

Minutes
Resort Municipality Monthly Council Meeting
December 9, 2024
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on December 9, 2024, at the Resort Municipality Office.

PRESENT: Mayor Lee Brammer and Councillor Chris Robinson – Zoom. In-Person - Deputy Mayor George Clark Dunning. Councillors: Kay Hryckiwi, Ian Stewart, Ryan Simpson and Catherine Peconi. Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

ABSENT: Mayor Lee Brammer joined the meeting at 5:15 p.m.

VISITORS: Jim Brown. Zoom – Kristen Dennis and Matthew Reid.

1. CALL TO ORDER:

Deputy Mayor Clark Dunning called the meeting to order at 5:00 p.m.

2. APPROVAL OF AGENDA:

It was moved by Councillor Stewart, seconded by Councillor Robinson that the agenda be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING NOVEMBER 18, 2024:

It was moved by Councillor Simpson, seconded by Councillor Stewart that the Monthly Council Meeting Minutes of November 18, 2024, be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

Deputy Mayor Clark Dunning advised that if any conflicts arise with a Council member during the meeting to ensure that they raise the conflict and leave the meeting without comment.

5. COMMITTEE REPORTS:

5.A.1. Bylaw Matrix:

Awaiting a meeting with the Minister, the lawyer and the planner on the official plan and bylaw on December 18, 2024.

5.B. Planning Board / Signage Applications:

Chris Robinson – PID # 1053990 – 8537 Cavendish Road – an application was received for a change of use on the property into a two-bedroom Bed and Breakfast. Access on the property still needs to be widened.

Subdivision Application:

Greenfield Capital Inc. – PID # 708255 (198 Forest Hills Lane) – an application was received to subdivide a portion of PID # 708255 and consolidate it with PID # 802132. Awaiting completed survey plan from the surveyor with all required information to be provided. (May 2024)

Greenfield Capital Inc. – Lot consolidation – PID # 802124 (Forest Hills Lane) – an application was received to consolidate PID # 802124 with PID # 708255. Awaiting completed survey plan from the surveyor with all required information to be provided. (May 2024)

Richard and Roger Moore – PID # 232280 – Route 13 – an application was received to subdivide a lot of 220' X

220' off of the main property. Awaiting approval from the Department of Transportation, 2) that perc test be provided, and 3) that a detailed survey plan be provided. (May 2024)

Abby Lane PEI Inc. – PID # 496844 – (397 Simpson Mill Road) – an application was received to subdivide the main property into three lots. Awaiting information from the Department of Transportation. (September 2024)
Rodney Dempsey and Catherine Knox – PID # 626911 – (Clarence Lane) – an application was received to subdivide a lot of 135' X 420' off of the main property. Awaiting a final survey plan, that the proposed lot is subdivided and consolidated at the same time for the property and that no future subdivisions shall be allowed on this property. (October 2024)

Development Permits:

Wayne and Judy Gallant – PID # 642074 (Cavendish Road) – an application was received to construct rental cottages, a shop and a single family dwelling. Awaiting a decision on the bylaw. (May 2024)

West Highland Contractors Ltd. – PID # 694976 – 9095 Cavendish Road - an application was received to upgrade 57 sites from 2 way to 3 way sites. Awaiting a comprehensive site plan, engineered drawings, Provincial Fire Marshal's office, Department of Health, and Department of Environment. (August 2024)

Pandaville Inc. – PID # 463745 – (27 Clarence Lane) - an application was received to add 3 modular units of 18' X 13' on the property with decks. Awaiting information from the engineer, Department of Environment, Provincial Fire Marshal's office and Department of Tourism. (September 2024)

Abby Lane PEI Inc. – PID # 496844 – (397 Simpson Mill Road) – an application was received to move the deck on the existing pool to meet the setbacks from the new property line. Awaiting information from the Department of Health and the final subdivision plan to be approved. (October 2024)

Marco Polo Land – PID # 232298 – 7406 Route 13 – an application was received to upgrade 29 existing sites with water and sewer. Awaiting a comprehensive site plan, comments from the Provincial Fire Marshal's Office, comments from the Department of Health, comments from the Department of Tourism, comments from the Department of Environment and the sites shall be connected to the municipal sewer. (October 2024)

Marco Polo Land – PID # 232298 – 7406 Route 13 – an application was received to add two glamping sites to the property. Awaiting information on the glamping units, a comprehensive site plan, comments from the Provincial Fire Marshal's Office, comments from the Department of Health, comments from the Department of Tourism, comments from the Department of Environment and the units shall be connected to the municipal sewer. (October 2024)

Temporary Permits:

CBMF 2025 – PID # 1037423 – 8779 Cavendish Road - an application was received to have the 2025 CBMF Festival from July 9 – 12, 2025. Awaiting comments from Provincial Fire Marshal's office, Department of Health, Department of Environment, RCMP, that a development agreement be entered into, that a performance bond be posted and that proof of insurance be provided. (August 2024)

Sommo 2025 – PID # 1037423 – 8779 Cavendish Road - an application was received to have the 2025 Sommo Festival from September 13-14, 2025. Awaiting comments from Provincial Fire Marshal's office, Department of Health, Department of Environment, RCMP, that a development agreement be entered into, that a performance

bond be posted and that proof of insurance be provided. (August 2024)

Development Permits:

Matthew Reid – PID # 1133826 - 330 Simpson Mill Road – an application was received to have a shipping container as an accessory building on the property of 36' X 8'. It was moved by Councillor Simpson, seconded by Councillor Hryckiw that the Council approve the application in principle subject to: 1) that the structure be reduced in size based on the application submitted, 2) that the structure be painted the same color as the mini-home and that none of the print markings on the structure are visible when painted, 3) that the structure shall be placed on blocks, 5) that the structure be skirted, 6) that the structure be used for storage only, 7) that any debris or materials be tarped on the property while construction takes place to prevent it from blowing onto adjacent properties, and 8) that the property owner has 6 months to complete all conditions as outlined in the approval. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Kris & Leslie Schattman – PID # 567123 – 18 Wygant Place – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Simpson, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal's office, 2) meets the requirements of the Department of Tourism. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Parks Canada:

A public information session will be held on December 12, 2024 from 1:00 – 3:00 on Wildfire Prevention and Preparedness. People are requested to register.

Tree Lighting:

Community tree lighting will be held on December 11, 2024, from 5:30 – 7:30 p.m.

Thank you:

Deputy Mayor Clark Dunning thanked the planning board for their work on the committee throughout the year and their dedication of time and commitment to the municipality and that their time and input are valuable and appreciated.

Councillor Simpson thanked Councillor Clark Dunning for his work on planning board throughout the year.

5.C. Monthly Finances:

The Monthly Finances for November 30, 2024, were presented. The revenues were \$326,706.67 and the expenses were \$377,943.25. It was moved by Councillor Hryckiw, seconded by Councillor Simpson that the monthly finances for November 30, 2024, be adopted as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Mayor Lee Brammer joined the meeting and assumed his position.

5.C.1. Budget Process:

A copy of the budget process was in the meeting package with the timelines for meetings and review of the budget information.

5.C.2. Tax Rate Groups:

There are no tax rate group changes planned for the municipality for 2025. Commercial and non-commercial tax rates groups will remain.

5.D. Emergency Services and Wellness Committee:

A meeting will be scheduled with the three fire departments in January.

The three Fire Departments will be attending the public meeting session with Parks Canada as well as Councillor Hryckiwi, Councillor Robinson and Deputy Mayor Clark Dunning.

North Rustico Fire Department is looking to build a new fire hall in the new year.

5.E.Parks and Recreation:

CBCL is reviewing the trail project to determine next steps for the Active Transportation Project on Route 6 West.

6. CAVENDISH SEWER UTILITY:

6.A. Monthly Updates and Engineering:

The lagoon drawdown is underway.

The sewer utility will be meeting with the sewer contractor to determine projects and work that needs to be completed in 2025.

Some electrical updates are needed at two lift stations, LS # 8 and LS # 11. Awaiting contractor to complete the work.

7.BUSINESS ARISING FROM MINUTES:

7.A.1.Community Hub:

Awaiting information from Parks Canada and the Province of PEI.

7.A.2.Planning matters:

Awaiting information from the planning consultant on timelines going forward as well as the approval of the new Official Plan and Bylaw for the municipality.

7.A.3.Walkway Project:

CBCL is working on the project.

7.A.4.Extended Year Round Activities:

Work needs to be done by the committee to see what additional programs can be added to assist businesses with year round activities.

7.A.5. Land Suitability and Analysis:

On hold for the present time.

The Council will need to meet to review the yearly priorities and determine what they are 2025.

7.A.6.Protecting View Plains:

The establishment of additional view plains in the community was discussed.

Councillor Robinson and Deputy Mayor Clark Dunning will work on this further.

7.B. Active Transportation Project:

7.B.1. Active Transportation Fund:

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi that the walkway report from CBCL be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

7.C.Rural Municipality of Breadalbane:

Deputy Mayor Clark Dunning provided an update to the Council on his findings.

It was decided that the information was for a private consultant company and the municipality is currently not interested in the program available.

8. NEW BUSINESS:

8.A. King's Coronation Medal:

Information will be sent out in the municipal updates to the public for any suggestions on nominees.

9. CONCERNS:

9.A. Councillors:

Swimming Rock – View Plain:

It was moved by Councillor Robinson, seconded by Councillor Simpson that the Swimming Rock be designated as an official view plain.

Discussion:

The current erosion on the bank has removed all step components from the site and part of the cliff has eroded away and continues to do so as there is minimal land base still on the site.

There is safety issues with the erosion and fencing on the site.

All in favor 1, 5 nay, 1 non-voting. Motion Denied.

10.B. Resident's Concerns:

Sandy MacKay was in attendance at the meeting and read out his e-mail and he also provided a copy of the e-mail with his questions to the Council on it.

Mayor Brammer advised that the e-mail was sent to all Council members for their review.

It was moved by Councillor Simpson, seconded by Councillor Robinson to go in camera in accordance with section 119(1)(d) and 119(1)(f) of the Municipal Government Act. All in favor 6, 1 non-voting. Motion Carried.

"IN CAMERA"

10.A. Legal Office:

10.B. CAO's Evaluation:

It was moved by Councillor Simpson, seconded by Councillor Peconi to come out of camera in accordance with section 119(2)(e) of the Municipal Government Act. All in favor 6, 1 non-voting. Motion Carried.

10.A. Legal Office:

Special Events – MOU – It was moved by Councillor Simpson, seconded by Councillor Peconi that the municipality prepare a multi-year MOU for Special Events for property owners. All in favor 6, 1 non-voting. Motion Carried.

Sewer Matters - Sewer customers are being dealt with on their sewer account.

Councillor Robinson left the meeting due to a conflict of interest.

Chris Robinson – a letter will be sent to Chris Robinson regarding the driveway on his property and the requirements that needs to be met as per the development permit approval and that the work is expected to be completed no later than March 1, 2025.

Councillor Robinson returned to the meeting.

10.B. CAO's Evaluation:

A meeting will be set up by the committee to complete the CAO's evaluation.

Montgomery Cavendish Cottages:

Subdivision:

Montgomery Cavendish Cottages Inc. – PID # 563908 – Sunset Lane – an application was received to subdivide two lots off of the main property. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the Council deny the application based on the fact that it does not meet the requirements of Section 17 of the Resort Municipality Zoning and Subdivision Control (Development) Bylaw as well as comments received from Parks Canada. All in favor 6, 1 non-voting. Motion Carried.

Montgomery Cavendish Cottages Inc. – PID # 232868 – Sunset Lane – an application was received to subdivide the property into three lots. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the Council deny the application based on the fact that it does not meet the requirements of Section 17 of the Resort Municipality Zoning and Subdivision Control (Development) Bylaw as well as comments received from Parks Canada. All in favor 6, 1 non-voting. Motion Carried.

Mayor Brammer thanked the Council and the staff for their work on behalf of the municipality throughout the year and wished everyone Happy Holidays.

11. ADJOURNMENT:

Mayor Brammer adjourned the meeting at 6:59 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO