



Communities,
Land and
Environment

Communautés,
Terres et
Environnement



Environment Division
Inspection Services

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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 - Grand Tracadie, Property #'s 141853, 141937, 142133, 409094, 430421, 723932, 781377, 793786, 793794 & 793802

This will confirm that the Department of Communities, Land and Environment has granted preliminary subdivision approval for 41 lots as described in the 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. This preliminary approval acts as a revision to the previous preliminary approval for this subdivision that was granted with 5 conditions on January 28, 1994. Final approval for the subdivision will be subject to the following conditions:

1. **A more detailed map for lot 31 showing appropriate setbacks to any wetlands or watercourses within the lot must be submitted to the Department.**
2. **A concept plan for water and wastewater servicing for the subdivision prepared by a qualified engineer licensed to practice in PEI must be submitted to and approved by this Department. The concept plan must include central water and central sewage servicing for the subdivision. Note, the developer may choose to present this information for the subdivision in the concept water and wastewater servicing plan for the resort.**
3. **A common area (open space) shall be set aside for recreation or park use equal to a minimum of 10% of the total area of the lots being subdivided. This common area is for the use of all lot owners within the subdivision.**

4. All lots shall be accessed by a private road having a minimum width of 66 feet and, where applicable, terminate in a cul-de-sac having a minimum radius of 40 feet or be connected to existing roads in adjacent subdivisions.
5. A walkway must be provided for access to the beach for all lot owners within the proposed subdivision.
6. Road names for private and public roads adjacent to new subdivision must be named and approved or verified by the 911 Civic Address Office. These names must be shown on the final survey plan before approval of the subdivision will be granted.
7. The lots 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 lots must be outlined in red.

Notes:

1. Under the *Planning Act* Subdivision and Development Regulations, this preliminary approval will expire 24 months from the date of this letter if you have not met the conditions listed above.

2. Please be advised that all existing buildings must be shown on the survey plan and that the minimum setback requirements from the existing buildings to the new lot lines must be in accordance with the Subdivision and Development Regulations.

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

Yours truly



for Eugene Lloyd
Senior Subdivision Officer