

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BETWEEN:**

**The Prince Edward Island Energy Corporation**, a Crown corporation duly incorporated under the laws of Prince Edward Island,  
(hereinafter referred to as the “PEI Energy Corp.”)

**OF THE FIRST PART**

**AND:**

**GOVERNMENT OF PRINCE EDWARD ISLAND**, as represented by the Minister of Environment, Energy and Climate Action,  
(hereinafter referred to as the “Government”)

**OF THE SECOND PART**

**WHEREAS** the PEI Energy Corp. is the owner in fee simple of the property identified as property number 112276, lying and being at Selkirk, Lot or Township No. Forty-seven (47), Kings County, Province of Prince Edward Island and more particularly described in Schedule “A” attached herein (hereinafter referred to as the “Property”);

**AND WHEREAS** the PEI Energy Corp. is responsible for management and care of the Property;

**AND WHEREAS** the Government seeks to enter into an agreement with the PEI Energy Corp. in order that the Government may designate the Property as a Natural Area pursuant to clause **3(1)(a)** of the *Natural Areas Protection Act*, R.S.P.E.I. 1988, Cap. N-2;

**AND WHEREAS** the PEI Energy Corp. is desirous of having the land managed in accordance with the management plan attached and marked as Schedule “B”;

**AND WHEREAS** a restrictive covenant for the purpose of designation under the *Natural Areas Protection Act* has been registered against the Property;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT:**

In consideration of the mutual covenants and the mutual developments to be derived herein

- (i) The Trust hereby grants to the Government and the Government hereby acquires an interest in the Property to the extent that the Minister of Environment, Energy and Climate Action may designate it, with the exception of buildings or structures thereon, as a Natural Area pursuant to clause **3(1)(a)** of the *Natural Areas Protection Act*, with all the restrictions, benefits and other legal consequences which currently or in the future flow therefrom; and
- (ii) The PEI Energy Corp. hereby agrees to implement the management plan as set out in Schedule “B” attached hereto; and
- (iii) The Government hereby agrees to designate the Property as a Natural Area as set out in Schedule “C” attached hereto.

**THIS AGREEMENT SHALL ENURE** to the benefit of and be binding upon the parties herein, their successors and assigns forever.

Continued...

**IN WITNESS WHEREOF** the parties hereto have hereunto set their hands and seals on the day and year first above written.

<b>SIGNED, SEALED &amp; DELIVERED</b>	)	<b>Prince Edward Island Energy Corporation ,</b>
in the presence of:	)	as represented by the
	)	Executive Director
	)	
	)	
	)	
_____	)	_____
Witness	)	<b>xx</b>

<b>SIGNED, SEALED &amp; DELIVERED</b>	)	<b>Government of Prince Edward Island,</b>
in the presence of:	)	as represented by the Minister of
	)	Environment, Energy and Climate
	)	Action
	)	
	)	
	)	
_____	)	_____
Witness	)	<b>Gilles Arsenault</b>

## **SCHEDULE "A"**

### **PROVINCIAL PROPERTY # 112276**

ALL THAT PARCEL OF LAND situate, lying and being on Lot or Township Number Forty-seven (47) in Kings County, in the Province of Prince Edward Island, bounded and described as follows, that is to say:

BOUNDED on the South by Tarantum Road;

ON the West by land now or formerly in possession of Angus MacDonald;

ON the South on Rear by land now or formerly in possession of the heirs of the late Donald MacIntyre and Patrick MacInnis; and

ON the East on Rear by land now or formerly in possession of Austin Fraser and now appearing on Meacham's Atlas.

CONTAINING Ninety-three and One-half acres, a little more or less.

ALSO ALL THAT TRACT< PIECE OR PARCEL of land situate lying and being on Lot or Township Number Forty-seven (47) in Kings County, in the Province of Prince Edward Island, bounded and described as follows, that is to say:

ON the West by land owned by Leo MacDonald;

ON the East by land owned by Gabriel McInnis;

ON the South by land in possession of Alexander Robinson; and

ON the North by the MacIntyre property.

BEING the lands described in a will of Donald Fraser dated July 16, 1884 and a Codicil of January 23, 1900, said Will having been probated on August 10, 1900.

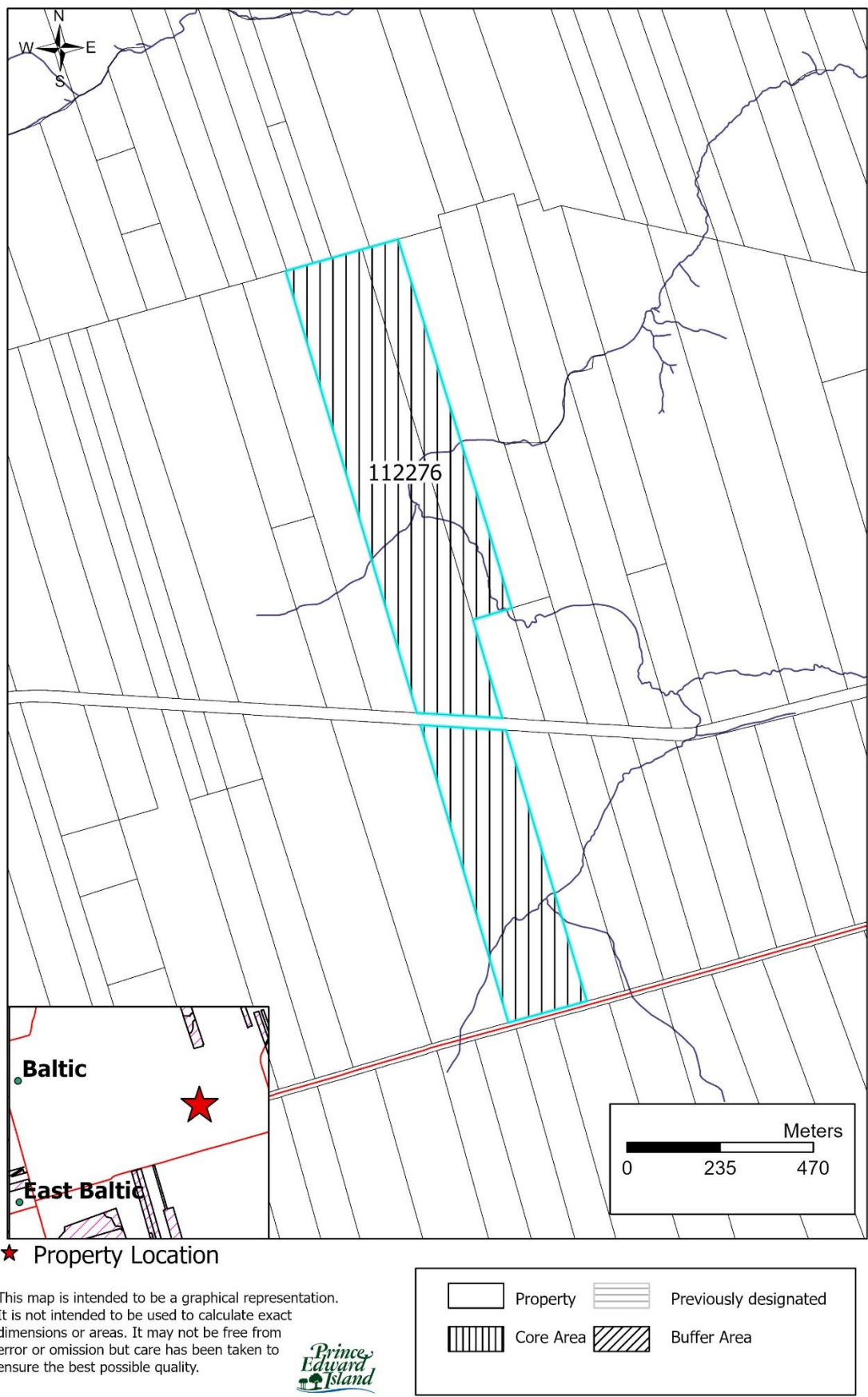
All being a portion of the lands contained in a deed of conveyance from Austin Fraser and Elsie Fraser, for consent, to Donnie Rose dated November 28, 2000 in Book 442, Page 32 as Document No. 2661.

**AND FURTHER BEING AND INTENDED** the lands described in a Deed of Conveyance from Donald (Donnie) Rose to Prince Edward Island Energy Corporation dated 13<sup>th</sup> day of February, A.D. 2024 and registered in the Office of the Registrar of Deeds for Kings County, on the 26<sup>th</sup> day of February, A.D. 2024, in Book 2249 as Document No. 308.

And as illustrated on the appended map Schedule "A1".

Schedule "A1"

North Lake Riparian Zone Natural Area  
Pid 112276



## SCHEDULE “B” NORTH LAKE CREEK RIPARIAN ZONE NATURAL AREA DEFINITIONS

Natural Area has the meaning as set out in the *Natural Areas Protection Act*. It includes both Property Core, and if present, Property Buffer.

Property Core Area or Core means that area containing the primary feature, in this case the woodland, which is the principal reason for protection of the Natural Area and its associated habitats, and is identified by the North to South lines on the attached map.

Property Buffer Area or Buffer means the area of the Property surrounding and/or adjacent to the Core, and of which none is present on this Property.

Property Area or Site Area means the total area within the boundaries of the Property as set out in Schedule “A” and consists of both the Property Core Area, and if present, the Property Buffer Area.

S-rank is a code, used by Conservation Data Centres and NatureServe, which identifies the species and community rarity or conservation status at a sub-national (provincial) scale. In this document:

S1 means – **Critically Imperiled** - Critically imperiled in the province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the province.

S2 means – **Imperiled** - Imperiled in the province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the province.

S3 means – **Vulnerable** - Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 means – **Apparently Secure**, uncommon but not rare.

S5 means – **Secure**, common, widespread and abundant in the province.

SNA - **Not Applicable**, a species that is not a suitable target for conservation activities.

Note: The species and community S-rank codes are developed by the Atlantic Canada Conservation Data Centre in consultation with Provincial, Federal and Non-government experts. These experts establish the S-ranks based on the best available knowledge which includes the number of occurrences as well as other data. The data are maintained at the Atlantic Canada Conservation Data Centre.

## MANAGEMENT PRINCIPLES

Natural Areas will be managed in accordance with the following principles:

1. All areas will be protected and managed to perpetuate or improve the natural features for which they are recognized.
2. Development of the Natural Area will be restricted to those activities which accommodate uses yet recognize the need for protection. This will include educational promotion while ensuring the health and safety of those visiting the site.
3. Use of the Natural Area will be in keeping with the protection of the natural features for which the site was recognized.
4. There is no development allowed within this Natural Area that does not conform to the other management principles. All new development must conform to these principles.
5. Sustainable foraging activities such as hunting, trapping, fishing and berry-picking are permitted, subject to the conditions and restrictions set out herein and all other applicable legislation.

## MANAGEMENT GUIDELINES

Site management will ensure the long-term protection of the woodland and riparian zone while allowing for educational use of the area.

Schedule “B” continued...

NATURAL AREA MANAGEMENT PLAN

SITE: North Lake Creek Riparian Zone Natural Area  
PROPERTY NUMBERS: 112276  
PROPERTY OWNER: Prince Edward Island Energy Corporation  
DESIGNATION DATE: *Natural Areas Protection Act* - \_\_\_\_\_, 2025  
EXISTING USE: Woodland and Riparian Zone  
PROPOSED USE: Natural Area  
PROPERTY AREA: 48.0 ha (118.5 ac);  
SITE AREA: 48.0 ha (118.5 ac);  
PROPERTY CORE AREA: 48.0 ha (118.5 ac);  
PROPERTY BUFFER AREA: 0.0 ha (0.0 ac);  
MANAGING AGENCY: the Prince Edward Island Energy Corporation its successors and assigns, and such other parties as may be determined through agreement.

DESCRIPTION:

The North Lake Creek Riparian Zone Natural Area contains approximately 970 meters of the North Lake Creek, approximately 47 acres of unplowed land and over 6 hectares (15 acres) of mapped wetland. Aerial imagery indicates this property is approximately 87% forest and 13% Wetland.

The property is intersected by the Confederation Trail running East-West. The majority of the forest in the northern portion of the property is young in age with the exception of two small stands of mature forest consisting of Sugar Maple, Yellow Birch and Red Maple with some Balsam Fir and White Birch. With the exception of the two clear cut areas, the forest stands surrounding the watercourse and wetland north of the confederation trail are mature forest dominated by Black Spruce, Red Spruce and Red Maple with some Poplar, Balsam Fir and White Birch. South of the confederation trail there are mature forest stands of Balsam Fir, Black Spruce and Red Maple with some Yellow Birch, Red Spruce and White Birch. Ground cover includes various woodland ferns, Canada Yew, Red Osier Dogwood, Bunchberry, Winterberry Holly, sphagnum moss, regenerating maples and balsam fir.

Habitat suitability models indicate there is approximately 20 acres of potential Canada Warbler breeding habitat and approximately 21 acres of potential Eastern Wood-pewee breeding habitat on this property.

GOALS:

The site will be managed to promote the development of a long-lived tolerant mixed wood forest, riparian zone, and the wildlife associated with this habitat type, and to allow for educational activities.

OBJECTIVES:

Site management will focus on the conservation of the long-lived Wabanaki (Acadian) Forest species. Improvements within the Property may be made to enhance wildlife habitat for native species associated with the woodlands.

MANAGING ACTIVITIES:

The following are general managing activities:

1. The Natural Area will be monitored from time to time in an effort to prevent illegal activity and gather information.
2. Interpretive information on the Natural Area may be prepared and made available to the public.
3. Collection of native species for scientific purposes shall be in accordance with Provincial and Federal legislation.
- 4.

5. Stream restoration activities could be conducted on the property provided they do not interfere with the stated management goals and are carried out under a blanket Watercourse, Wetland and Buffer Zone Activity Permit for stream habitat enhancement. All other stream restoration activities requiring specific Watercourse, Wetland and Buffer Zone Activity Permits must receive approval of the PEI Natural Areas Protection Act Technical Advisory Committee before proceeding.
5. The planting of native species (trees, shrubs, ferns, etc.) to increase species diversity is an acceptable activity.

**Within or upon this Natural Area no person shall engage in or permit any of the following, (i.e. any activity which might interfere with or detract from the aesthetic, scenic and natural character and condition of the Property and the topography of the land) except where stipulated:**

1. A. Cutting, destroying or removing of trees, shrubs or other vegetation with the following exceptions:
  - (a) determination and delineation of property boundary lines for the Natural Area or property;
  - (b) inventory work which allows for specimen and/or data collection for educational and scientific purposes including but not limited to:
    - (i) Collection of plants with S1, S2 or S3 in their sub-national rarity ranks (s-rank) listing with the Atlantic Canada Conservation Data Centre, not to exceed a maximum of one individual collected for every 20 individuals found; or
    - (ii) Manually cutting, mulching, or removing as biologically appropriate any plants with SNA in their s-rank listing with the Atlantic Canada Conservation Data Centre; or
    - (iii) Removing invasive non-native plant species present on the Property provided it does not interfere with the stated primary objective of site management.
  - (c) silviculture treatments to improve the health and diversity of native species in the Natural Area and to increase longevity of the woodland component subject to a forest management plan approved by the PEI *Natural Areas Protection Act* Technical Advisory Committee; and
  - (d) practices designed to promote biodiversity and enhance wildlife habitat, where appropriate.
- B. Planting or otherwise introducing non-native plant or animal species. Invasive, non-native species may be removed where they are found to be present.
- C. Operating snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other motor vehicles with the following exceptions:
  - (a) any fire-fighting action deemed necessary by the government agency assigned forest fire fighting responsibilities; and
  - (b) vehicle traffic, for the purpose of carrying out acceptable management activities stated in this document.
- D. Creating, constructing or paving roads or other rights-of-way, driveways, docks, landing strips or parking lots.
- E. Erecting or constructing buildings, signs, fences or structures of any kind with the following exceptions:
  - (a) signs to identify the area as a Natural Area and for educational purposes; and
  - (b) nesting structures or other protective structures designed to promote biodiversity and enhance wildlife habitat, where appropriate.
- F. Dumping, filling, excavating, mining, drilling, dredging or otherwise adding or removing topsoil, loam, gravel, sand, rock, minerals, gas or petroleum

Schedule "B" continued...

products or other surface or sub-surface material of any kind.

- G. Constructing drainage ditches, dams, retaining walls, transmission towers and lines, pipelines or other undertaking which affects the topography of the land.
- H. Granting of any lease, easement or right-of-way.
- I. Severance or subdivision.
- J. Camping, campfires or related erection of artificial shelters.



**SCHEDULE “C”**

**ORDER OF DESIGNATION OF PRIVATE LAND AS A NATURAL AREA**

**WHEREAS** pursuant to the *Natural Areas Protection Act*, R.S.P.E.I. 1988, Cap. N-2 S. 3(1), I am empowered to designate any area of privately-owned land as a Natural Area;

**AND WHEREAS** the area of privately-owned lands identified as property number 112276, lying and being at Selkirk, Lot or Township No. Forty-seven (47), Kings County, Province of Prince Edward Island and more particularly described in Schedule “A” attached hereto has been identified as an area which merits protecting and preserving;

**AND WHEREAS** the Landowner, Prince Edward Island Energy Corporation, is in agreement with the said lands being designated as a Natural Area and is desirous of having the lands managed in accordance with the management plan attached and marked as Schedule “B”;

**I THEREFORE HEREBY ORDER** that privately-owned land identified property number 112276, lying and being at Selkirk, Lot or Township No. Forty-seven (47), Kings County, Province of Prince Edward Island and more particularly described in Schedule “A” attached herein is designated as a Natural Area.

**DATED** this            day of            , 2025.

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Witness

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**Gilles Arsenault**  
Department of Environment, Energy and  
Climate Action