

Minutes  
Resort Municipality Monthly Council Meeting  
February 24, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on February 24, 2025, at the Resort Municipality Office.

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

**ABSENT:** Nil.

**VISITORS:** Jim Brown.

**1. CALL TO ORDER:**

Mayor Brammer called the meeting to order at 5:00 p.m.

**2. APPROVAL OF AGENDA:**

It was moved by Councillor Simpson, seconded by Councillor Robinson that the agenda be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

**3. APPROVAL OF MONTHLY COUNCIL MEETING JANUARY 20, 2025:**

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiw that the Monthly Council Meeting Minutes of January 20, 2025, be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

**4. DECLARATION OF CONFLICTS OF INTEREST:**

There were no conflicts of interest declared.

Mayor Brammer 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:**

**Planning Board / Signage Applications:**

**Subdivision Application:**

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) Awaiting final plan and subdivision agreement.

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) Awaiting final survey plan and subdivision agreement.

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 and lot consolidation deed. (October 2024)

Sharon MacNeill – MacNeill's Lane – an application was received to subdivide 5.9 acres off of the main property and consolidate it with PID # 830687 and to subdivide Parcel R-5 off of the property. Awaiting comments from the Department of Transportation.

Abby Lane PEI Inc. – PID # 496844 – (397 Simpson Mill Road) – an application was received to subdivide the property into two lots. Awaiting final survey plan.

**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) New Bylaw has been passed. A meeting date has to be set to go to a public meeting.

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)

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)

Abby Lane PEI Inc. – PID # 496844 – 397 Simpson Mill Road – an application was received to construct two rental cottages of 36' X 24' with decks. Awaiting subdivision plan. (January 2025)

Abby Lane PEI Inc. – PID # 496844 – 397 Simpson Mill Road – an application was received to construct a 1 ½ storey attached garage with a rental unit on the property. Awaiting final subdivision plan. (January 2025)

Maritime Fun Group (PEI) Ltd. (Sandspit Entertainment) – PID # 233197 – 8986 Cavendish Road – an application was received to construct a public washroom building of 27' X 15'. Awaiting comments from the Department of Environment.

**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)

**Rezoning Applications:**

Wayne and Judy Gallant (Mike Buote) – Cavendish Road – an application was received to rezone the property from Residential to Resort Accommodations. Awaiting bylaw changes. (May 2024)

Greenfield Capital Inc. – PID # 708255 – (198 Forest Hills Lane) – an application was received to rezone a portion of the property from RD3 to R1. Awaiting bylaw changes. (May 2024) Residential use is permitted under the new zoning.

Greenfield Capital Inc. – PID # 802124 – (Forest Hills Lane) – an application was received to rezone a portion of the property from R1 to RD3. Awaiting bylaw changes. (May 2024) Residential use will be permitted under the new zoning once paperwork is received from the province on the final approval.

**Development Permits:**

Raspberry Point Oyster Co. 2023 Inc. – PID # 771832 – 9539 Cavendish Road - an application was received to demolish part of the existing building and to construct a new building in its place and to renovate a portion of the existing building. It was moved by Deputy Mayor Clark Dunning, seconded by Ian that the application be approved in principle subject to: 1) meets the requirements of the Department of Environment, 2) meets the requirements of the Department of Health, 3) meets the requirements of the Provincial Fire Marshal's office, 4) that an updated site plan be provided showing a 25' buffer between the commercial and residential property, 5) that a coastal hazard assessment be completed, 6) that all materials be tarped when being hauled from the site and 7) that any debris that falls from the trucks on the road as a result of the demolition from the debris be cleaned up at the expense of the developer. All in favor 6, 1 non-voting. Motion Carried.

**Extension of hours – liquor license:**

Sea Cross Inc. – Lone Oak Brewing Company – PID # 232033 – 8779 Cavendish Road – a request was made to extend the hours at the property on August 2, 2025 for a wedding on site until 12:00 midnight outside and 2:00 a.m. on the inside. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson, that the extension of hours be granted with last call at 12:30 a.m., stop serving at 1:00 a.m. and all out by 1:30 a.m. with all music to stop at 12:00 midnight subject to: 1) meets the requirements of the Provincial Fire Marshal's office, 2) meets the requirements of the Liquor Control Commission, 3) meets the requirements of the Department of Health and Wellness. All in favor 6, 1 non-voting. Motion Carried.

**Permits Issued by the CAO:**

Leading Edge Homes – PID # 1814375 – 7195 Route 13. Change of use from a summer cottage into a rental cottage.

Leading Edge Homes – PID # 1814300 – 7195 Route 13. Change of use from a summer cottage into a rental cottage.

**Rezoning Public Meeting:**

A Public Meeting was held on February 20, 2025 at 6:30 p.m. for Wayne and Judy Gallant PID # 642074 – Cavendish Road.

**Official Plan Amendment Resolution – PID #642074:**

**Whereas** an application was received from Wayne and Judy Gallant. to amend the Resort Municipality Future Land Use Map in the Official Plan 2023 to re-designate PID # 642074 from the current Residential to Accommodations;

**And whereas** Council has considered the following general criteria:

- Conformity with applicable legislation;
- Community objectives;
- Changes in technical content; and
- Water and sewer and other infrastructure plans.

**Be it resolved** that the official plan amendment 2025-RM-1, to amend the 2023 Official Plan Future Land Use Map be hereby approved.

It was moved by Councillor Clark Dunning, seconded by Councillor Simpson that the Council amend the Official Plan Future Land Use Map to change the designation of PID # 642074 from Residential to Accommodations. All in favor 6, 1 non-voting. Motion Carried.

**Approval of First Reading Official Plan Amendment - PID # 642074:**

It was moved by Councillor Clark Dunning, seconded by Councillor Simpson that the first reading of the official plan amendment be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

**Zoning Amendment – Wayne and Judy Gallant (Cavendish Road) – PID # 642074:**

**Whereas** an application was received from Wayne and Judy Gallant. (Cavendish Road) – to amend the Zoning Map of the Land Use Bylaw 2023 to rezone PID # 642074 from the current R1 (Residential) to C2 (Resort Accommodations) Zone.

**And whereas** zoning bylaw amendment 2025-RM-2, a bylaw to amend the Land Use Bylaw 2023 be approved.

**Be it resolved** that zoning bylaw amendment 2025-RM-2, a bylaw to amend the Land Use Bylaw 2023 be approved.

It was moved by Councillor Clark Dunning, seconded by Councillor Hryckiwi that the Council approve a bylaw amendment to amend the Zoning map to re-designate PID # 642074 from the current R1 (Residential) to C2(Resort Accommodations) Zone and be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

**Approval of First Reading Rezoning Amendment – PID # 642074:**

It was moved by Councillor Clark Dunning, seconded by Councillor Stewart that the first reading of the rezoning amendment be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

**Other:**

There was no other business raised.

**5.A.1. Animal Control:**

Deputy Mayor Clark Dunning contacted the Humane Society and is awaiting to hear back from them. An update will be provided at the next Council Meeting.

**5.A.2. Special Events MOU:**

Awaiting information from the legal counsel.

**5.B. Monthly Finances:**

The Monthly Finances for December 31, 2024, were presented. The revenues were \$359,029.80 and the expenses were \$441,669.89. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the monthly finances for December 31, 2024, be adopted as presented. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

**5.B.1. Budget Process:**

Discussions were held on the budget process and the budget meeting will be held on February 24, 2025. There will be increases coming forward with costs increasing for services within the community. Fire Department rates will be increasing. New projects to be completed and maintaining of current infrastructure expenses.

**5.C. Emergency Services and Wellness Committee:**

A meeting was held on January 31 with the three fire departments.

Discussions were held on mutual aid and a signed agreement on it. Fire departments to provide a document on it.

One issue that was raised with 911 signage and encouraging double sided signs on properties so the fire department can see the property easier during a call.

A dry hydrant on Route 6 was discussed. The fire department will draft a letter for the municipality to review. Further review on the dry hydrant to take place.

The fire departments have gotten some new equipment and each department is to do up and updated list of equipment and resources.

Sterling Women's Institute has been hosting some luncheons and some sessions for the public on Human Trafficking. Notices were sent out about sessions on the weekly updates.

**5.D. Parks and Recreation:**

Land owned by Provincial Government to be looked at for possible locations for futures day use areas. To be looked at further as part of the Strategic Plan by Councillor Simpson.

**6.A. Cavendish Sewer Utility:**

**Monthly Updates and Engineering:**

Work is planned for electrical work on two lift stations with Maritime Electric. It is planned to be completed by the end of February.

Utility is still dealing with outstanding sewer customers and the process for collecting outstanding accounts.

**7. Business Arising from Minutes:**

**A) Strategic Plan:**

A meeting will be set up with the Council to determine the Strategic Plan Priorities for 2025.

**1) Community Hub:**

Awaiting information from the Province and Parks Canada.

**2) Planning Matters:**

Working on getting a planner for planning services.

**3) Walkway Project:**

CBCL is working on the walkway project for the municipality and the Active Transportation trail. Grahams Lane also needs to be looked at for the upcoming season with grass growing through walkway, posts along the trail and some areas of the driveways washed out.

**4) Extended Year Round Activities:**

No updates.

Mayor Brammer advised that there needs to be some clear mandates to extend the season.

**5) Land Sustainability and Analysis:**

No updates.

**6) Protecting View Plains:**

No updates.

**7.B. Active Transportation Project:**

Updates to be provided by CBCL. Council to make a decision on the materials to be used.

**8. New Business:**

**8.A. FPEIM:**

Annual Meeting is coming up in Summerside on April 28, 2025.

Anyone interested in attending can contact the municipal office.

**8.B. Canada Post:**

A letter was in the meeting package. Information only.

**9. Concerns:**

**9.A. Councillors:**

Councillor Robinson commented on the tariffs by the US and the impact on Canadians. The Canadian Flag should be raised at all properties.

**9.B. Resident's Concerns:**

No Resident's Concerns were received.

Jim Brown asked about the noise bylaw.

Jim Brown was advised that there is no noise bylaw in the municipality. Hours of construction and events are dealt with through development agreements on the property when a permit is applied for.

It was moved by Councillor Simpson, seconded by Councillor Peconi to go in camera under Section 119 (1) (f) of the Municipal Government Act. All in favor 4, 1 non-voting, 2 absent. Motion Carried

***“In Camera”***

***10. a) Legal:***

***10.B) Planning Matters.***

***10.C. CAO’S Evaluation:***

It was moved by Councillor Simpson, seconded by Councillor Hryckiwiw that the Council come out of camera. All in favor 6, 1 non-voting. Motion Carried.

***10. “In Camera”***

***A) Legal Office***

***1) Special Events MOU – Key Murray.***

Information to be sent to the legal counsel regarding comments from the Council.

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

***B) Planning Matters***

Chris Robinson – Letter provided by Chris in response to the Council and his driveway. It is in the meeting package for Council’s review.

Nomination to be sent through to FPEIM for the Bruce Yeo Memorial Award.

***C) CAO’s Evaluation:***

*HR Committee working with CAO on the evaluation.*

***10. ADJOURNMENT:***

Mayor Brammer adjourned the meeting at 6:47 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO