

Minutes
Resort Municipality Monthly Council Meeting
January 15, 2024
5:00 p.m.

The Monthly Council Meeting of the Resort Municipality was held on January 15, 2024, at the Resort Municipality Office.

PRESENT: Deputy Mayor Linda Lowther, George Clark Dunning, Ryan Simpson, Kay Hryckiwi and Lee Brammer. Zoom: Chris Robinson. CAO - Brenda MacDonald, Deputy CAO – Heather Hay.

ABSENT: Matthew Jelley.

VISITORS: Jim Brown.

1. CALL TO ORDER:

Deputy Mayor Lowther called the meeting to order at 5:00 p.m.

2. APPROVAL OF AGENDA:

It was moved by Councillor Simpson, seconded by Councillor Hryckiwi that the agenda be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

3. APPROVAL OF MONTHLY COUNCIL MEETING DECEMBER 11, 2023:

It was moved by Councillor Clark Dunning, seconded by Councillor Ryan Simpson that the Monthly Council Meeting Minutes of December 11, 2023, be approved as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

4. DECLARATION OF CONFLICTS OF INTEREST:

Deputy Mayor Lowther advised that she had conflicts under planning board applications.

Deputy Mayor Lowther 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. Building and Signage Permits:

Follow Up Permits:

Chris Robinson – PID # 1053990 – 8537 Cavendish Road – an application was received for a change of use on the property into a two-bedroom Bed and Breakfast. Access on the property still needs to be widened.

Deputy Mayor Lowther left the meeting due to a conflict of interest.

Subdivision Application:

Gary & Linda Lowther and Others: - PID # 1144179 – (Cavendish Road) – An application was received for a 16 lot subdivision. An updated survey plan was received for the subdivision. The new survey plan was reviewed by the planning board and comments are expected from the Department of Transportation, the Department of Environment and the developer's engineer.

Awaiting a subdivision agreement being entered into, that the application and survey plan be reviewed by the municipal legal counsel, that the roads meet all requirements of the Department of Transportation, Infrastructure and Energy, meets the requirements of the Department of Environment and that a special permit use be applied for on the triplex lot by the developer for approval of the use requested with a public meeting to gather feedback from adjacent landowners.

Gary Lowther & Others:

Based on section 4.18 of the bylaw, it is only possible to have one main building on a lot, so Lot 10 cannot proceed at this time until the subdivision agreement is completed and the subdivision is approved.

Gary Lowther & Others – PID # 1144179 (Lot 10) Jayne's Way. An application was received to construct a single-family dwelling of 60'X 80' that includes decks and a garage. Awaiting the subdivision being approved, that substantial completion of the road be completed by the developer, that a development agreement be entered into that the structures are not to be occupied or sold until an occupancy permit has been granted and the road signed off by the Department of Transportation and meets the requirements of the *Building Codes Act*.

Deputy Mayor Lowther returned to the meeting.

Roger Birt Inc. – PID # 723874 – Cavendish Road – Awaiting information from the developer on the survey plan for the project. Information was received from CBCL, the Department of Transportation, Municipal Affairs and information was sent to the Department of Environment on sewer servicing and we are awaiting their comments.

Sharon MacNeill – PID # 841049 - MacNeill's Lane – an application was received to subdivide 5.9 acres off of the main parcel and consolidate it with PID # 830687 and an application was received to subdivide 2.47 acres off of the main property. A new survey plan was received for the lot consolidation only as access to a public road has not been provided for the separate lot to be subdivided for the rental cottage property. Awaiting a lot consolidation deed to be completed with access to be deeded to the lot.

Development Permits:

Cavendish Beach Music Festival Inc. - PID #1037423 - (8779 Cavendish Road). A new application was received to have a temporary permit for the Sommo Event on September 13-14, 2024. Awaiting comments from the Provincial Fire Marshal's Office, the Department of Health, the Liquor Control Commission, the RCMP, that a development agreement be entered into and 6) that a performance bond be paid.

Sharat and Smita Prakash – PID # 763755 - 7610 Cavendish Road – a request was received for a liquor license on the property. Awaiting comments from the Department of Health, the Provincial Fire Marshal's office, the Liquor Control Commission, parking to be provided for the proposed development and septic capacity to be confirmed for the development.

Subdivision Permit:

Richard and Roger Moore – PID # 232080- (Route 13) - An application was received to subdivide 1 acre off of the main property. Awaiting comments from the Department of Transportation for access, a perc test will need to be completed on the property for the soil category and meets all requirements of the Zoning and Subdivision Control (Development) Bylaw.

Development Permits:

Sea Cross Inc. – PID # 596155 – (Boyle Crescent) - An application was received to move, locate and change of use of a cottage into a rental cottage on the property of 40' X 20'3" with decks. It was moved by Councillor Clark Dunning, seconded by Councillor Hryckiwi 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 Tourism, 3) meets the requirements of the Department of Transportation for a moving permit, 4) the rental cottage shall be connected to the municipal sewer, 5) a development agreement shall be entered into with a 6 month

timeline established to complete all work on the cottage and 6) payment of a performance bond. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Joel MacIsaac – PID # 524819 – (44 Stanley Road) – An application was received to change the use of the summer cottage into a rental cottage. It was moved by Councillor Clark Dunning, seconded by Councillor Brammer 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 Tourism. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

Stephanie Gallant – PID # 233429 – (7792 Cavendish Road) – An application was received to change the use of the existing storage building into a retail shop. It was moved by Councillor Clark Dunning, seconded by Councillor Robinson that approval be granted 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 Wellness and 3) meets the requirements of the Department of Transportation. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

5.B. Monthly Finances:

The Monthly Finances for December 1, 2023, were presented. The revenues were \$460,769.91 and the expenses were \$438,054.24. It was moved by Councillor Brammer, seconded by Councillor Hryckiwi that the monthly finances for December 31, 2023, be adopted as presented. All in favor 5, 1 non-voting, 1 absent. Motion Carried.

5.B.1. Budget Process:

The Mayor and Finance Chair met with the auditor.

Council can review and present any ideas that they may have.

A public meeting will be held in February with the community for input on the 2024 / 2025 budget.

Some items to be looked at in the budget is a second maintenance person, a truck for maintenance staff, community mixers, food bank and the strategic plan.

5.C. Emergency Services and Wellness Committee:

Emergency Centre is status quo at the present time.

New Glasgow Fire Department is concentrating on the new building and training.

Sterling Women's Institute is offering a number of activities for the public including a veggie box, hot lunches on Monday and various activities.

The dry hydrant was discussed, and a meeting will be set up with government to discuss the dry hydrant.

5.D. Parks and Recreation Committee:

A meeting will be set up with Councillors Lee and Ryan to discuss community recognition for the benches and options for the Council to review.

6. Cavendish Sewer Utility:

6.A. Monthly Updates and Engineering:

Bank Loan:

The sewer utility has secured a new loan with the Bank of Montreal on January 5, 2024. The loan was paid out at the Provincial Credit Union on January 8, 2024, and is paid in full. A new rate of 5.17% was secured for the loan based on the ongoing issues to resolve the new loan with the bank.

6.A.1. Sommers Services: Information was received from the company on services they offer on PEI for the sewer utility board to review.

The sewer board determined that Legal letters be sent out to sewer customers over 90 days owing that have not responded to the municipal letter about going to collection. Their mortgage holders will be notified as well.

7. CBCL Water Study:

Water Study was moved to the later part of the meeting.

8. Business Arising from Minutes:

8.A. Literary Tour Panels:

It was moved by Councillor Hryckiw, seconded by Councillor Simpson that \$500.00 be approved for the removal of the Literary Tour Panel signs by Bob Andrews. All in favor 5, 1 non-voting. Motion Carried.

The signs will be delivered to Halifax before the end of the month.

8.B. Strategic Plan:

A list of projects was provided following the meeting with Council on the identified 2024 – 2024 actions. The list of projects was provided for review of the 2024 – 2025 budget.

Review Bylaw with regards to Solar Panels
Extended Year-Round Activities
Land Acquisition and Suitability Analysis
Community Hub / Municipal Building
Wayfinding
Protecting View Planes

Other items included:

Working with the planner on tiny homes
Work with the planner to update and improve the cycling conditions and network
Working with CBCL to update the 5-year management plan for pedestrian network.
Investigate cost and possibility of having a bylaw enforcement officer.

8.C. Destination Management Fund:

The Destination Management Fund Committee had no updates to provide.

9.A. RCMP Staff Update:

Sgt. Nick Doyle, Ops NCO/Acting District Commander is the replacement for Shane Hubley.

Sgt. Nick Doyle will be asked to attend the March Council meeting to provide updates to the municipality on policing for 2024.

Shane Hubley will be sent a thank you card for his work on behalf of the municipality.

9.B. 2 Billion Trees Program:

Funding is available through this program to the public.
Information will be sent out through the municipal newsletter.

9.C. Election – Mail In Ballot:

Information was presented by the CAO to the Council that was received from municipal affairs.
The CAO will gather more information and provide an update to the Council at the March meeting.

Councillor Simpson left the meeting at 5:58 p.m. due to a work commitment.

Deputy Mayor Lowther welcomed Jody MacLeod and Tim Gallant to the meeting from CBCL Ltd.

Water Study:

CBCL Engineers attended the meeting to present the information on the final water study to the Council. Council will determine next steps from the water study.

Deputy Mayor Lowther thanked Jody and Tim for coming to the meeting.

10. Concerns:

10.A. Councillors:

Unightly Property:

Councillor Hryckiw questioned the unsightly property and concerns over it.

A letter will be sent again to the owner advising with updated information and pictures of the property and current issues.

Code of Conduct Training:

The Council was requested to complete their Code of Conduct Training by March 31, 2024.

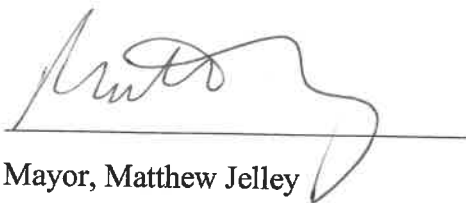
10.B. Resident's Concerns:

Paul Blacquiere – concerns over garbage on properties from people leaving bags outside when pickup was not completed was raised as it is blowing onto other properties and not being cleaned up by the owners that put it out.

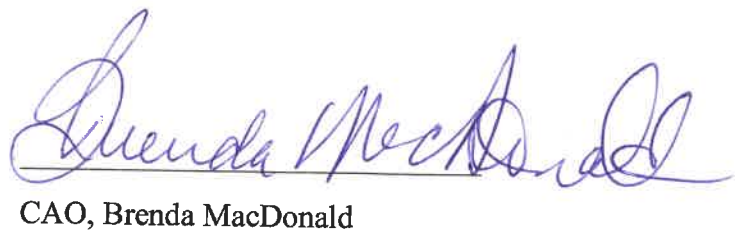
The property that the concerns were raised about has been cleaned up since.

11. ADJOURNMENT:

Councillor Clark Dunning adjourned the meeting at 7:02 p.m.



Mayor, Matthew Jelley



CAO, Brenda MacDonald