



Rural Municipality of Eastern Kings

COUNCIL MEETING MINUTES

Tuesday, May 13, 2025 6:15 p.m.

In Attendance: Mayor Larry Fitzpatrick, Deputy Mayor Danelle Elliott, Councillor's Don Humphrey, Donna Campbell Dixon, Arthur Baker, Nathan Paton, Bernadette McInnis and Chief Administrative Officer (CAO) Sonya Martin | Guest Speakers: AOR360 Michelle MacDonald & Dr. Jay Adamsson | Members of the Public:2

1. Call to Order

The meeting was called to order at 6:16 p.m.

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

No conflicts were heard.

3. Agenda Approvals

It was moved by Councillor Donna Campbell Dixon and seconded by Councillor Arthur Baker to approve the agenda as presented. All were in favour and the motion was carried. Votes For: 6 | Votes Against: 0 | Result: Carried

4. Minutes Approval(s)

Council Meeting Minutes April 08, 2025

It was moved by Councillor Donna Campbell Dixon and seconded by Councillor Nathan Paton to approve the minutes as presented. All were in favour and the motion was carried. Votes For: 6 | Votes Against: 0 | Result: Carried

Public Meeting Minutes April 17, 2025

It was moved by Councillor Donna Campbell Dixon and seconded by Councillor Arthur Baker to approve the minutes as presented. All were in favour and the motion was carried. Votes For: 6 | Votes Against: 0 | Result: Carried

*At this point in the meeting, the Chair continued on with reports while waiting on the presenter's arrival.

5. Presentation to Council – [6:35 p.m.] AOR360 Co-Owners Dr. Jay Adamsson Chief Analyst and Michelle MacDonald Chief Strategist (Programmer), provided Council with a PowerPoint presentation on "A Proposal for a New Website" and all that it entails. Areas covered were: Team and Client Base, Website Features, Proposed Work Plan, Cost, Hosting, Maintenance and background experience. Council participated in a Q & A after the presentation. Question Highlights: Security, Training, content, domain, document download, file storage capacity, business page, and back-end form building etc.

6. Reports

a) Mayor:

i) PEI Energy Corporation – The information session was held on the 23rd of April with approximately 40 attendees. The Project Manager and the Director of Energy Assets, fielded many questions from residents and visitors on various aspects of the new Phase II Wind Farm. Milestones for May included the transportation aspects and potential issues. The Project Manager held a teams zoom with Town of Souris and RMEK to discuss the areas and timing of the deliveries and the use of the provincial news releases (511) to inform the public of the activity that may affect their work day.



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ii) Eastern Stars request for donation. Council reviewed the letter request which was received just prior to the Atlantic Championship in which the Eastern Stars Women's Hockey Team won the championship. The coordinator will be contacted and directed to apply in January each year, with any donation requests, that will then be considered prior to annual budget.

iii) FPEIM Letter Re: "Proposed Amendments to the *PEI Lands Protection Act*". Member municipalities received a letter from FPEIM President Bruce MacDougall dated May 7, 2025 addressed to Premier Rob Lantz requesting that the proposed amendments to the *PEI Lands Protection Act* be reconsidered. Council discussed the planning implications of having to get approval from the executive office in regards to what would be a new requirement that non-residents would have to seek executive council approval before acquiring an interest in "municipal property" – defined as parcels of one acre or less located within municipalities with official plans. Council decided a letter supporting the FPEIM will be drafted and sent to the Premier.

b) CAO Report: Income and Bank Statements as of April 30, 2025 (See Appendix A).

c) Development Officer (DO) Reports:

i) Permit Data Report & "No Development Permit Required List" Pdf (See Appendix B)

d) 2025 Municipal Fly Program May Report. The CAO reviewed the report with Council. The Program got off to a swift start with heavy applications for black fly and some areas with medium to heavy mosquito larvae sites.

7. New Business

a) An Appreciation BBQ celebrating the past 50 years for prior Councils will be held Thursday July 10, 2025 from 5:00 -7:00 p.m. at the EK Community Centre. Archives through this period would be greatly appreciated for show and tell.

8. Business Arising

a) RMEK Amending OP & Bylaw #2025-001 1st reading & approvals:

i) **Official Plan Adoption/Approval.**

RMEK OP Amendment #2025-001. To Amend the Rural Municipality of Eastern Kings 2023 Official Plan, Policy 5-43 Parkland Dedication in concurrence with the RMEK Development Bylaw #2023-01 Section 5.4.2 Parkland Dedication.

WHEREAS the current parkland dedication/park dedication fee may be too much of a burden for members of the public and the municipality wishes to lessen the requirements while still protecting municipal interests in parks and green spaces;

AND WHEREAS a public meeting was held on April 17, 2025 at which residents and other interested persons were invited to make representation in accordance with sections 11 and 18 of the *Planning Act*;

BE IT RESOLVED that OP Amendment #2025-001 to amend Policy 5-43 **be hereby formally adopted**;

AND BE IT FURTHER RESOLVED that the Municipal 2023 Official Plan Amendment, OP Amendment #2025-001 **be hereby declared to be passed**.



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This bears the recommendation of the RMEK Committee of Council (Planning) from council meetings held on the following dates: April 8, 2025 | January 14, 2025 | December 10, 2024

It was moved by Councillor Nathan Paton and seconded by Councillor Donna Campbell Dixon. All were in favour and the resolution was approved. Votes For: 6 | Votes Against: 0

ii) 1st Reading Bylaw.

RMEK Amending Bylaw #2025-001. A bylaw to amend the RMEK Development Bylaw #2023-01 Section 10.9 Phasing for Subdivisions; and Section 10.6 Parkland Dedication and /or Park Dedication Fee.

WHEREAS the current parkland dedication/park dedication fee may be too much of a burden for members of the public and the municipality wishes to lessen the requirements while still protecting municipal interests in parks and green spaces; and for Phasing for Subdivisions, 10.9.1 and 10.9.2 potentially conflict with each other. The municipality wants to make sure that 10.9 allows for the intended number of lots which was 5 per phase;

AND WHEREAS a public meeting was held on April 17, 2025, at which residents and other interested persons were invited to make representation in accordance with sections 11 and 18 of the *Planning Act*;

AND WHEREAS in accordance with the RMEK Amending Bylaw #2025-001, the general criteria for amendments have been considered, including conformity with the Official Plan and the requirements of the Bylaw, comments from residents or other interested persons, the adequacy of public infrastructure and environmental systems, and the impact on the Municipality's finances and budgets;

AND WHEREAS OP Amendment #2025-001 to amend the Municipal 2023 Official Plan has been considered and approved;

BE IT RESOLVED THAT the Municipal RMEK Amending Bylaw #2025-001, A bylaw to amend the RMEK Development Bylaw #2023-01, **be hereby declared as read a first time.**

This bears the recommendation of the RMEK Committee of Council (Planning) from council meetings held on the following dates: April 8, 2025, January 14, 2025, December 10, 2024

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

iii) 1st Reading Bylaw Approval.

RMEK Amending Bylaw #2025-001. A Bylaw to amend the RMEK Development Bylaw #2025-001 Section 10.9 Phasing for Subdivisions; and Section 10.6 Parkland Dedication and/or Park Dedication Fee.

WHEREAS the Rural Municipality of Eastern Kings, RMEK Amending Bylaw #2025-001 was read a first time at this Council meeting;

BE IT RESOLVED THAT the RMEK Amending Bylaw #2025-001 **be hereby approved and declared as read a first time.**



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It was moved by Councillor Bernadette McInnis and seconded by Councillor Nathan Paton. All were in favour and the resolution was approved. Votes For: 6 | Votes Against: 0

b) RMEK Amending OP & Bylaw #2025-002, 1st reading & approvals:

i) **Official Plan Adoption/Approval.**

RMEK OP Amendment #2025-002. To amend the RMEK 2023 Official Plan, Policy 5-55 Transportation Policies in concurrence with the RMEK Development Bylaw #2023-01 Section 10.3.1 Special Requirements for Road Standards.

WHEREAS how the RMEK Development Bylaw #2023-01 is currently written, the bylaw does not allow for new private roads. The municipality wants to allow for new private roads and development with conditions that require a level of maintenance and limits the types of possible developments;

AND WHEREAS a public meeting was held on April 17, 2025 at which residents and other interested persons were invited to make representation in accordance with sections 11 and 18 of the *Planning Act*;

BE IT RESOLVED that OP Amendment #2025-002 to amend Policy 5-55 **be hereby formally adopted**;

AND BE IT FURTHER RESOLVED that the Municipal 2023 Official Plan Amendment, RMEK OP Amendment #2025-002 **be hereby declared to be passed**.

This bears the recommendation of the RMEK Committee of Council (Planning) from council meetings held on the following dates: April 8, 2025 | January 14, 2025 | December 10, 2024

It was moved by Councillor Donna Campbell Dixon and seconded by Councillor Nathan Paton. All were in favour and the resolution was approved. Votes For: 6 | Votes Against: 0

ii) **1st Reading Bylaw.**

RMEK Amending Bylaw #2025-002. A bylaw to amend the RMEK Development Bylaw #2023-01 Section 10.3.1 Special Requirements for Road Standards;

WHEREAS how the RMEK Development Bylaw #2023-01 is currently written, the bylaw does not allow for new private roads. The municipality wants to allow for new private roads and development with conditions that require a level of maintenance and limits the types of possible developments;

AND WHEREAS a public meeting was held on April 17, 2025, at which residents and other interested persons were invited to make representation in accordance with sections 11 and 18 of the *Planning Act*;

AND WHEREAS in accordance with the RMEK Amending Bylaw #2025-002, the general criteria for amendments have been considered, including conformity with the Official Plan and the requirements of the Bylaw, comments from residents or other interested persons, the adequacy of public infrastructure and environmental systems, and the impact on the Municipality's finances and budgets;

AND WHEREAS RMEK OP Amendment #2025-002 to amend the RMEK 2023 Official Plan has been considered and approved;



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BE IT RESOLVED THAT the Municipal RMEK Amending Bylaw #2025-002, A bylaw to amend the RMEK Development Bylaw #2023-01, **be hereby declared as read a first time.**

This bears the recommendation of the RMEK Committee of Council (Planning) from council meetings held on the following dates: April 8, 2025, | January 14, 2025, | December 10, 2024

It was 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

iii) 1st Reading Bylaw Approval.

RMEK Amending Bylaw #2025-002. A Bylaw to amend the RMEK Development Bylaw #2023-01 Section 10.3.1 Special Requirements for Road Standards.

WHEREAS the Rural Municipality of Eastern Kings, RMEK Amending Bylaw #2025-002 was read a first time at this Council meeting;

BE IT RESOLVED THAT the RMEK Amending Bylaw #2025-002 be hereby **approved and declared as read a first time.**

It was moved by Deputy Mayor Danelle Elliott and seconded by Councillor Nathan Paton. All were in favour and the resolution was approved. Votes For: 6 | Votes Against: 0

c) Website discussion. Due to meeting time constraints, the website discussion was deferred to the June regular meeting of Council.

9. Adjournment

The meeting was adjourned at 8:18 p.m. It was moved by Councillor Arthur Baker and seconded by Councillor Bernadette McInnis. All were in favour and the motion was carried.

Pdf Attachments:

- RMEK Development Bylaw Section 2.6 No Development Permit Required
- FPEIM Letter to Premier Lantz – "Proposed Amendments to the *PEI Lands Protection Act*"

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

Larry Fitzpatrick, Mayor

Date

Sonya Martin, Chief Administrative Officer

Date



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APPENDIX A

Chief Administrative Officer (CAO) Report – May 13, 2025

Bank Statement for the month of April 2025

Souris Credit Union - Business Operational Account

Opening Balance on April 01, 2025	\$174,172.96
Closing Balance at April 30, 2025	\$186,960.10

Shares & Patronage

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

Gas Tax (Restricted Funds) Account

Opening Balance on April 01, 2025	\$41,460.08
Interest	\$95.41
Closing Balance April 30, 2025	\$41,555.49

RMEK Reserve Funds Savings Account

Opening Balance at April 01, 2025	\$115,412.54
Interest	\$270.35
Closing Balance at April 30, 2025	\$115,682.89

RMEK Reserve Funds set aside for specific purposes of

Council:

CU Reserve Account as at APRIL 30, 2025: \$115,682.89

Surplus from Operational Account: \$0

Total Reserve Funds: \$115,682.89

1	Contingent	22,682.89
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
	Balance:	\$115,682.89

Reserve Fund - Contingent Categories:

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



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APPENDIX B

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 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	17/04/2024	Stefan Soloviev 3482 East Point Road, South Lake	432690	16ft by 32ft below ground pool with an accompanying fence.	\$100,000.00

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	Boundary realignment of two existing lots.
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.
S03P-2025	27/03/2025	Douglas Morrow, David Lukowich and Brenda Macdonald 692 Elmira Road, Elmira	631200 and 111492	Subdivide approximately 1.22 acres from PID 111492 and append it to PID 631200.
S04P-2025	24/04/2025	Curtis Sorrey and Charlene Sorrey 2938 East Point Road, Kingsboro	108738 and 688531	Subdivide approximately 0.18 acres from PID 108738 and append it to PDI 688531.

2.6 No Development Permit Required

2.6.1 Unless otherwise specified, no development permit shall be required for:

- (a) laying paving materials for patios or sidewalks or constructing a deck up to or less than 0.61 metres above ground;
- (b) constructing fences up to or less than 1.22 metres in height;
- (c) installing clotheslines, poles, satellite dishes, and radio or television antennae;
- (d) making a garden;
- (e) constructing dog houses or dog runs;
- (f) constructing ornamental or play structures;
- (g) growing a crop or preparing land for a crop;
- (h) making landscaping improvements;
- (i) accessory buildings of less than 18.5 square metres (200 ft²) in floor area;
- (j) conducting routine maintenance which has the effect of maintaining or restoring a structure or any of its elements to its original state or condition;
- (k) a development that involves the interior or exterior renovation of a building that will not change the shape of the building or increase its volume, will not add more dwelling units, or will not involve a change in use of the building; and
- (l) public and private utilities located within the public right-of-way.

2.6.2 For greater clarity, the following activities shall be considered an exterior renovation for the purposes of Clause 2.6.1 (k) and shall not require a development permit:

- (a) routine maintenance;
- (b) painting, including painting that changes the colour;
- (c) driveway repaving;
- (d) replacement of roofing; and
- (e) replacement of cladding.

2.6.3 For greater clarity, developments that do not require a development permit shall still comply with the regulations of this Development Bylaw.



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

Hon. Rob Lantz, Premier of PEI
Executive Council Office, 5th Floor, Shaw Building
95 Rochford St.,
P.O. Box 2000
Charlottetown PE C1A 7N8

June 05, 2025

Dear Premier Lantz,

I am writing to ask you to reconsider the proposed amendments to the *PEI Lands Protection Act*, specifically, the section that would impose a new requirement for non-resident persons to acquire executive council approval before purchasing parcels of 1 acre in size for municipalities with Official Plans and Development Bylaws.

Our small rural community has a clear vision for the future. We have committed to updating our Official Plan and Development Bylaw using a significant portion of our budget, and with a structured plan that we know will yield the growth we are striving for to make our community thrive. Council feels that legislation overriding who can buy property would be put to better use in unincorporated areas where there is currently no planning authority structure or municipal governance.

Council wholeheartedly supports the letter dated May 7, 2025 from Councillor Bruce McDougall, President of the FPEIM, outlining specific examples of why this amendment would be detrimental to the Rural Municipality of Eastern Kings, including all other municipalities that have a planning authority in place, through an Official Plan and Development Bylaw.

Sincerely,

Larry Fitzpatrick
Mayor, Rural Municipality of Eastern Kings

cc.

Hon. Steven Myers, Minister of Housing, Land and Communities
Hon. Robin Croucher, Minister of Education and Early Years [Souris/Elmira MLA]
Sonya Martin, Chief Administrative Officer – Rural Municipality of Eastern Kings

Letter attachment: Bruce MacDougall “Proposed Amendments to the *PEI Lands Protection Act*”

1 Kirkdale Rd,
Charlottetown, PE
C1E 1R3



Tel: 902-566-1493
Fax: 902-566-2880
Website: fpeim.ca

May 7, 2025

Premier Rob Lantz
PO Box 2000
Charlottetown, PE C1A 7K7

RE: Proposed Amendments to the *PEI Lands Protection Act*



Dear Premier Lantz:

On behalf of municipalities across Prince Edward Island, I write to respectfully request reconsideration of the proposed amendments to the *Prince Edward Island Lands Protection Act*.

The Federation of Prince Edward Island Municipalities (FPEIM) and its member municipalities have long advocated for efficient land policies in the province. We therefore support the provincial government's broader objective to protect the land and appreciate its specific intent to address the effects of "speculative housing activities" and safeguard access to land for Islanders. However, the proposed legislation may have unintended consequences that would work against the stated goals of the legislation.

The proposed amendments exclude properties greater than one acre but less than five acres from additional oversight. Yet, they impose a new requirement that non-residents seek Executive Council approval before acquiring an interest in "municipal property"—defined as parcels of one acre or less located within municipalities with official plans. This new requirement raises serious concerns for municipalities and prospective residents alike. In fact, the amendments could prove detrimental to municipal land use planning, local economic development, and labour mobility.

Municipalities with official plans are precisely the communities most equipped to accommodate growth through land use planning, which can determine the best use of the municipal property. These municipalities have been making significant investments in planning capacity and infrastructure to ensure growth occurs in a sustainable and coordinated manner. Introducing new procedural hurdles on routine land transactions within these areas may inadvertently discourage investment and settlement in planned communities — which are essential to the sustainability of Prince Edward Island municipalities and the effective protection of our land.

The proposed approach also raises serious concerns regarding the impact on immigration and interprovincial migration, particularly of skilled workers, professionals, and new Islanders. By introducing delays, uncertainty, and red tape into the process of acquiring a home within a municipality that has an official plan, the amendments risk further straining an already limited housing market. This, in turn, may hinder our collective ability to attract and retain the population needed to sustain local economies, health care, education, and essential services. From a broader perspective, the legislation may create unintended barriers to labour mobility and internal trade—challenges that both the federal and provincial governments are actively working to reduce through new legislation aimed at eliminating interprovincial trade barriers and enhancing the free movement of people, goods, services, and investment across Canada.

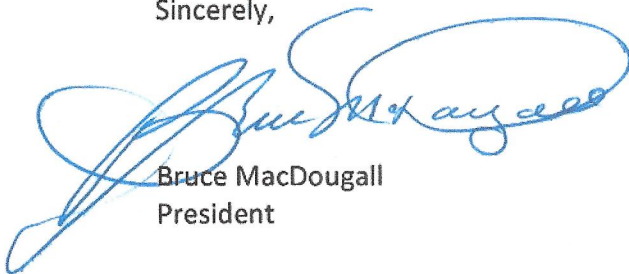
Moreover, by creating disincentives to purchase land within municipalities, the proposed changes may unintentionally promote speculative development in adjacent unincorporated or non-planning areas. This shift could exacerbate sprawl, increase the fragmentation of rural lands, and place further strain on public infrastructure. These concerns are clearly reflected in the Province's own *State of the Island Report*, which highlights that 70 per cent of subdivision development over the past decade has occurred in unincorporated areas. The report also emphasizes that development within municipalities with official plans supports "thoughtfully planned growth areas that utilize existing services."

Finally, FPEIM and its members must express concern about the consultation process. A two-week review period did not allow sufficient opportunity for municipalities and other stakeholders to fully engage with the substance and implications of the proposed amendments. For legislation with provincewide impacts, a more inclusive and transparent consultation process is both warranted and expected.

For these reasons, FPEIM respectfully urges the Province to reconsider the current approach. We encourage the government to work collaboratively with municipalities and key stakeholders to develop policy options that strike a better balance — safeguarding land for Islanders while supporting sustainable growth, sound governance, and continued labour mobility.

We would welcome the opportunity to discuss these matters further and to contribute constructively to the development of a new policy framework.

Sincerely,



Bruce MacDougall
President