

## 2.0 Project Overview

N C H Developments Inc. retained GEMTEC Limited (GEMTEC) to prepare an EIA Registration document for the proposed development consisting of approximately 309 single-family residential lots on Wilsey Road in Rusagonis, New Brunswick. The location of the Project is presented in Figure 1 and an illustration of the tentative Project subdivision plan is shown on Figure 2. Environmental conditions are shown in Figure 3 and Project Site photographs are presented in Appendix A.

The Project includes a total of 309 residential lots split between three proposed residential subdivisions. The three proposed residential subdivisions are located on five land parcels identified by Service New Brunswick (SNB) as property identifiers (PIDs) 75061812, 75063479, 75516740, 75064287 and 75254433. All five PIDs are owned by the proponent, N C H Developers Inc; therefore, land acquisition is not required for this project. The three residential subdivisions that make up the Project are as follows:

- Wilsey Heights (PIDs 75061812 and 75063479) – 112 lots;
- Wilsey Woods Subdivision (PID 75516740) – 97 lots; and
- Meadow Lands Subdivision (PIDs 75064287 and 75254433) – 100 lots.

The timeline of the construction depends on housing demand and approvals. It is the responsibility of the Proponent to submit and file the subdivision plan with: the Regional Service Commission, District 11; the manager of the environmental assessment section of the New Brunswick Department of Environment and Local Government (NBDELG); and the New Brunswick Department of Transportation and Infrastructure (NBDTI).

As the Project will obtain water via individual water wells, a WSSA initial application has been prepared and is included in Appendix B.

The Project will include construction and operation phases. A decommissioning and abandonment phase of the Project is not anticipated as, once individual lots are purchased and developed as residential properties the area will presumably remain as a residential development for the reasonably foreseeable future.

During construction the Project will include:

- Site preparation including surveying, clearing and grubbing;
- Construction of access roads and associated infrastructure (e.g., stormwater ditches);
- Installation of overhead services and service conduits (i.e., electrical and telecommunication transmission lines);
- Installation of potable wells and septic systems;
- Preparation of building foundations;
- Construction of residential dwellings; and
- Management of construction waste.

During operation the Project will include:

- Use of groundwater via individual private wells;
- Use of individual septic systems on each residential lot;
- Management and disposal of household solid waste;
- Stormwater management; and
- Operation and maintenance of roadways.

## **2.1 Purpose/Rationale/Need for the Undertaking**

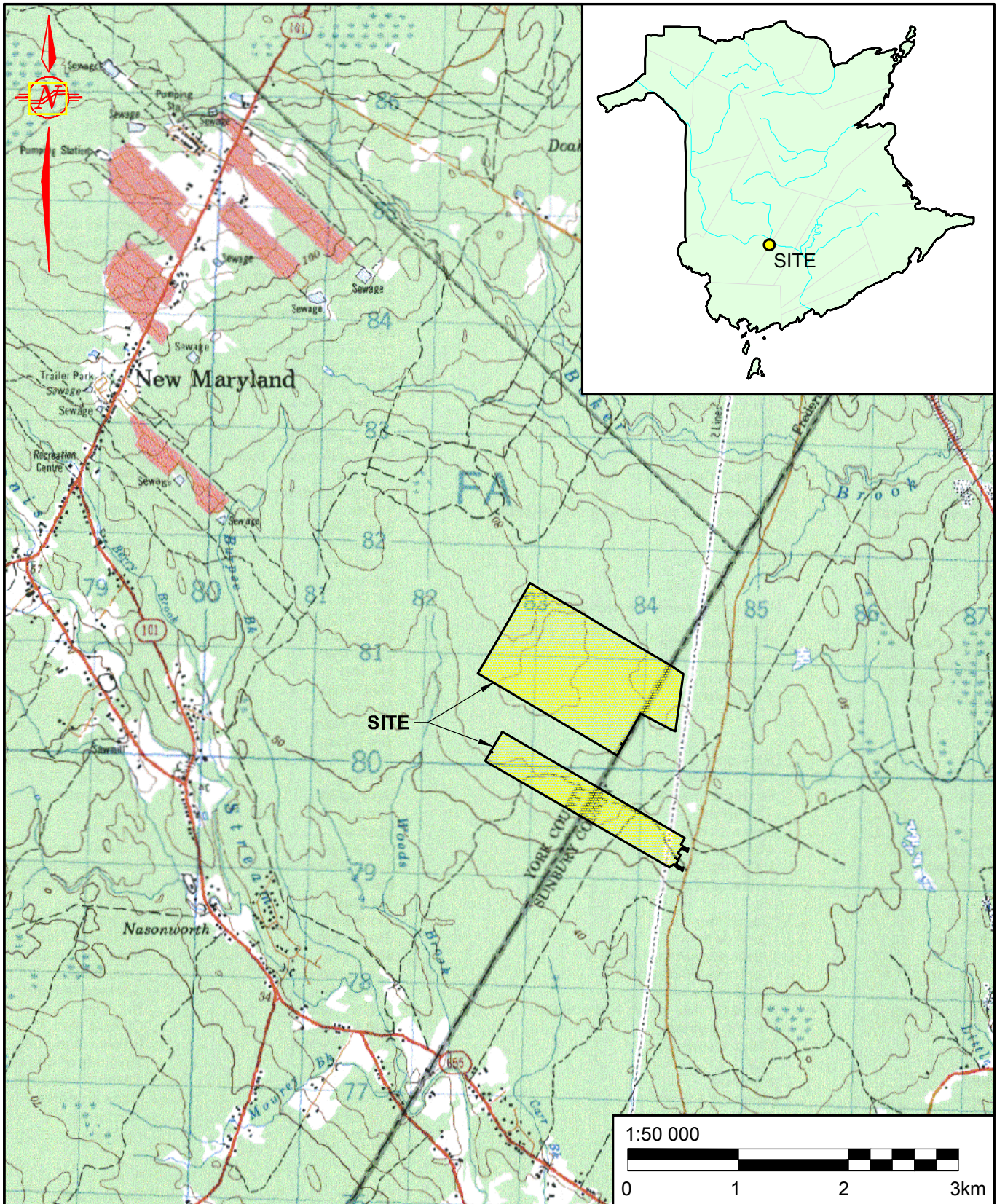
In 2006 there were over 322,670 people living within a 100 km radius of the city center (City of Fredericton, 2015). In 2015, Statistics Canada estimated that over 109,000 lived within the Fredericton-Oromocto Region, and Fredericton's Census Agglomeration (CA) population in 2011 was 94,268. The need for increased housing is required to accommodate the growing population.

## **2.2 Project Location**

The Project encompasses five land parcels (PIDs 75061812, 75063479, 75516740, 75064287 and 75254433). The property is located off of the Wilsey Road in the rural community of Rusagonis in the Parish of Lincoln, in Sunbury County, New Brunswick (as shown in Figure 1).

The Project PIDs are separated into two areas by a vacant/undeveloped parcel of forested land (PID 75064295). This PID is owned by Natalie Chippin Lipkowitz, Seth Chippin, LPR Investments Limited, and Godaar Investments Limited). The coordinates central to the northern Project development (Wilsey Woods Subdivision and Wilsey Heights Subdivision) are 45.859013°, -66.638423°, and the central coordinates for the southern Project development (Meadow Lands Subdivision) are 45.848861°, -66.635039°.





Project  
 EIA REGISTRATION, WILSEY ROAD  
 DEVELOPMENT, FREDERICTON, NB

Drawing  
 SITE LOCATION PLAN



**GEMTEC**  
 CONSULTING ENGINEERS  
 AND SCIENTISTS

Drawn By  
 AGSD

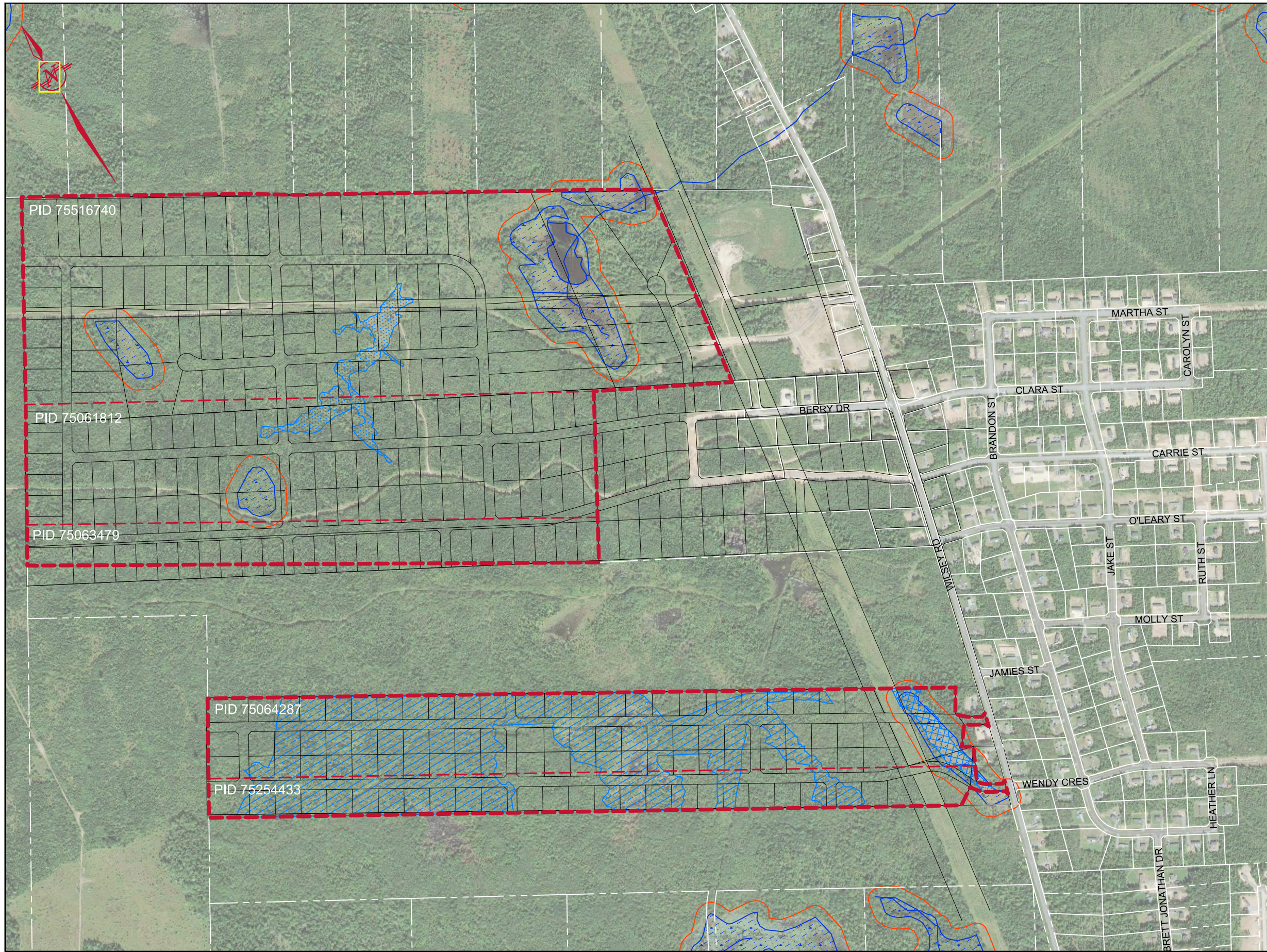
Date  
 AUGUST, 2016

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 104790101

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 FIGURE 1

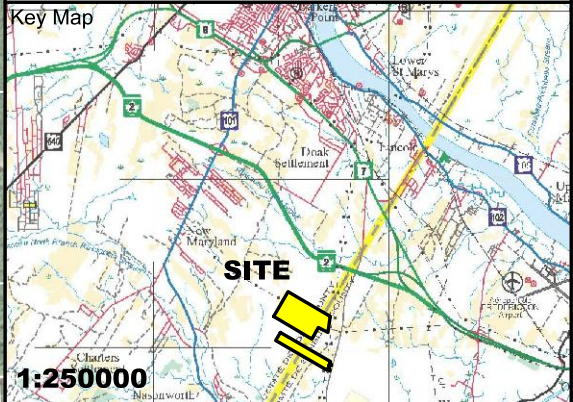
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**Legend**

	PROPERTY LINE
	SITE
	SUBDIVISION LOT
	REGULATED WETLAND (GEONB)
	30m BUFFER (GEONB)
	DELINEATED WETLAND (JUN. 10, 2016)
	DELINEATED WETLAND (JUN. 24 - JUL. 8, 2016)
	DELINEATED WETLAND (JUN. 23, 2016)

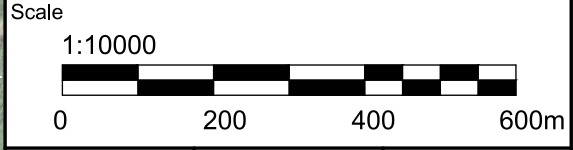


Drawn By	CHG	Checked By	AG
Calculations By	---	Checked By	---

Date  
SEPTEMBER 2016

Project  
EIA REGISTRATION  
WILSEY ROAD DEVELOPMENT  
FREDERICTON, NB

Drawing  
TENTATIVE SUBDIVISION PLAN

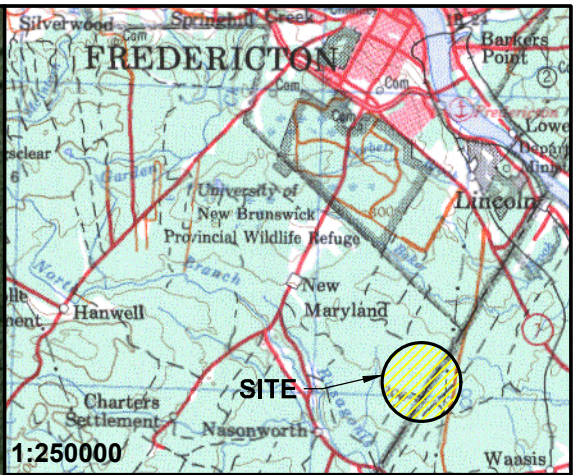
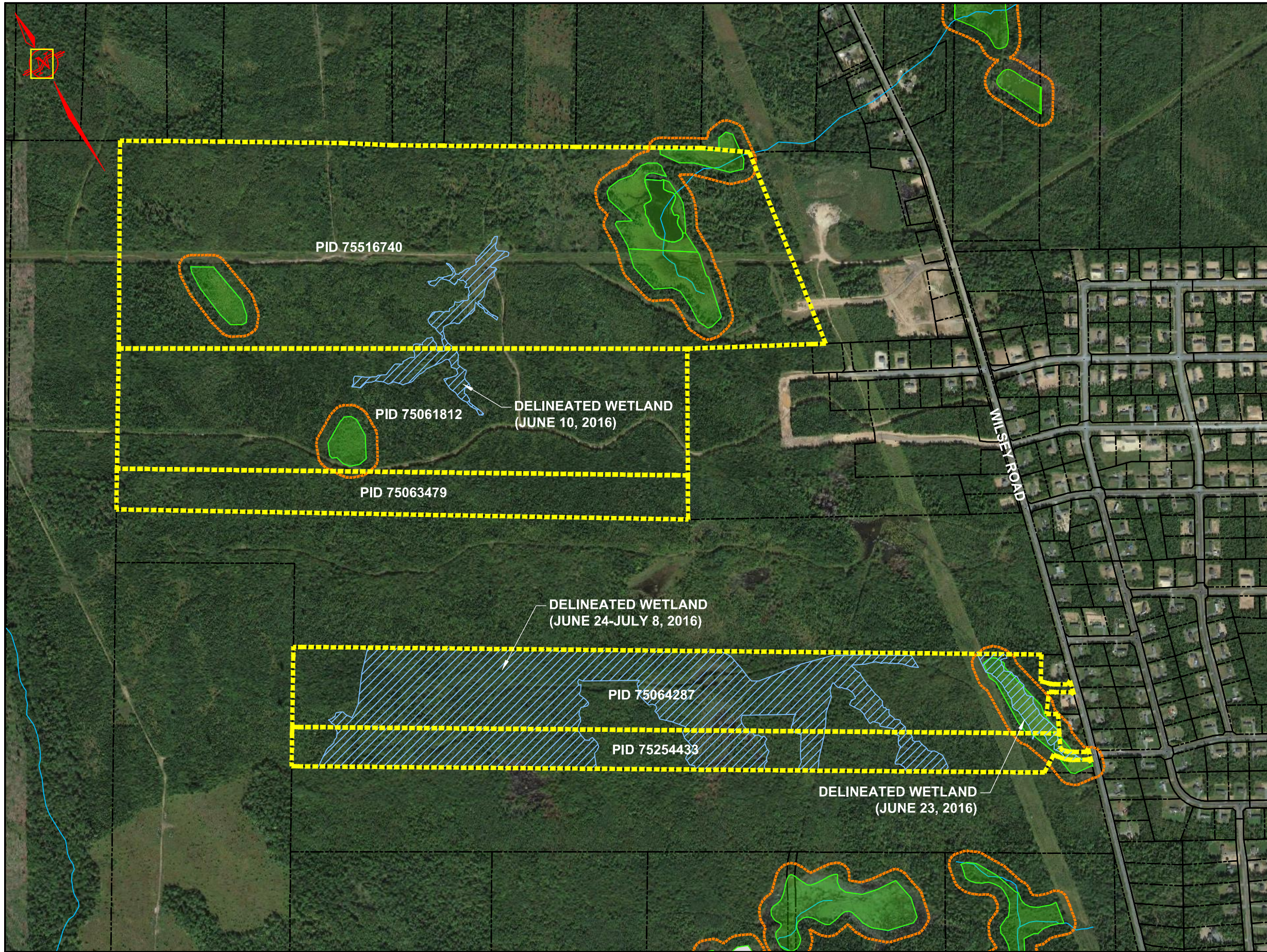


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104790102	FIGURE 2	0





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**LEGEND**

	MAPPED WETLAND (GeoNB)
	30m BUFFER (GeoNB)

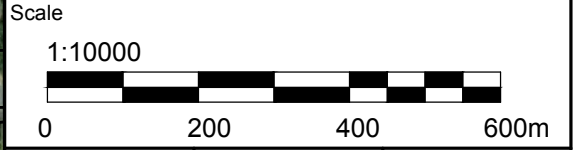
NOTE: 2015 aerial photo from Google Earth

Drawn By	AGSD	Checked By	AG
Calculations By		Checked By	

Date: SEPT, 2016

Project: EIA REGISTRATION, WILSEY ROAD DEVELOPMENT, FREDERICTON, NB

Drawing: WETLAND DELINEATION



File No.	Drawing	Revision No.
104790101	FIGURE 3	0





### **2.3 Siting Considerations/Restrictions**

There are no restrictions on the Project PIDs related to ownership or rezoning. Rezoning of the site is not required for the proposed development. The Rusagonis - Waasis Planning Area Zoning Map (included in Appendix C) indicates that the site is currently zoned for residential land use, R-Rural Residential (Regional Service Commission 11, 2013).

The Project is not located within Zone A or B of a coastal area or within a Wellfield or a Watershed Protected Area. An unnamed tributary to Little Waasis Stream originates on PID 75516740 and flows east off the property. No work is proposed within the watercourse. Five regulated wetlands are present within the proposed development as shown on Figure 3 and listed below:

- One on the western portion and two on the eastern portion of PID 75516740;
- One on the western portion of PID 75061812; and
- One along the eastern boundary of PIDs 75064287 and 75254433.

### **2.4 Potential Sources of Pollutants**

The potential sources of pollutants during the construction period are outlined below:

- Air emissions and noise/vibration from construction equipment;
- Accidental releases of hazardous materials such as petroleum products from construction equipment;
- Construction debris such as waste concrete, lumber and other products related to the construction of the residences;
- Disturbed soil and stockpiled materials could result in runoff to: the mapped watercourse (Little Waasis Stream) and the mapped wetlands in the Project area, during rain events; and
- Nuisance dust during dry periods.

Mitigation measures to address these potential sources of pollutants are discussed in Section 5.0.

### **2.5 Project Related Documents**

There are no known prior EIA or environmental study documents available for the Project.