

## PERMIT TO ALTER A BODY OF WATER

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

Date: **JANUARY 03, 2024**

File No: **522-12**  
Permit No: **ALT13443-2024**

Permit Holder: **Dorion Holdings  
99 Skinner's Road  
Portugal Cove-St. Philip's  
NL A1M 1S2  
dionfinlay@theleasidegroup.com**

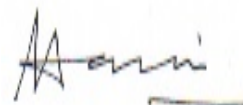
Attention: **Dion Finlay**

Re: **Waterford Bridge Road, St. John's (Waterford River) - Construction of a storm sewer outfall in the designated flood plain**

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Permission is hereby given for : **the construction of a storm sewer outfall at 39 Waterford Bridge Road, St. John's for the purpose of developing apartment buildings, located in the designated flood plain of Waterford River, with reference to the application dated October 23, 2023 and additional information received on November 9, November 21 and December 19, 2023.**

- 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**

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**Storm Drainage Works**

1. The 300 mm diameter storm sewer outfall may be constructed at an elevation of 13.00 m at 39 Waterford Bridge Road, St. John's in the designated flood plain of Waterford River.
2. Removal of streambank vegetation or trees is not permitted. Overhanging brush that collects snow and blocks ice movement may be pruned and cut back to allow free flow of water.
3. Outside the scope of work outlined in this Permit, a minimum 15 metre wide vegetated buffer zone must be maintained along the edge of all waterbodies in order to provide bank stability, maintain local aesthetics and to help protect water quality.
4. Outfalls must be inspected regularly so that immediate action can be taken to clear blockages caused by ice or debris or to undertake repairs as required.
5. 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.
6. Adequate erosion protection must be provided in the area where storm/sewer outfall discharges as per detail #560 of the *Municipal Water, Sewer and Roads Specifications*.
7. To prevent erosion and to control sedimentation in drainage ditches with steep gradients, rock check dams must be installed at an interval such that the crest of each dam is level with the base of the one immediately above. The center of each dam must be lower than the sides.

**Flood Zone Development**

8. The storm sewer outfall will be constructed within the designated flood plain of Waterford River in the City of St. John's. This development, and future development at the site, must comply with this Department's policy directive for *Flood Plain Management W.R. 96-1*.
9. Any further development in the flood zone area not specifically covered by this permit will require a separate permit from this Division under Section 48 of the *Water Resources Act*.
10. The proposed use of the facility and site will not involve any storage of pollutants such as fuels, chemicals, pesticides, etc.
11. The structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties.

**General Alterations**

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

13. Any flowing or standing water must be diverted around work sites so that work is carried out in the dry.
14. 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*.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. All waste materials resulting from this project must be disposed of at a site approved by the Department of Digital Government and Service NL.
23. 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.
24. The owners of structures are responsible for any environmental damage resulting from dislodgement caused by wind, wave, ice action, or structural failure.
25. 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.
26. 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.
27. The attached Completion Report (Appendix C) for Permit No. 13443 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.

28. 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.
29. The location of the work is highlighted on the Location Map for this Permit attached as Appendix D.
30. All work must be carried out within the Permit Holder's legal property boundaries.

**APPENDIX B**  
**Special Terms and Conditions for Permit**

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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: Ms. Paula Dawe, P.Eng.  
Manager, Water Rights, Investigations and Modelling Section  
Water Resources Management Division  
Department of Environment and Climate Change  
P.O. Box 8700  
4th Floor, West Block, Confederation Building  
St. John's, NL A1B 4J6  
pauladawe@gov.nl.ca
- cc: Eastern Lands Office  
Fisheries & Land Resources  
P.O. Box 8700  
Howley Building, Higgins Line  
St. John's NL A1B 4J6  
easternlandsoffice@gov.nl.ca
- cc: Fish and Fish Habitat Protection Program  
Aquatic Ecosystems Branch  
Fisheries and Oceans Canada  
P.O. Box 5667  
St. John's, NL A1C 5X1  
dfo.fppnl-ppptnel.mpo@dfo-mpo.gc.ca
- cc: City of St. John's  
Jason Sinyard, P.Eng.  
Director of Planning & Development  
P.O. Box 908  
St. John's, NL A1C 5M2  
planning@stjohns.ca



**Appendix C - Completion Report**

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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**

Construction of a Storm Sewer Outfall in the Flood Plain of Waterford River for Residential Development at 39 Waterford Bridge Road, St. John's

