



Rural Municipality of Eastern Kings

COUNCIL MEETING MINUTES Tuesday, August 12, 2025 6:15 p.m.

In Attendance: Mayor Larry Fitzpatrick, Deputy Mayor Danelle Elliott, Councillor's Don Humphrey, Arthur Baker, Nathan Paton, Donna Campbell Dixon and Chief Administrative Officer (CAO) Sonya Martin | Regrets: Councillor Bernadette McInnis | Guest Presenters: Michelle Burge FCPA, CA and 2025 RMEK Fly Program Team: Vaughan Robertson, Cody Gregory, Abby Harris, RJ Kulluarlik-Barnes | Members of the Public: 5

1. Call to Order

The meeting was called to order at 6:15 p.m.

2. Conflicts of Interest Declaration – Individual Councillors – MGA 96.(1-8)

None heard.

3. Agenda Approvals

It was moved by Deputy Mayor Danelle Elliott and seconded by Councillor Donna Campbell Dixon to approve the agenda with the addition of 6(a)(vi) Environmental Management Committee, as requested by Councillor Don Humphrey. All were in favour and the motion was carried. Votes For: 5 | Votes Against: 0 | Result: Carried

4. Minutes Approval(s) - Council Meeting Minutes July 08, 2025

It was moved by Councillor Arthur Baker and seconded by Councillor Donna Campbell Dixon to approve the minutes as presented. Votes For: 3 | Votes Against: 1 | Abstain: 1 | Result: Motion Carried

5. Presentation(s) to Council

a) MRSB Managing Partner, Michelle Burge FCPA, CA reviewed the Financial Statements as at March 31, 2025 with Council. Overall, the municipality is in a positive position going into 2026.

i) Resolution to formally approve the Financial Statements. Whereas Section 171 of The MGA requires that the Council prepare annual financial statements of the municipality for the immediately preceding fiscal year ending March 31st which are in accordance with Canadian accounting standards; and Whereas MRSB have expressed the opinion that the financial statements which they audited present fairly, in all material respects, the financial position of the Municipality as at March 31, 2025 and the results of its operations and its cash flows for the 12 month period then ended, in accordance with Public Sector Accounting Standards; Be it resolved that the Financial Statements as at March 31, 2025 be formally approved by the Council of the Rural Municipality of Eastern Kings. Moved by Councillor Arthur Baker and seconded by Councillor Nathan Paton. All were in favour and the resolution was approved. Votes For: 5 | Votes Against: 0 | Result: Resolution Approved. (See Pdf Attachment)

b) 2025 Municipal Biting Fly Program PowerPoint Presentation. Team Lead Vaughan Robertson, walked through the 32 PowerPoint slides for Council and attending residents to give an overview of the 2025 Municipal Biting Fly Program. The slides were a combination of key statistics, site monitoring and treatments, photography and educational details. The team answered questions from Council and residents as the slides were reviewed. A key recommendation by the team for 2026 was the purchase of a drone, for monitoring sites and determining accessible locations. This would save program funds in the areas of trail cutting, maintenance and site application time.



Rural Municipality of Eastern Kings

iv) Enforcement Officer (EO)

Donna Johnson, owner/operator of PEI Bylaw Enforcement started her work with the Municipality on July 22, 2025. She is contracted for four hours on Tuesdays each week, to site visit and monitor development within the RMEK boundaries as directed by the CAO. She was sworn in by "A Commissioner for Affidavits in PEI", Stephanie Cairns August 01, 2025, as the Enforcement Officer for the Rural Municipality of Eastern Kings.

7. Business Arising

- a) AOR360 new RMEK website project kick-off meeting will be held at the municipal office on Tuesday September 23, 2025 starting at 10:30 a.m.

8. Adjournment

The meeting was adjourned at 7:52 p.m. It was moved by Councillor Arthur Baker and seconded by Councillor Donna Campbell Dixon. All were in favour and the motion was carried.

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

Larry Fitzpatrick, Mayor

09 Sep 2025

Date

Sonya Martin, Chief Administrative Officer

Sept 09, 2025

Date



Rural Municipality of Eastern Kings

APPENDIX A



August 05, 2025

VIA EMAIL: gordmacfadyen@gov.pe.ca

Gordon MacFadyen
CEO PEI Energy Corporation
PO Box 2000 Charlottetown,
PE C1A 7N8

**RE: Letter to the PEI Energy Corporation, CEO Gordon MacFadyen and
Negotiations with the Rural Municipality of Eastern Kings**

Dear Mr. MacFadyen,

On behalf of the Council of the Rural Municipality of Eastern Kings ("RMEK") I wish to follow up to email correspondence sent to you on April 21, 2025, and to provide an update, from our most recent discussions on this matter, to clarify our perspective as we move forward.

Council met on July 8, 2025, to discuss this matter. During that meeting, it was noted that it was your stated intention, as outlined in your email from April 14, 2025, to negotiate with the RMEK regarding the 30-megawatt wind farm (the "Project"), and yet, we have had no response from our correspondence.

As a small, rural municipality, RMEK is seeking a compensation agreement that recognizes our community's contributions to hosting the Project. The resulting financial resources would support local development and would enable Council to proceed with planned initiatives, including a new housing project. The revenues would directly benefit our residents and help RMEK keep moving in the right direction to achieve our goals.

We understand that the anticipated commencement of operations for Phase II of Project is October 2025, and prior to that date, Council wishes to discuss the remaining issues regarding compensation for both Phase 1 and Phase 2 of the Project.

Page | 1

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In anticipation of a joint meeting, Council is proposing the following considerations for discussion:

(1) RMEK wishes to negotiate financial reimbursement on both Phase 1 and Phase 2 together. As you are aware, we have already had some discussion on this matter with former CEO, Tyson Bradley, and we were hoping to come to an agreement on the Phase 1 Wind Farm at that time, but no agreement was reached.

(2) RMEK believes that there should be compensation to the municipality for revenue missed since Phase 1 became operational in 2006. This revenue was promised to the municipality and has not yet been received. We are aware of the revenue sharing

agreement that is in place between the Energy Corporation and the Community of Hermanville for that wind farm.

(3) Lastly, we believe that the PEI Energy Corporation is committed to being good neighbor and long-lasting member of our community. A fair revenue sharing agreement is a way to demonstrate that commitment.

It would be beneficial for both the PEI Energy Corporation and the RMEK to meet prior to August 20th, 2025. Please provide options for a suitable time to meet prior to this date, so that we can engage in constructive dialogue ahead of the launch of Phase II of the Project.

Thank you in advance for your attention and cooperation in this matter.
Yours very truly,

Mayor Larry Fitzpatrick
Rural Municipality of Eastern Kings

Deputy Mayor, Danelle Elliott
Councillor, Arthur Baker
Councillor, Donna Campbell Dixon
Councillor, Donald Humphrey
Councillor, Bernadette McInnis
Councillor, Nathan Paton

cc Meaghan Hughes | Partner, Cox & Palmer

Page | 2

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Rural Municipality of Eastern Kings

APPENDIX B

Rural Municipality of Eastern Kings

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2025 DEVELOPMENT PERMITS & SUBDIVISION APPROVALS

DEVELOPMENT PERMITS [EKDP]

Permit No.	Date - D/M/Y	Name & Civic Address	PID #	Details	Estimated Value
EKDP01-2025	09/01/2025	Doug and Suzanne Hayes TBD Red Point Park Road, Red Point	1170521	1728 sq. ft. cottage with a 336 sq. ft. deck and a 160 sq. ft. accessory building.	\$500,000.00
EKDP02-2025	16/01/2025	Anthony and Kelli Bishop 7564 Northside Road, Lakeville	1050764	73 ft ground mount solar array (15.99 kW).	\$43,500.00
EKDP03-2025	18/03/2025	Ian Campbell 136 Inlet Lane, Priest Pond	1178292	384 sq. ft. addition to cottage with a 192 sq. ft. covered deck.	\$100,000.00
EKDP04-2025	03/04/2025	Kent MacLean 98 Salt Spray Lane, Red Point	874453	468 sq. ft. accessory building.	\$20,000.00
EKDP05-2025	17/04/2025	Stefan Soloviev 3482 East Point Road, South Lake	432690	16ft by 32ft below ground pool with an accompanying fence.	\$100,000.00
EKDP06-2025	15/05/2025	Mark Gregory TBD Clearview Lane, Red Point	1111376	960 sq. ft. cottage with a 240 sq. ft. accessory building and a 144 sq. ft. accessory building.	\$180,000.00
EKDP07-2025	15/05/2025	Elmer Deagle 325 Baltic Road, Red Point	711655	Demolition of existing residential structure.	TBD
EKDP08-2025	15/05/2025	Michael Hatt 5801 Northside Road, North Lake	1024256	Seasonal camper with electrical hookup and panel in existing accessory building.	\$5,000.00
EKDP09-2025	22/05/2025	Province of PEI 249 Red Point Park Road, Red Point	779272	953.52 sq. ft. washroom facility.	\$300,000.00
EKDP10-2025	22/05/2025	Elmer Deagle 325 Baltic Road, Red Point	711655	1023 sq. ft. cottage.	\$220,000.00
EKDP11-2025	29/05/2025	Dean Hennessey 10 Robertson Drive, Red Point	594119	376 sq. ft. covered deck.	\$3500.00
EKDP12-2025	17/07/2025	Daniel MacDonald 4972 Northside Road, East Point	110700	64 ft by 10 ft solar array.	\$49,000.00
EKDP13-2025	31/07/2025	Michael, Kathleen Killion 221 Neils Lane, Red PT	878405	12 ft by 24 ft accessory building.	\$10,000.00

