

Minutes
Resort Municipality Monthly Council Meeting
August 18, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on August 18, 2025, at the Resort Municipality Office.

PRESENT: Mayor Lee Brammer, Deputy Mayor Kay Hryckiw. Councillors: Catherine Peconi, Sarah Simpson, Julie Gaudet, Ryan Simpson and Ian Stewart.
Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

ABSENT: Nil.

VISITORS: Ryan Lowther joined the meeting at 5:44 p.m., Ben Jelley joined the meeting at 6:26 p.m.

1. CALL TO ORDER:

Mayor Brammer called the meeting to order at 5:03 p.m.

2. APPROVAL OF AGENDA:

It was moved by Councillor Simpson, seconded by Councillor Peconi that the agenda be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING JULY 21, 2025:

It was moved by Councillor Simpson, seconded by Councillor Stewart that the Council Meeting Minutes of July 21, 2025, be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

APPROVAL OF PUBLIC MEETING MINUTES - CBMF JULY 28, 2025:

It was moved by Councillor Stewart, seconded by Councillor Peconi that the Public Meeting Minutes - CBMF of July 28, 2025, be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

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

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. Swearing in of New Councillors:

Councillor Julia Gaudet read out her oath of office and was sworn in as a new Council Member.
Sarah Simpson read out her oath of office and was sworn in as a new Council Member.

6. COMMITTEE REPORTS:

Planning Board:

Follow Up Permits:

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, 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 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)

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 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 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 proof of insurance and e-bike and scooter racks to be installed.

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 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 signage information.

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 signage information

Development Permits:

Eagles Glenn Inc. – PID # 432195 – 374 Eagles Glenn Blvd. – an application was received to construct a 50 unit vacant land condominium. It was moved by Deputy Mayor Hryckiw, seconded by Councillor Simpson that

the Council go to a public meeting based on this being a major development for the municipality. All in favor 6, 1 non-voting. Motion Carried.

CFM PEI Inc. – PID # 231910 – 8989 Cavendish Road – an application was received to construct an addition onto the existing accessory building of 18' X 12'. 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 Provincial Fire Marshal's office. All in favor 6, 1 non-voting. Motion Carried.

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road – an application was received to expand the parking lot on the property. It was moved by Deputy Mayor Hryckiw, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment. All in favor 6, 1 non-voting. Motion Carried.

Sea Cross Inc. – PID # 232330 – 8779 Cavendish Road – an application was received to construct a deck of 53'6" X 26' on the existing building for Moo Moo Grilled Cheese / BBQ. It was moved by Deputy Mayor Hryckiw, 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, 2) meets the requirements of the Department of Health and 3) meets the requirements of the Liquor Control Commission. All in favor 6, 1 non-voting. Motion Carried.

Gary Lowther and Others – PID # 1144179 - Lot 12 – an application was received to construct a one storey single family residence with an attached garage and decks of 29' X 50'. It was moved by Deputy Mayor Hryckiw, seconded by Councillor Gaudet 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 Department of Transportation and 3) that the septic permit be provided. All in favor 6, 1 non-voting. Motion Carried.

Gary Lowther and Others – PID # 1144179 - Lot 6 – an application was received to construct a one storey single family residence with an attached garage and decks of 64' X 50'. Application was incomplete as it needs septic information, site plan, approval from Environment and approval from the Department of Transportation.

Scarlett's Ideal Country Life Inc. – PID # 232009 – 8821 Cavendish Road – an application was received to locate a cottage and decks on the property of 24' X 30'. It was moved by Deputy Mayor Hryckiw, seconded by Councillor Simpson, that the application be held until the property is brought into compliance for the driveway on the property before any further development is completed based on discussions with the Department of Transportation on the proposed development. All in favor 6, 1 non-voting. Motion Carried.

Raspberry Point Oyster Co. Inc. – PID # 231654 – Cavendish Road – an application was received to locate a house on the property of 49' 3 3/4" X 30'9" with decks as a rental cottage. It was moved by Deputy Mayor Hryckiw, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal's office, 2) meets the requirements of the Department of Tourism, 3) meets the requirements of the Department of Transportation, 4) that an infilling plan be provided of the elevations for the property to be infilled and 5) that a moving permit be obtained from the Department of Transportation. All in favor 6, 1 non-voting. Motion Carried.

Ernest and Sharon MacEwen – PID # 815902 – to construct a 1 1/2 storey summer cottage of 43' X 87' including a garage, lean-to building and decks. It was moved by Deputy Mayor Hryckiw, seconded by

Councillor Stewart that the Council approve the application in principle subject to: 1) septic permit. All in favor 6, 1 non-voting. Motion Carried.

