

Additional Information Requirements for Major Residential Developments

Pursuant to Section 5(2) of the *Environmental Impact Assessment Regulation* of the Clean Environment Act, this document is intended to assist proponents in preparing a registration submission for projects involving the above-mentioned sector. It should be read in conjunction with the General Information Requirements as outlined in the latest version of the Registration Guide. Note that the following items are requirements **in addition to** those outlined in the Registration Guide. The information requested in the Registration Guide must also be provided. For further assistance, please contact the Project Assessment and Approvals Branch, Department of Environment at (506)-444-5382.

After reviewing a registration submission, the Technical Review Committee may require other information beyond the items listed below and in the Registration Guide.

Proponents of residential developments on private services should consult with the Sustainable Planning Branch, Department of Environment (506) 453-2862 to determine if submission of a water supply assessment is required at the time of EIA registration.

Definition

This guideline is applicable to new or expanded residential subdivisions, large apartment/condominium complexes, large nursing homes, university/college residences, and new or expanded mobile home courts/parks located outside incorporated areas.

A complete list of potential triggers for project registration is provided in Schedule "A" of the Regulation. To determine if registration is required for a specific project, please contact the Project Assessment and Approvals Branch at the number listed above.

1.0 THE PROPONENT

See Registration Guide.

2.0 THE UNDERTAKING

(v) Siting Considerations:

- Route selection for roads and for infrastructure such as water mains, sewerage, and electrical distribution lines is a critical component of designing a major residential development. Refer to the document Additional Information Requirements for Linear Facilities for guidance on route selection.
- The New Brunswick *Community Planning Act* has in force several regulations which dictate the required conditions and setbacks required for siting developments, including the *Provincial*

Building Regulation, Provincial Subdivision Regulation, Provincial Mobile Home Parks and Sites Regulation and the Provincial Set-back Regulation. These should be consulted when siting and designing the proposed development. All provincial acts and regulations are available at <http://www.gnb.ca/0062/acts/index-e.asp>

(vi) Physical Components and Dimensions of the Project:

Provide a detailed description of the proposed project, addressing the requirements contained in the Registration Guide. For this class of project the required information includes but is not limited to the following:

- Provide information on the new sources of lighting that will be installed.
- Indicate how the development will be serviced (water, sanitary sewage and storm sewers).
- Provide details of ancillary features related to the development, such as paved roads, sidewalks, electrical distribution system, etc.
- Provide a description of the green spaces (parks, natural areas, buffer zones, etc.) that will be part of the development.
- Provide details of the alternative sources that were considered for the development's energy requirements (e.g. oil, natural gas, electricity, etc.).

(vii) Construction Details:

Provide a detailed description of the proposed construction activities and methods, addressing the requirements contained in the Registration Guide. For this class of project the required information includes but is not limited to the following:

- Provide a construction schedule for site preparation activities, which may include the clearing of the site (if vegetation is present) and grubbing to remove unwanted debris, grading of the site and/or excavation of the site.
- Provide details concerning the installation of infrastructure such as access roads, electrical distribution system, water mains and sewage lines.

3.0 DESCRIPTION OF THE EXISTING ENVIRONMENT

Include all relevant environmental features as noted in the Registration Guide. Examples of issues that may be of particular relevance to this class of project include but are not limited to the following:

- Details of the site-specific geology and hydrogeology of the proposed property.

4.0 SUMMARY OF ENVIRONMENTAL IMPACTS

All anticipated impacts should be described and discussed. These will depend on the scope and complexity of the project as well as the project location. See the Registration Guide for further information. Examples of impacts resulting from this class of project may include but are not limited to the following:

- Provide an indication of the generation of dust, noise, vibrations, emissions from heavy equipment, and the possible generation of silt in surface runoff and release of concrete wash water that may adversely affect nearby watercourses. The storage and handling of hydrocarbons may also be of concern.
- Provide details on the increased impervious surfaces and the related storm water management issues, such as increased runoff.
- Provide a description of the wildlife habitat fragmentation that will occur as a result of the decrease in the amount of green spaces in the proposed project area.
- Provide an indication of the anticipated impacts that may result from pesticide use in the area.

5.0 SUMMARY OF PROPOSED MITIGATION

Describe all mitigative measures that will be employed to minimize the potential environmental impacts identified above. See the Registration Guide for additional guidance.

6.0 PUBLIC INVOLVMENT

See Registration Guide.

7.0 APPROVAL OF THE UNDERTAKING

As a condition of determination for Major Residential Developments, the Technical Review Committee (TRC) may require that the waste water systems and any communal drinking water systems be installed and functional prior to the construction of any buildings which would be serviced by these systems. The TRC may also require that communal drinking water systems be installed and tested prior to commissioning and activation of the supply. Also note that for residential subdivisions outside incorporated areas, that will make use of communal water and wastewater systems, the department will require that a public entity (municipality, commission) own and maintain the infrastructure associated with the development.

8.0 FUNDING

See Registration Guide.

9.0 SIGNATURE

See Registration Guide.

10.0 SUBMISSION INSTRUCTIONS

See Registration Guide.

OTHER APPLICABLE GUIDELINES

Depending on the details of the project, it may be appropriate to also consult the guidelines [Additional Information Requirements for Water Works and Water Supply Projects](#), and [Additional Information Requirements for Wastewater Treatment Projects](#).