

Minutes
Public Meeting
Thursday, May 14, 2026
6:30 p.m.

The Public Meeting of the Resort Municipality was held on May 14, 2026, at the Cavendish Visitor Information Centre.

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

ABSENT: Mayor Lee Brammer, Ryan Simpson, Julie Gaudet.

VISITORS: There were approximately 33 property owners in attendance.

CALL TO ORDER:

Deputy Mayor Kay Hryckiwi called the meeting to order at 6:33 p.m.

Deputy Mayor Kay Hryckiwi welcomed everyone to the meeting.

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 an application was received from Greenfield Outdoor Hospitality Inc. – PID # 708255 – 198 Forest Hills Lane for a major development of 21 back-in RV / Camp Sites with three way service, Forty-One pull-thru RV/Camp sites with three-way service, single restroom/electrical building, recreational pool, a recreational/restroom building and a mechanical building.

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 Matthew Jelley to present the information on his proposed development.

Matthew Jelley presented his plans for the new development, the expansion of the campground to the West behind the paintball and also outlined his Environmental Assessment from Peter Joosteema and Don Maynard at Joose Environmental.

Deputy Mayor Kay Hryckiwi asked if there were any questions.

Mike Hollinger asked about the traffic flow on Forest Hills Lane and the congestion to get to Boyle Crescent during the summer months.

Matthew Jelley advised that with the new way to register for the campground there is less traffic waiting to get in and at the gate it is three lanes wide.

Matthew Jelley advised in the future they may look at accessing some of the sites through Mariner's Cove.

Kevin Blacquiere asked if the pool would be accessible to people outside the campground.

Matthew Jelley advised that they will be looking allow for other people to use their facilities as they expand

Matthew Jelley advised that with the Developments of Mr. MacDougall and Steven Birt this could be an option to partner with these businesses as well for their sites.

Kevin Blacquiere asked about traffic on the main road.

Matthew Jelley advised that the Department of Transportation will be reviewing the application and providing comments on the development.

Matthew Jelley advised that the property has had mixed uses on it over the years with farming along with the commercial side of things.

Deanna Hollinger – advised that she has concerns over the traffic and she feels that there needs to be a mirror put on the laneway for people to see what is coming down the laneway towards them as people pull out and don't see the stop sign.

Concern was raised over the issue of speed and dust.

Matthew Jelley advised that there is plenty of distance to see, but he could install some additional speed bumps to slow down traffic and remove the trees along the side of the road for more visibility as well.

Matthew Jelley advised that he is a resident of Forest Hills Lane.

Bob Bentley asked about the geographical layout of the development and where it was in relation to his property on Simpson Mill Road.

Deputy Mayor Kay Hryckiwi advised that there was one letter received prior to the meeting tonight that will be read out for the record. There were fifteen phone calls received at the municipal office and ten people looking for information on the development at the municipal office.

Deputy Mayor Kay Hryckiwi read out the letter from Sandy MacKay from May 14, 2026 at 1:10 p.m.

“Thank you for the information.

My comments would be how much water is available in this community

I do not oppose any development but this question needs an answer. Has there been a study done on the water capacity when these are so close to the ocean

My second issue is sewage

While I don't live in the golden triangle these two operations do.

Because Brenda constrained my ability to analyze who lives here I can not say either of these proposals are residents of the community. As you are aware this community is the only one on Pei that you can vote but not live here

So any actions of non residents should always be looked thoroughly.

I have watched council spend thousands of dollars of my taxes to help these non residents

So for now I would not oppose in principal but I would be very concerned that council will continue spending my taxes on benefits for the non residents

I clearly stated in my budget presentation the council is failing the full time residents of this great municipality

Time will tell on these proposals

Alexander MacKay a full time resident with a year round attraction.”

Matthew Jelley advised that in response to Sandy’s questions that the water is monitored at Shining Waters Family Fun Park. He advised that in August last year during the dry spell the water was bubbling out of the ground.

Deputy Mayor Kay Hryckiwi asked if there are any questions again for the final time.

Deputy Mayor Kay Hryckiwi advised the public that they have until May 18, 2026, to send in any written comments on the major development to the municipal office.

Deputy Mayor Kay Hryckiwi started the second part of the meeting.

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

Deputy Mayor Kay Hryckiwi advised that an application was received from Roger Birt Inc. – PID # 723874, for a major development for a proposed 41 lot vacant land condominium on Eagles Glenn Boulevard that consists of 4 commercial units and 37 residential units.

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 Nazmi Lawen to present the information on the proposed development.

Nazmi Lawen presented the plans for the new development, the expansion of the 37 residential units and 4 commercial units for the proposed development and also outlined his Environmental Assessment from Peter Joosteema and Don Maynard at Joose Environmental.

Joanne Poirier asked about the total number of lots and sizes of them.

The lots will range from a ½ acre to 1 acre lots on the larger areas proposed and showed some of the concept homes for the site.

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Matthew Jelley advised that both developments presented tonight will be businesses and residential developments that will attract people to the area and develop in the core area where services exist.

Linda Lowther advised that she was part of the first planning authority that worked on forming the municipality and she is willing to sit down for a half an hour with anyone here to explain to them the process of becoming a Resort Municipality and the voting criteria and the good dynamic that was created with the various interest groups in the municipality. She advised that the community is very fortunate to be part of this group and have the rights to vote that they have.

Deputy Mayor Kay Hryckiwi asked if there are any questions again for the final time.

Deputy Mayor Kay Hryckiwi advised the public that they have until May 18, 2026, to send in any written comments on the major development to the municipal office.

Deputy Mayor Kay Hryckiwi advised the public that a decision will be made by the planning board and the Council at their next meetings in May on both applications.

Planning Board will meet on May 20 to review all information and the Council will make a final decision on all application on May 25, 2026.

Deputy Mayor Kay Hryckiwi thanked everyone for coming to the meeting.

ADJOURNMENT:

Deputy Mayor Kay Hryckiwi adjourned the meeting at 7:20 p.m.



Mayor, Lee Brammer



Brenda MacDonald, CAO