Sunset Campground – PID # 694976 – Cavendish Road – information was received on a new product that they are looking to offer for 2026. Information was sent through to the Department of Health for comments on it. Information was reviewed by the planning board on the product.

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

Catherine Peconi – PID # 1175041 - 66 Simpson Mill Road – an application was received to construct an accessory building of 11' X 7' on the property and to relocate the gazebo on the property of 9.5' X 12'. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) the side yard setbacks be provided. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Ian, George and Kenneth Stewart – an application was received to subdivide two parcels of land off of the main property. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Gaudet that approval in principle be granted subject to: 1) meets the requirements of the lot size standards, 2) that a perc test be completed, 3) meets the requirements of the Department of Transportation for access and 4) that the driveway locations be put on the plan and 5) that the notes be on the plan for the easement. All in favor 4, 1 non-voting, 2 absent. Motion Carried.

Councillor Peconi and Councillor Stewart returned to the meeting.

Signage Permit:

Gary Lowther and Others – PID # 1144719 – 15 Jayne's Way – an application was received to locate a sign of 6' X 3' for Lowther Heights on the property. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Peconi that approval be granted. All in favor 6, 1 non-voting. Motion Carried.

Tourism Cavendish Beach – Streetlight Bracket Banners – an application was received to install brackets on the banner poles of 3' X 2' from September 15 – 29, 2025. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the banners can be put on the poles, but the sizes should be the same for all banners that are placed on the poles so that damage is not cause to the poles from moving of them up and down on the poles. All in favor 6, 1 non-voting. Motion Carried.

Temporary / Transient Use Permit:

Phil Davison – PID # 860742 – 40 Clark's Lane – an application was received to have an event on the site on September 27, 2025 from 8:00 – 12:00 noon. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal's office, 2) meets the requirements of the Department of Health and 3) that details be provided on the porta pottie company for the event. All in favor 6, 1 non-voting. Motion Carried.

CBMF 2026 – PID # 1037423 – 8779 Cavendish Road – an application was received to have the event on the property on July 8 – 11, 2026. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the dates for the event be approved with final information needed for the event itself to come forward in the coming months: 1) that a development agreement be entered into, 2) that a performance bond be paid, 3) that proof of

insurance be provided, 4) meets the requirements of the Provincial Fire Marshal's office 5) meets the requirements of the Department of Health, 5) meets the requirements of the RCMP, 6) meets the requirements of the Liquor Control Commission, 7) that porta potties be provided and that lighting be provided. All in favor 6, 1 non-voting. Motion Carried.

Subdivision / Lot Consolidation:

Greenfield Capital Inc. – 231977 - to consolidate Parcel A2 with PID # 432195. Information to be reviewed by legal counsel.

Eagles Glenn Inc. – PID # 432195 – Remnant and one lot to be consolidated with 231977. Information to be reviewed by Legal Counsel.

Permits Issued by the CAO:

The list of development permits and signage permits approved by the CAO were provided.

6.A.1. Resignation:

Julia Gaudet submitted her resignation from the planning board since she was elected to the position of Councillor.

6.B. Monthly Finances:

The Monthly Finances for July 31, 2025, were presented. The revenues were \$207,720.23 and the expenses were \$217,510.78. It was moved by Councillor Peconi, seconded by Deputy Mayor Hryckiwi that the monthly finances be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

6.C. Emergency Services and Wellness Committee:

All members of the New Glasgow Fire Department are now trained as medical first responders. The North Rustico Fire Department has made a smaller committee to work on items for the fire department.

Information was in the County Line Courier on government providing funding for equipment and supplies are reception centres.

The Resort Municipality is one of the locations that a cart with supplies will be provided at.

6.D. Parks and Recreation:

SEAL recently held its annual meeting.

They are looking to install some steps at the point in Seawood Estates

An offer was made for the use of the remaining sections of steps at the Swimming Rock if they are able to be used by the group.

7.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

The Utility met prior to the Council Meeting with the audit to go over the 2024 Audit.

Waiting to hear from the Province on the building.

The utility approved the 2024 audited statements.

Outstanding sewer customers are being dealt with through legal.

8. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

Awaiting information from the province and Parks Canada.

2) Planning Matters:

Continuing to work to see about planners providing planning services on PEI.

3) Walkway Project:

A contractor was out to look at the project a few weeks ago. We are awaiting pricing for the work.

4) Extended Year Round Activities:

The committee will meet over the next few weeks and the new Council members will sit in on the committee as well.

8.B. Active Transportation Project:

Working with CBCL to get the tender completed and meet all provincial and federal requirements.

Some changes were made to the tender documents with respect to the guardrails and they will remain in their current locations.

8.C Tourism Levy:

Councillor Peconi, Councillor Stewart and Deputy Mayor Hryckiw met and have come up with a list on next steps.

The committee will forward their information to the Council and the municipal office prior to the next meeting for review of the information at the meeting.

Mayor Brammer welcomed Ben Murphy to the meeting.

9. Ben Murphy:

Ben Murphy presented a plan for a new three season pavilion on the music festival site.

The Council thanked him for showing the plan and advised that the next steps would be to submit a development permit application and a comprehensive site plan for the new meeting deadline in September.

Mayor Brammer thanked Ben Murphy for coming to the meeting.

Mayor Brammer welcomed Michelle Burge to the meeting.

10. Michelle Burge – MRSB:

Michelle Burge presented the Resort Municipality Audit for the non-consolidated statements.

It was moved by Councillor Simpson, seconded by Deputy Mayor Hryckiw that the Resort Municipality non-consolidated statements be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

Michelle Burge presented the Cavendish Sewer Utility Audit for the non-consolidated statements.

It was moved by Councillor Peconi, seconded by Councillor Gaudet that the Cavendish Sewer Utility non-consolidated statements be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

Michelle Burge presented the Resort Municipality Audit for the consolidated statements.

It was moved by Councillor Peconi, seconded by Councillor Hryckiwi that the Resort Municipality non-consolidated statements be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

Mayor Brammer thanked Michelle Burge for her work with the audit.

New Business:

11.A. Backdraft Magazine:

A request was received for funding an ad. Information only as all supports go to the local fire departments only through fire dues paid through taxes.

11.B. CCBF Projects:

CCBF Projects were approved for \$300,000.00 on walkway projects and \$200,000.00 for sewer projects.

11.C. Breaking Barriers:

On September 14, at 12:30 Eastern time, the group will be hosting a Breaking Barriers Together meeting via zoom. Anyone interested in attending may do so.

11.D. CAO's Holidays:

The CAO's holidays were provided to the Mayor.

12. Concerns:

12.A. Councillors:

There were no Councillors concerns raised.

12.B. Resident's Concerns:

12.B.1. Sharon MacNeill requested information from her file on a subdivision application.

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi that the information be provided to the property owner with a fee to be charged for time needed to provide the file information. All in favor 6, 1 non-voting. Motion Carried.

12.B.2. Chris Brown:

A letter was received regarding concerns over a view plan and changes with farmland being developed.

The developments that were raised all meet municipal bylaw requirements based on the Land Use Bylaw.

It was moved by Councillor Simpson, seconded by Deputy Mayor Hryckiwi to go in camera under Section 119(1)(f) of the Municipal Government Act. All in favor 6, 1 non-voting. Motion Carried.

"In Camera"

13a. Legal Office:

13.b.1. Planning Matters:

13.c. Bylaw Enforcement:

It was moved by Councillor Simpson, seconded by Deputy Mayor Hryckiwi that the Council come out of Camera under Section 119(2)(e). All in favor 6, 1 non-voting. Motion Carried.

11.a. Legal office.

Legal matters are still ongoing with the municipal lawyer and property matters.

11.b. Planning Matters

11.b.1. Unsightly Properties:

Some concerns were raised on unsightly properties.

Property owners were advised to send in a written request with their concerns to be addressed by Council on any properties of concern.

11.b.2. Bylaw Enforcement:

Mark Bradley - It was moved by Councillor Stewart, seconded by Deputy Mayor Hryckiwi that a letter shall be sent regarding construction on the property without a development permit and that legal proceedings will commence if no response is received by September 8, 2025. All in favor 6, 1 non-voting. Motion Carried.

Tyson and Sherry MacInnis – a development permit application needs to be submitted for the development on the property.

KMAC Rentals Ltd. – A new development permit application will need to be submitted for approval of the development permit on the property.

David Romcke – erosion issue – Seawood Estates – It was moved by Councillor Simpson, seconded by Councillor Peconi that based on the information submitted, review with legal counsel of the matter as well as the time that has passed from the original concerns of development on the neighboring property and a new bylaw has been approved by the municipality, that no further action will be taken by the municipality at this time. All in favor 6, 1 non-voting. Motion Carried.

12. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 8:32 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO