

Public Meeting
January 19, 2026
7:00 p.m.

The Public Meeting of the Resort Municipality for Mark Bradley was held on January 19, 2026, at the Cavendish Visitor Information Centre.

PRESENT: Deputy Mayor Kay Hryckiwi, Councillors: Ian Stewart, Ryan Simpson and Sarah Simpson. CAO: Brenda MacDonald and Deputy CAO, Heather Hay.

ABSENT: Mayor Lee Brammer. Councillor Julie Gaudet.

Mark Bradley was absent from the meeting due to other conflicts and designated Michelle Bradley and David Lopes to represent him at the meeting.

VISITORS: There were 20 people in attendance at the meeting.

CALL TO ORDER:

Deputy Mayor Kay Hryckiwi called the meeting to order at 7:00 p.m.

Deputy Mayor Kay Hryckiwi welcomed everyone to the meeting.

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

Deputy Mayor Kay Hryckiwi advised everyone that the meeting is being taped for office use only.

Deputy Mayor Kay Hryckiwi advised the public that the meeting is being held as a special permit request has been received from Mark Bradley at PID # 778100 at 7940 Cavendish Road to have a tourism establishment over 5 units on the property.

Deputy Mayor Kay Hryckiwi advised that the special permit request would allow the former livestock barn to be turned into a 14 bedroom, 14 bathroom, kitchen area and two - flex rooms tourism establishment.

Deputy Mayor Kay Hryckiwi advised the public that if they wish to ask questions following the presentation that they can stand and go to the mic to ask their question and state their full name for the record.

Deputy Mayor Kay Hryckiwi turned the meeting over to David Lopes and Michelle Bradley to present the information on behalf of Mark Bradley.

David Lopes from Coast Design started the presentation for the developer at the meeting.

Special Permit Use Tourism Establishments
Bradley Building E Renovations for Cavendish Retreat.

Background and Initial Restoration Intent

- Initial plans to restore the Cavendish Farm buildings were complicated by detailed investigations

- Extensive structural issues, including advanced rot and compromised framing, necessitated a reassessment of the restoration strategy.

Reassessment and Focus on Long-Term Stewardship:

- One barn was unsalvageable, leading to a focused effort on restoring the largest, most architecturally significant barn.
- This stewardship decision ensures the preserved structure will have a meaningful, active use for future generations, honoring the farm's history while justifying restoration.

Adaptive Reuse of the Large Barn:

The renovation preserves the barn's historic exterior and agricultural character while enabling regular, intentional use to secure its future.

Proposed Interior Program and Use:

- Fourteen private guest rooms, with seven rooms constructed along each side of the lower banks of the barn
- Rooms designed to accommodate family guests and corporate guests visiting from out of town
- A central kitchen to support group meals and catered events
- Restroom facilities designed for comfort and capacity
- Shared entertainment and gathering spaces that encourage connection, conversation, and community

Intended Use of the Cavendish Farm:

- Family gatherings and celebrations
- Corporate retreats, leadership meetings, and planning sessions
- Multi-day events that foster connection and long-term relationships
- A caterer will be used for gatherings and everything will be self-contained.

Long Term, Responsible Vision:

- Preserving a heritage property
- Renovation work is being completed by local trades and workers
- Creating local jobs
- Supporting local businesses
- Enhancing Cavendish's appeal as a destination
- Doing so in a way that is careful, deliberate, and environmentally respectful

The facility will create ongoing local employment with stable meaningful work.

Long term stewardship of the land.

Preserving the heritage of the site.

Make Cavendish a destination to visit with the site.

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Sandy MacKay advised that it is too bad that Mark Bradley was not in attendance for the meeting and he has some questions.

Sandy MacKay asked when the property was purchased.
Michelle Bradley advised that it was in December 2024.

Sandy MacKay asked if the Mayor came to visit Mark Bradley.
Michelle Bradley advised that the Mayor did not come to visit Mark Bradley.

Sandy MacKay advised that his property is the only year round attraction that is open in the community and the Mayor never came to his property to welcome him to the area either.

Sandy MacKay asked if the province got involved and issued a stop work order for the project.
Michelle Bradley advised that the project started as a restoration and snowballed into what it is now and they are aware that they need permits.

Sandy MacKay advised that he wanted to welcome Mark to the area. He advised that he had a lot of dreams go a different way and if they have any problems with the Municipal Government Act to contact him and he will help them.

Deputy Mayor Kay Hryckiwi advised Sandy MacKay that the meeting was about Mark Bradley's project and not about any other issues.

Wendell and Michelle LaBobe advised that they live right beside the proposed retreat. They are concerned on where the parking will be located on the site and if it is going to be used year round.

Michelle Bradley advised that she believes it will be used for three seasons and that the parking for the tourism establishment will be on the other side of the barn.

Wendell LaBobe wondered about the septic system for the property and the work that was done on the infilling for the septic and concerns for run off on his property.

Michelle Bradley advised that all requirements have been met by the Department of Environment and the engineer for the site.

Wendell LaBobe asked about workers on the site and who would be hired for landscaping, groundskeeping, etc. as he has young grandchildren next door.

Michelle Bradley advised that with the landscaping plan that is proposed that there will be more privacy when it is completed than there ever was before.

Wendell LaBobe asked about noise and light control.
Michelle Bradley advised that there will be a hedgerow that will be 6 to 8 feet tall and there will be more privacy than there is now.

Wendell LaBobe asked about fireworks after 11:00 p.m. at night.

Michelle Bradley advised that when there are retreats on site that she believes that Mark Bradley will be on site while the people are there.

CAO, Brenda MacDonald advised that fireworks are illegal on PEI without proper approval and fire departments on site, so the RCMP should be contacted regarding any issues relating to them or any other noise complaints after 11:00 p.m..

Michelle Bradley advised that Mark Bradley will be present whenever there is an event.

Kim Doucette advised that her partner Brian Stevenson and herself owned by property previously and she has no issues with what they are wanting to do. She does have concerns with the grade of the land and if the water will go towards the right-of-way in the subdivision that she created.

Michelle Bradley advise that the grades are all established to go towards the barn so they will not go towards private property.

Kim Doucette advised that she has no issues in working with them if they need to run power poles down the land that she would give permission to cut the bushes.

Wendell LaBobe asked about the pole barn.

Michelle Bradley advised that it will be renovated and used for tools and vehicles she believes.

Linda Lowther asked if the building would be rented out to tourists.

Michelle Bradley advised that she believes Mark's intentions are that it is for his clients only.

Linda Lowther advised that if the property is sold in 5 years, then it will have tourism establishment designation. Michelle Bradley advised that Mark Bradley will never be selling the property as he has invested so much into it that he would never get his money back.

CAO, Brenda MacDonald advised that once a decision is made by the Council that there will be a development agreement put into place before any final approval is granted with the list of all conditions that will need to be met including a performance bond that will need to be posted and registered to the deed of the property.

Linda Lowther advised that it would be great if the upstairs was accessible and other groups would be able to use the space as well for things like the book club or literary tour.

Linda Lowther advised that there seem to be a lot of unknowns with the structure.

Michelle Bradley advised that she believes that Mark Bradley does not plan on renting the building out for any other activities than his own events.

Ryan Lowther advised that some of the language tonight at the meeting is vague and there are a lot of unknowns it appears and it is too bad that Mark Bradley didn't attend the meeting to speak on behalf of the project and he should have been here.

Ryan Lowther advised that it is beautiful and wonderful and the upstairs has lots of potential and the owner has put a massive investment into the property. He advised that the bottom line is the owner started the work without a permit.

Ryan Lowther advised that all the uses described at the meeting as potential uses tonight are all commercial and require permits to run that type of business.

Ryan Lowther advised that it is a great opportunity and will be a wonderful facility but you cannot do work without a permit and it hurts the community when developers do this.

Dale Gallant from Cavendish Horizons advised that he had to get permits to do his development as well. He said you need to get the permits in order and they are working through this process and he encourages this type of development.

Sandra LeBlanc advised that she got all of her permits for her development and the contractor put the structure in the wrong spot and she was made pull out the foundation.

Sandra LeBlanc advised that it is a beautiful barn but there are permits required to complete work before it is started.

Linda Lowther advised that they went through hell and back trying to get all permits in place from all levels of government for her subdivision. She advised that it hurts a lot of people when a developer goes ahead and doesn't follow the process. She advised that you need to deal with the municipality and the province to get all the proper permits in place.

Michelle Bradley advised that six months ago it was only renovations so it was not felt that a permit was needed.

Wendell LaBobe advised that the windows on the barn were changed so that is structural changes and requires a permit.

Linda Lowther asked when the project was expected to be completed.

Michelle Bradley advised that he plan was that the barn would be completed by September.

Linda Lowther advised that she hopes that Mark Bradley understands that the trust has been hurt by him with this development and what has been done without permits.

Michelle Bradley advised that she will make the concerns known to Mark.

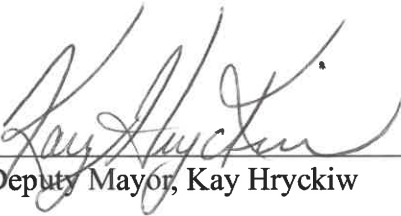
Deputy Mayor Kay Hryckiwi advised that there were no letters received prior to the meeting tonight. There were three phone calls received at the municipal office and five people looking for information on the development at the municipal office.

Deputy Mayor Kay Hrekiw advised that the public has until January 22, 2026 to send in written comments on the development.


Deputy Mayor Kay Hryckiwi thanked the public for attending the meeting.

ADJOURNMENT:

Deputy Mayor Kay Hryckiwi adjourned the meeting at 7:54 p.m.



Deputy Mayor, Kay Hryckiwi



CAO, Brenda MacDonald