleacher painting & wind break installation

Matthew & McLean building

Council did a walk-through May 19, 2026. C. Outhouse has proposed finishing a current unfinished space on the second floor above the Evergreen. Summary attached.

Monthly CAO Report – Copy of monthly report provided to Council.

COUNCIL REPORTS:**MAYOR JOANNE DUNPHY ~ MAYOR'S REPORT May 2026**

Since the last Council meeting, I have participated in a variety of meetings, events, and community initiatives on behalf of the Town of Souris.

Including:

- Met with MP Kent MacDonald to discuss matters of importance to our community and opportunities for continued collaboration.
- Attended the ribbon-cutting ceremony and grand opening of Railside. It was wonderful to celebrate this new addition to our community and recognize the investment being made in Souris.
- Participated in a tour of Matthew & McLean Building,
- Attended an Active Transportation meeting to discuss opportunities for improving accessibility, safety, and connectivity within our community.
- Participated in a Public Rezoning Meeting to hear feedback and discuss proposed zoning changes.
- Met with Sam Murphy and Craig Chapman regarding matters of interest to the Town and future opportunities for community development.
- Met with representatives from CBDC to discuss economic development initiatives and support opportunities for local businesses and entrepreneurs.
- Attended two Planning Board Advisory Committee meetings to review and discuss planning matters affecting the Town.
- Participated in a meeting regarding the Lea Crane Boulevard Events Grounds Plan and future development opportunities for the site.
- Met with Councillor Mitsuk, Town staff, and members of the AOM committee to discuss mural projects and opportunities to enhance community beautification efforts.
- Participated in interviews for summer employment positions, helping to support the Town's seasonal staffing requirements.
- Attended a Skateboard Park meeting to discuss plans and opportunities for this important recreational facility.
- Attended Lions Club meeting and appreciated their ongoing contributions to the community.
- Maintained regular communication with Town Council members, staff, residents, community organizations, and stakeholders regarding ongoing municipal matters and resident concerns.

I would like to thank Council, staff, volunteers, community organizations, and residents for their continued dedication and commitment to making Souris a vibrant and welcoming community. I look forward to continuing to work together on initiatives that support our residents, strengthen our local economy, and enhance the quality of life for our residents and visitors.

DEPUTY MAYOR BOYD LEARD

- Active Transportation Study Final Draft Review
- Tour of Matthew McLean Building
- Public Meeting for Rezoning of PID 102137

COUNCILLOR KIM OUTHOUSE

- 13 May - Sable Arc Meeting: Walked through EKSP and explained interest and ideas. They will investigate and propose at least one option
- 19 May - M&M Building Meeting: walked through building and most spaces. Still interested in options sent SEPCOR
- 19 May - Active Transportation Meeting: final draft very good; small changes to wording and possible additional crosswalk quotes listed
- 21 May - Rezoning Public Meeting: good turnout, good article, concerns noted
- 27 May - Event Ground Meeting: ideas for a major future project, council should discuss. Interim ideas to improve horse pads. Gazebo questions remain. Facelift this season?
- 28 May - Skatepark Meeting: mostly all fabricated. Weather hindering paint work (need 2-3 days). Date and time set with backup date, poster out. Plan for BBQ and extras needed

COUNCILLOR STEPHANIE MITSUK

- May 13 - Summer camp meeting
- May 20 - SHAI finance meeting
- May 21 - Public rezoning meeting
- June 1 - Met with town staff and AOM re: mural installation
- June 8 - HR meeting
- Regatta meetings – several dates
- Various correspondence with Mayor, town staff and residents.

COUNCILLOR CURTIS LAYBOLT

- May 19 - Active Transportation Meeting
- May 21 - Public re-zoning meeting
- May 28 - meeting to discuss Skate park/event
- June 8 - Regular Council Meeting
- May 21 & June 4th- Lions Meetings
- Getting community gardens ready for the new planting season.
- Various correspondence with the public, staff, Mayor and Council.

COUNCILLOR DAVID JENKINS

- Meals on Wheels May 1st, May 15th, May 29th
- Railside Ribbon Cutting May 16th
- Tour of Matthew McLean Building May 19th
- Active Transportation Meeting May 19th
- Seniors Meeting May 20th
- Lions Club Meeting May 21st & June 4th
- Public Meeting for Rezoning May 21st.
- Planning Advisory Committee Meeting June 5th

COUNCILLOR REBECCA MACPHEE

- May 13 - meeting to prepare for summer camp
- May 16 - Railside Home opening
- May 19 - Matthew McLean Building tour
- May 21 - Public re-zoning meeting
- May 28 - meeting to discuss Skatepark/event
- June 8 - Regular Council Meeting
- *Various correspondence with the public, staff, Mayor and Council*

Z. ADJOURNMENT

** Events to keep in your Calendar:

June 21st Skateboard Day @ Skatepark 11am – 1pm (we'll need some BBQ'ing skills)

July 1st Canada Day @ CN Park

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!

Your cooperation is appreciated!



AGENDA Prepared by:
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