



Communities,
Land and
Environment

Communautés,
Terres et
Environnement



Environment Division
Inspection Services

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Canada C1A 7N8

Division de l'environnement
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Canada C1A 7N8

July 12, 2017

Mr. Tim Banks
c/o APM
PO Box 2859
Charlottetown, PE C1A 8C4

Dear Mr. Banks:

Re: Case #54059 - Resort Proposal - Grand Tracadie, Property #'s 141853, 141937, 142133, 409094, 430454, 430421, 430462, 723932, 781377, 793786, 793794 & 793802

This will confirm that the Department of Communities, Land and Environment has granted preliminary resort approval as described in the resort application design brief titled "Blackbush at Tracadie Harbour Application for Resort Development - December 23, 2015" and the concept map "Master Plan for Blackbush at Tracadie Harbour - December 23, 2015" submitted to the Department on December 23, 2015. Final approval for the report will be subject to the following conditions:

1. **All rights of ways within the resort must have a minimum width of 66 feet.**
2. **The entrance to the resort must be aligned to be perpendicular (or within 20 degrees of perpendicular) to Harbour Road. No part of the main entrance gate shall fall within the public right of way and it shall be located or relocated if necessary sufficiently far enough away from the shoulder of Harbour Road such that a stopped vehicle (including delivery vehicles) shall not protrude onto the driving lanes or shoulder of Harbour Road.**
3. **A plan must be provided to the Department for review and approval detailing any planned alterations to wetlands within the resort boundary in order to determine the extent of the impact on these protected natural features. The plan shall also include a revised concept map showing the proposed resort overlaid with the boundaries of all wetlands and sand dunes. This shall include the wetland that is located west and northwest of the Beach Road and the public parking lot, as well as the ponds within**

the labeled "Common Area" on the Master Plan for "Blackbush at Tracadie Harbour", submitted December 23, 2015.

4. An engineering water and wastewater concept plan for the entire resort prepared by a qualified engineer licensed to practice in PEI must be submitted to and approved by this Department. The plan must show and describe the general layout of the central water and wastewater systems for both the seasonal resort rental units and subdivision and shall include a preliminary water and wastewater design brief, engineered drawings and specifications of the existing and proposed systems.
5. A site suitability assessment for the proposed disposal field area that will service the seasonal resort rental units prepared by an engineer licensed to practice in PEI must be submitted to the Department.
6. The resort must be surveyed by a qualified surveyor and at least eight (8) copies of the survey plan must be submitted to the Department for approval stamping. The proposed resort must be outlined in red.

Note: As per subsection 50.(2) of the *Planning Act* Subdivision and Development Regulations, this preliminary approval will expire 36 months from the date of this letter if you have not met the conditions listed above.

Should either of you have any questions, please contact me at 902-368-6279.

Yours truly



for

Eugene Lloyd
Senior Subdivision Officer