



Rural Municipality of Eastern Kings

2nd PUBLIC MEETING MINUTES

**Location: Eastern Kings Community Centre
85 Munns Road, Rte 301 Kingsboro
Thursday, October 2, 2025 - 6:00 p.m.**

In Attendance: Mayor Larry Fitzpatrick, Deputy Mayor Danelle Elliott, Councillor's Don Humphrey, Donna Campbell Dixon, Sonya Martin Chief Administrative Officer and RMEK Development Officer John Ployer

Members of the public in attendance: 0

1. Call to Order

The public meeting was called to order at 6:00 p.m.
There were no members of the public in attendance.

2. Public Meeting Presentation Topic

RMEK Property Development Officer, John Ployer opened the presentation topic. The proposed amendments to the **RMEK Zoning, Development & Subdivision Control Bylaw #2023-01** [the "Development Bylaw #2023-01"] and the **2023 Official Plan** section as noted below, and will answer any questions throughout the presentation.

There were no representations / submissions by members of the public.

2.1 Development Bylaw Section 10.9 (page 51) Phasing for Subdivisions

Original Text:

10.9.1 Subdivisions having more than 5 lots shall be approved in phases.

10.9.2 The number of lots approved in any one phase of a subdivision shall not exceed 10.

Proposed New Text:

10.9.1 Subdivisions having more than 5 lots shall be approved in phases.

10.9.2 The number of lots approved in any one phase of a subdivision shall not exceed 5.

Development Officer's rationale for change: 10.9.1 and 10.9.2 potentially conflict with each other. The Development Officer wants to make sure 10.9 allows for the intended number of lots which was 5 per phase.

2.2 Development Bylaw Section 10.6 (page 49) Parkland Dedication and/or Park Dedication Fee / 2023 Official Plan section 5.4.2 (page 24)

Original Text:

10.6.1 Any person applying to subdivide 3 or more lots within the municipality, from an area of land as it existed on the effective date of this Bylaw, shall convey to the Municipality, for the purpose of developing parkland, an area of useable land equivalent to 10% of the lands being developed.



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10.6.2 Where parkland is conveyed it shall be exclusive of:

- (a) existing public streets or highways;
- (b) existing private roads;
- (c) proposed streets, highways, and private roads; and
- (d) the remainder land, if any.

10.6.3 The conveyed parkland shall have access to a street, road, or active transportation corridor.

10.6.4 Notwithstanding Subsection 10.6.1, where there is no useable land free of all encumbrances; where the subdivider so desires; or where, in the opinion of the Development Officer, sufficient parkland is available, the Municipality shall accept, in accordance with the Planning Act, for parkland, open space, recreation facility, or similar public purposes, a sum of money equal to 10% of the land assessment of the subdivided lands, exclusive of:

- (a) existing public streets or highways;
- (b) existing private roads;
- (c) proposed streets, highways, and private roads; and
- (d) the remainder land, if any.

Proposed New Text:

10.6.1 Any person applying to subdivide 5 lots, or more should there be multiple phases for subdivision, within the municipality from an area of land as it existed on the effective date of this Bylaw, shall convey to the Municipality, for the purpose of developing parkland, an area of useable land equivalent to 7.5% of the lands being developed.

10.6.2 Where parkland is conveyed it shall be exclusive of:

- (a) existing public streets or highways;
- (b) existing private roads;
- (c) proposed streets, highways, and private roads; and
- (d) the remainder land, if any.

10.6.3 The conveyed parkland shall have access to a street, road, or active transportation corridor.

10.6.4 Notwithstanding Subsection 10.6.1, where there is no useable land free of all encumbrances; where the subdivider so desires; or where, in the opinion of the Development Officer, sufficient parkland is available, the Municipality shall accept, in accordance with the Planning Act, for parkland, open space, recreation facility, or similar public purposes, a sum of money equal to 5% of the land assessment of the subdivided lands, exclusive of:

- (a) existing public streets or highways;



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(b) existing private roads;

(c) proposed streets, highways, and private roads; and

(d) the remainder land, if any.

Development Officer's rationale for change: The Development Officer feels the current parkland dedication/park dedication fee may be too much of a burden for members of the public and wishes to lessen the requirements while still protecting municipal interests in parks and green spaces.

2023 OFFICIAL PLAN

SECTION BEING CONSIDERED FOR AMENDMENT:

Parkland Dedication - Section 5.4.2 (page 24).

Original Text:

Policy 5-43 Council shall, through the Development Bylaw, require the dedication of parkland or cash-in-lieu through the subdivision process except:

(a) subdivision of fewer than three (3) lots;

Proposed New Text:

Policy 5-43 Council shall, through the Development Bylaw, require the dedication of parkland or cash-in-lieu through the subdivision process except:

(b) subdivision of fewer than five (5) lots;

3. Adjournment The meeting was adjourned by Deputy Mayor Danelle Elliott at 6:23 p.m.

Signed in accordance, *Municipal Government Act* S.116(4)

Danelle Elliott, Deputy Mayor

Date

Sonya Martin, Chief Administrative Officer

Date