

Minutes  
Public Meeting  
March 21, 2022  
6:30 p.m.

The Public Meeting for the Resort Municipality was held on March 21, 2022, at the North Rustico Lion's Club.

**PRESENT:** Deputy Mayor Lowther, Councillor George Clark Dunning, Councillor Kay Hryckiwi and Councillor Chris Robinson. CAO - Brenda MacDonald and Deputy CAO Heather Hay.

**ABSENT:** Mayor Matthew Jelley, Councillor Bill Drost and Councillor Lee Brammer.

**VISITORS:** There were 12 visitors in attendance.

**CALL TO ORDER:**

Deputy Mayor Lowther called the meeting to order at 6:30 p.m.

Deputy Mayor Lowther welcomed everyone to the meeting.

Deputy Mayor Lowther advised everyone to sign in at the front of the room if they haven't done so for the record.

Deputy Mayor Lowther advised everyone that the meeting is being taped for office use only.

Deputy Mayor Lowther advised the public that the meeting being held tonight is to discuss the Official Plan General Land Use Map Amendments and the Rezoning Amendments to the Zoning and Subdivision Control (Development) Bylaw Zoning Map and that no other discussions will take place.

Deputy Mayor Lowther advised that the first item of the meeting will review a request for **PID #706150 – owned by Alexander (Sandy) and Darlene MacKay in Stanley Bridge:** An amendment to the General Land Use Map in the Official Plan 2017 to re-designate a .58-acre portion of this parcel from the current Rural & Open Space to Resort Commercial and an amendment to the Zoning Map of the Zoning and Subdivision Control (Development) Bylaw 2017 to rezone a .58-acre portion of this parcel from the current C1 (General Commercial) Zone to RD4 (Resort Commercial) Zone. The purpose of these amendments is for a rezoning of a .58-acre portion of the parcel of land to allow for an attraction with a petting farm on the property.

Deputy Mayor Lowther advised that the second item of the meeting will review a request for **PID # 706127 – owned by Alexander (Sandy) and Darlene MacKay in Stanley Bridge:** An amendment to the General Land Use Map in the Official Plan 2017 to re-designate a 1.45-acre portion of this parcel from the current Rural & Open Space to Resort Commercial and an amendment to the Zoning Map of the Zoning and Subdivision Control (Development) Bylaw 2017 to rezone a 1.45-acre portion of this parcel from the current C1 (General Commercial) Zone to RD4 (Resort Commercial) Zone. The purpose of these amendments is for a rezoning of a 1.45-acre portion of the parcel of land to allow for an attraction with a petting farm on the property.

Deputy Mayor Lowther read out the current permitted uses for the C1 Zone and then the proposed permitted uses under the RD4 Zone for the record.

Deputy Mayor Lowther asked Sandy and Darlene MacKay to present information on their proposal.

Sandy advised that they have looked at the vision for the Resort Municipality and the rich traditions and heritage resources with LM Montgomery and that the municipality is well kept and has strict regulations for the

visual heritage of the area and that they are prepared to follow those standards for the petting farm.

Sandy advised that he met with the Mayor and was advised that this meeting could be a moot point as the municipality is planning to change the zoning in the municipality for his property under the Official Plan and Bylaw Review and the new zoning would allow for the petting farm on the property.

Sandy advised that they have 9 miniature goats and depending on the breeding they could have 10 babies during the summer months, and they sell them in the fall.

There is one alpaca – Jack, 2 Miniature horses Arti – 8 years old and Blue Boy 24 years old, one donkey and 2 holland lop bunnies.

Their plan is to be open year-round from 10:00 – 4:00 p.m. daily except Sundays when they will be open from 1:00 – 4:00 p.m.

Their plan is to host birthday parties and other family events and will limit capacity to 20 people at a time.

Hay will be stored, and animals fed in the building.

Feed will be stored in secure containers in the building and animals fed in the building.

Water will be inside and outside of the building for access for the animals.

Animals will be free to roam in the fenced in area except there is a major storm.

They operated for three years on St. Mary's Road without injury.

Manure will be removed in summer at least once weekly to an off-farm location, daily placed in trailer and covered with a tarp.

Winter, they will only remove it if there is a thaw as it freezes and makes better bedding.

Yard will be cleaned daily of any manure and placed in the trailer usually ½ a wheelbarrow.

No animals will be sold for human consumption.

All animals are miniature except for Jack.

Female goats will be bred in January and male goat will stay in the barn for 4 – 6 weeks. Any male baby goats will be fixed.

**Property:**

They have a building permit to replace windows and doors and all buildings will get a fresh coat of paint.

Landscaping will be done in the spring as soon as weather permits.

Driveway widened and crushed asphalt for parking area will be done as soon as weather permits.

Fence (already approved) will be erected as soon as weather permits.

Yellow building has been sold and will be removed in June.

Two new buildings 14' X 24' will be added inside the fenced area with a small deck to join them. Green and red buildings will be used for storage for the next three months.

Birthday Parties could be taken inside as well in the main structure for family events.

The building has two washrooms in it for the hair salon and the attraction once it is on site.

They will have spools for the animals to get up on and a trampoline.

Picnic tables will be located around the site for families to sit and relax and a fire pit where families can sit and have some s'mores.

Signed agreements were provided from George MacEwen, Rod Stevula and Jennie Henry for the manure to be taken to their properties.

Sandy went through the site plan for his property.

Deputy Mayor Lowther asked for any questions from the public, she advised the public to state their name for the record when making a comment.

Tammy MacNeill advised that what Sandy and Darlene have done with the property is remarkable. It is a great location for children and to be able to disconnect and be hands on with animals and back to what it should be for children and families.

Rebecca MacNeill advised that from driving by the old property they have made great improvements to what used to be on site.

Jane Woodley advised that she is excited about the idea of the petting farm as the corner used to be such an eyesore.

Nancy Richards advised that she felt the petting farm is a wonderful idea for the property.

Sue Humby advised that it is new life at the corner and not just a summer business but will be open year-round to draw people to the area.

A question was asked if there would be any rooster on site. Sandy confirmed that there would be no rooster on site.

Deputy Mayor Lowther advised that there have been six people into the municipal office for information, twelve e-mails have been received and ten phone calls have been received to get additional information on the request.

There have been nine written e-mail submissions and one handwritten letter received that was read out for the record. The responses from the CAO to each of the letters was also read out.

The first letter was from Fred Schreiner and Linda Natzmer.

Fred Schreiner & Linda Natzmer

245 Electric Avenue  
Seal Beach, CA 90740  
USA

65 Four Winds Lane  
Stanley Bridge, PE COA 1N0  
Canada

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March 7, 2022

Brenda MacDonald, CAO  
Resort Municipality Office  
7591 Cawnpore Lane  
R.R. #2 Hunter River, PE COA 1N0

Subject: PID #706150 and PID #706127 Rezoning Comments  
Reference: Resort Municipality Notification Letter, dated March 3, 2022

Dear Brenda,

We are the owners of a single-family home at 65 Four Winds Lane, one of several homes in our subdivision located within 400 ft of the subject property noted in the request for rezoning to allow a petting farm attraction.

As local homeowners, we place high value on maintaining the visual appeal and ambience of the area with full compliance to the Resort Municipality Zoning and Subdivision Control Bylaws. In fact, when we designed and built our home recently, we sought to beautify the area and meet or exceed the standards set forth in the Bylaws.

We are strongly opposed to a petting farm attraction at the subject property locations for the following reasons:

1. **Traffic/Safety:** The local traffic and public access created by a petting farm attraction on Route 6 is a significant cause for concern due to increased vehicle traffic (including cars and multi-passenger vehicles such as vans and school buses), the entering and exiting of vehicles on a main thoroughfare, and decreased safety for travelers and nearby residents on foot. These safety concerns are further enhanced by the fact the property is located at the roundabout which already creates a driving challenge to some visitors during tourist seasons.
2. **Smells:** Objectionable odours due to the presence of live farm animals on the properties creates a nuisance for local homeowners on Four Winds Lane. The predominant wind direction in PEI is from the south and west which results in multiple dwellings on Four Winds Lane being directly downwind of the proposed petting farm much of the time.
3. **Noise:** The fact that an increase in traffic can be expected, along with the patrons being outdoors in such a business, will create noise in an otherwise quiet community. We have witnessed buses and vans at such businesses with a significant number of visitors present at one time.  
Again, the prevailing winds will propagate increased sound from traffic and/or patrons directly into our residential area and diminish the enjoyment of our existing properties.

