
PERMIT TO ALTER A BODY OF WATER

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 48

Date: **JULY 06, 2022**

File No: **525**

Permit No: **ALT12584-2022**

Permit Holder: **Hi-Point Industries
141 Sunset Drive
Bishop's Falls, NL
A0H 1C0
mbutler@hi-pointindustries.ca**

Attention: **Mike Butler**

Re: **Gander Bay Bog - Horticultural Peat Moss Quarry**

Permission is hereby given for : **the continued operation of a pre-established 21.7 hectare quarry for the harvesting of horticultural peat moss from Gander Bay Bog located near Little Island Pond, south side of the pond at 3.21 km eastward along access from Route 330, 18.14 km north from the TCH, Gander, with reference to the application dated May 1, 2022, and additional information received on June 8 and June 28, 2022.**

- This Permit does not release the Permit Holder from the obligation to obtain appropriate approvals from other concerned municipal, provincial and federal agencies.
- The Permit Holder must obtain the approval of the Crown Lands Administration Division if the project is being carried out on Crown Land.
- This Permit is subject to the terms and conditions indicated in Appendices A and B (attached).
- It should be noted that prior to any significant changes in the design or installation of the proposed works, or in event of changes in ownership or management of the project, an amendment to this Permit must be obtained from the Department of Environment and Climate Change under Section 49 of the *Water Resources Act*.



(for) MINISTER

APPENDIX A
Terms and Conditions for Permit

Peat Drainage

1. A peat operation is permitted at 21.7 hectares. An area of bog not exceeding 21.7 hectares may be ditched and drained to allow peat harvesting.
2. The proposed drainage system shall consist of perimeter ditches, main ditches, and settling ponds. Ditches must be suitably designed, constructed, and maintained to lower the water table only to the extent necessary for operations.
3. Drainage ditches must collect and transport surface runoff in a manner that does not cause flooding, erosion or sedimentation of adjacent land or receiving waters.
4. The construction and operation of the peat harvesting site must not alter the drainage pattern, natural features, storage capacity, flow regime, or water quality of any body of water located adjacent to or downstream of the site.
5. The Permit Holder must prevent erosion of drainage ditches, streams or other natural bodies of water by installing rip-rap and/or sodding.
6. To preserve water quality, all effluent directed out of the project site must be contained in settling ponds before being discharged into receiving waters. Effluent discharged into receiving waters must comply with the *Environmental Control Water and Sewage Regulations, 2003*.
7. All settling ponds must have a surface area not less than 10 square metres per hectare of peat bog being drained. A suitable control system must be installed so that discharge water may be isolated to facilitate periodic cleaning of the ponds.
8. Perimeter ditches, canals and settling ponds must be periodically cleaned and deepened to maintain operational efficiency. This work must be carried out during periods of low flow and in a way that helps preserve water quality. If drainage ditches, streams, or other water bodies become blocked, the proponent must clear all flow obstructions.
9. Vehicles travelling over peat land must exert low bearing pressures.
10. A minimum depth of 0.5 metres of peat must be left above the mineral soil for the purpose of rehabilitation.
11. All settling ponds must be cleaned as often as necessary to maintain their operational efficiency.
12. Key details, such as depth and quantity of peat removed, maintenance of ditches, cleaning of sediment basins (amounts removed), and other aspects relating to the water and the environment, may be requested by this Department as part of the completion report.
13. The constructed works must comply with all other terms and conditions provided in the Crown Lands grant, lease, or license for occupancy.

14. A water quality monitoring program is not required at this time. However, the Department reserves the right to require that the Permit Holder sample, analyse, and submit results of water quality tests, for the purpose of ensuring that the water quality is maintained within acceptable guidelines. All analyses must be undertaken by a CALA accredited laboratory.

General Alterations

15. Any work that must be performed below the high water mark must be carried out during a period of low water levels.

16. Any flowing or standing water must be diverted around work sites so that work is carried out in the dry.

17. Water pumped from excavations or work areas, or any runoff or effluent directed out of work sites, must have silt and turbidity removed by settling ponds, filtration, or other suitable treatment before discharging to a body of water. Effluent discharged into receiving waters must comply with the *Environmental Control Water and Sewage Regulations, 2003*.

18. All operations must be carried out in a manner that prevents damage to land, vegetation, and watercourses, and which prevents pollution of bodies of water.

19. The use of heavy equipment in streams or bodies of water is not permitted. The operation of heavy equipment must be confined to dry stable areas.

20. All vehicles and equipment must be clean and in good repair, free of mud and oil, or other harmful substances that could impair water quality.

21. During the construction of concrete components, formwork must be properly constructed to prevent any fresh concrete from entering a body of water. Dumping of concrete or washing of tools and equipment in any body of water is prohibited.

22. Wood preservatives such as penta, CCA or other such chemicals must not be applied to timber near a body of water. All treated wood or timber must be thoroughly dry before being brought to any work site and installed.

23. Any areas adversely affected by this project must be restored to a state that resembles local natural conditions. Further remedial measures to mitigate environmental impacts on water resources can and will be specified, if considered necessary in the opinion of this Department.

24. The bed, banks and floodplains of watercourses, or other vulnerable areas affected by this project, must be adequately protected from erosion by seeding, sodding or placing of rip-rap.

25. All waste materials resulting from this project must be disposed of at a site approved by the Department of Digital Government and Service NL.

26. Periodic maintenance such as painting, resurfacing, clearing of debris, or minor repairs, must be carried out without causing any physical disruption of any watercourse. Care must be taken to prevent spillage of pollutants into the water.

27. The owners of structures are responsible for any environmental damage resulting from dislodgement caused by wind, wave, ice action, or structural failure.

28. Sediment and erosion control measures must be installed before starting work. All control measures must be inspected regularly and any necessary repairs made if damage is discovered.

29. Fill material must be of good quality, free of fines or other substances including metals, organics, or chemicals that may be harmful to the receiving waters.
30. The attached Completion Report (Appendix C) for Permit No. 12584 must be completed and returned to this Department upon completion of the approved works. Pictures must be submitted along with the completion report, showing the project site prior to and after development.
31. This Permit is valid for two years from the date of issue. Work must be completed by that date or the application and approval procedure must be repeated.
32. The location of the work is highlighted on the Location Map for this Permit attached as Appendix D.
33. All work must be carried out within the Permit Holder's legal property boundaries.

APPENDIX B
Special Terms and Conditions for Permit

1. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall keep all systems and works in good condition and repair and in accordance with all laws, by-laws, directions, rules and regulations of any governmental authority. The Permit Holder or its agent(s), subcontractor(s), or consultant(s) shall immediately notify the Minister if any problem arises which may threaten the structural stability of the systems and works, endanger public safety and/or the environment or adversely affect others and/or any body of water either in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for all damages suffered by the Minister and Government resulting from any defect in the systems and works, operational deficiencies/inadequacies, or structural failure.
2. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall operate the said Project and its systems and works in a manner which does not cause any water related and/or environmental problems, including but not limited to problems of erosion, deposition, flooding, and deterioration of water quality and groundwater depletion, in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for any and all damages associated with these problems caused as a result of changes, deficiencies, and inadequacies in the operational procedures by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
3. If the Permit Holder or its agent(s), subcontractor(s), or consultant(s) fails to perform, fulfil, or observe any of the terms and conditions, or provisions of this Permit, as determined by this Department, the Minister may, without notice, amend, modify, suspend or cancel this Permit in accordance with the *Water Resources Act*.
4. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) indemnify and hold the Minister and Government harmless against any and all liabilities, losses, claims, demands, damages or expenses including legal expenses of any nature whatsoever whether arising in tort, contract, statute, trust or otherwise resulting directly or indirectly from granting this Permit, systems and works in or outside the said Project areas, or any act or omission of the Permit Holder or its agent(s), subcontractor(s), or consultant(s) in or outside the said Project areas, or arising out of a breach or non-performance of any of the terms and conditions, or provisions of this Permit by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
5. This Permit is subject to all provisions of the *Water Resources Act* and any regulations in effect either at the date of this Permit or hereafter made pursuant thereto or any other relevant legislation enacted by the Province of Newfoundland and Labrador in the future.
6. This Permit shall be construed and interpreted in accordance with the laws of the Province of Newfoundland and Labrador.

- cc: Dave Mercer (Central)
Land Management Specialist
Crown Lands Administration Division
Department of Fisheries, Forestry and Agriculture
davemercer@gov.nl.ca
- cc: Fisheries Protection Division
Ecosystem Management Branch
Fisheries and Oceans Canada
P.O. Box 5667
St. John's, NL A1C 5X1
FPP-NL@dfo-mpo.gc.ca
- cc: Andrea Devereaux
Exploration Approvals Geologist
Mineral Lands Division
Department of Industry, Energy and Technology
50 Elizabeth Avenue, P.O. Box 8700
St. John's, NL A1B 4J6
exploration_approval@gov.nl.ca
- cc: Richard Harvey, Ph.D., P.Eng.
Manager, Water Rights, Investigations and Modelling Section
Water Resources Management Division
Department of Environment and Climate Change
RHarvey@gov.nl.ca



Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 48

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I (the Permit Holder named above or agent authorized to represent the Permit Holder) do hereby certify that the project described above was completed in accordance with the plans and specifications submitted to the Department of Environment and Climate Change and that the work was carried out in strict compliance with the terms and conditions of the Permit issued for this project.

Date: _____ Signature: _____

This completion report must be completed and forwarded to the following address upon completion of the approved work.

Department of Environment and Climate Change
Water Resources Management Division
PO Box 8700
St. John's NL A1B 4J6

APPENDIX D
Location Map for Permit

Gander Bay Bog Horticultural Peat Quarry

