

Minutes  
Resort Municipality Public Meeting  
February 20, 2025  
6:30 p.m.

The Public Meeting of the Resort Municipality was held on February 20, 2025, at the Cavendish Visitor Information Centre.

**PRESENT:** Mayor Lee Brammer. Deputy Mayor George Clark Dunning. Councillors: Catherine Peconi, Kay Hryckiw and Ian Stewart.  
CAO - Brenda MacDonald, Deputy CAO – Heather Hay.

**ABSENT:** Councillor Ryan Simpson and Councillor Chris Robinson.

**VISITORS:** 5 visitors were in attendance.

**CALL TO ORDER:**

Mayor Brammer called the meeting to order at 6:30 p.m.

Mayor Brammer advised everyone to sign in at the front of the room if they haven't done so for the record.

Mayor Brammer advised everyone that the meeting is being taped for office use only.

Mayor Brammer advised the public that the meeting being held was to discuss the Official Plan and Land Use Bylaw Amendments for Wayne and Judy Gallant's Property and they are the only agenda items and no other discussions will take place during the meeting.

Mayor Brammer advised everyone that the meeting was called for PID # 642074 – owned by Wayne and Judy Gallant in North Rustico: the Future Land Use Map (Official Plan 2023): An amendment to the Future Land Use Map in the Official Plan 2023 to re-designate this parcel from the current Residential designation to Commercial.

Zoning Map (Land Use Bylaw 2023) to rezone this parcel from the current R1 (Residential) Zone to C2 (Resort Accommodations) Zone.

The purpose of these amendments is to allow for tourism accommodations, a house and a shop on the 12.18-acre parcel.

Judy Gallant advised that they had bought the property with the plan to create a subdivision and create lots on the property. They found out in the process of doing perc tests and there was a wetland on the property as well as a road that they were required to install to government standards. They had concerns over her grandkids coming back and forth across a road that may not be safe, so they decided that it was no longer in their interest to do this type of development, so they decided to put the land up for sale.

Mike Buote advised that he is interested in buying the property and he would like to have 5 rental cottages, a shop and a house on the property. He is looking to have rentals throughout the year.

Mayor Brammer asked if there are any further questions from the public.

Eric Blacquiere advised that his main concern is water and water running onto his property based on what is currently on the property and with any new development that is happening.

Eric Blacquiere advised that he would like to see where the water is going.

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Mike Buote advised that he would like for Eric to show him where the water is coming on the property.

Mike Buote advised that he will ensure that there is no water is running onto other properties as he does not want any water issues on his property as well.

Eric Blacquiere advised that the Department of Transportation was out last year to dig out the ditches but there are still issues in this area.

Eric Blacquiere advised that the water spills out of the subdivision behind the properties and dumps down into this property and comes out to the road.

Mike Buote advised that he is willing to work with Eric on any issues.

George Clark Dunning commented on the wet springs on the property.

Morgan Murphy advised that the owners originally broke the parcel up and the perc tests showed that there was a wetland.

Mayor Brammer advised that there have been 3 phone calls received looking for additional information on the request. No written submissions have been received.

Mayor Brammer advised that the list of permitted uses were provided to the public for the existing and proposed zoning.

Mayor Brammer advised the public that they have until February 21, 2025, to respond back with any written comments either for or against the official plan and rezoning amendments with any concerns or issues or support for the rezoning that they might have and that there are comment sheets at the entrance that can be filled out as well and returned to the municipal office.

Mayor Brammer advised that the next regularly scheduled Council meeting is February 21, 2025.

Mayor Brammer advised that there are comment sheets at the back of the room for anyone to fill out with any comments on the amendments.

Mayor Brammer thanked everyone for coming to the meeting.

**ADJOURNMENT:**

Mayor Brammer adjourned the meeting at 6:50 p.m.



Mayor, Matthew Brammer



CAO, Brenda MacDonald