

Oakhill Homes – Proposed residential development – Waasis, New Brunswick

Proponent: Oakhill Homes Limited, 46 Chaparral Road, Waasis, NB E3B 0G9

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Property Ownership: Oakhill Homes Limited

Project Description/Overview:

Oakhill Homes is proposing the development of a mini-home park on property (PID 60027364) off the Nevers Road in Waasis, NB. The property is approximately 16.6 hectares (40 acres) in size and had previously been approved by the Regional Services Commission for 14 one acre lots with individual wells and septic systems. The proponent (Oakhill Homes) is now proposing to modify the original development concept to a developer managed senior living mini-home park with 49 units on the property. The previously approved 14 one acre lot development was considered as an alternative to the current proposal.

The property had previously been cleared of trees, and a road constructed, including the installation of a culvert to facilitate surface drainage. The proposed development includes an additional cul-de-sac to be constructed as shown in the attached design. There is a wetland on the north east corner of the property and no development is proposed within 30 meters of the wetland.

The development is proposed as a senior living concept (55+) with pre-built homes, including a detached garage, with a driveway shared between 2 units. The roadway will be a private road and all maintenance; roadway and driveway maintenance/clearing; lawn mowing; and water and wastewater services managed by the developer. The property will remain to the ownership of the developer.

A review of the GNB information databases has not identified any environmental or archaeological constraints other than the wetland previously noted.

The proponent had previously undertaken a preliminary Water Supply Source Assessment for the original development proposal and now proposes to compliment that study with a comprehensive Water Supply Source Assessment undertaken by a professional hydro-geologist to establish the number of wells that will be required to ensure a sustainable water supply for the property.

OakHill Homes is intending to follow a phased approach to the environmental impact assessment as an adequate water supply is a critical item to enable the proposed development. Once an adequate water supply is determined, professionals will be engaged to develop the water and wastewater management system, examine the archaeological and ecological condition, as required, and to design related infrastructure (roadway).

The proponent has engaged a professional engineer specializing in design of wastewater treatment systems subject to final project design.

It is worth noting that the project is proposed for development with a higher density than a conventional subdivision (1 acre lots). Oakhill Homes has identified the need for affordable, maintenance free living opportunities for New Brunswickers in the 55+ demographic. As Oakhill Homes is the owner of the property the opportunity to develop this community concept will provide a unique living experience for people.

Following preliminary discussions with provincial government officials and the local regional planning authority it was determined that the proposed development would be required to register under the Environmental Impact Assessment Regulation (87-83) - Clean Environment Act as it is likely that the fully developed project would require greater than 50 cubic metres of water on a daily basis (Schedule A – (s): all waterworks with a capacity of greater than 50 cubic metres of water daily).

The proponent has provided a high level pre-registration notification to Oromocto First Nation, St. Marys First Nation, Kingsclear First Nation, the Regional Development Consultation Co-ordinators (RDCC) for those communities, and the Wolastoquey Nation in New Brunswick (WNNB).

Purpose

As indicated in the Project Overview OakHill Homes Limited has identified an opportunity to develop an affordable senior (55+) living community on a property that is owned by OakHill Homes. The proposed density (number of homes) enables the developer to keep monthly fees to the residents at a lower rate than what would be required at a lower development density.

The location of the proposed development has excellent access to the TransCanada Highway, is located between Fredericton and Oromocto, and is close to the airport in Lincoln. Residents can also obtain services from the Blue Canoe Big Stop facility.

Project Location:

- PID 60027364
- the proposed private roadway in the subdivision is to be called Clairmont Court located between existing roadways, Chapparral Road and McCain Drive.

- Latitude and longitude for mid-point of property (PID 60027364): 45.849432, -66.564415
- Maps – Location/Property Boundaries/Site Plan (attached)

Site Conditions

As previously noted the site had been cleared and a roadway constructed for the original project concept. The revised project includes a short cul-de-sac to provide roadway to 15 units in total (northeast corner of property). The revised project does not alter the original foot print of the land development, just results in an increased density of development, subject to water availability and wastewater treatment options.

The property is owned by OakHill Homes, and subject to initial Water Supply Source Assessment, OakHill Homes will engage professionals to address in detail the water and wastewater management systems, archaeological, ecological, and other project related infrastructure.

Based on a site visit it is not apparent that any heritage resources are present or would be impacted by the proposed development, however direction obtained through the EIA Technical Review Committee may require further site investigation.

There is a wetland located on the north east boundary of the property. OakHill Homes, through their site design process has not proposed any development within the wetland or the 30 metre buffer. Additionally as they retain ownership and management responsibility of the property OakHill homes can ensure that the wetland are is not impacted by development of other community activity.

The proponent has provided the initial design concept to the regional planning authority (RSC 11) and they have indicated that the proposed development would meet the current zoning found in the Rusagonis – Waasis Rural Plan.

Physical Components/Dimensions

The development is proposed to take place on property PID 60027364 and will include a private roadway with 49 homes, with private garages. (24 shared /1 single driveways). An aerial photograph indicating property boundaries, and a site plan is included at the end of this submission document.

As noted in the Project Overview the property is to remain as one PID (60027364) and will be managed by OakHill Homes. The property is approximately 16.6 hectares (40 acres) in size. Overall portion of the site to be developed/hardened is approximately 30 % (includes homes, driveways and roadways, and water and wastewater infrastructure.

It is estimated that the roadway length is approximately 450 metres and the average floor area of the mini home units will be approximately 93 sq metres (1000 sq feet – no basements).

The main roadway is currently in place (50% developed) however the revised proposal will require construction of a new section of roadway on the north east portion of the property. Wells, pump houses, water distribution, septic systems (including collection) will have to be developed. Homes are prefabricated and will be installed to CMHC specifications.

The roadways will have lighting consistent with conventional subdivision design.

It is estimated that 30% of the property area (roadway, roof tops, driveway and pump houses) will become an impervious surface. Roadway drainage and site contouring will be designed to manage water movement (run off) on the property. As previously noted, the mini-homes will be placed on a pedestal type support system (gravel pad/cement blocks), and there will be no concrete foundation or slab under the homes and therefore the land under the homes will still provide for water infiltration. There will be concrete slabs under the garage structures.

As noted in the Project Description, there is a wetland on the northeast corner of the property. There is no development proposed within the wetland area or the wetland 30 metre buffer.

Construction Details

OakHill Homes estimates that the total construction phase of the project will take place over a 6-8 month period (tentatively fall 2020/spring 2021). This includes the water supply assessment (well drilling/pump tests), roadway construction (private road), driveways (as determined by customer demand), and water and wastewater infrastructure (septic fields, pump houses, and related distribution/collection infrastructure).

The property has previously been cleared and grubbed (based on the previously approved development of 14 one acre lots). The intention of OakHill Homes is to source roadway development materials from local sources. Truck movement to deliver this material will be through the existing roadway (Clairmont Court) that connects to the Nevers Road. It is estimated that the roadway would be constructed over a 4-5 week period.

There are 49 proposed housing units for the development. These would be transported to the site as they are sold to homeowners. OakHill Homes anticipates this activity to take place over 4-5 years, subject to housing market conditions.

Operation & Maintenance

The project is intended to provide a senior (+55) living community with property (not building) maintenance provided by the property owner/manager for a fixed monthly fee. This includes water, wastewater, road and driveway maintenance, and lawn/vegetation maintenance.

Water is intended to be sourced on the property. A professional hydrogeologist, a licenced New Brunswick well driller, and staff from the Department of Environment and Local Government will determine appropriate sites for well locations that can be used to undertake pump tests in accordance with direction given in the Water Supply Source Guidelines. Subsequent to demonstrating there is adequate water to supply the proposed development, OakHill Homes will engage engineering and other professionals to design required infrastructure to provincial standards.

Future Modifications, Extensions, or Abandonment

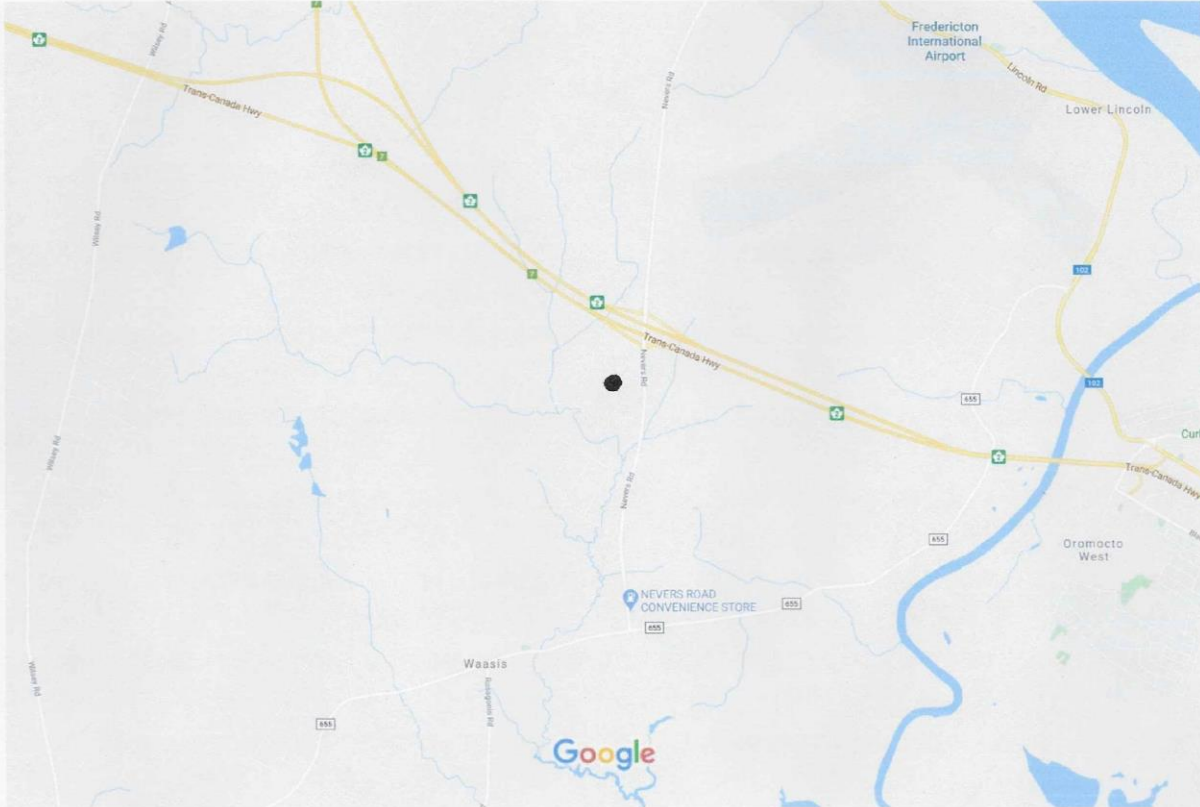
There are no plans to modify the proposed development/development area. It is intended to be a community housing development for seniors (55+) that provides a full service maintenance package, an excellent location for local services and close access to the Trans-Canada Highway (~ 200 metres).

As the home units are not on concrete foundations any site abandonment would see removal of the mini-homes and decommissioning of the site infrastructure. Given the lifecycle of housing units in New Brunswick it is not anticipated that this will be required.

Summary

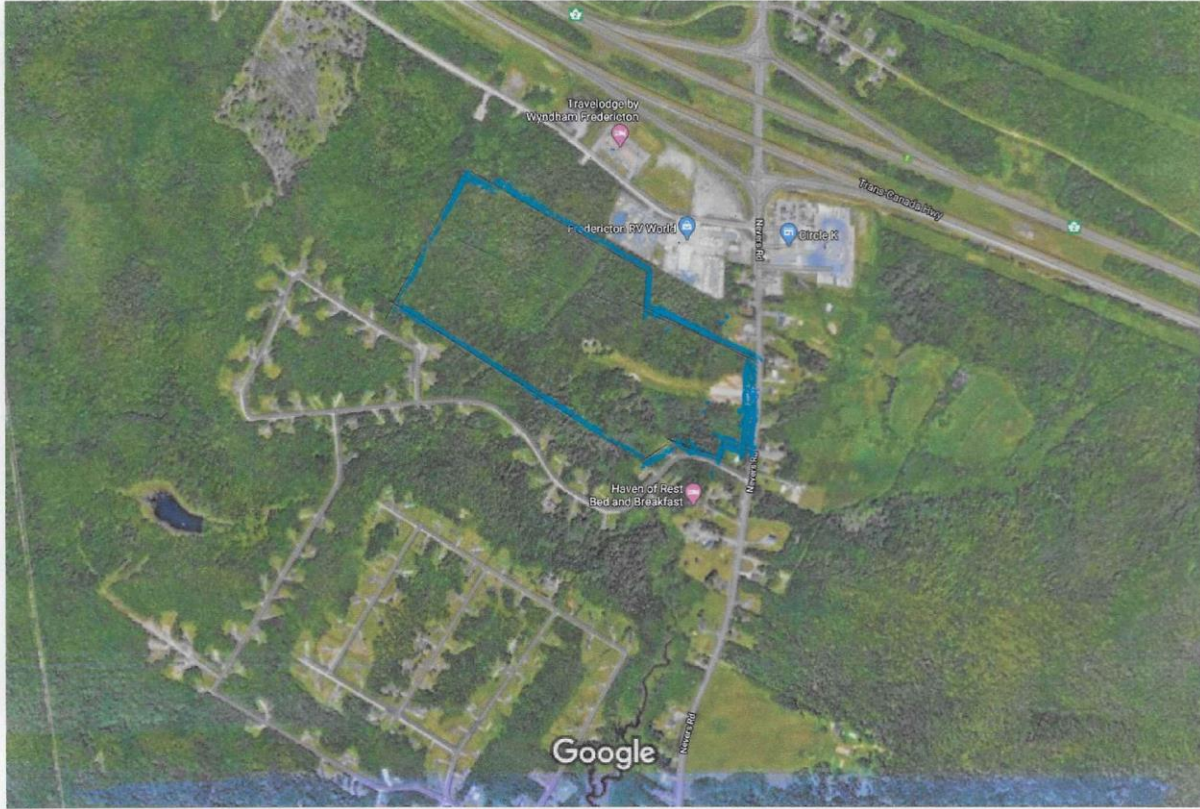
Oakhill homes is seeking to develop a property to meet the demands of an aging demographic in New Brunswick. The proposal is somewhat unique based on the target resident/home owner being 55+, with a location that provides for local amenities and is proximal to Fredericton, Oromocto, and the Fredericton International Airport. Oakhill Homes recognizes the importance of meeting all environmental and community planning regulatory requirements for this proposal.

Subsequent to project registration under Regulation 87-83 – Environmental Impact Assessment Regulation – Clean Environment Act, the proponent is proposing to progress in phases, the first of which is to undertake a Water Supply Source Assessment, followed by any required archaeological/ecological studies, infrastructure design and construction and First Nation/public engagement /consultation.



Map data ©2020 500 m

● PROPERTY LOCATION



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 100 m

— Approximate Property Boundary

