

Minutes
Resort Municipality Monthly Council Meeting
April 28, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on April 28, 2025, at the Resort Municipality Office.

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

ABSENT: Ryan Simpson.

VISITORS: Jim Brown and Sarah Simpson.

1. CALL TO ORDER:

Mayor Brammer called the meeting to order at 5:10 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 COUNCIL MEETING MARCH 17, 2025:

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson that the Council Meeting Minutes of March 17, 2025, be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

Councillor Peconi and Councillor Stewart declared a conflict of interest 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.

5. COMMITTEE REPORTS:

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 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 information from the property owner.(January 2023)

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. (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)

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)

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)

Rezoning Applications:

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 is permitted under the new zoning once paperwork is received from the province on the final approval.

Development Permits:

a) 102741 PEI Inc. – PID # 729087 - Lot 1 – Brianna Street - an application was received to construct a duplex condo unit on the property of 73’ X 56’6” with decks. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) that the septic permit be provided and 3) that the development is approved as a vacant land condominium duplex. All in favor 5, 1 non-voting 1 absent. Motion Carried.

- b) Montgomery Cavendish Cottages – PID # 563908 (32 Sunset Lane) – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Tourism, 2) meets the requirements of the Provincial Fire Marshal's office and 3) that Parks Canada provides confirmation on the access for the development. All in favor 5, 1 non-voting 1 absent. Motion Carried.
- c) John Hennessey – PID # 92882 – PID # 167 Seawood Drive – an application was received to change the use of the summer cottage into a rental cottage. 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 Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting 1 absent. Motion Carried.

Councillor Peconi and Councillor Stewart left the meeting due to a conflict of interest.

- d) Catherine Peconi – PID # 1175041 - (Simpson Mill Road) – an application was received to connect to the municipal sewer now, rather than a private septic system. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) meets the requirements of the Cavendish Sewer Utility and 3) that the easement agreements be completed with the owners. All in favor 3, 1 non-voting 3 absent. Motion Carried.

Councillor Peconi and Councillor Stewart returned to the meeting.

- e) Gary & Linda Lowther – PID # 1173368 – 27 Jayne's Way – an application was received to construct a swimming pool of 18' X 12' and a deck 5' X 8' and a 6' fence surrounding the pool. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi that the Council approve the application in principle subject to: 1) the pool meeting all requirements of the land use bylaw. All in favor 6, 1 non-voting. Motion Carried.
- f) 102741 PEI Inc. – PID # 729087 – Lot 12 – an application was received to construct a two storey house of 107-11 3/8" X 64-2 3/8" including an attached garage and decks. 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 Environment and 2) that a septic permit be provided. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Change of Use – Liquor License:

- a) West Highland Contractors Ltd. - PID # 694976 – 9095 Cavendish Road – a letter was received to request a dining room liquor license and a package license for Yummy's Seafood at Sunset Campground. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the Council approve the application in principle for a dining room liquor license only 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 Liquor Control Commission. All in favor 5, 1 non-voting 1 absent. Motion Carried.

Package license – The information was considered incomplete and no decision was made. The owner will need to provide more information for a decision on the request.

Temporary Permits:

- a) Department of Transportation – PID # 232405 – (7591 Cawnpore Lane) – an application was received to have a Cavendish Race Weekend Event on June 14 – 15, 2025. Application was tabled as it was incomplete.
- b) 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. 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 5, 1 non-voting 1 absent. Motion Carried.
- c) 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). It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi 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 nay, 1 absent. Motion Carried.
- d) Sea Cross Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have parking on the property from September 13 – 14, 2025. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson 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.
- e) Whitecap Entertainment Inc. – PID # 566869 – (Boyle Crescent) – an application was received to have parking on the property from July 7 - 13, 2025. Application was tabled as the owner had not provided approval from the owner of the road for access.
- f) Whitecap Entertainment Inc. – PID # 566869 – (Boyle Crescent) – an application was received to have parking on the property from September 13 - 14, 2025. Application was tabled as the owner had not provided approval from the owner of the road for access.
- g) 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). It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi 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 nay, 1 absent. Motion Carried.

