



# Rural Municipality of Eastern Kings

## COUNCIL MEETING MINUTES

**Tuesday, June 11, 2024 6:15 p.m.**

In Attendance: Mayor Larry Fitzpatrick, Deputy Mayor Danelle Elliott, Councillor's, Don Humphrey, Donna Campbell Dixon, Nathan Paton, Bernadette McInnis, Arthur Baker and Chief Administrative Officer (CAO) Sonya Martin | Members of the Public:2

### 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)

On item 8.(a) Small Grants – Deputy Mayor Danelle Elliott in regards to the EKCC application & Councillor Bernadette McInnis in regards to EKCC, senior neighbours club & community access applications.

### 3. Agenda Approval

It was moved by Councillor Arthur Baker and seconded by Councillor Don Humphrey to approve the agenda as presented. All were in favour and the motion was carried.

### 4. Minutes Approval

May 14, 2024 Council Meeting Minutes

It was moved by Councillor Nathan Paton and seconded by Councillor Bernadette McInnis to approve the minutes as presented. Votes for: 5 | Votes against: 1, motion carried.

### 5. Presentation

Transportation East – Lisa Chaisson presented Council with a comprehensive summary of the Transportation East services and challenges. A motion of support was put forward by providing a one time first-tier sponsorship of \$350.00. It was moved by Councillor Don Humphrey and seconded by Councillor Donna Campbell Dixon. All were in favour and the motion was carried.

D' Etcheverry Cairn Group – Burt MacKinnon introduced the long-standing history of this monument to Council and how their group would like to see it developed, including future sustainability, and maintenance of this federal government site, through local and other partnerships. Key goals including making the site a “value add” or “go-to” site for annual tourists, local visitors and family group functions. Council noted that the group has no status as a not-for-profit or charitable entity. Council agreed unanimously for Mayor Fitzpatrick to write a letter in support of the group's endeavours to the federal representative, Lawrence MacAulay MP.



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### 6. Reports:

- a) Mayor Larry Fitzpatrick
  - i) PEI Energy Corporation. The monthly update included site activity, site photos, wet area near T4/T5, site visit invite to council and staff, and environmental management committee update. See Appendix "C"
  - ii) Rural Beautification Society – Community Spirit People's Choice award. A motion was put forward to register and compete for this award by Councillor Donna Campbell Dixon and was seconded by Councillor Bernadette McInnis. All were in favour and the motion was carried.
  - iii) Housing Start – Mayor Fitzpatrick noted that researching funding sources and information is still ongoing.
- b) RMEK Development
  - The DO provided a permit report handout. See Appendix "A" - Permit Report
- c) Chief Administrative Officer (CAO)
  - Income and bank statement at May 31/24 - See Appendix "B"
  - (i) Whereas a resolution was read to transfer surplus funds of \$50,000.00 from the operational account to the reserve account, to garner interest of 4.45% /+300.00 monthly. Be it resolved that the RMEK Council agrees to the transfer of \$50,000.00 to the reserve account, while maintaining a sufficient cash flow balance for the operations of the municipality. Moved by Councillor Bernadette McInnis and seconded by Councillor Nathan Paton. All were in favour and the resolution was approved.
  - (ii) Municipal Affairs has initiated a new communications strategy between their office and municipalities across PEI. The basis of this initiative is the assignment of a municipal staff person to each municipality in hopes of fostering more relationships, outreach, and collaboration on initiatives that benefit our municipality. Kevin McCarville will be the contact for RMEK.
  - (iii) Council Training Updates. There was some interest expressed for Municipal Affairs training on the roles and responsibilities of council and staff, the CAO will check to see if there are any minimums. Samantha Murphy, RPP, FCIP provided a list of details for a training session for Council on their roles in planning, this was deferred for more consideration.



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### 7. Business arising out of Minutes

a) Reserve Fund Bylaw #2024-02. Resolution 2<sup>nd</sup> reading, approval & adoption.

