

## Document A – Minister’s Determination Conditions of Approval

**Pursuant to Regulation 87-83 under the Clean Environment Act  
November 25, 2022 - File Number: 4561-3-1584**

---

- 1 In accordance with section 6(6) of the *Environmental Impact Assessment Regulation – Clean Environment Act*, 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. Commencement is defined as the start of project-related physical construction activities as identified during the Environmental Impact Assessment (EIA) review. Should commencement not be possible within this time period, the undertaking must be registered under the *Environmental Impact Assessment Regulation – Clean Environment Act* again, unless otherwise stated by the Minister of Environment and Climate Change.
- 3 In the event the project is commenced (i.e., partially completed) and becomes inactive for a period of five years or more after commencement, the undertaking must be registered under the *Environmental Impact Assessment Regulation – Clean Environment Act* again, unless otherwise stated by the Minister of Environment and Climate Change.
- 4 The proponent shall adhere to all obligations, commitments, monitoring, and mitigation measures presented in the EIA registration document dated May 18, 2022, as well as all those identified in subsequent correspondence during the registration review. Additionally, the proponent shall submit a summary table detailing the status of each Condition listed in this Determination to the Director, EIA Branch, Department of Environment and Local Government (DELG) every six months from the date of this Determination until such a time as all the Conditions have been met or until it is deemed by the Director to be no longer required.
- 5 If it is suspected that remains of archaeological significance are discovered during construction, operation, maintenance or during any other project related activity, as per the *New Brunswick Heritage Conservation Act*, all activity shall be stopped near the find and the Archaeology and Heritage Branch, New Brunswick Department of Tourism, Heritage and Culture (THC), must be contacted immediately at (506) 453-2738 for further direction.
- 6 The hydrogeological assessment completed as part of the EIA review for this project evaluated the water usage for 14 lots. Development beyond these 14 lots will have to be approved by the Director, EIA Branch, DELG. Additional hydrogeological assessment will be required for any future phases. The plans

for such phases will also have to show all proposed alterations in or within 30 metres of a watercourse or wetland including, but not limited to, buildings, landscaping, septic systems, secondary structures, and stormwater management.

- 7 In the event of a complaint by a neighbouring water user that the construction or operation of this water supply well has negatively impacted the quality or quantity of their private water supply, the proponent must investigate the complaint and notify DELG. If it is determined that the proponent is responsible for any negative impacts, 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.
- 8 The water from potable wells drilled for all potential phases of this development must meet the *New Brunswick Drinking Water Guidelines* before being used by homeowners or residents.
- 9 Wellhead protection measures must be implemented for each potable well that is drilled for this development. This includes having a locked, vermin-proof cap on the well, sloping the ground around the well away from the wellhead, and all wells must have casing that is fully grouted. Confirmation of the implementation of these measures must be provided to the Director, EIA Branch, DELG.
- 10 Any alterations that are in or within 30 metres of a watercourse or wetland as per the *Clean Water Act* will require a *Watercourse and Wetland Alteration (WAWA) Permit*.
- 11 Submissions for subsequent phases shall be reviewed based on DELG's Source and Surface Water Management Branch's applicable regulations and policies at the time that those phases will be submitted.
- 12 Every effort shall be made to ensure that the design of subsequent phases includes sufficient buildable or developable area for all permanent infrastructure (e.g., driveways, buildings, future water wells, stormwater infrastructure, etc.) outside of regulated areas, including all wetlands.
- 13 An Environmental Management Plan (EMP) must be provided for review and receive approval from the Director, EIA Branch, DELG, prior to the commencement of project-related construction activities. This plan must include, but not necessarily be limited to, the previously identified mitigation measures, as well as a stormwater management plan that must include an indication of any proposed infrastructure (i.e., retention ponds, ditches, outfalls, etc.) in relation to regulated features under the *Clean Water Act*.
- 14 In the event of the sale, lease, or any other conveyance or change of control of the property, or any portion thereof, the proponent must provide written acknowledgement from the lessee, controller, or purchaser confirming that they will comply with the Conditions of this Determination to the Director, EIA Branch, DELG.
- 15 The proponent shall ensure that any proposed project modifications or future expansions are submitted to the Director, EIA Branch, DELG, for review and approval prior to implementing the changes.
- 16 The proponent shall ensure that all developers, contractors, and operators associated with the project comply with the above requirements.

