

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

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

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

ABSENT: Deputy Mayor – Kay Hryckiw.

VISITORS: Zoom – Tafadzwa Mpasu.

1. CALL TO ORDER:

Mayor Brammer called the meeting to order at 5:02 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 4, 1 non-voting, 1 absent. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING JUNE 15, 2026:

Under Section 5D. of the minutes it should state as another option for the Swimming Rock Disposition / Divesture of the property.

It was moved by Councillor Ryan Simpson, seconded by Julia Gaudet that the Council Meeting Minutes of June 15, 2026, be approved as amended. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

4. Mayor Brammer moved this agenda item down the agenda for Michelle Burge from MRSB.

5. 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.

6. 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 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 new units. Awaiting final completed comprehensive plans from the owner, Department of Environment and the Department of Transportation. (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)

Shining Waters Family Fun Park Ltd. – PID # 947499 – 8885 Cavendish Road – an application was received to construct a lazy river on the property. Awaiting comments from the Department of Health, Department of Environment and Provincial Fire Marshal's office.

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 signing of the development agreement. (January 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. Awaiting comments from Department of Environment, Department of Health and the Provincial Fire Marshal's office.

Sharon MacNeill – PID # 841049 – MacNeill Lane – an application was received to subdivide the cottage business off of 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.

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)

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. Awaiting an updated site plan, Provincial Fire Marshal's office, Department of Health and the Liquor Control Commission.

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 information to be signed on the Development Agreement.

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 information to be signed on the Development Agreement.

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 parking information from the owner.

Development Permit Applications:

Kevin and Garth MacNeill – PID # 232637 – 8214 Cavendish Road - an application was received to add solar panels to the roof of the dairy barn. It was moved by Councillor Julia Gaudet, 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) that engineered drawings be provided of the panels. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Shana Snider & Allison MacCormack – PID # 1803923 – 3 Landing Drive – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that the Council 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 Tourism. All in favor 4, 1 non-voting. Motion Carried.

Bradley MacDonald – PID # 92759 – 18 Seawood Drive – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart 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 4, 1 non-voting, 1 absent. Motion Carried.

Toby Leon – PID # 463794 – 6 St. Lawrence Avenue – an application was received to construct an accessory building of 14' X 14' for storage only. It was moved by Councillor Julia Gaudet, seconded by Councillor Sarah Simpson that the Council approve the application in principle subject to: 1) the accessory building being used for storage only. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Tyler Ford & Megan Embling – PID # 1193614 - Forest Hills Lane – an application was received to move a summer cottage onto the property with decks. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart that the Council approve the application in principle subject to: 1) the cottage being connected to the municipal sewer and 2) costs for sewer inspection of the engineer to be borne by the developer. All in favor 4, 1 non-voting. Motion Carried.

1678621 AB Ltd. – PID # 998955 – 210 Angus Campbell Lane – an application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Julia Gaudet, 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 4, 1 non-voting, 1 absent. Motion Carried.

Temporary Permit:

William McNally – PID # 92866 – 181 Seawood Drive – an application was received to have a wedding on the property on August 22, 2026 from 3:00 – 9:00 p.m. It was moved by Councillor Julia Gaudet, seconded by Councillor Ian Stewart 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 the Department of Health and 3) meets the requirements of the Liquor Control Commission. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Whitecap Entertainment Inc. – PID # 1037423 – 8779 Cavendish Road – an application was received to have the Cavendish Beach Music Festival from July 7 – 10, 2027. It was moved by Councillor Julia Gaudet, seconded by Councillor Ryan Simpson that the Council approve the application for dates only for 2026 and that further information is needed on: 1) the site plan, 2) Provincial Fire Marshal's office, 3) Liquor Control Commission, 4) Department of Health, 5) insurance, development agreement and a performance bond. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Subdivision / Lot Consolidation Application:

Allan and Patricia Smith – PID # 92627 – 9822 Cavendish Road – an application was received to subdivide one lot off of the property. Council advised that more information is needed from the owner on the site plan to determine if the lot will meet the requirements.

Linda June Woodhouse – PID #'s 232777 & PID # 232793 – 32 St. Lawrence Avenue – an application was received to consolidate the two parcels into one lot. It was moved by Councillor Julia Gaudet, seconded by Councillor Ryan Simpson that the Council approve the application in principle subject to: 1) that a lot consolidation deed be completed for the property. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Other:

There was no other business.

6.A.1. Withdrawal of IRAC Appeal:

The appeal from John Carroll was withdrawn at IRAC.

6.B. Monthly Finances:

The Monthly Finances for June 30, 2026, were presented. The revenues were \$152,890.01 and the expenses were \$112,725.58. It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet that the monthly finances be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

6.C. Emergency Services and Wellness Committee and the North Shore Wellness Collective:

No updates were provided as Deputy Mayor Hryckiw was not in attendance.

6.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.

6.D. Parks and Recreation:

Companies are being looked at for the proper mats for the bathrooms.

