

Concerned Residents and
Property Owners of
Eastern Kings

June 7, 2019

Council of the Rural Municipality of Eastern Kings
85 Munns Road, Rte. 301
Kingsboro, PEI
C0A 2B0

Dear Councillors:

Re: Proposed Industrial Wind Turbine (IWT) Development in Eastern Kings Rural Municipality

It is with great concern that we the undersigned residents and property owners write to you. We live and/or own property near the latest proposed development of the Prince Edward Island Energy Corporation (the Corporation) in Eastern Kings (the Community).

We have witnessed in recent weeks what appears to be a headlong rush to promote this proposed development without even having a clear expression from the Corporation of exactly what it proposes. As has been the case on numerous occasions in the past, the Corporation approaches the Council expressing extreme urgency and seeking immediate Council support for vague and open-ended proposals.

On the last two occasions (2012 and 2017) when exactly the same tactic was used by the Corporation, the Council proceeded carefully and stood firm in ensuring that no development was supported that did not respect the best interests of the Community as a whole.

The Council's approach this time has been different. We have witnessed in public meetings what appears to be a preconceived acceptance of the merits of the development with the apparent support of the Mayor. We have now learned that the Mayor and another councillor have had to recuse themselves because of conflict of interest on this issue. They only did so after being challenged in writing by a local resident in regard to their potential pecuniary interests in the development. Prior to that, they participated in a number of meetings on this issue where they declared they had no conflict of interest.

This revelation has cast serious doubt on the legitimacy of what has occurred so far. We have to question whether the current status of this proposal is based on the best interests of the Community or on the financial interest of members of the Council.

The actions of the the Corporation in the matter to date are also questionable. The mandate of the Corporation, clearly expressed in provincial regulations, is to comply with municipal bylaws. Instead of that, the Corporation has criticized the Community's bylaws and sought variance of the bylaws without putting forward any case as to the legal grounds required to justify a variance. By copy of this letter to the Premier and the responsible Ministers, we are requesting that the Province investigate this matter.

The public presentations of the Corporation have belittled legitimate concerns about impacts of IWTs on health, the environment and property values. At the May 14th meeting, the Mayor, prior to recusing herself for conflict of interest, actually stated that it was the Corporation's job "to be biased". If that is so, we can only rely on the Council to take these negative factors into account and conduct its own due diligence in assessing the merits of this proposed development.

It is fair to say that the jury is still out on the negative impacts of IWTs. It is significant that the IWTs proposed by the Corporation in this case are much larger than the already huge IWTs the Corporation constructed in North Lake. This proposal is for 175m high monsters that will dwarf the existing IWTs and be among the largest IWTs in Canada. This is not a proposal to be taken lightly. The surrounding residents should not be used as guinea-pigs in a for-profit experiment.

We are also concerned that these profits almost entirely benefit the Corporation and its mostly urban customers of the electricity generated. The five or six owners of the land where the IWTs are placed will, of course, reap handsome financial rewards, but the rural Community as a whole, who are the true owners of the wind resource, are offered a pittance. Previous councils have recognized this and acted accordingly.

We would respectfully suggest that no further action be taken on the proposed development until assurances are sought and obtained on the following items at a minimum, some of which had been sought by previous councils in the past:

- * A fair share of the revenues generated be paid to the Municipality;
- * Residents of Eastern Kings receive rebates on their electricity bills;
- * Residents of Eastern Kings receive access for high-speed internet to the fibre optic network developed by the Corporation to serve its own requirements in Eastern Kings;
- * Affected property owners be indemnified from any loss of property values caused by the IWTs by buyouts or other payments. This goes well beyond the secondary and tertiary payments the Corporation has already admitted are required - if the Corporation is confident that damage to property values is not an issue, it should not object to a binding obligation to compensate property owners for same;
- * The "red triangle", which the Corporation recognizes as a "no-go" zone, be expanded to the west to account for the huge size of the proposed IWTs as well as the

future effects of climate change - this should be at least to the western end of East Lake if not further.

As noted above, the Mayor was not troubled by the bias of the Corporation in favour of its own goals. However, because of the Corporation's apparent lack of regard for our concerns, we must look to the remaining members of Council who are now charged with this decision to look beyond those goals to the long-term best interests of the Community. Please proceed in a legal and deliberate manner if and when the Corporation does put forward a clear application for a development permit. Unless and until the Corporation does so, we implore you not to sign the "blank cheque" the Corporation is seeking in the form of an MOU or binding commitment from the Municipality. It is our position that such a commitment would be improper and illegal.

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cc. Premier Dennis King
Minister Jamie Fox
Minister Steven Myers