

Minutes
Resort Municipality Monthly Council Meeting
October 20, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on October 20, 2025, at the Resort Municipality Office.

PRESENT: Mayor Lee Brammer, Deputy Mayor Kay Hryckiwi. Councillors: Julia Gaudet, Sarah Simpson and Ian Stewart. Zoom: Ryan Simpson.
Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

ABSENT: Nil.

VISITORS: Kevin and Connor Dallimore and Chris Jones.

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 Stewart that the agenda be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING SEPTEMBER 15, 2025:

It was moved by Councillor Stewart, seconded by Councillor Simpson that the Council Meeting Minutes of September 15, 2025, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

APPROVAL OF PUBLIC MEETING MINUTES SEPTEMBER 18, 2025:

It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Simpson that the Public Meeting Minutes of September 18, 2025, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

APPROVAL OF SPECIAL COUNCIL MEETING MINUTES OCTOBER 3, 2025:

It was moved by Councillor Stewart, seconded by Councillor Simpson that the Special Council Meeting Minutes of October 3, 2025, be approved as presented. All in favor 5, 1 non-voting. 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:

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)

Eagles Glenn Inc. – PID # 432195 – 374 Eagles Glenn Blvd. – an application was received to construct a 42 unit vacant land condominium. A public meeting was held on September 18, 2025. There was one concern raised on the development on a right-of-way that we are waiting information back from the developer on. We are also awaiting comments from the Department of Environment, Provincial Fire

Marshal's office and the 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 Department of Environment.

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'. The driveway and existing access on the Eastern Boundary needs to be closed prior to any new permits being issued for the property.

Sunset Campground – PID # 694976 – Cavendish Road – information was received on a food vending machine. Awaiting comments from the Department of Health.

KMAC Rentals Ltd. – PID # 765636 – Cavendish Road – an application was received to construct 4 rental cottages of 46' X 30' with decks. Awaiting comments from Fire Marshal's office, Department of Environment and Department of Transportation.

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

CBMF – PID # 1037423 – 8779 Cavendish Road – an application was received to construct a three storey pavilion of 80' X 180'. Awaiting a public meeting for community input on the major development.

Subdivision / Lot Consolidation:

Eagles Glenn Inc. – PID # 432195 – an application was received to subdivide 15' from the property to be consolidated with PID # 231977. Awaiting information from the property owner on the plans and the right-of-way as well as with legal. A public meeting was held on September 18, 2025. There was one concern raised on the development on a right-of-way that we are waiting information back from the developer on. We are also awaiting comments from the Department of Environment, Provincial Fire Marshal's office and the Department of Transportation.

Greenfield Outdoor Hospitality Inc. – PID # 231977 – an application was received to consolidate Parcel A2 with PID # 432195. Awaiting information from the property owner on the plans and the right-of-way as well as with legal.

Kevin MacNeill – PID # 410985 – Mayfield Road – an application was received to subdivide Parcel A .15 acres off of the property. Awaiting final plans.

Dale and Lorna Larkin – PID # 232199 – Mayfield Road – an application was received to consolidate Parcel A with the property. Awaiting final plans and lot consolidation deed.

Roger Birt Inc. – PID # 723874 – Eagles Glenn Blvd. – an application was received to subdivide the property into 41 lots. Awaiting information from the owner to have a public meeting on the Major Development.

Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide 6.47 acres off of the main property. Awaiting final survey plans and paperwork from Kent MacNeill.

Kent MacNeill – PID # 830687 - MacNeill Lane – an application was received to consolidate 6.47 acres with PID # 830687. Awaiting paperwork from Kent as well as the lot consolidation deed.

Development Permits:

Mike and Jessica Walker – PID # 926220 – 10 Heron Court – an application was received to change the use of a summer cottage into a rental cottage. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting. Motion Carried.

Allan and Patsy Smith – PID # 92627 – 9822 Cavendish Road – an application was received to change the use of the upper floor of the house into an apartment rental unit. 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 Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting. Motion Carried.

Subdivision Permit:

Alyssa Johannes & Sergui Dragos – PID # 232835 – Sunset Lane – an application was received to subdivide one lot off of the main property on a private road on Sunset Lane. Council advised that the following information needs to be provided prior to any decision being made on the application including: 1) there needs to be a 66' wide right-of-way to access the new lot, 2) discrepancy on right-of-way width, 3) no setbacks from the new lot to the existing cottage, 4) no setback from the new lot to the existing rental cottages, 5) access road off of Sunset Lane not showing the measurement, 6) driveway showing through the proposed new lot to service the existing rental cottages and can't be, 7) no notes on the plan for the access to the cottage, 8) where is the proposed access for the existing rental cottages going to be, 9) where is the existing septic tank located, 10) a letter would be required from Parks Canada on access for the property.

Public Meeting – Sommo Festival / Major Development:

A Public Meeting will be held following the Council Meeting tonight at 6:30 p.m. in the Visitor Centre regarding the 2025, Sommo Festival and the proposed 3 storey amphitheatre.

5.B. Monthly Finances:

The Monthly Finances for September 30, 2025, were presented. The revenues were \$315,611.68 and the expenses were \$324,851.11. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Gaudet that the monthly finances be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

5.B.1. Committee Member:

It was moved Deputy Mayor Hryckiwi, seconded by Councillor Stewart that Councillor Simpson be appointed at the new Finance Chair. All in favor 5, 1 non-voting. Motion Carried.

5.C. Emergency Services and Wellness Committee:

New Glasgow Fire Department is having an open house.

A copy of the joint agreement has not yet been provided by all of the fire departments.

5.D. Parks and Recreation:

Councillor Simpson wanted to thank the maintenance staff for their work during the year after a long hot season.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

Work was completed on LS # 6 on one of the pumps at Driftwood Landing at a cost of \$2,500.00. Sewer collection continues with outstanding accounts.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

Awaiting to hear from Adam Clark at the province as he was currently out of the office.

2) Planning Matters:

Item is to be tabled until there is an update on planning officers available.

3) Walkway Project:

Curran and Briggs is going to try an area of the trail with a new piece of equipment to determine if it will improve the existing trail surface to determine next steps.

4) Extended Year Round Activities:

The committee will meet prior to the November Council meeting to provide an update at the next meeting. Sarah Simpson has agreed to sit on the committee.

7.B. Active Transportation Project:

The walkway project is underway and is expected to be completed by November 30, 2025.

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.

7.C.1. Committee Member:

It was moved by Deputy Mayor Hryckiw, seconded by Councillor Stewart that Ryan Simpson be appointed as Chair of the Tourism Levy Committee. All in favor 5, 1 non-voting. Motion Carried.

8.A. Council Resignation:

A Council Resignation was received from Catherine Peconi.

It was moved by Councillor Gaudet, seconded by Deputy Mayor Hryckiw that based on Section 60(3) of the Municipal Government Act - A council may hold a vacancy open until the next general election only if (a) the vacancy occurs in the last twelve months of the council's term; and (b) despite the vacancy, council is able to maintain a quorum in accordance with section 113. All in favor 5, 1 non-voting. Motion Carried.

8.B. Climate Ready Infrastructure Service:

Information was in the package. There are currently no projects to go forward for the assistance through this service.

9. Concerns:

9.A. Councillors:

There were no Councillors Concerns.

9.B. Resident's Concerns:

Dede Brewer Wilson – information was received for a petition from Dede Brewer Wilson.

It was moved by Councillor Simpson, seconded by Deputy Mayor Hryckiwi that Dede Brewer Wilson be advised that the Council does not support petitions. All in favor 5, 1 non-voting. Motion Carried.

Judy Profitt – a request was received for a new streetlight in the subdivision. The request will be reviewed by the Council and the subdivision agreement for a decision to be made.

Kevin and Connor Dallimore – Kevin thanked the Council for speaking with him and his daughter. Council advised that a decision was made on the current application. If there is any new information then the paperwork will need to be updated and resubmitted for review by the Planning Board and the Council.

Mayor Brammer thanked Kevin and Connor for coming to the meeting.

Councillor Simpson left the meeting due to another commitment.

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

“In Camera”

10.a. Planning Matters

10.b Legal Office:

10.c. Bylaw Enforcement:

10.d. CBMF Bonds:

10.b.3. Route 6 Trail Project:

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. Planning Matters:

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

10.b. Legal Office:

The Council will continue to work with legal counsel on legal matters.

10.c. 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.

10.d. CBMF Bonds:

The decision was made by the Council on the bonds for the CBMF event.

10.e. Route 6 Trail Project:

A quote was received from Curran and Briggs to complete an additional portion of the Route 6 trail project based on existing costs from the current tender to complete another section of walkway at the current rates for a cost of \$135,068.30 plus HST.

A quote was received from CBCL to complete the additional engineering of the Route 6 trail project based on the current existing costs from the current tender to complete another section of the walkway at the current rates for a cost of \$15,000.00 plus HST.

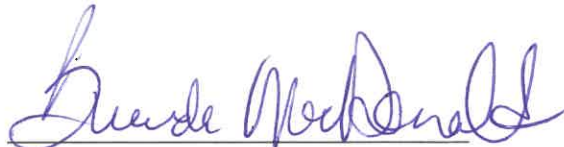
It was moved by Deputy Mayor Hryckiw, seconded by Councillor Stewart that the Council approve \$150,068.30 plus HST for the walkway extension of work based on current funding allocations. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 6:26 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO