

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**

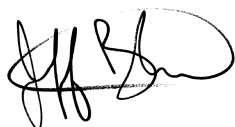
Staff Report / Rapport du personnel

Subject / Objet : recommendation to the minister for the location of new public streets

File number / Numéro du fichier 21-1095

From / De :

Reviewed by / Révisé par :




Jeff Boudreau
Development Officer / Agent d'aménagement

Phil Robichaud
Planner / Urbaniste

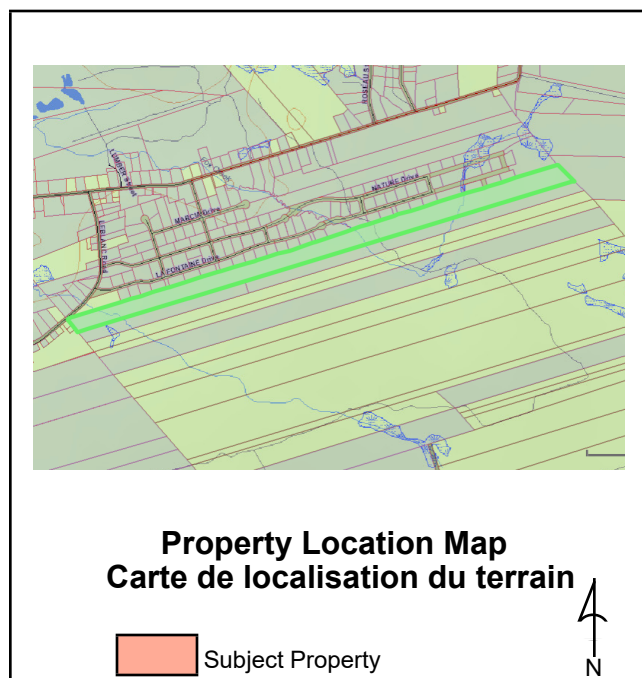
General Information / Information générale

Applicant / Requéant :

Landowner / Propriétaire :
637292 NB LTD.

Proposal / Demande :

to create 44 new residential lots, a new public street (boreal Avenue), extension of three existing public streets (Grandeur, Mariette, and Paysage) as well as two future streets. / *Création de 44 nouveaux lots résidentiels, une nouvelle rue publique (avenue boreal), extension de trois rues existantes (Grandeur, Mariette et Paysage), ainsi que deux rues futures.*



Site Information / Information du site

PID / NID: 00924969, 00925164, 0100229

Lot Size / Grandeur du lot: 30+ Ha

Location / Endroit :

Lakeburn

Current Use / Usage présent :

Vacant

Zoning / Zonage :

Agricultural / *Agricole*

Future Land Use / Usage futur :

n/a

Surrounding Use & Zoning / Usage des environs & Zonage :

Agricultural / residential
Agricole / résidentiel

Municipal Servicing / Services municipaux:

N/A

Access-Egress / Accès/Sortie : La Fontaine, Mariette, *chemin* Leblanc Road, and/*et* *chemin* Melanson

Policies / Politiques

12(2) It is proposed to permit residential low density and residential high density uses within the Agricultural zone on lands meeting the requirements for such developments. / *Il est proposé d'autoriser, dans une zone résidentielle à faible densité et à forte densité, des usages de la zone agricole sur les terrains qui répondent aux critères pour de tels aménagements.*

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

5(4) In arriving at a decision regarding a recommendation with respect to the location of streets in a proposed subdivision, the commission shall give consideration to; / *Avant de statuer sur une recommandation relative à l'emplacement des rues d'un lotissement proposé, la commission de services régionaux doit*

- (a) the topography of the land, / *tenir compte de la topographie du terrain,*
- (b) the provision of lots suitable for the intended use, / *veiller à la création de lots qui puissent servir à la destination qui leur est attribuée,*
- (c) street intersections and interceptions being as nearly as possible at right angles, / *s'assurer que les intersections de rues sont perpendiculaires dans la mesure du possible,*
- (d) the provision of convenient access to the proposed subdivision and to lots within it, and / *prendre les mesures nécessaires pour assurer un accès aisé au lotissement proposé et aux lots qu'il comporte, et*
- (e) the convenient further subdividing of the land or adjoining land. / *prendre les mesures nécessaires pour rendre aisé le lotissement ultérieur du terrain visé ou des terrains attenants.*

Internal Consultation & External Consultation / Consultations internes et externes

Department of Transportation and Infrastructure and the Department of Environment and Local Government was consulted. / *Le ministère des Transports et de l'Infrastructure et le ministère de l'Environnement ont été consultés.*

Discussion

An application was received to subdivide land south of La Fontaine Drive to create a new public street and two future street connections to the south as well as 44 new residential lots. / *Une demande a été reçue pour lotir un terrain au sud de la rue La Fontaine pour créer une nouvelle rue publique et deux rues futures de connexion au sud, ainsi que 44 nouveaux lots résidentiels.*

This plan meets all requirement of the Community Planning Act and the DTI construction guidelines, no variances are required for this plan. / *Ce plan répond à toutes les exigences de la Loi sur l'urbanisme et les lignes directrices de construction du MTI, aucune dérogation n'est exigée pour ce plan.*

The plan was submitted to DTI for comments and was accepted without modifications. / *Le plan a été soumis au MTI pour des commentaires et a été accepté sans modifications.*

The plan was also submitted to the Dept. of Environment for comments and it was determined that all watercourses were shown with the 30m buffer. It was also determined that an Environmental Impact Assessment would not be required but a comprehensive water supply assessment was Completed. The

water study indicates that there is sufficient water quantity for the proposed development and that a disclosure to purchasers be shown on the face of the plan stating that a water treatment system may be required to meet Canadian drinking water standards. / *Le plan a été aussi soumis au ministère de l'Environnement pour des commentaires et il a été déterminé que tous les cours d'eau ont été montrés dans la zone tampon de 30 m. Il a également été déterminé qu'une Étude environnementale ne sera pas nécessaire, mais une évaluation complète des sources d'approvisionnement en eau a été complétée. L'évaluation des sources d'approvisionnement en eau indique qu'il existe une quantité suffisante d'eau pour le projet proposé, et qu'une divulgation aux acheteurs soit montrée sur le plan pour aviser qu'un système de traitement d'eau pourrait être nécessaire pour répondre aux normes d'eau potable au Canada.*

A soil assessment report has not been conducted at this time however every lot meets the New Brunswick Technical Guidelines for Onsite Sewage Disposal Systems. / *À ce moment, aucun rapport d'étude du sol n'a été effectué. Toutefois, chaque lot respecte les Lignes directrices techniques relatives aux systèmes autonomes d'évacuation des eaux usées du Nouveau-Brunswick.*

Public Notice / Avis public

n/a

Legal Authority / Autorité légale

Section 87(2) of the *Community Planning Act* states; / **L' article 87(2)** de la *Loi sur l'urbanisme* stipule;

The assent of the Minister of Transportation under this section shall not be given until, / *Le ministre des Transports et de l'Infrastructure ne doit pas donner son assentiment en application du présent article* **(a)** the commission has recommended the location of the streets mentioned in subsection (1) to the Minister. / *avant que la commission de services régionaux lui ait fait part de ses recommandations sur l'emplacement des rues mentionnées au paragraphe (1),*

Recommendation / Recommandation

Staff respectfully recommends that the Southeast Planning Review and Adjustment Committee **recommends** that the Minister of Transportation and Infrastructure assent to the location of Grandeur Ave, Mariette Ave, Sillis street, and Boréal ave as shown on the Domaine Boréal Subdivision plan. / *Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est **recommande** que le ministre des Transports et de l'Infrastructure approuve l'emplacement de l'avenue Grandeur, Mariette, et Boréal, ainsi que la rue Willis tels que montrés sur le plan de lotissement Domaine Boréal*

subject to the following conditions: / Sous réserve des conditions suivantes :

1. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and Infrastructure letter from Mr. Paul Lightfoot to Mr.Phil Robichaud Dated August 19, 2021, have been satisfied. / *L'agent de développement ne doit pas approuver le plan de lotissement définitif avant le respect de toutes les conditions décrites dans la lettre du ministère provincial des Transports et de l'Infrastructure envoyée à M. Phil Robichaud par M. Paul Lightfoot le 19 août, 2021*

2. To caution future lot purchasers the following note shall be placed on the final subdivision plan as follows; "Based on a Hydrogeological Study conducted by Craig Hydrogeologic, dated March, 2021, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Drinking Water Quality." / *Il faut ajouter la remarque suivante sur le plan de lotissement définitif afin d'avertir les acheteurs futurs de lots : « En fonction d'une étude hydrogéologique réalisée par Craig Hydrogeologic (en date de mars 2021), un système de traitement d'eau résidentiel peut être requis pour assurer la qualité de l'eau conformément aux Recommandations pour la qualité de l'eau*

potable au Canada. »

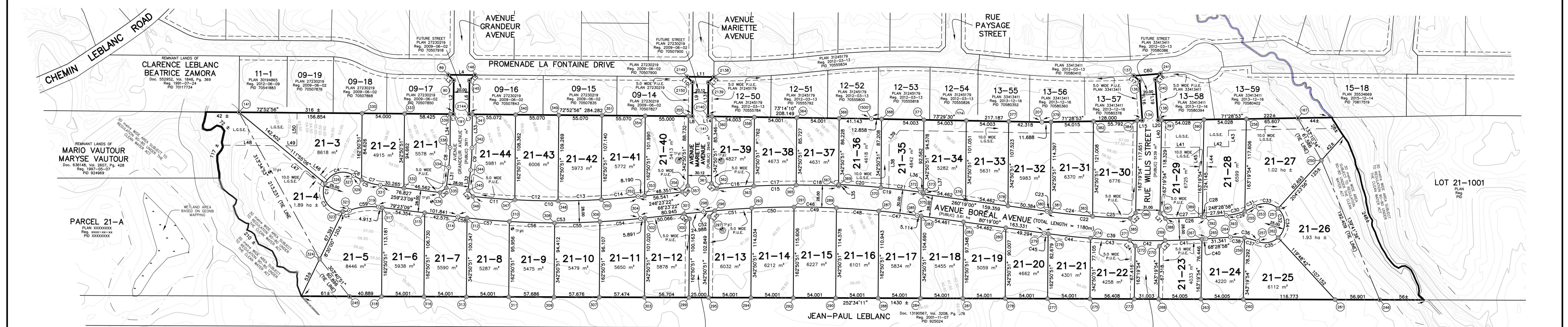
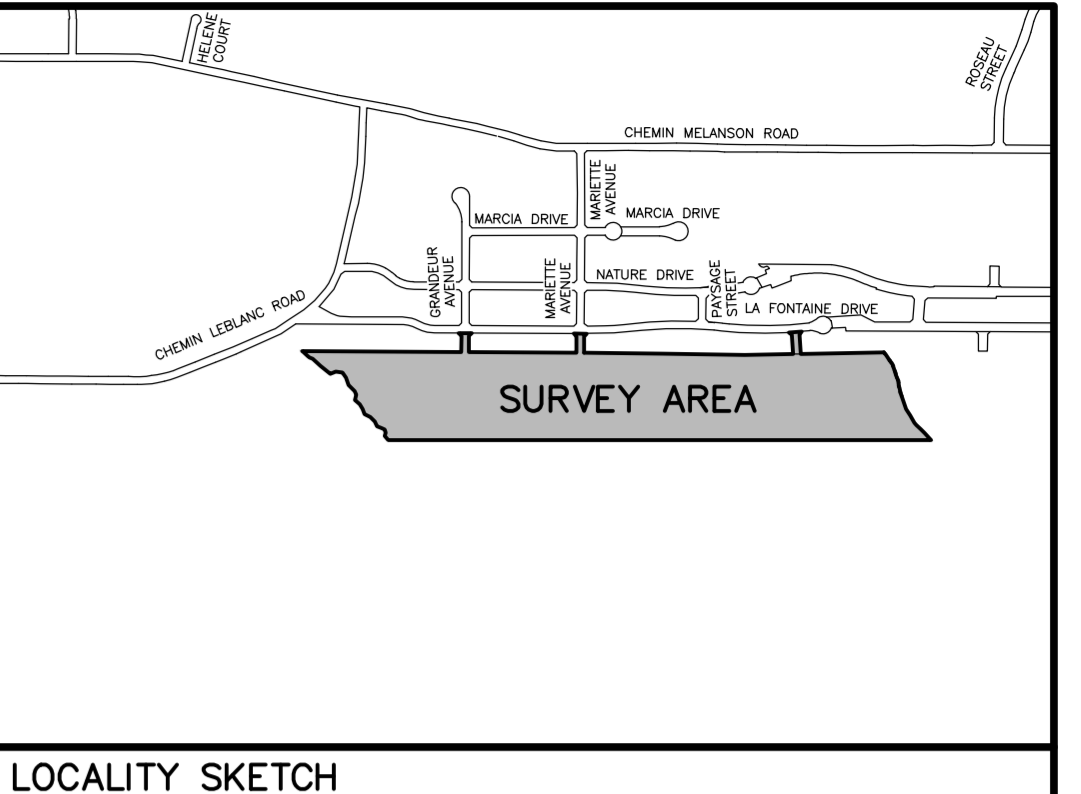
3. A soil assessment report shall be sent to the development officer prior to the final plan endorsement. / *Il faut envoyer un rapport d'étude du sol à l'agent de développement avant l'approbation définitive du plan.*

Note: This report was written in_ and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** *ce rapport a été rédigé en et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

APPROVALS

LINE TABLE				CURVE TABLE													
LINE	AZIMUTH	DISTANCE	LINE	AZIMUTH	DISTANCE	CURVE	RADIUS POINT	RADIUS	ARC	CHORD	AZIMUTH	CURVE	RADIUS POINT	RADIUS	ARC	CHORD	AZIMUTH
L1	72°52'56"	4.000	L27	115°01'37"	9.400	C1	322	25.000	101.630	144.763	169°02'40"	C21	288	1152.000	50.573	50.569	259°03'37"
L2	342°50'51"	43.034	L28	204°37'07"	10.441	C2	322	25.000	8.663	8.620	162°30'47"	C22	266	972.000	106.124	106.071	257°11'20"
L3	297°50'51"	9.899	L29	303°37'21"	9.767	C3	322	25.000	50.297	42.233	130°04'38"	C23	266	972.000	4.077	4.077	80°11'47"
L4	72°50'51"	34.000	L30	214°38'03"	9.858	C4	322	25.000	42.669	37.675	236°38'31"	C24	266	972.000	54.269	54.262	78°28'37"
L5	207°50'51"	9.899	L31	169°23'09"	26.252	C5	328	80.000	38.467	36.152	92°28'41"	C25	266	1000.000	5.175	5.175	80°10'04"
L6	162°50'51"	43.047	L32	169°23'09"	26.252	C6	328	80.000	11.535	11.525	101°22'23"	C26	266	972.000	49.629	49.624	69°56'44"
L7	72°52'56"	4.000	L33	162°50'51"	42.680	C7	328	80.000	24.932	24.832	88°18'51"	C27	266	972.000	47.086	47.082	70°01'14"
L8	72°52'56"	5.000	L34	162°50'51"	42.680	C8	337	250.000	25.105	25.092	160°07'00"	C28	266	972.000	2.543	2.543	68°33'28"
L9	342°50'51"	43.119	L35	162°50'51"	2.002	C9	337	248.000	28.301	28.285	94°07'00"	C29	254	80.000	38.367	38.000	234°44'37"
L10	297°50'51"	9.899	L36	80°19'00"	3.760	C10	305	1000.000	210.967	210.876	252°28'00"	C30	254	24.000	24.305	59°44'43"	
L11	72°50'51"	34.117	L37	162°50'51"	2.017	C11	305	1000.000	53.641	53.635	76°56'25"	C31	254	80.000	13.967	13.950	46°00'22"
L12	207°50'51"	9.899	L38	342°50'51"	56.434	C12	305	1000.000	55.085	55.078	73°43'37"	C32	252	25.000	101.615	101.609	337°28'48"
L13	297°50'51"	43.231	L39	200°09'06"	21.903	C13	305	1000.000	55.117	55.110	70°40'07"	C33	252	25.000	32.024	29.879	257°42'06"
L14	73°14'10"	5.000	L40	163°19'54"	35.018	C14	305	1000.000	47.124	47.119	67°44'22"	C34	252	25.000	41.632	36.985	347°06'19"
L15	77°28'53"	6.505	L41	71°28'53"	49.026	C15	286	1150.000	155.214	155.096	71°14'51"	C35	252	25.000	27.959	26.524	81°51'01"
L16	158°11'40"	50.620	L42	71°28'53"	27.196	C16	286	1150.000	47.171	47.168	148°31'17"	C36	258	80.000	35.473	35.163	81°11'09"
L17	293°37'34"	9.916	L43	341°28'53"	21.000	C17	286	1150.000	54.031	54.026	251°04'37"	C37	258	80.000	17.559	17.524	267°36'03"
L18	202°52'04"	10.013	L44	341°19'54"	88.867	C18	286	1150.000	54.012	54.007	253°48'07"	C38	258	80.000	17.914	17.877	254°53'52"
L19	158°11'40"	51.848	L45	343°19'54"	89.363	C19	286	1150.000	104.685	104.649	77°42'48"	C39	266	1000.000	206.539	206.172	74°23'59"
L20	71°28'53"	4.484	L46	291°55'06"	68.680	C20	286	1152.000	54.112	54.107	256°27'21"	C40	266	1000.000	4.917	4.917	68°37'25"
L21	117°28'23"	9.750	L47	291°55'06"	68.604												
L22	208°35'35"	9.854	L48	72°52'56"	64.647												
L23	272°29'50"	10.043	L49	72°52'56"	14.216												
L24	298°35'09"	9.943	L50	342°52'56"	42.081												
L25	247°53'27"	10.397															
L26	294°37'07"	9.326															

DESCRIPTION		SYMBOL	DESCRIPTION	SYMBOL
SURVEY SYSTEM COORDINATE MONUMENT	△	FOUND	FOUND	△
STANDARD SURVEY MARKER PLACED	⊙	CALCULATED	CALCULATED	⊙
STANDARD SURVEY MARKER FOUND	⊙	REGISTERED	REGISTERED	⊙
CALCULATED COORDINATE POINT	⊙	DERIVED FROM A SURVEY CONTROL NETWORK	DERIVED FROM A SURVEY CONTROL NETWORK	⊙
TABULAR COORDINATE REFERENCE	⊙	N.B.S. REGISTRATION NUMBER	N.B.S. REGISTRATION NUMBER	#364
SURVEYED WOODEN SURVEY POST	⊙	SQUARE METRE(S)	SQUARE METRE(S)	m ²
WOODEN SURVEY POST	⊙	MILLIMETRE(S)	MILLIMETRE(S)	mm
SQUARE IRON BAR FOUND	⊙	HECTARE	HECTARE	ha
ROUND IRON PIPE FOUND	⊙	DERIVED FROM PLAN	DERIVED FROM PLAN	(plan)
ROUND IRON BAR FOUND	⊙	NEW BRUNSWICK LAND SURVEYOR	NEW BRUNSWICK LAND SURVEYOR	NBLS
DISTANCE/AZIMUTH CALLED FOR IN DOC.	(text)	CERTIFICATE OF REGISTERED OWNERSHIP	CERTIFICATE OF REGISTERED OWNERSHIP	CRO
PUBLIC UTILITY EASEMENT	P.U.E.	SERVICE NEW BRUNSWICK	SERVICE NEW BRUNSWICK	SNB
LOCAL GOVERNMENT SERVICES EASEMENT	L.G.S.E.	DOCUMENT / VOLUME / PAGE	DOCUMENT / VOLUME / PAGE	Doc. / Vol. / Pg.
EASEMENTS SHOWN THIS PLAN	(text)	PARCEL CENTER	PARCEL CENTER	PC
LANDS DEALT WITH BY THIS PLAN	(text)	ORDINARY HIGH WATER MARK	ORDINARY HIGH WATER MARK	OHWM
		CIVIC NUMBERS PROVIDED BY THE MUNICIPALITY	CIVIC NUMBERS PROVIDED BY THE MUNICIPALITY	C23



STATION	EASTING	NORTHING	STATION	EASTING	NORTHING	STATION	EASTING	NORTHING
89	2641516.693	7454199.160	277	2642330.699	7454148.637	320	2641497.643	7453923.070
90	2642152.446	7454184.535	278	2642270.178	7454132.462	321	2641449.037	7453986.611
134	2642377.076	7454401.302	279	2642301.217	7454226.755	322	2641433.848	7454006.468
136	2642358.547	7454448.408	280	2642252.634	7454218.465	323	2641441.390	7453982.632
137	2642349.461	7454452.382	281	2642227.657	7454116.286	324	2641431.429	7453915.981
138	2642396.066	7454407.683	282	2642198.948	7454209.304	326	2641409.074	7454009.823
141	2641276.965	7454062.979	283	2642145.261	7454205.144	327	2641402.530	7454032.568
145	2641544.557	7454190.434	284	2642176.136	7454100.110	328	2641461.914	7454107.647
146	2641549.181	7454199.187	285	2642140.213	7454199.282	329	2641451.828	7454028.285
167	2642564.989	7454464.244	286	2642328.936	7453093.268	330	2641426.871	7454109.147
191	2641536.138	7454143.415	287	2642091.896	7454189.943	331	2641476.649	7454029.016
201	2642255.704	7454360.647	288	2642124.615	7454083.935	332	2641506.396	7454034.590
240	2642377.087	7454455.912	289	2642039.303	7454177.241	333	2641476.478	7454125.041
241	2642380.978	7454465.138	290	2642073.074	7454067.759	334	2641522.928	7454077.080
245	2641482.103	7453882.210	291	2641987.479	7454162.048	335	2641557.764	7454051.277
246	2642734.367	7454275.374	292	2642021.573	7454051.583	336	2641552.162	7454043.167
250	2642609.901	7454422.104	293	2641936.421	7454144.370	337	2641536.892	7454036.557
251	2642575.742	7454346.796	294	2641894.678	7454011.743	344	2641546.907	7454011.439
252	2642565.415	7454302.029	295	2641918.531	7454019.232	339	2641534.315	7454442.238
253	2642546.548	7454340.432	296	2641892.575	7454126.938	340	2641613.707	7454166.688
254	2642486.176	7454392.921	297	2641888.199	7454117.507	341	2641550.478	7454150.478
255	2642536.513	7454330.743	298	2641875.557	7454121.345	342	2641575.662	7454109.698
267	2642495.719	7454446.407	299	2641894.678	7454011.743	344	2641546.907	7454011.439
268	2642563.719	7454299.086	300	2641865.139	7454107.452	345	2641585.285	7454056.434
269	2642558.294	7454219.271	301	2641856.660	7454111.337	346	2641593.417	7454051.026
259	2642546.210	7454298.353	302	2641810.786	7454091.285	347	2641645.665	7454063.146
260	2642566.667	7454223.350	303	2641840.578	7453994.758	348	2641698.563	7454078.488
261	2642680.078	7454256.329	304	2641805.388	7454088.925	349	2641626.338	7454182.897
262	2642587.106	7454311.600	305	2641393.657	7455030.871	350	2641750.566	7454096.732
263	2642517.142	7454207.173	306	2641757.400	7454069.375	351	2641718.968	7454049.370
264	2642528.951	7454293.695	307	2641785.743	7453977.542	352	2641794.173	7454114.581
265	2642499.794	7454282.200	308	2641702.872	7454050.478	353	2641801.678	7454117.861
266	2642133.014	7455212.508	309	2641730.715	7453960.265	354	2641771.599	7454215.315
267	2642495.719	7454446.407	310	2641847.382	7454011.743	355	2641847.382	7454011.743
268	2642465.617	7454190.997	311	2641675.678	7453942.986	356	2641845.981	7454137.227
269	2642450.945	7454264.394	312	2641594.563	7454022.694	357	2641804.311	7454146.719
270	2642448.308	7454255.485	313	2641624.157	7453926.810	358	2641904.663	7454255.915
271	2642407.970	7454251.051	314	2641583.006	7454020.460	360	2641852.955	7454240.339
272	2642416.701	7454246.293	315	2641541.160	7454012.618	361	2641878.124	7454158.789
273	2642436.038	7454181.710	316	2641572.636	7453910.634	362	2641866.642	7454154.812
274	2642359.481	7454238.489	317	2641487.736	7454002.606	363	2641930.545	7454127.056
275	2642382.220	7454164.813	318	2641521.115	7453894.459	364	2641956.	

File No. : 78-D-633

August 19, 2021

Mr. Phil Robichaud
Regional Service Commission 7
Moncton Office, Terminal Plaza
1234 Main Street, Unit 200
Moncton, NB E1C 1H7

Subject: Tentative Domaine Boreal Subdivision, Parish of Moncton, Westmorland County.

Dear Mr. Robichaud,

The location of the proposed street(s) shown on the tentative subdivision plan mentioned above is acceptable to the Department of Transportation and Infrastructure.

When the Regional Service Commission 7 recommends the proposed public street(s) to the Minister of Transportation and Infrastructure and the Development Officer approves the tentative plan, then the proposed public street(s) will then be acceptable to the Department of Transportation and Infrastructure when the following conditions are met:

- The developer is required to submit a street design including a plan and profile and cross sections showing top and bottom of foreslopes and backslopes, direction of ditch flow, pipe sizes, Local Government Services Easements and street right-of-way width for the proposed streets. The design drawings must be prepared and stamped by a registered Professional Engineer of New Brunswick and submitted to the Department prior to the Minister signing the final plan.
- The drainage system shall be designed to consider the drainage basin as a whole and must accommodate not only runoff water from the subdivision area but also, where applicable, the system shall be designed to accommodate the runoff water from those areas adjacent to and upstream from the subdivision itself, as well as its effects on lands downstream. It is the developer's responsibility to determine how the run-off water from the lots and the proposed public streets will be carried away to ensure that it does not have a negative effect on the proposed lots and the existing properties in the area. A detailed drainage report must accompany the drainage plan in order to evaluate the drainage pattern. Where environmental permits are required, copies should be forwarded to the Department of Transportation and Infrastructure. Prior to the Minister signing the final plan, stamped copies of the engineered drainage study and design shall be forwarded to the Department.
- The proposed street name(s) must be submitted to the Department of Public Safety NB 911 Services Section and approved to ensure compliance with the NB 911 Civic Addressing Standards. The street name approval must be forwarded to this Department before the Minister can approve the final subdivision plan.

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- The developer will be required to pay the Department of Transportation and Infrastructure for the costs of the supply and installation of all the traffic control signs that are required along the new streets in this subdivision. The District Transportation Engineer will determine the number of signs and their associated cost.
- The developer shall construct the proposed street(s) to meet or exceed the provincial standards specified in the "**Minimum Standards for the Construction of Subdivision Roads and Streets.**". The Standard can be viewed on the Internet sites www2.gnb.ca/content/gnb/en/departments/dti/publications.html or www2.gnb.ca/content/gnb/fr/ministeres/mti/publications.html or at the Property Services Branch, Department of Transportation and Infrastructure in Fredericton. The developer will be required to construct the street(s) to the top of the subbase including ditching, cross-culverts, and any turnaround area before the Minister of Transportation and Infrastructure will accept a surety for any remaining construction work. The grade on the new street(s) shall not exceed the maximum allowable grade of 8% and the grade on the turning area shall not exceed the maximum allowable grade of 3%. The normal street construction season is from June 1 to November 30. Street construction work performed during the off-season must be pre-approved by the District Transportation Engineer.
- The developer shall provide "Local Government Services Easements" with a 10-m minimum width for all drainage ditches crossing the proposed lots and the remnant property that are intended to drain water to and away from the street ditches in the proposed development. The minimum grade for drainage ditches is 1.0%.
- The developer will have the option of being directly responsible for the chip sealing or having the work performed by the Department of Transportation and Infrastructure. In either case, the developer will be required to deposit a surety with the Department of Transportation and Infrastructure for the costs associated with the chip sealing of the proposed new street. The chip sealing will be performed to the specifications established by the Department of Transportation and Infrastructure.
- The right-of-way limits at the proposed street intersection(s) shall be laid out as shown on "Figure A10" of the Minimum Standards.
- A suitable turning area must be constructed at the end of any temporary dead-end street created by developing the subdivision proposal in phases. The temporary turnaround must meet the requirements shown in "Figures A4 or A5" of the Minimum Standards.
- The right-of-way limits of the proposed street(s) must be properly posted with standard survey markers to identify the property to be vested in the Crown as (a) public street(s).
- Additional street right-of-way allowance will be necessary where the topography of the land or the soil type requires extra width for deeper or wider ditches. The street right-of-way may have to be widened to more than the minimum 24 metres in some areas to ensure that the ditch and the backslope/foreslope are within the area to be vested in the Crown as a public street. The additional street right-of-way width will be necessary for future street maintenance activities. Standard survey markers shall not be placed in the ditches.

Mr. Phil Robichaud
August 19, 2021
78-D-633
Page 3

- The street(s) shall be constructed so that there are acceptable sight distances at all driveway accesses and street intersections as per 4.3.7 of the Minimum Standards.
- The turn(s) along the proposed street(s) shall be designed as curves as specified in "Section 5.2.1" of the Minimum Standards. The back-to-back curves shall be separated by a minimum tangent length of 15 m as specified in the Urban Supplement to the Geometric Design Guide for Canadian Roads produced by the Transportation Association of Canada.

It is the responsibility of people building, upgrading, or repairing highway facilities to ensure that the environment is protected and that legislative requirements are met. It is important to prevent erosion and sedimentation from occurring by having erosion and sediment control measures in place before and during roadway construction and maintenance.

The District Transportation Engineer must be notified prior to the beginning of the street construction work, as periodic inspections will be carried out during construction to assess construction methods and/or additional engineering requirements.

It should be noted that a draft copy of the final plan must be sent to both the Regional Services Commission and the Department of Transportation and Infrastructure, Property Services Branch in Fredericton, for final inspection before the registration plan is prepared and sent to the Development Officer. The Development Officer will forward the final plan to the Department of Transportation and Infrastructure for the assent of the Minister of Transportation and Infrastructure.

Please give a copy of this letter to the developer and the surveyor.

Sincerely,



Paul Lightfoot, P.Eng
Rural Subdivisions Coordinator

c.c. Camilla Chown, Property Services Branch, NBDTI, sent via E-mail
Vincent Rousell, District 3 (Moncton), sent via E-mail.
Lisa Parsons, District 3 (Moncton), sent via E-mail.
Morency-Cormier, Renee, District 3 (Moncton), sent via E-mail.

From: ['Andre Guy Savoie'](mailto:agsavoie@nb.sympatico.ca) <agsavoie@nb.sympatico.ca>
Sent: Thursday, June 3, 2021 11:26 AM
To: [Souma, Gerard \(ELG/EGL\)](#) ; [Jeffrey J. Boudreau](#) ; [Phil Robichaud](#)
Cc: ; dcraig@craighydrogeologic.ca ; [Dean, Susan \(ELG/EGL\)](#) ; [Arnold, Sarah \(ELG/EGL\)](#)
Subject: RE: Comprehensive GW Assessment Domain Boreal

Good morning Gerard, Jeff, Phil,

I have no issues with the recommendation of Gerard with respect to geothermal systems and the prohibition of energy systems using drilled wells.

Restrictive Covenants will prohibit the use of open loop earth energy systems and the installation of vertical configured closed loop ground source heat pump systems.

I also intend to modify the restrictive covenants in other developments to include the prohibition of energy systems using drilled wells. This will reduce the potential for drinking water issues in those other developments.

Gerard, thanks for the quick response.

Andre-Guy

From: [Souma, Gerard \(ELG/EGL\)](#)
Sent: Thursday, June 3, 2021 10:35 AM
To: [Jeffrey J. Boudreau](#) ; [Phil Robichaud](#)
Cc: ['Andre Guy Savoie'](mailto:agsavoie@nb.sympatico.ca) ; dcraig@craighydrogeologic.ca ; [Dean, Susan \(ELG/EGL\)](#) ; [Arnold, Sarah \(ELG/EGL\)](#)
Subject: RE: Comprehensive GW Assessment Domain Boreal

Hi Jeff, Phil,

I've reviewed the attached comprehensive water supply assessment (CWSA) for the proposed Domain Boreal Subdivision, located on PIDs 00924969 (27.76 ha), 00925164 (11.74 ha), and 01002229 (14.16 ha) outside of Dieppe, south of Melanson Road, parish of Moncton, NB, submitted by Craig HydroGeoLogic Inc. The CWSA dated March 2021, was prepared for the clients, Andre-Guy Savoie and 637292 N.B. Ltd. Reviewed material included the ArcMap ELG Geology Bedrock and dump site layers, Online Well Log System database, GeoNB Map Viewer, Planet Parcel attribute database, the submitted CWSA, SIRS database and DNR "Carte NR-1 (edition 2008) Géologie du Substratum Rocheux du Nouveau-Brunswick". I understand that the proponent intends to develop a 44-lot subdivision serviced by private wells and onsite septic systems on approximately 53.66 ha.

From a water quantity perspective, the pumping test results, and the consultant conclusion give entire satisfaction ensuring that there is adequate water for the entire 44-lot residential subdivision development. The proponent drilled three new wells (PW1, as a pump test well,

Obs1 and Obs2, as observation wells) within the property. PW1 was pump tested at a rate of 16.65 igpm during 6 hours. In addition, a desktop review with a 100m radius search around PID 01002229 in NBDELG database returned 8 usable well logs. The data indicates that well yields in the area appear to be adequate to support the water demand of 1.56 Lpm (0.34 igpm) for a single family home containing 5 people, based on a water demand requirement of 450 litres per person per day. The pump testing data also shows that the rate can cover sustainably the daily requirements for more than 44-lot residential development of 68.75 Lpm (15.12 igpm) without impacting existing neighbouring wells (450 L/pers/day x 5 pers/lot x 44 lots / 1440 min/day = 68.75 L/min). However, if low well yields appear to be an issue, additional storage conservation methods might be undertaken (on the well and/or in the house).

From a water quality perspective, sample results from a 100m radius search around PID 01002229 of NBDELG database indicate that some parameters including fluoride, iron, manganese (since 2019 new AO is 0.02 mg/L and MAC is 0.12 mg/L), and turbidity are known in the area to exceed the Maximum Admissible Concentration (MAC) and the Aesthetic Objective (AO) limit of the Canadian Drinking Water Quality (CDWQ) guidelines. The parameters that exceeded the CDWQ MAC and AO might be easily treated with commercially available treatment systems, which employ water-softening, filtration and reverse osmosis technologies. The cost for water treatment will vary depending on the chosen system and they would need to be maintained to function properly.

I'm in agreement with the consultant findings and conclusion presented in the CWSA report. Therefore, I would recommend to approve the proposed subdivision with a disclosure of the developer to any potential homeowner about the possible need for water treatment so that they are fully aware of the issue and can plan for the expense. Potential homeowners should be reminded that any wells should be properly constructed according to *Water Well Regulation - Clean Water Act* with minimum setback distances maintained, minimum casing and grouting requirements, and tested prior to consumption to determine if any specific parameters require water treatment. In addition, although it is not included in the regulation, I would recommend a good casing length extended into well competent bedrock, and a filling in of the annular space to prevent surface water entrance along the casing. Future residents should be advised to regularly have their water tested (i.e. twice a year, in spring and fall) to ensure it is safe and monitor their water quantity and quality to be aware of any changes to the groundwater resource.

Furthermore, in compliance with the restrictions applied in the neighbouring Domaine Nature subdivision since they experience negative impact of geothermal systems on the existing water wells, I would **strongly** recommend to include the same restrictive covenant prior to selling any of the building lots (extract from EIA 4561-3-1512 dated February 7, 2020, condition 13, CERTIFICATE OF DETERMINATION (gnb.ca) :

The proponent must notify any potential homeowner that closed loop and open loop earth energy systems using drilled wells are prohibited. The proponent shall also add a restrictive covenant prior to selling any of the building lots that prohibits the use of open loop earth energy systems and the installation of vertical configured closed loop ground source heat pump systems. Closed loop earth energy systems may be permitted by the proponent provided that they are horizontal configured closed loop ground source heat pump systems in accordance with the requirements of the most current version of the

ANSI/CSA standard C448 Series-16 Design and Installation of Ground Source Heat Pump Systems for Commercial and Residential Buildings as well as the National Building Code.

Please feel free to contact me if you have any questions or require clarification.

Sincerely,

Gerard Souma, PhD, P. Eng./ing.,

Civil Engineer and Hydrogeologist / Ingénieur Civil et Hydrogéologue

Source and Surface Water Management Branch / Direction de la Gestion des eaux de source et de surface

Athorisations and Compliance Division / Division des autorisations et de la conformité

Department of Environment and Local Government / Ministère de l'Environnement et des Gouvernements locaux

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www.gnb.ca



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From: Souma, Gerard (ELG/EGL)

Sent: Monday, May 31, 2021 2:01 PM

To: 'Jeff Boudreau' <Jeff.Boudreau@csrrsc7.ca>; Doucet, Pierre (ELG/EGL) <Pierre.Doucet@gnb.ca>

Cc: 'Andre Guy Savoie' <agsavoie@nb.sympatico.ca>; dcraig@craighydrogeologic.ca; Dean, Susan (ELG/EGL) <Susan.Dean@gnb.ca>; Arnold, Sarah (ELG/EGL) <Sarah.Arnold@gnb.ca>

Subject: RE: Comprehensive GW Assessment Domain Boreal

Hi Jeff,

I've reviewed the comprehensive water supply assessment (CWSA) for the proposed Domain Boreal Subdivision, located on PIDs 00924969 (27.76 ha), 00925164 (11.74 ha), and 01002229 (14.16 ha), south of Melanson Road, Lakeburn, in the Parish of Moncton, NB, received from Craig HydroGeoLogic Inc. This CWSA dated March 2021, was prepared for the clients, Mr. Andre-Guy Savoie and 637292 N.B. Ltd.. Reviewed material included the Schedule A listing the projects that must be registered under EIA and the attached questionnaire which defines the major residential developments. I understand that the proponent intends to develop a 44-lot subdivision serviced by private wells and onsite septic systems on approximately 53.66 ha.

As the planned residential development is located outside an incorporated area, and the development of the area is greater than 40 ha, in compliance with the [Schedule A section t \(Projects - Environment and Local Government \(gnb.ca\)\)](#) and the attached Questionnaire in

section 3, I'm submitting the proposed project to my EIA colleague for a screening in order to make sure that the project does or does not trigger an EIA.

Furthermore, this project is neighboring Domaine Nature residential development which was under EIA in 2018. The certificate of determination which was issued, included a prohibition for closed loop and open loop earth energy systems using drilled wells and a restrictive covenant to be added prior to selling any of the building lots that prohibits the use of open loop energy systems and the installation of vertical configured closed loop ground source heat pump systems (see [EIA 4561-3-1512 dated February 7, 2020, condition 13, CERTIFICATE OF DETERMINATION \(gnb.ca\)](#)). It is my opinion that same prohibition and restrictive covenant might apply to any neighboring residential development.

Hi Pierre,

Please screen the proposed project (see attachment) through EIA triggers and let me know what the next step may be.

Feel free to contact me if you have any questions or require clarification.

Thanks.

Gerard Souma, PhD, P. Eng./ing.,

Civil Engineer and Hydrogeologist / Ingénieur Civil et Hydrogéologue

Source and Surface Water Management Branch / Direction de la Gestion des eaux de source et de surface

Athorisations and Compliance Division / Division des autorisations et de la conformité

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From: dcraig@craighydrogeologic.ca <dcraig@craighydrogeologic.ca>

Sent: Tuesday, May 25, 2021 10:49 AM

To: Souma, Gerard (ELG/EGL) <Gerard.Souma@gnb.ca>

Cc: 'Andre Guy Savoie' <agsavoie@nb.sympatico.ca>

Subject: Comprehensive GW Assessment Domain Boreal

ATTENTION! External email / courriel externe.

Hello Gerard

Andre Guy asked me to provide you with a copy of this report re his Domaine Boreal Subdivision outside Dieppe in order to facilitate its review, if possible.
A copy has already been sent to Jeff Boudreau at Planning.

Best Regards

Doug

Doug Craig, M.Sc. P.Geo.
Craig Hydrogeologic Inc.
140 Meadow Cove Road
Dipper Harbour, NB
E5J 2S9

Phone 506-659-3064
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