

Minutes
Resort Municipality Monthly Council Meeting
May 25, 2026
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on May 25, 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 — Ben Jelley, Brodie Callaghan and Steven Birt.

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 Councillor Ian Stewart that the agenda be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

3. **APPROVAL OF MONTHLY COUNCIL MEETING APRIL 20, 2026:**

It was moved by Councillor Ian Stewart, seconded by Councillor Julie Gaudet that the Council Meeting Minutes of April 20, 2026, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

APPROVAL OF PUBLIC MEETING MAY 14, 2026:

It was moved by Councillor Ryan Simpson, seconded by Deputy Mayor Kay Hryckiwi that the Public Meeting Minutes of May 14, 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:**

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. Awaiting information on the right-of-way from the developer. We are also awaiting comments from the Department of Environment, Provincial Fire Marshal's office and the Department of Transportation. (September 2025)

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

Beach Music 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.

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 until, 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 4 commercial and 37 residential units. A public meeting was held and three letters were received with comments on the proposed development. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Simpson that the Council approve of the Major Development subject to: meets all requirements of the Department of Environment, 2) meets all requirements of the Department of Transportation, 3) the development shall be connected to the municipal sewer at the developer's expense, 4) the developer shall meet and provide all requirements as set out in the land use bylaw under Section 3.5 and 3.6 of the bylaw, 5) that a development agreement be entered into, 6) that a performance bond be paid and 7) that all permit fees be paid. All in favor 5, 1 non-voting. Motion Carried. (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. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) meets all requirements of the Department of Environment, 2) meets all requirements of the Department of Transportation, 3) meets all requirements of the Provincial Fire Marshal's office, 4) meets all requirements of the Department of Tourism; 5) the development shall be connected to the municipal sewer at the developer's expense, 4) the developer shall meet and provide all requirements as set out in the land use bylaw under Section 3.5 and 3.6 of the bylaw, 5) that a development agreement be entered into, 6) that a performance bond be paid and 7) that all permit fees be paid. All in favor 5, 1 non-voting. (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. It was moved by Deputy Mayor Kay Hryckiw, 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 all requirements of the Department of Environment, 3) meets all requirements of the Department of Health, 4) that stamped drawings be provided of the tent and 5) that approval from the owner of the subdivision be provided. All in favor 5, 1 non-voting. (February 2026)

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 / camp sites with 3 way service and 41 one pull-thru RV / camp sites with three-way service. A public meeting was held

and three letters were received. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Julie Gaudet that the Council approve the application in principle of the Major Development subject to: meets all requirements of the Department of Environment, 2) meets all requirements of the Department of Transportation, 3) the development shall be connected to the municipal sewer at the developer's expense, 4) the developer shall meet and provide all requirements as set out in the land use bylaw under Section 3.5 and 3.6 of the bylaw, 5) that a development agreement be entered into, 6) that a performance bond be paid and 7) that all permit fees be paid. All in favor 5, 1 non-voting. Motion Carried.

Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide the cottage business off of the main property. The owner provided a new plan. Awaiting information from the owner and confirmation of subdivision agreement with all conditions being met in the agreement including the road agreement and comments from Parks Canada on access.

Subdivision / Lot Consolidation:

Eagles Glenn Inc. – PID # 432195 – an application was received to subdivide 15' from the property to be consolidated with 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. – 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) . It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Ryan Simpson that based on the plan submitted that the Council deny the application based on the information submitted as it does not comply with the 2023 Land Use Bylaw 1) paragraph 16.3(2)(c) requires the private right-of-way to measure at least 20.12 metres (66 feet) in width. 2) The proposed Lot 25-1 fronts on a private right-of-way that is far less than 66 feet. Sunset Lane likewise does not measure 66 feet in width. 3) Proposed Lot 25-1 cannot be approved under the Bylaw unless both of these accesses are widened to 66 feet. 4) The other subsection 16.3(2) requirements would likewise have to be met, 5) there needs to be a 66' wide right-of-way to access the new lot, 6) discrepancy on right-of-way width, 7) no setbacks from the new lot to the existing cottage, 8) no setback from the new lot to the existing rental cottages, 9) access road off of Sunset Lane not showing the measurement, 10) driveway showing through the proposed new lot to service the existing rental cottages and can't be, 11) no notes on the plan for the access to the cottage, 12) where is the proposed access for the existing rental cottages going to be and 13) no location on where the existing septic tank is located. All in favor 5, 1 non-voting. Motion Carried.

Temporary Permits:

Whitecap Entertainment Inc. – PID # 1037423 – 8779 Cavendish Road – an application was received to have fireworks during CBMF weekend. Awaiting information from the Provincial Fire Marshal's office, proof of insurance to be provided and the New Glasgow Fire Department to be on site.

Whitecap Entertainment Inc. – PID # 1037423 – 8779 Cavendish Road – an application was received to have fireworks during Sommo weekend. Awaiting information from the Provincial Fire Marshal's office, proof of insurance to be provided and the New Glasgow Fire Department to be on site.

Liquor License Request:

Sea Cross Inc. - Receiver Coffee Company – PID # 231720 – 9161 Cavendish Road – an application was received to have a liquor license on the property 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 Hryckow, seconded by Councillor Sarah Simpson that approval be granted subject to: 1) meets the requirements of the Department of Health, 2) meets the requirements of the Department of Environment, 3) meets the requirements of the Provincial Fire Marshal's office. All in favor 5, 1 non-voting. Motion Carried.

Development Permit Applications:

Mark & Courtenay Hemphill – an application was received to consolidate PID # 559989 and 561902 into one parcel. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment and 2) that a lot consolidation deed be completed of the property. All in favor 5, 1 non-voting. Motion Carried.

CFMPEI Inc.- PID # 231910 – 8989 Cavendish Road – an application was received to use the space as a restaurant / lounge for Rudy's Chicken. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Health, 2) meets the requirements of the Provincial Fire Marshal's office and 3) meets the requirements of the Liquor Control Commission. All in favor 5, 1 non-voting. Motion Carried.

Mark Hemphill – PID # 92601 – Four Winds Lane - an application was received to construct a new two storey summer cottage of 140' X 60' with decks and an attached garage. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) that the septic permit be provided for the system and 3) that a site plan be completed of the property, 4) that the lot consolidation be completed. All in favor 5, 1 non-voting. Motion Carried.

Mark Hemphill – PID # 559989 & 561902 – Four Winds Lane - an application was received to locate a summer cottage of 52' X 31' with decks on the property. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment, 2) that the septic permit be provided for the system, 3) that the lot consolidation be completed for the property and 5) that a site plan be completed of the property. All in favor 5, 1 non-voting. Motion Carried.

Temporary Permit:

Mark Bradley – PID # 778100 and 1144989 - An application was received to have a temporary permit for a wedding on the property from September 8 – September 21, 2026. Additional information is required on the site plan for the proposed wedding. More information is needed on the application.

CFM PEI Inc. – PID # 231910 – 8989 Cavendish Road – An application was received to have a temporary permit for e-scooters and e-bikes on the property from June 1 -September 30, 2026. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ryan Simpson that Council approve the application in principle subject to: 1) meets the requirements of the Department of Transportation, 2) meets the requirements of RCMP, that a development agreement be entered into, 3) that a performance bond be posted and 4) that if a scooter is left abandoned on another property that the permit will be revoked. All in favor 5, 1 non-voting. Motion Carried.

Sharat Prakash – PID # 763755 – 7910 Cavendish Road – An application was received to have a wedding on the property on August 1, 2026 from 8:00 p.m. – 11:00 p.m. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Sarah Simpson that Council the application in principle subject to: 1) meets the requirements of the Department of Health, 2) meets the requirements of the Liquor Control Commission, 3) meets the requirements of the Provincial Fire Marshal’s office, and 4) that an updated drawing with the required number of parking be provided. All in favor 5, 1 non-voting. Motion Carried.

AMD PEI Growth Inc. – PID # 232413 – 8567 Cavendish Road – An application was received to have e-scooters and e-bikes on the property from June 1 – September 30, 2026. 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 Department of Transportation, 2) meets the requirements of RCMP, that a development agreement be entered into, 3) that a performance bond be posted and 4) that if a scooter is left abandoned on another property that the permit will be revoked. All in favor 5, 1 non-voting. Motion Carried.

1800625 Ontario Ltd. & Melissa Potofsky – PID # 231852 – 9110 Cavendish Road – an application was received to locate a building on the property for selling firewood from May 1 – October 31, 2026. Tabled based on lack of information provided.

John Carroll – PID # 233080 – Cavendish Road – an application was received to have a temporary permit for parking from July 9 – 12, 2026 for CBMF. Information needed from RCMP, Department of Transportation and clarification on the application submitted from the owner. Tabled based on information needed from the application from the owner.

John Carroll – PID # 233080 – Cavendish Road – an application was received to have a temporary permit for parking from September 11 – 13, 2026. Information needed from RCMP, Department of Transportation and clarification on the application submitted from the owner. Tabled based on information needed from the application from the owner.

Cavendish Marina & Beach Resort Inc. – PID # 411124 – 9796 Cavendish Road – an application was received to have a wedding on the property from May 28 – June 1, 2026 from 11:30 a.m - 11:30 p.m. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Simpson that Council approve the application in principle subject to: 1) meets the requirements of the Department of Health, 2) meets the requirements of the Department of Environment, 3) meets the requirements of the Provincial Fire Marshal’s office and 4) meets the requirements of the Liquor Control Commission. All in favor 5, 1 non-voting. Motion Carried.

Signage Permit:

CFMPEI Inc. – PID # 231910 – 8989 Cavendish Road – an application was received to have a Primary sign of 4’ X 5’ and a Secondary sign of 8’ X 14” for Rudy’s Chicken. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Simpson that the signage be approved based on the information submitted and that the sign is below the roof line. All in favor 5, 1 non-voting. Motion Carried.

Liquor License Request:

AMD PEI Growth Inc. – PID # 232413 – 8572 Cavendish Road – a request was made for package sales to be located at The Lost Anchor. The application was tabled as more information is needed on the package licensing, limits allowed by the liquor commission, parking for the property and a letter from the owner of the property. Application was tabled as more information was needed from the Liquor Control Commission on the package licensing.

Sea Cross Inc. – Turkey Tavern – PID # 232033 – 8779 Cavendish Road = a request was made to extend the hours on June 26, 2026 for a wedding until 11:00 p.m. It was moved by Deputy Mayor Kay Hryckiwi, seconded by councillor Simpson that the extension of hours until 11:00 p.m. be granted for the June 26, 2026 date. All in favor 5, 1 non-voting. Motion Carried.

Permits Issued by CAO were listed:

Lee Brammer – to construct a set of steps of 4’ X 4’ at PID # 768077.

103691 PEI Inc. - *To change the use of the property into an inn, bed and breakfast, rental cottages and tourism establishment.*

Raspberry Point Oyster Co. (2023) Inc. – to construct a sign of 46” X 30” at PID # 231654.

5.B. Monthly Finances:

The Monthly Finances for April 30, 2026, were presented. The revenues were \$50,635.50 and the expenses were \$24,332.00. 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.

C. Emergency Services and Wellness Committee:

Deputy Mayor Kay Hryckiwi that the New Glasgow Fire Department has five newly trained level I firefighters. North Rustico Fire Department has 20 active members.

There is no updates on the proposed new fire department building.

The North Rustico Fire Department will be assisting with Canada Day Activities.

D. Parks and Recreation:

A park committee meeting will be coming up on June 4.

Looking at ways to eliminate issues at the park with gravel going into washrooms and looking at the possibility of using mats.

Recognition of property owners that have made significant contributions to the municipality. Looking at various types of signage for remembrance of them and the policy for submissions.

Swimming Rock to be looked at and currently maintaining the status quo at the site.

MCH Day will be on June 27. This will be for the one event only. A separate recognition will be done for Remembrance of people at the park.

6. Cavendish Sewer Utility:

The spring lagoon draw down has been completed.

Outstanding sewer fees continue to be collected.

7. Business Arising From Minutes:

A.1) Community Hub and Land Suitability Analysis – Awaiting information from the province. Council will revisit in September.

A.2) Walkway Projects: Some cracks have formed in three of the portions of sidewalk. The stone has also still remained discolored on the stone that the contractor had touched up.

Page Seven

Prior to the decision being made on the stone. The CAO will find out if the warrant is still covered in a year if the stone still has an issue.

Waiting to hear from the contractor on when the Grahams Lane Trail will be completed.

B) Tourism Levy:

The committee is going to set up a meeting in the next week to meet on the next steps for a levy.

C) Gender Based Violence:

A meeting will be scheduled with the public.

8.New Business:

A) Request from the Town of North Rustico – Canada Day:

A request was received for Canada Day Funding from the Town of North Rustico.

It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that \$500.00 be donated to Canada Day activities in North Rustico. All in favor 5, 1 non-voting. Motion Carried.

8.B. Council Election.

It was moved by Councillor Ryan Simpson, seconded by Councillor Julie Gaudet that the next Election will be on August 10, 2026, with an advanced poll on August 8, 2026 and the MEO will be Brenda MacDonald, Deputy MEO will be Heather Hay and the Returning Officer will be Fred Schreiner. All in favor 5, 1 non-voting. Motion Carried.

9.A. Councillor's Concerns:

Sarah Simpson commented on Children Playing Signs for Simpson Mill Road.

The CAO will follow up with Trevor Paynter on the speed signs for Simpson Mill Road as no message had been received back from Trevor.

9.B. Resident's Concerns:

Bill Drost from 106 Bayview Drive presented through Zoom.

Bill Drost provided condolences to the Mayor on the passing of his brother.

Bill Drost thanked the Council for their service to the municipality as he had a great appreciation for what they contribute.

Concerned about future of the Swimming Rock and he would like to be able to speak about the future of the park long term and the future of the site for the resident's.

Councillor Ryan Simpson advised that the Park meetings will be open to the public to join and he is able to join, but the Park meetings are for committee members to speak.

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

Page Eight

"In Camera"

10.A. Planning Matters:

10.B. Bylaw Enforcement:

It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet to come out of camera under Section 119(2)(e) of the Municipal Government Act. All in favor 5, I non-voting. Motion Carried.

10.A. Planning Matters:

No Updates.

10.B Bylaw Enforcement:

No updates.

11. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 7:22 p.m.



Mayor – Lee Brammer



CAO Brenda MacDonald