

Minutes
Resort Municipality Monthly Council Meeting
November 18, 2024
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on November 18, 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 and Catherine Peconi.
Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

ABSENT: Ryan Simpson.

VISITORS: Jim Brown. Zoom - Lloyd Adams,.

1. CALL TO ORDER:

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

2. SWEARING IN OF NEW COUNCILLORS:

Ian Stewart and Catherine Peconi were sworn in as the newly elected Councillors for the municipality.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF MONTHLY COUNCIL MEETING OCTOBER 21, 2024:

It was moved by Councillor Robinson, seconded by Councillor Hryckiwi that the Monthly Council Meeting Minutes of October 21, 2024, be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

5. DECLARATION OF CONFLICTS OF INTEREST:

Councillor Hryckiwi declared a conflict under Greenfield Outdoor Hospitality Inc. under planning board.

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.

6. COMMITTEE REPORTS:

6.A.1. Bylaw Matrix:

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

6.B. Planning Board / Signage Applications:

Follow Up Permits:

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)

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 – a new application was received to have the 2025 Sommo Festival from September 13-14, 2025. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the new dates be approved. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

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. (November 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)

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)

Development Permits:

102694 PEI Inc. (Sundance Cottages) – PID # 572883 – 34 MacCoubrey Lane – an application was received to change the use of the garage into an office and laundry room. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Health, 2) meets the requirements of the Provincial Fire Marshal's office, and 3) meets the requirements of the Department of Environment. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Matthew Reid – PID # 1133826 – 330 Simpson Mill Road – an application was received to locate a shipping container on the property to be used as an accessory building. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiw that the Council deny the application be denied based on the size of the container as it exceeds the size of an accessory building on a property in relation to the mini-home, that it is a truck box and does not comply with the Zoning and Subdivision Control (Development) Bylaw. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

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

Greenfield Outdoor Hospitality Inc. - PID # 708255 – 198 Forest Hills Lane – an application was received to locate two new deluxe cabins and a basic cabin on the property. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Health, 2) meets the requirements of the Provincial Fire Marshal's office, 3) meets the requirements of the Department of Environment and 4) meets the requirements of the Department of Tourism. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Councillor Hryckiw returned to the meeting.

Melissa Willoughby & Stephen Bowman – PID # 589325 – 16 Boyle Crescent - an application was received to construct an accessory building in the front yard of 24' X 12'. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the application be approved subject to the existing building being located in the front yard setback prior to the bylaws being in place for the municipality and that the new structure will be moved farther back in the front yard setback that the original one was located. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Remaining applications will be discussed at the end of the meeting in camera based on legal input to be reviewed on the file information for Montgomery Cavendish Cottages and Rodney Dempsey and Catherine Knox Dempsey.

Other:

There was no other business.

6.C. Monthly Finances:

The Monthly Finances for October 31, 2024, were presented. The revenues were \$285,167.06 and the expenses were \$325,922.68. It was moved by Councillor Hryckiwi, seconded by Councillor Peconi that the monthly finances for October 31, 2024, be adopted as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

6.D. Emergency Services and Wellness Committee:

North Rustico Fire Department has a new rescue truck, 2023 pumper truck and a utility truck. They are getting another new truck in 2025. They were able to purchase the equipment through the monies received from Chase the Ace fundraiser. They are also looking into a new fire hall.

A meeting will be scheduled with all three fire departments in the new year.

Sterling WI had their first luncheon for the public.

Our Lady of Hope is making turkey dinners again to distribute to the seniors.

A new Beaver and Scouts groups is running out of the area.

6.E.Parks and Recreation:

6.E.1.Bench Dedication:

Karen Jans will be retiring from Parks Canada in 2025.

Geraldine Arsenault will be her replacement and she is meeting with the public and doing community engagement.

7. Cavendish Sewer Utility:

7.A. Monthly Updates and Engineering:

Readings for second billing for sewer customers is completed.

8.Business Arising from Minutes:

8.A.1.Community Hub:

Awaiting information from Parks Canada and the Province of PEI.

8.A.2.Planning matters:

Awaiting information from the planning consultant on timelines going forward.

8.A.3.Walkway Project:

CBCL has sent through their report for the Council's review.

Councillor Hryckiwi provided a summary of some items in the report.

Council is to review the document and come back to the next meeting with any feedback on the document.

8.A.4.Extended Year Round Activities:

Work needs to be done to see what additional programs can be added to assist business with year round activities.

The Christmas tree lighting event and social will take place on December 11, 2024 from 5:30 – 7:30 p.m.

8.A.5. Land Suitability and Analysis:

It was moved by Councillor Robinson, seconded by Councillor Stewart that the municipality put out a new request for an RFP for land suitability and analysis. All in favor 1, 5 nay, 1 non-voting. Motion Denied.

8.A.6. Protecting View Plains:

No updates.

8.B. Active Transportation Project:

Money has been received from the Active Transportation Fund on the Route 6 West trail project. We are working with the engineer to see what can be completed within our budget.

8.C. Rural Municipality of Breadalbane:

Deputy Mayor Clark Dunning will provide an update to the Council on his findings at the December Council Meeting.

9. New Business:

9.A. Snow Removal Tender:

An RFP was sent out and one tender was received.

It was moved by Councillor Hryckiwi, seconded by Councillor Peconi that the Snow Removal Tender from Snowie Road Contracting be approved at a cost of \$11,642.00 plus HST for the 2024 / 2025 season subject to proof of insurance. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

9.B. CAO's Evaluation:

It was moved by Councillor Peconi, seconded by Councillor Stewart that Deputy Mayor Clark Dunning and Councillor Hryckiwi be put on the HR Committee with Councillor Simpson. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

10. Concerns:

10.A. Councillors:

Councillor Robinson welcomed the two new Council members and advised that he looks forward to working with them.

10.B. Resident's Concerns:

Lloyd Adams advised that he enjoyed attending the meeting again.

Jim Brown asked if he could take a picture of the new Council Members.

Mayor Brammer advised that he could take a picture of the two new Council members.

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart to go in camera in accordance with section 119(1)(f) of the Municipal Government Act. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

"In Camera"

10.A. CBMF Funds:

10.B. Legal Office:

Montgomery Cavendish Cottages:

Rodney Dempsey and Catherine Know Dempsey:

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi to come out of camera in accordance with section 119(2)(e) of the Municipal Government Act. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

10.A. CBMF Funds:

It was moved by Councillor Hryckiw, seconded by Councillor Stewart that the full bond be returned for the parking bond for the Sommo Event. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

It was moved by Councillor Hryckiw, seconded by Councillor Robinson that \$5,000.00 be taken for non-compliance of articles 6 and 26 of the Development Agreement. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

10.B. Legal Office:

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. Legal information was reviewed. Additional clarification is needed from Parks Canada before a final decision is made by the Council.

Montgomery Cavendish Cottages Inc. – PID # 232868 – Sunset Lane – an application was received to subdivide the property into three lots. Legal information was reviewed. Additional clarification is needed from Parks Canada before a final decision is made by the Council.

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. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson that based on Section 17.10 of the Resort Municipality Zoning and Subdivision Control (Development) Bylaw that the Council approve the application in principle subject to: 1) that the proposed lot is subdivided and consolidated at the same time for the property, and 2) that no future subdivisions shall be allowed on this property based on the current road allowance. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

11. ADJOURNMENT:

Mayor Brammer adjourned the meeting at 7:00 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO