

Minutes
Resort Municipality Monthly Council Meeting
June 16, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on June 16, 2025, at the Resort Municipality Office.

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

ABSENT: Ryan Simpson.

VISITORS: Zoom – Ben Jelley, Chris Jones, Tafadzwa Mpasu.

1. CALL TO ORDER:

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

2. APPROVAL OF AGENDA:

Mayor Brammer advised that Ben Jelley will be removed from the agenda.

It was moved by Councillor Hryckiwi, seconded by Councillor Stewart that the agenda be approved as amended. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING MAY 26, 2025:

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Peconi that the Council Meeting Minutes of May 26, 2025, be approved as presented. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

Deputy Mayor Clark Dunning 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:

Planning Board:

Follow Up Permits:

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)

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 now, rather than a private septic system. Awaiting easement agreements and approval from the Department of Environment.

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". Awaiting comments from the Fire Marshal's office and Department of Health.

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. (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, 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

Page Three

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)

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. Awaiting development agreement, performance bond, insurance, lighting, porta pottie.

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. Awaiting development agreement, performance bond, insurance, lighting, porta pottie.

Page Three

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. Awaiting development agreement, performance bond, insurance, lighting, porta pottie,

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. Awaiting development agreement, performance bond, insurance, lighting, porta pottie,

CFM PEI Inc. – PID # 231910 – 8989 Cavendish Road - an application was received to have an e-bike drop off and pick up location. Awaiting detailed plan from the owner.

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. Awaiting development agreement, performance bond, insurance, lighting, porta pottie,

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. Awaiting development agreement, performance bond, insurance, lighting, porta pottie,

Rezoning Applications:

Wayne and Judy Gallant (Mike Buote) – PID # 642074 - Cavendish Road – an application was received to rezone the property from Residential to Resort Accommodations. Awaiting bylaw changes. (May 2024)

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.

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

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

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

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. Awaiting clarification on the number of signs as well as the picture of the signage.

Sarah Simpson – Temporary signs for event at cemetery June 6 – September 8, 2025 of 12” X 18”. Awaiting support letter from Parks Canada for signage to be on their property.

Development Permits:

AMD PEI Growth Inc. – PID # 232413 – an application was received to have a e-scooter and e-bike drop off at the property. The application was considered incomplete based on the information submitted as there is no information on the business in the existing building and whether or not it is remaining, the number of parking spaces needed for the businesses and the number of scooters and e-bikes going to be on the property.

Quaid Costello – PID # 589333 – 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 Hryckiwi 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 Tourism. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Roland King and Cheri Cole – PID # 1803923 – 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 Hryckiwi 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 Tourism. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Deputy Mayor Clark Dunning left the meeting due to a conflict of interest.

Estate of Winnilee Dunning – PID # 456848 – an application was received to change the use of the single family dwelling into a rental cottage. It was moved by Councillor Hryckiwi, 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 Tourism. All in favor 3, 1 non-voting, 3 absent. Motion Carried.

Deputy Mayor Clark Dunning returned to the meeting.

Signage Permit:

Parks Canada – Sarah Simpson – PID # 232405 – Park Properties – to have temporary signage on the property. A letter will be required from Parks Canada confirming allowance of the sign on the Park properties..

Liquor License Request:

1800625 Ontario Limited & Melissa Potofsky - Boardwok Restaurant – PID # 231852 – 9110 Cavendish Road – a request was received for a dining room liquor license from 11:30 a.m. – 8:30 p.m. daily. 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 Liquor Control Commission, 2) meets the requirements of the Provincial Fire Marshal’s office and 3) meets the requirements of the Department of Health. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

1022828 PEI Inc. - Anne Shirley Motel & Cottages – PID # 232389 – 7542 Route 13 – an application was received to construct a swimming pool of 16’ X 32’, to construct a deck of 8’ on the East and West sides of the pool, to construct a fence of 35’ X 55’ and a shed of 8’ X 8’. It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Stewart that the Council recommend approval subject to: 1) meets the requirements of the Provincial Fire Marshal’s office, 2) meets the requirements of the Department of Tourism and 3) meets the requirements of the Department of Health. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

5.B. Monthly Finances:

The Monthly Finances for May 31, 2025, were presented. The revenues were \$100,547.40 and the expenses were \$72,042.51. It was moved by Councillor Hryckiw, seconded by Councillor Stewart that the monthly finances be approved as presented. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

5.B.1.Simpson 250 Funding Request:

A decision was made by Council that Council needs to review its funding policy before any new funding requests are decided upon.

