

Minutes
Resort Municipality Monthly Council Meeting
September 21, 2026
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on September 21, 2026, at the Resort Municipality Office.

PRESENT: Mayor Matthew Jelley, Deputy Mayor Lee Brammer. Councillors: Magnus McDermid, Tyson MacInnis, Jane Woodley, Lucas Linkletter and Ryan Lowther.
Brenda MacDonald – CAO, Deputy CAO – Heather Hay.

ABSENT: Nil.

VISITORS: Lloyd Adams.

1. CALL TO ORDER:

Mayor Matthew Jelley called the meeting to order at 5:00 p.m.

2. APPROVAL OF AGENDA:

It was moved by Councillor Tyson MacInnis, seconded by Councillor Lee Brammer that the agenda be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING AUGUST 17, 2026:

It was moved by Deputy Mayor Lee Brammer, seconded by Councillor Magnus McDermid that the Council Meeting Minutes of August 17, 2026, be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

APPROVAL OF SPECIAL COUNCIL MEETING SEPTEMBER 2, 2026:

It was moved by Deputy Mayor Lee Brammer, seconded by Councillor Lucas Linkletter that the Special Council Meeting Minutes of September 2, 2026, be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

APPROVAL OF SPECIAL COUNCIL MEETING SEPTEMBER 3, 2026:

It was moved by Councillor Ryan Lowther, seconded by Deputy Mayor Lee Brammer that the Special Council Meeting Minutes of September 3, 2026, be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

No conflicts of interest were declared.

Mayor Matthew Jelley 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:

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)

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 information from Department of Environment, Department of Transportation and the Developer on the Comprehensive plan. (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)

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)

Allan and Patricia Smith – PID # 92627 – 9822 Cavendish Road – an application was received to subdivide one lot off of the property. Awaiting an updated survey plan with all measurements of the proposed lot, perc test, cottage, well and septic location to be shown on the plan.

5. Development Permit Applications:

David Romcke – PID # 92882 – 167 Seawood Drive – an application was received to construct a one and a half storey addition of 40' X 30' onto the existing summer cottage, to construct a one storey breezeway of 16' X 8' joining the existing summer cottage to the garage, to construct a balcony off garage of 15' X 6', to cover in the existing deck on the main cottage and to enclose the existing covered porch on the existing summer cottage. It was moved by Councillor Magnus McDermid, seconded by Councillor Lucas Linkletter that the Council approve the application in principle subject to: 1) meets the requirements of the Department of Environment. All in favor 6, 1 non-voting. Motion Carried.

PEI Dream Cottages Inc. - PID # 660829 – 84 MacCoubrey Lane – an application was received to locate a rental cottage of 36' X 24' with a deck on the property. It was moved by Councillor Magnus McDermid, seconded by Councillor Ryan Lowther that the Council approve the application in principle subject to: 1) meets the requirements

of the Department of Tourism, 2) meets the requirements of the Provincial Fire Marshal's office and 3) that a site plan be provided with all measurements for the new structure. All in favor 6, 1 non-voting. Motion Carried.

Fairways Cottages Inc. – PID # 232348 – 7420 Route 13 - an application was received to replace the pool deck and to construct a new 16' X 8' closed in area adjacent to the deck. It was moved by Councillor Magnus McDermid, seconded by Councillor Lucas Linkletter 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 Department of Environment. All in favor 6, 1 non-voting. Motion Carried.

Donald and Rita Carmichael – PID # 1099993 – 61 Oceanview Court - an application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Magnus McDermid, seconded by Councillor Ryan Lowther 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 6, 1 non-voting. Motion Carried.

Logan Arsenault – PID # 905091 – An application was received to construct 5 rental cottages of 36' X 24' with decks. It was moved by Councillor Magnus McDermid, seconded by Councillor Tyson MacInnis that the Council to 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 Department of Tourism, 4) meets the requirements of the Provincial Fire Marshal's office, and 5) the rental units shall be connected to the municipal sewer, All in favor 6, 1 non-voting. Motion Carried.

102741 PEI Inc. – PID # 729087 – Lot 4 - Brianna Street – An application was received to construct a duplex of 73' X 56'6" with decks. It was moved by Councillor Magnus McDermid, seconded by Councillor Ryan Lowther 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 Provincial Fire Marshal and 3) that a septic permit be provided for the on-site septic system. All in favor 6, 1 non-voting. Motion Carried.

Fee Structure for Permits:

It was moved by Deputy Mayor Lee Brammer, seconded by Councillor Ryan Lowther that the municipality explore the development permit fees so that they are completed in a fair and equitable manner based on the costs of construction and compare with other jurisdictions within the province. All in favor 6, 1 non-voting. Motion Carried.

Sommo Public Meeting:

A Public Meeting will be scheduled prior to the next Council Meeting.

5.B. Monthly Finances

The Monthly Finances for August 31, 2026, were presented. The revenues were \$267,986.86 and the expenses were \$258,934.50. It was moved by Councillor Lucas Linkletter, seconded by Councillor Magnus McDermid that the monthly finances be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

5.B.1. Charge Point:

The current agreement is expiring with Charge Point for the electric charging station.

It was moved by Deputy Mayor Lee Brammer, seconded by Councillor Magnus McDermid that the three year contract be approved. All in favor 6, 1 non-voting. Motion Carried.

5.C. Emergency Services and Wellness Committee:

There are some training sessions available for Council to attend if they wish. A list will be sent to the Council on the training sessions available.

6. Cavendish Sewer Utility:

Some cheques were received for payment by customers and they were intercepted through the mail system. One payment has been resolved and one is pending as we are waiting to receive information from the customer.

LS # 7 needs some work done to the station and we are awaiting a pump to be able to use while the work is being done.

The Sewer Utility is looking at additional systems for collection of payments.

7. Business Arising From Minutes:

7.A. Strategic Plan:

7.A.1. Walkway Project: It was moved by Councillor Lucas Linkletter, seconded by Councillor Tyson MacInnis that the quote from CBCL for engineering for the next phase of walkway construction on Route 6 of \$60,500.00 be approved as presented. All in favor 6, 1 non-voting. Motion Carried.

7.B) Tourism Levy:

It was moved by Council Magnus McDermid, seconded by Deputy Mayor Lee Brammer that Councillor Ryan Lowther, Councillor Tyson MacInnis and Councillor Lucas Linkletter would be on the Tourism Levy Committee. All in favor 6, 1 non-voting. Motion Carried.

C) Donation Policy:

It was moved by Deputy Mayor Lee Brammer, seconded by Councillor Ryan Lowther that a donation policy has been established with up to \$1,000.00 of funding available that could be allocated for a municipal project and the funding from the municipality must not be the primary funder of the event or project with an intake by May 31 and November 30 each year. All in favor 6, 1 non-voting. Motion Carried.

8. Municipal Office Lease and Operations:

A letter will be sent to the Province regarding the current situation with the building and the lease and that the municipality is unhappy with the current situation.

9.A. Councillor's Concerns:

There were no Councillor's Concerns.

9.B. Resident's Concerns:

John Purdy – an e-mail was received from John Purdy on the gravel on the bike lanes on Route 6. The province maintains the roads along Route 6 and 13 and cleaning is done in the spring.

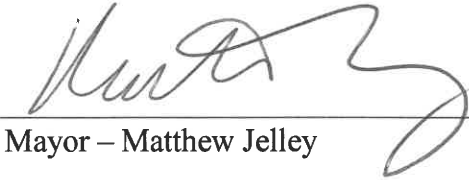
Charlotte Stewart:

A letter was received regarding an animal control complaint on Reid Road. Currently there is no dog bylaw in the municipality.

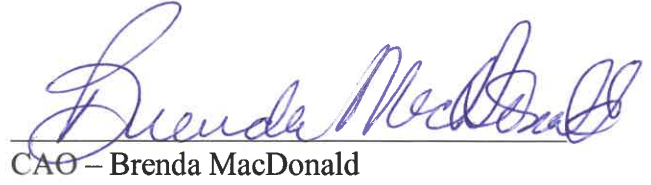
Information will be gathered from other areas and the province on Animal Control Bylaws for the next meeting.

10. ADJOURNMENT:

Mayor Matthew Jelley adjourned the meeting at 6:47 p.m.



Mayor – Matthew Jelley



CAO – Brenda MacDonald