

DOCUMENT "A"

**MINISTER'S DETERMINATION
CONDITIONS OF APPROVAL**

Pursuant to Regulation 87-83 under the Clean Environment Act
December 6, 2013
File Number: 4561-3-1347

1. In accordance with section 6(6) of the Regulation, it has been determined that the undertaking may proceed following approval under all other applicable acts and regulations.
2. Commencement of this undertaking must occur within three years of the date of this Determination. Should commencement not be possible within this time period the undertaking must be registered under the *Environmental Impact Assessment Regulation (87-83) – Clean Environment Act* again, unless otherwise stated by the Minister of Environment and Local Government (DELG).
3. The proponent shall adhere to all obligations, commitments, monitoring and mitigation measures presented in the document entitled, "EIA Registration Document – Condo Camping Ltd. – Bare Land Condominiums – Recreational Vehicle (RV) Park Development – Whites Settlement, NB, - Prepared by NAM Freelance Environmental Inc, March 15, 2013", as well as all those identified in subsequent correspondence during the registration review.
4. The proponent shall submit a summary table detailing the status of each condition listed in this Determination to the Manager of the Environmental Assessment Section of DELG every 6 months from the date of this Determination until such a time that all the Conditions have been met.
5. This *Certificate of Determination* is issued on the basis that the properties which are the subject of this Determination are governed by and subject to the provisions of the Condominium Property Act and its *Regulations*. The proponent shall contact the Director of Condominiums at Service New Brunswick (506-444-4085) who will provide guidance through the regulatory process.
6. The proponent shall ensure that the proposed by-laws of Condo Camping Ltd. are made available to the public no later than July 1, 2014 for information purposes and for public comment. A public comment period of at least 21 days is required prior to finalizing the proposed by-laws. A final copy of the by-laws shall be submitted to the Manager of the Environmental Assessment Section of DELG.
7. The proponent shall establish a community liaison committee composed of local governing authorities and interested members within the community. The committee shall meet with the proponent (or delegate), and/or the condominium corporation to review new or adjusted by-laws and provide input on local matters related to the development.

8. The proponent shall submit an Emergency Response Plan for review and approval by the Manager of the Environmental Assessment Section of DELG no later than February 28, 2014. The Emergency Response Plan shall be developed with input from local fire departments and police departments and shall be included as part of the Agreement of Purchase and Sale entered in to with each RV Lot Owner.
9. The proponent shall contact the Department of Transportation and Infrastructure Regional Office District Engineer (506-856-2000) to ensure that all necessary permits are in place prior to commencement of the project.
10. The proponent shall ensure that monitoring for further archaeological resources will be conducted by a permitted professional archaeologist during trenching for infrastructure installation within archaeological buffer zones. These areas are indicated on drawing 1 and 2 of the Archaeological report included as Appendix 2 of the EIA registration document dated March 15, 2013. If archaeological resources are encountered during this monitoring or associated with any phase of construction, operation or maintenance of the proposed development, work in that area must cease immediately and Archaeological Services must be contacted at (506) 453-3014.
11. That proponent shall obtain a building permit for the construction of any onsite buildings and for the electrical connection to NB Power. Please contact the Development Officer at Regional Services Commission 6 for more information at (506) 743-1490.
12. The proponent shall ensure that a *Sediment and Erosion Control Plan* is developed and submitted for review and approval by the Manager of the Environmental Assessment Section, DELG, before the commencement of any on-site construction.
13. That proponent shall obtain a land tenure in the form of a *License of Occupation* from the Department of Natural Resources for the proposed outfall structure. An application for a *License of Occupation* may be obtained from the Applications and Information Section by contacting the Applications and Information Coordinator at (506) 444-4487.
14. The proponent shall ensure that a *Navigable Waters Protection Approval* is obtained from the Navigable Waters Protection Program (NWPP) before outfall construction begins. For assistance with the application process, please contact NWPP at: Tel: (902) 426-2726, Fax: (902) 426-7585, or E-mail: nwpcdar@tc.qc.ca
15. The proponent shall ensure that all plans of survey or subdivision generated as a result of this undertaking are stamped in a visible location with the following statement. Note: The drinking water and wastewater facilities shown on this plan are owned by a private company and/or are situated on private property and are 'private' systems. The Department of Environment and Local Government is not responsible for any conditions existing with these private systems and will not assume responsibility for the operation, management, upgrade, or repair of these private systems in the future. All responsibility for these private systems lies with the owner.
16. The proponent shall include the aforesaid statement (please refer to condition 15 above) as a covenant and condition to which all transfers of property within the location of the undertaking are subject, and shall also include the said statement in any shared services, management and/or other agreements referencing the water and wastewater facilities situated on the subject property.

17. The proponent shall apply for and obtain a *Watercourse and Wetland Alteration (WAWA) Permit* from DELG for any activities conducted within 30 metres of a watercourse or wetland, prior to the commencement of the Project. For additional information, please contact the Manager of the Watercourse and Wetland Alteration Program, DELG, at (506) 457-4850.
18. In accordance with the objectives of the *New Brunswick Wetland Conservation Policy* (NB DNR/NB DELG 2002), a wetland compensation plan to restore, rehabilitate or create wetlands in consultation with DELG, must be implemented as part of this project. The plan must be submitted to the Manager of the Environmental Assessment Section, DENV for review and approval prior to the WAWA permit being issued to build within the wetland area. Compensation at a 2:1 ratio is required. The plan must detail the compensation activities including milestones for completion of the projects.
19. The proponent shall ensure that a certified wastewater treatment operator will be operating the *Wastewater Works*. The level of the water treatment system will be established in the *Certificate of Approval to Operate*. The certification must be obtained through the Department of Post-Secondary Education and Labour. For more information, please contact the Manager of the Water and Wastewater Management Section, DELG, at (506) 453-7945.
20. The proponent must obtain an *Approval to Construct* for the *Wastewater Works* from the Impact Management Branch (IMB) before construction activities commence. Prior to start-up of the system, an *Approval to Operate* must be obtained from the IMB. For more information, please contact the Manager of the Water and Wastewater Management Section, DELG, at (506) 453-7945.
21. The proponent must obtain an *Approval to Construct* for the *Drinking Waterworks* from the IMB, before construction activities commence. For more information, please contact the Manager of the Water and Wastewater Management Section, DELG, at (506) 453-7945.
22. Pursuant to the *Water Quality Regulation*, once the *Drinking Waterworks* reaches a production rate of 50 cubic meters per day, the proponent must obtain a *Certificate of Approval to Operate* from the IMB. For more information, please contact the Manager of the Water and Wastewater Management Section, DELG, at (506) 453-7945.
23. The proponent shall ensure that a certified water distribution operator (certified to the level of the water distribution system) will be operating the *Drinking Waterworks*. The level of the water distribution system will be established in the *Certificate of Approval to Operate*. The certification must be obtained through the Department of Post-Secondary Education and Labour. For more information, please contact the Manager of the Water and Wastewater Management Section, DELG, at (506) 453-7945.
24. The proponent shall ensure that, if additional treatment, other than disinfection, is required, a certified water treatment operator (certified to the level of the water treatment system) will be operating the *Drinking Waterworks*. The level of the water treatment system will be established in the *Certificate of Approval to Operate*. The certification must be obtained through the Department of Post-Secondary Education and Labour. For more information, please contact the Manager of the Water and Wastewater Management Section, DELG, at (506) 453-7945.

25. The proponent shall ensure that water quality derived from Production Well #1 meets the criteria of the *Guidelines for Canadian Drinking Water Quality*, prior to connecting the first user to the Drinking Waterworks. Should at any point, the water quality not meet the criteria of the *Guidelines for Canadian Drinking Water Quality*, then the proponent shall immediately contact the Clean Water Act Coordinator at the Department of Health, Moncton Region (506) 856-3369.
26. The maximum allowable pumping rate for Production Well #1 is 3 litres/sec (40 igpm) where the well is limited to pumping 13 hours/day, which results in a daily water withdrawal limit of 142 m³/day. The proponent shall install a flow meter on the well to record water usage and ensure compliance with the pumping rate and daily water withdrawal limit. The proponent must monitor and record the water level in Production Well #1 daily (minimum 5 days/week). Production Well #1 must be monitored for conductivity a minimum of once per month while the facility is open.
27. If at any time the proponent wants to increase the pumping rate of Production Well #1 or requires an additional water supply (i.e. new well), a water supply source assessment/additional studies may be required, and the proponent must obtain written approval from the Manager of the Environmental Assessment Section, DELG, prior to any changes being initiated.
28. The proponent shall ensure that the flow meter data, water level data, and conductivity results are submitted annually to the Manager of the Environmental Assessment Section of DELG.
29. Observation Well #1 is not approved as a production well, however, the proponent will not be required to decommission this well. If at any time the proponent wants to use this well in the future as a production well, additional hydrogeological testing would be required, along with approval from the Manager of the Environmental Assessment Section of DELG.
30. The proponent shall ensure that Production Well #1 and Observation Well #1 are protected with wellhead protection measures, such as a proper vermin proof cap and a lock. Also, the proponent shall ensure that the ground around all wellheads is sloped so no pooling of water can occur and surface water runoff flows away from the wellheads.
31. The proponent will be responsible for any negative impacts to private water wells caused by the operation of Production Well #1 or the installation of piping and other infrastructure. The proponent will be required to provide a temporary water supply for short term impacts or to repair, remediate or replace any permanently impacted well(s), which might include, but is not limited to, deepening a well or drilling a new well.
32. The proponent shall ensure that all developers, contractors and operators associated with the development project comply with the above requirements.