

Minutes
Resort Municipality Monthly Council Meeting
March 16, 2026 at 5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on March 16, 2026, at the Resort Municipality Office.

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

ABSENT: Nil.

VISITORS: David Romcke. Zoom — Glenn Johnston and Debbie Godfrey. Matthew Jelley and Bill Drost joined the meeting at 5:15 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 Ryan Simpson, 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 FEBRUARY 23, 2026:

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Council Meeting Minutes of February 23, 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.

Mayor Brammer welcomed David Romcke, Glenn Johnstone and Debbie Godfrey to the meeting.

5. DAVID ROMCKE:

David presented information on the concerns he had with his neighbour's property regarding loads of fill that were hauled to their property that he feels has caused flooding on his property and has damaged his shoreline protection.

Glenn Johnston and Debbie Godfrey joined the meeting and were asked for comments and Glenn said he had nothing to add and would wait for Council to advise them on what was required.

Mayor Lee Bramer said Council will take the matter under advisement and follow up.

David Romcke, Glenn Johnson and Debbie Godfrey left the meeting.

Matthew Jelley and Bill Drost joined the meeting via Zoom.

6. DESTINATION MANAGEMENT FUND

Matthew Jelley, representative of the Resort Municipality on this committee, presented an updated MOU and information about the fund.

It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet to accept the MOU as presented. All in favor 5, 1 non-voting. Motion Carried

7. COMMITTEE REPORTS:

Planning Board:

Follow Up 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. We are waiting for comments on the right-of-way, 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)

Whitecap Entertainment Inc. — PID # 1037423 — 8779 Cavendish Road — an application was received to hold the 2026 Cavendish Beach Music Festival on July 9 — 11, 2026. 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. (November 2025).

Whitecap Entertainment Inc. — PID # 1037423 — 8779 Cavendish Road — an application was received to hold the 2026 Sommo Festival on September 11 — 12, 2026. 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. (November 2025).

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. Awaiting information from the owner on the rental unit and the site plan, Provincial Fire Marshal's office and the Department of Tourism. (January 2026).

Roger Birt Inc. — Cavendish Road — an application was received to have a vacant land condominium development for new units. 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. (January 2026).

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

Lakeview Lodge and Cottages – PID # 664979- 8717 Cavendish Road – an application was received to construct six rental cottages of 32' X 29' with decks Awaiting information from the owner, Department of Health, Department of Tourism and the Provincial Fire Marshal's office. (January 2026)

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. Awaiting information from the landowner on the location of tent and truck, stamped drawings for the tent from the tent company, approval from the Fire Marshal's office and approval from Department of Health. (February 2026).

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 Department of Environment. (Fall 2025).

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 Department of Environment on the site plan as well as Department of Environment on the sewer plan. (Fall 2025).

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 five units that will include fourteen bedrooms, fourteen bathrooms, a kitchen and two flex rooms. Awaiting final development agreement, bond and legal fees. (Fall 2025).

Mark Bradley – PID # 778100 – 7940 Cavendish Road – an application was received to construct a sunroom addition onto the existing house of 16' X 25". Awaiting comments from Department of Environment. (Fall 2025).

Subdivision / Lot Consolidation:

Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide the cottage business off the main property. Awaiting information from the owner and confirmation of subdivision agreement with all conditions being met in the agreement and comments from Parks Canada on access. (January 2026).

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. Information was sent to the property owner with additional information required for the application before any final decision can be made. (September 2025)

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. (November 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. (November 2025)

Development Permits:

Marco Polo Land Inc – PID # 232298 – 7406 Route 13 – an application was received to change the use of Manager’s Residence into a duplex rental accommodation. 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 Provincial Fire Marshal's office and 2) meets the requirements of the Department of Tourism. All in favor 5, 1 non-voting. Motion Carried.

Whitecap Entertainment Inc. — PID # 1037423 — 8779 Cavendish Road — an application was received to have fireworks during CBMF weekend. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal's office and 2) that the fire department be on site during the fireworks. All in favor 5, 1 non-voting. Motion Carried.

Whitecap Entertainment Inc. — PID # 1037423 — 8779 Cavendish Road — an application was received to have fireworks during Sommo Festival weekend 2026. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Provincial Fire Marshal's office and 2) that the fire department be on site during the fireworks. All in favor 5, 1 non-voting. Motion Carried.

Cavendish Beach and Marina Resort Inc. – Island Favorites – PID # 411124 – 9796 Cavendish Road – an application was received to have a liquor license on the property for the new tenant Island Favorites from 11:30 a.m. – 10:00 p.m. daily. 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 Provincial Fire Marshal’s office, 2) meets the requirements of Department of Health and 3) meets the requirements of the Liquor Control Commission. All in favor 5, 1 non-voting. Motion Carried.

8B. Monthly Finances:

The Monthly Finances for February 28, 2026, were presented. The revenues were \$599,779.74 and the expenses were \$1,023,821.81. There is a deficit of (\$ 424,042.07) It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ian Stewart that the monthly finances be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

Councillor Ryan Simpson noted that the deficit was due to the new construction of the Active Transportation Trail on Cavendish Road.

7.B. 1. Year End Tax Breakdown:

A copy of the year end breakdown was provided by the province for municipal taxes.

7.B.2. New London Fire Department:

A request was received from New London Fire Department to change the payment dates throughout the year. These dates have been well established; council will continue to follow established practices based on municipal year end as the fire departments fall under the same payment structure through the province..

7.B.3. Budget Review Items:

- 1) Judy Profit – a request was received to look at streetlights for the subdivision.
- 2) David Moore – a request was received to look at a streetlight for his driveway.
- 3) Linda Lowther- Literary Festival has requested funding for banners for a three year duration of \$5,000.00 per year over three years for a total of \$15,000.00.
- 4) Sandy MacKay - I reviewed the tax roll and you're missing out on a lot of money.
 - take a drive around and see the amount of houses being built outside of our border - ever wonder why? Just ask them - you will get the same answer.
 - take that slush fund that you wasted on a cement walk-way that is covered and unusable for residents and purchase the 4 acres across from me - then build a center to house the Municipal - office and center of excellence so people will stop in as they enter and get some worthwhile information. Or even cheaper - ask to rent the New London Community Complex. Then build a bike/walking lane from that to the golden triangle.
 - hire a lawyer as your only staff person - everything else can be done by LINDY.
 - shut off those streetlights inside the golden triangle - waist of good energy (there is a shortage you know)
 - double tax any property owner that does not live here at least 6 months of the year and eliminate municipal property tax on farmland. Reduce the property tax to 10 cents.
 - stop wasting time on a sleeping tax - those characters get enough of our tax dollars \$100,000.00's of thousands of dollars and they belong to an organization that advocates for BIG business and in fact advocates for closure of small business.

7.C. Emergency Services and Wellness Committee:

The New Glasgow and North Rustico Fire Department Chiefs have retired.
New London Fire Department received a \$15,000 grant to establish a Personal Protection Equipment.
The Wellness Centre improvement in North Rustico will not be ready until January 2027.

7.D. Parks and Recreation: Swimming Rock

There was a discussion was held on the viability of the Swimming Rock. The committee will prepare a brief for Council. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ryan Simpson to include Councillor Julia Gaudet and Councillor Sarah Simpson on the Parks and Recreation Committee. All in favor 5, 1 non-voting. Motion Carried.

8.A. Cavendish Sewer Utility:

Monthly Updates and Engineering:

There have been some maintenance items being dealt on the lift stations and alarm tests not occurring. There have been some blockages on the Driftwood Landing line that have been cleared.

9. 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.

9.B. Tourism Levy:

Tourism Cavendish Beach sent information that the committee had requested. Councillor Ryan Simpson will coordinate with Mayor Lee Brammer and the office to set up a meeting to discuss this.

9. C. Gender Based Violence:

The agreement is at the office to be signed.

10. New Business:

FPEIM Meeting:

The next meeting will be in Summerside on April 27th, 2026.

11. Concerns:

11.A Councillors Concerns:

There were no councillor's concerns raised.

11.B. Resident's Concerns:

There were no resident's concerns raised.

It was moved by Councillor Deputy Mayor Kay Hryckiw, seconded by Councillor Ryan 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"

11.A. Planning Matters:

11.B Bylaw Enforcement:

It was moved by Councillor Deputy Mayor Kay Hryckiw, seconded by Councillor Ryan Simpson to go in camera under Section 119(2)(e) of the Municipal Government Act. All in favor 5, 1 non-voting. Motion Carried.

11.A. Planning Matters:

No updates.

11.B Bylaw Enforcement:

No updates.

12. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 7:09 p.m.



Mayor, Lee Brammer



CAO, Brenda MacDonald