

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

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

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

ABSENT: Nil.

VISITORS: Jim Brown, Ben Jelley, Brodie Callaghan - CBC, Nazmi Lawen, Michelle Bradley and Denver Parkman.

1. CALL TO ORDER:

Mayor Brammer called the meeting to order at 5:01 p.m.

2. APPROVAL OF AGENDA:

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

3. APPROVAL OF MONTHLY COUNCIL MEETING NOVEMBER 17, 2025:

It was moved by Councillor Ian Stewart, seconded by Councillor Sarah Simpson that the Council Meeting Minutes of November 17, 2025, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

There were no conflicts of interest 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:

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 Department of Environment, based on the updated plans with options submitted from the engineer. (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. (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 the Department of Health. (August 2025)

Sommo Festival – PID # 1037423 – 8779 Cavendish Road – an application was received to hold the 2026 Sommo Festival on September 11 – 12, 2026. Awaiting information from the Liquor Control Commission, Department of Health, Provincial Fire Marshal's office, final site plan, performance bond and development agreement to be posted. (November 2025)

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)

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. (September 2025) Information was sent to the property owner with additional information required for the application.

5. Development Permits:

- a) Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to construct a sun porch addition onto the existing house of 24'3" X 20'6". It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) meeting all requirements of the Department of Environment and all other development permits for the site are approved. All in favor 5, 1 non-voting. Motion Carried.
- b) Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to renovate the barn on the property of 96' X 40'. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Gaudet that the Council approve the application in principle subject to: 1) meeting all requirements of the Department of Environment and all other development permits for the site are approved. All in favor 5, 1 non-voting. Motion Carried.
- c) Mark Bradley – PID # 778100 = 7940 Cavendish Road – an application was received to have a special permit for 103' X 62'7" for a tourist establishment of over 5 units. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Ryan Simpson that the Council take the request to a public meeting for public input. All in favor 5, 1 non-voting. Motion Carried.
- d) Mark Bradley – PID # 778100 = 7940 Cavendish Road – an application was received to have a special permit for 16' X 25' for an addition for a sunroom to the structure. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) meeting

all requirements of the Department of Environment and all other development permits for the site are approved. All in favor 5, 1 non-voting. Motion Carried.

- e) Scarlett's Ideal Country Life Inc. – 8821 Cavendish Road – an application was received to construct 8 rental cottages of 26' X 26' with decks. It was moved by Councillor Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) meeting all requirements of the Department of Environment, 2) meeting all requirements of the Provincial Fire Marshal's office, 3) meetings all requirements of the Department of Transportation and 4) meeting all requirements of the Department of Tourism. All in favor 5, 1 non-voting. Motion Carried.
- f) Weiquian Pan – 48 Clarence Lane – an application was received to add a new two storey cottage to the property of 28' X 24' with decks. It was moved by Deputy Mayor Hryckiwi, seconded by Julia, that the Council approve the application in principle subject to: 1) meeting all requirements of the Department of Environment, 2) meeting all requirements of the Department of Tourism, 3) a letter being provided by a licensed septic contractor on the sewer system. All in favor 5, 1 non-voting. Motion Carried.
- g) Raspberry Point Oyster Co. Inc. – 9409 Cavendish Road – an application was received to construct an addition of 120' X 81' onto the existing building. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Sarah Simpson that the Council take the application to a public meeting and that an environmental impact assessment be provided. All in favor 5, 1 non-voting. Motion Carried.
- h) Roger Birt Inc. – Cavendish Road – an application was received to have a vacant land condominium development for new units. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the Council take the application to a public meeting. All in favor 5, 1 non-voting. Motion Carried.

6. Other:

There was no items to address under other.

Thank You:

Deputy Mayor Hryckiwi thanked the planning board for their work on planning board throughout the year. She also thanked the CAO and Deputy CAO for their work as well.

Mayor Lee Brammer thanked the planning committee for their work as well as the staff.

5.B Monthly Finances:

The Monthly Finances for November 30, 2025, were presented. The revenues were \$457,982.43 and the expenses were \$487,619.66. It was moved by Councillor Sarah Simpson, seconded by Deputy Mayor Hryckiwi that the monthly finances be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

5.B.2. Signing Officers:

It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Hryckiwi that Mayor Lee Brammer, Councillor Sarah Simpson and CAO, Brenda MacDonald be signing officers for the Resort Municipality. All in favor 5, 1 non-voting. Motion Carried.

5.B.3. Municipal Payments – Levy Timeline:

A breakdown of information was provided by the Province on the Municipal Payment Levy Timeline for the year.

5.B.4. Eco Action Stream 2:

Information was presented by Councillor Sarah Simpson on the information.

Council will review as part of the yearly budget process to see if there are any funding opportunities.

5.C. Emergency Services and Wellness Committee:

No updates were provided from the fire departments.

Firefighters are coming up with a new coordinator position.

Medical first responders program they are coming up with clinical support and treatment and epi pens are part of the funding for the project.

Wellness- Sterling WI is having their meal program again and are also offering yoga and various classes.

5.D. Parks and Recreation:

All landscaping was completed at Montgomery Park for the year.

Curran and Briggs is going to have their new equipment on the trail in the spring as it needs to be restored. Long term there needs to be a permanent solution to the trail system at the park as the gravel is constantly going into the washrooms and damaging the floors.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

Lagoon drawdown is being worked on.

Collection of fees for outstanding customers is being worked on.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

Working with the province to determine a long-term plan for the building along with the municipal lease.

2) Walkway Project:

Curran and Briggs worked on the trail system on Grahams Lane but will complete the work in the spring as the trail system became very wet and the equipment is pulling up too much sod.

3) Extended Year Round Activities:

Extended Year Round Activities will be removed from the agenda for the current time as there are no projects to bring forward at this time.

7.B. Active Transportation Project:

Both phases of the walkway were completed by November 30, 2025.

Any deficiencies will be completed in the spring.

7.C. Tourism Levy:

Information was received from Ben Jelley with Tourism Cavendish Beach on some reports that had been completed.

The reports will have to be reviewed to come up with next steps on the levy process by the Council.

Tourism Cavendish Beach will have to show what they are going to provide to the municipality.

If a levy were to come in it would not be until 2027 / 2028.

8.A. FPEIM – Strategic Priorities:

Information was provided by FPEIM.

The Resort Municipality has advised that they are interested in sharing planning services if they become available.

8.B. Election Bylaw:

Some amendments will need to be made to the election bylaw. This will be worked on over the new few months.

9. Concerns:

9.A. Councillors:

There were no Councillors Concerns.

9.B. Resident's Concerns:

No resident's concerns were raised.

It was moved by Councillor Gaudet, seconded by Councillor Sarah Simpson to go in camera under Section 119(1)(f) of the Municipal Government Act. All in favor 5, 1 non-voting. Motion Carried.

"In Camera"

10.a. Planning Matters:

1. Alysa Johannes:

10.b Bylaw Enforcement:

10.c. CAO's Evaluation:

It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Hryckiwi that the Council come out of Camera under Section 119(2)(e) of the Municipal Government Act. All in favor 5, 1 non-voting. Motion Carried.

10.a. Planning Matters:

Letter of complaint was filed.

10.b Bylaw Enforcement:

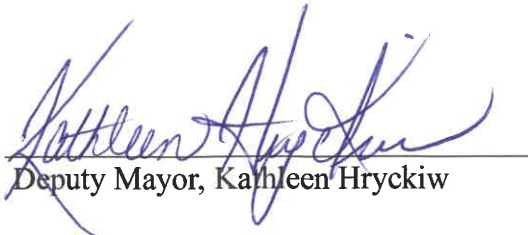
Bylaw Enforcement is taking place on any properties that are constructing without permits.

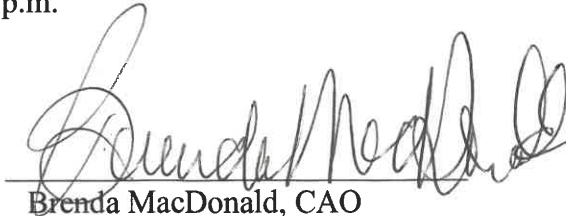
10.c. CAO's Evaluation:

CAO's Evaluation to be completed by the HR Committee.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 6:39 p.m.


Deputy Mayor, Kathleen Hryckiwi


Brenda MacDonald, CAO