The Council is willing to provide in-kind assistance where we can to the group for their event.

5.C. Emergency Services and Wellness Committee:

Councillor Hryckiw advised that there are no updates on the mutual aid agreement.

- The Dry Hydrant Matter is still being worked on with government and the fire departments.
- The North Rustico Fire Department building will not start until spring.
- Dry weather is expected this summer. Fire ratings need to be reviewed by the public throughout the season.
- Dental bus through the province will be visiting seniors homes throughout the province.
- Women’s Institute in Stanley Bridge has finished their hot meal program.
- Table top exercise with the RCMP was completed for CBMF and the Senior Ops Team.

5.D. Parks and Recreation:

Flowers were planted at the park as well as some recommendation by the landscaper on the Cherry Tree to preserve it.

A documentary was shot at the site and all approvals were completed..

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

Work is being completed by the Department of Transportation on the manhole rings to raise them in the left turning lane that is being created near the new stores at the Cavendish Boardwalk. Work is expected to be completed this week.

Still dealing with some outstanding customers.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

Waiting to hear from the Province.

2) Planning Matters:

Working on getting a planner for planning services.

3) Walkway Project:

Awaiting two contractors to check Grahams Lane for pricing.

4) Extended Year Round Activities:

An update is to be provided at the July 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.

7.C Tourism Levy:

The Council has been approached by Tourism Cavendish Beach to look at the process of looking at a Tourism Levy in the Resort Municipality boundaries for marketing dollars for the association.

This letter is the start of the review process of looking at whether or not a levy will be established in the Resort Municipality boundaries as Tourism Cavendish Beach goes from Malpeque to Tracadie and the Resort Municipality boundaries are from the Wharf in Stanley Bridge to the North Rustico Home Hardware in North Rustico.

Currently there are only two municipalities in PEI that have a Tourism Levy and they are the City of Charlottetown and the City of Summerside.

This process will require review of a Tourism Levy with the public, how it would be established, how it would operate, what the funds would go towards, budgeting, expenses, payment, compliance, enforcement, creating a bylaw, etc..

A committee will be formed to look at a tourism levy.

8. New Business:

8.A. Climate Ready Infrastructure Service:

Information was received regarding Climate Ready Infrastructure Service. If there are any projects that the Council would like to pursue advise the office.

8.B. Town of North Rustico:

It was moved by Councillor Hryckiwi, seconded by Deputy Mayor Clark Dunning that \$500.00 be allocated towards Canada Day activities in North Rustico as part of the yearly planned budget expenditures for projects. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

9. Concerns:

9.A. Councillors:

Resignation:

Deputy Mayor Clark Dunning submitted his resignation letter.

9.B. Resident's Concerns:

David Romcke – concerns were raised about infilling on a neighbors property and soil erosion and a low spot happening on his property due to the work that was completed. Information will need to be gathered on the development.

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi to go in camera under Section 119(1)(d)(e) and (f) of the Municipal Government Act. All in favor 4, 1 non-voting, 2 absent. Motion Carried

"In Camera"

10. a) Legal Office:

10.a.1. Planning Matters:

10.C. CAO'S Evaluation:

10.D. Awards:

It was moved by Deputy Mayor Clark Dunning, seconded by Councillor Hryckiwi that the Council come out of Camera under Section 119(2)(e). All in favor 4, 1 non-voting. 2 absent. Motion Carried.

10. "In Camera"

A) Legal Office:

No decisions were made on legal.

10.B. Planning Matters:

Information was sent to two property owners regarding grass length issues. Both properties had grass issue resolved.

10.C. CAO's Evaluation:

HR Committee is working with CAO on the evaluation.

10.D. Awards:

Council to review recommendations for awards.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 6:17 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO