

**Environmental Impact Assessment (EIA)
Registration, Traffic Impact Study (Draft Report),
and Water Supply Source Assessment (WSSA):
Shediac Camping Resort, Beaubassin East, NB**

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GENERAL INFORMATION

The following document is an Environmental Impact Assessment (EIA) Registration for the Shediac Camping Resort (the “Project”). The Proponent of this project is Shediac Camping Resort Ltd (Shediac, NB).

The Project is an “undertaking” under the New Brunswick Regulation 87-83, under the *Environmental Impact Assessment Regulation - Clean Environment Act*, as described by item (p) of Schedule “A” (“all major recreational or tourism developments, including developments which consist of changing the use of land so that it is used for recreational or tourism purposes”. As per Section 5(1) of the EIA Regulation, the undertaking must therefore be registered. A review will be coordinated with the New Brunswick Department of Environment and Local Government (NBDELG).

As a result of zoning approval conditions of this project, a Water Supply Source Assessment is appended as part of the EIA review. The goal of this study is to demonstrate that the local aquifer can sufficiently provide the water demand associated with the proposed Project without having any negative effect on the water supply and its existing users.

Additional zoning approval requirements demand that a Traffic Impact Study Report be completed in order to address the concerns regarding limited sight distances at the intersection of Route 133 and Euclide-Léger Road, and additional traffic generated from the proposed project and its activities.

A copy of the zoning by-law (*Arrêté 09-1FF* under Article 39 of the *Loi sur l’Urbanisme* – available in French only) adopted May 4th, 2016 can be found in Appendix F.

1.0 THE PROPONENT

- i. **NAME OF THE PROPONENT:** Shediac Camping Resort Ltd.
- ii. **ADDRESS OF PROPONENT:** Shediac Camping Resort Ltd.
1330 Amirault Street, Unit 32
Dieppe, NB E1A 8M7
- iii. **PRINCIPAL CONTACT PERSON FOR PURPOSES OF EIA:** Mrs. Cécile Vautour
Tel: (506) 850-0014
Email: cecile_vautour@outlook.com
1330 Amirault Street, Unit 32
Dieppe, NB E1A 8M7
- iv. **PROPERTY OWNERSHIP:** PID 0086144, PID 70269758, PID 70269766, PID 70269774 & PID 70269782
NB Ltée 676451 NB Ltd.
To be purchased by Shediac Camping Resort Ltd.
Closing pending EIA approval

2.0 THE UNDERTAKING

i. NAME OF THE UNDERTAKING:

Shediac Camping Resort

ii. PROJECT OVERVIEW

The proposed construction of the Shediac Camping Resort (the “Campground”) is set to begin this year and is to be carried out in a single phase during the fall 2016 and spring 2017 construction periods. The Project is located off Route 133 in Beaubassin East, short of 1 km east of the Town of Shediac limits. It is walking distance from Parlee Beach Provincial Park and several other camping facilities. The project is to be located in the southwestern quadrant of PID 00861443. It will also incorporate four smaller land parcels, identified as PID 70269758, PID 70269766, PID 70269774, and PID 70269782. Concurrently, a separate rezoning request, submitted by the present owner, permitting three RV occupations per lot on the above four mentioned parcels was denied. As per subsection (1)(n) - Appendix “A” of the zoning by-law “*Arrêté 09-1FF*” (attached in Appendix F), rezoning of PID 00861443 is conditional to the consolidation of the above four noted PIDs. Once completed, the Campground will span a total area of approximately 9.7 hectares (23.95 acres).

It is understood that the current parcel of land includes around 70 residential cottages, in which 12 are occupied year round. These privately owned lots have been created since the mid 1900’s and are presently accessed via private right-of-ways (ROWS). Historically, a portion of the land on which the proposed Project sits on used to be a wetland. Several years ago, the said wetland was infilled. As a result, a portion of undisturbed wetland (PID 70429899) was donated to the Department of Natural Resources (DNR) as compensation. Since then, the majority of the infilled land and Project site has been vacant with the exception of four lots that were created to accommodate recreational vehicles (RVs) which are to be redeveloped with the Campground.

The project comprises of 210 fully serviced seasonal lots and 10 rental cottages. In addition to the associated roads, water & sanitary sewer systems, and electrical utility lines, the Project will see several buildings (office, comfort stations), a pool and a playground area erected as part of the facilities that will be operated by the Proponent.

As part of the rezoning condition subsection (1)(h) By-Law 09-1FF, a ±250 m section of Euclide-Léger Road starting at Route 133 will be upgraded from a private roadway to a public roadway. This section of public road will terminate in a cul-de-sac and will give access to the Campground and the remaining private portion of Euclide-Léger Road. Upgrades are expected to be completed during the same construction period as the Campground. The roadway will meet the classification “A” standards of the New Brunswick Department of Transportation and Infrastructure (NB DTI). An emergency access to the site will be created at the northeastern quadrant of the proposed lot and will be accessed via the private section of Euclide-Léger Road.

Once completed, the facility will operate on a seasonal basis, from May 1st to October 14th, with a peak period of a month and half from July to mid-August. During the off-season, no activities will take place and the land and facilities will remain vacant.

A site map (DWG C1 in Appendix A) illustrating the various components of the proposed Project is included in Appendix A.

iii. PURPOSE/RATIONALE/NEED FOR THE PROJECT

With a significant amount of tourists participating in New Brunswick's coastal experience, the Shediac region has become a very popular destination in the past few years. Its beaches and attractions draw thousands of residents and tourists alike each summer. The Project will help meet the growing demand for accommodations for seasonal and daily campers. In addition, this type of development typically serves as economic activity for the community.

iv. PROJECT LOCATION

The Project is located in Beaubassin East, Parish of Shediac, County of Westmorland, NB. As previously mentioned, the Project Development Area (PDA) sits on a portion of land identified as Parcel Identifier (PID) 00861443. It will also incorporate PID 70269758, PID 70269766, PID 70269774, and PID 70269782. Figure 1 shows the site location. DWG SDT1 (attached in Appendix A) illustrates the Tentative Subdivision Plan.

The approximate latitude and longitude of the center of the Project are: 46-13-53N, 64-29-36W.

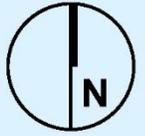
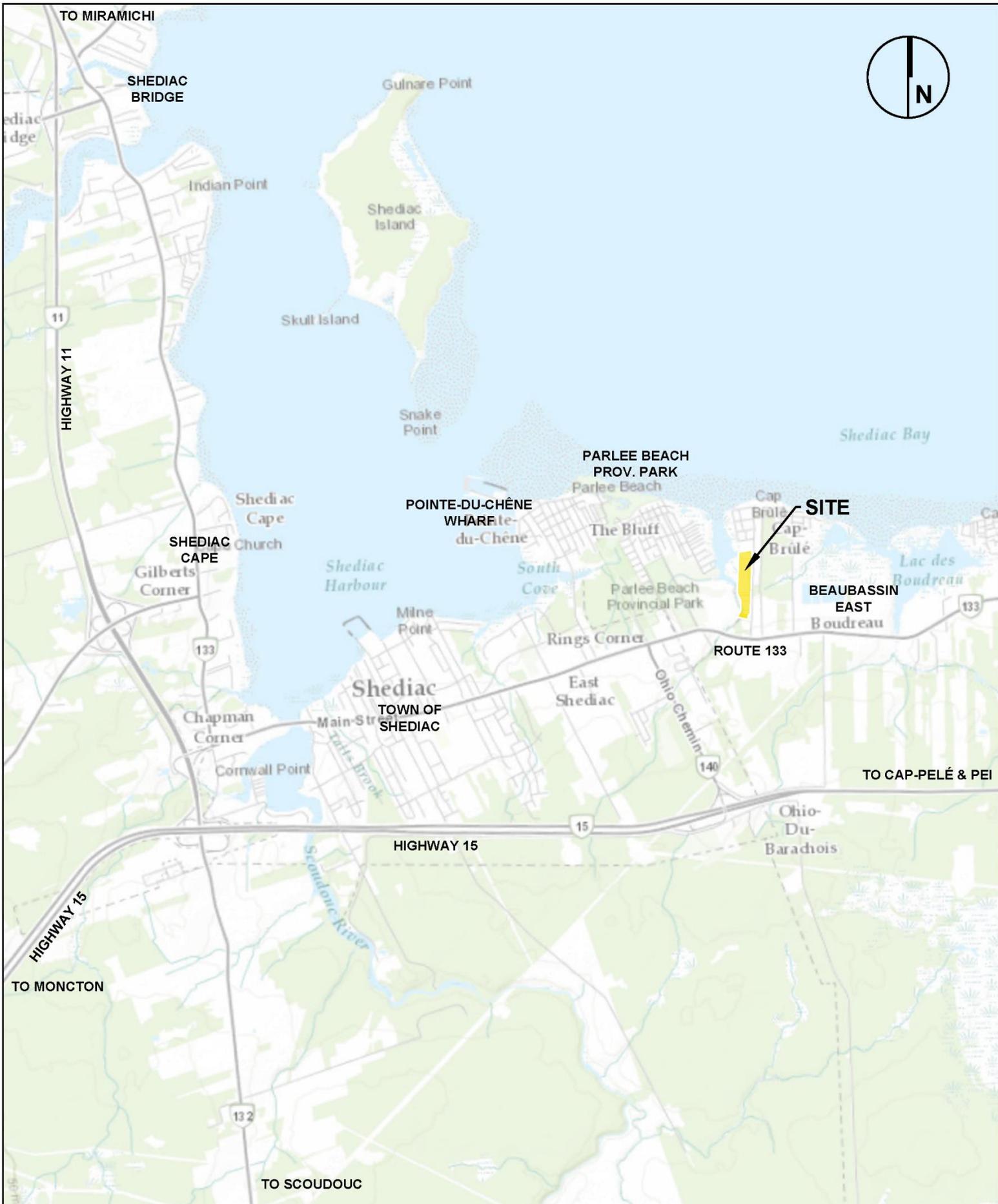
v. SITING CONSIDERATIONS

Specific Siting Requirements and Alternative Locations

The Project lies in proximity to various tourist amenities such as Parlee Beach and Pointe-du-Chêne, and is easily accessible from both Highway 15 and Highway 11. A campground of similar size, Ocean Surf Ltd., is located west of the Project. The site's immediate surrounding area offers many natural features such as a wetland, a creek, scenic vistas, and wooded areas. In addition, the chosen land is well-drained and offers soil conditions suitable for this type of development without requiring much site improvement.

This land was the only site considered for this project as it already met most conditions for this type of development in terms of size, location and feasibility.

The municipal sanitary sewer from the Greater Shediac Sewerage Commission (GSSC) which crosses the property is able to collect any wastewater from the PDA.



	PROJECT TITLE:	SHEDIAC CAMPING RESORT BEAUBASSIN EAST, NB	DATE:	JULY, 2016
	DRAWING TITLE:		FIGURE 1 - LOCATION MAP	SCALE:
				DRAWING No.:

The site will receive its water from a local aquifer and will be supplied by three wells, in which one is already installed. As part of the EIA, a Water Supply Source Assessment (WSSA) has been initiated (Design Brief attached in Appendix B) and a pump test is scheduled for mid-August. This study will determine if the aquifer will be able to supply the Campground's water demand without having any adverse effects to neighbouring properties and users.

Ecological Considerations

The PDA is flanked to the West by the mouth of Little Barachois River and a Provincially Significant Wetland (PSW). As a result of land infill carried out in the past, the PSW line shown by SNB Geo Mapping Service (geonb.snb.ca/geonb/) does not represent the existing edge of wetland (see Figure 2). A wetland delineation of the existing edge of the PSW was surveyed by Overdale Environment Inc. on June 13 and 14, 2016 (see Figure 3).

Consultation with Local Planning Authorities

The Project is located approximately 1 km East of the Town of Shediac limits in Beaubassin East and falls under the local governing body of the Regional Service Commission – District 7 (Southeast Regional Service Commission) which serves Beaubassin East, Tantramar, and Westmorland-Albert regions.

The planning commission was consulted by the Proponent and a rezoning application was made in January 2016 to rezone a portion of land from “Coastal Residential (CR)” to “General Commercial (GC)” in order to accommodate the proposed development. Extensive reviews, meetings, and public consultations were held during the process and are discussed in Section 6.0. The request has been granted as of May 4, 2016, pending approval of an EIA review and is subject to Terms & Conditions (see Appendix F).

Consultation with the Department of Environment regarding wetland issues

A letter of determination, dated July 20, 2015, sent by Mr. Peter McLaughlin, Director of Surface Water Protection, to one of the present owners, reiterates Minister Brenda Fowlie's letter, dated November 19, 2004 indicating that development will be allowed within the 15-30 meter setback from the edge of the PSW located on PID 00761443, subject to a WAWA permit.



 J.R. DAIGLE ingénierie • engineering arpenteur • land surveying	PROJECT TITLE: <p style="text-align: center;">SHEDIAC CAMPING RESORT BEAUBASSIN EAST, NB</p>	DATE: <p style="text-align: center;">JULY, 2016</p>
	DRAWING TITLE: <p style="text-align: center;">FIGURE 2 - Wetlands as shown on GeoNB</p>	SCALE: <p style="text-align: center;">1 : 5000</p>
		DRAWING No.: <p style="text-align: center;">FIGURE 2</p>



EDGE OF PROVINCIALLY SIGNIFICANT WETLAND DELINEATED BY OVERDALE INC. ON JUNE 13 & 14, 2016 (YELLOW AREA)

15m PSW SETBACK FROM EDGE OF WETLAND (DASHED RED LINE)

30m PSW SETBACK FROM EDGE OF WETLAND (SOLID RED LINE)

LITTLE BARACHOIS RIVER SURVEYED JUNE 21, 2016

PID 70269758
PID 70269766
PID 70269774
PID 70269782

PID 00861443

SITE BOUNDARY

EDGE OF REGULATED WETLAND MAP (RWM) DELINEATED BY OVERDALE INC. ON JUNE 13 & 14, 2016 (ORANGE AREA)

15m RWM SETBACK (DASHED PURPLE LINE)

30m RWM SETBACK (SOLID PURPLE LINE)

vi. PHYSICAL COMPONENTS AND DIMENSIONS OF THE PROJECT

Project Components

The Project components include:

- Infrastructure (roadways, ditches, water and sanitary sewer systems, electrical utility lines, and various facilities);
- RV campsites;
- Buildings (receptions, comfort stations, etc.); and
- Rental cottages.

Access to the Project will be from the proposed ± 250 m public portion of Euclide-Léger Road. This section of public road is subject to approval from NBDTI. A tentative subdivision plan will be submitted to the Regional Service Commission-District 7 and NBDTI to get approval to proceed with the street construction. These approvals will be streamlined with the EIA review.

The various components of the PDA and proposed public road are shown on the attached preliminary DWG C1 (Appendix A). In addition, this drawing includes the existing infrastructure (i.e. water wells, GSSC sanitary sewer line, etc.).

Property Dimensions

Once the properties will be acquired, the total area of the PDA will measure approximately 9.7 hectares (23.95 acres). The total built area for roads, campsites, and infrastructure will comprise of approximately 6.67 ha (74% of the total land area). The proposed lot configuration is relatively narrow and long measuring approximately 130 m by 700 m (see DWG SDT1 in Appendix A).

Water Supply

One existing well, in addition to two proposed wells will supply the Campground. A WSSA design brief is enclosed in Appendix B.

Wastewater

According to the Southeast Regional Service Commission, the GSSC has confirmed that the existing sanitary sewer line (upgraded in 2009) that crosses the site has the capacity to accommodate any sewage that will be associated with the Campground and its activities.

An engineering plan for the proposed sanitary sewer system will be submitted to the GSSC for approval prior to any connections.

External Lighting

Buildings, parking areas, entrances and roadways will be illuminated by low-intensity lighting fixtures with shielding to prevent the escaping of light to adjoining properties and to reduce light pollution.

Impervious Surfaces

The impervious surfaces, consisting of roofs and RVs, represent approximately 2 acres of the overall 23.95 acres. Most of the area will remain landscaped surfaces or be covered with permeable granular roadways permitting water infiltration. Furthermore, the landscaped surfaces will mitigate sediment runoff. Several areas have been identified for sedimentation & retention ponds (see DWG C2 in Appendix A).

Setbacks and Buffers

A WAWA permit application will be requested to allow development in the 15-30 meter PSW setback of the existing edge of wetland. A second WAWA permit application will be requested to allow development within the 15-30 meter regulated watercourse setback located along Little Barachois River.

A 10 meter natural conservation buffer will be maintained along the private portion of Euclide-Léger Road (East of the PDA) in order to provide privacy and screening. Similarly, a building setback and fence along the proposed northern boundary will help serve as a privacy buffer and visual screening between the campers and residents. Furthermore, the proposed fence should provide security and discourage pedestrian passage between properties.

The rental cottages have been strategically placed between the campsites and homes in order to provide a smoother transition in building typology. The rental cottages will also serve as a visual barrier from the campsites.

Types of Activities That May Occur as a Result of the Undertaking

It is anticipated that this type of development will create an influx in vehicular traffic (cars and RVs) on the ±250 m stretch of Euclide-Léger Road from Route 133 to the main entrance. As part of the rezoning conditions, the Proponent is responsible for upgrading this portion of road to a public roadway that meets NBDTI Classification “A” Standards. The construction of this road will be completed in parallel with the Project.

Additionally, a Traffic Impact Study has been prepared by Griffin Transportation Group Inc. The traffic study recommends that the addition of a southbound channelized right turn lane at Route 133 / Euclide-Léger Road intersection will improve minimum driving sight distances to the East along Route 133. The results from the traffic analysis suggest that the future traffic growth combined with the traffic associated to the Campground will have a marginal impact on the performance of this intersection for years to come.

A copy of the Traffic Impact Study (Draft Report) is available in Appendix D.

vii. CONSTRUCTION DETAILS

The Project involves the development of land that is mostly cleared fields. The construction of roads, electrical utility lines, water & sanitary sewer systems will service 210 campsites and 10 cottages. The Project will meet the requirements for campground facilities as set out by the *Tourism Establishment Regulation* under the *Tourism Development Act 2008*.

The reception and administration office will be located near the main entrance, in addition to a parking lot area for visitors and arriving guests. Three comfort stations will serve seasonal and daily campers, in which each will offer male and female toilets and baths, and one facility will be equipped with laundry services.

Standards & pull-through lots will be 8 meters wide, while premium lots will be 10 meters wide. The average lot depth will be 18 meters with the exception of 22 meter deep lots along the eastern property line. Standard lots will be 150 square meters, while premium lots will have between 175 and 215 square meters. With the exception of RV pads, the lot will be grass covered.

Street ROWs and roadway surface width will be a minimum of 7.5 m to accommodate two-way traffic. Road material will consist of granular material as to permit water infiltration. RV pads will measure 3.65 m wide and approximately 16 m length and will be finished with the same granular material as the roadways.

Duration of Total Construction Period

Construction will begin upon EIA approval. The total construction period is estimated to take 12 to 16 weeks and is to be carried out during the fall 2016 and spring 2017 seasons. Some of these tasks will overlap.

- Step 1: grubbing & clearing where necessary (1 week);
- Step 2: excavation & services installation (6 weeks);
- Step 3: site & road improvements (4 weeks);
- Step 4: campsite landscaping (2 weeks);
- Step 5: foundation for various facilities (2 weeks);
- Step 6: framing and construction of various facilities (4 weeks);

Road construction for the proposed public roadway (Euclide-Léger Road) will be completed during the fall 2016 construction period, after seasonal residents have vacated, and is expected to take 6 weeks.

Estimated Hours of Construction

Construction hours will be begin at 7 am and will end around 7 pm / dusk from Monday to Friday and occasionally Saturday.

Equipment to be Used

Typical construction equipment used in land development will be used for the Project such as: bulldozers, excavators, loaders, rollers, trucks and other heavy equipment.

Potential Sources of Pollutants During the Construction Period

Airborne pollutants such as dust will result from road and site construction. A temporary stabilized construction entrance & exit to the site should help reduce the tracking of mud and dirt onto public roads by construction vehicles. Limiting the speed of vehicles should also be an effort made to control dust. During dry conditions, watering active roadways should be another measure used to reduce dust. Sweeping and dusting should be done as needed.

Erosion control fences and devices are to be placed where necessary to trap sediment runoff from the site. Inspection should be completed regularly as to insure that ditches are cleared, undamaged, and erosion control devices do not become clogged.

Access to the Site

During construction, the Project will be accessed via Euclide-Léger Road.

Details Concerning the Installation of Infrastructure

Roadways: following any necessary grubbing and clearing, the roadway subbase will be prepared by levelling the terrain through excavation or fill materials, along with the installation of culverts and ditches where required, and grading of roadbed. The roadway structure and subbase must provide the proper strength and stability required for the proposed activities. Unsuitable soils will be excavated and replaced with approved borrow material, placed in layers of specified thickness and compacted to a specified density.

Sanitary sewer & water mains: a total of 210 sites and 10 cottages, in addition to the various on-site facilities will be serviced with water and sanitary sewer. Any service connections located in the flood zone (4.3 meters above sea level (m ASL) and below) will be equipped with backflow preventers in order to prevent seawater from infiltrating into the systems in the event of a flood.

Electrical: services to be installed underground from an overhead line along Euclide-Léger Road. Each of the 21 serviced campsites is to be equipped with a 30 amp and 50 amp electrical service outlets. Any power source located in the flood zone is to be placed at a minimum elevation of 4.3 m ASL, is to be impermeable and equipped with ground fault interrupters.

Facilities: the ground floor of any habitable space equipped of any services (i.e. toilets, laundry services, showers) must be placed at a minimum elevation of 4.3 m ASL.

Origin of Required Fill Material (rock fill topsoil, granular material, etc.)

Any imported materials will come from an approved local borrow source.

Description of Construction/Excavation/Grading

Erosion and sedimentation control measures such as silt fencing, check dams, hay bales are to be installed in order to prevent sediment from entering the watercourse / buffer. These are to be inspected and maintained throughout the construction process.

viii. OPERATION AND MAINTENANCE DETAILS

Key Features of the Operation

Upon completion of the Project, the operation and maintenance associated with the Shediac Camping Resort will be executed by the Proponent. In general, the Campground operation and maintenance activities will consist of road & service maintenance, lawn care, landscaping, housekeeping, etc. Road maintenance activities for the 250m upgraded Euclide-Léger Road will be done by NBDTI as they will subsequently take over ownership and responsibility of the public roadway.

The Campground's wastewater collection system will need to be decommissioned and sealed in the fall, following each camping season. This is done by flushing the system to eliminate any raw sewage that may have accumulated during the season.

Similarly, the water supply system will be emptied each fall to prevent pipes to freeze and expand during the winter months. Prior to re-opening, shock chlorination of the system will need to be done in order to disinfect the system. Regular inspection and maintenance of the water supply reservoir tank and UV disinfection system are to be carried out while in operation.

In the event of a flood risk, all sanitary connections located in the flood zone are to be sealed shut and all backflow water valves are to be verified to be working properly.

Estimated Daily Water Use and Source

Water use and source are discussed in the WSSA attached in Appendix B.

Design Capacity of Pumps and Pipelines Conveying the Water

A standard well pump should provide adequate water pressure for the Campground's intended use. A new well house, complete with water pressure tanks, will replace the existing one currently servicing the four lots located within the PDA.

Number of Employees

It is estimated that there will be between five and ten employees during the operating season. One person will be responsible for regular inspections during the off-season months.

Estimated Period of Operation

The Campground is a seasonal operation, estimated to be open from May 1st to October 14th. Typically, campgrounds experience a 6 week peak period beginning in July and ending in mid-August.

Estimated Lifespan of the Project

A project of this nature has a relatively long-term lifespan; it is estimated to remain operational for approximately 30-50 years.

Energy Requirements

The electrical utility line servicing the site will need to be upgraded in order to meet the additional energy demand associated with the Campground. Conventional power will be brought to the site via a new single phase utility line coming from Route 133.

Ultimate Fate of All Wastes and Their Handling

All nonhazardous waste coming from the Campground users and facility operations will be collected in commercial bins. Separate disposal containers will be used to collect plastic and aluminum products to be recycled.

Collection bins are to be located near the facilities at an adequate distance from any building or campsite, easily accessible for users and collection vehicles. These are to be regularly emptied and cleaned in order to reduce any potential odors and not to cause any unsightliness from campers and neighboring residents.

ix. FUTURE MODIFICATIONS, EXTENSIONS, OR ABANDONMENT

The entirety of the project is set out to be completed in the first phase as described in this report. At the moment, no future modifications, extensions or abandonment is foreseen.

x. PROJECT RELATED DOCUMENTS

Project-related documents can be found in the following Appendices:

- Appendix A – Additional Information (Drawings, Plans, Maps)
- Appendix B – Water Supply Source Assessment Application
- Appendix C – Wildlife and Wildlife Habitat Report, Wetland VEC & Vegetation VEC
- Appendix D – Traffic Impact Study (Draft Report)
- Appendix E – Public Involvement
- Appendix F – Official Documents and Letters

3.0 DESCRIPTION OF THE EXISTING ENVIRONMENT

i. PHYSICAL AND NATURAL FEATURES

Site Topography

The topographic information shown on DWG C2 indicates that the minimum elevation is approximately 0.35 m ASL near the Little Barachois River and has a maximum elevation of 8.25 m ASL near the Project's proposed entrance. The ground slopes moderately to the north-northwest. Gradients vary from 0% to 7%, with an average of approximately 3.5%.

General Surface Drainage Regime

In general, the property drains from East to West into the Little Barachois River and adjacent wetland area.

Site Geology and Hydrology

The site geology and hydrology for the PDA are discussed in the WSSA attached in Appendix B.

Presence of Adverse Environmental Conditions

There are no adverse environmental conditions present known located within the PDA. Historically, storm surges are known to have occurred along the seaboard. On January 21, 2000, the coastal area experienced 2.0 m storm surges with the sea level rising to 2.55 m above CGVD28, approximately 2.79 m ASL (Source: *Impacts Of Sea-Level Rise And Climate Change On The Coastal Zone Of Southeastern New Brunswick – 2006*).

Wetlands, Vegetation, Wildlife and Wildlife Habitat

Overdale Environmental Inc. conducted a wetland and vegetation study for the PDA in June 2016. The results of that survey were used to combine with desktop information to review potential Wildlife and Wildlife Habitat within the PDA. The report is available in Appendix C. The report offers recommendations for mitigation of the potential effects of the Project and its activities on wildlife and its habitat during construction and operation.

ii. CULTURAL FEATURES

The following table enumerates all of the federally, provincially, or locally recognized recreational sites or features located near the PDA.

Table 1 Recognized Sites and Features Located Near the PDA

Managed Area Name	Agency	Distance to Project	Owner	Description
Parlee Beach	Provincial Park	Approx. 2 km West	N.B. Economic Development and Tourism	Beach
Pointe-du-Chêne Wharf	Private	Approx. 3 km West	Pointe Du Chene Harbour Authority Inc.	Wharf
Maison Pascal Poirier	Provincial Site	Approx. 4 km West	Ville de Shediac	Museum and Art Gallery

iii. EXISTING AND HISTORIC LAND USE

Property Owners Abutting the Proposed Site

The following table identifies the properties abutting the PDA:

Table 2 Neighboring Properties Owners Information

PID	Orientation
00861468	East
01065648	North
01065630	North
01065622	North
70429899	West
70086335	West
00861450	South

Known or Suspected Contamination from Previous Uses

It is our understanding that the PDA used to be un-developed land consisting of a wetland, grass fields and trees with the exception of four small lots used to accommodate RVs. As previously mentioned, part of the wetland was infilled several years ago and has remained vacant until today. There are no indications that this site has been contaminated from previous users.

Archeological Resources

Aerial photos & mapping demonstrate that the site was originally a combination of wetland and forested upland. Areas within 80 meters of a watercourse and within 100 meters at confluence are considered to have elevated potential for archeological resources. Given that the area has previously been covered in fill, archaeological testing has been deemed not to be a viable option for this particular area. Archaeological Services has agreed that a permitted professional archaeologist will visit the site on two occasions during the installation of septic pipes and inspect the trenches to assess whether heritage resources are present within the trenches. For all other areas, if known or suspected archaeological resources are encountered during construction, maintenance or operation of the proposed development, work must stop within 10 m of the find and Archaeological Services must be contacted as soon as possible at (506) 470-3901 for direction.

4.0 SUMMARY OF ENVIRONMENTAL IMPACTS

The Wildlife and Wildlife Habitat Report, attached in Appendix C, offers recommendations to reduce the adverse effects of the Project on the environment during construction and operation.

5.0 SUMMARY OF PROPOSED MITIGATION

The following table presents a summary of the recommended mitigation measures during the construction and operation of the Project in regards to the environment. This list includes the recommendations made in the Wildlife & Wildlife Habitat Report.

Table 3 Summary of Recommended Mitigation Measures

Summary of Potential Effects	Best Management Practices for Projects	Recommended Mitigation Measures Besides BMP for Construction
Construction		
<ul style="list-style-type: none"> - Sediment Runoff; - Loss of Habitat; - Change in Habitat Quality; - Disturbance to Wildlife and Birds; - Direct Mortality of Wildlife and Birds. 	<ul style="list-style-type: none"> - Installation of stabilized construction entrance & exit to the site; - Limit speed of vehicles to control dust; - Install erosion control fences & devices (i.e. hay bales, check dams, etc.) where necessary to prevent silt export; - Working near Environmentally Sensitive Areas: no fueling or storage of petroleum products within 30 m of a watercourse or wetland; - Avoid contact with Wildlife, keep work site clean and free of food waste; - Use dust control (water) when necessary 	<ul style="list-style-type: none"> - Avoid work in areas where nesting birds are observed until the birds have fledged; - Limit Project related activity outside the Project footprint; - Limit the amount of clearing of vegetation and disturbance to that which is necessary.
Operation and Maintenance		
<ul style="list-style-type: none"> - Visual Impact; - Light Pollution; - Flood Risk; - Traffic increase; - Loss of Habitat; - Change in Habitat Quality; - Disturbance to Wildlife and Birds; - Direct Mortality of Wildlife and Birds. 	<ul style="list-style-type: none"> - Natural conservation buffer to be maintained along eastern boundary; - Proposed fence along northern boundary to provide visual barrier with neighboring residences; - Low-density lighting with shielding to be used in order to reduce light pollution; - Speed limits to be implemented. 	<ul style="list-style-type: none"> - Conduct vegetation management activities in compliance with MBCA
Accidents, Malfunctions and Unplanned Events		
<ul style="list-style-type: none"> - Access & Egress; - Loss of Habitat; - Change in Habitat Quality; - Disturbance to Wildlife and Birds; - Direct Mortality of Wildlife and Birds. 	<ul style="list-style-type: none"> - Entrances/exits to the site to remain accessible at all time; - Any spills or leaks are to be contained and cleaned promptly, as per environmental protection procedures. 	<ul style="list-style-type: none"> - No Additional Mitigation measures are anticipated to be required.

6.0 PUBLIC INVOLVEMENT

As a result of the Project’s rezoning application, public involvement activities in respect of the project were initiated in advance of the EIA Registration. The rezoning process itself is intended to present the public with a description of the proposed development, and acts as an opportunity for the public to voice any questions or concerns it may have. In this case, two rezoning applications were made for PID 00861443. A second rezoning application was to allow a dozen RV campsites to be located on the lot’s shorefront. This rezoning application was denied.

Two public meetings, one held by the Southeast RSC Planning Review Adjustment Committee (PRAC) and a second one held by the Communauté Régional de Beaubassin-est (CRBE) Council offered the public a description of the proposed project. A public hearing also provided the chance for citizens to voice their questions or concerns. Council heard three sets of comments and questions submitted by citizens and stakeholders.

Copies of newspaper notices, letters and mailing list, a presentation prepared by the Southeast RSC, meeting minutes, and media article links are attached in Appendix E. Minutes for the PRAC meeting and the public hearing are also available (CRBE meeting minutes only available in French).

Public involvement activity dates are provided in the table below.

Table 4 Dates of Public Involvement Activities

Date	Group	Activity
March 23, 2016	Southeast RSC PRAC meeting	Committee recommends rezoning under certain conditions – Motion Carried
April 18, 2016	CRBE Council Meeting	Public hearing: presentation and correspondence lecture (2)
May 3, 2016	CRBE Council Meeting	Public Reading I & II
May 4, 2016	CRBE Council Meeting	Public Reading III – Motion adopted

A summary of issues and concerns received by correspondence is provided in Table 5, in addition to a brief description of the considerations taken by the Proponent. Full copies of the mailing correspondence are available in Appendix E.

Table 5 Summary of Concerns and Considerations

Comment/Concern	Considerations
Single access to site – potential safety hazard	Euclide-Léger Road to be upgraded to meet NBDTI Classification “A” roadway standards. Emergency access and egress to the site and cottages were reviewed and approved by the Fire Department. A secondary emergency access to the site is located north of the project.
Sanitary sewer charge	Sanitary sewer capacity designed to accommodate the project’s sanitary charge.
Beach access for campground users	A footpath and boardwalk are intended to direct campground users directly to the beach while minimizing their impact on sensitive areas and to avoid trespassing onto private properties. The footpath and boardwalk is to follow the property’s western boundary (see DWG C1 in Appendix A).
Beach overcrowding	It is out of the Proponent’s ability to control or limit the number of users accessing the beach. However, on-site amenities such as a pool and a playground, will be in place for campers to use as an alternative to using the beach.
Parlee Beach access from Cap-Brûlé West	Pedestrian access to Parlee Beach from Cap-Brûlé West via the beach cannot be restricted as it is public property. Furthermore, several hundred meters of public beach separate the property from the provincial park.
Public parking and access to Parlee Beach	While it is difficult to control pedestrian passage on private ROWs in order to gain access to the beach via Euclide-Léger Road, special parking permits or parking restrictions similar to Pointe-du-Chêne could be implemented.
Reduced property value	Special design considerations were taken in order to reduce the visual impacts, light and noise pollution resulting from the proposed development. It intends to conserve natural buffers between the campsites and Euclide-Léger Road, install privacy screening along the northern boundary, use low-density lighting, etc. Common and administrative buildings, amenity spaces, and parking lots are located away from the dwellings. The rental cottages location will make a better transition between campsites and residences.
Access and Egress to Route 133 – Intersection Hazard	The Traffic Impact Study discusses the potential vehicular traffic increase and current sight distances. The capacity analysis reveals that the increase in traffic associated with the Campground and its activities is not foreseen to be an issue. Furthermore, the study offers design recommendations to be incorporated in the proposed roadway upgrades for Euclide-Léger Road. These recommendations will improve safety and convenience for its users.
Site consideration – creation of a “ghetto” park	Similar to the comments made above, special design considerations have made in order to minimize the visual impact of the development on adjacent properties. Regular maintenance and landscaping will be part of the Campground’s operational activities. The campground will follow the same regulations.
Project warrants an EIA Registration	Industry standard covenants will be implemented in order to maintain and control aesthetics if seasonal campers wish to install permanent structures such as storage sheds, patios, fences, etc. The project is an undertaking under item (p) of Schedule “A”, and must therefore be registered under sections 5(1) of the <i>EIA Regulation-Clean Environment Act</i> .

In accordance with the NBDELG 2012 “Guide to Environmental Impact Assessment in New Brunswick”, local elected officials will be given notification of the Project’s EIA Registration. Furthermore, the Proponent will make a copy of the EIA Registration document available for public viewing at the NBDELG regional office.

7.0 APPROVAL OF THE UNDERTAKING

Once the EIA review is complete, the following permits will be required in order to proceed with the undertaking:

- Building permits from the local planning authority;
- Watercourse and Wetland Alteration Permit.

The following is a list of permits and authorizations that have already been obtained:

- Letter (July 20, 2015) of determination received from the Director of Surface Water Protection, Peter McLaughlin, reiterating the Minister Brenda Fowlie’s letter which granted permission to develop within the 15-30m from the edge of the PSW subject to a WAWA permit; and
- “General Commercial (GC)” zoning approval – permitting the use of a commercial campground (under terms & conditions).

8.0 FUNDING

The estimated project cost has not yet been determined, however, funding for the Project, including the public roadway, will be provided entirely by the Proponent and its investors, without any foreseen government funding.

9.0 SIGNATURE



**Cécile Vautour, President
Shediac Camping Resort Ltd.**

Date