

Minutes  
Public Meeting  
Thursday, May 2, 2024  
6:30 p.m.

The Public Meeting of the Resort Municipality was held on May 2, 2024 at the Cavendish Visitor Information Centre.

**PRESENT:** Mayor Matthew Jelley, Deputy Mayor Lowther, Councillor George Clark Dunning. CAO – Brenda MacDonald, Deputy CAO Heather Hay.

**ABSENT:** Lee Brammer, Chris Robinson, Kay Hryckiwi and Ryan Simpson.

**VISITORS:** There were approximately 13 property owners in attendance.

**CALL TO ORDER:**

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

Mayor Jelley welcomed everyone to the meeting.

Mayor Jelley advised that the meeting was called tonight regarding PID # 232637 (8214 Cavendish Road) – owned by Kevin and Garth MacNeill of Parkview Farms Inc.: An application was received for a major development including an Environmental Impact Statement for a manure holding pit of 110'1 X110'w X 12' deep to be constructed on the property for the farm.

Mayor Jelley advised everyone that the meeting is being taped for office use only and for accuracy of minutes.

Mayor Jelley advised the public that there is only one item on the agenda for discussion and that is the Major Development and the manure holding pit for Parkview Farms Inc.

Mayor Jelley advised the public that Kevin and Garth MacNeill are present at the meeting as well as their consultants Peter Joostema and Don Maynard to present the information on the proposed development.

Mayor Jelley turned the meeting over to Don Maynard.

**Don Maynard commented on the meeting purpose:**

Parkview Farms (PID # 232637) is owned by Mr. Kevin MacNeill and Mr. Garth MacNeill in Cavendish.

Granville Ridge and Joose Environmental were contracted to complete a Project Description (PD)/Environmental Impact Statement (EIS).

The PD/EIS was completed to meet the requirements of the Resort Municipality for a proposed Concrete Liquid Manure Storage for the dairy farm operation.

The proposed project is to be developed at the Dairy Farm operation located on an Agricultural Property located at civic address 8214 Cavendish Road (Route No. 6), Cavendish, Queens County, PEI.

**Don Maynard commented on the Project Description (PD)/Environmental Impact Statement (EIS):**

Parkview Farms is proposing to conduct site preparation work (i.e., excavation, infrastructure installation and final site grading), to construct a below grade concrete liquid manure storage tank north of the existing dairy farm operation. With the modernization of the manure storage system Parkview Farms will adhere to the PEI Manure Management Guidelines (November 2023).

**Don Maynard commented on the Project Description:  
Current Site Conditions**

The subject property for the proposed concrete manure storage tank is located within the boundaries of the PEI Resort Municipality in Cavendish, Queens County, PEI and is situated along the north side of Cavendish Road (Route No. 6).

The subject property was part of a land parcel deeded to the MacNeills in 1853, with farming practices ongoing since the land was settled.

**Adjoining Properties – Current Land Use**

Direction	Current Land Use	Current Occupant
North	Commercial seasonal accommodations followed by parkland/dunes/beach	Cavendish Beach Cottages and Government of Canada - PEI National Park
West	Commercial seasonal accommodations and seasonal residential	Parkview Farms Tourist Home and Cottages and private seasonal cottages
South (across Cavendish Road)	Commercial seasonal accommodations followed by agricultural farmland	Parkview Farms Tourist Home and Cottages
East	Agricultural farmland	Government of Canada being leased out for agricultural purposes

**Don Maynard commented on the project description:**

**Project Schedule:**

The project schedule for the construction and completion of the proposed concrete liquid manure storage system will be completed in the spring/early summer of 2024.

**Don Maynard commented on the Environmental Setting:**

**Terrestrial Environment:**

Biologist conducted a reconnaissance site survey (March 2024) of the vegetated areas that will be disturbed during construction/operation phases of the concrete liquid manure storage system.

Proposed Project is not anticipated to interact with Species at Risk.

No watercourses nor wetlands observed on the subject site.

**Don Maynard commented on the Human/Social/Economic Environment:**

Provide a positive environmental benefit by reducing the run-off and odors (via straw matting on surface of tank) produced from the current exterior storage pad.

Construction activities associated with the project will result in short term direct and indirect financial benefits and opportunities within the Resort Municipality Community and surrounding areas.

Positive impact on the environment with the proposed concrete liquid manure storage system including removal of manure storage over the winter months on agricultural fields (i.e., runoff) and benefits to the overall soil nutrient health with the storage and application of liquid manure.

Public safety benefits with less farm traffic during the spring (primary) and the fall when manure storage tank is emptied as compared to current manure management practices.

**Don Maynard commented on the Conclusions and Recommendations:**

**Key mitigation measures:**

During the construction period the Parkview Farms personnel will be onsite on a regular basis to ensure all construction components adhere to all municipal, provincial, and federal regulations and codes; and

As per the PEI Manure Management Guidelines (November 2023), Parkview Farms will develop and have on hand, an Emergency Spill Action Plan.

Mayor Jelley asked the public if there were any questions for Don Maynard or Garth MacNeill.

Elwin Wyand asked about how long the tank would last.

Garth MacNeill advised that it would take 1 – 2 days to empty it and the life span of the tank is 35 – 40 years.

Mayor Jelley asked about the logistics of the barn and tank.

Don Maynard advised that the placement of the tank on the property is done after all of the measurements are taken based on the Manue Management Guidelines from all of the closest setbacks under the guidelines. The placement is then done of the tank that is 110'1 X 110'w X 12'd.

Garth MacNeill advised that there would be more airborne smells now than with the manure pit.

Peter Joostema advised that the bottom forms a crust and then it breaks through the crust in the tank as it settles.

Mayor Jelley advised everyone that there have been 6 e-mails sent to the municipal office for further information, 4 people were into the office looking for information and to review the documents and 10 phone calls were received looking for information on the proposal.

Mayor Jelley advised that there is one e-mail to read out for the record.

**E-mail:**

The e-mail is from Laurie Burdett and David Gauthier dated April 23, 2024.

*“Good morning Brenda.*

*Thanks for sending those documents. Dave and I read them and we feel they have answered our questions, and we do not have concerns with what is planned.*

*Thanks again and have a lovely day.*

*Cheers*

*Laurie”*

The Mayor asked for any further comments from the public.

The Mayor advised the public that they have until May 9, 2024, to send in any written comments on the Major Development for Kevin and Garth MacNeill of Parkview Farms Inc. and there are forms as well with Heather that can be completed with any comments on the proposed development.

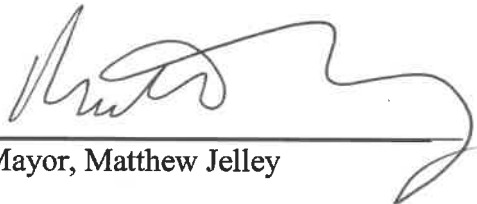
CAO asked Don Maynard to send through the PowerPoint Presentation so that property owners coming into the office for information could see the presentation.

Don Maynard will send along the PowerPoint Presentation to the CAO.

Mayor Jelley thanked everyone for coming to the meeting.

**ADJOURNMENT:**

Mayor Jelley adjourned the meeting at 6:50 p.m.



Mayor, Matthew Jelley



Brenda MacDonald, CAO