

Minutes  
Resort Municipality Monthly Council Meeting  
February 23, 2026 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on February 23, 2026, at the Resort Municipality Office.

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

**ABSENT:** Nil.

**VISITORS:** Zoom – Chris Jones joined the meeting at 5:12 p.m.

**1. CALL TO ORDER:**

Mayor Brammer called the meeting to order at 5:00 p.m.

**2. APPROVAL OF AGENDA:**

It was moved by Councillor Julia Gaudet, seconded by Deputy Mayor Kay Hryckiwi that the agenda be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

**3. APPROVAL OF MONTHLY COUNCIL MEETING JANUARY 19, 2026:**

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Council Meeting Minutes of January 19, 2026, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

**APPROVAL OF PUBLIC MEETING JANUARY 19, 2026:**

It was moved by Councillor Ian Stewart, seconded by Councillor Sarah Simpson that the Public Meeting Minutes of January 19, 2026, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

**APPROVAL OF SPECIAL COUNCIL MEETING FEBRUARY 13, 2026:**

It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julia Gaudet that the Special Meeting Minutes of February 13, 2026, be approved as presented. All in favor 5, 1 non-voting. 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:**

**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 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)

Cavendish Beach Music Festival – PID # 1037423 – 8779 Cavendish Road – an application was received to hold the 2026 CBMF 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.

Scarlett's Ideal Country Life Inc. – 8821 Cavendish Road – an application was received to construct 8 rental cottages of 26' X 26' with decks. (December 2025) Awaiting comments from the Department of Environment on the water and sewer.

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. (January 2026) Awaiting information from the owner on the rental unit and the site plan, 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. (January 2026) An updated plan was received, but there are still some issues with the drawing and report between the condo development and the subdivision request that need to be updated prior to a public meeting being held.

101472 PEI Inc. (Sunset Campground) - PID # 1048289 – (9093 Cavendish Road) - an application was received to construct an addition onto the existing building and the change the deck area to close it in from the awning. (February 2026) Awaiting information from the Department of Health, Department of Environment and the Provincial Fire Marshal's office.

Keith Herron and Melissa Rehel – PID # 887076 – (81 Reid Road) - an application was received to have ground mounted solar panels on the property. (February 2026) Awaiting information from the Solar Company.

**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. (August 2025)

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. (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.

Greenfield Outdoor Hospitality Inc. - PID # 231977 – Forest Hills Lane - an application was received to subdivide two lots off of the property. Awaiting information on the final survey plan. (September 2025)

Greenfield Hospitality Inc. – PID # 231977 – Forest Hills Lane – an application was received to consolidate the properties into one parcel. Awaiting information on the final survey plan. (September 2025)

**Development Permits:**

Misty Johnson – PID # 577270 – 60 Seawood Drive. – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ian Stewart 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 Tourism. All in favor 5, 1 non-voting. Motion Carried.

Marco Polo Land Inc. – PID # 232298 – 7406 Route 13 – an application was received to change the use of the Manager's Residence into a rental accommodation. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Sarah 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 Tourism. All in favor 5, 1 non-voting. Motion Carried.

Marco Polo Land Inc. – PID # 232298 – 7406 Route 13 – an application was received to use the lower floor of the Recreation Building for an arcade. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julie Gaudet 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 Health. All in favor 5, 1 non-voting. Motion Carried.

Marco Polo Land Inc. – PID # 232298 – 7406 Route 13 – an application was received to do renovations and to construct an addition onto the existing store of 8' X 24'. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ian Stewart that 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 Health and 3) meets the requirements of the Department of Environment. All in favor 5, 1 non-voting. Motion Carried.

Marco Polo Land Inc. – PID # 232298 – 7406 Route 13 – an application was received to do renovation and to construct an addition onto the existing restaurant of 51' X '16. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julie Gaudet 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 Tourism. All in favor 5, 1 non-voting. Motion Carried.

Lakeview Lodge and Cottages – PID # 664979 – 8717 Cavendish Road – an application was received to construct six rental cottages of 32' X 29' with decks. Council recommended that the application be tabled until more information is provided on the drawing and information before the application can be processed showing the site plan, sewer and water system.

**Temporary / Transient Use Permit:**

William McNally – PID # 92866 – 181 Seawood Drive – an application was received to have a pizza food truck and a tent on the property on July 5, 2026 from 10:00 a.m. – 11:30 p.m. Council recommended that the application be tabled as more information is needed on the permit including the food truck and tent for the event.

**5.B. Monthly Finances:**

The Monthly Finances for January 31, 2026, were presented. The revenues were \$569,469.30 and the expenses were \$986,972.74. It was moved by Deputy Mayor Kay Hryckiwi, 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. CCBF Funds:**

It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Kay Hryckiwi that the CCBF Funds for wayfinding signage be closed and completed based on the current spending of the project. All in favor 5, 1 non-voting. Motion Carried.

**5.B.2. Public Budget Meeting:**

The Public Budget Meeting was held following the Monthly Council Meeting.

**5.C. Emergency Services and Wellness Committee:**

The New London Fire Department will be having their meeting next week.

The deadline has passed for the fire departments to implement any increase for 2026 based on the letter sent out to the fire department.

**5.C.1. New Contact EMO Office:**

Chris Hancock is the new representative for the area for the EMO office.

**5.D. Parks and Recreation:**

Funds were allocated through the CCBF Funds for the next phase of the walkway for 2024 – 2029 allocation.

**6.A. Cavendish Sewer Utility:**

**Monthly Updates and Engineering:**

An updated price was received from the sewer contractors for 2026 pricing and will be worked into the operating budget.

Collection of outstanding sewer accounts is being worked on.

**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. Tourism Levy:**

The Committee needs to meet to go over levy information. A meeting will be planned in the next week.

**7. C. Gender Based Violence:**

A meeting was held with the committee. A contract needs to be signed with the group and then meetings will be set up with organizations to complete the work in the area.

**7.D.Fire Department Changes:**

Information was discussed under Emergency Services and Wellness Report.

**8. New Business:**

**Complimentary Plunk Electric Vehicle Stations:**

The Council will continue to maintain the existing stations based on contracts and agreements with funding partners.

**9. Concerns:**

**9.A. Councillors:**

Mayor Brammer advised that he had a recent meeting with Parks Canada.

Parks Canada had a banner year and they were up 28%.

1,000,000 people went through the Park.

Parks are planning a long-term management plan and there will be consultations on it.

Green Gables is opening at the end of April.

Ground Search and Rescue will be doing a mock exercise in the area on March 7, 2026.

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:**

There were no resident's concerns raised.

It was moved by Councillor Julie Gaudet, seconded by Deputy Mayor Kay Hryckiwi 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:**

***"In Camera"***

**10.a. Planning Matters:**

*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".*

*Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to renovate building C on the property of 96' X 40'.*

*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.*

*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.*

*Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide the cottage business off of the main property.*

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

*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". It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ryan Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) meets the requirements of the Provincial Fire Marshal's office, 3) meets the requirements of the Department of Transportation, 4) meets the requirements of the Department of Health, 5) that a development agreement be entered into including payment of legal fees, registry fees and 6) that a performance bond be posted of \$10,000.00. All in favor 5, 1 non-voting. Motion Carried.*

*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. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julie Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) meets the requirements of the Provincial Fire Marshal's office, 3) meets the requirements of the Department of Transportation, 4) meets the requirements of the Department of Health, 5) that a development agreement be entered into including payment of legal fees, registry fees and 6) that a performance bond be posted of \$10,000.00. All in favor 5, 1 non-voting. Motion Carried.*

*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. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) meets the requirements of the Provincial Fire Marshal's office, 3) meets the requirements of the Department of Transportation, 4) meets the requirements of the Department of Health, 5) that a development agreement be entered into including payment of legal fees, registry fees and 6) that a performance bond be posted of \$10,000.00. All in favor 5, 1 non-voting. Motion Carried.*

*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. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Stewart that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) meets the requirements of the Provincial Fire Marshal's office, 3) meets the requirements of the Department of Transportation, 4) meets the requirements of the Department of Health, 5) that a development agreement be entered into including payment of legal fees, registry fees and 6) that a performance bond be posted of \$10,000.00. All in favor 5, 1 non-voting. Motion Carried.*

*Sharon MacNeill – PID # 841049 – 36 MacNeill Lane – PID # 841049 - an application was received to subdivide the cottage business off of the main property. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Sarah Simpson that the Council approve the application in principle subject to: 1) safe ingress and egress from the Lot can be provided from the Lot or Private Right-of-Way serving the Lot to a Street; 2) access to a Street is by way of a legally defined access driveway or Private Right-of-Way measuring at least 20.12 m. (66 ft.) in width; 3) the Owner enters into a Subdivision Agreement with the Municipality in accordance with section 16.14, which includes among its terms the following acknowledgment which shall be binding on the Owner and the Owner's successors in title: The Private Right-of-Way serving PID # 841049 is not owned or maintained by the Resort Municipality and therefore the Resort Municipality shall have no liability for the Private Right-of-Way. Without limiting the generality of the foregoing, the Resort Municipality shall not be responsible for providing any services of any nature or kind to the Private Right-of-Way. In addition, the Private Right-of-Way may not be entitled to receive other public services such as grading, ditching, snowplowing, gravelling, school busing, solid waste collection, or emergency vehicle access; 4) an agreement that provides for the use, ownership and long-term maintenance of the Private Right-of-Way is registered in accordance with the provisions of the Registry Act and is binding on the Owner of the Private Right-of-Way and the Owner's heirs, executors, administrators, successors (including successors in title), and assigns; 5) the Lot conforms to the Lot requirements of the Zone in which the Lot is located, 6) that no further lots can be subdivided from the property unless a 66' wide public road to Route 6 is located on the property and 7) meets all requirements of Parks Canada for the cottage lot being subdivided. All in favor 5, 1 non-voting. Motion Carried.*

*Pandaville Inc. – PID # 232249 – 21 Clarence Lane – an application was received to locate two storage containers on the property. It was moved by Deputy Mayor Hryckiwi, seconded by Councillor Ryan Simpson that Council send a letter to the owner advising that they have 60 days to remove the containers from the property. All in favor 5, 1 non-voting. Motion Carried.*

**Glenn Johnston and Debbie Godfrey:**

*A request was received to release information on their file.*

*It was moved by Councillor Ryan Simpson, seconded by Councillor Sarah Simpson that the information be released on their file. All in favor 5, 1 non-voting. Motion Carried.*

**10.b Bylaw Enforcement:**

**The Council will continue to work on issues that come up with development on properties.**


**10.c. CAO's Evaluation:**

CAO's Evaluation was completed and approved by Council.

**11. ADJOURNMENT:**

Mayor Lee Brammer adjourned the meeting at 6:43 p.m.

  
Deputy Mayor, Kay Hryckiwi

  
Brenda MacDonald, CAO