

Minutes
Resort Municipality Monthly Council Meeting
September 15, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on September 15, 2025, at the Resort Municipality Office.

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

ABSENT: Sarah Simpson.

VISITORS: Ben Jelley.

1. CALL TO ORDER:

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

2. APPROVAL OF AGENDA:

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

3. APPROVAL OF MONTHLY COUNCIL MEETING AUGUST 18, 2025:

It was moved by Councillor Stewart, seconded by Councillor Simpson that the Council Meeting Minutes of August 18, 2025, be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

No conflicts were declared.

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:

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)

Development Permits:

Eagles Glenn Inc. – PID # 432195 – 374 Eagles Glenn Blvd. – an application was received to construct a 50 unit vacant land condominium. Awaiting a public meeting on September 18, as the next step to proceed forward along with the comprehensive site plan and information for the Department of Environment and Department of Transportation.

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'. Awaiting comments from the Provincial Fire Marshal's office and the Department of Environment.

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'. Awaiting site plan information and septic permit.

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'. Awaiting driveway to be completed and closure of Eastern Boundary driveway.

Sunset Campground – PID # 694976 – Cavendish Road – information was received on a food vending machine, that they are looking to offer for 2026. Awaiting comments from Department of Health and that a development permit be submitted.

CBMF 2026 – PID # 1037423 – 8779 Cavendish Road – an application was received to have the event on the property on July 8 – 11, 2026. Approval of the dates only was completed. Awaiting a development agreement be entered into, that a performance bond be paid, that proof of insurance be provided, meets the requirements of the Provincial Fire Marshal's office, meets the requirements of the Department of Health, meets the requirements of the RCMP, meets the requirements of the Liquor Control Commission.

Subdivision / Lot Consolidation:

Ian, George and Kenneth Stewart – to subdivide two parcels of land off of the main property. Awaiting a final survey plan to show driveway access, easement notes, approval by Department of Transportation and perc tests to be completed for the lot sizes.

Development Permits:

Greenfield Outdoor Hospitality Inc. – PID # 708255 – 198 Forest Hills Lane – an application was received to demolish the existing barn building of 40' X 24' on the property. It was moved by Deputy Mayor Hryckiwi, 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) meets the requirements of the Department of Transportation and 3) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

KMAC Rentals Ltd. – PID # 765636 – Cavendish Road – an application was received to construct 4 rental cottages of 46' X 30' with decks. 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 Department of Environment regarding septic, 2) meets the requirements of the Department of Tourism, 3) meets the requirements of the Department of Transportation and 4) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Morris Caseley – PID # 1186527 – Forest Hills Lane – an application was received to construct a summer cottage of 38' X 32' with decks. It was moved by Deputy Mayor Hryckiwi, 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) the cottage shall be connected to the municipal sewer. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Cavendish Maples Inc. – PID # 672972 – 73 Avonlea Blvd. – an application was received to construct an accessory building with a games room, mechanical room, and laundromat and deck of 32' X 24' on the property. It was

moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart 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 Provincial Fire Marshal's office, 3) meets the requirements of the Department of Health and 4) the building shall be connected to the municipal sewer. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Cavendish Maples Inc. – PID # 233270 – 43 Hammies Lane – an application was received to construct a swimming pool, hot tub and deck of 9.5' X 12' on the property. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Gaudet that the Council to approve the application in principle subject to: 1) meets the requirements of the Department of Health and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

CBMF – PID # 1037423 – 8779 Cavendish Road – an application was received to construct a three storey pavilion of 80' X 180'. The application will be taken to a public meeting since it is a major development prior to any further review being completed.

Subdivision / Lot Consolidation:

Eagles Glenn Inc. – PID # 432195 – an application was received to subdivide 15' from the property to be consolidated with 231977. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Peconi that the Council approve the application in principle subject to: 1) meets the requirements of the Land Use Bylaw and 2) that the application be reviewed by legal counsel. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Greenfield Outdoor Hospitality Inc. – 231977 – an application was received to consolidate Parcel A2 with PID # 432195. It was moved by Joanne, seconded by Peter that the planning board recommend to Council to approve the application in principle subject to: 1) meets the requirements of the Land Use Bylaw and 2) that the application be reviewed by legal counsel. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Roger Birt Inc. – PID # 723874 – Eagles Glenn Blvd. – an application was received to subdivide the property into 41 lots. The developer will be advised that this is a major development and will need to go to a public meeting for comments from the public as the first step and then meet all requirements of the Land Use Bylaw.

Alyssa Johannes & Sergui Dragos – PID # 232835 – Sunset Lane - an application was received to subdivide the property into two lots. The planning board advised that the application was incomplete based on the information submitted and that all correspondence should be with the owners of the property directly.

Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide 6.47 acres off of the main property and consolidate it with PID # 830687. 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 Parks Canada, 2) that the lot is not changing the use of the property and will be consolidated at the same time as the subdivision with PID # 830687, 3) no further subdivisions can happen from this property without a 66' wide right-of-way being constructed to Route 6 as per the land use bylaw. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Kent MacNeill – PID # 830687 = MacNeill Lane – a lot consolidation application will need to be submitted by Kent MacNeill to consolidate 6.47 acres with PID # 830687.

Kevin MacNeill – PID # 410985 – Mayfield Road – an application was received to subdivide Parcel A .15 acres

off of the property. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that approval in principle be granted subject to: 1) that a lot consolidation deed be completed and 2) that a final survey plan be completed. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Dale and Lorna Larkin – PID # 232199 – Mayfield Road – a lot consolidation application and a lot consolidation deed will need to be submitted for a lot consolidation with Parcel A with the property.

5.B. Monthly Finances:

The Monthly Finances for August 31, 2025, were presented. The revenues were \$258,663.32 and the expenses were \$253,358.56. It was moved by Councillor Peconi, seconded by Deputy Mayor Hryckiwi that the monthly finances be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

5.C. Emergency Services and Wellness Committee:

Waiting to hear from Steve Yeo on the dry hydrant on Route 6.
Deputy Mayor Hryckiwi is meeting with the fire departments to get updates from them.
The clinic in North Rustico is being worked on.

5.D. Parks and Recreation:

Posts on Grahams Lane are rotting out and are being removed.

It was moved by Councillor Simpson, seconded by Councillor Stewart that the posts be removed if they are loose and rotting and that the holes be filled in. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

Continue to work with outstanding sewer customers.
Billings have been sent out to business customers.
Billings were later going out to business customers this year due to meters being read late by the contractor.
Awaiting confirmation on date for second readings to be completed.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

Awaiting information from the province and Parks Canada on the building.

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 as it was hard to get together during the summer due to work schedule conflicts.

Sarah Simpson:

Mayor Brammer advised that Sarah Simpson just had her new baby, so she is absent from the meeting tonight and the Council would like to congratulate Sarah and Sam on the birth of their daughter.

7.B. Active Transportation Project:

The tender will be closing on September 23, 2025, for the Route 6 sidewalk replacement.

7.C. Tourism Levy:

The committee will prepare a list of information and what is needed and then set up a meeting with Tourism Cavendish Beach.

8.A. Green Municipal Fund:

At the present time, there is no project to put forward for this fund.

8.B. FPEIM:

The FPEIM Semi-Annual Meeting will be held on October 18, 2025 in Eastern Kings. Councillor Simpson advised that he will attend the meeting.

9. Concerns:

9.A. Councillors:

Councillor Peconi and Councillor Stewart commented on the speeding of cars on Simpson Mill Road and that the speed should be lowered.

The CAO will send a request to Trevor Paynter with the Department of Transportation for his review.

9.B. Resident's Concerns:

There were no resident's concerns received.

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 5, 1 non-voting, 1 absent. Motion Carried.

"In Camera"

10.a. Legal Office:

10.b. Planning Matters:

10.b.1. Bylaw Enforcement:

10.b.2. CBMF Funds:

10.b.3. Legal RFP:

It was moved by Councillor Simpson, seconded by Councillor Gaudet 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"

10.a. Legal Office:

The Council will continue to work with legal counsel on appeals at IRAC.

10.B. Planning Matters:

Bylaw Enforcement:

The Council will continue to work with legal counsel regarding bylaw enforcement on properties to ensure permits are applied for and compliance of the bylaws.

The Council will continue to work with business owners regarding signage on properties to ensure compliance of the bylaws.

Sewer customers are being dealt with on the outstanding accounts to have the accounts resolved.

10.B.2. CBMF Bonds:

CBMF Main Bond:

It was moved by Councillor Simpson, seconded by Councillor Stewart that a total of \$4,000.00 be kept from the CBMF main bond for non-compliance of the development agreement for garbage cleanup and curfew time not being complied with. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Parking Bond:

All requirements were met with the parking bonds.

It was moved by Councillor Simpson, seconded by Councillor Stewart that the parking bonds be released in full. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

10.B.3. Legal RFP:

Legal RFP was received as per the deadline on September 4, 2025, at 12:00 noon. Two RFP's were received one from McInnes Cooper and the other from Stewart McKelvey.

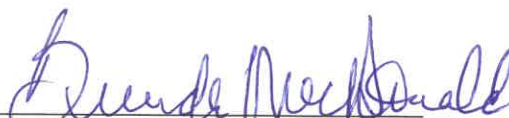
It was moved by Councillor Simpson, seconded by Deputy Mayor Hryckiwi that the RFP from Stewart McKelvey be accepted as presented for the Legal RFP for the next five years based on the legal rates received, services offered and the scoring of the proposals. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 6:45 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO