

Minutes  
Resort Municipality Monthly Council Meeting  
July 21, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on July 21, 2025, at the Resort Municipality Office.

**PRESENT:** Mayor Lee Brammer, Deputy Mayor Kay Hryckiwi. Councillors: Catherine Peconi and Ian Stewart.  
Zoom – Ryan Simpson.  
Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

**ABSENT:** Nil.

**VISITORS:** Ben Jelley, Jim Brown. Zoom - CBC

**1. CALL TO ORDER:**

Mayor Brammer called the meeting to order at 5:07 p.m.

**2. APPROVAL OF AGENDA:**

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

**3. APPROVAL OF MONTHLY COUNCIL MEETING JUNE 16, 2025:**

It was moved by Councillor Simpson, seconded by Councillor Peconi that the Council Meeting Minutes of June 16, 2025, be approved as presented. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

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

Councillor Ryan Simpson declared a conflict of interest under Simpson Family Reunion request.

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. Council Positions:**

Mayor Brammer appointed Councillor Hryckiwi as Deputy Mayor.

Finance Chair – It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Simpson that Councillor Peconi be appointed as Finance Chair. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Planning Board Chair – It was moved by Councillor Peconi, seconded by Councillor Stewart that Deputy Mayor Hryckiwi be appointed as Planning Board Chair. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

**6. 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)

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.

**Temporary Permits:**

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)

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 for the RCMP on the property from September 12 - 15, 2025. Awaiting development agreement, performance bond, insurance, lighting, porta pottie and 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. Information was received from the RCMP and the Department of Transportation. It was moved by Councillor Stewart, seconded by Councillor Simpson that the application be denied based on the fact that it does not meet the requirements of the Land Use Bylaw under Section 7.2 Permitted Uses – Resort Commercial and Section 4.29 No Temporary Use permits shall be granted where in the opinion of Council: parking facilities are not adequate; ingress or egress or both to the site would create excessive congestion or a traffic hazard; washroom facilities are not adequate; garbage collection and storage facilities are not adequate; or the Use would create a conflict due to excessive noise, hours or operation, lighting or another nuisance. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

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. It was moved by Councillor Simpson, seconded by Deputy Mayor Hrycki that the application be denied based on the fact that it does not meet the requirements of the Land Use Bylaw under Section 7.2 Permitted Uses – Resort Commercial and Section 4.29 No Temporary Use permits shall be granted where in the opinion of Council: parking facilities are not adequate; ingress or egress or both to the site would create excessive congestion or a traffic hazard; washroom facilities are not adequate; garbage collection and storage facilities are not adequate; or the Use

would create a conflict due to excessive noise, hours of operation, lighting or another nuisance. All in favor 4, 1 non-voting, 2 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. Awaiting development agreement, performance bond, insurance, lighting and a 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 and a 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 of the property for the site, bike racks to be installed and proof of insurance.

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 and a porta pottie.

### **Signage Permit**

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 details for the event.

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

### **Development Permits:**

Kenny and Tracey Singleton – 23 Heaney Lane – an application was received to construct an addition of 22' X 8' onto the existing cottage. It was moved by Councillor Simpson, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, and 2) that septic capacity be confirmed. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

103534 PEI Inc. – 43 Landing Drive – an application was received to change the use of the existing summer cottage into a rental cottage. It was moved by Deputy Mayor Hryckiw, seconded by Councillor Peconi 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 the condo board signs off on the application. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Gerard and Sheena Dykstra – 7195 Route 13 – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Stewart, seconded by Councillor Peconi 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 the condo board signs off on the application. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

**Temporary Permit:**

Marco Polo Land – PID # 232298 – 7406 Route 13 - an application was received to have fireworks on the property on August 16 (rain date – August 17). It was moved by Councillor Stewart, seconded by Deputy Mayor Hrycki that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal’s office, 2) that proof of insurance be provided and 3) that the New Glasgow Fire Department is on site. All in favor 4, 1 non-voting, 2 non-voting. Motion Carried.

Marco Polo Land – PID # 232298 – 7406 Route 13 - an application was received to have fireworks on the property on August 30 (rain date – August 31). It was moved by Councillor Stewart, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal’s office, 2) that proof of insurance be provided and 3) that the New Glasgow Fire Department is on site. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

**Development and Signage Permits Issued by the CAO:**

The list of permits approved by the CAO for Development and Signage Permits was provided.

**6.A.1. CBMF Public Meeting:**

A public meeting will be held on the after action event for CBMF on July 28, 2025.

**6.B. Monthly Finances:**

The Monthly Finances for June 30, 2025, were presented. The revenues were \$150,811.26 and the expenses were \$158,306.02. It was moved by Deputy Mayor Hrycki, seconded by Councillor Peconi that the monthly finances be approved as presented. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

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

Things went well during the concert with the event and the Senior Ops Team.

Fire Index is continuing to rise.

Meeting is coming up on CBMF after Action on July 28.

**6.D. Parks and Recreation:**

Carl Gallant and Gary Osmond are working on maintenance throughout the summer.

Approval was granted for a documentary to be completed at the Montgomery Park.

A large group of Anne Lovers attended two sessions at Montgomery Park.

**7.A. Cavendish Sewer Utility:**

**Monthly Updates and Engineering:**

The utility is working on some outstanding accounts. Collection notices will be sent on bills owing over 90 days.

Some work needs to be done with generators at Lift station # 1. Awaiting a trip from Sansom Equipment.

**8. Business Arising from Minutes:**

**A) Strategic Plan:**

**1) Community Hub and Land Suitability Analysis:**

Waiting to hear from the Province on the building.

**2) Planning Matters:**

Working on getting a planner for planning services that is limited on PEI due to planning issues with Municipal Affairs and planners wanting to work on PEI.

**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 August Council meeting.

**8.B. Active Transportation Project:**

CBCL is working on the tender documents for the project. A meeting is going to be held with them at the office.

**8.C Tourism Levy:**

Councillor Peconi, Councillor Stewart and Deputy Mayor Hryckiw will form a committee and an update will be provided at the August Council Meeting.

**9. New Business:**

**9.A. By-Election Date:**

It was moved by Councillor Simpson, seconded by Councillor Stewart that the By-Election Date be set for August 25, 2025 and the Advanced Poll will be on August 23, 2025. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

**9.A.1 and 9.A.2. MEO and Deputy MEO:**

It was moved by Councillor Simpson, seconded by Councillor Stewart that Brenda MacDonald will be the MEO and Heather Hay will be the Deputy MEO for the By-Election. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

**9.A.3. Returning Officer:**

The returning officer for the By-Election will be assigned by the MEO.

**9.B. FPEIM:**

**9.B.1. Municipal Achievement Award:**

Nominations are being accepted for the Municipal Achievement Award. Deadline for nominations is September 17, 2025.

**9.B.2. PACE in a Box:**

FPEIM's is working on a funding application for a new PACE in a Box program.

We are working to develop a turnkey service that will enable FPEIM members to offer a Property Assessed Clean Energy (PACE) program to residents. PACE programs allow homeowners to access financing for energy upgrades — such as heat pumps, insulation, and solar panels — with no upfront costs.

A letter of support was sent.

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

**9.D. Request for Sound System:**

It was moved by Councillor Stewart, seconded by Councillor Peconi that the sound system can be loaned out provided a waiver is signed and they understand that if there is any damage to the equipment it will need to be repaired at their expense. All in favor 3, 1 non-voting, 3 absent. Motion Carried.

**10. Concerns:**

**10.A. Councillors:**

There were no Councillors concerns raised.

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

There were no residents concerns raised.

It was moved by Deputy Mayor Hryckiw, seconded by Councillor Peconi to go in camera under Section 119(1)(d) and (f) of the Municipal Government Act. All in favor 3, 1 non-voting, 3 absent. Motion Carried.

***"In Camera"***

**11a. Legal Office:**

**11.b.1. Planning Matters:**

**11.c. CAO'S Evaluation:**

It was moved by Deputy Mayor Hryckiw, seconded by Councillor Peconi that the Council come out of Camera under Section 119(2)(e). All in favor 3, 1 non-voting, 3 absent. Motion Carried.

**11a) Legal office.**

Legal matters are still ongoing with the municipal lawyer.

**11b) Planning Matters**

Mark Bradley – It was moved by Councillor Stewart, seconded by Deputy Mayor Hryckiw that a letter shall be sent regarding building on the property without a development permit and that legal proceedings will commence if no response is received by July 28, 2025. All in favor 3, 1 non-voting, 3 absent. Motion Carried.

Other planning matters are still under review by legal and IRAC.

**11c) CAO's Evaluation:**

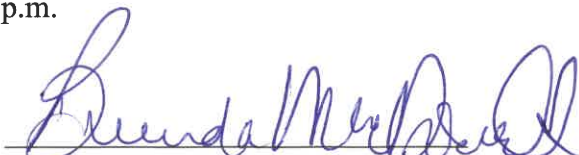
It was moved by Deputy Mayor Hryckiw, seconded by Councillor Peconi that the CAO's contract be approved as presented with the terms and conditions outlined. All in favour 3, 1 non-voting, 3 absent. Motion Carried.

**12. ADJOURNMENT:**

Mayor Lee Brammer adjourned the meeting at 6:06 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO