

Public Meeting
September 18, 2025
6:30 p.m.

The Public Meeting of the Resort Municipality for Eagles Glenn Inc. was held on September 18, 2025, at the Cavendish Visitor Information Centre.

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

ABSENT: Councillor Ryan Simpson.

VISITORS: There were 25 people in attendance at the meeting.

CALL TO ORDER:

Mayor Lee Brammer called the meeting to order at 6:30 p.m.

Mayor Lee Brammer welcomed everyone to the meeting.

Mayor Lee Brammer advised everyone to sign in at the front of the room if they haven't done so for the record.

Mayor Lee Brammer advised everyone that the meeting is being taped for office use only.

Mayor Lee Brammer advised the public that the meeting being held was to discuss the proposed vacant land condominium of up to 50 lots at Eagles Glenn Inc..

Mayor Lee Brammer advised that Scott Costain, Don McDougall and Louise Arsenault are here from Eagles Glenn Inc. to speak on behalf of the development.

Scott Costain presented the information on behalf of Eagles Glenn Inc..

In the Spring of 2023, we purchased Eagles Glen Golf Course and we were welcomed by a wonderful staff and a warm community and we're proud to now be a part of.

This new housing development will bring a positive economic impact, supporting local businesses and services. It will also help encourage year-round living, adding to the vibrancy and strength of the area.

Project Vision & Goals:

To create a vibrant residential community integrated with Eagles Glenn Golf Course.

Support sustainable growth for the municipality.

Enhance recreational, social, and economic opportunities.

The plan is that the homeowner would own the land where the vacant land condo will be located.

Sandy MacKay questioned the Birt proposal and that it is paved into the golf course.

Scott Costain advised that Stephen and Eleanor Birt are in attendance at the meeting, but he is not speaking on behalf of their development as this is a separate project.

For this project the owners will own the land and the condo that they are purchasing. The developer will be building the streets and infrastructure.

Page Two

It will be similar to other condo developments and there will be covenants in place for the development. The grass will be cut and the snow will be removed by the association. The house and land will be privately owned.

Judy Profitt bought a house in Cavendish. She had previously looked at a house up at the Mill River area, but it was too far to travel to.

Each person will own 1 of 42 pieces of the vacant land condo as an owner.

Scott Costain advised that the single family units will be around 1900 sq. ft..

Linda Lowther asked if the development will be accessible year round.

Scott Costain advised that it will be year round and that they will be providing snow removal and grass cutting for each property.

The development will be completed over a two year span.

They will be doing a pre-sales campaign during the fall and will be hooking up to the municipal sewer at the same time.

Don Currie advised that his family property has a right-of-way down the middle of the property and he wondered if there was any historical research completed.

Bill Hogg was aware of the right-of-way issue when the golf course was developed.

Scott Costain advised that he was not aware of a right-of-way, but will get his information and contact the lawyers to have it resolved.

Jim Brown asked about a golf membership on a yearly basis and if this was required to live there.

Scott Costain advised that the homeowners will have a yearly golf membership as part of the yearly fees.

Jim Brown asked about the geese on the golf course and issues with them stealing the balls.

Scott Costain advised that there should not be an issue in this area.

Linda Lowther asked if the condos could be used for Air B&B or VRBO's.

Scott Costain advised that they will be allowed in the development provided they meet all the requirements to operate.

Jim Brown asked if there was a list of people drawn up yet of who might like to buy in the development.

Scott Costain advised that they are in the early stages right now.

Arlene Gallant Bernard asked about recreational activities and additional amenities.

Scott Costain advised that it would be the existing amenities of what is here now and what is at the golf course and they would like at all opportunities for the future.

Sandi Lowther advised that she is a year round resident and business owner and she is excited about the development and to see the season extended for the shoulder and winter season.

She is thrilled about the rentals as well.

Sandi Lowther advised that she supports the development and wanted to say thank you to the developers for choosing Cavendish.

Julia Gaudet asked about when they were going to roll out the plan and the timeline.

Scott Costain advised that their plan is to have the development completed within 2-3 years. There are a lot of steps after this but they plan to continue to move forward.

Scott Costain advised that the market will also dictate on how fast the project goes.

Julia Gaudet asked if the Golf Membership was transferrable to guests if the units are being rented.

Scott Costain advised that they will look at all options for membership and determine what will be allowed.

Judy Profitt asked if the units will all be built on site or if they will be modular.

Scott Costain advised that some sections could be prefabricated and they will look at the options as they determine the builds.

Matthew Jelley advised that he is excited about the prospect of the development and he would like to welcome Don and his team to the community.

Jim Brown asked if the economy was putting a damper on things.

Don McDougall advised that they don't know anything more than anyone else, but this type of development on PEI is being looked at for the single family homes. The people are looking from Kensington to North Rustico and from Summerside and Charlottetown to move to the area.

Sandi Lowther advised that she would like to give a gentle nudge that perhaps the playbook could be fast tracked for this type of development and move projects like this in our area ahead without delaying it.

Scott Costain advised that he has been working with Brenda at the municipal office and the process has been smooth.

Mayor Lee Brammer advised that the land is zoned as C1 – General Commercial and this is an acceptable use in that zone.

Jim Brown asked for the developers names for his information.

Mayor Lee Brammer advised that the developer is Don McDougall and Scott Costain is speaking tonight on behalf of the company and Louise Aresenault is the other representative at the meeting tonight.

Mayor Lee Brammer advised that there were 14 phone calls for information, 10 people into the municipal office for information and two written requests looking for information on the project at the municipal office prior to the meeting. There are no written requests with comments received for the meeting tonight to be read into the record.

Mayor Lee Brammer asked if there was any further questions.

Mayor Lee Brammer thanked everyone for coming to the meeting.

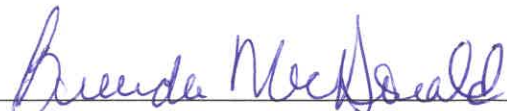
Mayor Lee Brammer advised that there are a number of Councillors present at the meeting tonight and that he would like to thank the staff for their work in setting up the meeting.

ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 7:00 p.m.



Mayor, Lee Brammer



CAO, Brenda MacDonald