

Minutes
Resort Municipality Monthly Council Meeting
November 17, 2025 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on November 17, 2025, at the Resort Municipality Office.

PRESENT: Mayor Lee Brammer. Councillors: Sarah Simpson, Ryan Simpson and Ian Stewart. Zoom: Julia Gaudet.

Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

ABSENT: Kay Hryckiw.

VISITORS: Jim Brown, Brodie Callaghan - CBC, Erna Watters joined at 5:16 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 Ryan Simpson, seconded by Councillor Ian Stewart that the agenda be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING OCTOBER 20, 2025:

It was moved by Councillor Ian Stewart, seconded by Councillor Sarah Simpson that the Council Meeting Minutes of October 20, 2025, be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

APPROVAL OF PUBLIC MEETING MINUTES OCTOBER 20, 2025:

It was moved by Councillor Sarah Simpson, seconded by Councillor Ian Stewart that the Public Meeting Minutes of September 18, 2025, be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

Councillor Ryan Simpson declared a conflict of interest on the snow removal tender.

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.

Mayor Brammer advised that Councillor Julia Gaudet filled in at the planning board meeting in Deputy Mayor Hryckiw's absence.

5. COMMITTEE REPORTS:

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 and Department of Environment.

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. (September 2025)

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. (August 2025)

Sunset Campground – PID # 694976 – Cavendish Road – information was received on a food vending machine. Awaiting comments from the Department of Health. (August 2025)

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. (August 2025)

CBMF – PID # 1037423 – 8779 Cavendish Road – an application was received to construct a three storey pavilion of 80' X 180'. (August 2025) Public Meeting was completed. There were some comments received regarding the proposed development. An updated drawing has been submitted by the engineer. It was moved by Lynn, seconded by Sherry that the planning board recommend to Council to 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, 3) meets the requirements of the Liquor Control Commission, 4) meets the requirements of the Department of Environment, 5) that a development agreement be entered into and 6) that a performance bond be posted. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Subdivision / Lot Consolidation:

Eagles Glenn Inc. – PID # 432195 – an application was received to subdivide 15' from the property to be consolidated with 231977. Awaiting information from the property owner on the plans and the right-of-way as well as with legal. (August 2025)

Greenfield Outdoor Hospitality Inc. – 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. (August 2025)

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. (August 2025)

Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide 6.47 acres off of the main property. (August 2024) 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. (August 2025) Awaiting paperwork from Kent as well as the lot consolidation deed.

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. The planning board advised that the information was incomplete on the application including: 1) there needs to be a 66' wide right-of-way to access the new lot, 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,

driveway going through the proposed new lot to service the existing rental cottages and is not permitted, 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.

Development Permits:

Parkview Farms Tourist Home – PID # 232652 – 8214 Cavendish Road – an application was received to remove the existing deck and to construct a new deck of 10' X 26' on cottage 5. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) the deck being located on the site in accordance with the attached site plan. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Parkview Farms Tourist Home – PID # 232652 – 8214 Cavendish Road – an application was received to remove the existing deck and to construct a new deck of 10' X 26' on cottage 6. It was moved by Councillor Julia Gaudet, seconded by Councillor Sarah Simpson that the Council approve the application in principle subject to: 1) the deck being located on the site in accordance with the attached site plan. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Parkview Farms Tourism Home – PID # 232652 – 8214 Cavendish Road - an application was received to remove the existing deck and to construct a new deck of 10' X 26' on cottage 7. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) the deck being located on the site in accordance with the attached site plan. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Garth and Kevin MacNeill – PID # 493460 – 9 Isidore's Lane - an application was received to remove the existing deck and to construct a new deck of 10' X 36' on cottage 9. It was moved by Councillor Julia Gaudet, seconded by Councillor Ryan Simpson that the Council approve the application in principle subject to: 1) the deck being located on the site in accordance with the attached site plan. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Raspberry Point Oyster Co. Inc. – PID # 771832 – 9539 Cavendish Road – an application was received to expand the parking lot. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Sommo Festival – PID # 1037423 – 8779 Cavendish Road – an application was received to hold the 2026 Sommo Festival on September 11 – 12, 2026. It was moved by Councillor Julia Gaudet, seconded by Councillor Ryan Simpson that the Council to approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal's office, 2) meets the requirements of the Liquor Control Commission, 3) meets the requirements of the Department of Health, 4) that proof of insurance be provided, 5) that a development agreement be entered into and 6) that a performance bond be posted. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Pandaville Inc. – PID # 463745 – (27 Clarence Lane) – an application was received to locate a building to be used as a laundry room on the property of 24' X 22'. It was moved by Councillor Julia Gaudet, seconded by Councillor Ryan 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 Environment for sewer and water servicing and 3) meets the requirements of the Department of Environment for site assessment. All in favor 4, 1 non-voting. Motion Carried.

Demolition Permit:

Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to demolish an existing barn on the property of 80'6" X 25'6". It was moved by Councillor Julia Gaudet, seconded by Councillor Sarah Simpson 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 Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Subdivision Permit:

Sharon MacNeill – PID # 841049 – MacNeill Lane – to subdivide lot 25-1 off of the main property. More information is needed on the updated request from Parks Canada and legal.