SUBDIVISION APPROVALS

Permit No.	Date D/M/Y	Name & Civic Address	PID #	Details
S01P-2025	13/02/2025	Kelly Eaton 6342 Northside Road, North Lake	111203	Application to subdivide approximately 1 acre from an existing parcel
Subdivision Application Denial	30/01/2025	Justin Cheverie 571 Baltic Road, Red Point	451237	Application to subdivide 0.45 acres from a 1.36-acre parcel. Does not minimum lot standards.
S02F-2025	18/03/2025	Michael and Sheila Poole 6592 Northside Road, Lakeville	938589	Subdivision of approximately 8 acres from an existing 14-acre parcel.
S03F-2025	27/03/2025	Douglas Morrow, David Lukowich and Brenda Macdonald 692 Elmira Road, Elmira	631200 and 111492	Subdivide approximately 1.25 acres from PID 111492 and append it to PID 631200.
S04F-2025	24/04/2025	Curtis Sorrey and Charlene Sorrey 2938 East Point Road, Kingsboro	108738 and 688531	Subdivide approximately 0.32 acres from PID 108738 and append it to PDI 688531.
S14F-2024	08/08/2024	Dawn MacCormack 764 Baltic Road, East Baltic	109488	Subdivide PID 109488 to create a new 1.465-acre lot.
S15F-2024	08/08/2024	Dawn MacCormack 764 Baltic Road, East Baltic	109488 and 653907	Subdivide 0.139 acres from PID 109488 and consolidate it with PID 653907.
S16F-2024	08/08/2024	Dawn MacCormack 764 Baltic Road, East Baltic	109488 and 902619	Subdivide 0.309 acres from PID 109488 and consolidate it with PID 902619.
S05F-2025	26/06/2025	Glen and Laura Robertson 109 Snake Road, Kingsboro	803064	Subdivide 2.05 acres from an existing 7.25-acre parcel.
S06P-2025	05/06/2025	Allen MacPhee Lot 2 MacLean Road, East Point	854935	Subdivide PID 854935 into two parcels, each approximately 2 acres in size.
S23F-2024	12/06/2025	Walter Bruce 3880 East Point Road, South Lake	110429	Subdivide 1 acre from PID 110429 to create a new lot from an existing 96.36-acre parcel.
S07P-2025	26/06/2025	Ron MacDonald 4695 East Point Road, East Point	795203	Application to subdivide 2 acres off an existing 11.6-acre parcel.
S08F-2025	10/07/2025	Elizabeth and Owen Ching & Paul and Rhonda Mongeon 844 Baltic Road, East Baltic	1110428 and 1057892.	Subdivide 1.52 acres off of PID 111048 and append it to PID 1057892.
S09F-2025	24/07/2025	Daniel MacDonald and Ron MacDonald 4972 Northside Road, East Point	110700	Subdivide 1 acre off of an existing 242.91-acre parcel.
S10F-2025	31/07/2025	Timothy Casey Acreage, Harvest Moon Lane, Kingsboro	108936	Revised plan of subdivision, creating three additional residential building lots from existing two-lot subdivision.
S11P-2025	31/07/2025	Dean MacLean Acreage off East Point Road, South Lake	1019686	Application to subdivide PID 1019686 into three lots.



Rural Municipality of Eastern Kings

APPENDIX C

Chief Administrative Officer (CAO) Report – August 12, 2025

Bank Statement for the month of July 2025

Souris Credit Union - Business Operational Account

Opening Balance on July 01, 2025	\$164,544.81
Closing Balance at July 31, 2025	\$164,596.89

Shares & Patronage

Business Shares at July 31, 2025 (share dividend)	\$5.11
Patronage account at July 31, 2025 (annual interest)	\$246.78

Gas Tax (Restricted Funds) Account

Opening Balance on July 01, 2025	\$41,654.31
Interest	\$95.86
Closing Balance July 31, 2025	\$41,750.17

RMEK Reserve Funds Savings Account

Opening Balance at July 01, 2025	\$115,962.91
Interest	\$271.64
Closing Balance at July 31, 2025	\$116,234.55

<u>RMEK Reserve Funds set aside for specific purposes of Council:</u>	
CU Reserve Account as at JULY 31, 2025:	\$116,234.55
Surplus from Operational Account:	\$0
Total Reserve Funds:	\$116,234.55
1 Contingent	23,234.55
2 Emergency Management	8,000.00
3 Housing Start-up - Planning & Development	15,000.00
4 Legal Fees (2) [Wind Farms & IRAC]	70,000.00
5 Municipal Funding Agreement – Year 1	
Balance(s):	\$116,234.55
<u>Reserve Fund - Contingent Categories:</u>	
	Expensed
a) Capital Assets: Replacement of Office Equipment - Other	
b) Eastern Kings Fire Department	
c) Economic Development	
d) Environmental Projects	
e) Municipal Biting Fly Program	
f) Future Planning	
g) Insurance extra	
h) Legal Fees (1) Bylaws and Contracts	
i) Website Development	
j) Elections	
	\$0.00