

DOCUMENT “A”

MINISTER’S DETERMINATION / LA DÉCISION DU MINISTRE

CONDITIONS OF APPROVAL / CONDITIONS D’AGRÈMENT

Pursuant to *Regulation 87-83* under the *Clean Environment Act* /

En vertu du Règlement 87-83 de la Loi sur l’assainissement de l’environnement

September 2nd, 2022 / le 2 septembre 2022

File Number / Numéro du dossier: 044063

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- 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 The proponent shall adhere to all obligations, commitments, monitoring, and mitigation measures presented in the EIA registration document dated July 8, 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.
 - 4 Prior to continuation of the undertaking (i.e., the project), please submit a Stormwater Management Plan (SMP) that includes a map showing elevation contours of the development and the drainage area upstream of the development; and pre- and post-development stormwater flows anticipated for this project, assuming a 100-year return rain event + 20% to account for climate change. If the calculated post-development flow is greater than the pre-development flow, a flow attenuation/retention pond will be required.
 - 5 A *Watercourse and Wetland Alteration* (WAWA) Permit must be obtained from DELG before any alterations in or within 30 m of a watercourse or wetland. The application for the required permit should refer to the EIA file number (044063).
 - 6 All loss of wetland requires wetland compensation at a 2:1 ratio. Wetland compensation shall be provided in the form of an arrangement through a wetland compensation consultant to offset the loss of all permanent impacts to the wetland resulting from this project. A confirmation that the requirement was met must be provided to the EIA Branch Director, DELG, for review and approval, before the undertaking can proceed. Prior to this condition being met, no work that would be considered

continuation of the undertaking (i.e., the project) can continue. This includes, but is not limited to, any construction, site preparations, clearing, grading, hauling and dumping fill, well drilling, installation or construction of any structure and septic installation. The wetland compensation must be paid prior to the issuance of a Watercourse and Wetland Alteration (WAWA) Permit. No alteration shall be conducted in and within 30 metres of the wetland prior to the issuance of the WAWA Permit.

- 7 Prior to using any new water supply well drilled on the project property (current PID 55214803) the proponent must submit the well log to the EIA Branch Director, DELG. The pumping rate of the well(s) must be limited to a combined total of 7.6 igpm (35 L/min). The pumping rate could be limited by the pump that is installed in the well or some sort of flow limiting valve. Confirmation that the well(s) have been restricted must be provided to the EIA Branch Director, DELG, for review and acceptance before the well(s) can be used.
- 8 Any water supply well drilled for this project must be grouted in order to limit the potential for surface water infiltration into the water well.
- 9 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.
- 10 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.
- 11 The proponent shall ensure that all developers, contractors, and operators associated with the project comply with the above requirements.