

Minutes
Resort Municipality Monthly Council Meeting
April 20, 2026
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on April 20, 2026, at the Resort Municipality Office.

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

Zoom: Councillor Ryan Simpson, CAO Brenda MacDonald

ABSENT: Nil.

VISITORS: Zoom — David Romcke, Erna Waters

1. CALL TO ORDER:

Mayor Brammer called the meeting to order at 5:25 p.m.

2. APPROVAL OF AGENDA:

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

3. APPROVAL OF MONTHLY COUNCIL MEETING March 16, 2026:

It was moved by Councillor Ian Stewart, seconded by Deputy Mayor Kay Hryckiwi that the Council Meeting Minutes of March 16, 2026, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

APPROVAL OF SPECIAL COUNCIL MEETING March 30, 2026:

It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Sarah Simpson that the Special Council Meeting Minutes of March 30, 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:

A. Follow Up Permits:

Pandaville Inc. — PID # 463745 — (27 Clarence Lane) - an application was received to add 3 modular units of 1 8' 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)

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).

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 road. (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:

John Campbell Professional Services Inc. – PID # 1172543 – 6 Jaynes Way – an application was received to change the use of a single family dwelling into a rental cottage. It was moved by Deputy Mayor Kay Hryckiw, seconded Councillor Ian Stewart to 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.

Michael Smith – PID # 233171 – 498 Grahams Lane – an application was received to change the use of a summer cottage into a rental cottage. It was moved by Deputy Mayor Kay Hryckiw, seconded Councillor Julia Gaudet to 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.

Parkview Farm Cottages – PID 232652 – 8219 Cavendish Road – an application was received to construct a grain tank fire pit for guests of 24’ x 24’. It was moved by Deputy Mayor Kay Hryckiw, seconded Councillor Ian Stewart to 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 Department of Environment. All in favor 5, 1 non-voting. Motion Carried.

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road – an application was received to move a building of 22’4 X 30’2 from the current location on the property to a new location. It was moved by Deputy Mayor Kay Hryckiw, seconded Councillor Julia Gaudet to 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 5, 1 non-voting. Motion Carried.

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road – an application was received to construct a washroom building of 36’ X 35’7, to replace some of the existing decking around the washroom building and to construct a 6’ fence around the building. . It was moved by Deputy Mayor Kay Hryckiw, seconded Councillor Sarah Simpson to 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 Department of Environment. All in favor 5, 1 non-voting. Motion Carried.

Greenfield Outdoor Hospitality Inc. – PID # 708255 – 198 Forest Hills Lane – an application was received to construct a new 8 unit washroom building and 62 camp sites that will include 21 back-in RV / campsites with 3 way service and 41 pull thru RV / campsites with three-way service. It was moved by Deputy Mayor Kay Hryckiwi, seconded Councillor Ryan Simpson to go to a public meeting for further input as this is a major development. All in favor 5, 1 non-voting. Motion Carried.

Liquor License Request:

Sea Cross Inc. – Receiver Coffee Company – PID # 231720 – 9161 Cavendish Road – an application was received to have a liquor license for a dining room / lounge / packaging license for Receiver Coffee Company from 9:00 a.m. – 5:00 p.m. daily. It was moved by Deputy Mayor Kay Hryckiwi, seconded Councillor Julia Gaudet to 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 requirements of the Liquor Control Commission. All in favor 5, 1 non-voting. Motion Carried.

Council requested more information is needed from Liquor Control Commission on the Packaging License before final recommendation will be made on this request.

- 1) The MGA Engagement Document was discussed and it was felt that there needs to be more clarity on some of the information.
- 2) Concerns about some Bylaws were raised and these will be passed on to the Planning Board.
- 3) Planning Act Amendment was discussed and they were requesting comments on its content. The office will send a response.

5.B. Monthly Finances:

The Monthly Finances for March 31, 2026, were presented. The revenues were \$715,835.33 and the expenses were \$1,111,934.35. 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.

C. Emergency Services and Wellness Committee:

Deputy Mayor Kay Hryckiwi and the CAO Brenda MacDonald met with the North Shore Collective to review their Mindbody Platform. The group would like to create a centralized digital platform powered by Mindbody where groups and instructors could promote their offering in one place. They would like funding of \$750 (US Funds) per month for a six-month trial. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ian Stewart that the budget has already been decided for this fiscal year and there are no funds available at this time. All in favor 5, 1 non-voting. Motion Carried.