4. Appearance: The addition of typical livestock fencing, other types of fencing, and/or animal confinement pens at the property would be in the direct line of sight from the entry of Four Winds Lane and Route 6. While livestock fencing is a usual feature in areas dedicated to farming, we believe adding this scale and type of fencing for animal containment is unsightly and not appropriate for a location adjacent to a residential subdivision.

In summary, while we are not opposed to such businesses in rural locations, we believe strongly that the subject rezoning approval by the Resort Municipality would result in detrimental impacts to our residential subdivision at Four Winds Lane, which is located adjacent to the property.

If you have questions or require further clarification, please do not hesitate to contact us directly by email at [fredlindalou@verizon.net](mailto:fredlindalou@verizon.net) or by phone at (949) 502-1712.

Sincerely,



Fred Schreiner  
Property Owner



Linda Natzmer  
Property Owner

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Gwen & Jim MacLean Cruickshank – March 8, 2022

Hi from Jim and Gwen MacLean Cruickshank owners of 79 Four Winds Lane..

We have heard that people want to open a petting farm near our cottage. We have not received any notice or information in it. You have our BC address at 1270 Netley Place West Vancouver BC V7T 2H2 and we are puzzled we have not been informed.

For the record .... for the variety of reasons expressed by our neighbours we are strongly opposed to this idea of a petting farm in our residential area.

We look forward to your reply. Thank you.

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Magnus McDermid – March 9, 2022

Good morning,

It was nice to meet you the other day and thanks for showing us the plans

I had a couple of questions about this application

My understanding from Sandy is that the fencing has already been approved. Can you confirm that?

The other question I had was about the animals. If the fencing is approved can he keep the animals at the site even if it wasn't designated an attraction with resort commercial zoning?

Any info is appreciated

Kind regards, Magnus McDermid  
61 Four Winds Lane, (902) 886 2832

March 9, 2022

Good morning. As a seasonal resident of Seawood Estates I want to offer my support for this proposed rezoning. I have visited the former location of the MacKay Farm many times and it was always well managed. In my view the proposed use is very resident friendly. Thank you. John Hennessey

John Hennessey =

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March 9, 2022

**Miriam Fancey <miriamfancey@gmail.com>**

to me, Kevin

Hi Brenda,

Kevin & I own 2 properties (0 Four Winds Lane & 73 Four Winds Lane) that are within 400' of the proposed petting zoo. (As you know we also have 4 other properties in Seawood Estates.)

We are not in the country right now to be able to attend the meeting in person but want to express our concerns regarding this type of business within the Cavendish Resort Area and specifically how it could impact the value and enjoyment of our properties.

While we do appreciate that PEI is an agricultural province and there are existing farms within the resort area, we feel the property in question is much too small an area to support a bunch of animals, traffic & parking space and the existing business buildings without impacting the surrounding neighbors. A vegetable market, hair salon, retail shops, spa etc are the type of business more suited to that location.

We feel that a larger farm property set back from the road is a more appropriate location for a petting zoo business.

Questions:

- Are there any municipal regulations around the look and upkeep of structures (ie. fencing, pens & sheds or barns) of businesses such as this?
- What about setbacks from the road? We don't want to obstruct views with high fences.
- Are there restrictions on how many animals and what type if the rezoning is approved?
- What if any recourse would homeowners in the area have if the smell and noise from the animals became a problem?
- What about regulations regarding regular disposal of organic waste and resulting odor from such a business?
- What happens if the business goes under? What becomes of the structures if they are an eyesore?

We are opposed to the rezoning of the properties in question to accommodate this type of business. We feel that due to noise, smell and esthetics it is not in keeping with the type of development currently coming into the area (chocolate business, marina, restaurants, golf resort and higher end developments like Granville on the Water)

When we acquired the commercially zoned property at 0 Four Winds Lane which is right beside the properties in question, one of the reassuring factors was the prohibition of livestock and any business that interferes with the quiet enjoyment of neighbors (Restrictive covenants registered on title). These won't mean anything if this rezoning application is approved.

If this type of business existed when we first bought in, we might have thought differently about investing in the Cavendish Resort Area and Stanley Bridge specifically. We are concerned that other potential residents/investors in the area will share the same view.

We pay an increased tax rate to live in the Resort area and, as a result, expect and support a thoughtful and strategic approach to development of the resort municipality.

Regards,  
Miriam & Kevin Fancey

March 19, 2022

Hi Brenda,

I just wanted to send a note in support of Sandy and Darlene's Petting Farm that is due to open near the round about in Stanley Bridge. I have been a customer of Darlene's for years and so therefore have been to their previous home, where the animals were, on many occasions. I can assure you that the animals are extremely cute, well cared for and extremely entertaining! I heard the comment that people are complaining that there may be an odour- on the numerous occasions that I was to their previous location, not once did I smell any odour . Personally, I feel that this is a year round business that would attract families and their children and be an asset to Stanley Bridge. I can not be at the council meeting Monday night but my husband and I just wanted to show our support to this wonderful couple and their future business.

Much thanks,  
Sandy Carson-McGuire

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March 20, 2022

Hi, I am emailing you in regards to Alexander MacKay's FÁrm. I would like to tell you how impressed I am with his animals, how clean, well behaved and gentle they are. I own a tourism business west of Summerside called Beach Goats and we purchased a baby goat from him last summer. She wasn't only extremely sweet, she was sociable and smart learning all the appropriate cues that I teach my goats. Research has shown that goats are not only as intelligent as dogs but perhaps more intelligent. Ellie (the baby goat) is now coming up to a year old and she is still gentle, kind and affectionate. I feel her personality traits have come from good breeding and caretaking given by Alexander and his wife, Darlene. I was also very impressed with the gentleness and affection their male alpaca delivered as well as all of the other animals on the farm. I highly recommend that Alexander be encouraged to not only have his farm but to open as a petting farm.

Devon Saila, Owner of Beach Goats

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March 21, 2022

To whom it may concern,

We are owners of a single family home located at 55 Four Winds Lane (formerly owned by Father Bolger). We would like to add our voices to those that are concerned about changes that may allow a petting farm to set up at Stanley Bridge corner.

Our main concerns are as follows.

Noise and smell - The noise and smell of farm animals such as roosters and cows often have a negative effect on a neighbours ability to quietly enjoy their property.

Traffic - eastbound vehicles will need to make a left turn from Route 6 into the petting farm parking. Route 6 is a single lane in each direction at that location, so traffic could be stopped, as there is no left turn lane there. In the resort areas of Cavendish, a lane is available for people to turn into restaurants, shopping and attractions. The petting farm driveway will be very close to the roundabout and could back up traffic during tourist season.

People that pass the petting farm driveway will likely turnaround at the next convenient spot, which is Four Winds Lane. Our lane is not maintained by the municipality and increases in traffic will have a detrimental effect on the condition of the road.

Visual - we are concerned about the visual appeal of the functional fencing that needs to contain animals.

Location - with C1 zoning shifting to RD4, would council allow a petting farm adjacent to a restaurant or cottages? Probably not a good choice and it is no different for Four Winds Lane, as there are at least 8 homes close to the property. I believe the business in question was developed on rural land, which is appropriate for the farm theme, however, relocating confined animals on the main thoroughfare in the resort municipality isn't appropriate.

Thanks in advance for taking these issues seriously. Please confirm that you are in receipt of this note and do let us know what you decide. Please don't hesitate to contact us should you need more of our input, and do take care. Thanks for all that you do to make Stanley Bridge the wonderful community that it is.

Kind regards,  
Mark and Courtenay Hemphill  
55 Four Winds Lane  
Stanley Bridge

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March 21, 2022 a letter was received from Kim Riehl and John Gamble

Hello Brenda,

Thank you for your letter allowing us to express our concerns for the proposed rezoning of PIDs 706150 and 706127. Unfortunately, we are away on vacation so will not be able to make the meeting in person but I have attached our response letter in advance of the meeting.

Take care and have a great week!

Kim and John Gamble  
Year-round residents of Four Winds Lane



Dear Brenda,

This letter is in response to the notification we received March 03, 2022 regarding the proposed rezoning of PIDs #706140 and 706127. We have significant concerns about how our adjacent property, our year-round family home, will be impacted by the proposed business of a petting zoo attraction. Not only do we have concerns for how this will impact the value of our property, the safety of our young children, and the beauty and essence of our community, we also do not have a lot of faith that the business plan for the proposed business is well thought out or has been communicated to the municipality to allow for an informed decision to be made (one that will have long-term impacts on surrounding property owners). Our concerns are as follows:

- We have young children (3 and 6) and there is always a potential for loose animals with a farm. It has come directly from the property owners that their grandchild was almost kicked by one of their horses. He has told us that because of the hazards associated with this business he has to have \$1M worth of liability insurance. Never when we bought our family home in 2013 did we expect that we would be raising children next to a business with these types of hazards.
- The business plan is vague and will have long-term impacts on neighbours. We have heard directly from the property owner that you may be able to get your hair cut with a goat on your lap, from others that it is unclear if there will just be goats or larger animals such as horses, that they may later have farm cabin rental properties on site, etc.
- This is one of the first properties residents and visitors see when entering the Resort Municipality and we believe it is important to residents and business owners that there be an understanding of what this business entails before allowing rezoning to accommodate it.
- The previous property of the current owner (Hope River) has often been unsightly and we have concerns that this will overflow to the Resort Municipality property.
- It is well known that various petting zoos on the island have been quite successful, and we have concerns about what this will mean for traffic flow and noise and whether or not these aspects have been thought through to adequately mitigate all issues.
- Our son's bus has already had two vehicles drive through the flashing lights of the bus while stopped to pick him up (he is only in Grade 1), we worry about anything that will bring additional vehicle distractions/confusion in this area for the safety of our children.
- There will apparently be a horse and cart, which will be just adjacent to this busy road – obviously concerns with this.
- Has there been any work done to understand how the well water of residents below this business may be impacted by animal feces (manure)? If there are added facilities required for customers, such as public washrooms, has there been any work on how this may impact well water to the residents below this business?
- It is our understanding that the property owners have previously gotten Christmas trees from IWMC for the goats to eat and we know that these are often mixes with tinsel and other garbage. Their previous property is currently registered as a drop off site for used Christmas trees.

- We are also very concerned of being down-wind of the prevailing summer winds and the smell that the farm will produce on hot summer days. It is clear after browsing the images on the business' current website that the manure associated with the animals is not "pellet" sized as was previously claimed by the property owner while visiting our home to get feedback on the business.
- Noise carries significantly in our neighbourhood and there are concerns for the noise that a petting farm will produce (animals and customers).
- I, Kim, have a significant allergy to horses and cannot go anywhere near them without having to take medication and be quite miserable as a result of being near them. We worry about how having horses on this property will impact our quality of life if this allergen is on our back door, should horses be part of the business plan.

It has not been made clear to residents of the Resort Municipality how a property fits within our zoning when it is holding multiple businesses and a private residence (with the potential for rentals as well). We do not feel that what is being proposed here aligns with the bylaws that all other residents have been expected to abide by to promote the essence of the Resort Municipality. All these factors above lead us to be concerned about the property value in our small neighbourhood. We currently have a beautiful and desirable area with very good value, and worry about what this petting zoo could do to our property.

All together, we feel that allowing this to take place, sets a precedence for being able to buy a property within the Resort Municipality without a clear business plan and expecting zoning to be changed to accommodate any variety of outcomes the property owner desires. This has not been our understanding of what the Resort Municipality is and allows, and it leaves us wondering why we are paying a premium to live within a Resort Municipality while not benefitting from the bylaws that come with the current zoning.

Thank you for allowing our concerns to be heard. We wish we could be there in person but are currently on vacation with our children.

Take care,

Kim and John Gamble

Year-round residents of Four Winds Lane

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March 21, 2022



Brenda MacDonald CAO  
 Resort Municipality Office  
 7591 Cawnpore Lane  
 R.R.#2 Hunter River, P.E. COA 1N0

Concerning the possible re-zoning of PID# 706150 and # PID 706127, as stated in the notification letter from the Resort Municipality dated March 3<sup>rd</sup>, 2022. We have a residential lot that borders the properties in question, as well as a residential cottage, another vacant residential lot and our home. All of these properties are connected and situated just north of the properties in question. They are all accessible from Four Winds Lane. Because of this, we do have some concerns about the re-zoning. Please note that the lots in question are among the first properties that visitors to our resort area see as they enter from the Stanley Bridge end. We think appearance is very important to all, visitors and residents alike. Some of our concerns are as follows:

Fencing:

- We would hope that any fencing will be attractive. Perhaps painted posts with a type of enclosure that will ensure animals cannot escape onto the busy intersection or onto other people's properties. How is it decided what a fence should look like when bordering someone else's property?

Smells:

- How would manure be dealt with to ensure that neighbours will not be bothered by strong smells?
- Also, we are concerned about manure attracting large amounts of flies to the area. The smells could be especially bothersome as our subdivision is downwind of most summer breezes.

Noise :

- We wonder whether some of the animals proposed for the site will be especially noisy during the day or nighttime. We also wonder if large groups of excited visitors may bother people who have properties bordering the petting farm.

Traffic:

- The property is close to the very busy traffic circle in Stanley Bridge. We have noticed in the past, that travelers have used Four Winds Lane as a turning point because they have missed the driveway to the properties in question. And rather than these people backing out onto route 6, they come in further and turn in someone's driveway and then go back out.
- We've noticed that there are two separate properties that are to be re-zoned. There is only one driveway of reasonable width, which services the lot with the existing structure on it. The

corner lot does not have a driveway. Can that lot house an attraction without a driveway?  
Keeping in mind how close the traffic circle is to the property in question.

Overall layout and appearance of the property:

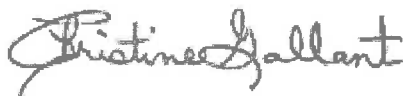
Will there be structures on the property... i.e. small or large shelters for the animals, exercise structures, feed storage, a manure pile, hay or straw storage piles? Will there be farm implements or machinery for daily use or display? How many structures could be allowed on the site?

In closing, we believe that any type of farming, be it a petting farm or any type of farming operation that includes animals should only be allowed on land that is already zoned for farming in the community. There was never any intent by the original subdividers of this land to allow farming operations to take place. We find it difficult to go against someone's plans for their property, but in this case we must oppose the request for the re-zoning and the petting farm. I ask the council members to please take into consideration the concerns of the residents in the subdivision on Four Winds Lane, as well as other members within Municipality.

Philip Gallant



Christine Gallant



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Deputy Mayor Lowther asked if there are any further questions from the public.

Wayne Dickieson advised that he feels that there is a lack of knowledge from the public. He advised that this activity is new to this property, but the owners have already had this operation running down the road for three years.

The animals are not being used for milk or meat; they are simply an attraction. They are miniature animals and are not a huge operation of large animals. The rural area is where people like to come and see animals and experience the rural areas and learn about small animals.

Wayne advised that there are farms already around these properties with animals and the manure would be greater from these properties that are already in existence.

Wayne advised that he was there to represent the cemetery, but he is not opposed to the development.

Sandy advised that he does have 2 million in insurance for the property if anyone slips or falls.

The hours are 10:00 – 4:00 so it will not be open early or late to disrupt anyone and they are living on site.

Darlene MacKay advised that Island Hill Farms is much larger than they are, and they are charging a smaller amount to make it affordable for families.

Darlene MacKay advised that their intent is to have a thriving business in the area.

Roger Henry advised that the livestock is a moot issue as it is very small, there is no issues with traffic as it is a small attraction.

Councillor Robinson advised that the Resort Municipality's role is to encourage development and new attractions to the area and the nature of the small petting farm would tie in with the municipality and smaller businesses.

Sandy MacKay advised that they could accommodate school buses and small groups and they have a number of newcomers that come to the area who want to experience the farm animals. A number of the clients at the hair salon also like to have the goats sit on their lap when they are getting their hair cut.

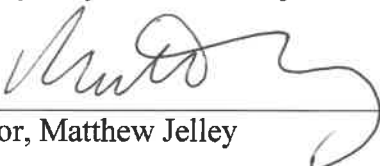
Deputy Mayor Lowther advised the public that they have until March 25, 2022, to respond back with any written comments either for or against the official plan and rezoning amendments with any concerns or issues or support for the rezoning that they might have and that there are comment sheets at the back of the room that can be filled out as well.

Deputy Mayor Lowther advised that the next regularly scheduled Council meeting is April 25, 2022.

Deputy Mayor Lowther thanked everyone for coming to the meeting.

**ADJOURNMENT:**

Deputy Mayor Lowther adjourned the meeting at 7:37 p.m.

  
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Mayor, Matthew Jelley

  
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CAO, Brenda MacDonald