Community Memorial:

Some options were presented on plaques or stones for the park.

It was moved by Councillor Ryan Simpson, seconded by Julia Gaudet that companies be checked with for prices and options on a memorial stone and memorial wall All in favor 4, 1 non-voting, 1 absent. Motion Carried.

AB Simpson:

John should be talked with from the Christian and Missionary Alliance. Councillors Ryan and Sarah Simpson will speak with him.

The building structure and statue will have to be looked at as well by the Council.

The family is currently maintaining the statue and installing and removing it as part of the current arrangement.

The decision by the Council at the time worked with the group to get the statue and building in place and the organization paid for all of it.

Swimming Rock:

Additional no trespassing signs were installed at the park.

The Swimming Rock property was discussed by the committee.

The committee provided five options to be looked at by Council last month.

It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet that three options to considered for the park moving forward that include:

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. **Disposition/divestiture of the property**

Reduces municipal risk, liability, maintenance responsibility, and long-term financial exposure.

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

6.D.1. Old Fashioned Streetlights and Parts:

The old-fashioned streetlights are aging and more parts are required to keep them running. The contractor is looking into costs for work to be done on the fixtures and will bring back.

7. Cavendish Sewer Utility:

A meeting was held recently. Update were provided by the contractor.

Lift stations continue to require upgrades to the panels.

New meters were ordered as some of the existing ones were not working properly.

8. Business Arising From Minutes:

A.1) Community Hub and Land Suitability Analysis – An e-mail was received from Adam Clark and a letter was sent back looking for updates from him on the information.

A.2) Walkway Projects:

It was moved by Councillor Ryan Simpson, seconded by Julia Gaudet that the municipality accept CBCL's recommendation and have the walkway for the three concrete areas fixed based on ongoing cracking. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

B) Tourism Levy:

Councillor Ryan Simpson advised that there is a list of questions was sent to Tourism Cavendish Beach on the Levy.

Councillor Ryan Simpson advised that Ben Jelley and Darcy Butler from Tourism Cavendish Beach can meet at any time.

Councillor Ryan Simpson advised that he would send out a request for a meeting depending on everyone's schedules and availability.

C) Donation Policy:

Mayor Brammer advised that there is a draft policy in the package.

Council will review the policy further and discuss it at the next meeting.

Mayor Brammer moved to agenda item 4 and welcomed Michelle Burge to the meeting.

Michelle Burge from MRSB presented the audited statements.

Resort Municipality Non-Consolidated Statements.

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Resort Municipality Non-Consolidated Statements be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Cavendish Sewer Utility Non-Consolidated Statements.

It was moved by Councillor Ryan Simpson, seconded by Councillor Sarah Simpson that the Cavendish Sewer Utility Non-Consolidated Statements be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

Resort Municipality Consolidated Statements.

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Resort Municipality Consolidated Statements be approved as presented. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

8. New Business:

8.A. Municipal Leaders Talk:

A new program put forward to assist Council and staff with any issues that they are having and need to talk with someone.

8.B. FPEIM List of Priorities:

FPEIM provided a list of their priorities for the next year.

8.C. Rural Beautification:

Information is in the meeting package on a community vote that the public can nominate for. It will be put out in the municipal newsletter.

8.D. Pregnancy and Infant Loss Awareness Day and Month Request:

Information was provided in the meeting package and can be put out in the newsletter.

9.A. Councillor's Concerns:

There were no Councillor's Concerns raised.

9.B. Resident's Concerns:

Ian Stewart asked about signage on Simpson Mill Road for speeding.

Trevor Paynter was out on sick leave and we were waiting to hear back from him.

CAO advised that it can often take up to six months to get a response from the Department on a matter as they are dealing with a number of issues and areas at the same time.

It was moved by Councillor Ryan Simpson, 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"

11.a) Planning Matters:

Wiequam Pan:

Tafadzwa Mpaso:

11.b) Unsightly Properties:

Ben Murphy:

Chris Opydo:

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.

11.a) Planning Matters:

Weiquian Pan – storage container still on lot illegally.

The municipal legal counsel will need to be consulted to have this resolved.

Tafadzwa Mpaso – It was moved by Councillor Julie, seconded by Councillor Ian Stewart that the Council leave the Development Agreement as was completed and sent to the owner and that the request for changes be denied. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

b) Sergie Dragos & Alysia Johannes – It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that the Council have the property owner provide the necessary information from the surveyor on the property at his expense to resolve any outstanding issues. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

11.b) Bylaw Enforcement:

Unsightly Properties:

Ben Murphy

Chris Opydo

Page Eight

It was moved by Councillor Ryan Simpson, seconded by Councillor Ian Stewart that letters be sent to property owners with unsightly properties. All in favor 4, 1 non-voting, 1 absent. Motion Carried.

We will also continue to deal with a number of businesses with illegal signage as well with banners.

12. ADJOURNMENT:

Mayor Lee Brammer adjourned the meeting at 7:15 p.m.



Mayor – Lee Brammer



CAO – Brenda MacDonald