

Minutes
Resort Municipality Monthly Council Meeting
May 26, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on May 26, 2025, at the Resort Municipality Office.

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

ABSENT: Lee Brammer.

VISITORS: Jim Brown and Zoom – Ben Jelley.

1. CALL TO ORDER:

Deputy Mayor Clark Dunning called the meeting to order at 5:01 p.m.

2. APPROVAL OF AGENDA:

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

3. APPROVAL OF MONTHLY COUNCIL MEETING APRIL 28, 2025:

It was moved by Councillor Stewart, seconded by Councillor Peconi that the Council Meeting Minutes of April 28, 2025, be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

Councillor Peconi, Councillor Stewart and Councillor Simpson declared a conflict of interest under planning board.

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:

Planning Board:

Subdivision Application:

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, perc test and lot consolidation deed. (October 2024)

Development Permits:

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)

Mike Buote (Wayne and Judy Gallant) – PID # 642074 – (Cavendish Road) – an application was received to construct 4 rental cottages, a walkway and a shop on the property. Awaiting information for the rezoning to be finalized, Department of Tourism, Department of Transportation and the Provincial Fire Marshal's Office.

Catherine Peconi – PID # 1175041 - (Simpson Mill Road) – an application was received to connect to the

municipal sewer, rather than a private septic system. Awaiting easement agreements.

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 12-13, 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)

Sea Cross Inc. – PID # 232033 – (8779 Cavendish Road) – an application was received to have parking on the property for the music festival from July 9 – 12, 2025. Awaiting development agreement, performance bond, proof of insurance, lighting, porta pottie (April 2025)

Whitecap Entertainment Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have fireworks on the property on July 10 (rain date July 12). Awaiting development agreement, performance bond, insurance and approval from the Provincial Fire Marshal's office. (April 2025)

Sea Cross Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have parking on the property from September 13 – 14, 2025. Awaiting development agreement, performance bond, insurance, lighting and porta pottie. (April 2025)

Whitecap Entertainment Inc. – PID # 566869 – (Boyle Crescent) – an application was received to have parking on the property from July 7 - 13, 2025. Awaiting development agreement, performance bond, proof of insurance, lighting, porta pottie, approval from the owner of Forest Hills Lane. (April 2025)

Whitecap Entertainment Inc. – PID # 566869 – (Boyle Crescent) – an application was received to have parking for the RCMP on the property from September 13 - 14, 2025. Awaiting development agreement, performance bond, insurance, lighting, porta pottie, approval from the owner of Forest Hills Lane. (April 2025)

Whitecap Entertainment Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have fireworks on the property on September 13 (rain date September 14). Awaiting development agreement, performance bond, insurance and approval from the Provincial Fire Marshal's office. (April 2025)

John Carroll – PID # 233080 – (8088 Cavendish Road) – an application was received to have a temporary permit on the property for July 10 – 12, 2025 for the Cavendish Beach Music Festival. Awaiting information from the legal counsel, RCMP and the Department of Transportation. (April 2025)

John Carroll – PID # 233080 – (8088 Cavendish Road) – an application was received to have a temporary permit on the property for September 13 – 15, 2025 for the Sommo Festival. Awaiting information from the legal counsel, RCMP and the Department of Transportation. (April 2025)

Change of Use – Liquor License:

West Highland Contractors Ltd. - PID # 694976 – 9095 Cavendish Road – a letter was received to request a package license for Yummy’s Seafood at Sunset Campground. Awaiting more information from the property owner.

Signage Permit:

Whitecap Entertainment Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have signage on the property from July 7 - 13, 2025. Awaiting final approval of the event.

Whitecap Entertainment Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have signage on the property from September 12 - 14, 2025. Awaiting final approval of the event.

Sea Cross Inc. – PID # 232033 – (8779 Cavendish Road) – an application was received to have signage on the property from July 7 - 13, 2025. Awaiting final approval of the event.

Sea Cross Inc. – PID # 232033y – (8779 Cavendish Road) – an application was received to have signage on the property from September 12 - 14, 2025. Awaiting final approval of the event.

Deputy Mayor Clark Dunning passed the Chair to Councillor Hryckiw to present the planning board report.

Development Permits:

Josh Garbish – PID # 534180 – 73 Stanley Road – an application was received to construct a garage of 30’ X 30’. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) confirmation of the square footage of the building based on the size of the existing house. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Roland King / Cheri Cole – PID # 1803998 - 3 Landing Drive – an application was received to change the use of the cottage into a rental cottage. The application was incomplete.

AMD PEI Growth Inc. – PID # 232413 – 8572 Cavendish Road – an application was received to change the use to expand one of the retail spaces into a restaurant space. The application was incomplete.

Raspberry Point Oyster Co. (2023) Inc. – PID # 771832 – 9539 Cavendish Road – an application was received to change the use of a portion of the existing building into a Shuck and Learn experience of 34’6” X 30’6”. 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 Provincial Fire Marshal’s office and 2) meets the requirements of the Department of Health and Wellness. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Councillor Peconi and Councillor Stewart left the meeting while discussion took place on her application.

Catherine Peconi – PID # 1175041 – 66 Simpson Mill Road – an application was received to construct a gazebo of 9.5’ X 12’, a playground with equipment of 27’ X 32’ and a dog park of 35’ X 70’. It was moved by Deputy Mayor Clark Dunning, seconded by seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) playground equipment meets all CSA standards. All in favor 3, 1 non-voting, 3 absent. Motion Carried.

Councillor Peconi and Councillor Stewart returned to the meeting.

Adam Suski – PID # 1814235 – 7195 Cavendish Road – an application was received to change the use of a summer cottage into a rental cottage. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) confirmation from the condo board on approval of the unit, 2) meets the requirements of the Department of Tourism and 3) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Temporary Permits:

Raspberry Point Oyster Co. – PID # 232041 – Cavendish Road – an application was received to have parking on the property from July 9 – 12, 2025 for the Cavendish Beach Music Festival. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) that a development agreement be entered into, 2) that a performance bond be posted and 3) that proof of insurance be provided. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Raspberry Point Oyster Co. – PID # 232041 – Cavendish Road – an application was received to have parking on the property from September 13 – 14, 2025 for the Sommo Festival. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) that a development agreement be entered into, 2) that a performance bond be posted and 3) that proof of insurance be provided. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Maritime Fun Group (PEI) Ltd. – PID # 233197 – 8986 Cavendish Road – an application was received to have parking on the property on July 10 and 12 from 6:00 – 12:00 for the Cavendish Beach Music Festival weekend. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that Council approve the application in principle subject to: 1) that a development agreement be entered into, 2) that a performance bond be posted and 3) that proof of insurance be provided. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Maritime Fun Group (PEI) Ltd. – PID # 233197 – 8986 Cavendish Road – an application was received to have parking on the property on September 13 and 14 from 12:00 – 12:00 for the Sommo Festival. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that Council approve the application in principle subject to: 1) that a development agreement be entered into, 2) that a performance bond be posted and 3) that proof of insurance be provided. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

CFM PEI Inc. – PID # 231910 – 8989 Cavendish Road - an application was received to have an e-bike drop off and pick up location. The application was incomplete.

Cavendish Tourist Mart Inc. – PID # 233130 – an application was received to have parking on the property on July 9 – 12, 2025 for the Cavendish Beach Music Festival. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) that a development agreement be entered into, 2) that a performance bond be posted and 3) that proof of insurance be provided. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Cavendish Tourist Mart Inc. – PID # 233130 – an application was received to have parking on the property on September 13 - 14, 2025 for the Sommo Festival. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) that a development

agreement be entered into, 2) that a performance bond be posted and 3) that proof of insurance be provided. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

West Highland Contractors Ltd. – PID # 694976 – an application was received to have a food truck on the property from June 20 – September 1, 2025. The application was incomplete.

West Highland Contractors Ltd. – PID # 694976 – an application was received to have 1 yard sale on one of the four dates on the property on May 24, May 31, June 7 or June 19. The application was incomplete.

Resort Municipality (Sarah Simpson) – PID # 232371 – 7512 Route 13 – an application was received to use the Montgomery Park on June 6 from 5:30 – 8:00 p.m. (rain date June 7). It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) that the signage application and a letter be provided from the cemetery committee confirming that they have given approval to the signage. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Signage Permit:

CFM PEI Inc. - PID # 231910 – 8989 Cavendish Road – an application was received to construct a primary sign of 48” X 48” and a secondary sign of 36” X 18” on the property. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council to approve the application in principle subject to: 1) the signage being located on the site in accordance with the plan. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Raspberry Point Oyster Co. (2023) Inc. – an application was received to construct a new multiple sign of 80 sq. ft. and two secondary signs of 32 sq. ft. on the building. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) confirmation on the number of the signs for the property. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Cavendish Cemetery (Sarah Simpson) – Temporary signs for event at cemetery June 6 – September 8, 2025 of 12” X 18”. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi that the Council approve the application in principle subject to: 1) The cemetery signing off on the signage being located at the cemetery. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Cavendish By The Sea – Sunset Lane – an application was received for a change of use for ownership of the property. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Simpson that the Council approve a change of use application subject to: 1) meets the requirements of the Department of Tourism, 2) meets the requirements of the Provincial Fire Marshal’s office and 3) meets the requirements of Parks Canada. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Deputy Mayor Clark Dunning resumed the Chair position.

5.A.1. Municipal Government Act:

The Mayor and CAO attended a meeting with the consultant on the MGA. A number of items in the Act were raised to her.

5.A.2. Richard Blacquiere – Package License:

Information was received from Richard Blacquiere on the package license and how it works under the Liquor Control Act. A copy was provided to the Council for their information.

5.B. Monthly Finances:

The Monthly Finances for April 30, 2025, were presented. The revenues were \$50,696.40 and the expenses were \$29,679.23. It was moved by Councillor Hryckiwi, seconded by Councillor Peconi that the monthly finances be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Councillor Simpson left the meeting.

5.B.1.Simpson 250 Funding Request:

Council reviewed the request received from Sarah Simpson and Council will need to review the funding request further and the grants policy prior to any decisions being made on the request.

Councillor Simpson returned to the meeting.

5.C. Emergency Services and Wellness Committee:

Councillor Hryckiwi advised that the Senior Ops Meeting will be coming up the first part of June for the CBMF and Sommo Events.

The new building for the North Rustico Fire Department will be going up on Timber Lane. They hope to start construction in September, but they are working on some of the final details. They will be putting in an ICF Foundation.

The three fire departments were doing their water testing over the weekend.

No updates on the dry hydrant.

Property owners need to be reminded about the 72 hour emergency kits with hurricane season coming.

5.D. Parks and Recreation:

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi that \$8,314.50 be approved to purchase a new drive on lawn mower. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

Department of Transportation is working on the road widening going to Stanley Bridge and will be raising the manhole covers where the work is being completed.

Still dealing with some outstanding customers.

New bills have gone out to residential customers. Cash, cheque and money order will only be accepted for payment.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

A meeting was held to discuss some items. Another meeting will be held within the next month.

2) Planning Matters:

Working on getting a planner for planning services.

3) Walkway Project:

Working on Grahams Lane and getting someone to look at the trail.

4) Extended Year Round Activities:

An update is to be provided at the June Council meeting.

7.B. Active Transportation Project:

CBCL is working on the tender documents for the project. Awaiting for draft tender to be completed and sent out for review.

8.New Business:

8.A. Engineering Services CBCL:

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi that the Council put out engineering services to RFP. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

For the present time the rates for 2025 that have been received will be accepted to use for any new projects assigned until a decision is made on the tender.

8.B. Tourism Levy:

A letter was received from Tourism Cavendish Beach asking for the municipality to look at implementing a tourism levy.

The Council will review the information and discuss further at the next meeting.

8.C. FPEIM – Proposed Amendments to the Land Protection Act:

A letter was sent from Bruce MacDougall at FPEIM to the province on the Lands Protection Act.

8.D. MADD – King and Queens Chapter Requests:

A request was received from Steve Duggan regarding installing banners for MADD during CBMF.

The office staff will check with CBMF to see if they are installing banners as they are put up each year during the festival.

8.E. Rural Beautification:

Information was received from the Rural Beautification Society.

Property owners can submit nominations if they wish.

9. Concerns:

9.A. Councillors:

Resignation:

Councillor Robinson thanked the Council for his time working with the Council and that he was resigning effective the Council meeting date.

CAO advised Councillor Robinson that he had to send in a written resignation to the municipal office.

Block Party:

Councillor Simpson commented on the Block Party coming up in North Rustico and that the public is welcome to attend.

CAO advised that the information was circulated in the municipal newsletter.

Bench Dedication:

Catherine Peconi comments on the bench dedication.at Montgomery Park.
CAO advised that it was delayed due to working with contractors.
Project is expected to be completed this year.

9.B.Resident's Concerns:

There were no resident's concerns raised.

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi to go in camera under Section 119(1)(e) of the Municipal Government Act. All in favor 5, 1 non-voting, 1 absent. Motion Carried

"In Camera"

10. a) Legal Office:

10.a.1. Planning Matters.

10.C. CAO'S Evaluation:

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi that the Council come out of Camera under Section 119(2)(e). All in favor 5, 1 non-voting. 1 absent. Motion Carried.

10. "In Camera"

A) Legal Office:

No Updates.

10.B. Planning Matters:

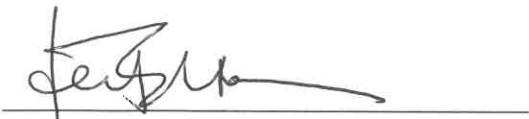
John Carroll - There were no updates provided on the applications by the Department of Transportation since the last meeting.

10.C. CAO's Evaluation:

HR Committee is working with CAO on the evaluation.

11. ADJOURNMENT:

Deputy Mayor Clark Dunning adjourned the meeting at 7:01 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO