

TOWN OF NORTH RUSTICO
REGULAR COUNCIL MEETING AGENDA
MONDAY APRIL 13th, 2026 @ 6:30PM
TOWN OFFICE, 106 RIVERSIDE DRIVE

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Declarations of Conflict of Interest**
- 4. Adoption of Previous Minutes-** Regular Council Meeting Mar 2, 2026 @ 6:30PM
Special Council Meeting Mar 20, 2026 @ 9:00AM
Special Council Meeting Mar 30, 2026 @ 9:00AM
 - 4.1 Business Arising from the Minutes**
- 5. Delegations & Special Speakers-** RFD 2026- 04-005 Jared Massey
- 6. Reports**
 - 6.1 Wellness Centre GM Report**
 - 6.2 CAO Report**
RFD 2026-04-007 Appoint MEO and Deputy MEO
- 7. Committee Reports**
 - 7.1 Sewer and Water Utility Board**
Sewer and Water Operator Report
 - 7.2 Planning Board**
RFD 2026-04-006 Rezoning Request 1746RZ Simon Dr
 - 7.3 Rec & Events Committee**
 - 7.4 Wellness Centre Advisory Committee**
 - 7.5 EMO Committee**
 - 7.6 Finance & Infrastructure Committee**
 - 7.7 North Rustico Lighthouse Committee-** On hold pending Dept of Defense review
 - 7.8 Wellness Centre Fundraising Committee**
- 8. New Business**
 - 8.1 RFD 2026-04-008 Liquor License Application Request Little Maison Bistro**
 - 8.2 In Camera as per MGA Section 119 1(e) a matter still under consideration, on which the council has not yet publicly announced a decision, and about which discussion in public would likely prejudice a municipality's ability to carry out its negotiations;**
- 9. Correspondence**
 - 9.1 National Physicians Day May 2**
 - 9.2 Stella Maris EDA Program Partnership Request**
- 10. Next Meeting Dates – Monday May 4, 2026, at 6:30PM Regular Council Meeting**
- 11. Adjournment**

**Town of North Rustico
Regular Council Meeting Minutes
Monday April 13th, 2026 at 6:30PM**

PRESENT:

**Deputy Mayor
Councillors**

David LeClair
Margaret Goulding, Donna Coll, Linda McFalls, Lana Penman
and Michelle Pineau

Staff

Stephanie Moase, Sheri Prosser Dykstra and John Anthony
Langdale

Regrets

Mayor Heather Mckenna

1. CALL TO ORDER

Deputy Mayor David LeClair called the meeting to order at 6:30pm.

2. APPROVAL OF THE AGENDA

It was moved by Councillor Margaret Goulding and seconded by Councillor Lana Penman that the agenda be approved as presented.

**(5-0) MOTION CARRIED
(2026-04-033)**

3. DECLARATIONS OF CONFLICT OF INTEREST

Nil

4. ADOPTION OF PREVIOUS MINUTES

It was moved by Councillor Lana Penman and seconded by Councillor Donna Coll that the minutes from the Regular Council Meeting March 2, 2026, be approved as presented.

**(5-0) MOTION CARRIED
(2026-04-034)**

It was moved by Councillor Donna Coll and seconded by Councillor Linda McFalls that the minutes from the Special Council Meeting March 20, 2026, be approved as presented.

**(5-0) MOTION CARRIED
(2026-04-035)**

It was moved by Councillor Margaret Goulding and seconded by Councillor Lana Penman that the minutes from the Special Council Meeting March 30, 2026, be approved as presented.

**(5-0) MOTION CARRIED
(2026-04-036)**

4.1 Business Arising from the Minutes

Nil

5. DELEGATIONS & SPECIAL SPEAKERS

5.1 RFD 2026 04-005 Jared Massey- Short Term Rental Request

Deputy Mayor David LeClair welcomed Jared Massey and Pete Doucette.

Jared presented the Request for Decision to Council. Mr. Massey has requested Council to allow him to apply for a Short Term Rental licenses for 5 unoccupied units in an R3 zone. He has had multiple tenant issues and is having difficulty renting the units long term to good tenants and would like to only rent short term. It was asked by Council whether he had reviewed any avenues with the Province or not for profits to find long term tenants. There was concern expressed from Council that there are a large number of short term rentals in the Town already. Pete Doucette from East Coast Property Management also spoke to Council to provide information from his business side, stating it has been difficult for them to find potential tenants for the rentals. By changing to short term rentals it provides seasonal job opportunities in the Town.

Mr. Massey and Mr. Doucette left the meeting at 6:53pm

Council discussed the request, however a recent review of the bylaw by legal informed Council that short term rentals, defined in the 2014 Zoning and Subdivision bylaw as Tourist Establishments, are only permitted in the Commercial(C1) zone.

It was moved by Councillor Donna Coll and seconded by Councillor Lana Penman that the Council deny the request and instruct the CAO to provide a letter to Mr. Massey outlining the bylaw restrictions for tourist establishments and encouraging him to look into alternative partnerships with Not for profits or the Province to secure good long term tenants in the residential housing units.

**(5-0) MOTION CARRIED
(2026-04-037)**

6. REPORTS

6.1 Wellness Centre Operations Manager Report

Wellness Centre GM John Anthony Langdale presented his report.

Expecting new kitchen exhaust to arrive by June 1.

The walk-in freezer was purchased separately from the building contract so the Wellness Centre is responsible for the HVAC connection. We received two quotes for the work, the lowest was Wilright Mechanical at \$6,125.00 +HST.

It was moved by Councillor Margaret Goulding and seconded by Councillor Lana Penman that Council approve the quote from Wilright Mechanical at \$6,125.00 +HST to complete the HVAC connection for the walk-in freezer.

**(5-0) MOTION CARRIED
(2026-04-038)**

There was a request from Council members to try to have the canteen open on Saturday mornings when there are events or tournaments going on at the Wellness Centre.

John Anthony Langdale left the meeting at 7:12pm

6.2 CAO Report

Council reviewed the report. CHIF funding denied for the capacity modelling, CAO has reached out to the developer of Edgewater Estates to gauge interest in preparing a joint application for the next CHIF intake to strengthen the application in our favor. Canada Summer Job student funding approved and Canada Day funding in the amount of \$25,000 approved. Provincial Credit Union, Stella Maris division will once again sponsor Music in the Park. A great summer is lined up! Seawalk Park walkways project change order quote came in higher than expected, will now put it out to RFP for additional quotes. It is important to still get the project completed before Canada Day.

RFD 2026 04-007 Appoint MEO and Deputy MEO

It was moved by Councillor Donna Coll and seconded by Councillor Lana Penman that Council appoint Sheri Prosser Dykstra as Municipal Electoral Officer and Stephanie Moase as Deputy Electoral Officer for the November 2026 Municipal General Elections.

**(5-0) MOTION CARRIED
(2026-04-039)**

7. COMMITTEE REPORTS

7.1 Sewer and Water Utility Board

Chair David LeClair presented his report and the Sewer & Water Operator's report.

7.2 Planning Board

Council reviewed the approved permits list

RFD 2026 04-006 Rezoning Request 1746RZ Simon Dr

The Council reviewed the Development officer's memo for the rezoning on Simon Dr.

Whereas an application was received for PID#1189885 (formerly a portion of PID# 237347) to amend the Town of North Rustico Official Plan General Land Use Map from Two Family Residential (R2) land use to proposed Multi Family Residential (R3) land use for the purpose of building a 5 unit- one story townhouse;

And whereas in accordance with Section 20 of the Town of North Rustico Zoning and Subdivision Control Bylaw, the Town of North Rustico Council may amend the Official Plan to ensure the continued responsiveness of the Official Plan to the development goals of the municipality;

And whereas approval of the amendment has been recommended by Planning Board at a meeting on February 25 2026;

And whereas official plan amendment #OP-2026-A is a bylaw to amend the Town of North Rustico Official Plan.

Be it resolved that official plan amendment #OP-2026-A, a bylaw to amend the Town of North Rustico Official Plan be hereby formally adopted.

Moved by Councillor Lana Penman

Seconded by Councillor Donna Coll

**(5-0) MOTION CARRIED
(2026-04-040)**

Whereas an application was received for PID#1189885 (formerly a portion of PID # 237347) for a zoning amendment from the Two Family Residential (R2) zone to proposed Multi Family Residential (R3) zone for the purpose of building a 5 unit-one story townhouse under the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw;

And whereas in accordance with Section 20 of the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw, the Town of North Rustico Council may amend the Zoning and Subdivision Bylaw to ensure the continued responsiveness of the Official Plan to the development goals of the municipality;

And whereas zoning bylaw amendment #BY-2026-A is a bylaw to amend the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw.

And whereas approval of the amendment has been recommended by Planning Board at a meeting held February 25th, 2026;

Be it resolved that zoning bylaw amendment #BY-2026-A, a bylaw to amend the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw be hereby read a first time.

Moved by Councillor Lana Penman
Seconded by Councillor Donna Coll

**(5-0) MOTION CARRIED
(2026-04-041)**

Whereas an application was received for PID#1189885 (formerly a portion of PID # 237347) for a zoning amendment from the Two Family Residential (R2) zone to proposed Multi Family Residential (R3) zone for the purpose of building a 5 unit-one story townhouse under the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw;

And whereas zoning bylaw amendment #BY-2026-A is a bylaw to amend the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw.

And whereas approval of the amendment has been recommended by Planning Board at a meeting held February 25th, 2026;

And whereas zoning bylaw amendment #BY-2026-A, a bylaw to amend the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw was read for a first time at this Council meeting held April 13 2026;

Be it resolved that the first reading of zoning bylaw amendment #BY-2026-A, a bylaw to amend the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw be hereby approved.

Moved by Councillor Lana Penman
Seconded by Councillor Donna Coll

**(5-0) MOTION CARRIED
(2026-04-042)**

7.3 Recreation & Events Committee

Chair Margaret Goulding presented her report.

7.4 Wellness Centre Advisory Committee

Chair Michelle Pineau presented her report.

7.5 EMO Committee

Chair Linda McFalls presented her report. There was a discussion on exercises that focused on the Wellness Centre, EMO will look into at next meeting as there are many scenarios.

7.6 Finance & Infrastructure Committee

Chair David LeClair presented his report.

7.7 North Rustico Lighthouse Committee- No meeting**7.8 Wellness Centre Fundraising Committee**

Interim Chair David LeClair presented the report.

8. NEW BUSINESS**8.1 RFD 2026 04-008 Liquor License Application Request Little Maison Bistro**

The CAO read the RFD.

It was moved by Councillor Donna Coll and seconded by Councillor Michelle Pineau that Council approve Little Maison Bistro apply for a liquor license for after 4pm Sunday - Saturday to serve specialty liquor based coffees and drinks for in store consumption only.

**(5-0) MOTION CARRIED
(2026-04-043)**

8.2 In Camera as per MGA Section 119 1(e) -a matter still under consideration, on which the Council has not yet publicly announced a decision, and about which discussion in Public would likely prejudice a municipality's ability to carry out its negotiations.

It was moved by Councillor Margaret Goulding and seconded by Councillor Lana Penman that Council go in camera at 7:56pm.

**(5-0) MOTION CARRIED
(2026-04-044)**

It was moved by Councillor Donna Coll and seconded by Councillor Linda McFalls that Council come out of in camera at 8:06pm.

**(5-0) MOTION CARRIED
(2026-04-045)**

9. CORRESPONDENCE- NIL**9.1 National Physician's Day**

Council reviewed the letter.

9.2 Stella Maris EDA Program Partnership

Council reviewed the letter of request. Councillor Margaret Goulding declared that she is in a conflict of interest as she serves on the Finance Committee for the Stella Maris Church and left the meeting at 8:08.

It was moved by Councillor Linda McFalls and seconded by Councillor Lana Penman that Council approve \$1500 to partner with Stella Maris for the EDA Program for grass cutting and maintenance work at the Eliyahu Wellness Centre.

**(4-0) MOTION CARRIED
(2026-04-046)**

Councillor Margaret Goulding returned to the meeting at 8:12pm

10. NEXT MEETING– Monday May 4th, 2026 at 6:30PM Regular Council Meeting

11. ADJOURNMENT

There being no further business, it was moved by Councillor Donna Coll and seconded by Councillor Linda McFalls that the meeting be adjourned at 8:13PM.

**(5-0) MOTION CARRIED
(2026-04-047)**

Mayor Heather McKenna

Date

CAO Stephanie Moase

Date

**Town of North Rustico Council
REQUEST FOR DECISION**

Topic:

Date: March 17 th 2026	Request No: RFD-04-005 <i>(Office Use Only)</i>
--	---

Person: Jared Massey	Representing: Jared Massey
-----------------------------	-----------------------------------

Background: There are currently 5 empty units on Massey Lane. There have been no applicants that can jump through our hoops. We are trying to avoid a repeat of the past 2 years of issues involving bad tenants and causing disturbances with the neighbouring properties.

Request: To be allowed to short term rent properties on Massey Lane when no long term suitable tenants are available.

Advantages	Disadvantages
<ul style="list-style-type: none"> - more money brought in for tourism - avoids problem tenants that cause issues for other tenants and neighboring properties 	<ul style="list-style-type: none"> - more turn over, can make the area busier from May-September

Required Resources:	
----------------------------	--

Staff Comments	
-----------------------	--

CAO's Review / Comments	
--------------------------------	--

Mayor, Councillors, thank you for the opportunity to speak today.

My name is [Jared Massey], and I own the properties on **Massey Lane**, which is zoned **R3**. I'm here to request Council's support to allow a small number of **tourist accommodation units** within that property.

I want to begin by acknowledging the pressures the Town is facing — housing availability, neighbourhood stability, and the need to maintain a balanced community. I understand those concerns, and I share them. My goal is not to work against the Town's interests, but to work *with* you in a way that supports both the community and the local economy.

Why I'm Making This Request

The longterm rental market in North Rustico has softened significantly over the past year. Several of my units are sitting empty despite active efforts to rent them. Empty units don't help anyone — not the Town, not the neighbourhood, and not me as the property owner.

Tourist accommodation offers a way to:

- keep the property fully utilized,
- support local businesses,
- bring visitors into the community, and
- maintain the property to a high standard.

Why This Location Makes Sense

The property is zoned **R3**, the Town's highest density residential zone. R3 is traditionally the zone that accommodates:

- multiunit dwellings,
- mixed residential uses, and
- transitional uses between residential and commercial areas.

In many municipalities, R3 is the zone where **tourist accommodation is either permitted or considered a discretionary use** because it is the most compatible with slightly higher intensity residential activity.

I'm not asking for something that would be out of character for the zone or the neighbourhood.

Commitment to Responsible Operation

If Council approves this request, I will operate the units in a way that reflects positively on the Town. That includes:

- strict guest screening,
- clear house rules,
- noise and parking controls,
- professional cleaning and maintenance,
- compliance with all provincial licensing and inspection requirements.

My goal is to be a responsible, low impact operator who contributes to the community rather than detracts from it.

Economic and Community Benefits

Short term rentals in North Rustico support:

- local restaurants,
- shops,
- tour operators,
- seasonal workers,
- and the broader tourism economy.

This is not a large scale commercial operation. It's a modest, well managed use of existing housing stock that would otherwise sit empty.

A Fair, Balanced Request

I'm not asking Council to change the bylaw or create a new policy. I'm simply asking for the opportunity to use my R3zoned property in a way that:

- aligns with the intent of the zone,
- supports the local economy,
- maintains neighbourhood standards, and
- ensures the property remains occupied and well cared for.

I'm committed to working with the Town, not around it. **Thank you for your time and consideration.**

GM Report - Town Council- April 13, 2026

Kitchen/Canteen

- Equipment package has been ordered through Big Eric's.
- Redundant kitchen equipment ready to be shipped. Logistics of kitchen equipment transport being calculated.
- Hot dog rollers, Bun warmer, Popcorn machine and dual pot heater courtesy of Chase the Ace are all operational.

Signage - Sponsor/Advertisers/Facility

- Western Truss is a new board sponsor.

Staff/Culture

- Employee raises issued.
- Rosemary Wilson was seasonally terminated.

Facility Update

- Glycol was added to the system and is holding at present levels
- Mixing valve in mechanical room failed. Replacement is being explored.
- Speakers have been installed in rink and foyer. Response has been enthusiastic. One last speaker to be installed on viewing platform area.
- Met with Shane Steeves/Carmichael to review maintenance contract. Eager to begin this maintenance relationship.

Room Rentals

- North Shore Wellness Collective is planning on returning fitness classes for May.

General

- Minor sport has officially ended, the Mount is winding down and our off-season schedule is beginning to take shape. All signs point to a very busy and productive spring/summer season.

**TOWN OF NORTH RUSTICO
CAO REPORT
COUNCIL MEETING APRIL 13, 2026**

Sewer & Water

- Simon Dr Extension project- CCBF funding approved, MSC funding has been denied, re-applied for March 27th intake.
- Capacity Model/Booster Pump Project- CCBF funding approved, CHIF funding denied; researching possibility of joint application with developer
- IRAC Filing on hold awaiting info from IRAC
- Lenny did a repair to water shutoff at Autumn Lane that sticks up and gets caught by snowplow in October. Cap was replaced with a beveled one as suggested by Brad Paugh. In Spring they will look at it again and lower further if needed.
- Xylem did walkthrough of sewer plant, multiple maintenance items to be completed, parts arrived, need to be installed

Town/Wellness

- Commissioning walk throughs to be completed by Coles and IB Storey. Working with Resolve on operational plans and completing capital through FPEI Loan- ongoing meetings
- Completed submission of 2024-2025 MCEG funding claim/starting 2025-2026 MCEG claim
- Working with Stantec and Planning Board on Official Plan and Bylaw Update
- Completed trail map for greenspace trails- need to complete naming
- Working on new draft of Employee Handbook
- Have further meeting with Canoe for medical benefits
- Met with new Firehall Committee Sept 10 2025 to discuss next steps; reviewing location
- Working with Mount on outstanding lease agreements and kitchen rental
- Lease renewals for Boutiques underway
- Canada Summer Jobs Student Funding approved
- Canada Day Funding approved for \$25,000

CAPITAL & MAINTENANCE PROJECTS

- North Rustico Lighthouse divesture- Business plan and funding request submitted, awaiting PSPC to complete. Will look to apply for ACOA funding. Project has been placed in review as the Federal Gov changed Coast Guard to now be under National Defence.
- Greenspace at Autumn Lane re-forestation; planning second phase of mulching and tree planting. Need signage to recognize sponsor Backwoods Treecutting
- Boardwalk project- Awaiting signage completion. Received \$390,000 from ACOA and \$450,000 from Active Transportation and \$56,715.80 in individual fundraising, Phase 2 additional funding through ACOA to update wooden walkways in park with gravel approx \$60,000.
- Wellness Downstairs Canteen – Recirculating Fan and electric appliances ordered
- Met with legal for Alliance/WMM to complete roof issues and payout in Nov, liens to be lifted
- EV chargers installed and operational at Wellness Centre, awaiting funding completion
- Working with contractors on infrastructure repairs
- Held kickoff meeting for Seawalk Park walkways phase 2 project, change order out for quote

**Town of North Rustico Council
REQUEST FOR DECISION**

Topic: Appoint Municipal Electoral Officer and Deputy MEO

Date: April 9, 2026	Request No: 2026-04-007 <i>(Office Use Only)</i>
-------------------------------	--

Person: Stephanie Moase, CAO	Representing: Town of North Rustico
--	---

Background With the upcoming 4 year Municipal Elections to be held Nov 2 2026, Council must appoint an MEO and DMEO by May 1 2026 as per the MGA.

Request: That Council appoint Deputy CAO Sheri Prosser Dykstra as MEO and CAO Stephanie Moase as Deputy MEO for the by-election.
--

Advantages	Disadvantages
-------------------	----------------------

Required Resources:	Staff members to provide MEO and DMEO services and to hire any additional staff required for the election and provide notices for nomination and election
----------------------------	---

Staff Comments	
-----------------------	--

CAO's Review / Comments	
--------------------------------	--

Sewer & Water Board Report to April 2026 Council:

The sewer and water utility board hosted 5 representatives from Nascar, UPEI, MLA and Ion Global Technologies re: Made on PEI biosolids to bio char pilot project.
Reviewed February Financial.
Headworks Fan to be installed.
Operators monthly was received and approved.

Chair David LeClair

BP Water and Wastewater Services
Monthly Report to the Council

Period: March 2026

<p>Services rendered by the W&S Operator this month</p>	<p>Explosion-Proof Fan Quotes</p> <ul style="list-style-type: none"> ● March 5th – Received quote from Poiriers: \$4,535.00 + HST ● March 17th – Received quote from EMCO HVAC: \$4,973.00 + HST ● March 20th – Council approved Poiriers quote; order placed. <p>Biochar Capstone Project:</p> <ul style="list-style-type: none"> ● March 10th: Led a WWTP tour for UPEI students and assisted with sample collection for their biochar capstone project <p>Attended Council Meeting – March 19th</p>
<p>Comments about the sewer system</p>	<p>WWTP Samples</p> <ul style="list-style-type: none"> ● March 10th – Additional sample was required by Marcus King (Dept of Env.) due to high flows. Samples were within guideline limits. <p>Air Valve</p> <ul style="list-style-type: none"> ● March 15th – Basin 2 air spare valve failed - Basin 2 was put offline until a new valve is received or the spare valve repaired. ● March 17th – New valve was delivered. ● March 18th – New valve installed; Basin 2 put back online.
<p>Comments about the water system</p>	<p>Chlorine Purchased</p> <ul style="list-style-type: none"> ● March 4th – 2 jugs of chlorine.

	Water Samples <ul style="list-style-type: none">• March 3rd, 17th & 31st – All samples were within guidelines.
Recommendations to be considered.	<i>No new recommendations at this time.</i>

Town of North Rustico Development Permits March 2026

PID	Address, Community	Application Type	Application Details	Nature of Decision	Appeal By Date
233916	15 Harbourview Drive North Rustico, PE , NORTH RUSTICO	Development Perm	Construct and Operate a new Commercial Ice-Cream Shop (Cricker's Creamery)	Approved	2026-04-15
798611	19 Sunrise Cresent, North Rustico PE, NORTH RUSTICO	Development Permits	Construct a 16 ft x10 ft Storage Shed	Approved	2026-04-15
692855	32 Harbourview Drive , NORTH RUSTICO	Development Permits	Shed Platform (10x12ft.) for Installing a Portable Freezer	Approved	2026-04-15

Town of North Rustico Council
REQUEST FOR DECISION
Topic: Rezoning Application 1746RZ Simon Dr

Date: Apr 9, 2026	Request No: 2026 04-006 <i>(Office Use Only)</i>
--------------------------	--

Person: Councillor Lana Penman	Representing: Planning Board
--	--

Background: The Council received an application for rezoning July 23 2025 for a portion of PID 237347 on Simon Dr. to be changed from Two family Residential (R2) to Multi Family Residential (R3) A new PID has since been assigned to the lot PID 1189885. A Public meeting was held November 5 2025. Planning Board recommended approval on February 25 2026. The Development Officer has provided a recommendation for approval. It is noted that the development on the property is premature as there are currently no sewer and water utilities servicing the lot.

Request: Council to approve the rezoning request 1746RZ .

Advantages	Disadvantages
-	-

Required Resources:	
----------------------------	--

Staff Comments	
-----------------------	--

CAO's Review / Comments	
--------------------------------	--

TOWN OF NORTH RUSTICO

MEMO

File: 1746RZ

Date: April 13, 2026

To: Town of North Rustico Council

From: Satyajit Sen, Development Officer

Subject: Rezoning Application for PID 1189885 from R2 Two-Family Residential to R3 Multi-Family Residential

APPLICANT INFORMATION

Name: Kelvin McQuaid

Mailing Address: [REDACTED], North Rustico, PE C0A 1X0

Phone: [REDACTED].

PROPERTY INFORMATION

Location: Simon Drive, North Rustico

Current PID: 1189885

Previous PID Reference: Portion of PID 237347

Current Zoning: R2 – Two-Family Residential

Proposed Zoning: R3 – Multi-Family Residential

Residential Form Referenced in the Application Materials: Five-unit townhouse building (one-storey)

Servicing: Municipal water and sewer.

PURPOSE OF MEMO

The purpose of this memo is to provide Council with a post-public meeting and post-Planning Board review assessment of the rezoning application for PID 1189885, and to present a recommendation respecting the proposed amendment to the Town's Official Plan future land use mapping and the Town's Zoning and Subdivision Control (Development) Bylaw. The application was originally advanced as a rezoning of a portion of PID 237347. Since that time, the subject parcel has been assigned a new parcel number, PID 1189885, which provides greater legal and mapping clarity with respect to the lands proposed for rezoning.

PROPOSED AMENDMENT

The applicant has requested that the subject property be rezoned from R2 Two-Family Residential to R3 Multi-Family Residential. The application materials refer to a proposed

one-storey five-unit townhouse building as the residential form the applicant wishes to pursue. Under the Development Bylaw, the R2 Zone is Section 9 and is intended for lower-density residential development, while the R3 Zone is Section 10 and Section 10.2 expressly permits townhouse and row house dwellings and multi-family dwellings up to twelve units. Rezoning is therefore necessary if the applicant wishes to pursue townhouse or comparable multi-family residential development on the land.

BACKGROUND AND PROCESS

The file has proceeded through the required public consultation and Planning Board stages. Public notice was provided through the Town website, Town Office, Post Office, newspaper advertisement, and letters to surrounding property owners within 500 feet of the proposed development area. The public meeting was held on November 5, 2025, and written comments were accepted until 4:00 p.m. on November 11, 2025. The application was then considered by the Planning Board on February 25, 2026. At that meeting, the Board reviewed the application, staff analysis, the Official Plan and Development Bylaw framework, and the public comments received. Planning Board subsequently recommended that the application be approved and forwarded to Council for decision.

OFFICIAL PLAN AND POLICY CONTEXT

The Official Plan provides the policy framework for Council's consideration of this rezoning application. The residential section of the Plan notes a recent trend toward more multi-family buildings and states that the Town should encourage a range of cost-effective residential development options while protecting the character and appearance of established neighbourhoods.

Policy PR-1 provides that Council shall establish residential zones defining standards for Single Family, Two Family and Multi Family residential neighbourhoods.

Policy PR-4 requires Council to encourage a housing mix compatible with adjacent areas.

Policy PR-9 supports residential subdivision and development in the Town.

In this case, the subject parcel is intended to be serviced by municipal water and sewer, and the rezoning is sought to enable a broader residential zoning framework on the parcel. The proposal is therefore supportable in principle from a housing-policy standpoint. At the same time, Council must still consider whether rezoning this parcel from R2 to R3 is appropriate in its specific setting, having regard to the surrounding Simon Drive area and the concerns raised through public consultation.

ZONING AND DEVELOPMENT BYLAW CONSIDERATIONS

The earlier memo cited Section 8.3 in error, which has been corrected. The Development Bylaw deals with the R2 Two-Family Residential Zone in Section 9 and the R3 Multi-Family Residential Zone in Section 10. The existing R2 zoning permits lower-density residential development limited to one or two dwelling units per lot, and that townhouse and broader multi-unit forms require rezoning to R3. The bylaw Section 10 governs R3, and Section 10.2 confirms that townhouse and row house dwellings and multi-family dwellings up to twelve units are permitted uses in the R3 Zone.

It is important to distinguish clearly between the rezoning request and any future development proposal. This application is for rezoning only. Approval of the rezoning would not approve any development permit, concept plan, building layout, site plan, parking layout, access arrangement, or other development details. The concept plans may inform Council's consideration of rezoning, but they are not binding approvals, and any future development would require a separate development permit application and full review under the Development Bylaw.

PUBLIC FEEDBACK AND KEY ISSUES RAISED

The public meeting materials and written submissions raised several recurring concerns that remain relevant to Council's consideration of the rezoning.

Those concerns included neighbourhood compatibility, privacy, and precedent; traffic and sight-distance concerns on Simon Drive, including access on a curve; parking, landscaping buffers, and refuse screening; infrastructure and servicing issues, including water pressure, fire protection, and stormwater management; public confidence in the process; and concern that rezoning only a portion of a larger PID created ambiguity and uncertainty about the exact lands affected. The record also reflects that some residents were supportive, or conditionally supportive, of rezoning in principle, while others remained opposed or expressed concern that rezoning could enable more development than the concept shown.

SIGNIFICANCE OF THE NEW PID

One of the most important issues raised during public consultation was the concern about rezoning only a portion of a larger PID that extended across both sides of Simon Drive. While partial rezoning may be permissible, residents raised legitimate concerns regarding clarity, enforceability, and the possibility of unintended future development rights.

In my opinion, the creation of the new PID 1189885 materially improves the planning clarity of this application. The assignment of a separate PID provides a clearer legal and spatial basis for Council's consideration of the rezoning and addresses much of the earlier concern that the rezoning area was not sufficiently distinct from the larger parent parcel. While this

does not eliminate all planning concerns, it is an important improvement in the file and supports clearer administration of any rezoning approval.

PLANNING ASSESSMENT

In my opinion, the application is now in a stronger planning position than it was when the earlier pre-public meeting memo was prepared. The file has now proceeded through public notice, public meeting, and Planning Board review, and the parcel have been assigned a new PID, which materially improves parcel clarity. Planning Board has also considered the application and recommended approval on February 25, 2026.

The application is supportable in principle because it aligns with Official Plan policies that support a range of housing types in serviced residential areas, and because rezoning is required if the applicant wishes to pursue a townhouse or similar multi-family residential form on the parcel. At the same time, Council should remain mindful that rezoning from R2 to R3 would expand the range of permitted residential uses on the parcel beyond the exact concept illustrated during consultation. Council should therefore assess the application as a rezoning matter only, and not as approval of any particular development proposal.

Any future development proposal for the parcel must be submitted and reviewed separately, on its own merits, and in full compliance with the Town's Development Bylaw. Approval of this rezoning would simply establish the zoning framework within which a future application may later be considered.

RECOMMENDATION

It is recommended that Council approve the rezoning of g from R2 Two-Family Residential to R3 Multi-Family Residential, together with the corresponding amendment to the Official Plan future land use mapping, on the basis that:

1. the subject parcel is now clearly identified as a separate parcel, which materially improves planning clarity;
2. the proposed rezoning is supportable in principle under the Official Plan policies that support a range of housing types in serviced residential areas;
3. rezoning is required to permit townhouse and related multi-family residential forms that are not permitted in the current R2 zone; and
4. Planning Board considered the application on February 25, 2026 and recommended that it be approved.

For greater certainty, this application is for rezoning only. Approval of the rezoning does not constitute approval of any development permit, building form, concept plan, site layout, parking arrangement, access design, or other development details. Any future development of the lands must be the subject of a separate application and review process in accordance

with the Town of North Rustico Zoning and Subdivision Control (Development) Bylaw and all other applicable requirements.

NEXT STEPS

If Council approves the proposed rezoning, the application should proceed to first reading at the next Council meeting and then to second reading in accordance with the Town’s rezoning process. Following Council’s approval process, the amendment should be forwarded to the Minister for approval. If Council refuses the application, the applicant has 21 days to appeal to IRAC.

COUNCIL REVIEW AND DECISION

Approved Denied

Additional Conditions Required: _____

Date: _____

Mayor’s Signature: _____ CAO’s Signature: _____

PREPARED BY:

Satyajit Sen
Development Officer
Town of North Rustico

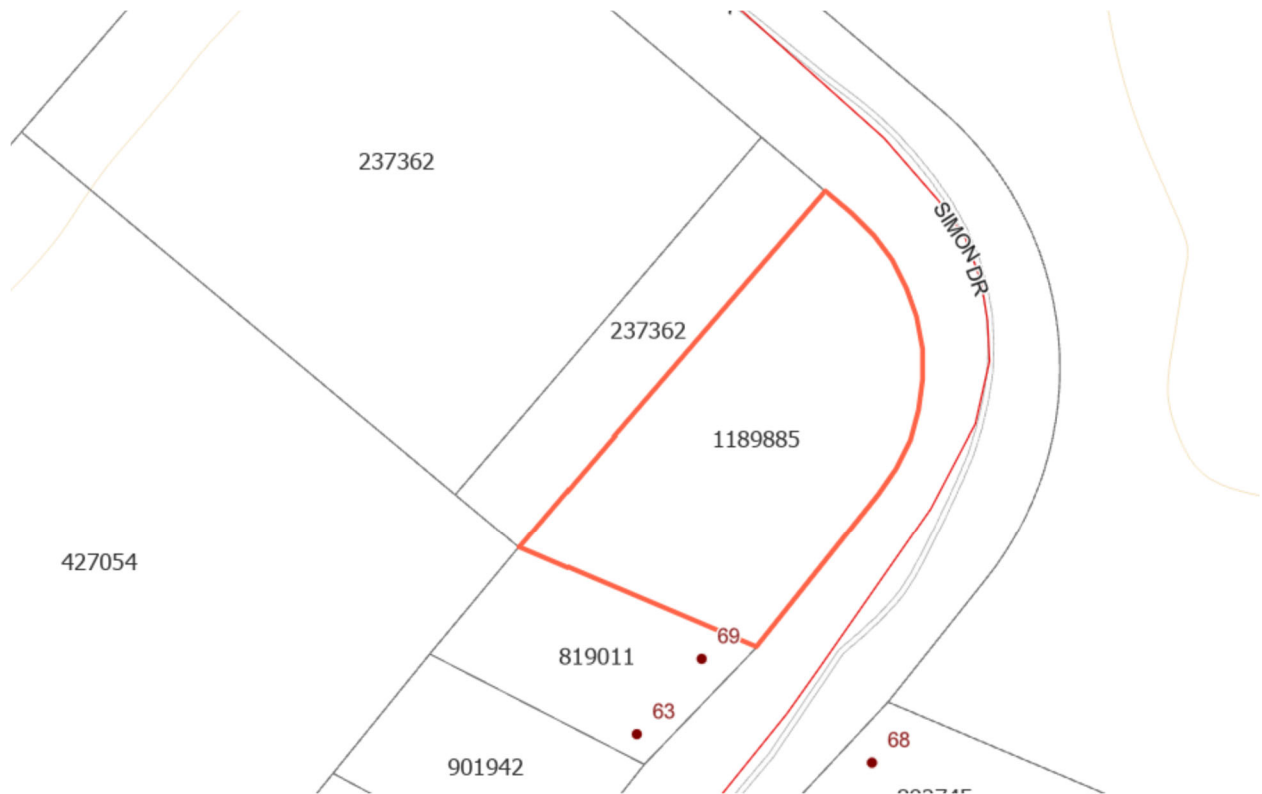
Town of North Rustico
Official Plan Amendment OP-2026-A

To amend the Town of North Rustico Official Plan

The council of the Town of North Rustico under authority vested in it by Section 18 of the *Planning Act* R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

1. The land use for PID #1189885 (formerly a portion of PID 237347) as shown on the General Land Use Plan of the Town of North Rustico Official Plan, is designated as Multi Family Residential (R3), hereby excluding it from its former designation of Two Family Residential (R2).

Map attached



Town of North Rustico
Zoning Bylaw Amendment #BY-2026-A
A Bylaw to Amend the Town of North Rustico Zoning and Subdivision By-Law

The council of the Town of North Rustico under authority vested in it by Section 18 and 19 of the Planning Act R.S.P.E.I 1988 Cap. P-8 hereby enacts as follows:

1. The land use for PID #1189885 (formerly a portion of PID 237437) as shown on the General Land Use Plan of the Town of North Rustico Official Plan, is designated as Multi Family Residential (R3), hereby excluding it from its former designation of Two Family Residential (R2).

Map attached



Rec and Events Committee Report to April 2026 Council:

The events committee meeting was held on Thursday March 19th at the North Rustico Town Office. Canada day is coming along great, still in need of volunteers. Our shredding is a go for the second Friday of May. Katherine brought up a Halloween event that might take place the night before Halloween, more info to follow.

Thank you

Chair Margaret Goulding

Wellness Centre Advisory Committee Report – March Meeting

Discussions centred around two main areas, as per usual: finances and operations.

To that end, the committee reviewed the financials (actuals) and recommended the upcoming annual budget for Council approval.

While overall the financials have been improving, there was significant discussion on the ongoing need for increasing revenues, including applying for grants and funding opportunities along with fundraising. A goal remains to bring new events and new audiences into the building. If anyone has any ideas for events or grants, please share.

The committee received a verbal report from the GM and a thorough and positive discussion ensued, with a notable update being the installation of kitchen equipment, including a self-ventilating unit, being the first and only on the Island. This will add significantly to the food menu options, and increase revenue potential.

Emo march report

On March 30th, Linda and Stephanie met with Chris Hancock for about a half hour. He is the new Public Safety Officer with Emergency Measures Organization.

He will be working will work closely with our municipality to encourage emergency preparedness and resilience. He is looking forward to doing a tabletop exercise with our EMO committee on May 13th. We requested that we focus on the possibility of a hurricane.

Submitted by Linda McFalls

Finance & Infrastructure Report to April Council

Meeting March 24 Discussed February financials and approved same.
Reviewed Capital infrastructure updates.
Recommendations for 2026/2027 budget and approval of same as presented.

Chair, David LeClair

Fundraising Committee Report to April Council

Latest Bingo netted a profit of \$1127.00

Cow Patty Bingo and Fall fair progressing on schedule. It was decided that the prize for Patty bingo set at \$2500.00

Craft fair cost per table at #25.00 per table.

Bottle drive netted \$200.00.

Looking for volunteers to sell tickets at the wellness center Saturdays 10-12 for Chase the Ace.

Interim Chair, David LeClair

**Town of North Rustico Council
REQUEST FOR DECISION
Topic: Liquor License Application Request Little Maison Bistro**

Date: April 9, 2026	Request No: 2026-04-008 <i>(Office Use Only)</i>
-------------------------------	--

Person: Stephanie Moase, CAO	Representing: Town of North Rustico
--	---

<p>Background</p> <p>The Town has received a request from Little Maison Bistro to apply for a Liquor License for specialty dine-in alcohol infused dessert coffees after 4pm.</p>
--

<p>Request:</p> <p>That Council approve Little Maison to submit an application for a Liquor License.</p>

Advantages	Disadvantages
-------------------	----------------------

Required Resources:	Staff members to provide a letter to Liquor PEI approving Little Maison Bistro to submit an application.
----------------------------	--

Staff Comments	
-----------------------	--

CAO's Review / Comments	
--------------------------------	--



April 2, 2026

As May 1 approaches, we invite you to join us in recognizing National Physicians' Day – a meaningful opportunity to celebrate the care, dedication, and critical role of physicians serving communities across Prince Edward Island.

We know the past year has been challenging, and that's especially true for healthcare providers. Physicians are under immense pressure with hospital overcapacity, staff shortages, administrative burden, and no net gain in family physician recruitment this past year. As a province, we can't afford to lose any physicians. Now, more than ever, recruitment and retention are critical, and it is essential physicians feel supported, valued, and connected to the communities they serve.

For the first time, the Medical Society of Prince Edward Island (MSPEI) is reaching out to community leaders to help show appreciation to PEI physicians. Your community plays a key role to play in ensuring physicians feel seen and are reminded of why they chose to practice here. Together, we can shift the narrative. Let's remind physicians – those already here and those who would consider practising here – why PEI is such a wonderful place to live, work, and raise a family.

Municipalities and Chambers of Commerce are uniquely positioned to help lead this effort at the community level. Even small gestures – a kind note, a visible show of recognition, or a community celebration can make a lasting impact, demonstrating to physicians that their work matters, and they are appreciated.

As you consider how to recognize physicians in your community, we also encourage you to reflect the full diversity of the profession. While many physicians work on the front lines and are well known to the public, other play essential but less visible roles, including those in areas such as pathology, anesthesia, and addictions. These physicians are equally vital to patient care and to the strength of our healthcare system, and meaningful recognition should include them as well.

We encourage you to take part in National Physicians' Day in a way that reflects your community's spirit and creativity. Here are some ideas that may inspire your participation:

- Share messages of appreciation on social media
- Issue an official public statement recognizing physicians in your community
- Create window displays in local businesses or municipal buildings
- Encourage residents to write thank-you cards to physicians who have made a difference in their lives
- Partner with local organizations, schools, or businesses to amplify appreciation efforts.

Invite your networks – local businesses, community groups, and residents – to participate so physicians can hear as many voices of gratitude as possible. Creativity and authenticity, and a personal touch make these efforts even more meaningful.

Please share your initiatives with us so we can help amplify your efforts and ensure physicians across PEI feel the full measure of support coming from their communities. You can email us at admin@mspei.org or tag us on Instagram or X @mspei_docs or on facebook.com/MSPEIDocs

At a time when the demands on healthcare are so visible and deeply felt, these gestures – big or small – strengthen the connection between physicians and the people they serve. That connection is at the heart of retention, and it has never been more important.

Thank you for your leadership, partnership, and commitment to supporting the people who care for all of us. My colleagues and I would welcome any opportunity to chat further about this, and potential future opportunities. Please don't hesitate to reach out.

Warm regards,

A handwritten signature in black ink, appearing to read "Lea Bryden". The signature is fluid and cursive, with a period at the end.

Lea Bryden
Chief Executive Officer

Stella Maris Parish

March 20, 2026

Dear Stephanie,

As in the past several years, Stella Maris Parish has submitted an application under the provincial Special Employment Program for the employment of 2 local individuals for this summer. By have one person begin one month early and one person for a month at the end we are able to have staff for the period of May 11 to Sept 18 and provide 15 weeks employment each. This program has been a tremendous help to the parish in ensuring we maintain and improve the grounds around our church, the church structure itself and the cemetery.

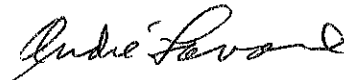
Over the years we have also partnered with the Wellness Center, the Watermark Theater and the Senior's Club in helping to maintain their grounds. We have also assisted in minor interior work inside the arena.

Working together in this manner has proven to be an effective and efficient way to reach our objective of maintaining our properties.

We are prepared to work with the Town as we have in the past by maintaining the grass around the Wellness Center and ballfield area as well performing minor painting in the arena area. We would look forward to a similar level of compensation for this work as we received in the past.

We look forward to a positive response to this arrangement.

Sincerely,



Andre Lavoie

Chair Property & Finance Committee