

DOCUMENT "A"

MINISTER'S DETERMINATION CONDITIONS OF APPROVAL

Pursuant to Regulation 87-83 under the Clean Environment Act

April 1, 2011

File Number: 4561-3-1285

1. In accordance with section 6(6) of the Regulation, it has been determined that the undertaking may proceed following approval under all other applicable acts and regulations.
2. Commencement of this undertaking must occur within three years of the date of this Determination. Should commencement not be possible within this time period the undertaking must be registered under the *Environmental Impact Assessment Regulation (87-83)* – Clean Environment Act again, unless otherwise stated by the Minister of Environment.
3. The proponent shall adhere to all obligations, commitments, monitoring and mitigation measures presented in the EIA registration document dated January 21, 2011, as well as all those identified in subsequent correspondence during the registration review. Additionally, the proponent shall submit a summary table detailing the status of each Condition listed in this Determination to the Manager of the Environmental Assessment Section of the Department of Environment (DENV) every 6 months from the date of this Determination until such a time as all the Conditions have been met.
4. If anything of known or suspected heritage significance is encountered during project implementation, work in the area must cease and Archaeological Services contacted immediately at (506) 453-3014 for direction.
5. An Environmental Protection Plan must be submitted to the Manager of the Environmental Assessment Section of DENV for review and must receive approval prior to the start of any construction activities associated with this project. For additional information, please contact the Manager at 444-5382.
6. The proponent shall ensure that all industrial park wells are equipped with a flow meter.
7. The proponent shall ensure that the entire subdivision property (parcel identification number 70480561) does not exceed a long-term safe yield of 554 cubic meters of water per day. The proponent shall monitor and report on a yearly basis, to the Department, Village of Salisbury and the Planning Commission, the cumulative water withdrawal of the wells as the property is being developed. This will ensure that the cumulative withdrawal from the property does not exceed the long-term safe yield of the property. Should the long-term safe yield be reached and the property is only partially developed, then the proponent or the purchaser(s) of the undeveloped land will require a new EIA review. This is required in order to ensure that water can be withdrawn from the undeveloped land without disrupting adjacent water supplies.
8. The proponent shall inform all perspective industrial park lot owners that in order to limit the potential for surface water contamination of newly developed wells on their lot, the casing

should extend well into competent bedrock and the annular space should be grouted to prevent contamination from future commercial/industrial facilities.

9. The proponent must apply for and obtain a *Watercourse and Wetland Alteration permit* from the Department of Environment for any activities conducted within 30m of a watercourse or wetland, prior to the commencement of Project. For additional information, please contact the Manager of the Watercourse and Wetland Alteration Program, DENV, at (506) 457-4850.
10. The proponent shall ensure that any test well, that is not intended to be used as a water well, will be decommissioned in accordance with the Departments *Guidelines for the Decommissioning and Abandonment of Water Wells*. Well decommissioning work shall be completed by a licensed well driller.
11. The proponent shall ensure that if blasting is required for any aspect of the project including building development, a well survey would be required for wells located within a 500m radius of the site. The well survey would include but is not limited to well construction information and the collection of water samples to be analysed for microbiological and inorganic parameters.
12. The proponent shall ensure that all developers, contractors and operators associated with the development project comply with the above requirements.