

DOCUMENT “A”

MINISTER’S DETERMINATION CONDITIONS OF APPROVAL

Pursuant to Regulation 87-83 under the Clean Environment Act

August 31, 2007

File Number: 4561-3-1124

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 re-evaluated under the *Environmental Impact Assessment Regulation (87-83)* – Clean Environment Act, unless otherwise stated by the Minister of Environment.
3. The proponent shall adhere to all obligations, commitments, monitoring and mitigation measures presented in the EIA registration document (dated April 12, 2007), as well as all those identified in all 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 of the Project Assessment and Approvals Branch of the Department of Environment (DENV) every six months from the date of this Determination until such a time as all the Conditions have been met.
4. If it is suspected that remains of archaeological significance are found during construction, all activity shall be stopped near the find and the Resource Manager of the Archaeological Services Unit, Heritage Branch of the Department of Wellness, Culture and Sport, shall be contacted at (506) 453-2756.
5. Comprehensive Water Supply Assessments will have to be conducted prior to the start of any construction activities related to both Phases 2 and 3 of this development. The results of these Assessments will have to be submitted to the Director of the Project Assessment and Approvals Branch of DENV for review and will have to be approved before the future Phases can proceed. For additional information, please contact the Director at 444-4599.
6. An Environmental Protection Plan must be submitted to the Director of the Project Assessment and Approvals Branch of DENV for review and must receive approval prior to the start of any construction activities associated with this project. For additional information, please contact the Director at 444-4599.
7. A Watercourse and Wetland Alteration Permit must be obtained from DENV prior to any activities within 30 m of a watercourse and/or a wetland. For additional information, please contact the Director of the Watercourse and Wetland Alteration Program at 457-4850.

8. In addition to outlining the restrictions on activities within 30 m of watercourses and wetlands, the

restrictive covenants included with the sales agreements for the lots must also disclose the recommendation that well casings in this area might need to be extended to 12 m (40 feet). Furthermore, they must also disclose that water treatment might be required due to high concentrations of iron and manganese, as well as the non-suitability of the area for open-loop geothermal heating systems.

9. A subdivision plan will have to be submitted to the New Brunswick Department of Transportation (DOT) for review and will have to be approved before the start of construction activities. The proposed subdivision streets will have to be constructed to DOT standards. DOT will assume the responsibility to operate and maintain these streets once all final approvals are in place. For additional information, please contact Mr. Gary Hallett, Manager, Corridor Management, Planning and Land Management Branch, DOT, at 453-2418.
10. A drainage design plan will have to be submitted to DOT for review and will have to be approved before the start of construction activities. For additional information, please contact Mr. Gary Hallett, Manager, Corridor Management, Planning and Land Management Branch, DOT, at 453-2418.
11. DOT's District Engineer must be contacted prior to the start of construction. The location of the access points for future streets must be approved by DOT, and applications for access road permits, where required, must be submitted and must receive approval prior to the start of any construction activities. All access roads must be built in accordance with "A Guide to the Minimum Standards for the Construction of Subdivision Roads and Streets" developed by DOT. For additional information, please contact Norman Clouston, District Engineer, DOT, at 453-2611.