

SHAI Background



- Transfer from TC in 03/06
- Not-for-Profit Status
- Community Based
- 9 Directors, 3 Committees
- Port Manager
- Office Admin / Accountant
- Business Consultant
- Many wharf facilities, no waterfront lands to foster development
- Purchased 8 properties, in negotiation for 4 more.
- Completed plan for waterfront and business development

Objectives of the Plan

- The primary objective of SHAI's plan is to stimulate waterfront industrial, commercial and tourism developments.
- This will result in new investment by SHAI, with public, community and business partners.
- As a community based non-profit, SHAI is well positioned to invest with government in new business and economic development opportunities.
- New projects will generate long term sustainability for SHAI and significant economic impacts for the Eastern Kings Region and Province.

Development Opportunities

- **Cold Storage Facility**
- **Light House Development**
- **Confederation Trail Diversion**
- **Community Wind Farm**
- **Aquaculture Facility**
- **Souris Marina/CTMA Terminal**
- **Ocean Choice PEI Opportunities**
- **Mega Yachts and Marine Services**
- **CTMA & Tourism**
- **Souris Beach Redevelopment**
- **Souris/Port Hood Ferry Service**



Priorities

Souris Cold Storage

- Research indicate strong demand for cold storage/freezer facility.
- Cold storage in PEI is at full capacity.
- Demand from PEI based processors and potential for distribution center for Isles de la Madeleine.
- 250 regional fisherman need frozen bait for lobster fishery.
- Identified need for a 5 million lbs. capacity, 23,000 sq. ft. facility.
- Location in Souris Food Park brings many benefits.
- Business plan on desks of ACOA, PEIBD, and SHAI Bank.



Cold Storage Site



Proposed SHAI Cold Storage

The image is an aerial photograph of a coastal area. On the left, there is a large body of blue water with a long pier extending into it. To the right, there is a harbor with several boats and a small town. In the foreground, there is a large green field with a white boundary line. A dark purple rectangular area is highlighted within this field, and the text 'Proposed SHAI Cold Storage' is written below it. The text 'PEIBD Lot "F"' is written below the purple area. The sky is blue with some clouds.

PEIBD Lot "F"

Lighthouse Development

- SHAI currently acquiring the historic Souris Lighthouse, a symbol of the Town.
- Transfer from Coast Guard will be subject to the on-going operation of the light.
- **Development Opportunity: Build restaurant/pub facility and lookout deck.**
- **Panoramic view of port and harbour.**
- **Interpretive panels on the history of the port, harbour, fishery and lighthouse.**
- **Count down clock for ferry departures.**
- **SHAI lease facility to hospitality operator.**









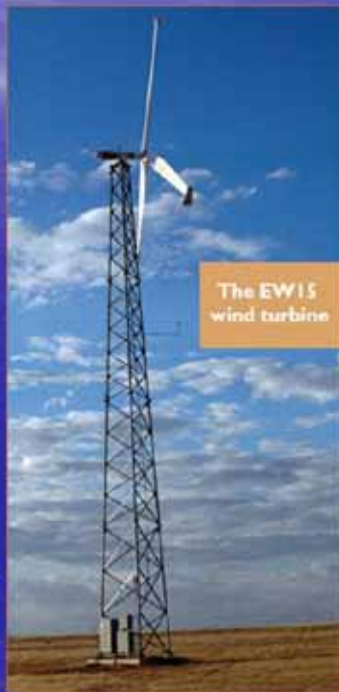
Confederation Trail Diversion

Facilitates land consolidation for future development



Community Wind Farm

- There are six major energy users concentrated in eastern part of Souris.
- SHAI, Agra West, OCI, Main Street Mall, Eastern Kings Health Centre, Eastern Kings Sportsplex.
- Aggregate peak load is between 2,500-3,500 kW.
- Total energy consumption is about 17,000 MWh.
- Consolidated annual expenditures of electrical power exceeds \$1.25 Million.



Community Wind Farm

- Location is in red zone on PEI Wind Map.
- SHAI investigating wind project that returns economic benefits to the various major users and the community.
- Project financial feasibility needs net billing, not just net metering.



Aquaculture Facility

- **SHAI owns a deep, high volume salt water well on waterfront property.**
- **Capacity of well is 750 to 900 imperial gallons per minute, considered one of best salt water wells on PEI.**
- **Salinity is 15.1 parts per million and will increase with pumping.**
- **SHAI in discussions with commercial aquaculture interests about establishing a facility on SHAI lands.**

Aquaculture Facility





Relocate
Marina

Marina
Building

Extend Boardwalk
to Lighthouse

Service
Entry

30 Car
Parking

Aquaculture
Research
30,000 sq.ft.

Breakwater St.

Souris
Lighthouse

Salt
Water Well

Deck
Commercial Tourist
Enterprise
Berm & Screen
Planting

Sewage
Lagoons

Souris Marina

CTMA Terminal Expansion

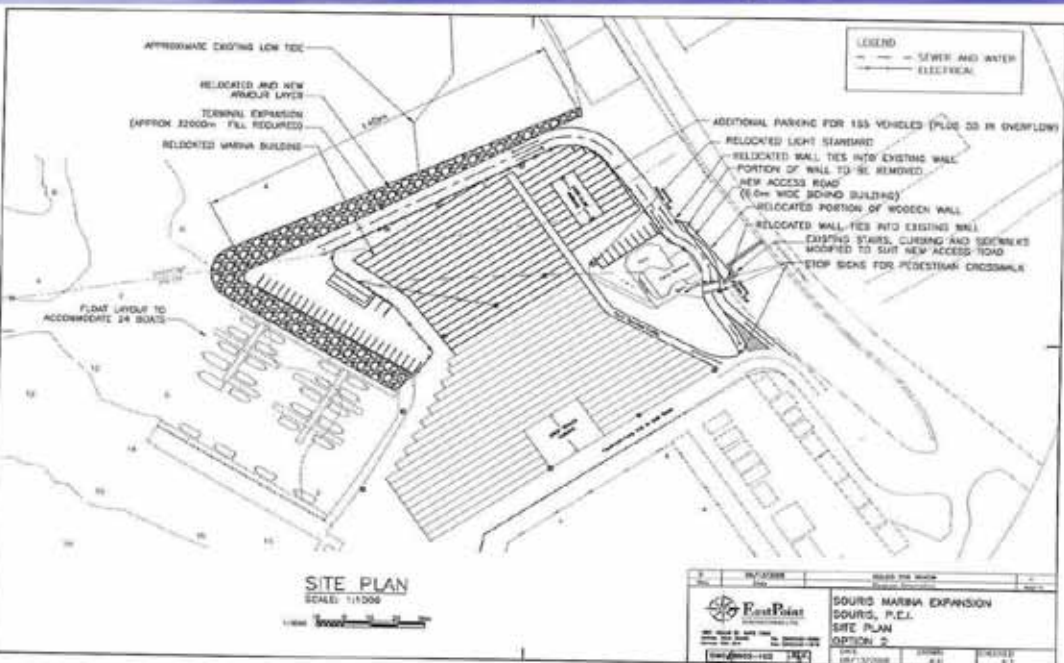
- **SHAI has a high quality marina has fuel, washrooms, showers, ice, laundry, etc.**
- **Travel Lift is an additional valuable tool for the marina.**
- **The existing marina location conflicts with requirements for transient crab fleet, potential Coast Guard expansion and compromises future wharf potential.**
- **CTMA needs extra parking and marshalling area.**
- **Potential to relocate marina to northern side of harbour.**
- **Expanded infill will accommodate new marina and CTMA requirements.**
- **Main Street repair and sidewalk material can be recycled as infill in new marina relocation.**

Souris Marina Relocation & CTMA Terminal Expansion



Marina and CTMA Expansion

Souris Marina Relocation & CTMA Terminal Expansion



Ocean Choice Inc. Opportunities

- OCI and SHAI have been meeting regularly to discuss common issues and potential business relationships.
- OCI currently leases space in the SHAI Transit Shed.
- OCI leases SHAI Ice House and supplies ice to all the fishery.
- OCI agreed to efficient relocation of wharf buying stations.
- OCI has need for employee accommodations.
- This is a community and regional economic development issue.
- SHAI is investigating feasibility of providing OCI accommodations for 100 workers.
- Options include utilizing vacant housing inventory in Town or modular housing at Food Park adjacent to cold storage.

Mega Yachts and Marine Services

- World market for Mega Yachts (80 feet +) is growing exponentially.
- Baby Boomers are purchasing more recreational boats for retirement.
- Souris has potential to be a destination for mega yachts.
- Opportunity also exists for repair and maintenance of smaller leisure and commercial craft utilizing the Travel Lift.
- Opportunities also exist for additional services to be added as boaters use SHAI facilities for winter storage.



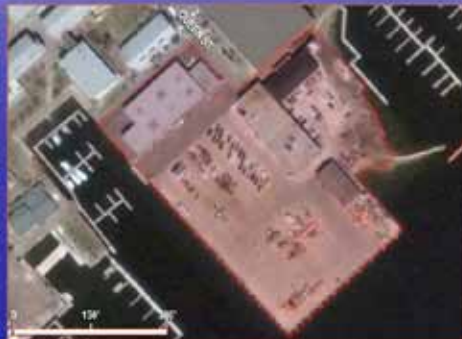
CTMA & Tourism

- 105,000 passengers annually on CTMA Ferry.
- Waterfront and ferry terminal needs beautification and amenities for visitors.
- Create attractions within and around the CTMA Marine Terminal.
 - Interpretive elements (Isles de la Madeleine and Eastern Kings).
 - Craft and Gift Shop, local entertainment. "Souris by the Sea" Fish Shed Kiosks (Mussel Shack, ice cream, etc.)
 - Showers, laundry - part of Ferry Terminal.



Coast Guard Expansion

- CADC in Charlottetown wants Coast Guard to relocate
- Coast Guard has not completed any formal studies on relocation
- They currently have 4,354 M2 of facilities (45,000+ SF) in 4 buildings on 10 acres of land
- If they move, some space to stay in Charlottetown (issuing licenses, etc)
- Revised Requirements
 - Berth for the Earl Grey 5.2 Meters Draft
 - Lay down Yard for Navigational Aids (1+ acre)
 - Warehouse Space existing is 38,000 SF, reduced might be 20,000 SF
 - Office space existing is 12,000 SF, reduced might be 7,000 SF



Estimated Space Allocations, Charlottetown Coast Guard Base (m²)

	Usable (m ²)	Rentable (m ²)
Administrative Buildings	627	852
Shops Building	1274	1606
Stores Building	1365	1459
Buoy Shed	322	337
Total	3608	7862

Souris Beach Development

- Souris Beach is the gateway to the community.
- Popular beach, but not that visible to visitors.
- Views of the harbour impaired by power wires.
- Sensitive dunes are compromised by people walking through them.
- Opportunities for beach front activities.
- Potential for small overnight RV park
- Design should include:
 - Re-work existing use for cars, buses and RV's
 - Boardwalk for beach access and viewing
 - Interpretive signage





Souris Beach Development Plan

Souris Waterfront, PEI





Beach

Potential Expansion
For Interpretive
Centre

Marina
Building

Phase 2
40 Boat
Marina

Parking

Terminal

Confederation
Trail

Eco-Info
Kiosks

Proposed Trains
Canada Trail
Access

Potential
Ferry to Port
Hood, NS

Transport Canada
Ferry Terminal

Proposed Trains
Canada Trail
Parking

Potential CO2
Storage Facility

Possible
Future Commercial
Kiosks

Boat
Harbour
Wharf

Private
Warehousing

Fajard
Boat
Storage
Yard

Ferry To
Magdalen Islands

Existing
Wharf

Potential CO2
Storage Facility

Transport
Parking

Marine Terminal
Transit Shed

Harbour
Authority

Cook's Cabin
Station

Travel Lift
35,000 lbs.

Log
House

Knights
Landing

Travel Lift
Tower



Travel Lift
35,000 lbs.

Marine Terminal
Transit Shed

Harbour
Authority

Ice
House

Const Guard
Station

Relocate
Marina

Marina
Building

Seawater
Wharf

Fendering Wharf
Improvements
for Pleasure Craft.
(Phase 1)

Extend Boardwalk
to Lighthouse

Service
Entry

30 Car
Parking

Aquaculture
Research
30,000 sq.ft.

BRADSHAW ST.

Souris
Lighthouse

Salt
Water Well

Deck
Commercial Tourist
Enterprise
Berm & Screen
Planting

Sewage
Lagoons

Wind
Turbine



Ocean
Choice

Hopa Street

23,000 s.f.
Cold
Storage
Facility

Communications
Tower

Future
Uses