Permits approved by the CAO:

Sea Cross Inc – PID # 92635 – 9737 Cavendish Road – an application was received to expand the parking lot.

5.B. Monthly Finances:

The Monthly Finances for October 31, 2025, were presented. The revenues were \$369,327.86 and the expenses were \$430,286.25. It was moved by Councillor Sarah Simpson, seconded by Councillor Ryan Simpson that the monthly finances be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Mayor Brammer asked Councillor Simpson to go over the Federal budget information for the next Council Meeting and report back on any funding opportunities.

5.C. Emergency Services and Wellness Committee:

No updates were provided.

5.D. Parks and Recreation:

Councillor Ryan Simpson advised that a review of the park equipment was completed and there are some updates that need to be completed for 2026.

Memorial signage will be completed in the spring for the park benches.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

There have been some burglar alarm issues on LS # 3 that are being worked on with the alarm company.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

There was an update provided from Adam Clark with the province and more information is needed on the long term status of the building and future plans for the property.

2) 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.

3) Extended Year Round Activities:

The committee will meet prior to the December Council meeting to be able to provide a final update on next steps for this project. A final decision will be made at the December meeting on this being continued as a priority or not.

7.B. Active Transportation Project:

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

7.C. Tourism Levy:

Tourism Cavendish Beach provided a documents to Council on information that was reviewed by them in the past for a levy.

The association reached out to its members to get input and will continue to gather feedback on a levy.

No other municipalities were approached on the levy in the area that they cover.

The information that was received from Tourism Cavendish Beach will be reviewed by the Council for the next Council Meeting.

A bylaw would need to be passed by the municipality to allow for the collection of a levy.

The current Municipal Government Act only allows for marketing through a levy and the province through a review process has been asked to look at infrastructure being added as an additional way for the levy to be used for.

8.A.1. Resolution:

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Council request an extension to the Minister for the appointment of the MEO and Deputy MEO until November 18, 2025 for the appointment of the MEO and Deputy MEO. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

8.A.2. MEO and DMEO:

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Council designate Brenda MacDonald as the MEO for the Election and that Heather Hay be designated at the Deputy MEO. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

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

8.B. Snow Removal Tender:

Two tenders were received at the closing of the tender on November 13 at 2:00 p.m.

One was received from Snowie Road Contractor for \$12,573.00 before tax and the other from Simpson Snow Removal at \$11, 500.00 plus tax.

It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that the bid for Simson Snow Removal at a cost of \$11,500.00 plus tax be approved as presented. All in favor 3, 1 non-voting, 2 absent. Motion Carried.

Councillor Ryan Simpson returned to the meeting.

8.C. – Parks Canada:

Mayor Lee Brammer met with Parks Canada.

They are going to hold a session on wildfire preparedness session on the National Park on November 26, 2025.

Anyone who isn't signed up for Parks newsletter send them a message and you will be added.

Green Gables Christmas will be held on November 30.

The municipality is working on getting information on the proper process with Parks when things are going on to be notified of them, prior to the event happening.

8.D. – Lennon House:

A request was received for funding to go towards the replacement of their commercial dishwasher.

It was decided by Council that no funding would be allocated towards this cost as it does not fall in the policy manual.

8.E. CAO's Evaluation:

The HR Committee will set up an evaluation time with the CAO.

9. Concerns:

9.A. Councillors:

There were no Councillors Concerns.

9.B. Resident's Concerns:

Councillor Sarah Simpson advised that she was asked by a property owner about a concern at a recent function. The policy is that if a property owner wants action taken on a matter by the Council, that the person writes in a formal request to be addressed.

It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet 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 Bylaw Enforcement:

10.d. CBMF Bonds:

10.b.3. David Romcke Concerns:

It was moved by Councillor Ryan Simpson, seconded by Councillor Gaudet that the Council come out of Camera under Section 119(2)(e). All in favor 4, 1 non-voting, 1 absent. Motion Carried.

10.a. Planning Matters:

Awaiting a decision from IRAC on a planning appeal.

10.b Bylaw Enforcement:

Bylaw Enforcement is taking place on any properties that are constructing without permits.

10.d. CBMF Bonds:

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that \$2,000.00 be kept from the Performance Bond from Whitecap Entertainment Inc. for garbage removal not being met during the Sommo Event.

All in favor 4, 1 non-voting, 1 absent. Motion Carried.

10.b.3. David Romcke Concerns:

An e-mail was received from the property owner regarding concerns he had over development on an adjacent Property and infilling.

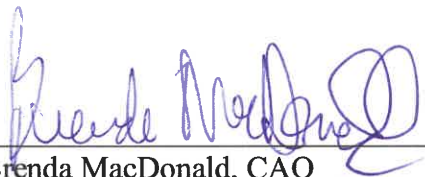
It was moved by Councillor Julia Gaudet, seconded by Councillor Ryan Simpson that a letter be sent to the owner advising him that the original letter that was issued to him with the Councils decision stands. Any further action would be for him to deal with through his own legal counsel. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 6:51 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO