D. Compton
07/04/2026 82.

April 2nd, 2026

Search email (inbox, sent box, deleted)

Gilles Arsenault

Norbert Carpenter

Darlene Compton

Minister of Environment, Energy, and Climate Action (general email inbox)

Keywords

Oceanview

Summerside Golf

Cory Black

Graham Cooke

Prince Edward Island
CANADA

Land and Environment

Terres et Environnement

Île-du-Prince-Édouard
CANADA

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

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

MEMORANDUM

TO: Jamie A Aitken
Clerk of Executive Council & Secretary to Cabinet

FROM: Norbert Carpenter
Deputy Minister

DATE: April 2, 2026

SUBJECT: Reports Received from Murray L. Murphy. KC. Stewart McKelvey

Premier Lantz requested Murray Murphy to complete a report regarding issues related to the Summerside Golf Course (PEI Ocean View Resort) and the former Minister of Environment, Energy, and Climate Action, Gilles Arsenault.

Mr. Murphy commenced his work after a meeting on March 13th in which he gathered facts from me and Deputy Jonah Clements. There were a few touchpoints between the 13th and the 27th between Mr. Murphy and me as he worked on his report.

Mr. Murphy requested the approved permits for the Summerside Golf Course and a copy of the Provincial Wetland Policy. Both documents were sent to Mr. Murphy on the 25th.

On March 27th at 12:13 pm, I received a penultimate draft to review. After reviewing, I called Mr. Murphy to indicate that I spotted a few errors. Consequently, he corrected the errors and sent back the final copy at 1:53 pm with a report date of March 24, 2026 (date of substantive completion).

Norbert Carpenter
Deputy Minister Land and Environment

STEWART McKELVEY
LAWYERS • AVOCATS

65 Grafton Street, P.O. Box 2140
Charlottetown PE C1A 8B9 Canada tel: 902.892.2485 fax: 902.566.5283
stewartmckelvey.com

MEMORANDUM

Privileged & Confidential – Legal Advice

Date: March 24, 2026

To: Norbert Carpenter, Deputy Minister, Land and Environment

From: Murray L. Murphy

Re: Department of Land and Environment - Summerside Golf Club

File: SM56942-1

Norbert,

Following our meeting a couple of weeks ago, this memorandum outlines my advice in relation to the Environment Department's involvement with the Summerside Golf Club redevelopment project.

Summary of Events

I met with Norbert Carpenter, Deputy Minister, Land and Environment and Jonah Clements, Deputy Minister, Justice and Public Safety on 13 March 2026 and learned the following.

The former Summerside Golf Club property is owned by PEI Ocean View Resort. The owner is redeveloping the golf course. As a consequence, the developer has, for a number of years, been engaged with your department in order to obtain necessary environmental and other approvals to proceed with its work.

PEI Ocean View Resort is owned by a fellow by the name of Shizhong Liu. In discussions with your department, the developer has been represented by either Cory Black or Graham Cooke. Both of these fellows appear to be independent contractors hired by the developer. Mr. Cooke is a well-known and respected golf course designer and developer. By all accounts, the developer's representatives have dealt with the department in a professional manner.

A couple of years ago, the developer presented plans to revitalize the golf course. At the time, it was determined that a full environmental assessment was not required because the golf course was already approved on the existing footprint. Individual permits, however, would be required for aspects of the development work. In particular, some of the work contemplated intrusions into wetlands, for which approval would be required.

The department has a policy (Wetland Conservation Policy for Prince Edward Island) that addresses approvals for work on wetlands. In summary, permissions for proposed work are determined on the following escalating scale.

1. If possible, a developer is to avoid intrusion into wetlands.

2. If not possible, a developer is directed to minimize impact on wetlands.

3. If not possible, intrusion into wetlands is permissible, provided the developer pays wetland compensation to a fund that is established and overseen by the department. The amount of compensation payable is within the Minister's discretion, although there is generally a per acre formula upon which wetland compensation is based.

In 2024, the developer applied for a permit. Per the above policy, it was not possible to avoid or minimize wetland intrusion. On 31 October 2024, the department approved the plan and issued a permit, subject to payment of compensation. The permit contains the following condition:

> *a payment of $406,500 has been received for the compensation of 27.1 Acres of wetland impacted to complete this project.*

Per the wetland compensation formula, the compensation payable could have been assessed at as much as $1,000,000, but the amount was fixed as indicated per discretion in accordance with the policy.

Sometime in autumn 2025, the Deputy received a call from the Minister, who advised that he had met with the developers who had asked for some "tweaks" to their existing approved plans. The Minister described the tweaks as "no big deal" and he advised that he had given verbal approval to the developer.

The Deputy asked for some detail about the tweaks and was advised that, per the developer's initial plans, some wetlands for which approval had been granted (about 4-5 acres) had not been disturbed, but it was necessary to disturb other wetlands (about 6-7 different acres) that had not been covered by the approval. Essentially, the developer wanted to trade approval for the old acreage for the new acreage. The Minister advised that it would not be necessary for the developer to pay additional compensation.

In February 2026, the department received an anonymous tip to say that the developer was working in an area that they were not approved for. This type of tip is not uncommon, and in fact the department has a tip line. Nor were department representatives surprised about this particular tip, because it was common knowledge that the developer does not have a good relationship with some community members.

The next day, department representatives sent out inspectors who confirmed that the developer was working in an area that they did not have approval for. Department representatives spoke to the developer's people at the site. The developer's representatives indicated that this was all a mix up, the Minister had given permission for the work, and they had paid compensation.

Department officials advised the Deputy that the developer was working on an additional 12-13 acres outside the approved area, not an additional 6-7 acres. Those officials asked the Deputy exactly what changes were made to the approval. The Deputy talked to the Minister and asked

what verbal approvals were granted. The Minister advised that the developer's request was not a big deal and involved a small area outside that previously approved, removal of some trees, etc.

Department officials sent five questions in writing to the developer, including: what permissions were granted and whether or not they paid compensation. The developer answered all questions. In particular, the developer provided the department with a copy of proof of an electronic funds transfer to a non-government organization, the Comité Diversité et Equité. The EFT is dated 28 January 2026 and shows a transfer from PEI Ocean View Resort to the Comité in the amount of $100,000.

The Deputy observed that best practice is for the Minister to always have staff accompany him or her in meetings with interested parties, particularly in circumstances where the interested party is seeking some sort of regulatory approval.

With Deputy Clements' assistance, inquiries were made about the Comité . A search of corporate registries did not reveal any information about the Comité, suggesting it is not incorporated. The Comité rang a bell with the Deputy. He recalled that the Comité applied for project funding from the department in 2025. The Comité's representative is identified in the application documents as Elise Milligan. Originally they were allocated $15,000. This was eventually increased to about $24,000. At the time, the Minister advised that this was a local group working on environment / education issues and he wanted to provide them with some funding. The application included sufficient details to qualify for funding. In particular, the application indicated that it intended to arrange for local youth to do local cleanup, collect returnable containers, and arrange for recycling. The application ended up being approved on the basis that the Comité would hire the kids to recycle containers.

The Comité's address on its department application is 48 Mill Road, Wellington. The address houses offices for various organizations, including the Acadian Affairs office. Upon reviewing external signage for the building on Google Maps, it does not appear that the Comité's name is listed on the tenant list.

The Deputy contacted the Director of Acadian Affairs. The Director was familiar with the Comité. The Deputy learned that Acadian Affairs had given some funding to the group. The Director indicated that he had been asked by the Minister to try to find some funding for the group, and that the group is a non-profit organization with bylaws.

By this time, ministerial assignments had been changed. There is a new Minister of Land and Environment. She was briefed on the situation. Because no formal amendments had been made to the existing approvals, the department issued a stop work order. This annoyed the developer. That said, and as previously indicated, the developer has been professional to deal with throughout, and has been working through the matter with department officials.

Gilles Arsenault

I interviewed the Minister.

For the most part, the Minister's account is consistent with what I heard from the Deputies.

Before Mr. Arsenault was the Minister, arrangements with the developer for the work, and wetland approvals, were addressed with his predecessor, Minister Myers. Mr. Arsenault had met with the developer's representatives, Graham Cooke and Cory Black during his time as Economic Development Minister. Fast forward to when he was Environment Minister, the developer asked

to meet with him. The Minister was also contacted by local MLA Tyler DesRoches who asked the Minister to meet with the developers.

In October 2025, the Minister met with Mr. Cooke and Mr. Black at the Microtel in Summerside. The developers explained that they had approval to work on about 25 acres of land and had paid a wetland compensation fee. They had not disturbed about 4-5 acres of wetland within the approved area and did not need to. They needed, however, to work on an additional 6-7 acres of wetland that lie outside the approved area. The Minister indicated to them that that should not be a problem. The Minister says he went to the Deputy and advised him, and told the Deputy this was not a big issue. The Minister indicated to the Deputy that he had given his commitment. Through additional conversations, the Minister learned that the departmental officials were giving pushback and felt that this could not be done.

Mr. Cooke called the Minister in early November to check to see if they were good to go on their plan. The Minister said he had full intentions of granting their request but needed to involve department staff.

Mr. Cooke called again in late November or early December to indicate that they wanted to do some tree cutting during the winter if possible. The Minister says that he told Mr. Cooke that he should connect with department staff on this. Mr. Cooke added that the project was going well, and that the developers were happy with the amount of work being done on the course.

Mr. Cooke advised the Minister that Mr. Liu wanted to contribute to a community cause. The Minister suggested the local watershed group. Mr. Cooke indicated that they preferred a group that provided support to education. The Minister suggested the Comité, a community organization that he was familiar with.

The Minister spoke to members of the Comité in early December about the possibility of overseeing the contribution and the idea of projects. Comité members thought it would be great opportunity for a community project. They wanted to purchase six storage sheds for equipment and environmental supplies, move them, and retain a consultant to create extracurricular materials and activities for students.

The Minister also explained that the Comité is made up mainly of retired teachers, all of whom are now advancing in age.

Mr. Cooke called the Minister again in mid-January. They discussed both the golf course project and the proposed donation to the Comité.

The cheque was deposited on 27 January 2026, according to the Minister, but the EFT indicates that it was made the following day, 28 January 2026.

On 27 February 2026, Mr. Black texted the Minister about the fact that the developers had received a stop work order. At this point, Mr. Arsenault was no longer Minister of Environment. Mr. Black mentioned that they hoped that the stop work order was just a bump in the road. Mr. Black did not ask the Minister to do anything specifically about the issue.

Nonetheless, the Minister called the Deputy and made inquires. He indicates that the Deputy said that the department needed to figure some stuff out to make sure that the developer was not working on more land than had been agreed in the wetland approval, and they needed to check

wetland conditions. He said the department needed to do its due diligence. The Minister responded to Mr. Black the same day and told him to stay tuned.

Mr. Cooke called the Minister in early March to let him know that Mr. Black had met with Environment department staff and they had a good meeting. They probably would not need to disturb any more wetlands than about 2-3 additional acres. He said they had a good meeting and everything looked positive.

The Minister spoke to Elise Milligan on behalf of the Comité. She confirmed that they accepted the contribution in good faith to do a community project. They still had the funds, and if returning the funds was necessary, they would do so. The intention of the group was to submit a full report to the donor after the project was completed, including a summary, receipts and an evaluation.

The Minister advised that he had already indicated to the developer that they had permission to do the work without any further compensation before the issue of a contribution ever came up.

The Minister provided me with names of people who are part of the Comité. Those include Monique Arsenault and Claudette McQuaid. He provided information about some projects that they had done at local schools. This included retaining, supporting, and paying artists to provide works during the Francophone summit. They had done a map project. They had done newcomer working groups. In the past, they accepted donations but don't do full time dedicated fundraising. They generally met and operated at Evangline school, but also have held meetings at the Access PEI boardroom.

I asked the Minister why a formal amendment was not made to the previous approval. The Minister says he discussed it with the Deputy and told the Deputy to operationalize it. There wasn't any discussion about doing any additional paperwork, and the Minister did not follow up.

Elise Milligan

I spoke with Elise Milligan.

Ms. Milligan explained the history of the Comité.

It was originally formed when Leonce Bernard was the MLA for the area. He set up an economic development committee to provide support for local schools. Originally the committee was known as Friends of Education. It eventually evolved to become the Evangeline Community Centre. The organization provided a means for local people to give donations and volunteer work in support of local schools.

When Robert Ghiz was Premier, the committee's work was revived. Through government support, the committee worked on the project referred to by Mr. Arsenault. An organization called ACTI organized meetings on PEI. The committee coordinated a program to commission and paid artists to provide artwork for the meetings.

Soon after that, the committee organized a project to support immigrant families. It was at this time that the committee was rebranded as the Comité Diversité et Equité. It solicited donations, and provided clothing, footwear, eyeglasses, and school supplies to immigrant families and their children. It went on to offer a school lunch program at Evangeline, and also organized a winter coat campaign for students in need.

The Comité's work has always been project-based. In other words, it has been active when funding was available to organize projects, and inactive when no funding was available.

In late 2025, Minister Arsenault contacted Ms. Milligan. He advised that he was in contact with a person who wanted to make a community donation. He asked Ms. Milligan if the Comité was active, could receive a donation, and oversee a community project. She responded positively.

The project under discussion was to support the local watershed group. The Comité proposed to move six buildings onto local school grounds, acquire tools and equipment to support watershed projects, store that equipment in the buildings, and coordinate volunteer watershed projects in local schools for children in grades 9 to 12. For example the children would plant trees, clear streams etc. There were no plans to pay any wages to the student volunteers. Comité members had initial conversation with consultants about developing the project.

All discussions about this project were with Mr. Arsenault. She had no contact with the developer, and does not believe other Comité members did either. Although there was no formal requirement, they intended to report back to the developer.

Ms. Milligan indicated that the following people were active Comité members. Francine Arsenault is a former school board trustee. Monique Arsenault is a former teacher's assistant and research person. Claudette McQuaid, who was mentioned by Minister Arsenault, was not involved in discussions about this particular project but has been involved with other Comité projects over the years.

The Comité has historically met at Evangeline school, or later in the Access PEI boardroom.

Ms. Milligan gave Minister Arsenault a void cheque to be used to facilitate the funds transfer for the donation.

Graham Cooke

I spoke to Graham Cooke, a consultant for the developer, Island Ocean View Resort.

Mr. Cooke says that the client wanted a couple of additional zones at the golf club cleared and additional work performed. The developer identified two locations, to be used for the following:

- A putting green and short game practice area for members and
- A short game / gathering area specifically intended for junior golfers.

In order to develop these locations, additional lands had to be cleared and developed.

The developer reasoned that, because they had not utilized all of the areas that they had been previously approved to clear, and that they had paid for the development of a dedicated amount of wetland, they had some room to work within existing approvals. The proposed plan, however, would have put the developer over the number of acres that they had been approved to work on.

The developer arranged a meeting with Minister Arsenault to discuss it. As indicated, they met at the Microtel Hotel in Summerside in October 2025.

The client was willing to pay. They needed permission for 2-3 additional acres of wetland, and some additional lands (not wetland) that had to be cleared. The Minister suggested that the

proposal should be possible. Mr. Cooke told the Minister that the client was willing to pay, and that the client suggested that he was willing to make a contribution to a worthy community group. The developer wanted everything to be above board. Minister Arsenault suggested the Comité.

Mr. Cooke and his colleague were dealing with the Minister. They were not dealing with the department. They did not want to start over in the application process with the department, however they were certainly willing to continue to work with the department throughout the development process.

Mr. Cooke believed that Minister Arsenault was dealing with department officials, and in particular Greg Wilson and Shawn Hill, about the necessary approvals.

Minister Arsenault provided instructions on where to send the donation.

The developer started work right away, and soon after, received a visit from the department and a stop work order was issued.

He was not overly concerned. They were clearing wood and brush, and the work was not time sensitive. They were not concerned about the timing.

Mr. Cooke said that the developer know that the department is sensitive to this type of work and that the goals of the department can sometimes be contrary to projects like the one. For these reasons, again, he was not overly concerned or surprised about the visit from the department or the stop work order. He recognized that there were changes to the work and changes to the amount of acreage involved. That said, the developer felt that they had paid adequate compensation. Wetland compensation charges are much higher on PEI then in other provinces

When the stop work order was issued, the developer didn't argue. Mr. Cooke figured that this was all going to work itself out, and that he would work it out through discussions with Mr. Hill and Mr. Wilson. He realized that there were sensitivities to the work. He met with Mr. Hill and Mr. Wilson on site. The department asked for some changes to their proposed work, for example, the department suggested keeping a hedge line that the developer planned to remove. Mr. Cooke expressed that the developer is willing to make some changes in order to satisfy the department and allow the work to proceed. Presently they are waiting to hear back from the department on next steps.

Legislation and Policy

The *Environmental Protection Act* provides broad powers and discretion to the Minister, including authority to do the following:

- take such action as he considers necessary in order to manage, protect or enhance the environment or manage, protect or enhance environmental health, including:
    - coordinate the work and efforts of public departments, boards, commissions, agencies and interest groups in the province respecting management of the environment;
    - exercise exclusive control over the quality, use, protection or alteration of watercourses, beaches, sand dunes and wetlands within the jurisdiction of the province;

- enter into agreements.[1]

According to the regulations, the Minister may grant a Watercourse or Wetland Activity Permit or a Buffer Zone. The Minister may include such terms and conditions in a permit as the Minister considers necessary or advisable for the protection or benefit of the environment. The Minister may amend a permit or vary the terms or conditions thereof, where the Minister considers it necessary or advisable for the protection or benefit of the environment.[2]

As discussed, the department has adopted a Wetland Conservation Policy for Prince Edward Island. It prescribes that where developments are proposed on or adjacent to a wetland the following process of wetland mitigation will be observed:

1. Avoidance

2. Minimization

3. Compensation

The Policy provides detailed guidance on each step of the wetland mitigation process. Relevant excerpts of the compensation process include the following (emphasis is mine).

> *Compensation refers to a variety of alternatives that attempt to "make up for" the unavoidable lass of or damage to wetland functions and values, usually by improving wetlands off-site from the development. Preferred methods include restoration and enhancement of wetlands,*
>
> *...there may be situations in which a combination of securement and other compensatory measures may be appropriate*
>
> *Large developers may prefer to pay for functional losses with a cash settlement or technological "quick fix." For example, it may be easier to pay for a fish hatchery rather than prevent or minimize damage to a spawning habitat. It is often in the company's best interest to find a quick solution, write off costs, and proceed with the project. However, environmental impacts are seldom resolved by this approach.*
>
> *Compensation requirements should be determined on a case-by-case basis.*
>
> *The preferred method of compensation for wetland functions is restoration or enhancement of other degraded wetland habitats, and then creation of replacement wetlands.*
>
> *Functional losses should be restored in the following order of priority:*
>
> *a. on-site,*

---

[1] *Environmental Protection Act*, RSPEI 1988, c. E-9, ss. 3.(1), clauses (b), (e), and (f).

[2] *Environmental Protection Act* regulations, s. 6..

4. What, if anything, should be done to address the situation?

The Wetland Conservation Policy was not followed.

Despite the fact that the developer had previously received approval in exchange for wetlands compensation, their late 2025 request probably required a fresh application, which would have been subject to assessment by the committee under the Wetland Conservation Policy. That assessment would have considered the three-step mitigation process: avoidance, minimization, compensation.

An agreement to exchange original acreage for new acreage was an option. However, department officials would have had to first evaluate the new acreage to determine if it was suitable for development before the compensation option was considered.

As mentioned, the Minister's discretion is broad, as are the options available to the committee (and ultimately the department) under the Wetland Conservation Policy.

The Minister may coordinate work among the department and interest groups, enter agreements (for example, with the Comité), include terms and conditions in a permit, and may amend a permit or vary its terms or conditions.

The Wetland Conservation Policy contemplates an arrangement involving community based groups. The preferred method of compensation is restoration or enhancement of wetland habitats in close proximity to the affected site. Compensation may include building public access facilities and interpretive centres, developing public education materials, or conducting research.

Financial support of a bona fide non-profit group to conduct watershed work in the area falls within the scope of the compensation principles in the policy. The policy requires that work to be monitored and reported on.

Regardless, the department's established process ought to have been followed, and now in retrospect, should be followed. In my opinion, the department ought to require the developer to follow the process. This likely involves an application to amend the existing permit, obtaining necessary approval, and referral to committee per the Wetland Conservation Policy. Whatever the committee determines is appropriate compensation, the Minister retains discretion.

Because best practice calls for an amendment application and compliance with due process, consideration ought to be given to requiring the Comité to return the donation. The department will determine appropriate compensation pursuant to the policy. If the donation is to be returned, I recommend that the former Minister should make those arrangements.

MLM/dr

b. as close to the site as possible,

c. in the same ecosystem.

Compensation for impacts on the social and cultural values of wetlands may include, but should not be restricted to, financial compensation to be used for activities appropriate to the site. These may include building public access facilities and interpretive centres, developing public education materials, or conducting research.

Proponents should demonstrate the efficiency and effectiveness of compensation measures in terms of replacing wetland functions.

Discussion

I offer the following analysis, recommendations and advice.

The issues for the department are:

1. What did the Minister approve?

All information on this point is consistent. The developer asked for permission to work on an additional 6-7 acres of wetland that lie outside the approved area. The Minister gave verbal approval for this work.

The developer had not disturbed about 4-5 acres of wetland that they had received approval for. The developer wanted to trade those original 4-5 acres for the new 6-7 acres. Department officials observed the developer working in an area that comprised about 12-13 acres, not 6-7 acres Department officials can confirm exactly how many additional acres the developer needs approval for.

2. Was the donation to the Comité offered in consideration for the approval?

The Minister indicates that he gave a commitment to the developer that they could proceed with the work without any additional approvals or compensation, and that this commitment was given well before the idea of a community donation was raised. He was adamant that he did not request a donation, and that the donation was not made in exchange for approval.

It was Mr. Cooke's understanding that approval would be granted in exchange for the donation. Work could not commence until the donation was made.

Regardless whose version is more accurate, the timing of the donation suggests that it was linked to the approval.

3. Is the Comité a legitimate community organization?

It appears the answer is yes. While the Comité is not incorporated, it has members. They hold meetings. It maintains a bank account. It has been in existence, in various iterations, for a long time. It has organized several community projects in the past.. It has been approved previously by Government and Acadian Affairs. In the present circumstances, it appears that the Comité has a legitimate community project in relation to watershed work that the donated funds are to be directed to, and the Comité has given a commitment to report on its activities.

STEWART McKELVEY
LAWYERS • AVOCATS

65 Grafton Street, P.O. Box 2140
Charlottetown PE C1A 8B9 Canada tel: 902.892.2485 fax: 902.566.5283
stewartmckelvey.com

MEMORANDUM

Privileged & Confidential – Legal Advice

Date: March 27, 2026

To: Norbert Carpenter, Deputy Minister, Land and Environment

From: Murray L. Murphy

Re: Department of Land and Environment - Summerside Golf Club

File: SM56942-1

Norbert,

This memorandum outlines my advice in relation to the Environment Department's involvement with the Summerside Golf Club redevelopment project.

Summary of Events

I met with Norbert Carpenter, Deputy Minister, Land and Environment and Jonah Clements, Deputy Minister, Justice and Public Safety on 13 March 2026 and learned the following.

The former Summerside Golf Club property is owned by PEI Ocean View Resort. The owner is redeveloping the golf course. As a consequence, the developer has, for a number of years, been engaged with your department in order to obtain necessary environmental and other approvals to proceed with its work.

PEI Ocean View Resort is owned by a fellow by the name of Shizhong Liu. In discussions with your department, the developer has been represented by either Cory Black or Graham Cooke. Both of these fellows appear to be independent contractors hired by the developer. Mr. Cooke is a well-known and respected golf course designer and developer. By all accounts, the developer's representatives have dealt with the department in a professional manner.

A couple of years ago, the developer presented plans to revitalize the golf course. At the time, it was determined that a full environmental assessment was not required because the golf course was already approved on the existing footprint. Individual permits, however, would be required for aspects of the development work. In particular, some of the work contemplated intrusions into wetlands, for which approval would be required.

The department has a policy (Wetland Conservation Policy for Prince Edward Island) that addresses approvals for work on wetlands. In summary, permissions for proposed work are determined on the following escalating scale.

1. If possible, a developer is to avoid intrusion into wetlands.

2. If not possible, a developer is directed to minimize impact on wetlands.

3. If not possible, intrusion into wetlands is permissible, provided the developer pays wetland compensation to a fund that is established and overseen by the department. The amount of compensation payable is within the Minister's discretion, although there is generally a per acre formula upon which wetland compensation is based.

In 2024, the developer applied for a watercourse permit. Per the above policy, it was not possible to avoid or minimize wetland intrusion. On 31 October 2024, the department approved the plan and issued a watercourse permit, subject to payment of compensation. The permit contains the following condition:

> *a payment of $406,500 has been received for the compensation of 27.1 Acres of wetland impacted to complete this project.*

Per the wetland compensation formula, the compensation payable could have been assessed at as much as $1,000,000, but the amount was fixed as indicated per discretion in accordance with the policy.

On 6 January 2026, the Deputy received a call from the Minister, who advised that he had met with the developers who had asked for some "tweaks" to their existing approved plans. The Minister described the tweaks as "no big deal" and he advised that he had given verbal approval to the developer. The Minister advised that he also had an initial conversation with the developer about this on 28 October 2025.

The Deputy asked for some detail about the tweaks and was advised that, per the developer's initial plans, some wetlands for which approval had been granted (about 4-5 acres) had not been disturbed, but it was necessary to disturb other wetlands (about 6-7 different acres) that had not been covered by the approval. Essentially, the developer wanted to trade approval for the old acreage for the new acreage. The Minister advised that it would not be necessary for the developer to pay additional compensation.

In February 2026, the department received an anonymous tip to say that the developer was working in an area that they were not approved for. This type of tip is not uncommon, and in fact the department has a tip line. Nor were department representatives surprised about this particular tip, because it was common knowledge that the developer does not have a good relationship with some community members.

The next day, department representatives sent out inspectors who confirmed that the developer was working in an area that they did not have approval for. Department representatives spoke to the developer's people at the site. The developer's representatives indicated that this was all a mix up, the Minister had given permission for the work, and they had paid compensation.

Department officials advised the Deputy that the developer was working on an additional 12-13 acres outside the approved area, not an additional 6-7 acres. Those officials asked the Deputy exactly what changes were made to the approval. The Deputy talked to the Minister and asked what verbal approvals were granted. The Minister advised that the developer's request was not a big deal and involved a small area outside that previously approved, removal of some trees, etc.

Department officials sent five questions in writing to the developer, including: what permissions were granted and whether or not they paid compensation. The developer answered all questions. In particular, the developer provided the department with a copy of proof of an electronic funds transfer to a non-government organization, the Comité Diversité et Equité. The EFT is dated 28 January 2026 and shows a transfer from PEI Ocean View Resort to the Comité in the amount of $100,000.

The Deputy observed that best practice is for the Minister to always have staff accompany him or her in meetings with interested parties, particularly in circumstances where the interested party is seeking some sort of regulatory approval.

With Deputy Clements' assistance, inquiries were made about the Comité . A search of corporate registries did not reveal any information about the Comité, suggesting it is not incorporated. The Comité rang a bell with the Deputy. He recalled that the Comité applied for project funding from the department in 2025. The Comité's representative is identified in the application documents as Elise Milligan. Originally they were allocated $15,000. This was eventually increased to about $24,000. At the time, the Minister advised that this was a local group working on environment / education issues and he wanted to provide them with some funding. The application included sufficient details to qualify for funding. In particular, the application indicated that it intended to arrange for local youth to do local cleanup, collect returnable containers, and arrange for recycling. The application ended up being approved on the basis that the Comité would hire the kids to recycle containers.

The Comité's address on its department application is 48 Mill Road, Wellington. The address houses offices for various organizations, including the Acadian Affairs office. Upon reviewing external signage for the building on Google Maps, it does not appear that the Comité's name is listed on the tenant list.

The Deputy contacted the Director of Acadian Affairs. The Director was familiar with the Comité. The Director indicated that Acadian Affairs had given some funding to the group. The Director indicated that he had been asked by the Minister to try to find some funding for the group, and that the group is a non-profit organization with bylaws.

By this time, ministerial assignments had been changed. There is a new Minister of Land and Environment. She was briefed on the situation. Because no formal amendments had been made to the existing approvals, the department issued a stop work order. This annoyed the developer. That said, and as previously indicated, the developer has been professional to deal with throughout, and has been working through the matter with department officials.

Gilles Arsenault

I interviewed the Minister.

For the most part, the Minister's account is consistent with what I heard from the Deputies.

Before Mr. Arsenault was the Minister, arrangements with the developer for the work, and wetland approvals, were addressed with his predecessor, Minister Myers. Mr. Arsenault had met with the developer's representatives, Graham Cooke and Cory Black during his time as Economic Development Minister. Fast forward to when he was Environment Minister, the developer asked to meet with him. The Minister was also contacted by local MLA Tyler DesRoches who asked the Minister to meet with the developers.

In October 2025, the Minister met with Mr. Cooke and Mr. Black at the Microtel in Summerside. The developers explained that they had approval to work on about 25 acres of land and had paid a wetland compensation fee. They had not disturbed about 4-5 acres of wetland within the approved area and did not need to. They needed, however, to work on an additional 6-7 acres of wetland that lie outside the approved area. The Minister indicated to them that that should not be a problem. The Minister says he went to the Deputy and advised him, and told the Deputy this was not a big issue. The Minister indicated to the Deputy that he had given his commitment. Through additional conversations, the Minister learned that the departmental officials were giving pushback and felt that this could not be done.

Mr. Cooke called the Minister in early November to check to see if they were good to go on their plan. The Minister said he had full intentions of granting their request but needed to involve department staff.

Mr. Cooke called again in late November or early December to indicate that they wanted to do some tree cutting during the winter if possible. The Minister says that he told Mr. Cooke that he should connect with department staff on this. Mr. Cooke added that the project was going well, and that the developers were happy with the amount of work being done on the course.

Mr. Cooke advised the Minister that Mr. Liu wanted to contribute to a community cause. The Minister suggested the local watershed group. Mr. Cooke indicated that they preferred a group that provided support to education. The Minister suggested the Comité, a community organization that he was familiar with.

The Minister spoke to members of the Comité in early December about the possibility of overseeing the contribution and the idea of projects. Comité members thought it would be great opportunity for a community project. They wanted to purchase six storage sheds for equipment and environmental supplies, move them, and retain a consultant to create extracurricular materials and activities for students.

The Minister also explained that the Comité is made up mainly of retired teachers, all of whom are now advancing in age.

Mr. Cooke called the Minister again in mid-January. They discussed both the golf course project and the proposed donation to the Comité.

The cheque was deposited on 27 January 2026, according to the Minister, but the EFT indicates that it was made the following day, 28 January 2026.

On 27 February 2026, Mr. Black texted the Minister about the fact that the developers had received a stop work order. At this point, Mr. Arsenault was no longer Minister of Environment. Mr. Black mentioned that they hoped that the stop work order was just a bump in the road. Mr. Black did not ask the Minister to do anything specifically about the issue.

Nonetheless, the Minister called the Deputy and made inquires. He indicates that the Deputy said that the department needed to figure some stuff out to make sure that the developer was not working on more land than had been agreed in the wetland approval, and they needed to check wetland conditions. He said the department needed to do its due diligence. The Minister responded to Mr. Black the same day and told him to stay tuned.

Mr. Cooke called the Minister in early March to let him know that Mr. Black had met with Environment department staff and they had a good meeting. They probably would not need to disturb any more wetlands than about 2-3 additional acres. He said they had a good meeting and everything looked positive.

The Minister spoke to Elise Milligan on behalf of the Comité. She confirmed that they accepted the contribution in good faith to do a community project. They still had the funds, and if returning the funds was necessary, they would do so. The intention of the group was to submit a full report to the donor after the project was completed, including a summary, receipts and an evaluation.

The Minister advised that he had already indicated to the developer that they had permission to do the work without any further compensation before the issue of a contribution ever came up.

The Minister provided me with names of people who are part of the Comité. Those include Monique Arsenault and Claudette McQuaid. He provided information about some projects that they had done at local schools. This included retaining, supporting, and paying artists to provide works during the Francophone summit. They had done a map project. They had done newcomer working groups. In the past, they accepted donations but don't do full time dedicated fundraising. They generally met and operated at Evangline school, but also have held meetings at the Access PEI boardroom.

I asked the Minister why a formal amendment was not made to the previous approval. The Minister says he discussed it with the Deputy and told the Deputy to operationalize it. There wasn't any discussion about doing any additional paperwork, and the Minister did not follow up.

Elise Milligan

I spoke with Elise Milligan.

Ms. Milligan explained the history of the Comité.

It was originally formed when Leonce Bernard was the MLA for the area. He set up an economic development committee to provide support for local schools. Originally the committee was known as Friends of Education. It eventually evolved to become the Evangeline Community Centre. The organization provided a means for local people to give donations and volunteer work in support of local schools.

When Robert Ghiz was Premier, the committee's work was revived. Through government support, the committee worked on the project referred to by Mr. Arsenault. An organization called ACTI organized meetings on PEI. The committee coordinated a program to commission and paid artists to provide artwork for the meetings.

Soon after that, the committee organized a project to support immigrant families. It was at this time that the committee was rebranded as the Comité Diversité et Equité. It solicited donations, and provided clothing, footwear, eyeglasses, and school supplies to immigrant families and their children. It went on to offer a school lunch program at Evangeline, and also organized a winter coat campaign for students in need.

The Comité's work has always been project-based. In other words, it has been active when funding was available to organize projects, and inactive when no funding was available.

In late 2025, Minister Arsenault contacted Ms. Milligan. He advised that he was in contact with a person who wanted to make a community donation. He asked Ms. Milligan if the Comité was active, could receive a donation, and oversee a community project. She responded positively.

The project under discussion was to support the local watershed group. The Comité proposed to move six buildings onto local school grounds, acquire tools and equipment to support watershed projects, store that equipment in the buildings, and coordinate volunteer watershed projects in local schools for children in grades 9 to 12. For example the children would plant trees, clear streams etc. There were no plans to pay any wages to the student volunteers. Comité members had initial conversation with consultants about developing the project.

All discussions about this project were with Mr. Arsenault. She had no contact with the developer, and does not believe other Comité members did either. Although there was no formal requirement, they intended to report back to the developer.

Ms. Milligan indicated that the following people were active Comité members. Francine Arsenault is a former school board trustee. Monique Arsenault is a former teacher's assistant and research person. Claudette McQuaid, who was mentioned by Minister Arsenault, was not involved in discussions about this particular project but has been involved with other Comité projects over the years.

The Comité has historically met at Evangeline school, or later in the Access PEI boardroom.

Ms. Milligan gave Minister Arsenault a void cheque to be used to facilitate the funds transfer for the donation.

Graham Cooke

I spoke to Graham Cooke, a consultant for the developer, Island Ocean View Resort.

Mr. Cooke says that the client wanted a couple of additional zones at the golf club cleared and additional work performed. The developer identified two locations, to be used for the following:

- A putting green and short game practice area for members and
- A short game / gathering area specifically intended for junior golfers.

In order to develop these locations, additional lands had to be cleared and developed.

The developer reasoned that, because they had not utilized all of the areas that they had been previously approved to clear, and that they had paid for the development of a dedicated amount of wetland, they had some room to work within existing approvals. The proposed plan, however, would have put the developer over the number of acres that they had been approved to work on.

The developer arranged a meeting with Minister Arsenault to discuss it. As indicated, they met at the Microtel Hotel in Summerside in October 2025.

The client was willing to pay. They needed permission for 2-3 additional acres of wetland, and some additional lands (not wetland) that had to be cleared. The Minister suggested that the proposal should be possible. Mr. Cooke told the Minister that the client was willing to pay, and that the client suggested that he was willing to make a contribution to a worthy community group. The developer wanted everything to be above board. Minister Arsenault suggested the Comité.

Mr. Cooke and his colleague were dealing with the Minister. They were not dealing with the department. They did not want to start over in the application process with the department, however they were certainly willing to continue to work with the department throughout the development process.

Mr. Cooke believed that Minister Arsenault was dealing with department officials, and in particular Greg Wilson and Shawn Hill, about the necessary approvals.

Minister Arsenault provided instructions on where to send the donation.

The developer started work right away, and soon after, received a visit from the department and a stop work order was issued.

He was not overly concerned. They were clearing wood and brush, and the work was not time sensitive. They were not concerned about the timing.

Mr. Cooke said that the developer know that the department is sensitive to this type of work and that the goals of the department can sometimes be contrary to projects like the one. For these reasons, again, he was not overly concerned or surprised about the visit from the department or the stop work order. He recognized that there were changes to the work and changes to the amount of acreage involved. That said, the developer felt that they had paid adequate compensation. Wetland compensation charges are much higher on PEI then in other provinces

When the stop work order was issued, the developer didn't argue. Mr. Cooke figured that this was all going to work itself out, and that he would work it out through discussions with Mr. Hill and Mr. Wilson. He realized that there were sensitivities to the work. He met with Mr. Hill and Mr. Wilson on site. The department asked for some changes to their proposed work, for example, the department suggested keeping a hedge line that the developer planned to remove. Mr. Cooke expressed that the developer is willing to make some changes in order to satisfy the department and allow the work to proceed. Presently they are waiting to hear back from the department on next steps.

Legislation and Policy

The *Environmental Protection Act* provides broad powers and discretion to the Minister, including authority to do the following:

- take such action as he considers necessary in order to manage, protect or enhance the environment or manage, protect or enhance environmental health, including:
    - coordinate the work and efforts of public departments, boards, commissions, agencies and interest groups in the province respecting management of the environment;
    - exercise exclusive control over the quality, use, protection or alteration of watercourses, beaches, sand dunes and wetlands within the jurisdiction of the province;

- enter into agreements.[1]

According to the regulations, the Minister may grant a Watercourse or Wetland Activity Permit or a Buffer Zone. The Minister may include such terms and conditions in a permit as the Minister considers necessary or advisable for the protection or benefit of the environment. The Minister may amend a permit or vary the terms or conditions thereof, where the Minister considers it necessary or advisable for the protection or benefit of the environment.[2]

As discussed, the department has adopted a Wetland Conservation Policy for Prince Edward Island. It prescribes that where developments are proposed on or adjacent to a wetland the following process of wetland mitigation will be observed:

1. Avoidance
2. Minimization
3. Compensation

The Policy provides detailed guidance on each step of the wetland mitigation process. Relevant excerpts of the compensation process include the following (emphasis is mine).

> *Compensation refers to a variety of alternatives that attempt to "make up for" the unavoidable lass of or damage to wetland functions and values, usually by improving wetlands off-site from the development. Preferred methods include restoration and enhancement of wetlands,*
>
> *...there may be situations in which a combination of securement and other compensatory measures may be appropriate*
>
> *Large developers may prefer to pay for functional losses with a cash settlement or technological "quick fix." For example, it may be easier to pay for a fish hatchery rather than prevent or minimize damage to a spawning habitat. It is often in the company's best interest to find a quick solution, write off costs, and proceed with the project. However, environmental impacts are seldom resolved by this approach.*
>
> *Compensation requirements should be determined on a case-by-case basis.*
>
> *The preferred method of compensation for wetland functions is restoration or enhancement of other degraded wetland habitats, and then creation of replacement wetlands.*
>
> *Functional losses should be restored in the following order of priority:*
>
> *a. on-site,*

---

[1] *Environmental Protection Act*, RSPEI 1988, c. E-9, ss. 3.(1), clauses (b), (e), and (f).

[2] *Environmental Protection Act* regulations, s. 6..

b. as close to the site as possible,

c. in the same ecosystem.

Compensation for impacts on the social and cultural values of wetlands may include, but should not be restricted to, financial compensation to be used for activities appropriate to the site. These may include building public access facilities and interpretive centres, developing public education materials, or conducting research.

Proponents should demonstrate the efficiency and effectiveness of compensation measures in terms of replacing wetland functions.

Discussion

I offer the following analysis, recommendations and advice.

The issues for the department are:

1. What did the Minister approve?

All information on this point is consistent. The developer asked for permission to work on an additional 6-7 acres of wetland that lie outside the approved area. The Minister gave verbal approval for this work.

The developer had not disturbed about 4-5 acres of wetland that they had received approval for. The developer wanted to trade those original 4-5 acres for the new 6-7 acres. Department officials observed the developer working in an area that comprised about 12-13 acres, not 6-7 acres Department officials can confirm exactly how many additional acres the developer needs approval for.

2. Was the donation to the Comité offered in consideration for the approval?

The Minister indicates that he gave a commitment to the developer that they could proceed with the work without any additional approvals or compensation, and that this commitment was given well before the idea of a community donation was raised. He was adamant that he did not request a donation, and that the donation was not made in exchange for approval.

It was Mr. Cooke's understanding that approval would be granted in exchange for the donation. Work could not commence until the donation was made.

Regardless whose version is more accurate, the timing of the donation suggests that it was linked to the approval.

3. Is the Comité a legitimate community organization?

It appears the answer is yes. While the Comité is not incorporated, it has members. They hold meetings. It maintains a bank account. It has been in existence, in various iterations, for a long time. It has organized several community projects in the past.. It has been approved previously by Government and Acadian Affairs. In the present circumstances, it appears that the Comité has a legitimate community project in relation to watershed work that the donated funds are to be directed to, and the Comité has given a commitment to report on its activities.

4. What, if anything, should be done to address the situation?

The Wetland Conservation Policy was not followed.

Despite the fact that the developer had previously received approval in exchange for wetlands compensation, their late 2025 request probably required a fresh application, which would have been subject to assessment by the committee under the Wetland Conservation Policy. That assessment would have considered the three-step mitigation process: avoidance, minimization, compensation.

An agreement to exchange original acreage for new acreage was an option. However, department officials would have had to first evaluate the new acreage to determine if it was suitable for development before the compensation option was considered.

As mentioned, the Minister's discretion is broad, as are the options available to the committee (and ultimately the department) under the Wetland Conservation Policy.

The Minister may coordinate work among the department and interest groups, enter agreements (for example, with the Comité), include terms and conditions in a watercourse permit, and may amend a permit or vary its terms or conditions.

The Wetland Conservation Policy contemplates an arrangement involving community based groups. The preferred method of compensation is restoration or enhancement of wetland habitats in close proximity to the affected site. Compensation may include building public access facilities and interpretive centres, developing public education materials, or conducting research.

Financial support of a bona fide non-profit group to conduct watershed work in the area falls within the scope of the compensation principles in the policy. The policy requires that work to be monitored and reported on.

Regardless, the department's established process ought to have been followed, and now in retrospect, should be followed. In my opinion, the department ought to require the developer to follow the process. This likely involves an application to amend the existing permit, obtaining necessary approval, and referral to committee per the Wetland Conservation Policy. Whatever the committee determines is appropriate compensation, the Minister retains discretion.

Because best practice calls for an amendment application and compliance with due process, consideration ought to be given to requiring the Comité to return the donation. The department will determine appropriate compensation pursuant to the policy. If the donation is to be returned, I recommend that the former Minister should make those arrangements.

MLM/dr

Prince Edward Island
CANADA

Environment, Energy and Climate Action

Environnement, Énergie et Action climatique

Prince Edward Island
CANADA

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

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

PERMIT NO: WWBZ-2024-0150

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: **Shizhong Liu**
Address:

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

Landscaping-Golf Course Design

on Provincial Property Number(s) 649871 situated at Linkletter in Prince County, PEI with coordinates of 46.39686 latitude and -63.82488 longitude.

This permit is, by order of the Minister effective on: **Thursday, October 31, 2024**
and expires on: **Thursday, December 31, 2026**

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 siltation of any watercourse/wetland.
[B] That all necessary environmental controls (e.g. silt fencing, etc.) must be in place prior commencement of construction and that these must remain in place until a permanent cover of vegetation has established.
[C] That refueling of heavy equipment and storage of fuel, lubricants and/or other potentially toxic chemicals must not take place within 30 metres of any watercourse/wetland.
[D] That a copy of this permit must be maintained on the job site for reference and inspection purposes.
[E] That the death of fish or any permanent alteration to, or destruction of fish habitat is prohibited unless the work, undertaking or activity is authorized by DFO and the work, undertaking or activity is carried on in accordance with the conditions established by DFO.
[F] That it is the applicants responsibility to obtain any other necessary forms of approval or permission from other government agencies (including federal, provincial, and municipal departments) and/or private landowners prior to commencement of the work.
[G] 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.
[H] That the refueling of equipment or storage of any fuel, lubricants or other toxic chemicals must occur a minimum of thirty metres from any watercourse/wetland and the contractor must have on site at all times an Emergency Spill Response Kit, appropriately sized for the equipment in use on-site.
[I] That the operation of a motorized vehicle in the buffer zone may only take place in support of activities conducted under this permit.
[J] That any disturbance of the watercourse, wetland and or buffer zone caused by the project must be repaired as soon as the work is completed.
[K] That all work must take place as outlined in your Application for a Watercourse, Wetland and Buffer Zone Activity Permit dated October 9, 2024 and all submitted documents for this project.
[L] That the installation of environmental protection measures (e.g. silt fencing, check dams) must be an initial step in the

Tel/Tél : 902 368 5044 *princeedwardisland.ca* Fax/Téléc. : 902 368 5830

Prince Edward Island
CANADA

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

Environment, Energy and Climate Action

Environnement, Énergie et Action climatique

Prince Edward Island
CANADA

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

PERMIT NO: WWBZ-2024-0150

construction sequence, and that these and other erosion/sediment control measures (e.g. floating booms, mulching, erosion control blankets, seeding, etc) must be installed and maintained as required to prevent siltation of any watercourse/wetland.
[M] That equipment must arrive on site in a clean/washed condition and must be maintained free of fluid leaks. Any equipment that has been in contact with a marine environment must be cleaned of any sediment, plants or animals and pressure washed with fresh water and/or sprayed with undiluted vinegar prior to being mobilized at the work site.
[N] That the Proponent must ensure that a copy of this permit is maintained on the job site at all times for reference and inspection purposes.
[O] That disturbance of the buffer zone must be restricted to the footprint of the project.
[P] That the proponent must obtain all landowner permissions for any property involved in this project prior to commencing work.
[Q] That where required, all approvals around any relevant municipal bylaws must be obtained from the appropriate municipality before any works are to take place.
[R] That a payment of $406,500 has been received for the compensation of 27.1 Acres of wetland impacted to complete this project.
[S] That any tree cutting involved with this project must not take place between April 15 and August 15 of any calendar year, so as to protect nesting birds in the area.
[T] That an Environmental Management Plan and Environmental Protection Plan, (including an engineered Sediment Control Plan), are to be designed, and implemented for all stages of this project. Once created, all plans are to be submitted to PEI Department of Environment for review by December 1, 2024.

Date issued: Thursday, October 31, 2024

If you have any questions regarding the foregoing permit conditions, please contact Greg Wilson at or gbwilson@gov.pe.ca.

Signed: _____

Greg Wilson

(Acting) Director of Environment Regulatory Division

Tel/Tél : 902 368 5044 *princeedwardisland.ca* Fax/Téléc. : 902 368 5830

Mona Dunn

From: Katie Cudmore
Sent: Friday, May 16, 2025 10:04 AM
To: Norbert Carpenter; Gilles Arsenault
Subject: Fw: New Media Contact: Summerside golf course - wetland

Hi

Media response for review below.

Katie

Katie Cudmore
Communications Officer
Environment, Energy and Climate Action
902-314-3996
katiecudmore@gov.pe.ca

Government of Prince Edward Island
Executive Council Office | Bureau du conseil exécutif
Government of Prince Edward Island | Gouvernement de l'Île-du-Prince-Édouard

---

From: no-reply@princeedwardisland.ca <no-reply@princeedwardisland.ca>
Sent: Friday, May 16, 2025 10:02 AM
To: Katie Cudmore <katiecudmore@gov.pe.ca>
Subject: New Media Contact: Summerside golf course - wetland

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside golf course - wetland

Date: Thursday, May 15

Contact Received From: Nancy Russell

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: I'm working on a story about the wetland being developed as part of the Summerside golf course. We've been hearing some concerns.

1. Did you receive complaints about silt in waterways connected to a project at Property # 649871 in Linkletter?

2. Have you investigated those complaints?

-what happened? (warnings/fines?)

3. There is a permit for a Landscaping and Golf Course Design project on this property, which we have seen.

Are these the typical conditions on a project of this kind?

-Is there anything different that was added? (can't cut trees between April 15 and August 15? is that a usual condition?)

4. There is a payment listed of $406,500 for "compensation of 27.1 acres of wetland impacted to complete this project"

Who receives this compensation?
What is it used for?
How was this amount determined?

5. Has anything changed since this permit was granted?

Department Response: EECA has received a complaint related to this property and has investigated. We have been working closely with the contractor to ensure all required sediment control measures have been put in place to prevent siltation from leaving the site. EECA is happy with the work that has been done to prevent runoff. Our staff have meet with the contractor on a regular basis to ensure the conditions of the permit are being followed.

Conditions are generated for each permit specifically, depending on the activity type and the level of disturbance. The conditions are typical for a project of this nature.

Wetland compensation is only considered when a development is deemed to be in the greater public good and wetland impacts cannot be reasonably avoided. The compensation can be in the form of a specific project brought forward by the proponent and agreed upon by EECA, or in the form of a payment in lieu to the Wetland Compensation Fund. In the Summerside case in question, the latter approach has been taken. The $406,500 contribution will be used to support future wetland creation/restoration projects that seek to offset the functional impacts of the wetland alteration.

The baseline value to deliver a successful wetland project is $20,000/acre; proponents will therefore be required to contribute $60,000/acre to the Wetland Compensation Fund to fulfill the 3:1 compensation requirement. This rate may be subject to change to account for inflationary pressures on project delivery.

Status: Draft

Mona Dunn

From: no-reply@princeedwardisland.ca
Sent: Friday, May 16, 2025 10:49 AM
To: Gilles Arsenault
Subject: New Media Contact: Summerside golf course - wetland

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside golf course - wetland
Date: Thursday, May 15

Contact Received From: Nancy Russell

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: I'm working on a story about the wetland being developed as part of the Summerside golf course. We've been hearing some concerns.

1. Did you receive complaints about silt in waterways connected to a project at Property # 649871 in Linkletter?

2. Have you investigated those complaints?

-what happened? (warnings/fines?)

3. There is a permit for a Landscaping and Golf Course Design project on this property, which we have seen.

Are these the typical conditions on a project of this kind?

-Is there anything different that was added? (can't cut trees between April 15 and August 15? is that a usual condition?)

4. There is a payment listed of $406,500 for "compensation of 27.1 acres of wetland impacted to complete this project"

Who receives this compensation?
What is it used for?
How was this amount determined?

5. Has anything changed since this permit was granted?

Department Response: EECA has received a complaint related to this property and has investigated. We have been working closely with the contractor to ensure all required sediment control measures have been put in place to prevent siltation from leaving the site. EECA is happy with the work that has been done to prevent runoff. Our staff have meet with the contractor on a regular basis to ensure the conditions of the permit are being followed.

Conditions are generated for each permit specifically, depending on the activity type and the level of disturbance. The conditions are typical for a project of this nature.

Wetland compensation is only considered when a development is deemed to be in the greater public good and wetland impacts cannot be reasonably avoided. The compensation can be in the form of a specific project brought forward by the proponent and agreed upon by EECA, or in the form of a payment in lieu to the Wetland Compensation Fund. In the Summerside case in question, the latter approach has been taken. The $406,500 contribution will be used to support future wetland creation/restoration projects that seek to offset the functional impacts of the wetland alteration.

The compensation rate of this project was determined using the principles outlined in the Wetland Conservation Policy of Prince Edward Island. This rate may be subject to change to account for inflationary pressures on project delivery.

Status: Draft

Mona Dunn

From: Gilles Arsenault
Sent: Friday, May 16, 2025 10:10 AM
To: Katie Cudmore; Norbert Carpenter
Subject: Re: New Media Contact: Summerside golf course - wetland

I'm good with this response!
Thanks Katie!

Get Outlook for iOS

From: Katie Cudmore <katiecudmore@gov.pe.ca>
Sent: Friday, May 16, 2025 10:04:19 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>; Gilles Arsenault <gillesarsenaultminister@gov.pe.ca>
Subject: Fw: New Media Contact: Summerside golf course - wetland

Hi

Media response for review below.

Katie

Katie Cudmore
Communications Officer
Environment, Energy and Climate Action
902-314-3996
katiecudmore@gov.pe.ca

Government of Prince Edward Island
Executive Council Office | Bureau du conseil exécutif
Government of Prince Edward Island | Gouvernement de l'Île-du-Prince-Édouard

---

From: no-reply@princeedwardisland.ca <no-reply@princeedwardisland.ca>
Sent: Friday, May 16, 2025 10:02 AM
To: Katie Cudmore <katiecudmore@gov.pe.ca>
Subject: New Media Contact: Summerside golf course - wetland

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside golf course - wetland

Date: Thursday, May 15

Contact Received From: Nancy Russell

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: I'm working on a story about the wetland being developed as part of the Summerside golf course. We've been hearing some concerns.

1. Did you receive complaints about silt in waterways connected to a project at Property # 649871 in Linkletter?

2. Have you investigated those complaints?

-what happened? (warnings/fines?)

3. There is a permit for a Landscaping and Golf Course Design project on this property, which we have seen.

Are these the typical conditions on a project of this kind?

-Is there anything different that was added? (can't cut trees between April 15 and August 15? is that a usual condition?)

4. There is a payment listed of $406,500 for "compensation of 27.1 acres of wetland impacted to complete this project"

Who receives this compensation?
What is it used for?
How was this amount determined?

5. Has anything changed since this permit was granted?

Department Response: EECA has received a complaint related to this property and has investigated. We have been working closely with the contractor to ensure all required sediment control measures have been put in place to prevent siltation from leaving the site. EECA is happy with the work that has been done to prevent runoff. Our staff have meet with the contractor on a regular basis to ensure the conditions of the permit are being followed.

Conditions are generated for each permit specifically, depending on the activity type and the level of disturbance. The conditions are typical for a project of this nature.

Wetland compensation is only considered when a development is deemed to be in the greater public good and wetland impacts cannot be reasonably avoided. The compensation can be in the form of a specific project brought forward by the proponent and agreed upon by EECA, or in the form of a payment in lieu to the Wetland Compensation Fund. In the Summerside case in question, the latter approach has been taken. The $406,500 contribution will be used to support future wetland creation/restoration projects that seek to offset the functional impacts of the wetland alteration.

The baseline value to deliver a successful wetland project is $20,000/acre; proponents will therefore be required to contribute $60,000/acre to the Wetland Compensation Fund to fulfill the 3:1 compensation requirement. This rate may be subject to change to account for inflationary pressures on project delivery.

Status: Draft

Mona Dunn

From: Gilles Arsenault
Sent: Friday, May 9, 2025 3:22 PM
To: Katie Cudmore; Norbert Carpenter; Greg Wilson
Subject: Re: New Media Contact: Summerside development

I am fine with it.

Get Outlook for iOS

From: Katie Cudmore <katiecudmore@gov.pe.ca>
Sent: Friday, May 9, 2025 3:18:57 PM
To: Gilles Arsenault <gillesarsenaultminister@gov.pe.ca>; Norbert Carpenter <norbertcarpenter@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>
Subject: Fw: New Media Contact: Summerside development

Hi

Let me know if you have any concerns with the media response below.

Katie

Katie Cudmore
Communications Officer
Environment, Energy and Climate Action
902-314-3996
katiecudmore@gov.pe.ca

Government of Prince Edward Island
Executive Council Office | Bureau du conseil exécutif
Government of Prince Edward Island | Gouvernement de l'Île-du-Prince-Édouard

---

From: no-reply@princeedwardisland.ca <no-reply@princeedwardisland.ca>
Sent: Friday, May 9, 2025 3:18 PM
To: Katie Cudmore <katiecudmore@gov.pe.ca>
Subject: New Media Contact: Summerside development

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside development

Date: Friday, May 09

Contact Received From: Connor Lamont

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: We were speaking with residents in Summerside who say a lot of trees were cut down around the ocean view resort. There's a zoning by law amendment proposal with the city of Summerside for the land to build condos and a golf course. We swung by and there are lots of trees cut down. Residents say the conservation authority had asked them to stop cutting.

Did the owner of the ocean view resort property receive approval for the clear cutting? And how close can they build and cut trees to the boardwalk that runs right beside the resort?

Department Response: Environment, Energy and Climate Action (EECA) has issued a permit for the development associated with the golf course only. EECA has verbally directed the contractor to cease development on the condos until it is confirmed that all proposed development is located outside of the watercourse, wetlands and buffer zones. The developer has been cooperative and EECA is working closely with them. A permit would not be required if the development is outside the wetland and buffer zone.

EECA would not have jurisdiction re: how close to the boardwalk they can build.

Status: Draft

Mona Dunn

From: Greg Wilson
Sent: Thursday, March 12, 2026 4:03 PM
To: Jonah Clements; Mitchell O'Shea
Cc: Todd Dupuis; Norbert Carpenter
Subject: Fraud Awareness and Reporting - Summerside Golf Course Redevelopment Project
Attachments: Chronological and Recived Timeline - Summerside Golf Course Issue March 12_ 2026.docx; Q_A Summerside Redevelopment Project.pdf

Gentlemen:

At the direction of Deputy Minster Carpenter, and in light of recent events that my staff and I have become aware of involving the Summerside Golf Course Redevelopment Project, I feel it is my duty to inform you that an act of fraud may have occurred.

In keeping with the Government Fraud Awareness and Reporting Policy I have attached the following sequence of events for your review.

I have also included a list of questions and answers pertinent to the issue.

Regards,

Greg Wilson
Director
Environment Regulatory Services Division
Dept. Environment, Energy and Climate Action
902-368-5274

Information Received/Actions Timeline – Summerside Golf Course Redevelopment Project

February 24, 2026 – An anonymous complaint is received by LE staff regarding tree cutting within a mapped wetland in the area of the Summerside Golf Course Redevelopment project.

February 25, 2026 – LE staff call Blair Duggan (employee of Northen Golf Design on behalf of Ocean View Resort and/or Shizhong Holdings Inc.) to confirm that tree cutting was actually occurring on the golf course property. This was confirmed by Mr. Duggan over the phone.

February 25, 2026 (continued) – Site visit was conducted by LE staff member Shawn Hill and he confirmed that tree cutting was taking place in an area not previously approved for disturbance in the Watercourse/Wetland and Buffer Zone Alteration Permit issued October 31, 2024. Mr. Duggan didn't understand why there was a problem but offered to call Graham Cooke to clarify any issues. Over the phone, Graham Cooke told Shawn Hill that Minister Arsenault had previously met with him and Cory Black and had approved the work and that money had been paid to compensate for this new work.

February 25, 2026 – Director Greg Wilson asked Deputy Minister Carpenter if he was aware of any meeting that took place between the Minister and the golf course developers where changes to the original approval were made without consulting staff. In addition, was he aware of any compensation payment as staff were not aware of any payments made to the Provincial Wetland Compensation Fund as per the policy. Deputy Carpenter said he couldn't confirm that a meeting took place, but that he would check with the Minister.

February 26, 2026 – Plans showing the vegetation clearing that was agreed upon by Minister Arsenault are forwarded to LE by Corey Black. Mr. Black reaffirms that compensation had been paid for any wetland disturbance and loss, and that apparently the compensation money had been paid to a charitable company put forward by Minister Arseanult. ~ Tyler

February 27, 2026 – Staff review the original approval and come to the conclusion that the areas that trees have been cut on, areas that are still to be cut, and areas proposed to be developed into more golf course were not approved on the original permit.

Based on the permissions that the developers said they were given by the Minister, but that the Department cannot confirm, Director Wilson tells staff to send an email directive to the developers to cease all activities in the areas of concern. The developers are told that the Department has no records of any approvals being given for their recent or proposed activities at the site.

March 5, 2026 – LE compile and send a set of questions regarding the recent events to Graham Cooke, Corey Black, and Blair Duggan, and request a formal response in writing. Developers are also asked to meet face to face with LE staff to try to sort out the discrepancies in recent events.

March 10, 2026 – A response to the questions are received by LE staff from Corey Black, including the following additional background information:

- **October 28, 2025 –** In person discussions regarding additional tree cutting in mapped wetland areas occur between the developers and Minister Arsenault.
- **January 28, 2026 –** Final text approval from Minister Arsenault.
- **January 28/29, 2026 –** 100,000.00 CAD payment made.

March 10, 2026 - In a face-to-face meeting staff go over the questions and answers with Corey Black and Blair Duggan and come to the conclusion that there are some serious irregularities on how permissions were given to the developers from the Minister, and how compensation for this expanded development was paid for.

Decision is made to bring this issue to the attention of Assistant Deputy Dupuis and Deputy Carpenter.

Summary Prepared by Director Greg Wilson

Date: March 12/2026

Summerside Golf Course Redevelopment Questions for
Northern Golf Design, PEI Ocean View Resort Inc., Shizhong Holding Inc.

Wetland Tree Cutting and Heavy Machinery Disturbance
March 5, 2026

1. When did the discussions regarding additional tree cutting in mapped wetland areas occur between the developers and Minister Arsenault? October 28th 2025

2. How did these discussions occur? Was this through a phone call, in-person meeting, text message, or e-mail? Is there any supporting documentation? In person meeting

3. When was the final text approval from Minister Arsenault sent (date/time)? January 28h 2026

4. You report the 2026 wetland tree cutting and heavy machinery disturbance was the result of previous wetland compensation areas that were not fully met. Did the Minister receive any maps/documents for the proposed changes to the wetland compensation (i.e., twenty-eight (28) acres paid for compensation on Oct. 9, 2024, with twenty-two (22) acres actually impacted, leaving a six (6) acre credit?) Who participated in these discussions? Is there any supporting documentation? We showed the minister on our computer the area that was cleared and the area that was paid for

5. You have told us the golf course owner has made a recent charitable donation to a PEI Cultural Education Program in lieu of the loss of additional wetlands that have been negatively impacted by tree cutting and operation of heavy machinery. This is not recognized by our department as an alternative to a wetland compensation payment. Please provide the name of the receiving organization who received the donation and the amount of money they received from the owner.

   Please see attached receipt

BMO

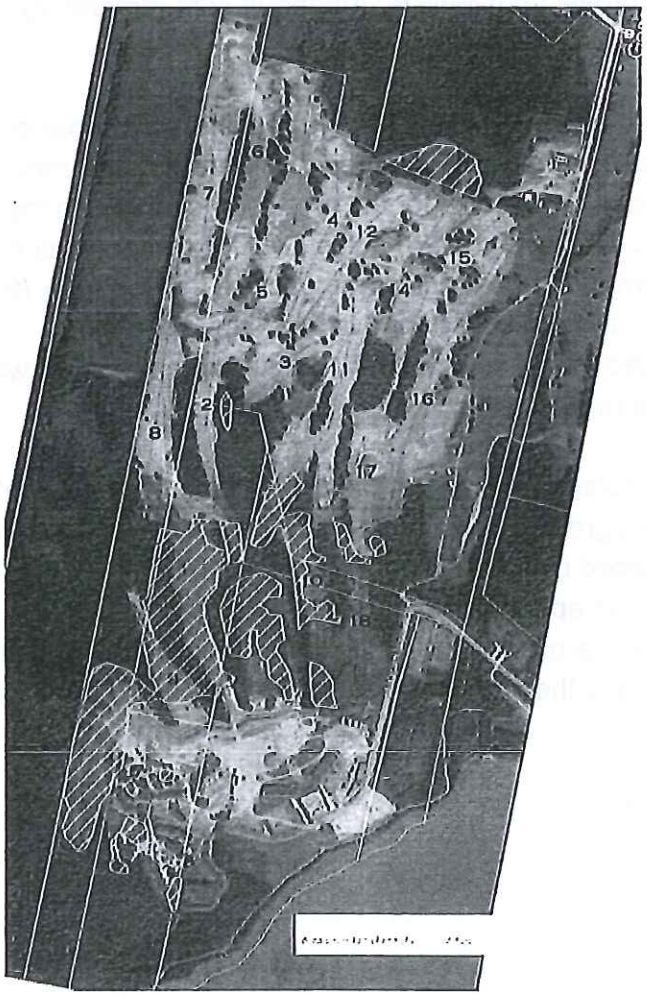
EFT Payments
Generated by WDU
Generated on 2026-01-29 09:58 AM EST

EFT Account ID	File Number	Number of Payments	Total Amount	Last Updated Date	Status
[redacted]	0028	1	100,000.00 CAD	2026-01-28	Confirmed

Funding Account
[redacted]

Payee/Payer Name	Template	Value Date	Amount	Short Name	Long Name	Bank Details	Status	Reason
Comite Diversite Et Equite En	EFTVIR	2026-01-28	$ 100,000.00 CAD CR	FEI OVR	FEI Oceanview Resort	[redacted]	Confirmed	

6. Please show us on a map the discrepancy you note between the existing wetland compensation plan (paid in 2024) and the reported reduction in wetland destruction acreage.



BMO

EFT Payments

Generated by WDU

Generated on 2026-01-29 09:58 AM EST

[redacted]unt ID	File Number	Number of Payments	Total Amount	Last Updated Date	Status
[redacted]	0028	1	100,000.00 CAD	2026-01-28	Confirmed

Funding Account

[redacted]

Payee/Payer Name	Template	Value Date	Amount	Short Name	Long Name	Bank Details	Status	Reason
Comite Diversite Et Equite En	ENVIR	2026-01-28	$ 100,000.00 CAD CR	PEI OVR	PEI Oceanview Resort	[redacted]	Confirmed	

PROJECT REQUEST

ÉCO-VILLAGE COMMUNAUTAIRE : AGIR POUR UN FUTUR DURABLE

(COMMUNITY ECO-VILLAGE: TAKING ACTION FOR A SUSTAINABLE FUTURE)

COMITÉ DE DIVERSITÉ ET ÉQUITÉ EN ÉDUCATION

(DIVERSITY AND EQUITY IN EDUCATION COMMITTEE)

ATTN: ÉLISE MILLIGAN, PROJECT LEAD

P.O. BOX 160

48 MILL ROAD

WELLINGTON, PE C0B 2E0

PRESENTED TO THE

DEPARTMENT OF ENVIRONMENT, ENERGY

AND CLIMATE ACTION

JANUARY 20, 2025

Project proposal
Department of Environment, Energy and Climate Action

Project title: Éco-village communautaire : Agir pour un futur durable

Applicant: Comité de diversité et équité en éducation

Date: January 20, 2025

Objective: Enhance the knowledge and skills of grade 7-9 students regarding the environment, energy and climate action

Audience: The six French schools, in partnership with six of the Public Schools Branch's French immersion schools (total of 12 schools)

Partners: Local communities

Environmental associations

Schools and universities

Businesses specializing in recycling and renewable energy

Provincial watershed groups

Description:

Faced with increasing environmental degradation, local communities have an important role to play in environment preservation. This project aims to educate intermediate students and encourage them to adopt sustainable practices, while implementing concrete solutions to minimize our ecological footprint.

Objectives:

1. Make the local student population aware of environmental issues;
2. Encourage renewable energy as well as energy transition;
3. Reduce waste through sorting and recycling campaigns;
4. Improve the local biodiversity by reforesting and creating green spaces;
5. Involve youth in practical, educational and innovative initiatives.

Main activities:

1. Organization of awareness campaigns
2. Creation of community gardens
3. Promotion of renewable energy
4. Presentation by experts in the field
5. Watershed visits
6. Exploration of existing government programs
7. Creation of exploratory modules focusing on the environment

Expected results:

1. Significant reduction in household waste through recycling
2. Increase in green spaces and the number of trees planted
3. Better informed population, committed to sustainable practices
4. Development of a local economy that respects the environment
5. Strengthening of community relationships around a common cause
6. Creation of an exploratory curriculum focusing on the environment, energy and climate action

Budget:

Activity and program development	$2,400.00 x 6 schools = $14,400.00
Administrative expenses	$1,500.00
Total:	**$15,900.00**

Proposition de projet
Ministère de l'environnement, de l'énergie et de l'action climatique

Titre du projet : **"Éco-Village Communautaire : Agir pour un Futur Durable"**

Demandeur : Comité de diversité et équité en éducation

Date : Le 20 janvier 2025

Objectif : D'améliorer les connaissances et les compétences des jeunes d'âge scolaire (7e à 9e année) au sujet de l'environnement, de l'énergie et de l'action climatique

Audience : Les six écoles de langue française en partenariat ouvert avec 6 écoles d'immersion de la Public School Branch. (12 écoles au total)

Partenaires : Collectivités locales

Associations environnementales

Établissements scolaires et universitaires

Entreprises spécialisées dans le recyclage et les énergies renouvelables

Les groupes : Watershed de la province

Approved:
Amount: $23,900
Account:
Date:

$11,950 232 - 4199
$11,950 827 - 4299

Description :

Face à la dégradation environnementale croissante les communautés locales ont un rôle crucial à jouer dans la préservation de l'environnement. Ce projet vise à sensibiliser et à engager les étudiants de l'intermédiaire à adopter des pratiques durables, tout en mettant en place des solutions concrètes pour réduire l'empreinte écologique.

Objectifs :

1. Sensibiliser la population étudiante locale aux enjeux environnementaux;

Description: plan community recycling / education project
financial assistance

2. Encourager les énergies renouvables et la transition énergitique;
3. Réduire les déchets grâce à des campagnes de tri et de recyclage;
4. Améliorer la biodiversité locale en reboisant et en créant des espaces verts;
5. Impliquer la jeunesse dans des initiatives pratiques, éducatives et innovantes.

Activités principales :

1. Organisation de campagnes de sensibilisation :
2. Création de jardins communautaires
3. Promotion des énergies renouvelables
4. Présentation d'experts dans le domaine recherché
5. Visite des lieux occupés par les "Watershed groups"
6. Exploration de programmes gouvernementaux existants.
7. Création de modules exploratoire sur le thème de l'environnement.
8. Initier un projet se rattachant au contenant recyclable et l'effort de jeunes en action avec un projet pilot dans ce domaine.

Résultats attendus :

1. Réduction significative des déchets ménagers grâce au recyclage;
2. Augmentation des espaces verts et des arbres plantés;
3. Population mieux informée et engagée dans des pratiques durabbles;
4. Développement d'une économie locale respectueuse de l'environnement;
5. Renforcement des liens communautaires autour d'une cause commune
6. Création d'un curriculum exploratoire centré sur l'environnement, l'énergie et l'action climatique.

Budget :

Développement d'activités et programmation	$2 400 x 6 écoles =	$14 400.00
Frais d'administration : Et projet jeune en action		$9 500.00
Total :		**$23 900.00**

Summerside Golf Course Redevelopment Questions for
Northern Golf Design, PEI Ocean View Resort Inc., Shizhong Holding Inc.

Wetland Tree Cutting and Heavy Machinery Disturbance
March 5, 2026

1. When did the discussions regarding additional tree cutting in mapped wetland areas occur between the developers and Minister Arsenault? October 28th 2025

2. How did these discussions occur? Was this through a phone call, in-person meeting, text message, or e-mail? Is there any supporting documentation? In person meeting

3. When was the final text approval from Minister Arsenault sent (date/time)? January 28h 2026

4. You report the 2026 wetland tree cutting and heavy machinery disturbance was the result of previous wetland compensation areas that were not fully met. Did the Minister receive any maps/documents for the proposed changes to the wetland compensation (i.e., twenty-eight (28) acres paid for compensation on Oct. 9, 2024, with twenty-two (22) acres actually impacted, leaving a six (6) acre credit?) Who participated in these discussions? Is there any supporting documentation? We showed the minister on our computer the area that was cleared and the area that was paid for

5. You have told us the golf course owner has made a recent charitable donation to a PEI Cultural Education Program in lieu of the loss of additional wetlands that have been negatively impacted by tree cutting and operation of heavy machinery. This is not recognized by our department as an alternative to a wetland compensation payment. Please provide the name of the receiving organization who received the donation and the amount of money they received from the owner.

   Please see attached receipt

Mona Dunn

Subject:	Contractor Licensing Program Updates
Location:	Norbert's Office
Start:	Fri 2/2/2024 10:00 AM
End:	Fri 2/2/2024 11:00 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Cindy Ferguson
Required Attendees:	Hannah Jenkins; Todd Dupuis; Greg Wilson; Norbert Carpenter

Also meeting to discuss the proposed golf development in Summerside

Mona Dunn

Subject:	Summerside Golf Course Discussion
Location:	1st Floor boardroom, Innovation PEI, 94 Euston St
Start:	Thu 3/7/2024 11:00 AM
End:	Thu 3/7/2024 12:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Cindy Ferguson
Required Attendees:	Steven Myers; Norbert Carpenter; Greg Wilson; Todd Dupuis; Stefanie Corbett; Gilles Arsenault
Optional Attendees:	Shelley Brennan

Meeting w/ Developers

Mona Dunn

From: Shelley Brennan
Sent: Monday, March 18, 2024 9:43 AM
To: Gilles Arsenault; Steven Myers; Stefanie Corbett; Norbert Carpenter; Greg Wilson
Cc: Cindy Ferguson
Subject: FW: PEI Notes

Forwarding a second email from Mr. Cooke.

Shelley

Shelley Brennan
Executive Assistant
Minister/Deputy Minister's Office
shelleybrennan@gov.pe.ca
Phone: 902-368-5865
Fax: 902-368-6255

Department of Economic Development, Innovation and Trade
Government of Prince Edward Island
94 Euston Street, 2nd Floor
Charlottetown, PE C1A 7M8
www.PrinceEdwardIsland.ca

From: Graham [redacted] Cooke.
Sent: Friday, March 15, 2024 4:07 PM
To: Shelley Brennan <shelleybrennan@gov.pe.ca>
Subject: FW: PEI Notes

You don't often get email from grahamcooke7@gmail.com. Learn why this is important

Hello Mr. Steven Myers % Mr. Gilles Arsenault

Thank you both for allowing us to present the project to you and your group on the 7th of March.

However, I thought it might be helpful to outline again some of the discussed issues.

We are prepared to select a major environmental company to do more delineation and the EI assessment as determined. However, Mr. Wilson wanted to review options. Hopefully the old course would not require studies other then the need to determine water uses from existing wells.

The Compensation numbers provided by Mr. Wilson I'm fairly certain would be accepted and paid by the client.

Mona Dunn

From: Greg Wilson
Sent: Friday, April 5, 2024 8:14 AM
To: Norbert Carpenter; Todd Dupuis
Subject: FW: Summerside Golf & resort

FYI

From: Graham <[redacted]>
Sent: Thursday, April 4, 2024 4:49 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>; Shelley Brennan <shelleybrennan@gov.pe.ca>; Nicolle Morrison <nicolle@century21pei.com>; corey@grahamcooke.ca
Subject: Golf & resort

Some people who received this message don't often get email from grahamcooke7@gmail.com. Learn why this is important

Hello Greg,

Just an update.
On the issue of an inclusive golf course I went through my correspondence and past e-mails with the ownership team. The objective was always to provide a public course for Island golfers and Summerside area golfers at or close to the rates they were charging before it closed. I'm preparing an outline to the ownership team that describes this type of function for all play at the new 18 hole course and short nine hole par three course. Normally tourist play is charged higher then the residents of PEI. However I'm outlining a tourism charge that will not be higher then the average charge at the present PEI resorts. I'm working on the wording to make sure it is clear and acceptable.

This fee philosophy has always been the model of the owner. As he has stated this is a Legacy course and not a venture to recapture the investment dollars spent to build the courses, new clubhouse, garage, golf course cutting equipment and the staff to maintain these courses in mint condition.

Again these are words however I hope to have a signed testament to this program and fee structure shortly.

On the issue of the lands to the west (new property purchased by the owner) Nicolle Morrison is making the arrangements to ensure these lands are properly accepted and zoned to allow the development as shown on the Master Plan to proceed.

On the issue of the compensation I wish to have another discussion with you on how best to address the numbers. At present Nicolle has the opportunity to purchase two properties that contain fairly high wet land footprints. These lands would add up to over 60 acres. She is searching for other wetland properties that may contain higher wet land acreage.

Within the lands owned by the owner there are wet lands that were not touched because they are wet lands. I'm asking if these wet land acres could become part of the compensation package.

I'm hoping we can talk again soon to explore the compensation issues.

All for now,

Mona Dunn

From: Greg Wilson
Sent: Friday, April 5, 2024 8:29 AM
To: Graham
Cc: Shawn Hill; Todd Dupuis; Norbert Carpenter; Dale Thompson
Subject: RE: Summerside Golf & resort

Hi, Graham:

Thank you for the information and I look forward to follow-up conversations early next week. A signed testament from the owner with regards to proposed course fees would be helpful for the process.

With regards to the compensation it is important to note that the goal of the Provincial Wetland Policy is no "net loss". All existing wetlands owned by the developer are already protected under existing provincial legislation and therefore they cannot be taken into account when considering a wetland compensation package just because they weren't touched. It is very hard for the human race to duplicate the complexity that nature has already bestowed on existing wetlands, therefore all care is taken to avoid and minimize their disturbance.

I have attached a link to our provincial wetland policy for some background on how we approach the issue. www.princeedwardisland.ca/sites/default/files/publications/pei_wetland_policy_2007_0.pdf

I will reach out next Monday after you have had a chance to digest the information.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Graham <[redacted]>
Sent: Thursday, April 4, 2024 4:49 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>; Shelley Brennan <shelleybrennan@gov.pe.ca>; Nicolle Morrison <nicolle@century21pei.com>; corey@grahamcooke.ca
Subject: Golf & resort

Some people who received this message don't often get email from grahamcooke7@gmail.com. Learn why this is important

Hello Greg,

Just an update.
On the issue of an inclusive golf course I went through my correspondence and past e-mails with the ownership team. The objective was always to provide a public course for Island golfers and Summerside area golfers at or close to the rates they were charging before it closed. I'm preparing an outline to the ownership team that describes this type of function for all play at the new 18 hole course and short nine hole par three course. Normally tourist play is charged

higher then the residents of PEI. However I'm outlining a tourism charge that will not be higher then the average charge at the present PEI resorts. I'm working on the wording to make sure it is clear and acceptable.

This fee philosophy has always been the model of the owner. As he has stated this is a Legacy course and not a venture to recapture the investment dollars spent to build the courses, new clubhouse, garage, golf course cutting equipment and the staff to maintain these courses in mint condition.

Again these are words however I hope to have a signed testament to this program and fee structure shortly.

On the issue of the lands to the west (new property purchased by the owner) Nicolle Morrison is making the arrangements to ensure these lands are properly accepted and zoned to allow the development as shown on the Master Plan to proceed.

On the issue of the compensation I wish to have another discussion with you on how best to address the numbers. At present Nicolle has the opportunity to purchase two properties that contain fairly high wet land footprints. These lands would add up to over 60 acres. She is searching for other wetland properties that may contain higher wet land acreage.

Within the lands owned by the owner there are wet lands that were not touched because they are wet lands. I'm asking if these wet land acres could become part of the compensation package.

I'm hoping we can talk again soon to explore the compensation issues.

All for now,

Graham Cooke

Mona Dunn

From: Norbert Carpenter
Sent: Tuesday, April 23, 2024 11:37 AM
To: Cindy Ferguson
Subject: Friday 1-4 Meeting

Hi Cindy,

Can you add to Minister and my calendar a meeting 1-4 at the St. Regis Hotel with Graham Cooke and his partner Corey. Subject: Summerside Golf Project. We won't need a room, as we plan to have lunch together.

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca

Prince Edward Island
CANADA

Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

Mona Dunn

Subject:	Summerside Golf Project
Location:	St. Regis Hotel
Start:	Fri 4/26/2024 2:00 PM
End:	Fri 4/26/2024 5:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Cindy Ferguson
Required Attendees:	Norbert Carpenter; Steven Myers

w/ Graham Cooke and Corey

Date

Meeting: Minister Myers, Myself Corey Black, Graham Cooke to discuss Proposed re-vamp of Golf Course in Summerside.

- Mr. Liu and his interpreter joined for a few minutes.

- Showcased his other golf course in Ontario, presented to us a presentation highlighting his fragrance business in China.

- Discussion about wetland compensation took place. Minister Myers informed the group of going with the lower end of the price scale.

(Heading Toronto)

Page

Information Update

Topic: Proposed Upgrades to Summerside Golf Course
Date: Apr 24, 2024
Prepared By: Greg Wilson - Acting Director Environment Regulatory Division

Background
On March 7, 2024

- Minister, Deputy and representatives from Innovation and MLA Arsenault met with Graham Cooke about a proposed major redevelopment to the now closed Summerside Golf Course.

- Environmental issues outstanding at the time were:
    - More wetland delineation required on newly acquired property
    - Environmental Impact Assessment needs to be completed
    - Clarification of groundwater requirements
    - Compensation fee for proposed wetland impacts (at that time a figure of $20,000/hectare was given, however this was incorrect and correct figure is actually $20,000/acre at a 3:1 ratio which equates to $60,000/acre. This was corrected with the developers shortly after the meeting.)
    - Request to purchase wetland properties and use them as part of the compensation
    - No clarification if the course would be exclusive to guests of owner/resort or if it would be open to the public to play
    - Part of the new golf course is in the City of Summerside's jurisdiction

- Proponent wanted to commence work on the old course in 2024 prior to full EIA approval but would ensure that.....
    - All sensitive zones that are off limits to be marked and fenced to ensure no plant life or habitat is accidentally touched. Mr. Cooke has experience in this area.
    - A governmental environmental person on site at least once a week.
    - When the project was finished, the owner would allow a time in the week when the golf course would be open for residents of Summerside and PEI to enjoy the course by using it for walking, dog walking, picnics, etc.

April 4/2024

Mr. Cooke has stated that the objective of the ownership team was always to provide a public course for Island golfers and Summerside area golfers at or close to the rates they were charging before it closed. Working to have a signed testament to a 18 hole and short 9 hole all play course program and tourist fee structure.

Mr. Cooke sees the new compensation fee requirements as high. Given the total impact of wetland destruction proposed is 25-30 acres, the compensation would be somewhere between 1.4 Million and 1.8 million. Of note is that the compensation fee associated with the Provincial Wetland Policy of $20,000/acre at a 3:1 ration was newly increased in January of 2024 from $6,100/acre at a 3:1 ration. It had never been increased since it came into use in 2007 and the costs associated with wetland creation have risen significantly. Part of the fee strategy is also to try to deter developers from impacting wetlands and force them to find other alternatives. A low fee just encourages a mindset of "payment is just the cost of doing business" and more wetlands get destroyed than protected.

- Environmental Issues still outstanding as of April 24, 2024:
    - More wetland delineation required on newly acquired property
    - Environmental Impact Assessment needs to be started and completed
    - Compensation fee of $20,000/acre at a 3:1 ratio which equates to $60,000/acre.
    - Request to purchase wetland properties and use them as part of the compensation by turning them over to the Government
        - This idea does not work with the wetland policy because the wetlands on these properties are already protected even though the province does not own them. If wetlands are destroyed, we need compensation for them not control over existing ones.
    - No clarification if the course would be exclusive to guests of owner/resort or if it would be open to the public to play
        - There have been verbal promises but nothing in writing and even that would not guarantee that the owner would have to follow it in the future.
    - Part of the new golf course is in the City of Summerside's jurisdiction
        - Contacted the city for comment but they have not gotten back to us so we don't know what their position is.

Since April 4, 2024

There has been one follow-up phone call where Mr. Cooke who was asking if the fees could be reduced. The response was that those were the fees under the policy and the Minister has the final say.

Mona Dunn

From: Greg Wilson
Sent: Wednesday, April 24, 2024 3:52 PM
To: Norbert Carpenter
Cc: Steven Myers
Subject: Information Note - Summerside Golf Course Redevelopment
Attachments: Summerside Golf Course.docx

Hi, Norbert:

As requested please find attached the information note on the Summerside Golf Course redevelopment which you had requested.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

Mona Dunn

From: Shelley Brennan
Sent: Wednesday, May 1, 2024 11:05 AM
To: Steven Myers; Norbert Carpenter
Cc: Cindy Ferguson
Subject: FW: Update Project PEI

From: Graham [redacted]>
Sent: Tuesday, April 30, 2024 4:27 PM
To: Shelley Brennan <shelleybrennan@gov.pe.ca>
Subject: Update Project PEI

Hello Shelly,
Can you sent the following e-mail to Mr. Steven Myers & Mr. Norbert Carpenter

Hello Mr. Myers and Mr. Norbert Carpenter
Thankyou for meeting Corey and I in Toronto along with William and Mr. Liu. It was most appreciated.
To follow-up with our progress to move the Summerside resort and golf course forward I hope to soon visit the Summerside golf course site. The visit would be to walk lands recently purchased by Mr. Liu that now are being used for golf in our Master Plan. This new land parcel on the western side of the site is a linear piece of property with cleared and worked lands to the north where new golf holes will be built. The southern portion of this land strip goes into a light forested area that may contain wetlands however, we are not using this forested portion for golf holes. Corey and I walked the open portion of this property and I want to recheck this land to see if visually there are and concerns about possible wetlands that would need delineation.

I have a number of other issues that I would also review in this visit to get us better prepared for any work commencement date. I hope to have Barry Stone on site during this visit as he is an irrigation expert who is very familiar with Summerside's golf course watering systems and water uses. I have worked with Barry on many projects and he is always in demand.

If it is possible I would be pleased to have you both join me in a tour of the property and resort and of course review the new property purchased to check for wetlands.

If you have a date or two that would work for a property review please let me know so I can make flight arrangements.

Thank you again for the meeting in Toronto (Mr.Liu was glad to have the chance to discuss compensation and the commitments that come with a project of this magnitude).

Regards,
Graham Cooke

Note: The Dodgers and their new Star were not so kind to the Blue Jays.

Mona Dunn

From: Norbert Carpenter
Sent: Wednesday, May 1, 2024 11:06 AM
To: Greg Wilson
Cc: Hannah Jenkins
Subject: FW: Update Project PEI

FYI- we can chat.

From: Shelley Brennan <shelleybrennan@gov.pe.ca>
Sent: Wednesday, May 1, 2024 11:05 AM
To: Steven Myers <samyersminister@gov.pe.ca>; Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Cc: Cindy Ferguson <cmferguson@gov.pe.ca>
Subject: FW: Update Project PEI

From: Graham <[redacted]>
Sent: Tuesday, April 30, 2024 4:27 PM
To: Shelley Brennan <shelleybrennan@gov.pe.ca>
Subject: Update Project PEI

Hello Shelly,
Can you sent the following e-mail to Mr. Steven Myers & Mr. Norbert Carpenter

Hello Mr. Myers and Mr. Norbert Carpenter
Thankyou for meeting Corey and I in Toronto along with William and Mr. Liu. It was most appreciated.
To follow-up with our progress to move the Summerside resort and golf course forward I hope to soon visit the Summerside golf course site. The visit would be to walk lands recently purchased by Mr. Liu that now are being used for golf in our Master Plan. This new land parcel on the western side of the site is a linear piece of property with cleared and worked lands to the north where new golf holes will be built. The southern portion of this land strip goes into a light forested area that may contain wetlands however, we are not using this forested portion for golf holes. Corey and I walked the open portion of this property and I want to recheck this land to see if visually there are and concerns about possible wetlands that would need delineation.

I have a number of other issues that I would also review in this visit to get us better prepared for any work commencement date. I hope to have Barry Stone on site during this visit as he is an irrigation expert who is very familiar with Summerside's golf course watering systems and water uses. I have worked with Barry on many projects and he is always in demand.

If it is possible.I would be pleased to have you both join me in a tour of the property and resort and of course review the new property purchased to check for wetlands.

If you have a date or two that would work for a property review please let me know so I can make flight arrangements.

Thank you again for the meeting in Toronto (Mr.Liu was glad to have the chance to discuss compensation and the commitments that come with a project of this magnitude).

Regards,
Graham Cooke

Note: The Dodgers and their new Star were not so kind to the Blue Jays.

Mona Dunn

From: Greg Wilson
Sent: Monday, May 13, 2024 2:38 PM
To: Norbert Carpenter
Subject: RE: follow-up - Summerside Golf Course

Hi, Norbert:

As we look ahead Monday 20th and Wednesday 22nd of next week are open right now.

Gw

From: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Sent: Monday, May 13, 2024 2:34 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>
Subject: FW: follow-up

Hi Greg,

See below.

If you have days that work, let me know.

From: Graham <[redacted]>
Sent: Monday, May 13, 2024 2:21 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

HI Norbert,
Still getting cool wet weather (slow start to the golf season for most golf clubs).

I'm just following-up with you to see when we can discuss the project and hopefully walk the land together with you and Greg Wilson.
I appreciate you must be busy with other duties as the summer tourism on PEI is approaching.

Graham Cooke,
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 6, 2024 12:57 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

Greg was out sick. Our meeting is now tomorrow. I will touch base with you following it.

Norbert

From: Graham [redacted]>
Sent: Friday, May 3, 2024 11:57 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Thanks for the update.
Graham

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 2, 2024 12:09 PM
To: [redacted]
Cc: Steven Myers
Subject: follow-up

Hi Graham,

I have a meeting with Greg in the morning and will circle back to you following the meeting regarding the next steps. Thanks for sending along the last note.

Talk soon.

Norbert

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca

Prince Edward Island
CANADA

Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

Mona Dunn

From: Norbert Carpenter
Sent: Monday, May 13, 2024 2:49 PM
To: Greg Wilson
Subject: RE: follow-up - Summerside Golf Course

I let him know that Wednesday works. Monday is a holiday

From: Greg Wilson <GBWILSON@gov.pe.ca>
Sent: Monday, May 13, 2024 2:38 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up - Summerside Golf Course

Hi, Norbert:

As we look ahead Monday 20th and Wednesday 22nd of next week are open right now.

Gw

From: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Sent: Monday, May 13, 2024 2:34 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>
Subject: FW: follow-up

Hi Greg,

See below.

If you have days that work, let me know.

From: Graham <[redacted]>
Sent: Monday, May 13, 2024 2:21 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

HI Norbert,
Still getting cool wet weather (slow start to the golf season for most golf clubs).

I'm just following-up with you to see when we can discuss the project and hopefully walk the land together with you and Greg Wilson.
I appreciate you must be busy with other duties as the summer tourism on PEI is approaching.

Graham Cooke,
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 6, 2024 12:57 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

Greg was out sick. Our meeting is now tomorrow. I will touch base with you following it.

Norbert

From: Graham <grahamcooke7@gmail.com>
Sent: Friday, May 3, 2024 11:57 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Thanks for the update.
Graham

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 2, 2024 12:09 PM
To: [redacted]
Cc: Steven Myers
Subject: follow-up

Hi Graham,

I have a meeting with Greg in the morning and will circle back to you following the meeting regarding the next steps. Thanks for sending along the last note.

Talk soon.

Norbert

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca

Prince Edward Island
CANADA

Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

Mona Dunn

From: Graham <[redacted]>
Sent: Monday, May 20, 2024 4:59 PM
To: Greg Wilson; Norbert Carpenter; tahmun su; Nicolle Morrison; Yipeng Du
Subject: RE: RE Site visit

Hello Mr. Greg Wilson,
I'm emailing you to set a time on the 22nd (Wednesday). I'm suggesting a ten o'clock meeting at the old pro shop / garage area of the Summerside golf course. Let me know if this time is ok or please suggest a more appropriate time for your schedule.
Graham Cooke
[redacted]

Sent from Mail for Windows

From: Greg Wilson
Sent: May 13, 2024 2:45 PM
To: Graham; Norbert Carpenter; tahmun su
Subject: Re: RE Site visit

Hi, Graham

Yes, the Deputy checked with me before he responded so I am free that day.

Cheers,
GW

Get Outlook for iOS

From: Graham <[redacted]>
Sent: Monday, May 13, 2024 3:26:06 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>; tahmun su <[redacted]>
Subject: RE Site visit

Hello Mr. Norbert Carpenter and Mr. Greg Wilson,

Mr. Carpenter, Thank you for getting back to me.

Mr. Greg Wilson, I assume the time you have an opening to meet is next Wednesday the 22nd of May. If this works I will arrange for my flight and meet you at the desired time and place. Arriving the day before may be helpful to ensure we have time to review the property as needed on the Wednesday the 22nd.
Please let me know if this works for you Greg.

Graham Cooke
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 13, 2024 1:48 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

I followed up with Greg and he has an opening next Wednesday if that works for you. It really Greg and his team that needs to be involved at this point.

Norbert

From: Graham
Sent: Monday, May 13, 2024 2:21 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

HI Norbert,
Still getting cool wet weather (slow start to the golf season for most golf clubs).

I'm just following-up with you to see when we can discuss the project and hopefully walk the land together with you and Greg Wilson.
I appreciate you must be busy with other duties as the summer tourism on PEI is approaching.

Graham Cooke,
514 917 8277

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 6, 2024 12:57 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

Greg was out sick. Our meeting is now tomorrow. I will touch base with you following it.

Norbert

From: Graham
Sent: Friday, May 3, 2024 11:57 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Thanks for the update.
Graham

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 2, 2024 12:09 PM
To: [redacted]
Cc: Steven Myers
Subject: follow-up

Hi Graham,

I have a meeting with Greg in the morning and will circle back to you following the meeting regarding the next steps. Thanks for sending along the last note.

Talk soon.

Norbert

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca

Prince Edward Island
CANADA

Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

Mona Dunn

From: Graham <[redacted]@gmail.com>
Sent: Monday, May 20, 2024 5:39 PM
To: Greg Wilson; Norbert Carpenter; tahmun su; Nicolle Morrison; Yipeng Du; Shawn Banks
Subject: RE: RE Site visit

Thanks Greg,
See you both on Wednesday.
Graham

Sent from Mail for Windows

From: Greg Wilson
Sent: May 20, 2024 4:27 PM
To: Graham; Norbert Carpenter; tahmun su; Nicolle Morrison; Yipeng Du; Shawn Banks
Subject: Re: RE Site visit

Hi, Graham:

10 am would be fine.

I don't believe Norbert will be accompanying us but I am bringing along another staff member Shawn Banks.

Regards,
Greg Wilson

Get Outlook for iOS

From: Graham <[redacted]>
Sent: Monday, May 20, 2024 4:59:10 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>; Norbert Carpenter <norbertcarpenter@gov.pe.ca>; tahmun su <[redacted]>; Nicolle Morrison <[redacted]>; Yipeng Du <[redacted]>
Subject: RE: RE Site visit

Hello Mr. Greg Wilson,
I'm emailing you to set a time on the 22nd (Wednesday). I'm suggesting a ten o'clock meeting at the old pro shop / garage area of the Summerside golf course. Let me know if this time is ok or please suggest a more appropriate time for your schedule.
Graham Cooke
[redacted]

Sent from Mail for Windows

From: Greg Wilson
Sent: May 13, 2024 2:45 PM
To: Graham; Norbert Carpenter; tahmun su
Subject: Re: RE Site visit

Hi, Graham

Yes, the Deputy checked with me before he responded so I am free that day.

Cheers,
GW

Get Outlook for iOS

From: Graham <[redacted]om>
Sent: Monday, May 13, 2024 3:26:06 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>; tahmun su <tomtahmunsu@yahoo.com>
Subject: RE Site visit

Hello Mr. Norbert Carpenter and Mr. Greg Wilson,

Mr. Carpenter, Thank you for getting back to me.

Mr. Greg Wilson, I assume the time you have an opening to meet is next Wednesday the 22nd of May. If this works I will arrange for my flight and meet you at the desired time and place. Arriving the day before may be helpful to ensure we have time to review the property as needed on the Wednesday the 22nd.
Please let me know if this works for you Greg.

Graham Cooke
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 13, 2024 1:48 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

I followed up with Greg and he has an opening next Wednesday if that works for you. It really Greg and his team that needs to be involved at this point.

Norbert

From: Graham [redacted]
Sent: Monday, May 13, 2024 2:21 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

HI Norbert,
Still getting cool wet weather (slow start to the golf season for most golf clubs).

I'm just following-up with you to see when we can discuss the project and hopefully walk the land together with you and Greg Wilson.
I appreciate you must be busy with other duties as the summer tourism on PEI is approaching.

Graham Cooke,
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 6, 2024 12:57 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

Greg was out sick. Our meeting is now tomorrow. I will touch base with you following it.

Norbert

From: Graham [redacted]
Sent: Friday, May 3, 2024 11:57 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Thanks for the update.
Graham

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 2, 2024 12:09 PM
To: [redacted]
Cc: Steven Myers
Subject: follow-up

Hi Graham,

I have a meeting with Greg in the morning and will circle back to you following the meeting regarding the next steps. Thanks for sending along the last note.

Talk soon.

Norbert

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca

Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

Mona Dunn

From: Greg Wilson
Sent: Wednesday, May 22, 2024 4:57 PM
To: Todd Dupuis; Norbert Carpenter
Subject: Summerside Golf Course Re-development

Hi, Todd and Norbert:

Shawn Banks and I had a good visit with Graham Cooke at the site. We completed some delineation work to confirm wetland areas and I have presented an approach to move forward with the project for Graham to pass onto the owner.

The approach would consist of the following:

- Focus on the redevelopment of the old golf course only and no other development
- Hire an environmental consultant to produce a project description of the golf course work to be done
- EECA will wave the need for a full blown EIA and permit the golf course development under Watercourse and Wetland Activity Permits
- The proponent would have to get approval from the Town of Summerside to proceed
- Acres of total wetland lost would need to be tallied, and the appropriate wetland compensation would need to paid prior to work commencing. Wetland compensation fees to be similar to those discussed at initial meetings and with the Minister in Toronto.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

Mona Dunn

From: Graham <[redacted]
Sent: Monday, May 27, 2024 5:57 PM
To: Norbert Carpenter
Subject: RE: follow-up

Hello Norbert,

Just an up-date.
Derrick the grounds manager and myself made a site tour on Wednesday with Mr. Greg Wilson and Mr. Shawn Banks of the Summerside project property. As per their recommendation the project will best be advanced in two phases. The first phase will be the golf course (27 holes and resort) and the second phase will be the residential components and all that entails . The second phase would of course be subject to many requirements to gain approvals.

The site tour showed that the long linear west side parcel of land that has been added by the client has no wetlands until you get into the woods. Below the fields there are some wetlands but we just slightly touch these wetlands with the new course layout and these areas have been taken into consideration in the wetland numbers we showed for compensation. Mr. Wilson and Mr. banks agreed that delineation of these small area were not necessary. We also looked at the Solar field lands which is a new property added by the owner. Corey and I found this land quite dry with only one small narrow drainage swale running through this area. Mr. Banks and Mr. Wilson did not review this property as they felt this would be reviewed in the Phase Two of the project.

Mr. Wilson requested we get to work in providing the Application for submission. I have been in touch with Stantec and we hope to have a second zoom meeting with Stantec Mr. Wilson and us to ensure we setup the application properly.

Please update Mr. Myers if you have a chance.

Regards,
Graham Cooke
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 13, 2024 1:48 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

I followed up with Greg and he has an opening next Wednesday if that works for you. It really Greg and his team that needs to be involved at this point.

Norbert

From: Graham [redacted]
Sent: Monday, May 13, 2024 2:21 PM

To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

HI Norbert,
Still getting cool wet weather (slow start to the golf season for most golf clubs).

I'm just following-up with you to see when we can discuss the project and hopefully walk the land together with you and Greg Wilson.
I appreciate you must be busy with other duties as the summer tourism on PEI is approaching.

Graham Cooke,
514 917 8277

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 6, 2024 12:57 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

Greg was out sick. Our meeting is now tomorrow. I will touch base with you following it.

Norbert

From: Graham <[redacted]>
Sent: Friday, May 3, 2024 11:57 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Thanks for the update.
Graham

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 2, 2024 12:09 PM
To: [redacted]
Cc: Steven Myers
Subject: follow-up

Hi Graham,

I have a meeting with Greg in the morning and will circle back to you following the meeting regarding the next steps. Thanks for sending along the last note.

Talk soon.

Norbert [redacted]

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca



Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

To: Graham
Subject: RE: follow-up

Hi Graham,

I followed up with Greg and he has an opening next Wednesday if that works for you. It really Greg and his team that needs to be involved at this point.

Norbert

From: Graham <[redacted]
Sent: Monday, May 13, 2024 2:21 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

HI Norbert,
Still getting cool wet weather (slow start to the golf season for most golf clubs). [redacted]

I'm just following-up with you to see when we can discuss the project and hopefully walk the land together with you and Greg Wilson.
I appreciate you must be busy with other duties as the summer tourism on PEI is approaching.

Graham Cooke,
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 6, 2024 12:57 PM
To: Graham
Subject: RE: follow-up

Hi Graham,

Greg was out sick. Our meeting is now tomorrow. I will touch base with you following it.

Norbert

From: Graham <[redacted]
Sent: Friday, May 3, 2024 11:57 AM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Thanks for the update.
Graham [redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 2, 2024 12:09 PM

Mona Dunn

From: Norbert Carpenter
Sent: Monday, May 27, 2024 7:18 PM
To: Graham
Subject: Re: follow-up

Thanks, Graham. I will brief the Minister.

Take care,

Norbert

Get Outlook for iOS

From: Graham <[redacted]
Sent: Monday, May 27, 2024 5:56:56 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: follow-up

Hello Norbert,

Just an up-date.
Derrick the grounds manager and myself made a site tour on Wednesday with Mr. Greg Wilson and Mr. Shawn Banks of the Summerside project property. As per their recommendation the project will best be advanced in two phases. The first phase will be the golf course (27 holes and resort) and the second phase will be the residential components and all that entails . The second phase would of course be subject to many requirements to gain approvals.

The site tour showed that the long linear west side parcel of land that has been added by the client has no wetlands until you get into the woods. Below the fields there are some wetlands but we just slightly touch these wetlands with the new course layout and these areas have been taken into consideration in the wetland numbers we showed for compensation. Mr. Wilson and Mr. banks agreed that delineation of these small area were not necessary. We also looked at the Solar field lands which is a new property added by the owner. Corey and I found this land quite dry with only one small narrow drainage swale running through this area. Mr. Banks and Mr. Wilson did not review this property as they felt this would be reviewed in the Phase Two of the project.

Mr. Wilson requested we get to work in providing the Application for submission. I have been in touch with Stantec and we hope to have a second zoom meeting with Stantec Mr. Wilson and us to ensure we setup the application properly.

Please update Mr. Myers if you have a chance.

Regards,
Graham Cooke
[redacted]

Sent from Mail for Windows

From: Norbert Carpenter
Sent: May 13, 2024 1:48 PM

To: [redacted]
Cc: Steven Myers
Subject: follow-up

Hi Graham,

I have a meeting with Greg in the morning and will circle back to you following the meeting regarding the next steps. Thanks for sending along the last note.

Talk soon.

Norbert

Norbert Carpenter
Deputy Minister
norbertcarpenter@gov.pe.ca

Prince Edward Island
CANADA

Government of Prince Edward Island
Department of Environment, Energy and Climate Action
4th Floor, Jones Building, 11 Kent Street
P.O. Box 2000, Charlottetown, PE C1A 7N8
| www.princeedwardisland.ca

Mona Dunn

From: Greg Wilson
Sent: Wednesday, June 5, 2024 2:50 PM
To: jp.desrosiers@city.summerside.pe.ca
Cc: Norbert Carpenter
Subject: Maps - Proposed Summerside Links Golf Course
Attachments: Summerside Links Golf Course 2.pdf; Summerside Links Golf Course.pdf

Hi, JP:

Thanks for the phone call today.

Please find attached two draft maps, one with the golf course design and the other with the design and wetland impacted areas highlighted. As we discussed, the proposed residential development is to be removed before the new project description is sent to us. We expect the final golf course design , as shown on these maps, to change to a small degree in the final version.

The Department is looking for some clarification if any of the proposed course falls within your current municipal boundaries.

In addition, can you please provide the name of the main contact with the Community of Linkletter and a contact number or email if you have it.

Thanks,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274


Summerside
Links
Wetland Buffer Area Disturbed: 7.31 Acres
Wetland to be field delineated May 2024
53.6 Acres
Legend
A - RV Park
B - Ocean Lookout
(Restaurant, Lounge and Bar)
C - Electric Car Charging Stations
D - Solar Field (7.45 Acres)
E - New Golf Clubhouse / Pro Shop
F - World Class Resort (Latest Technology)
G - Recreational Center
H - Resort Entrance
(Attractively Landscaped / Fall Theme)
I - Resort Entrance Drive
(Summerside Dream Way)
J - Main Golf Course Pond (9.70 Acres)
K - Oceanside Boardwalk (1675metres)
L - Senior Living (Latest Technology)
M - Maintenance and Turf Care Center
N - Warehouse Storage
O - Parking and Golf Cart Pick up
P - State of the Art Practice Facility
(Attached to Clubhouse & open year round)
Q - Family 9 Hole Par 3 Golf Course
Theme : Famous World Par Threes
Northern Golf Design


Summerside
Links
Legend
A - RV Park
B - Ocean Lookout
(Restaurant, Lounge and Bar)
C - Electric Car Charging Stations
D - Solar Field (7.45 Acres)
E - New Golf Clubhouse / Pro Shop
F - World Class Resort (Latest Technology)
G - Recreational Center
H - Resort Entrance
(Attractively Landscaped / PEI Theme)
I - Resort Entrance Drive
(Summerside Dream Way)
J - Main Golf Course Pond (6.73 Acres)
K - Oceanside Boardwalk (1073metres)
L - Senior Living (Latest Technology)
M - Maintenance and Turf Care Center
N - Warehouse Storage
O - Parking and Golf Cart Pick up
P - 5 tate of the Art Practice Facility
(Attached to Clubhouse & open year round)
Q - Family 9 Hole Par 3 Golf Course
Theme . Famous World Par Threes
Northern Golf Design

Mona Dunn

From: Greg Wilson
Sent: Tuesday, June 11, 2024 4:33 PM
To: jp.desrosiers@city.summerside.pe.ca
Cc: Norbert Carpenter
Subject: RE: Maps - Proposed Summerside Links Golf Course

Hi, JP:

I'm following up on my email of last week to see if you can provide some clarification if any of the proposed course falls within your current municipal boundaries?

Have you had a chance to look into this?

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Greg Wilson
Sent: Wednesday, June 5, 2024 2:50 PM
To: jp.desrosiers@city.summerside.pe.ca
Cc: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: Maps - Proposed Summerside Links Golf Course

Hi, JP:

Thanks for the phone call today.

Please find attached two draft maps, one with the golf course design and the other with the design and wetland impacted areas highlighted. As we discussed, the proposed residential development is to be removed before the new project description is sent to us. We expect the final golf course design , as shown on these maps, to change to a small degree in the final version.

The Department is looking for some clarification if any of the proposed course falls within your current municipal boundaries.

In addition, can you please provide the name of the main contact with the Community of Linkletter and a contact number or email if you have it.

Thanks,

Greg Wilson

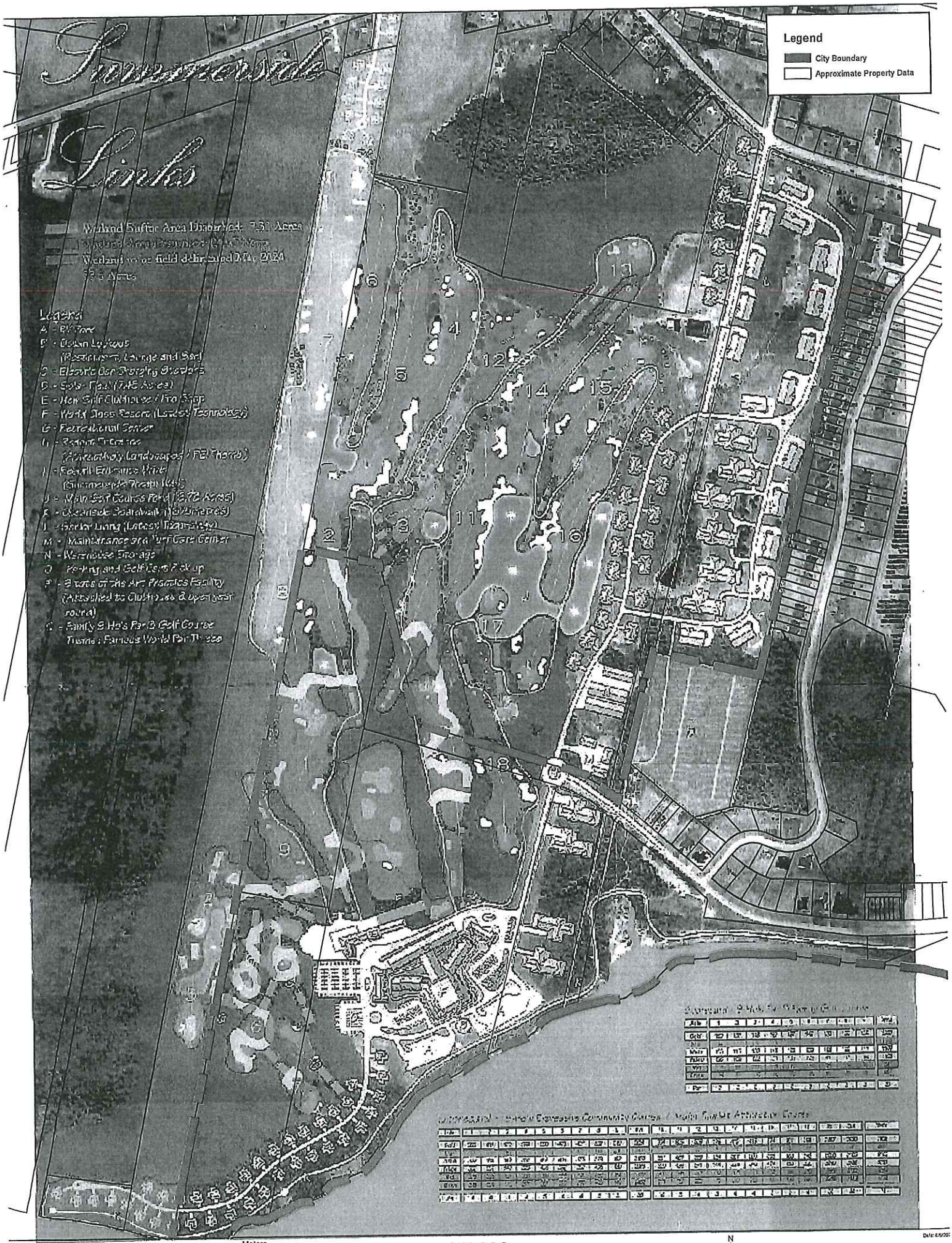
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274


Seaside Links
Legend
City Boundary
Approximate Property Data
Wetland Buffer Area Disturbed: 7.31 Acres
Wetland Area Impacted: 0.42 Acres
Wetland area field delineated Dec 2024
7.73 Acres
Legend
A - RV Park
B - Golf Course Layout
(Restaurant, Lounge and Bar)
C - Electric Car Charging Stations
D - Solar Field (7.45 Acres)
E - Mini Golf Clubhouse / Pro Shop
F - World Class Resort (Latest Technology)
G - Recreational Center
H - Resort Entrance
(Aesthetically Landscaped / RV Park)
I - Fourth Entrance Gate
(Commercial / Resort Use)
J - Main Golf Course Road (3.75 Acres)
K - Oceanside Boardwalk (10 Miles)
L - Senior Living (Latest Technology)
M - Maintenance and Golf Cart Center
N - Wetlands Storage
O - Parking and Golf Cart Pick up
P - 2 sets of Mini Putting Facility
(Attached to Clubhouse & open year round)
Q - Family & Kid's Par 3 Golf Course
Theme : Famous World Par Three
Meters
0 37.5 75 150 225
1:7,600
N


CITY OF SUMMERSIDE
Legend
2018 Imagery
City Boundary
Approximate Property Data
Meters
0 37.5 75 150 225
1:7,600
N


Legend
City Boundary
Approximate Property Data
Meters
0 37.5 75 150 225
1:7,600
N


Legend
City Boundary
Approximate Property Data
Northern Golf Design
Meters
0 37.5 75 150 225
1:7,600
N


Legend
City Boundary
Approximate Property Data
Meters
0 37.5 75 150 225
1:7,600
N

Mona Dunn [redacted]

From: Greg Wilson
Sent: Monday, June 17, 2024 3:08 PM
To: Corey Black; [redacted] Graham Cooke
Cc: Todd Dupuis; Norbert Carpenter
Subject: RE: Old Summerside Golf Course Re-Development
Attachments: Summerside Links Golf Course with Environmental Areas.pdf

Hi, Corey and Graham:

So as an update to your proposal I have the following information and direction:

1. Based on the Provincial Wetland Policy discussed at the time of our first initial meeting on the project (March 7, 2024), the compensation fee for the now confirmed 27.1 acres of wetland that would be lost calculated at $18,300/acre amounts to $495,930. If it were based on the new compensation fee, which is now in effect, that total would amount to $813,000. The Department will be using the $495,930 figure for this project. This fee must be paid prior to any construction work on any new areas of the golf course that impact wetlands.
2. The City of Summerside (JP Desrosiers) did confirm that they have municipal jurisdiction over the southern portion of the proposed golf course expansion (Please see the attached map). The Department will not approve any development in this area until we have confirmation from the City that they approve of it or have no concerns. The City of Summerside wants to see the project description of the proposal before they can comment. Getting approval to proceed from the City of Summerside is the proponents responsibility.
3. Thank you for your work at minimizing the excavation footprint at the 13th hole green
4. EECA would prefer that the project description be submitted and approved prior to any work at the site. I would also point out that if you proceed with work and the City of Summerside denies your approval then you would have spent a lot of money for nothing. However, if it is critical to start work prior to the project description's submission to EECA, then EECA would ask for the submission of a site sketch which clearly highlights what areas of the site will be worked on. There are many existing watercourses and wetlands on the old course and a permit is required prior to any work within 15 m of these sensitive features. I expect it would be very difficult to not come into conflict with these sensitive environmental features, especially from siltation, while doing your initial excavations.
5. Additionally, the old golf course is within the boundaries of the Rural Municipality of Linkletter, and I would encourage you to contact the municipality to see if the golf course renovation work requires any approval from them.

If you have any questions with regards to this correspondence, please feel free to reach out.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Corey Black [redacted]>
Sent: Tuesday, June 11, 2024 3:34 PM

To: Steeves, Matt <[redacted]>; Greg Wilson <GBWILSON@gov.pe.ca>; Conroy, Dale <Dale.Conroy[redacted]> Graham cooke
Cc: 老板 Zhongshiliu999 <[redacted]>; Yipeng (William) Du <[redacted]>
Subject: Re: Summerside Golf Course Development

Gentlemen,

Based on the discussions we've had please find the attached plan showing the wetland compensation areas overlaid on Stantec's field wetland delineation plan. The total disturbed area shown is **27.1** Acres.

We realigned the 13th hole to avoid disturbance to the water course in that area based on Greg Wilson's suggestion and we are pleased with the result.

As discussed the plan would be to start working on the existing golf course outside of these designated wetland areas while Stantec puts the project description together and we finalise the permitting process.

Best Regards,

Corey

Graham Cooke, B.Sc.L.A. & Corey Black B.Sc.L.A.
Golf Course & Landscape Architects
Northern Golf Design
www.northerngolfdesign.com
[redacted]

Mona Dunn

From: Graham [redacted]
Sent: Tuesday, June 18, 2024 1:27 PM
To: Greg Wilson; Corey Black
Cc: Todd Dupuis; Norbert Carpenter
Subject: RE: Old Summerside Golf Course Re-Development

Hello Greg,
Thanks for providing your e-mail summary.
Before starting any work I will send you a sketch of any intended work areas.

Corey and I are trying to organize the preparation of the project description. However, we are awaiting a commitment from a PEI company that is versed in these project descriptions submissions. Hopefully they will start this process very soon.

Ive put down some notes that I believe will help the company doing the project description. However, I feel these notes will provide some clarity to the process of remodeling and expanding the existing golf course at Summerside. I'm sending you this outline to see if you have any concerns with the process briefly described below.

Project description notes:

The remodeling and expansion of the golf course will be highlighted by creating all new greens complexes. The present greens are simply built, small and likely just push-up soil greens using the site soils. The new greens will be built of quality materials and will have proper sub-drainage systems. The greens will be supported by a state of the art irrigation system. Greens construction is not a difficult procedure however the methods and materials used are to create sustainable green complexes that can be managed efficiently for the long term.

The remodeling and expansion with create all new tees for the golf holes (normally 4 to six tee decks per hole to provide major yardage opportunities).

The golf course design will set in sand and grass bunkers on most of the golf holes. These bunkers will be designed so they can be easily maintained and all will have sub-drainage.

The fairways and roughs will be shaped and contoured for interest and drainage control. However we do not see the need of an extensive earth moving program. Subtle grade changes to accent the course and course features will work better on this site. All grading will be driven by gaining positive drainage control across the course.

Pond development will be a part of the design to create course interest and challenge. However the ponds will assist in drainage of surface water and at the same time work as a method of preserving water for irrigation uses. All ponds will be connected for better water management.
The irrigation system will be a highly sophisticated system providing control of all sprinkler heads across the golf course. The pumping plant will be set beside the main pond and served by three phase power.

The grassing of the golf course will be done using high quality turf grasses (Bent grass for all greens, Dwarf Bluegrasses for tees and fairways zones, a mix of Rye grass, fescue and Bluegrasses would be used for the roughs). At this time it is not decided weather the fairways will also be seeded in Bent grass. All seed types will be selected for their performance records, drought resistance and disease resistance. In the finishing of the slopes around the green complexes and bunker complexes we would use Bluegrass sod to protect against erosion and soil displacement.

The path system throughout the course will hopefully be in stonedust rather then asphalt or another hard surface material. A minimum of path work will be a goal. Hopefully the paths will only serve green sites and tee sites. Normally we have tee to green paths on short par fours and all par three golf holes.

The grow in and future course maintenance will be done by quality golf course machinery and directed by a experienced superintendent. This person would have a experienced assistant and a mechanic to keep all machines in proper condition. A licensed sprayer would be part of the crew. All fertilizers and chemicals used on th course would abide by the Government application rules and abide by use of only the products accepted in Canada and Prince Edward island. Superintendents follow these guidelines to the letter.

Any materials or soils brought to the site to supplement the construction process will follow all government rules and guidelines. A close system will be put in place to document all materials coming to the golf course site.

All planting and accent materials to be added to the site (trees, shrubs, flowers, rocks, wood, pond liners, statues, art etc.) would be documented and described to ensure that they are acceptable for use.

These guidelines for construction and product use would also apply to the nine hole par three course.

I understand this is not very detailed but I thought you would not mind seeing a broad stroke summary of our goals.

Graham Cooke

Sent from Mail for Windows

From: Greg Wilson
Sent: June 17, 2024 2:08 PM
To: Corey Black; [redacted] Graham Cooke -
Cc: Todd Dupuis; Norbert Carpenter
Subject: RE: Old Summerside Golf Course Re-Development

Hi, Corey and Graham:

So as an update to your proposal I have the following information and direction:

1. Based on the Provincial Wetland Policy discussed at the time of our first initial meeting on the project (March 7, 2024), the compensation fee for the now confirmed 27.1 acres of wetland that would be lost calculated at $18,300/acre amounts to $495,930. If it were based on the new compensation fee, which is now in effect, that total would amount to $813,000. The Department will be using the $495,930 figure for this project. This fee must be paid prior to any construction work on any new areas of the golf course that impact wetlands.
2. The City of Summerside (JP Desrosiers) did confirm that they have municipal jurisdiction over the southern portion of the proposed golf course expansion (Please see the attached map). The Department will not approve any development in this area until we have confirmation from the City that they approve of it or have no concerns. The City of Summerside wants to see the project description of the proposal before they can comment. Getting approval to proceed from the City of Summerside is the proponents responsibility.
3. Thank you for your work at minimizing the excavation footprint at the 13th hole green
4. EECA would prefer that the project description be submitted and approved prior to any work at the site. I would also point out that if you proceed with work and the City of Summerside denies your approval then you would have spent a lot of money for nothing. However, if it is critical to start work prior to the project description's submission to EECA, then EECA would ask for the submission of a site sketch which clearly highlights what areas of the site will be worked on. There are many existing watercourses and wetlands on the old course and a

Mona Dunn

From: JP Desrosiers <jp.desrosiers@city.summerside.pe.ca>
Sent: Wednesday, June 12, 2024 8:37 PM
To: Greg Wilson
Cc: Norbert Carpenter
Subject: RE: Maps - Proposed Summerside Links Golf Course
Attachments: Summerside Links Golf Course with Environmental Areas.pdf; Current Golf Course (2018 imagery).pdf; Summerside Links Golf Course with Environmental Areas.pdf; Summerside Links Golf Course with City Limits.pdf

Hi Greg,

Sorry for the delayed response, busy week.
Attached are maps that outline the current golf course, proposed development and the city boundaries overlayed.
As you can see, my assumptions were incorrect and there is a sizeable amount of the proposed development are within our municipal boundaries.

Any further questions please let me know,

Thanks,

SUMMERSIDE

JP Desrosiers | Deputy CAO & Director of Community Services
City of Summerside
275 Fitzroy Street, Summerside, PE C1N 1H9
T: 902-432-1234 | E: jp@summerside.ca
www.summerside.ca

From: Greg Wilson <GBWILSON@gov.pe.ca>
Sent: Tuesday, June 11, 2024 4:33 PM
To: JP Desrosiers <jp.desrosiers@city.summerside.pe.ca>
Cc: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: Maps - Proposed Summerside Links Golf Course

You don't often get email from gbwilson@gov.pe.ca. Learn why this is important

Hi, JP:

I'm following up on my email of last week to see if you can provide some clarification if any of the proposed course falls within your current municipal boundaries?

Have you had a chance to look into this?

Regards,

Greg Wilson

Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Greg Wilson
Sent: Wednesday, June 5, 2024 2:50 PM
To: jp.desrosiers@city.summerside.pe.ca
Cc: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: Maps - Proposed Summerside Links Golf Course

Hi, JP:

Thanks for the phone call today.

Please find attached two draft maps, one with the golf course design and the other with the design and wetland impacted areas highlighted. As we discussed, the proposed residential development is to be removed before the new project description is sent to us. We expect the final golf course design , as shown on these maps, to change to a small degree in the final version.

The Department is looking for some clarification if any of the proposed course falls within your current municipal boundaries.

In addition, can you please provide the name of the main contact with the Community of Linkletter and a contact number or email if you have it.

Thanks,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

permit is required prior to any work within 15 m of these sensitive features. I expect it would be very difficult to not come into conflict with these sensitive environmental features, especially from siltation, while doing your initial excavations.

5. Additionally, the old golf course is within the boundaries of the Rural Municipality of Linkletter, and I would encourage you to contact the municipality to see if the golf course renovation work requires any approval from them.

If you have any questions with regards to this correspondence, please feel free to reach out.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Corey Black <[redacted]
Sent: Tuesday, June 11, 2024 3:34 PM
To: Steeves, Matt <[redacted]>; Greg Wilson <GBWILSON@gov.pe.ca>; Conroy, Dale <[redacted]>; [redacted] Graham Cooke
Cc: 老板 Zhongshiliu999 <[redacted]>; Yipeng (William) Du <[redacted]>
Subject: Re: Summerside Golf Course Development

Gentlemen,

Based on the discussions we've had please find the attached plan showing the wetland compensation areas overlaid on Stantec's field wetland delineation plan. The total disturbed area shown is **27.1** Acres.

We realigned the 13th hole to avoid disturbance to the water course in that area based on Greg Wilson's suggestion and we are pleased with the result.

As discussed the plan would be to start working on the existing golf course outside of these designated wetland areas while Stantec puts the project description together and we finalise the permitting process.

Best Regards,

Corey

Graham Cooke, B.Sc.L.A. & Corey Black B.Sc.L.A.
Golf Course & Landscape Architects
Northern Golf Design
www.northerngolfdesign.com
[redacted]

Mona Dunn

From: Greg Wilson
Sent: Wednesday, June 19, 2024 8:05 AM
To: Graham; Corey Black
Cc: Todd Dupuis; Norbert Carpenter
Subject: RE: Old Summerside Golf Course Re-Development

Hi, Graham:

As a follow-up to our call yesterday afternoon, I checked with Norbert and he confirmed your conversation with the Minister in Toronto regarding compensation payments for the project.

The agreed upon level was $15,000/acre which at 27.1 acres puts this total required payment at $406,500.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Graham <[redacted]>
Sent: Tuesday, June 18, 2024 1:27 PM
To: Greg Wilson <GBWILSON@gov.pe.ca>; Corey Black <[redacted]>
Cc: Todd Dupuis <tdupuis@gov.pe.ca>; Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: RE: Old Summerside Golf Course Re-Development

Hello Greg,
Thanks for providing your e-mail summary.
Before starting any work I will send you a sketch of any intended work areas.

Corey and I are trying to organize the preparation of the project description. However, we are awaiting a commitment from a PEI company that is versed in these project descriptions submissions. Hopefully they will start this process very soon.

Ive put down some notes that I believe will help the company doing the project description. However, I feel these notes will provide some clarity to the process of remodeling and expanding the existing golf course at Summerside. I'm sending you this outline to see if you have any concerns with the process briefly described below.

Project description notes:

The remodeling and expansion of the golf course will be highlighted by creating all new greens complexes. The present greens are simply built, small and likely just push-up soil greens using the site soils. The new greens will be built of quality materials and will have proper sub-drainage systems. The greens will be supported by a state of the art irrigation system. Greens construction is not a difficult procedure however the methods and materials used are to create sustainable green complexes that can be managed efficiently for the long term

The remodeling and expansion with create all new tees for the golf holes (normally 4 to six tee decks per hole to provide major yardage opportunities).

The golf course design will set in sand and grass bunkers on most of the golf holes. These bunkers will be designed so they can be easily maintained and all will have sub-drainage.

The fairways and roughs will be shaped and contoured for interest and drainage control. However we do not see the need of an extensive earth moving program. Subtle grade changes to accent the course and course features will work better on this site. All grading will be driven by gaining positive drainage control across the course.

Pond development will be a part of the design to create course interest and challenge. However the ponds will assist in drainage of surface water and at the same time work as a method of preserving water for irrigation uses. All ponds will be connected for better water management.
The irrigation system will be a highly sophisticated system providing control of all sprinkler heads across the golf course. The pumping plant will be set beside the main pond and served by three phase power.

The grassing of the golf course will be done using high quality turf grasses (Bent grass for all greens, Dwarf Bluegrasses for tees and fairways zones, a mix of Rye grass, fescue and Bluegrasses would be used for the roughs). At this time it is not decided weather the fairways will also be seeded in Bent grass. All seed types will be selected for their performance records, drought resistance and disease resistance. In the finishing of the slopes around the green complexes and bunker complexes we would use Bluegrass sod to protect against erosion and soil displacement.

The path system throughout the course will hopefully be in stonedust rather then asphalt or another hard surface material. A minimum of path work will be a goal. Hopefully the paths will only serve green sites and tee sites. Normally we have tee to green paths on short par fours and all par three golf holes.

The grow in and future course maintenance will be done by quality golf course machinery and directed by a experienced superintendent. This person would have a experienced assistant and a mechanic to keep all machines in proper condition. A licensed sprayer would be part of the crew. All fertilizers and chemicals used on th course would abide by the Government application rules and abide by use of only the products accepted in Canada and Prince Edward island. Superintendents follow these guidelines to the letter.

Any materials or soils brought to the site to supplement the construction process will follow all government rules and guidelines. A close system will be put in place to document all materials coming to the golf course site.

All planting and accent materials to be added to the site (trees, shrubs, flowers, rocks, wood, pond liners, statues, art etc.) would be documented and described to ensure that they are acceptable for use.

These guidelines for construction and product use would also apply to the nine hole par three course.

I understand this is not very detailed but I thought you would not mind seeing a broad stroke summary of our goals.

Graham Cooke

Sent from Mail for Windows

From: Greg Wilson
Sent: June 17, 2024 2:08 PM
To: Corey Black; [redacted] graham cocke

Cc: Todd Dupuis; Norbert Carpenter
Subject: RE: Old Summerside Golf Course Re-Development

Hi, Corey and Graham:

So as an update to your proposal I have the following information and direction:

1. Based on the Provincial Wetland Policy discussed at the time of our first initial meeting on the project (March 7, 2024), the compensation fee for the now confirmed 27.1 acres of wetland that would be lost calculated at $18,300/acre amounts to $495,930. If it were based on the new compensation fee, which is now in effect, that total would amount to $813,000. The Department will be using the $495,930 figure for this project. This fee must be paid prior to any construction work on any new areas of the golf course that impact wetlands.
2. The City of Summerside (JP Desrosiers) did confirm that they have municipal jurisdiction over the southern portion of the proposed golf course expansion (Please see the attached map). The Department will not approve any development in this area until we have confirmation from the City that they approve of it or have no concerns. The City of Summerside wants to see the project description of the proposal before they can comment. Getting approval to proceed from the City of Summerside is the proponents responsibility.
3. Thank you for your work at minimizing the excavation footprint at the 13th hole green
4. EECA would prefer that the project description be submitted and approved prior to any work at the site. I would also point out that if you proceed with work and the City of Summerside denies your approval then you would have spent a lot of money for nothing. However, if it is critical to start work prior to the project description's submission to EECA, then EECA would ask for the submission of a site sketch which clearly highlights what areas of the site will be worked on. There are many existing watercourses and wetlands on the old course and a permit is required prior to any work within 15 m of these sensitive features. I expect it would be very difficult to not come into conflict with these sensitive environmental features, especially from siltation, while doing your initial excavations.
5. Additionally, the old golf course is within the boundaries of the Rural Municipality of Linkletter, and I would encourage you to contact the municipality to see if the golf course renovation work requires any approval from them.

If you have any questions with regards to this correspondence, please feel free to reach out.

Regards,

Greg Wilson
Acting Director
Environment Regulatory Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Corey Black [redacted]
Sent: Tuesday, June 11, 2024 3:34 PM
To: Steeves, Matt [redacted]>; Greg Wilson <GBWILSON@gov.pe.ca>; Conroy, Dale <[redacted]; grahamcooke[redacted]
Cc: 老板 Zhongshiliu999 [redacted]>; Yipeng (William) Du <[redacted]>
Subject: Re: Summerside Golf Course Development

Gentlemen,

Based on the discussions we've had please find the attached plan showing the wetland compensation areas overlaid on Stantec's field wetland delineation plan. The total disturbed area shown is **27.1** Acres.

We realigned the 13th hole to avoid disturbance to the water course in that area based on Greg Wilson's suggestion and we are pleased with the result.

As discussed the plan would be to start working on the existing golf course outside of these designated wetland areas while Stantec puts the project description together and we finalise the permitting process.

Best Regards,

Corey

Graham Cooke, B.Sc.L.A. & Corey Black B.Sc.L.A.
Golf Course & Landscape Architects
Northern Golf Design
www.northerngolfdesign.com

Mona Dunn

From: no-reply@princeedwardisland.ca
Sent: Friday, May 9, 2025 2:35 PM
To: Norbert Carpenter
Subject: New Media Contact: Summerside development

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside development

Date: Friday, May 09

Contact Received From: Connor Lamont

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: We were speaking with residents in Summerside who say a lot of trees were cut down around the ocean view resort. There's a zoning by law amendment proposal with the city of Summerside for the land to build condos and a golf course. We swung by and there are lots of trees cut down.
Residents say the conservation authority had asked them to stop cutting.

Did the owner of the ocean view resort property receive approval for the clear cutting? And how close can they build and cut trees to the boardwalk that runs right beside the resort?

Department Response:

Status: Pending

Mona Dunn

From: no-reply@princeedwardisland.ca
Sent: Friday, May 9, 2025 2:35 PM
To: Norbert Carpenter
Subject: New Media Contact: Summerside development

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside development

Date: Friday, May 09

Contact Received From: Connor Lamont

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: We were speaking with residents in Summerside who say a lot of trees were cut down around the ocean view resort. There's a zoning by law amendment proposal with the city of Summerside for the land to build condos and a golf course. We swung by and there are lots of trees cut down.
Residents say the conservation authority had asked them to stop cutting.

Did the owner of the ocean view resort property receive approval for the clear cutting? And how close can they build and cut trees to the boardwalk that runs right beside the resort?

Department Response:

Status: Pending

Mona Dunn

From: no-reply@princeedwardisland.ca
Sent: Friday, May 9, 2025 3:18 PM
To: Norbert Carpenter
Subject: New Media Contact: Summerside development

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside development

Date: Friday, May 09

Contact Received From: Connor Lamont

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: We were speaking with residents in Summerside who say a lot of trees were cut down around the ocean view resort. There's a zoning by law amendment proposal with the city of Summerside for the land to build condos and a golf course. We swung by and there are lots of trees cut down.
Residents say the conservation authority had asked them to stop cutting.

Did the owner of the ocean view resort property receive approval for the clear cutting? And how close can they build and cut trees to the boardwalk that runs right beside the resort?

Department Response: Environment, Energy and Climate Action (EECA) has issued a permit for the development associated with the golf course only. EECA has verbally directed the contractor to cease development on the condos until it is confirmed that all proposed development is located outside of the watercourse, wetlands and buffer zones. The developer has been cooperative and EECA is working closely with them. A permit would not be required if the development is outside the wetland and buffer zone.

EECA would not have jurisdiction re: how close to the boardwalk they can build.

Status: Draft

Mona Dunn

From: Katie Cudmore
Sent: Friday, May 9, 2025 3:19 PM
To: Gilles Arsenault; Norbert Carpenter; Greg Wilson
Subject: Fw: New Media Contact: Summerside development

Hi

Let me know if you have any concerns with the media response below.

Katie

Katie Cudmore
Communications Officer
Environment, Energy and Climate Action
902-314-3996
katiecudmore@gov.pe.ca

Government of Prince Edward Island
Executive Council Office | Bureau du conseil exécutif
Government of Prince Edward Island | Gouvernement de l'Île-du-Prince-Édouard

---

From: no-reply@princeedwardisland.ca <no-reply@princeedwardisland.ca>
Sent: Friday, May 9, 2025 3:18 PM
To: Katie Cudmore <katiecudmore@gov.pe.ca>
Subject: New Media Contact: Summerside development

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside development

Date: Friday, May 09

Contact Received From: Connor Lamont

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: We were speaking with residents in Summerside who say a lot of trees were cut down around the ocean view resort. There's a zoning by law amendment proposal with the city of Summerside for the land to build condos and a golf course. We swung by and there are lots of trees cut down. Residents say the conservation authority had asked them to stop cutting.

Did the owner of the ocean view resort property receive approval for the clear cutting? And how close can they build and cut trees to the boardwalk that runs right beside the resort?

Department Response: Environment, Energy and Climate Action (EECA) has issued a permit for the development associated with the golf course only. EECA has verbally directed the contractor to cease development on the condos until it is confirmed that all proposed development is located outside of the watercourse, wetlands and buffer zones. The developer has been cooperative and EECA is working closely with them. A permit would not be required if the development is outside the wetland and buffer zone.

EECA would not have jurisdiction re: how close to the boardwalk they can build.

Status: Draft

Mona Dunn

From: Gilles Arsenault
Sent: Friday, May 9, 2025 3:22 PM
To: Katie Cudmore; Norbert Carpenter; Greg Wilson
Subject: Re: New Media Contact: Summerside development

I am fine with it.

Get Outlook for iOS

From: Katie Cudmore <katiecudmore@gov.pe.ca>
Sent: Friday, May 9, 2025 3:18:57 PM
To: Gilles Arsenault <gillesarsenaultminister@gov.pe.ca>; Norbert Carpenter <norbertcarpenter@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>
Subject: Fw: New Media Contact: Summerside development

Hi

Let me know if you have any concerns with the media response below.

Katie

Katie Cudmore
Communications Officer
Environment, Energy and Climate Action
902-314-3996
katiecudmore@gov.pe.ca

Government of Prince Edward Island
Executive Council Office | Bureau du conseil exécutif
Government of Prince Edward Island | Gouvernement de l'Île-du-Prince-Édouard

---

From: no-reply@princeedwardisland.ca <no-reply@princeedwardisland.ca>
Sent: Friday, May 9, 2025 3:18 PM
To: Katie Cudmore <katiecudmore@gov.pe.ca>
Subject: New Media Contact: Summerside development

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside development

Date: Friday, May 09

Contact Received From: Connor Lamont

Outlet: CBC

Contact Received By: Katie Cudmore

Synopsis: We were speaking with residents in Summerside who say a lot of trees were cut down around the ocean view resort. There's a zoning by law amendment proposal with the city of Summerside for the land to build condos and a golf course. We swung by and there are lots of trees cut down. Residents say the conservation authority had asked them to stop cutting.

Did the owner of the ocean view resort property receive approval for the clear cutting? And how close can they build and cut trees to the boardwalk that runs right beside the resort?

Department Response: Environment, Energy and Climate Action (EECA) has issued a permit for the development associated with the golf course only. EECA has verbally directed the contractor to cease development on the condos until it is confirmed that all proposed development is located outside of the watercourse, wetlands and buffer zones. The developer has been cooperative and EECA is working closely with them. A permit would not be required if the development is outside the wetland and buffer zone.

EECA would not have jurisdiction re: how close to the boardwalk they can build.

Status: Draft

Mona Dunn

From: no-reply@princeedwardisland.ca
Sent: Thursday, May 15, 2025 3:05 PM
To: Norbert Carpenter
Subject: New Media Contact: Summerside golf course - wetland

Advice to Minister and Deputy
==========
Media Contacts
==========
Subject: Summerside golf course - wetland _____
Date: Thursday, May 15

_____
Contact Received From: Nancy Russell

_____
Outlet: CBC

_____
Contact Received By: Katie Cudmore

_____
Synopsis: I'm working on a story about the wetland being developed as part of the Summerside golf course. We've been hearing some concerns.

1. Did you receive complaints about silt in waterways connected to a project at Property # 649871 in Linkletter?

2. Have you investigated those complaints?

-what happened? (warnings/fines?)

3. There is a permit for a Landscaping and Golf Course Design project on this property, which we have seen.

Are these the typical conditions on a project of this kind?

-Is there anything different that was added? (can't cut trees between April 15 and August 15? is that a usual condition?)

4. There is a payment listed of $406,500 for "compensation of 27.1 acres of wetland impacted to complete this project"

Who receives this compensation?
What is it used for?
How was this amount determined?

5. Has anything changed since this permit was granted?

_____
Department Response:

_____
Status: Pending

Mona Dunn

From: Gilles Arsenault
Sent: Thursday, September 18, 2025 1:21 PM
To: Norbert Carpenter
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

From natural resource committee

Get Outlook for iOS

From: Francine Arsenault <francinearsenault@gov.pe.ca>
Sent: Thursday, September 18, 2025 11:31 AM
To: Gilles Arsenault <gmarsenaultmla@assembly.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Please see email.

Thanks!

Francine

Get Outlook for iOS

From: Adam A. MacKenzie <adamamackenzie@assembly.pe.ca>
Sent: Thursday, September 18, 2025 11:58:58 AM
To: Francine Arsenault <francinearsenault@gov.pe.ca>
Subject: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hey Francine. I hope you are doing well.

At the most recent Standing Committee on Natural Resources and Environmental Sustainability meeting, our members posed some questions to which we did not know the answers.

1. Was there an environmental assessment done for the planned Summerside Golf Course?
2. Are environmental assessments done by the developer, then presented with permit application?

I understand that the second question may be better suited for housing. If that's the case, let me know. Also, this is simply for GMO's information. We are not publicizing the information, nor do we currently intend to.

Anything you have that can help would be great!

Regards,

Adam MacKenzie
Research Assistant
Government Members Office
902-213-2436

Mona Dunn

From: Greg Wilson
Sent: Friday, September 19, 2025 9:07 AM
To: Norbert Carpenter; Katie Cudmore
Subject: Re: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hi, Katie:

Responses for your review:

1. Was there an environmental assessment done for the planned Summerside Golf Course?

No, an environmental assessment was not done for the planned Summerside Golf Course expansion. As an 18-hole golf course was already existing on the site, the new proposal was seen as an addition to existing infrastructure which already had an environmental footprint established. 70% of the proposed new work was to take place on the already established golf course and adjacent farm fields where there would be little to no new environmental impact. The remaining 30 % encompassed mostly impacts to wetlands which the developer had been working with the Department on and had submitted multiple revisions to try to minimize wetland loss. The developer hired an environmental consultant to develop a project description of the proposal and a siltation/mitigation plan which was submitted for review. The wetland loss could be dealt with through the Watercourse and Wetland Alteration Permitting process and the Provincial Wetland Compensation Policy, so it was decided not to trigger the large provincial EIA process.

2. Are environmental assessments done by the developer, then presented with permit application?

Developers are often required to hire environmental consultants to develop their environmental assessment documents which are then submitted to the Department for review. In many cases the Environmental Impact Assessment (EIA) Approval will reference those documents in its conditions to be followed. Individual permits (e.g. Watercourse/Wetland Alteration Permit) may also be required after the environmental assessment is completed to address certain regulatory requirements.

Regards,

Greg Wilson
Director
Environment Regulatory Services Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Sent: Thursday, September 18, 2025 1:25 PM
To: Katie Cudmore <katiecudmore@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hi Folks,
See you there questions below.

Get Outlook for iOS

From: Gilles Arsenault <gmarsenaultmla@assembly.pe.ca>
Sent: Thursday, September 18, 2025 12:21:00 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

From natural resource committee

Get Outlook for iOS

From: Francine Arsenault <francinearsenault@gov.pe.ca>
Sent: Thursday, September 18, 2025 11:31 AM
To: Gilles Arsenault <gmarsenaultmla@assembly.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Please see email.

Thanks!

Francine

Get Outlook for iOS

From: Adam A. MacKenzie <adamamackenzie@assembly.pe.ca>
Sent: Thursday, September 18, 2025 11:58:58 AM
To: Francine Arsenault <francinearsenault@gov.pe.ca>
Subject: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hey Francine. I hope you are doing well.

At the most recent Standing Committee on Natural Resources and Environmental Sustainability meeting, our members posed some questions to which we did not know the answers.

1. Was there an environmental assessment done for the planned Summerside Golf Course?
2. Are environmental assessments done by the developer, then presented with permit application?

I understand that the second question may be better suited for housing. If that's the case, let me know. Also, this is simply for GMO's information. We are not publicizing the information, nor do we currently intend to.

Anything you have that can help would be great!

Regards,
Adam MacKenzie
Research Assistant
Government Members Office
902-213-2436

Mona Dunn

From: Katie Cudmore
Sent: Monday, September 22, 2025 8:32 AM
To: Greg Wilson; Norbert Carpenter
Subject: Re: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hi Greg,

I was listening to committee that day, and I'm thinking on question #2, one thing they may also want to know is if any environmental assessments are required before applying for a permit (even if it's not the full EIA). Could you add a bit of info on the process for getting that Wetland Alteration permit?

There seemed to be some confusion on an EIA vs other types of work the developer's environmental consultant would do, so it may help to have a very brief explanation of the different processes and what triggers one vs the other. Karla Bernard was saying they were all secret documents so she's likely not referring to EIAs as they are posted online.

I'll likely use your response to develop a briefing note for the legislature as I think this will come up again. I'll run it by you for review!

Katie

Katie Cudmore

Communications Officer

Environment, Energy and Climate Action

902-314-3996

katiecudmore@gov.pe.ca

Government of Prince Edward Island

Executive Council Office | Bureau du conseil exécutif

Government of Prince Edward Island | Gouvernement de l'Île-du-Prince-Édouard

---

From: Greg Wilson <GBWILSON@gov.pe.ca>
Sent: Friday, September 19, 2025 9:06 AM

To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>; Katie Cudmore <katiecudmore@gov.pe.ca>
Subject: Re: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hi, Katie:

Responses for your review:

1. Was there an environmental assessment done for the planned Summerside Golf Course?

No, an environmental assessment was not done for the planned Summerside Golf Course expansion. As an 18-hole golf course was already existing on the site, the new proposal was seen as an addition to existing infrastructure which already had an environmental footprint established. 70% of the proposed new work was to take place on the already established golf course and adjacent farm fields where there would be little to no new environmental impact. The remaining 30 % encompassed mostly impacts to wetlands which the developer had been working with the Department on and had submitted multiple revisions to try to minimize wetland loss. The developer hired an environmental consultant to develop a project description of the proposal and a siltation/mitigation plan which was submitted for review. The wetland loss could be dealt with through the Watercourse and Wetland Alteration Permitting process and the Provincial Wetland Compensation Policy, so it was decided not to trigger the large provincial EIA process.

2. Are environmental assessments done by the developer, then presented with permit application?

Developers are often required to hire environmental consultants to develop their environmental assessment documents which are then submitted to the Department for review. In many cases the Environmental Impact Assessment (EIA) Approval will reference those documents in its conditions to be followed. Individual permits (e.g. Watercourse/Wetland Alteration Permit) may also be required after the environmental assessment is completed to address certain regulatory requirements.

Regards,

Greg Wilson
Director
Environment Regulatory Services Division
Dept. Environment, Energy and Climate Action
902-368-5274

From: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Sent: Thursday, September 18, 2025 1:25 PM
To: Katie Cudmore <katiecudmore@gov.pe.ca>; Greg Wilson <GBWILSON@gov.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hi Folks,
See you there questions below.

Get Outlook for iOS

From: Gilles Arsenault <gmarsenaultmla@assembly.pe.ca>
Sent: Thursday, September 18, 2025 12:21:00 PM
To: Norbert Carpenter <norbertcarpenter@gov.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

From natural resource committee

Get Outlook for iOS

From: Francine Arsenault <francinearsenault@gov.pe.ca>
Sent: Thursday, September 18, 2025 11:31 AM
To: Gilles Arsenault <gmarsenaultmla@assembly.pe.ca>
Subject: Fw: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Please see email.

Thanks!

Francine

Get Outlook for iOS

From: Adam A. MacKenzie <adamamackenzie@assembly.pe.ca>
Sent: Thursday, September 18, 2025 11:58:58 AM
To: Francine Arsenault <francinearsenault@gov.pe.ca>
Subject: Questions from the Standing Committee on Natural Resources and Environmental Sustainability

Hey Francine. I hope you are doing well.

At the most recent Standing Committee on Natural Resources and Environmental Sustainability meeting, our members posed some questions to which we did not know the answers.

1. Was there an environmental assessment done for the planned Summerside Golf Course?
2. Are environmental assessments done by the developer, then presented with permit application?

I understand that the second question may be better suited for housing. If that's the case, let me know. Also, this is simply for GMO's information. We are not publicizing the information, nor do we currently intend to.

Anything you have that can help would be great!

Regards,
Adam MacKenzie
Research Assistant
Government Members Office
902-213-2436

Mona Dunn

From: Greg Wilson
Sent: Thursday, March 12, 2026 4:03 PM
To: Jonah Clements; Mitchell O'Shea
Cc: Todd Dupuis; Norbert Carpenter
Subject: Fraud Awareness and Reporting - Summerside Golf Course Redevelopment Project
Attachments: Chronological and Recived Timeline - Summerside Golf Course Issue March 12_ 2026.docx; Q_A Summerside Redevelopment Project.pdf

Gentlemen:

At the direction of Deputy Minster Carpenter, and in light of recent events that my staff and I have become aware of involving the Summerside Golf Course Redevelopment Project, I feel it is my duty to inform you that an act of fraud may have occurred.

In keeping with the Government Fraud Awareness and Reporting Policy I have attached the following sequence of events for your review.

I have also included a list of questions and answers pertinent to the issue.

Regards,

Greg Wilson
Director
Environment Regulatory Services Division
Dept. Environment, Energy and Climate Action
902-368-5274

Information Received/Actions Timeline – Summerside Golf Course Redevelopment Project

February 24, 2026 – An anonymous complaint is received by LE staff regarding tree cutting within a mapped wetland in the area of the Summerside Golf Course Redevelopment project.

February 25, 2026 – LE staff call Blair Duggan (employee of Northen Golf Design on behalf of Ocean View Resort and/or Shizhong Holdings Inc.) to confirm that tree cutting was actually occurring on the golf course property. This was confirmed by Mr. Duggan over the phone.

February 25, 2026 (continued) – Site visit was conducted by LE staff member Shawn Hill and he confirmed that tree cutting was taking place in an area not previously approved for disturbance in the Watercourse/Wetland and Buffer Zone Alteration Permit issued October 31, 2024. Mr. Duggan didn't understand why there was a problem but offered to call Graham Cooke to clarify any issues. Over the phone, Graham Cooke told Shawn Hill that Minister Arsenault had previously met with him and Cory Black and had approved the work and that money had been paid to compensate for this new work.

February 25, 2026 – Director Greg Wilson asked Deputy Minister Carpenter if he was aware of any meeting that took place between the Minister and the golf course developers where changes to the original approval were made without consulting staff. In addition, was he aware of any compensation payment as staff were not aware of any payments made to the Provincial Wetland Compensation Fund as per the policy. Deputy Carpenter said he couldn't confirm that a meeting took place, but that he would check with the Minister.

February 26, 2026 – Plans showing the vegetation clearing that was agreed upon by Minister Arsenault are forwarded to LE by Corey Black. Mr. Black reaffirms that compensation had been paid for any wetland disturbance and loss, and that apparently the compensation money had been paid to a charitable company put forward by Minister Arseanult.

February 27, 2026 – Staff review the original approval and come to the conclusion that the areas that trees have been cut on, areas that are still to be cut, and areas proposed to be developed into more golf course were not approved on the original permit.

Based on the permissions that the developers said they were given by the Minister, but that the Department cannot confirm, Director Wilson tells staff to send an email directive to the developers to cease all activities in the areas of concern. The developers are told that the Department has no records of any approvals being given for their recent or proposed activities at the site.

March 5, 2026 – LE compile and send a set of questions regarding the recent events to Graham Cooke, Corey Black, and Blair Duggan, and request a formal response in writing. Developers are also asked to meet face to face with LE staff to try to sort out the discrepancies in recent events.

March 10, 2026 – A response to the questions are received by LE staff from Corey Black, including the following additional background information:

- **October 28, 2025 –** In person discussions regarding additional tree cutting in mapped wetland areas occur between the developers and Minister Arsenault.
- **January 28, 2026 –** Final text approval from Minister Arsenault.
- **January 28/29, 2026 –** 100,000.00 CAD payment made.

March 10, 2026 - In a face-to-face meeting staff go over the questions and answers with Corey Black and Blair Duggan and come to the conclusion that there are some serious irregularities on how permissions were given to the developers from the Minister, and how compensation for this expanded development was paid for.

Decision is made to bring this issue to the attention of Assistant Deputy Dupuis and Deputy Carpenter.

Summary Prepared by Director Greg Wilson

Date: March 12/2026

Summerside Golf Course Redevelopment Questions for
Northern Golf Design, PEI Ocean View Resort Inc., Shizhong Holding Inc.

Wetland Tree Cutting and Heavy Machinery Disturbance
March 5, 2026

1. When did the discussions regarding additional tree cutting in mapped wetland areas occur between the developers and Minister Arsenault? October 28th 2025

2. How did these discussions occur? Was this through a phone call, in-person meeting, text message, or e-mail? Is there any supporting documentation? In person meeting

3. When was the final text approval from Minister Arsenault sent (date/time)? January 28h 2026

4. You report the 2026 wetland tree cutting and heavy machinery disturbance was the result of previous wetland compensation areas that were not fully met. Did the Minister receive any maps/documents for the proposed changes to the wetland compensation (i.e., twenty-eight (28) acres paid for compensation on Oct. 9, 2024, with twenty-two (22) acres actually impacted, leaving a six (6) acre credit?) Who participated in these discussions? Is there any supporting documentation? We showed the minister on our computer the area that was cleared and the area that was paid for

5. You have told us the golf course owner has made a recent charitable donation to a PEI Cultural Education Program in lieu of the loss of additional wetlands that have been negatively impacted by tree cutting and operation of heavy machinery. This is not recognized by our department as an alternative to a wetland compensation payment. Please provide the name of the receiving organization who received the donation and the amount of money they received from the owner.

   Please see attached receipt

BMO

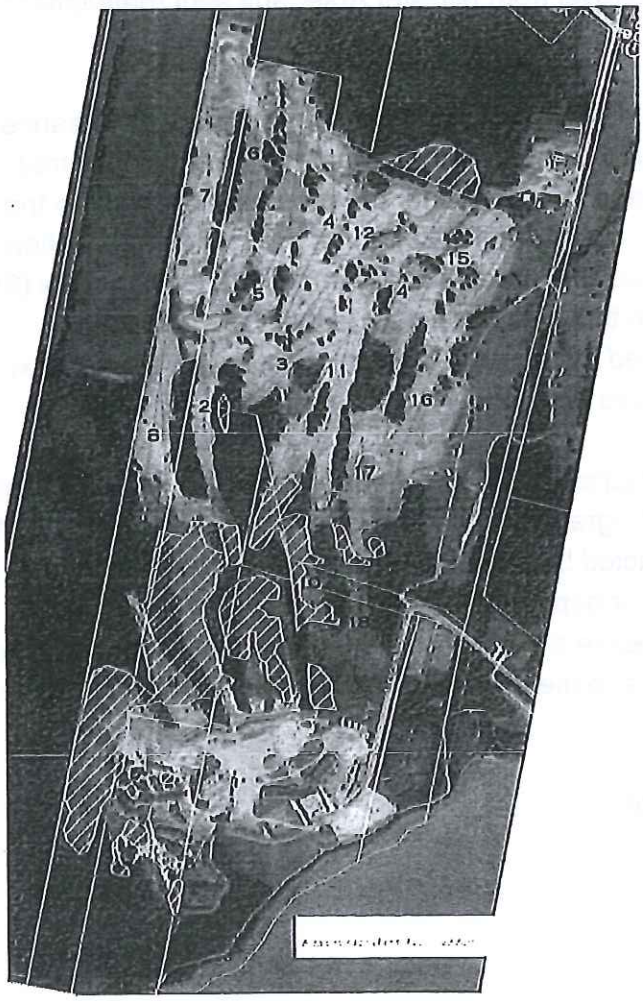
EFT Payments
Generated by WDU
Generated on 2026-01-29 09:58 AM EST

EFT Account ID	File Number	Number of Payments	Total Amount	Last Updated Date	Status
[redacted] - PEI OCEAN VIEW RESORT INC.	0028	1	100,000.00 CAD	2026-01-28	Confirmed

Funding Account
[redacted]

Payee/Payer Name	Template	Value Date	Amount	Short Name	Long Name	Bank Details	Status	Reason
Comite Diversite Et Equite En	EIAYR	2026-01-28	$ 100,000.00 CAD CR	PEI OVR	PEI Oceanview Resort	[redacted]	Confirmed	

6. Please show us on a map the discrepancy you note between the existing wetland compensation plan (paid in 2024) and the reported reduction in wetland destruction acreage.



BMO

EFT Payments

Generated by WDU

Generated on 2026-01-29 09:58 AM EST

EFT Account ID	File Number	Number of Payments	Total Amount	Last Updated Date	Status
[redacted] - PEI OCEAN VIEW RESORT INC.	0028	1	100,000.00 CAD	2026-01-28	Confirmed

Funding Account

[redacted]

Payee/Payer Name	Template	Value Date	Amount	Short Name	Long Name	Bank Details	Status	Reason
Comite Diversite Et Equite En	ENVIR.	2026-01-28	$ 100,000.00 CAD CR	PEI OVR	PEI Oceanview Resort	[redacted]	Confirmed	