



Rural Municipality of Eastern Kings

COUNCIL MEETING MINUTES

Tuesday, March 26, 2024 6:15 p.m.

In Attendance: Mayor Larry Fitzpatrick, Councillor's, Don Humphrey, Arthur Baker, Donna Campbell Dixon, Nathan Paton, Bernadette McInnis and Chief Administrative Officer (CAO) Sonya Martin. Regrets: Deputy Mayor Danelle Elliott | Members of the Public: 32

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)

No conflicts were heard.

3. Agenda Approval

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

4. Minutes Approval: February 13, 2024 & March 12, 2024 Public Meeting Minutes

It was moved by Councillor Bernadette McInnis and seconded by Councillor Nathan Paton to approve both sets of minutes as presented. All were in favour and the motion was carried.

5. Presentation – Justin Cheverie – Contractor perspective on housing starts. Q & A with Council and input from RMEK DO John Ployer on Bylaw requirements.

Key points made by Mr. Cheverie included: Not-for-Profits have many opportunities to qualify for funding from Provincial and Federal sources, Contractors can provide cost breakdowns and proposals. Federal grants are a source of funding for developing access and roads infrastructure, rent or own options, donation of lands to developers takes onus off the land owners, housing provides a new tax base, renting or owning considerations, different styles of housing for families and seniors alike based on the community's interests. The Development Bylaws for the area allows for some choices of group dwellings.

6. Reports:

a) Mayor Larry Fitzpatrick – PEIEC (Energy Corp.) Updates:

Mayor Fitzpatrick reviewed the wind tax rate amounts and the sponsorship for the Fly Program to help with the decision-making process as part of his negotiations on behalf of Council with the Energy Corp. He also indicated that talks with CEO Tyson Bradley in regards to compensation for the first wind farm, must be negotiated before the new wind farm agreement would be discussed. He noted that the Energy Corp. will open their office door at the Eastern Kings Community Centre starting April 4th with the Project Manager Spencer Long and Heather



Rural Municipality of Eastern Kings

MacLeod available to the Community every Thursday. A poster seeking 4 local permanent residents within the RMEK municipal boundaries for participation on the “EKP2 Wind Farm Project –Environmental Management Committee”, has been posted with details on how to apply.

Dept of Environment, Energy & Climate Action & Issued Permits discussion:

Mayor Fitzpatrick met with the Environment Office. They explained the wetland characteristics. There are wetlands near the new wind farm site but the road in question is not a wetland. He asked if they would like to explain that in a public meeting and they declined, and stand on the opinion that they gave the Energy Corp.

Councillor Humphrey spoke to the Minister’s permit letters dated November 12, 2019 and October 6, 2023. In particular Council noted that the Department of Transportation, Infrastructure and Energy letter dated November 12, 2019 *Issued a Development Permit* to the PEI Energy Corporation *prior to the RMEK Council voting on the “Special Development Permit Application for the 30MW Wind Farm Expansion.”* (See Appendix A)

b) Development Officer (DO) - Permit Data Report (See Appendix B)

RMEK DO Subdivision Recommendation to Council Re: South Lake Church S05P-2024 Preliminary Approval. Council Vote for – 5 | Vote against 0 | Result: Approved.

Approval is given to the applicant of PID 110403 to subdivide upon the conditions as outlined by the RMEK Development Officer.

c) Chief Administrative Officer (CAO)

Income and Bank Statements as at February 29, 2024 (See Appendix C)

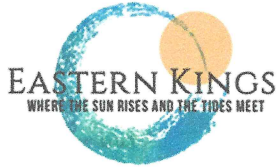
7. Business arising out of the Minutes

a) Draft Budget Updates. The budget discussion was opened by Mayor Fitzpatrick. The Energy Corporations sponsorship and tax rate(s) were reviewed. Other options including the use of surplus and reserve funds were also considered. It was agreed unanimously by all of Council to include the Municipal Black Fly Program in the 2024-25 Financial Plan based on the fly program budget submitted by the CAO. The Council had also taken into consideration the active response of the Community in wanting to continue the program and welcomed the 32 members of the public that came out in support.

b) The Council deferred the Resolution to approve the 2024-25 Financial Plan as new budget info had been submitted at the meeting, to either a special meeting or April 9th.

c) Resolution to Appoint the Auditor for fiscal 2023-2024.

Whereas Section 172 of the *Municipal Government Act* (MGA) requires that the Council appoint an auditor to conduct annual audits of the finances of the municipality; and



Rural Municipality of Eastern Kings

whereas the Council is satisfied that MRSB Group is licensed to practice Public Accounting and has the qualifications and experience to carry out this municipal requirement; Be it resolved that MRSB Chartered Professional Accountants inc. be engaged to perform the mandated audits for the finances of the Rural Municipality of Eastern Kings for the 2023-2024 fiscal year. The resolution was moved by Councillor Arthur Baker and seconded by Councillor Nathan Paton. All were in favour and the resolution was approved.

8. Adjournment

The meeting was adjourned at 7:15 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

Date

Sonya Martin, Chief Administrative Officer

Date



Environment,
Energy and
Climate Action

Environnement,
Énergie et
Action climatique



Office of the Minister
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Bureau du ministre
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

October 6, 2023

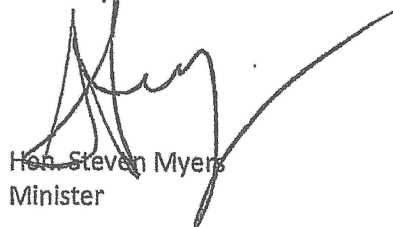
Ms. Heather MacLeod
Director, Energy Assets
PEI Energy Corporation
PO Box 2000
Charlottetown, PE C1A 7N8

Déar Ms. MacLeod:

Pursuant to clause 3.(2) of the Renewable Energy Act R.S.P.É.1. 1988, Cap.R-12.1 Development Permit Regulations, I consider it in the public interest to issue a development permit to Prince Edward Island Energy Corporation for the construction of a "large capacity renewable energy generation facility" in the area between Elmira and East Point, Prince Edward Island, as per the prior submitted application.

This project was previously permitted on 12 November 2019 and has received prior Environmental Impact Assessment Approval from the then Department of Environment, Water and Climate Change on 2 September 2020.

Sincerely



Hon. Steven Myers
Minister



Transportation,
Infrastructure
and Energy

Transports,
Infrastructure
et Énergie



Office of the Minister
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Bureau du ministre
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

November 12, 2019

Ms. Heather MacLeod
Director, Energy Policy and Assets
Prince Edward Island Energy Corporation
PO Box 2000
Charlottetown, PE C1A 7N8

Dear Ms. MacLeod:

Pursuant to clause 3.(2) of the *Renewable Energy Act R.S.P.E.I. 1988, Cap.R-12.1 Development Permit Regulations*, I consider it in the public interest to issue a development permit to Prince Edward Island Energy Corporation for the construction of a "large capacity renewable energy generation facility".


The Prince Edward Island Energy Corporation has submitted a development permit application for construction of a large capacity wind farm in the area between Elmira and East Point, Prince Edward Island. The proposed wind farm will consist of seven 4.2-MW wind turbines, 34.5-kV collector lines, and associated access roads.

This approval of the proposed development is conditional upon the following terms and conditions:

1. The Prince Edward Island Energy Corporation shall apply for and receive Environmental Impact Assessment Approval from the Department of Environment, Water and Climate Change.

This approval shall be valid for a period of 24 months from this date or until construction is completed.

Sincerely,


Steven Myers
Minister

Eastern Kings Phase 2 (EKP2) – Wind Farm Project

SEEKING INTERESTED INDIVIDUALS

For Environmental Management Committee (EMC)



As a component of the PEI Energy Corporation's approved environmental permit, condition #5 requires the forming of a committee to bring forward significant environmental concerns associated with the operational phase of the wind farm project.

The PEI Energy Corporation, as Project Developer and Department of Environment, as Chair, wish to start this committee earlier, during the construction phase of the project and are seeking interested individuals from the following groups:

Local Community Residents (4) – permanent residents within Rural Municipality of Eastern Kings' municipal boundaries.

Souris and Area Wildlife Branch (1)

Rural Municipality of Eastern Kings (1) – Councilor, Mayor, CAO or Property Development Officer

Purpose of EMC:

The main objective of the EMC is to provide a forum for local residents to bring forward questions and discussion, to the proponent and provincial regulators, regarding areas of environmental and operational concern associated with the Wind Farm Project in an open and non-judgmental atmosphere.

Committee Chair: Department of Environment, Energy and Climate Action

Meeting Frequency: Quarterly. First Committee meeting expected in May 2024.

Location: Eastern Kings Community Centre (85 Munns Rd, Eastern Kings) – Virtual call-in option to be provided if required.

If you are interested in participating on the EKP2 Wind Farm Project – Environmental Management Committee, please contact:

Spencer Long

Project Manager – PEI Energy Corporation

Email: srlong@gov.pe.ca

Office: 902-368-6098

Mobile: 902-218-9453



Rural Municipality of Eastern Kings

APPENDIX A (See Separate Attachments)

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

APPENDIX B

DEVELOPMENT PERMITS | SUBDIVISION APPROVALS REZONING AND BYLAW AMENDMENTS FOR 2024

DEVELOPMENT PERMITS [EKDP]

Permit No.	Date - D/M/Y	Name & Civic Address	PID #	Details
EKDP01-2024	12/01/2024	Chad Robertson 50 Deanna Drive, Kingsboro	108555	20.25 KW solar panel array, three ground mounts,
EKDP02-2024	18/01/2024	Kris Fournier 3533 East Point Road, South Lake	766543	Addition to existing residential structure
EKDP03-2024	25/01/2024	Jason and Margo Robertson 40 Kitson Road, Red Point	540344	Ground mounted solar array
EKDP04-2024	01/02/2024	Donna Campbell-Dixon 1433 Baltic Road, East Baltic	109801	Demolition of residential structure
EKDP05-2024	21/02/2024	Gerald & Joanne MacNeill 25 Henry Lane, Elmira	111716	Rooftop solar panels
EKDP06-2024	21/02/2024	Janice Robertson 675 Baltic Road, East Baltic	109801	Ground mounted solar panels

SUBDIVISION APPROVALS

Permit No.	Date D/M/Y	Name & Civic Address	PID #	Details
S01F-2024	01/02/2024	Anne Stewart 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 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 PO Box 718 Souris	659797	Subdivide PID 659797 to create two lots (Lots 24-1 and 24-2).
S04F-2024	21/02/2024	Angus MacIellan	109967	Subdivide 20 acres from PID 109967 to create a new parcel.
S05P-2024	14/03/2024	South Lake Christian Church - Pending Council Approval	110403	Subdivide approximately 0.36 acres from a 1.29-acre parcel.
S06P-2024	21/03/2024	Donna Campbell-Dixon 1433 Baltic Road, East Baltic	109801	Subdivide approximately 2.89 acres from a 60-acre parcel.
S07P-2024	21/03/2024	Garry MacDonald	110148	Subdivide PID 110148 to create five lots.

Chief Administrative Officer (CAO) Report – March 26, 2024

Bank Statement for the month of February 2024

Souris Credit Union

Business Operational Account

Opening Balance on Feb 01, 2024	\$101,936.84
Closing Balance at Feb 29, 2024	\$116,863.16

Shares & Patronage

Business Shares at Feb 29, 2024	\$5.08
Patronage account at Feb 29, 2024	\$451.95

Gas Tax (Restricted Funds) Account

Opening Balance on Feb 01, 2024	\$71,818.86
Interest	\$273.90
Closing Balance Feb 29, 2024	\$72,092.76

RMEK Reserve Savings Account

GIC to Savings, opening balance at Feb 01, 2024	\$60,595.97
Interest	\$231.09
Closing Balance at Feb 29, 2024	\$60,827.06