

Minutes
Resort Municipality Monthly Council Meeting
January 19, 2026 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on January 19, 2026, at the Resort Municipality Office.

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

ABSENT: Ryan Simpson joined the meeting at 5:06 p.m.

VISITORS: Jim Brown, Lloyd Saunders. Zoom – Ben Jelley.

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 Ian Stewart, seconded by Councillor Sarah Simpson that the agenda be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

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

It was moved by Councillor Ian Stewart, seconded by Councillor Sarah Simpson that the Council Meeting Minutes of December 15, 2025, be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

No conflicts of interest 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:

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)

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)

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

CBMF Festival – PID # 1037423 – 8779 Cavendish Road – an application was received to hold the 2026 Sommo Festival on July 9 - 11, 2026. (November 2025). Awaiting information from the Department of Health, Provincial

Fire Marshal's office, Liquor Control Commission, RCMP, Development Agreement, Performance Bond and proof of insurance to be provided.

Sommo Festival – PID # 1037423 – 8779 Cavendish Road – an application was received to hold the 2026 Sommo Festival on September 11 – 12, 2026. (November 2025). Awaiting information from the Department of Health, Provincial Fire Marshal's office, Liquor Control Commission, RCMP, Development Agreement, Performance Bond and proof of insurance to be provided.

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 before any final decision can be made.

Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to construct a sunroom addition onto the existing house of 24'3" X 20'6". Awaiting comments from the Department of Environment.

Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to renovate building C on the property of 96' X 40'. Awaiting comments from the Department of Environment on the site plan as well as Department of Environment on the sewer plan.

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 that will include 14 bedrooms, 14 bathrooms a kitchen and two flex rooms. Awaiting comments from a public meeting.

Mark Bradley – PID # 778100 = 7940 Cavendish Road – an application was received to have a permit for 16' X 25' addition for a sunroom to the structure. Awaiting comments from the Department of Environment.

Scarlett's Ideal Country Life Inc. – 8821 Cavendish Road – an application was received to construct 8 rental cottages of 26' X 26' with decks. Awaiting comments from the Department of Tourism and the Provincial Fire Marshal's office.

Wei-quian Pan – 48 Clarence Lane – an application was received to add a new two storey cottage to the property of 28' X 24' with decks. Awaiting information from the owner on the rental unit, Provincial Fire Marshal's office and the Department of Tourism.

Roger Birt Inc. – Cavendish Road – an application was received to have a vacant land condominium development for new units. Awaiting an updated plan from the Developer as well as a public meeting.

5. Development Permits:

101472 PEI Inc. (Sunset Campground) - PID # 1048289 – (9093 Cavendish Road) - an application was received to construct an addition onto the existing building and to the change the deck area closure from the awning to a roof. 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 Provincial Fire Marshal's office and 2) meets the requirements of the Department of Environment. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Keith Herron and Melissa Rehel – PID # 887076 – (81 Reid Road) - an application was received to have ground mounted solar panels on the property. 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 Environment and 2) the design of the Solar Collectors to be provided including the racking and footings. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Councillor Ryan Simpson joined the meeting.

6. Temporary / Transient Use Permit:

a) Jane Woodley and Sue Humby – PID # 92403 – (4880 Cavendish Road) - an application was received to have a permit for 6 months to have a trailer on the property for storage. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) the trailer is located on the month for six months only. All in favor 5, 1 non-voting. Motion Carried.

7. Subdivision / Lot Consolidation Application:

a) Greenfield Outdoor Hospitality Inc. — PID # 231977 – Forest Hills Lane - an application was received to subdivide two lots off of the property. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) that the lot be surveyed in accordance with the attached survey plan and 2) meets the requirements of the Department of Environment. All in favor 5, 1 non-voting. Motion Carried.

b) Greenfield Hospitality Inc. – PID # 231977 – Forest Hills Lane – an application was received to consolidate the properties into one parcel. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) that a lot consolidation and perimeter deed be completed. All in favor 5, 1 non-voting. Motion Carried.

8. Signage:

a) Alan and Patsy Smith – PID # 92627 – (9822 Cavendish Road) - an application was received to have signage on the property of 26" round. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) the sign being located on the site in accordance with the site plan. All in favor 5, 1 non-voting. Motion Carried.

9. Other:

A public meeting will be held for Mark Bradley on January 19, 2026 at 7:00 p.m. (storm date – January 20, 2026 at 7:00 p.m.)

5.B. Monthly Finances:

The Monthly Finances for December 31, 2025, were presented. The revenues were \$523,393.34 and the expenses were \$947,182.48. It was moved by Councillor Sarah Simpson, seconded by Councillor Ryan Simpson that the monthly finances be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

5.B.1. Tiny Computer:

It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Hryckiwi that up to \$1,000.00 be allocated for a new tiny computer for the office. All in favor 5, 1 non-voting. Motion Carried.

5.B.2. Budget Process:

A breakdown of the budget process and meeting timelines were in the meeting package.

5.C. Emergency Services and Wellness Committee:

The fire departments trained staff that can now go with the ambulance with the transport of the patient to the hospital.

The service groups have Chase the Ace up and running.

The Wellness Group has exercise and yoga classes up and running.

5.D. Parks and Recreation:

Walkway at Montgomery Park is being looked at by the contractor on options for it and costs based on issues with gravel and the floors in the washrooms.

Park Inspection was completed and there is some work to be completed in the spring.

6.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

There has been some issues at lift stations and alarm company has been working on getting them resolved. Awaiting costs for 2026 maintenance agreement. Contractor to work on a price.

7. Business Arising from Minutes:

A) Strategic Plan:

1) Community Hub and Land Suitability Analysis:

Awaiting an update on the building status.

2) Walkway Project:

Awaiting deficiencies to be completed in the spring.

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:

Information is being gathered from other communities.

The Committee needs to sit down and meet to go over levy information.

8. Linda Lowther:

Linda Lowther provided stats and updates on the Literary Tour.

587 tickets were sold for the event.

Most venues had 100 – 125 people.

100% of the authors would come back.

The event will run from September 24 – 26, 2026.

A suggestion was made about purchasing banners for \$5,000.00.

The tour had 393,000 views on Facebook.

9. A. Gender Based Violence:

A request was received from Michelle Jay on Gender Based Violence.

Deputy Mayor Hryckiwi and Councillor Simpson will meet with Michelle Jay and the CAO to go over the program.

CAO will set up a meeting.

9.B.Fire Department Changes:

All fire departments are proposed to be changing to a mil rate with no cap charges. Awaiting information from the Fire Departments.

10. Concerns:

10.A. Councillors:

Sarah Simpson advised that the Simpson Book is now printed and is available for purchase.

They are looking to add a chapter on the area with milestones, priorities and history on the municipality.

Linda Lowther and Arnold Smith would be good contacts for history on the municipality.

9.B.Resident's Concerns:

David Moore – a request was received for a streetlight near his driveway.

Streetlights throughout the community will be reviewed as part of the 2026/2027 yearly budget.

It was moved by Councillor Ryan Simpson, 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:

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). All in favor 5, 1 non-voting. Motion Carried.

“In Camera”

10.a. Planning Matters:

10.b Bylaw Enforcement:

10.c. CAO's Evaluation:


To be completed at the next meeting.

11. ADJOURNMENT:

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



Deputy Mayor, Kay Hrycki



Brenda MacDonald, CAO