Signage Permit

- a) 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 on the property. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson that the Council approve the application in principle subject to: 1) that the owner needs to provide clarification on the size of the multiple and secondary signs. All in favor 5, 1 non-voting 1 absent. Motion Carried.
- b) Whitecap Entertainment Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have signage on the property from July 7 - 13, 2025. 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 is only for the music festival on the site. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

- c) Whitecap Entertainment Inc. – PID # 1037423 – (8779 Cavendish Road) – an application was received to have signage on the property from September 12 - 14, 2025. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) that the signage is only for the music festival on the site. All in favor 5, 1 non-voting, 1 absent. Motion Carried.
- d) Sea Cross Inc. – PID # 232033 – (8779 Cavendish Road) – an application was received to have signage on the property from July 7 - 13, 2025. 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 is only for the music festival on the site. All in favor 5, 1 non-voting, 1 absent. Motion Carried.
- e) Sea Cross Inc. – PID # 232033y – (8779 Cavendish Road) – an application was received to have signage on the property from September 12 - 14, 2025. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) that the signage is only for the music festival on the site. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

5.B. Monthly Finances:

The Monthly Finances for March 31, 2025, were presented. The revenues were \$464,105.13 and the expenses were \$498,175.57. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the monthly finances be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

5.B.1. Municipal Funding Paperwork:

The province has created a new municipal funding grant. Each municipality will receive a minimum \$25,000.00 grant.

5.C. Emergency Services and Wellness Committee:

Awaiting an update from Steve Yeo to be provided on the dry hydrant.

Councillor Hryckiw is going to meet with Chief Dan Gallant and go over some information with him on their new fire hall.

The pharmacy in North Rustico is building on an addition.

Malpeque hall is having some events.

5.D. Parks and Recreation:

No updates as Councillor Simpson was absent from the meeting.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

Lagoon drawdown is complete.

Still dealing with some outstanding customers.

Work to be completed on some of the lift stations this year.

7. Business Arising from Minutes:

A) Strategic Plan:

Mayor Brammer advised that he hopes to have members on committees for the next meeting and updates to be provided.

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 May Council meeting.

7.B. Active Transportation Project:

Information was provided by the engineers on the walkway project. It was moved by Councillor Hryckiwi, seconded by Deputy Mayor Clark Dunning that the project be completed with concrete. All in favor 4, 1 non-voting, 1 absent, 1 nay. Motion Carried.

8. New Business:

8.A. CCBF Funds:

It was moved by Councillor Hryckiwi, seconded by Councillor Stewart that \$300,000.00 be allocated to trails projects on Route 6 and \$200,000.00 be allocated to sewer projects on Route 6 and 13. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

8.B. MCH DAY:

\$1,210.00 was received from the Celebrate Canada activities that are planned for June 28, 2025 at the Stewart Homestead Community Park.

8.C. UPEI Engineering Class:

No projects were recommended by the Council.

9. Concerns:

9.A. Councillors:

Councillor Robinson commented on events and applications for them and concerns over non-polluting. Councillor Robinson commented on fireworks and public consultation with farmers and residents.

CAO advised that fireworks are only permitted when a permit is issued through the municipal office for a temporary permit for the event as well as the Provincial Fire Marshal's office and the fire department for that specific property has to be on site during the event and all neighboring properties are notified of the fireworks including through the municipal newsletter,

9.B. Resident's Concerns:

Sarah Simpson joined the meeting and presented information on the Simpson reunion and plans for it throughout the year.

Some new signs are planned for the Cavendish Cemetery and the Homestead Trail and they are working with Parks Canada on the Homestead Trail Signs.

They are looking to get community support towards signage costs for their event and will submit a letter to the Council at the next meeting.

Sandy MacKay – an e-mail was received regarding the budget process.

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi to go in camera under Section 119(1)(f) 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. Unsightly Property:

10.B) Planning Matters.

10.C. CAO'S Evaluation:

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Robinson 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:

10.A. 1. Unsightly Property:

A concern was raised to a Council member about a property.

A formal complaint should be raised when an unsightly property concern has been raised to the municipal office and the requirements of the bylaw have to be followed based on the request put forward.

10.B. Planning Matters:

John Carroll – PID # 233080 – (8088 Cavendish Road) – an application was received to have a temporary permit for parking on the property for July 10 – 12, 2025 for the Cavendish Beach Music Festival. The application was tabled until information is received by the Department of Transportation and the RCMP.

John Carroll – PID # 233080 – (8088 Cavendish Road) – an application was received to have a temporary permit for parking on the property for September 13 – 15, 2025 for the Sommo Festival. The application was tabled until information is received by the Department of Transportation and the RCMP.

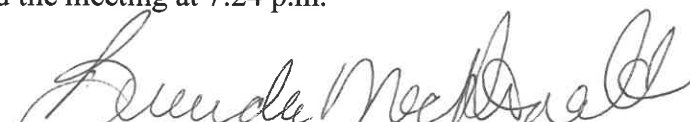
10.C. CAO's Evaluation:

HR Committee is working with CAO on the evaluation.

11. ADJOURNMENT: Mayor Brammer adjourned the meeting at 7:24 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO