

Minutes
Resort Municipality Monthly Council Meeting
June 15, 2026
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on June 15, 2026, at the Resort Municipality Office.

PRESENT: Mayor Lee Brammer, Deputy Mayor Kay Hryckiw, Councillors: Julia Gaudet, Sarah Simpson and Ian Stewart. CAO Brenda MacDonald. Zoom – Heather Hay – Deputy CAO.

ABSENT: Councillor - Ryan Simpson.

VISITORS: Zoom – Bill Drost, Ben Jelley. In Person - Jim Brown.

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 Ian Stewart, seconded by Deputy Mayor Kay Hryckiw that the agenda be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

3. **APPROVAL OF MONTHLY COUNCIL MEETING MAY 25, 2026:**

It was moved by Councillor Julie Gaudet, seconded by Councillor Sarah Simpson that the Council Meeting Minutes of May 25, 2026, be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

APPROVAL OF SPECIAL COUNCIL MEETING MAY 29, 2026:

It was moved by Councillor Ian Stewart, seconded by Councillor Julie Gaudet that the Special Council Meeting Minutes of May 29, 2026, be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

APPROVAL OF PUBLIC MEETING MAY 29, 2026:

It was moved by Councillor Julie Gaudet, seconded by Councillor Sarah Simpson that the Public Meeting Minutes of May 29, 2026, be approved as presented. All in favor 4, 1 non-voting, 1 absent. 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. 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)

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 unit, 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. Awaiting comments from the Department of Environment, Department of Transportation, the development shall be connected to the municipal sewer at the developer's expense, 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, that a development agreement be entered into, that a performance bond be paid and that all permit fees be paid.

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 on the drawings for ground mounted solar panels. (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 comments from the Department of Environment, Department of Transportation, meets all requirements of the Provincial Fire Marshal's office, meets all requirements of the Department of Tourism; the development shall be connected to the municipal sewer at the developer's expense, 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, that a development agreement be entered into, that a performance bond be paid and that all permit fees be paid.

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. Awaiting comments from the Department of Environment, Department of Transportation, the development shall be connected to the municipal sewer at the developer's expense, 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, that a development agreement be entered into, that a performance bond be paid and that all permit fees be paid.

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)

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.

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)

Temporary Permits:

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.

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.

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. Awaiting comments from Department of Transportation, RCMP, that a development agreement be entered into, that a performance bond be posted and that if a scooter is left abandoned on another property that the permit will be revoked.

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. Awaiting comments from 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.

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. Awaiting updated plan on the parking.

John Carroll – PID # 233080 – Cavendish Road – an application was received to have a temporary permit for parking from July 9 – 12, 2026 for CBMF. Comments were received from the RCMP and the Department of Transportation and clarification on the application submitted from the owner. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that the request be denied subject to: 1) information received from the RCMP, 2) information received from the Department of Transportation, 3) the application and information submitted is conflicting with one another from the property owner, 5) the application does not meet the requirements of the permitted uses under the C1 – General Commercial Zone, 6) a comprehensive site plan was not provided; 7) the application does not meet the requirements of Section 4.29(6), 8) the application does not meet the requirements of bylaw, section 5.2(5.2.2 and 5.2.3) and 7.1, 7.2 and 7.3. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

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. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that the request be denied subject to: 1) information received from the RCMP, 2) information received from the Department of Transportation, 3) the application and information submitted is

conflicting with one another from the property owner, 5) the application does not meet the requirements of the permitted uses under the C1 – General Commercial Zone, 6) a comprehensive site plan was not provided; 7) the application does not meet the requirements of Section 4.29(6), 8) the application does not meet the requirements of bylaw, section 5.2(5.2.2 and 5.2.3) and 7.1, 7.2 and 7.3. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

5. Development Permit Applications:

Bryan and Alice Champion – PID # 1804020 – 47 Landing Drive - an application was received for a change of use permit from a summer cottage to a rental cottage. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Councillor Ian Stewart left the meeting due to a conflict of interest.

Catherine Peconi – PID # 1175041 – 58 Simpson Mill Road – an application was received to construct three privacy fences of 20' X 6' between the rental cottage and to construct an accessory building for storage only of 20' X 10' for storage only. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that the Council approve the application in principle subject to: 1) the building and fence being located on the site in accordance with the attached site plan. All in favor 3, 1 non-voting, 2 absent. Motion Carried.

Councillor Ian Stewart returned to the meeting.

White Sands Hideaway Inc. - Miranda Bovyier / Nathan Butterfield – PID # 1814235 – 7195 Route 13 – an application was received to change the use of the summer cottage into a rental cottage. 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 the requirements of the Department of Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

11763032 Canada Inc. – PID # 233007 - 24 Friendly Lane - an application was received to change the use of the summer cottage into a rental cottage. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Magnus & Ann McDermid – PID # 641662 – 83 Bayview Drive - an application was received to change the use of the summer cottage into the rental cottage. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Tourism and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Shining Waters Family Fun Park Ltd. – PID # 947499 – 8885 Cavendish Road – an application was received to construct a lazy river on the property. 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 the requirements of the Department of Environment, 2) meets the requirements of the Department of Health and 3) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

6. Temporary Permits:

Jack Wenaus – PID # 233320 - 38 Friendly Lane – an application was received to have a tent on the property for a celebration of life on August 9 from 10:00 a.m. – 7:00 p.m. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Health and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Cavendish Tourist Mart Inc. – PID # 233130 – 8934 Cavendish Road – an application was received to have parking for July 9, 10, 11 and 12, 2026 for the CBMF event. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) that a Development Agreement be entered into, 2) that a Performance Bond be posted and 3) proof of insurance to be provided. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road - an application was received to have parking on the site from July 9, 10, 11 and 12, 2026 for the CBMF Event. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) that a Development Agreement be entered into, 2) that a Performance Bond be posted and 3) proof of insurance to be provided. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Raspberry Point Oyster Co. Inc. – Cavendish Road - an application was received to have parking on the site from July 9, 10, 11 and 12, 2026 for the CBMF Event. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) that a Development Agreement be entered into, 2) that a Performance Bond be posted and 3) proof of insurance to be provided. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road – an application was received to expand the licensed area for the existing businesses in Avonlea Village during the CBMF event from July 9 – 12, 2026. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet 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 4, 1 non-voting, 1 absent. Motion Carried.

Shining Waters Family Fun Park Ltd. – PID # 947499 – 8885 Cavendish Road – an application was received to have MCH Day on June 27, 2026 from 11:30 a.m. – 2:30 p.m. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Health, and 2) meets the requirements of the Provincial Fire Marshal's office. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Maritime Fun Group (PEI) Ltd. – PID # 233197 – 8986 Cavendish Road – an application was received to have parking on the property on July 9 – 12, 2026 from 10:00 a.m to midnight. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) that a Development Agreement be entered into, 2) that a Performance Bond be posted and 3) proof of insurance to be provided. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Greenfield Outdoor Hospitality Inc. – PID # 1065101 – Forest Hills Lane access road use for CBMF and Sommo. Application was tabled as we need confirmation from the owner of the road on access being approved.

Whitecap Entertainment Ltd. – PID # 566869 – Boyle Crescent - RCMP trail / access for CBMF Event. Application was tabled as we need confirmation from the owner of the road on access being approved.

101986 PEI Inc. – PID # 232546 – 8933 Cavendish Road – an application was received to locate a container on the site from June 8 – July 8, 2026. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that approval be granted subject to: 1) the containers are being located on the site for 30 days only. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Signage Permits:

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road- an application was received to have signage on the property for the Cavendish Beach Music Festival from July 8 – 11, 2026. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julia Gaudet that approval be granted subject to: 1) a detailed listing being provided of the signage for the site. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Province of PEI – Derryl MacDonald – PID # 232405 - 7591 Cawnpore Lane - taxi parking area and drop off. Visitor Information Centre. Information only as it is a Federal Property with a Provincial Building.

5.B. Monthly Finances:

The Monthly Finances for May 31, 2026, were presented. The revenues were \$102,184.40 and the expenses were \$73,978.05. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that the monthly finances be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

5.C. Emergency Services and Wellness Committee:

Deputy Mayor Kay Hryckiw continues to meet with the fire departments on updates.

The mutual aid agreement is still being worked on.

Kenny Snow is the new Fire Chief with New Glasgow Fire Department.

The new building plans for the North Rustico Fire Department is still being worked on.

The clinic addition is still being worked on.

5.C.1. North Shore Wellness Committee:

Mary Jane Ready is working with the North Shore Wellness Collective and an e-mail is to be sent out in the next week about it.

5.D. Parks and Recreation:

A meeting was held by the committee on June 4.

There were several maintenance issues discussed at the Municipal Parks and are being worked on or are completed.

Washroom entrance mats:

It was moved by Councillor Sarah Simpson, seconded by Councillor Ian Stewart to purchase outdoor mats for the washroom area to see if it will assist with the gravel going into the washrooms. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Gravelled Trail:

Three prices will be obtained on looking at the gravelled trail at Montgomery Park to have it fixed based on grass growing through.

AB Simpson Statue:

Statue is at the park for AB Simpson. There is a distinction between AB Simpson and the Christian and Missionary Alliance and their movement.

Ongoing maintenance of the statue, structure and storing of it as well as the placement of it at the site was discussed.

Councillor Sarah Simpson and Councillor Ryan Simpson will talk with the local representative with the Christian and Missionary Alliance on PEI.

Council will discuss this further at the next meeting on next steps.

Community Memorial:

Some ideas were presented on various types of memorials.

Council will review the options and discuss at the next meeting.

Swimming Rock:

The Swimming Rock property was discussed by the committee.

The committee has come up with five options that could be looked at for the Park.

1. **Status quo**
Keep the property closed with restricted access signs and fencing.
2. **Day-use park at top of bank only**
Maintain limited public access while avoiding shoreline access.
3. **Renewed shoreline access**
Provides the most public benefit but has high capital cost, significant risk, and low long-term viability due to erosion and repeated storm damage.
4. **Disposition/divestiture of the property**
Reduces municipal risk, liability, maintenance responsibility, and long-term financial exposure.
5. **Expansion/acquisition of additional land**
Could improve usability but would involve cost, coordination, uncertainty, and would not resolve shoreline erosion.

Council will discuss the options at the next meeting and determine next steps in dealing with the property. The site will be maintained as usual with grass cutting and garbage pick up.

6. Cavendish Sewer Utility:

The sewer utility is continuing with collection of outstanding sewer customers.

Businesses are opening for the season.

Upgrades are being looked at on the system by the contractor.

7. Business Arising From Minutes:

A.1) Community Hub and Land Suitability Analysis – Look to get options from the province and setting up a meeting with them to see what the next steps are.

A.2) Walkway Projects:

Grahams Lane walkway work was completed.

Information was presented by CBCL on the walkway and some cracks on it.

CAO will check with insurance company prior to Council making any final decisions on next steps.

B) Tourism Levy:

A list of questions was sent to Tourism Cavendish Beach on the Levy to determine next steps.

C) Gender Based Violence:

A meeting will be held on June 18 at 2:00 p.m..

Deputy Mayor Kay Hryckiw and Councillor Simpson will attend.

D) Destination Management Fund:

A copy of the Memorandum of Understanding on the Destination Management Fund was provided.

E) Donation Policy:

A donation policy needs to be established for donation requests. There is a small amount of monies that can be put towards donations as the budget is tight so Council will have to consider what could be looked at for donations going forward and a formal policy to guide it.

8. New Business:

8.A. FPEIM Request for Input:

FPEIM is looking to municipalities for input on IRAC. Council is to send in any comments that they would like brought forward.

8.B. MCH Day:

MCH Day will be held on June 27, 2026 from 11:30 – 2:30 p.m.

8.C. Proclamation Day – National Dental Care Day:

National Dental Care Day – information will be provided in the municipal newsletter.

8.D. Election.

The Election will be on August 10, 2026 with the advanced poll on August 8, 2026.

8.E. Election Schedule:

A copy of the election schedule and dates was provided to the Council.

8.F. Council Positions:

The current Council and the public have until July 24, 2026 to put their name forward for a position on Council for the Mayor or 6 Councillor positions.

9.A. Councillor's Concerns:

Sarah Simpson commented on children playing and speed signs for Simpson Mill Road.

CAO advised that the Department of Transportation has not provided their formal response yet on the request and new signs being added to the road would have to be approved by the Department of Transportation.

Sarah Simpson commented on the graveyard in Stanley Bridge and the stones close to the road.

CAO advised that the cemetery committee is responsible for the graveyard and it would be the Department of Transportation with anything near the roadway.

9.B. Resident's Concerns:

Sarah Simpson asked about the hurricane debris on Route 6 near the Simpson property.

CAO advised that Trevor Paynter was looking into it.

Anne Silva – a request was received from Anne Silva to send out in the municipal newsletter for places for her to stay in the area while visiting PEI. A decision was made that Anne should check with Tourism Cavendish Beach or put out an advertisement on Facebook as this is not something that the municipality sends out in the newsletter.

It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart to go in camera under Section 119(1)(f) of the Municipal Government Act. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

"In Camera"

10.A. Planning Matters:

10.A.1. Request from David Romcke:

10.B. Bylaw Enforcement:

10.C. Beautification Awards:

10.D. Dr. Kent Ellis Memorial Award:

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 4, 1 non-voting, 1 absent. Motion Carried.

10. "In Camera"

10.A. Planning Matters:

10.A.1. Request from David Romcke:

It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that a letter be sent to David Romcke with the requested information from Glen and Deborah Godfrey that was received at the municipal office and that the decision was made on this matter and will not be discussed any further. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Montgomery Park Path:

It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that up to \$5,000.00 be allocated to the trail system in Montgomery Park for repairs. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Kevin Dallimore:

An e-mail was received from Kevin Dallimore asking for a meeting with Council.

The surveyor is also working on the survey plan for the property to review the information that was provided on the plans for the properties.

No meeting will take place until information is provided by the surveyor on the properties.

10 B. Bylaw Enforcement:

There are some properties that we are dealing with on signage issues and development. Further action may need to be taken to resolve the issues.

10.C. Beautification Awards:

It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that Scott Linkletter and Raspberry Point be nominated for the Business Beautification Award sand that Parkview Farms Inc. – Kevin and Garth MacNeill be nominated for the Residential Beautification Award. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

10.D. Dr. Kent Ellis Memorial Award:

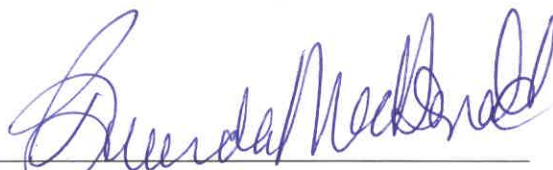
It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that Garth MacNeill be nominated for the Dr. Kent Ellis Memorial Award. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

11. ADJOURNMENT:

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



Mayor – Lee Brammer



CAO Brenda MacDonald