



Environment,
Energy and
Climate Action

Environnement,
Énergie et
Action climatique



PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

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

PERMIT NO: QA22-010

PRINCE EDWARD ISLAND WATERCOURSE / WETLAND AND BUFFER ZONE ACTIVITY PERMIT

In accordance with the authority provided by Sections 2, 3 and 6 of the Prince Edward Island Watercourse and Wetland Protection Regulations, permission is granted to:

Name: **Blackbush - Greenwich Investments Inc. C/O Tim Banks**

Address: **P.O. Box 2859, Charlottetown PE**

Postal Code: **C1A8C4**

to undertake an activity in a watercourse / wetland and adjacent buffer zone, namely:

Boardwalk construction (in wetland or sand dune), landscaping, culvert / bridge new construction, culvert / bridge repairs, road construction, tree cutting (forest management), wetland enhancement or maintenance, all previous activities.

on and adjacent the Tracadie Bay, a tributary to the Gulf of Saint Lawrence situated

on Provincial Property Number(s):
141853
141937
142133
409094
430421
430454
430462
723932
730986
781377
793786
793794
793802
900043

at Grand Tracadie in Queens County, PEI with coordinates of 46.40992° latitude and -63.04092° longitude.

This permit is, by order of the Minister, effective on **Tuesday, October 25, 2022**

and expires on **Sunday, December 31, 2023**

and is subject to the full implementation of and compliance with the following terms and conditions:

[A] That all reasonable measures (in the opinion of the Minister) must be taken to minimize the siltation or disturbance of any watercourses or wetlands.

[B] That it is the applicant's responsibility to obtain any other necessary forms of approval or permission (i.e.: permits, etc.) from other government agencies including federal, provincial, and

PERMIT NO: QA22-010

municipal departments or private landowners before the work commences.

[C] That all work takes place as outlined in your Watercourse, Wetland, and Buffer Zone Activity Permit Application dated October 13, 2022, Site Plan File # 430421-09-SITEPLAN-10-Rev. 08, dated October 13, 2022, and any other submitted supporting documents, or emails.

[D] That the issuance of this permit or approval does not imply any warranty against damages due to weather and / or climate change. Government shall not be liable for any claims, demands, losses, costs, damages, actions, suits or proceedings of every nature and kind whatsoever arising out of or resulting from the issuance of this permit or approval as a result of weather or climate change.

[E] That only the trees/shrubs that are absolutely necessary are to be removed, all other trees/shrubs located in the buffer zones must be maintained and not cut or destroyed.

[F] That a properly installed type #1 silt fence must be installed along the perimeter of any wetland boundary where any disturbance is taking place and must remain until all barren soil has stabilized.

[G] That the applicant is responsible to ensure that this Permit is always maintained on the jobsite for reference and inspection purposes.

[H] That lots 9 and 10 on Site Plan File # 430421-09-SITEPLAN-10-Rev. 08, dated October 13, 2022, are not to be disturbed or developed due to the rare grass species identified on these lots.

[I] That any disturbance of the beach or holes created on the shoreline which may present a safety hazard to the general public **MUST BE FILLED** before the contractor leaves the site for the day.

[J] That any work on the shore must be carried out at a low tide.

[K] That **NO** vehicle access to the beach is permitted across the existing wetlands or sand dunes. All vehicle access must occur via the existing road access to the beach.

[L] That the operation of heavy equipment/motor vehicles on the beach/shoreline is not permitted during the period from June 15 to September 15, of any calendar year.

[M] That machinery must arrive on site in a clean, washed condition and must be maintained free of fluid leaks and that appropriately sized rubber tracked equipment must be used during the installation of the boardwalk.

[N] That all necessary environmental controls must be in place prior to, during and after project activities to avoid siltation of the salt marsh, wetlands or watercourse.

[O] That the footprint of construction in all buffer zones (operation of equipment, disturbance of the ground, etc.) must be kept to the minimum required to complete the work.

[P] The existing footprint (as of October 15, 2022) of the infilled area on the salt marsh on PID 900043, may be not be increased and no new infilling is to occur. However, up to 1 meter of Shoreline protection rock may be placed on the East side of the current infill to allow for infrastructure protection, as discussed on the site visit September 29, 2022.

[Q] That equipment may only operate in the footprint of the area of the proposed work within any wetland/sand dune/buffer zone, only after May 15 of any calendar year, and where possible work should be completed using hand tools and manual labour to lessen the impact on any wetland/sand dune.

[R] That any works on Provincial Government lands must be approved by Department of Transportation.

[S] That one third of the live trees/ shrubs may be cut and thinned out around the areas marked as "Green Space" (all cutting must be done manually (i.e. chainsaw)) within the 15 meter buffer

PERMIT NO: QA22-010

zones of the outlined ponds; selective cutting should be carried out to allow for the more desirable and longer lived tree species to remain.

[T] That the area behind the Shoreline Protection on Tracadie Bay that was washed away during Hurricane Fiona may have the soil, and plants reinstated, as discussed during the site visit on September 29, 2022.

[U] That the contractor must always have on site a minimum 190L Emergency Spill Response Kit.

If you have any questions regarding the foregoing permit conditions, please contact Kevin Arsenault (902-314-0024), Shawn Banks (902-314-2737) or Shawn Hill (902-394-1472).

Date issued: Tuesday, October 25, 2022

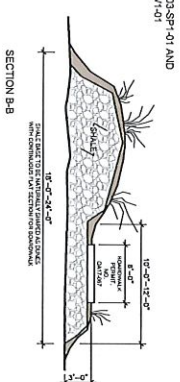
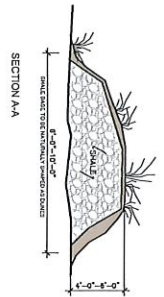
Signed:



Shawn Banks
Environment Officer



- RESORT BOUNDARY
- NEW 20 UNIT RESORT ACCOMMODATIONS
- 20 FRACTIONAL SEASONAL UNITS
- RESORT FACILITIES
- COMMON GREEN SPACE & BEACH ACCESS
- NEW STORM PROTECTION DIKES
- NEW GRAVEL TRAIL OR BOARDWALK
- NEW, EXISTING OR MODIFIED CULVERTS



ENVIRONMENTAL WORK LEGEND

AS REVIEWED ON SITE WITH PROVINCE

- 2. REMOVE/ENHANCE COMPLETE
- 3. STORM PROTECTION 80%
- 4. MODIFY CULVERTS/STORM DRAINAGE 50%
- 5. REPAIR/ENHANCE BOARDWALK 50%
- 6. INFILL LOTS AS REQUIRED COMPLETE
- 7. REPAIR AND REPLACE CULVERTS 50%
- 8. CUT OUT TRAILS BY PONDS 70%
- 9. CUT TRAILS BY PONDS 40%
- 10. REPAIR AND REPLACE CULVERTS 50%
- 11. CUT TRAILS IN BUFFER ZONE 50%
- 12. INSTALL NEW WELLS AND TRENCHES FOR FISH FACTORY COMPLETE
- 13. INSTALL NEW UNDERGROUND ELECTRICAL TRENCHES FOR FISH FACTORY COMPLETE
- 14. WORK WITH PROVINCE ON SEPTIC SYSTEMS FOR 20 UNITS COMPLETE
- 21.1. INSTALL NEW WELL HOUSE/TRENCH TO FISH FACTORY COMPLETE
- 21.2. UNDERGROUND ELECTRICAL TRENCHING BEACH ROAD AND OLD BEACH ROAD COMPLETE
- 21.3. SEE SEPTIC PLANS FOR MORE DETAIL COMPLETE

NEW WORK

- 21.1. INSTALL NEW WELL HOUSE/TRENCH TO FISH FACTORY
- 21.2. UNDERGROUND ELECTRICAL TRENCHING BEACH ROAD AND OLD BEACH ROAD
- 21.3. SEE SEPTIC PLANS FOR MORE DETAIL

NO.	DESCRIPTION	DATE	STATUS
01	DESIGN	12/27/20	PK
02	PERMITTING	12/27/20	PK
03	CONSTRUCTION	12/27/20	PK
04	OPERATION	12/27/20	PK
05	MAINTENANCE	12/27/20	PK
06	REPAIR	12/27/20	PK
07	REPLACE	12/27/20	PK
08	REMOVE	12/27/20	PK
09	INSTALL	12/27/20	PK
10	UPGRADE	12/27/20	PK
11	ENHANCE	12/27/20	PK
12	MODIFY	12/27/20	PK
13	ADJUST	12/27/20	PK
14	REPAIR	12/27/20	PK
15	REPLACE	12/27/20	PK
16	REMOVE	12/27/20	PK
17	INSTALL	12/27/20	PK
18	UPGRADE	12/27/20	PK
19	ENHANCE	12/27/20	PK
20	MODIFY	12/27/20	PK
21	ADJUST	12/27/20	PK
22	REPAIR	12/27/20	PK
23	REPLACE	12/27/20	PK
24	REMOVE	12/27/20	PK
25	INSTALL	12/27/20	PK
26	UPGRADE	12/27/20	PK
27	ENHANCE	12/27/20	PK
28	MODIFY	12/27/20	PK
29	ADJUST	12/27/20	PK
30	REPAIR	12/27/20	PK
31	REPLACE	12/27/20	PK
32	REMOVE	12/27/20	PK
33	INSTALL	12/27/20	PK
34	UPGRADE	12/27/20	PK
35	ENHANCE	12/27/20	PK
36	MODIFY	12/27/20	PK
37	ADJUST	12/27/20	PK
38	REPAIR	12/27/20	PK
39	REPLACE	12/27/20	PK
40	REMOVE	12/27/20	PK
41	INSTALL	12/27/20	PK
42	UPGRADE	12/27/20	PK
43	ENHANCE	12/27/20	PK
44	MODIFY	12/27/20	PK
45	ADJUST	12/27/20	PK
46	REPAIR	12/27/20	PK
47	REPLACE	12/27/20	PK
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49	INSTALL	12/27/20	PK
50	UPGRADE	12/27/20	PK
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54	REPAIR	12/27/20	PK
55	REPLACE	12/27/20	PK
56	REMOVE	12/27/20	PK
57	INSTALL	12/27/20	PK
58	UPGRADE	12/27/20	PK
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77	ADJUST	12/27/20	PK
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79	REPLACE	12/27/20	PK
80	REMOVE	12/27/20	PK
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82	UPGRADE	12/27/20	PK
83	ENHANCE	12/27/20	PK
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85	ADJUST	12/27/20	PK
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90	UPGRADE	12/27/20	PK
91	ENHANCE	12/27/20	PK
92	MODIFY	12/27/20	PK
93	ADJUST	12/27/20	PK
94	REPAIR	12/27/20	PK
95	REPLACE	12/27/20	PK
96	REMOVE	12/27/20	PK
97	INSTALL	12/27/20	PK
98	UPGRADE	12/27/20	PK
99	ENHANCE	12/27/20	PK
100	MODIFY	12/27/20	PK

APM
Charlottetown • Halifax • Toronto • Calgary
ATV/150

**BLACKBRUSH DEVELOPMENT
GRAND TRACADE, PE**

ENVIRONMENTAL WORK

DATE: OCTOBER 13, 2022
SCALE: 1/8" = 1'-0"
SHEET: 10/10

PROJECT: ENVIRONMENTAL WORK

SP1