

Minutes
Resort Municipality Monthly Council Meeting
August 17, 2026
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on August 17, 2026, at the Resort Municipality Office.

PRESENT: Mayor Lee Brammer, Deputy Mayor Kay Hryckiwi. Councillors: Julia Gaudet, Sarah Simpson, Ian Stewart and Ryan Simpson.

Deputy CAO Heather Hay. Zoom – Brenda MacDonald – CAO.

VISITORS: Zoom – Kristena Allen, Ross Munro and Brodie from CBC

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 Deputy Mayor Kay Hryckiwi that the agenda be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING JULY 20, 2026:

It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet that the Council Meeting Minutes of July 20, 2026, be approved as presented. All in favor 5, 1 non-voting. Motion Carried.

APPROVAL OF PUBLIC MEETING AUGUST 3, 2026:

It was moved by Councillor Ryan Simpson, seconded by Councillor Julia Gaudet that the Public Meeting Minutes of August 3, 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:

5.A. PLANNING BOARD:

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.

Subdivision / Lot Consolidation:

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.

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.

Whitecap Entertainment Inc. – PID # 1037423 – 8779 Cavendish Road – an application was received to have the Cavendish Beach Music Festival from July 7 – 10, 2027. Dates have been approved only. A detailed site plan is required.

Development Permit Applications:

Scarlett's Ideal Country Life Inc. – PID # 232009 – 8821 Cavendish Road – an application was received to construct a one storey addition of 12' X 23' onto the existing summer cottage. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ryan Simpson that approval be granted 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.

Joel and Janelle MacIsaac – PID # 480251 – Bayview Drive – an application was received to construct a two storey summer cottage of 40' X 28' with a deck of 12' X 16' and a shed of 16' X 16'. It was moved Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that approval be granted subject to: 1) the cottage shall be connected to the private water system, 2) the cottage shall be connected to the municipal sewer system and 3) costs for the sewer inspection by the engineer be borne by the developer. All in favor 5, 1 non-voting. Motion Carried.

WBT Holdings Ltd. – PID # 231936 – 8933 Cavendish Road – an application was received to replace the cement wall under the existing motel. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julie Gaudet that approval be granted 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.

Signage Permits:

Tourism Cavendish Beach – an application was received to install banner signs on the poles from September 10 – September 29, 2026. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Julie Gaudet that approval be granted subject to: 1) the banners being up from September 10 – 29, 2026. All in favor 5, 1 non-voting. Motion Carried.

Tourism Cavendish Beach – PID # 232405 – 7591 Cawnpore Lane - an application was received to install a special event sign of 4' X 8' for the Literary Festival from September 10 – 29, 2026. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Sarah Simpson that approval be granted subject to: 1) meets the requirements of Parks Canada. All in favor 5, 1 non-voting. Motion Carried.

Sea Cross Inc. – PID # 232033 – 8779 Cavendish Road – an application was received to install a special event sign of 4' X 8' for the Literary Festival from September 10 – 29, 2026. It was moved Deputy Mayor Kay Hryckiw, seconded by Councillor Ian Stewart that approval be granted subject to: 1) the site being located on the property from September 10 – 29, 2026. All in favor 5, 1 non-voting. Motion Carried.

AMD PEI Growth Inc. – an application was received to install new signage on the property of one sign of 42" X 96" for Porter's Art Gallery, One sign of 24" X 96" for Art Gallery and two signs of 36" X 36" of a bear on each side of the structure. It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ryan Simpson that approval be granted for the Art Gallery and Porters Gallery signs only as they meet the secondary sign size requirements subject to: 1) the Art Gallery and Porters Gallery signs meeting the size requirements of the secondary signs. All in favor 5, 1 non-voting. Motion Carried.

Sea Cross Inc. – PID # 92551 – 78 Reid Road – an application was received to demolish the existing farm barns

and grain silos on the property. The plan is to remove and sell the steel and then have a controlled burn of the buildings. If the controlled burn cannot happen then he would have the building trucked away and removed from the site. It was moved by Deputy Mayor Kay Hryckiwi, seconded by Councillor Sarah Simpson that approval be granted meets the requirements of the Department of Environment. All in favor 5, 1 non-voting. Motion Carried.

5.B. Monthly Finances

The Monthly Finances for July 31, 2026, were presented. The revenues were \$205,897.24 and the expenses were \$210,120.76. 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.

5.C. Emergency Services and Wellness Committee:

New Glasgow Fire Department has a mutual aid response agreement with each of their surrounding departments. They are also meeting with Parks next week about a Dry Hydrant at Green Gables Pond. Most of the funding is coming through Parks but they will touch base with the municipality for any requirements or permits that may be needed. All three fire departments would have access to it if needed.

5.C.1. North Shore Wellness Collective:

There was nothing to report at this time.

5.C.2. EMO Support and Training:

Chris Hancock, Public Safety Officer reached out with a reminder that Basic Emergency management and ICS 100 courses are available online are at any time. There are up-coming in-person training opportunities in September and October.

5.D. Parks and Recreation:

Councillor Ryan Simpson presented the Continuity Brief he prepared for the incoming council. He also asked that Arnold Smith be added to the list of memorials.

6. Cavendish Sewer Utility:

There is ongoing work on Lift Station 7. They are waiting for a replacement pump. The yearly sewer bills have gone out. We are in the process of replacing non-working meters.

7. Business Arising From Minutes:

7.A. Strategic Plan:

A.1) Community Hub and Land Suitability Analysis – We are still waiting for an update from Adam Clark and Derryl MacDonald.

A.2) Walkway Project:

We are still waiting for the work to be completed on the 3 areas that cracked.

B) Tourism Levy:

Mayor Lee Brammer and Councillor Ryan Simpson met on August 13. Ryan has prepared a Continuity Document for the incoming council.

C) Donation Policy:

Mayor Brammer has deferred this item to the incoming council.

8.A. FPEIM – IRAC Submission:

There was information presented regarding the FPEIM submission to IRAC.

8.B. Atlantic Planners Institute:

There was information in the package about sponsorship opportunities for this group.

It was decided it was not something that we normally donate to.

8.C. Rick Hansen Foundation:

Information was provided in the package. It was basically asking to have a dialog on accessibility in communities. This matter was deferred to the incoming council.

9.A. Councillor's Concerns:

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

Trevor Paynter is back in the office, and we are waiting to hear back from him.

Councillor Sarah Simpson asked for an update on the brush and debris that was piled in the government right away by the Bayview Bridge. She was advised that it is on Trevor's list.

9.B. Resident's Concerns:

Lorine Houde raised a safety concern at the corner of Route 6 and 13 from the Tim Horton's lineup on the roadway. Current access for the property meets all government standards.

It was moved by Deputy Mayor Kay Hryckiw, seconded by Councillor Ryan Simpson 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:

Mark Bradley:

10.b) Bylaw Enforcement:

10.c) Human Resources:

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, 1 non-voting. Motion Carried.

10.a) Planning Matters:

There were no updates.

10.b) Bylaw Enforcement:

There were no updates.

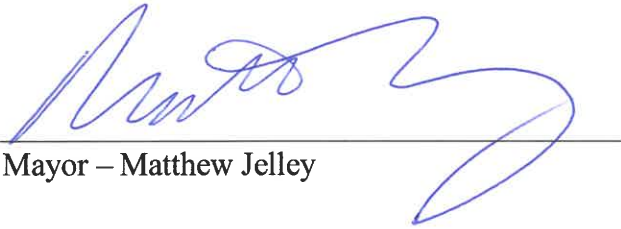
10.c) Human Resources:

There were no updates.

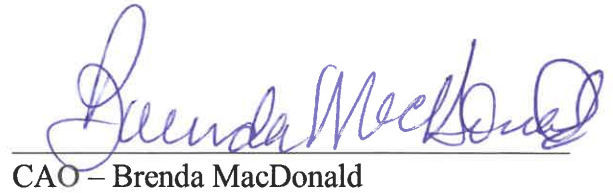
At the end of the meeting Mayor Lee Brammer thanked all the councilors for their work on council during their term. Each Councillor said a few words as well as municipal staff.

11. ADJOURNMENT:

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



Mayor – Matthew Jelley



CAO – Brenda MacDonald