D. Parks and Recreation:

1) A quote from Harmony Gardiner was received for the up coming season at Montgomery Park. It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Kay Hryckiwi to accept the quote of \$1,800.00 plus tax for the season. All in favor 5, 1 non-voting. Motion Carried.

2) The Park Committee will schedule a committee meeting to discuss park matters.

3) Montgomery Park gravel walkways are causing damage to the washroom floors and children are throwing gravel at the statue. An estimate will be gotten to look at paving costs for the walkway.

6. Cavendish Sewer Utility:

The spring lagoon draw down has started. Repairs and maintenance is completed on the portable generator and trailer.

7. Business Arising From Minutes:

A.1) Community Hub and Land Suitability Analysis – Mayor Lee Brammer reported that he is waiting for Derryl MacDonald at the province to decide on the future of the building. There is 5 years left on the long-term lease and we need to know whether the province intends to keep the building.

Councillor Sarah Simpson suggested we should commission a study on this matter. It was decided that we wait until September to revisit this.

A.2) Walkway Projects: Curran and Briggs have started finishing the deficiencies of the walkway project that were not able to be completed last fall due to weather. The work to finish Grahams Lane Trail will continue when the weather allows.

B) Tourism Levy:

Tourism Cavendish Beach gave the committee a draft MOU and draft legislation on levies. They would like to form a committee with the Municipality and use their information as a starting point to study the feasibility of a levy.

C) Gender Based Violence:

The agreement has been signed with the group and they are reaching out to the list of groups that was sent to them to set up meetings.

8. New Business:

A) FPEIM sent a list of their priorities and a member update.

B) A letter was received from Wayne Simmons, UPEI Faculty of Sustainable Design Engineering asking if the community had any projects to put forward to complete in the 2026-2027 session.

C) A request was made to the office from the public in North Rustico asking for the petition to be posted at the office for people to sign to bring an Access site to the Eliyahu Centre. Council denied the request.

9.A. Councillor's Concerns:

It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Kay Hryckiwi to amend the minutes of the Special Council Meeting, March 30, 2026 to replace Councillor Robinson with Deputy Mayor Kay Hryckiwi and add Ryan to Councillor Simpson on the in camera motion under Section 119(1)(f) and in Section 119(2)(e) replace Deputy Mayor George Clark-Dunning with Councillor Sarah Simpson and add Ryan to Councillor Simpson. All in favor 5, 1 non-voting. Motion Carried.

Concerns were raised regarding the speed of the trucks hauling rocks to the North Rustico Harbour.

There were comments on the amount of garbage in the ditches in the community from building sites as well as individual properties.

9.B. Resident's Concerns:

A letter was received from Susan Simpson regarding debris that had been piled on the shore after Fiona and never removed.

The Department of Transportation was looking into the concerns from Susan Simpson.

It was moved by Councillor Julia Gaudet, seconded by Deputy Mayor Kay Hryckiw 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:

It was moved by Councillor Julia Gaudet, seconded by Councillor Sarah Simpson to come out of camera under Section 119(2)(e) of the Municipal Government Act. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Councillor Ryan Simpson left the meeting at 7:04 p.m.

10.A. Planning Matters:

David Romcke's Complaint:

It was moved by Councillor Julia Gaudet, seconded by Councillor Sarah Simpson that the 2021 development permit did not authorize the placement of fill on the property, so no drainage plan or final grading plan was required by the municipality.

If you believe that your neighbours are causing damage to your property, then you may wish to seek your own legal advice to determine what action you may take against them. If water is travelling from one or more properties onto another property because of gravity or geography, the subject matter is possibly a legal nuisance and therefore remediable by way of an action in the Supreme Court of Prince Edward Island. This type of relief cannot be granted by the Municipality.

All in favor 4, 1 non-voting, 1 absent. Motion Carried.

This is a final decision by the municipality on this matter.

10.B Bylaw Enforcement:

No updates.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 7:26 p.m.

9.B. Resident's Concerns:

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Councillor Ryan Simpson left the meeting at 7:04 p.m.

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Mayor – Lee Brammer



CAO – Brenda MacDonald