Whereas Section 155.(1) of the Municipal Government Act (MGA) enables Council to establish, by bylaw, one or more reserve funds in the name of the municipality for any municipal purpose and may make contributions to the reserve funds pursuant to the bylaw or in accordance with the financial plan for the municipality; and

Whereas the Council of the Rural Municipality of Eastern Kings has identified the need for such a bylaw; Be it resolved that this "RMEK Reserve Funds Bylaw # 2024-02", was *read* a second time at this Council meeting; and that this "RMEK Reserve Funds Bylaw # 2024-02" was *approved* by a majority of Council Members present at the Council meeting held on the 11th day of June, 2024; and was *adopted* by a majority of council members present at the Council Meeting held on the 11<sup>th</sup> day of June 2024. Moved by Deputy Mayor Danelle Elliott and seconded by Councillor Bernadette McInnis. All were in favour and the resolution was approved. Votes for: 6 | Votes against: 0

### 8. New Business

a) Small Grants Funding. Whereas the RMEK makes funding available through its Small Grants Program; and whereas specific groups have applied for this funding for the 2024-25 fiscal year and their applications have been evaluated against the objectives of the Small Grants Bylaw # 2022-02. Be it resolved that the following groups be approved to receive funding in the amounts as follows, by the Council of the RMEK:

|                                       |            |
|---------------------------------------|------------|
| Eastern Kings Community Centre        | \$1,872.00 |
| Eastern Kings Community Access Group  | \$1,000.00 |
| Eastern Kings Senior Neighbours Club  | \$4,000.00 |
| Friends of Elmira Railway Museum Inc. | \$3,000.00 |
| Total Small Grants 2024-2025:         | \$9,872.00 |

Moved by Councillor Nathan Paton and seconded by Councillor Donna Campbell Dixon. Votes for: 4 | Votes against: 0 | conflicts: 2 | Result: Resolution approved.

b) RMEK Respectful Workplace Policy #2024-01. This item was deferred by Council. A motion was put forward for Mayor Fitzpatrick to write a letter to Municipal Affairs and FPEIM in regards to the sourcing of a standardized template and to understand the legal/financial issues of third-party mediation; by Councillor Don Humphrey and seconded by Deputy Mayor Danelle Elliott. All were in favour and the motion was carried.



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### 9. Adjournment

The meeting was adjourned at 8:07 p.m. It was moved by Councillor Arthur Baker and seconded by Councillor Bernadette McInnis. All were in favour and the motion was carried.

Signed in accordance,

*Municipal Government Act S.116(4)*

Larry Fitzpatrick, Mayor

Date

Sonya Martin, Chief Administrative Officer

Date



## Rural Municipality of Eastern Kings

### APPENDIX A

#### DEVELOPMENT PERMITS | SUBDIVISION APPROVALS REZONING AND BYLAW AMENDMENTS FOR 2024

##### DEVELOPMENT PERMITS

| Permit No.   | Date - D/M/Y | Name & Civic Address                                                    | PID #   | Details                                                                             |
|--------------|--------------|-------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|
| EKDP01-2024  | 12/01/2024   | Chad Robertson<br>50 Deanna Drive, Kingsboro                            | 108555  | 20.25 KW solar panel array, three ground mounts,                                    |
| EKDP02-2024  | 18/01/2024   | Kris Fournier<br>3533 East Point Road, South Lake                       | 766543  | Addition to existing residential structure                                          |
| EKDP03-2024  | 25/01/2024   | Jason and Margo Robertson<br>40 Kitson Road, Red Point                  | 540344  | Ground mounted solar array                                                          |
| EKDP04-2024  | 01/02/2024   | Donna Campbell-Dixon<br>1433 Baltic Road, East Baltic                   | 109801  | Demolition of residential structure                                                 |
| EKDP05-2024  | 21/02/2024   | Gerald & Joanne MacNeill<br>25 Henry Lane, Elmira                       | 111716  | Rooftop solar panels                                                                |
| EKDP06-2024  | 21/02/2024   | Janice Robertson<br>675 Baltic Road, East Baltic                        | 109801  | Ground mounted solar panels                                                         |
| EKDP07-2024  | 04/04/2024   | East Point Potato 2009 Incorporated<br>3871 East Point Road, South Lake | 618660  | Construction of 25000 sq ft steel building                                          |
| EKDP08-2024  | 18/04/2024   | Paul Hands<br>TBD High Dunes Road, South Lake                           | 110338  | 2560 sq.ft. single family home (re-issue of EKDP33-2022)                            |
| EKDP09-2024  | 26/04/2024   | One Tuna Inc/Jason Tompkins<br>2641 East Point Road, Kingsboro          | 675314  | Construction of 392 sq. ft., two story ice house (commercial structure).            |
| EKDP10-2024  | 23/05/2024   | Nayana and Rajiv Dighe<br>TBD East Point Road, Kingsboro                | 1153600 | Construction of 3332 sq. ft. single family home with a 676 sq. ft. detached garage. |
| EKDP11-2024  | 23/05/2024   | Wayne and Sheila Eastman<br>7393 Northside Road, Lakeville              | 770792  | Construction of 1484.2 sq. ft. single family home.                                  |
| EKDP12-2024P | 06/06/2024   | Kees Morsink and Margaret VanHelvoort<br>TBD Basin Head Road            | 1155258 | Construction of 3176 sq. ft. single family home.                                    |
| EKDP13-2024  | 06/06/2024   | Michael MacGregor<br>TBD East Point Road, Kingsboro                     | 108787  | 66 ft by 16 ft Mini Home.                                                           |
| EKDP14-2024  | 06/06/2024   | Dulcie & Thomas Lipoma<br>3715 East Point Road, South Lake              | 110247  | 24ft by 28ft storage building/garage/                                               |



## Rural Municipality of Eastern Kings

### SUBDIVISION APPROVALS

| Permit No. | Date D/M/Y | Name & Civic Address                                                    | PID #                      | Details                                                                                                                |
|------------|------------|-------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| S01F-2024  | 01/02/2024 | Anne Stewart<br>60 Nelson Drive, Red Point                              | 688333                     | Subdivide PID 688333 to create five additional lots (Lots 23-1, 23-2, 23-3, 23-4, and 23-5).                           |
| S02F-2024  | 21/02/2024 | Allen J. MacPhee<br>PO Box 718 Souris                                   | 112524                     | Revised survey plan to create five lots (Lots 24-1, 24-2, 24-3, 24-4 and 24-5) from a previously approved subdivision. |
| S03-F2024  | 21/02/2024 | Allen J. MacPhee<br>PO Box 718 Souris                                   | 659797                     | Subdivide PID 659797 to create two lots (Lots 24-1 and 24-2).                                                          |
| S04F-2024  | 21/02/2024 | Angus Maclellan                                                         | 109967                     | Subdivide 20 acres from PID 109967 to create a new parcel.                                                             |
| S05P-2024  | 14/03/2024 | South Lake Christian Church<br>31 Elmira Road, Elmira                   | 110403                     | Subdivide approximately 0.36 acres from a 1.29-acre parcel.                                                            |
| S06P-2024  | 21/03/2024 | Donna Campbell-Dixon<br>1433 Baltic Road, East Baltic                   | 109801                     | Subdivide approximately 2.89 acres from a 50-acre parcel.                                                              |
| S07P-2024  | 21/03/2024 | Garry MacDonald<br>3487 East Point Road, South Lake                     | 110148                     | Subdivide PID 110148 to create five additional lots.                                                                   |
| S08F-2024  | 04/04/2024 | East Point Potato 2009 Incorporated<br>3871 East Point Road, South Lake | 110346, 110544, and 618660 | Consolidate PIDs 110346, 628660, and part of 110544 to create a single parcel (approximately 40.57 acres total).       |
| S09P-2024  | 04/04/2024 | Michael Patey<br>626 Munns Road, Lakeville                              | 112144                     | Application to subdivide approximately 1 acre from a 41-acre parcel.                                                   |
| S10F-2024  | 18/04/2024 | Donald and Lilian Humphrey<br>367 Munns Road, Kingsboro                 | 108837                     | Subdivide approximately 30.25 acres from a 170.07-acre parcel.                                                         |
| S11P-2024  | 23/05/2024 | John Campbell<br>136 Inlet Road, Priest Pond                            | 273672                     | Subdivide PID 273672 to create three additional parcels.                                                               |
| S12F-2024  | 30/05/2024 | Robert Masih<br>12 Youngs Hill Road, Kingsboro                          | 108407 and 499186          | Subdivide 1 acre from PID 108407 and consolidate it with PID 499186.                                                   |



## Rural Municipality of Eastern Kings

### APPENDIX B

#### Chief Administrative Officer (CAO) Report – June 11, 2024

##### Bank Statement for the month of May 2024

##### Souris Credit Union

##### Business Operational Account

|                                 |              |
|---------------------------------|--------------|
| Opening Balance on May 01, 2024 | \$138,509.07 |
| Closing Balance at May 31, 2024 | \$155,843.21 |

##### Shares & Patronage

|                                   |          |
|-----------------------------------|----------|
| Business Shares at May 31, 2024   | \$5.08   |
| Patronage account at May 31, 2024 | \$451.95 |

##### Gas Tax (Restricted Funds) Account

|                                 |                 |
|---------------------------------|-----------------|
| Opening Balance on May 01, 2024 | \$61,650.42     |
| Interest                        | <u>\$238.24</u> |
| Closing Balance May 31, 2024    | \$61,888.66     |

##### RMEK Reserve Savings Account

|                                                 |                 |
|-------------------------------------------------|-----------------|
| GIC to Savings, opening balance at May 01, 2024 | \$61,298.42     |
| Interest                                        | <u>\$236.88</u> |
| Closing Balance at May 31, 2024                 | \$61,535.30     |



## Rural Municipality of Eastern Kings

### APPENDIX C

#### June 2024 - Eastern Kings Phase II Windfarm Project Milestones

##### Site Activity

- There is no active construction occurring at this time. With land clearing and grubbing completed earlier in April/May, the next major project phase will be civil road construction expected to begin in July. Tenders are out for this work currently with a submission deadline of June 18<sup>th</sup>. Work will begin off the Elmira Road entrance.
- Mid-late August, with access roads built into T6/T7, foundation work will begin. This work will involve excavation, rebar forming and concrete pours. Each foundation takes approximately 1 week to complete and 3 weeks of curing.
- It is expected that construction in the 2024 calendar year will end with foundations and collector line construction in late November/December.
- All site construction will be effectively on hold throughout the winter and spring of 2025 with Turbine delivery expected in June 2025.

##### Site Photos

- See attached photos for council – more progress pics coming in a separate file sharing link.

##### Wet area near T4/T5 intersection

- A wet area near the T4/T5 (see pics) intersection that was not previously delineated by Wood group and the Corporation is proceeding with a new WWBZ permit accordingly before civil road construction can begin. Civil road construction designs have been altered in this section to minimize impacts to the surrounding areas. All other wet areas and buffer zones were identified in our environmental impact assessment and have permits in place.

##### Invitation to visit site with PEIEC Staff

- PEIEC would like to invite municipal council, mayor and development officer to walk the site access roads and pads next Thursday – June 13<sup>th</sup>, weather pending. Late morning ~10am we could begin by accessing T1-3, T6-7 and then move over to T4/T5. Proper footwear should be used for somewhat rough terrain in sections and we can likely see the entire footprint in one day.

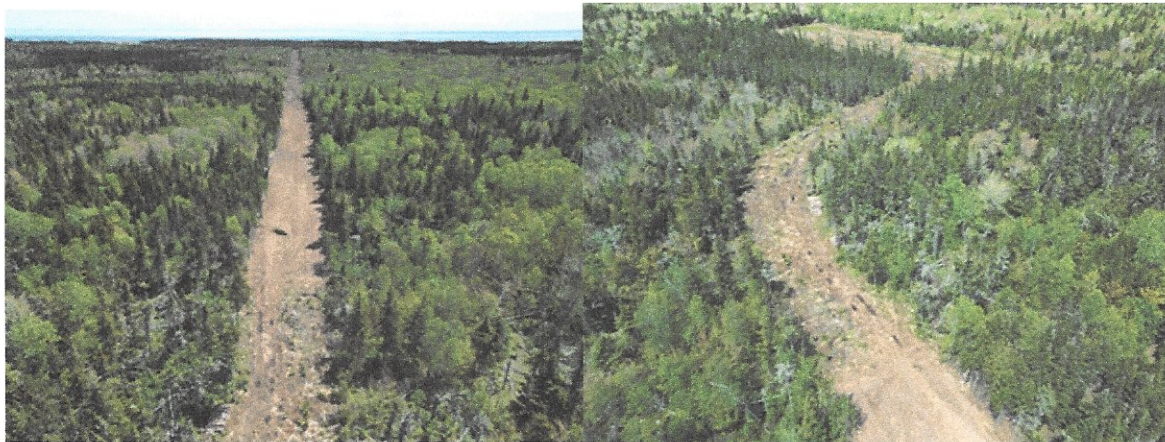


## Rural Municipality of Eastern Kings

### Environmental Management Committee

- This has been delayed getting this off the ground (apologies!), but PEIEC expects to have our terms of reference documents for the committee to Dept. Environment Monday, June 10<sup>th</sup> for review and approval. Once that is approved, we plan to schedule our first meeting with the committee members. We have everyone confirmed now with the exception of one more resident.

Spencer Long, P.Eng., Engineering Project Manager  
PEI Energy Corporation  
Tel: 902-368-6098 | Mob: 902-218-9453



T4\_5 Road Near Wet Area

T4\_5 Wet Area



## Rural Municipality of Eastern Kings



Turbine 2 Pad



Turbine 6 Pad