

COUNCIL MEETING MINUTES

Tuesday, December 09, 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, Bernadette McInnis via phone and Chief Administrative Officer (CAO) Sonya Martin | Members of the Public:0

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 Councillor Arthur Baker and seconded by Councillor Don Humphrey to approve the agenda as presented with the addition of item 6(a)(iii) FPEIM and 6(iv) Souris Food Bank. All were in favour and the motion was carried. Votes For: 6 | Votes Against: 0 | Result: Motion Carried

4. Minutes Approval(s)

a) **Council Meeting Minutes November 18, 2025.** It was moved by Deputy Mayor Danelle Elliott and seconded by Councillor Donna Campbell Dixon to approve the minutes as presented. All were in favour and the motion was carried. Votes For: 6 | Votes Against: 0 | Result: Motion Carried

5. Presentation(s) to Council –None

6. Reports

a) Mayor

i) Wind Farm Compensation Letter Discussion. Mayor Fitzpatrick noted that the PEI Energy Corporation had just responded to the letter dated Nov 25/25 via email today, Tues. Dec 9/25 at 9:45 a.m., indicating that the Energy Corp. would analyze the proposal (letter) and reach out if they have any questions. A briefing of the PEIEC Board of Directors is required for direction. Council noted that they are not looking for provincial legislation changes, just that the process for the EK wind farms compensation should be considered. (See Appendix A – RMEK Letter to PEIEC)

ii) Nov 2nd, 2026 Municipal Election – Candidate Information Sessions – The municipal affairs office has provided election candidate information to us which can be developed into a flyer for any upcoming spring 2026 info sessions.

iii) Federation PEI Municipality FPEIM. An email response from the E.D. Satya Sen, indicating that the information sharing of privileged legal documents would need to be reviewed by the FPEIM Board and legal. The matter was deferred until January 2026.

iv) Souris Food Bank Donation. A motion was made by Councillor Arthur Baker to support the Souris Food Bank with a \$500.00 donation, seconded by Councillor Nathan Paton. After a brief review of the budget the motion was amended to provide a donation of \$1,000.00 by Councillor Don Humphrey and seconded by Councillor Arthur Baker. All were in favour and the motion was carried. Votes For: 6 | Votes Against: 0 | Result: Motion Carried

b) CAO Report

- i) Income and Bank Statement as of November 30, 2025 (See Appendix B).
- ii) Permit Data Report (See Appendix C)

7. New Business

a) Code of Conduct Bylaw #2025-02, first reading and approval. Council discussion on this item included being able to compare the Bylaw currently in place to the new updated template generated by the minister's office, which includes extracts from the new "Code of Conduct Regulations", the "Occupational Health and Safety Act Workplace Harassment Regulations" and the "Criminal Code of Canada". The CAO is to send a digital version of the regulations and to adjust the formatting on the new version and resend.

Whereas Section 107 of the *Municipal Government Act* requires that Council must establish a "Code of Conduct Bylaw" to govern the conduct of members of council; Be it resolved that the Code of Conduct Bylaw, Bylaw #2025-02, was read a first time at the council meeting held on the 9th of December 2025; and that this "Code of Conduct Bylaw, Bylaw # 2025-02 was approved by a majority of council members at the council meeting held on the 9th day of December 2025. It was moved by Councillor Nathan Paton and seconded by Deputy Mayor Danelle Elliott. All were in favour and the resolution was approved. Votes For: 6 | Votes Against: 0 Result: Resolution Approved.

8. New Business

a) Argo Update – The closing date for the bids is Friday Dec 12/25 at 1:00 p.m. There are currently 3 bids.

9. Adjournment

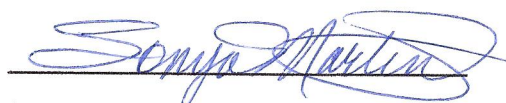
The meeting was adjourned at 7:07 p.m. It was moved by Councillor Arthur Baker and seconded by Deputy Mayor Danelle Elliott. All were in favour and the motion was carried.

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



Larry Fitzpatrick, Mayor

13 Jan 2025
Date



Sonya Martin, Chief Administrative Officer

January 13, 2026
Date

APPENDIX A



Rural Municipality of Eastern Kings
"Where the sun rises and the tides meet"

PEI Energy Corporation
16 Fitzroy Street, 3rd Floor
P. O. Box 2000
Charlottetown PE C1A 7N8
Gordon MacFayden, CEO

November 25, 2025

Re: Community Compensation for Eastern Kings Windfarms

Dear Mr. MacFayden,

We would like to move forward in our discussion of a compensation package for both wind farms in our municipality.

The Council members of Eastern Kings have given some consideration to your September 16th letter, and we would like to extend a proposal for community compensation.

We support the approach that our Maritime neighbours in Nova Scotia have taken. The details of that approach are found in the Nova Scotia Wind Turbine Municipal Taxation Act 2006 and can be found in the attachments to this letter.

We have chosen not to add compensation numbers until we are in an agreement that this structure is a fair agreement.

We feel that this compensation structure applied to our Phase 2 and Phase 1 Wind Farms, would be of mutual benefit as it would provide for a consistent revenue stream for our municipal budget, and would eliminate the need for municipal property taxation on the wind farms.

We believe that we are presenting a working structure that has benefits for both parties and formulates a compensation package that could be unique to Island Municipalities and the PEI Energy Corporation.

Regards,



Larry Fitzpatrick, Mayor

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APPENDIX B

Chief Administrative Officer (CAO) Report – December 09, 2025

Bank Statement for the month of November 2025

Souris Credit Union - Business Operational Account

Opening Balance on November 01, 2025	\$143,805.49
Closing Balance at November 30, 2025	\$152,821.70

Shares & Patronage

Business Shares at November 30, 2025 (share dividend)	\$5.11
Patronage account at November 30, 2025 (annual interest)	\$246.78

Gas Tax (Restricted Funds) Account

Opening Balance on November 01, 2025	\$42,043.22
Interest	\$91.06
Closing Balance November 30, 2025	\$42,134.28

RMEK Reserve Funds Savings Account

Opening Balance at November 01, 2025	\$129,668.15
Interest	\$286.34
Official cheque:	\$-0.00
Cheque Fee:	\$-0.00
Closing Balance at November 30, 2025	\$129,954.49

RMEK Reserve Funds set aside for specific purposes of Council:

CU Reserve Account as at NOVEMBER 30, 2025:

\$129,954.49

Surplus from Operational Account:

\$0

Total Reserve Funds:

\$129,954.49

	REVENUES
1 Contingent	21,954.49
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 Grant – Year 1 – Rcvd July 30, 2025	15,000.00

Reserve Fund Balances:

\$129,954.49

	EXPENDITURES
1. Reserve Fund - Contingent Categories:	
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 - [Official Cheque(s) Total]	2,451.25



Rural Municipality of Eastern Kings

APPENDIX C

Rural Municipality of Eastern Kings

Address: 85 Munns Road, Rte. 301 Kingsboro PE C0A 2B0
 Telephone: (902) 357 – 2894 | Email: developmentofficer.rmek@gmail.com |
 Website: www.easternkings.ca

2025 RMEK 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 and Kathleen Killion 221 Neils Lane, Red Point	878405	12 ft by 24 ft accessory building.	\$10,000.00

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EKDP14-2025	14/08/2025	Brett Robertson TBD Snake Road, Kingsboro	803064	1184 sq. ft. mini-home	\$225,000.00
EKDP15-2025	02/10/2025	Graeme Underhill TBD Northside Road, Priest Pond	113241	768 sq. ft. cottage with 192 sq. ft. deck.	\$120,000.00
EKDP16-2025	09/10/2025	Martha Ferguson 22 Cranberry Lane, Red Point	108183	642 sq. ft. addition to existing cottage.	\$350,000.00.
EKDP17-2025	23/10/2025	Devin Murphy Lot 3B-1 Tommy's Lane, Priest Pond	101305 1	140 sq. ft. shed with well, septic, utility pole, and seasonal trailer permit.	\$50,000.00.
EKDP18-2025	30/10/2025	102141 PEI INC (Megan & Mike Cheverie) 38 Sutherland Lane, Red Point	102141	2240 sq. ft. storage building.	\$200,000.00
EKDP19-2025	13/11/2025	Langley Armstrong and Rosalind Humphrey 211 Munns Road, Kingsboro	117411 9	1152 sq. ft. two-story garage and storage building.	\$50,000.00.

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	803064	Subdivide 2.05 acres from an existing 7.25-acre parcel.

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		109 Snake Road, Kingsboro		
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.
S07F-2025	26/06/2025	Ron MacDonald 4695 East Point Road, East Point	795203	Application to subdivide 1 acre 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	111042 8 and 105789 2.	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.
S11F-2025	31/07/2025	Dean MacLean Acreage off East Point Road, South Lake	101968 6	Application to subdivide PID 1019686 into three lots.
S12F-2025	09/10/2025	Sheri Bradley 5836 Northside Road, North Lake	110924	Application to subdivide four new building lots off of an existing 12-acre parcel.
S13F-2025	18/09/2025	Dawn MacCormack 764 Baltic Road, East Baltic	902619, 653907, and 109488	Revision to existing property boundaries.
S14P-2025	02/10/2025	Austin Humphries and Marvyn's Garden 560 East Tarantum Road, Lakeville	112185	Application to two new building lots off an existing 59-acre parcel.
S15F-2025	11/27/2025	Lynda Campbell 31 Keystone Way, Stratford PE/ Acreage – East Pt. Road, Red Point	377259	Application to subdivide 5.7 acres off an existing 16.67 acre parcel at East Point Rd, Red Point.