

APR 27 2022

COR-2022-00341

Reg. #2189

Todd Parsons
Director
Red Indian Adventures Ltd.
39 McHugh Street
Grand Falls - Windsor NL A2A 0A7
Email: info@riverfrontchalets.ca

Dear Todd Parsons:

RE: Exploits River Geodesic Domes

Your proposal has been reviewed by an interdepartmental environmental assessment screening committee and an opportunity to comment has been provided to the public as required by Part X of the Newfoundland and Labrador **Environmental Protection Act**, SNL 2002, cE-14.2. Please be advised that this undertaking is **released** from further environmental assessment subject to the following conditions:

- You are required to uphold all commitments made in your environmental assessment submission to mitigate the effects of the project on the environment.
- The Department of Fisheries, Forestry and Agriculture requires the following:
 - A minimum 50-metre undisturbed natural buffer to be maintained along the Exploits River. The buffer is measured from the edge of non-hydrophytic vegetation.
 - For all other waterbodies, for slopes less than 30 percent, a minimum 30 metre naturally vegetated riparian buffer zone shall be established around all waterbodies, from the high water mark, that are identified on either the 1:50,000 scale National Topographic System maps, or the topographic mapping layer shown in the Provincial Land Use Atlas. No land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities will take place in this zone. For slopes greater than 30 percent, there shall be a naturally vegetated riparian buffer zone calculated using the following formula: 30 metres + 1.5 metres x slope (%). No land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities will take place in this zone.
 - No vegetation clearing is to occur within 800 metres of a bald eagle or osprey nest during the nesting season (March 15 to July 31) and 200 metres during the remainder of the year. The 200-metre buffer also applies to all

other raptor nests (e.g. Northern Goshawk, Sharp-shinned Hawk, Merlin, American Kestrel, Great-horned Owl, Boreal Owl, Northern Saw-whet Owl). The location of any raptor nest sites must be reported to the Wildlife Division. For further information, please contact the Department of Fisheries, Forestry and Agriculture at (709) 637-2353.

- You are required to advise the Environmental Assessment Division when the conditions of release have been met, by emailing a written description, documents, and images (where applicable) to demonstrate that the conditions have been fulfilled to EAProjectComments@gov.nl.ca.
- You are required to update the Environmental Assessment Division on the status of your project, including a copy of all permits, licenses, certificates, approvals and other authorizations required for your project, one year from the date of this release letter and to provide additional updates if required. Please email your project updates to EAProjectComments@gov.nl.ca.

Federal and provincial government departments and agencies that reviewed your project during the environmental assessment provide the following advice:

The Climate Change Branch (CCB) of my Department advises you to consider the impact of climate change on your Project. The CCB suggests that you consider provincial climate change projections for Comfort Cove and Gander (nearest regional sites) in the planning of this undertaking and notes that the clearing of trees and brush can contribute to climate change. They suggest that you consider vertical elevation, in addition to the horizontal distance from the body of water, as low elevations may pose greater risks to development in the event of extreme precipitation events. For further information, please contact the CCB at (709) 729-1485.

The Pollution Prevention Division of my Department advises that all waters discharged from the proposed site, during construction and operation, are subject to compliance with the Environmental Control Water and Sewage Regulations. They provided guidance on the disposal of waste, storage and handling of gasoline and associated products, heating oil, used oil and glycol, use of halocarbons, and advised that any spill or leak of gasoline or associated product is to be reported immediately by calling the Environmental Emergencies Telephone Line at 1-800-563-9089. For further information, please contact the Pollution Prevention Division at (709) 729-5782.

The Water Resources Management Division of my Department advises that you must apply for and obtain a Permit for Constructing a Non-Domestic Well under the **Water Resources Act** for drilled well(s) along with following necessary groundwater monitoring

requirements prior to the start of construction. For further information, please contact the Water Resources Management Division at (709) 729-1671.

The Department of Fisheries, Forestry and Agriculture advises that an Operating Permit is required prior to the start of any work during the forest fire season and a Permit to Burn must be obtained to ignite a fire on or within 300 metres of forest land. They also advise that the survey parcel, provided by the proponent, is a severance from within a private grant (Vol. 68 Fol. 200). The private grant extends to the shoreline of the Exploits River. The proponent's parcel is set back approximately 30 metres from the shoreline of the Exploits River. The survey shows a 15-metre reserve and a strip of private land between the parcel and the Exploits River. However, grant Vol. 68 Fol. 200 does not have a shoreline reservation; the grant follows along the shoreline of the Exploits River. They advise that you should be aware that ownership of the 30 metres is private land. For further information, please contact the Department of Fisheries, Forestry and Agriculture at (709) 729-2353.

The Department of Health and Community Services advises that the Sanitation Regulations and the Public Pools Regulations under the **Health and Community Services Act** apply to your Project. For further information, please contact the Department of Digital Government and Service NL at (709) 256-1426.

The Department of Digital Government and Service NL advises that approval is required for subsurface sewage disposal systems. They advise that all portions of septic fields must be more than 30 meters horizontal distance from (above) the high water mark of the Exploits River. No portion of a septic field will be permitted within 30 meters of the high water mark. They also advise that all fuel storage tank system installations other than those connected to a heating appliance of a capacity of 2,500 litres or less will require registration prior to installation. For further information, please contact the Department of Digital Government and Service NL at (709) 256-1426.

The Department of Municipal and Provincial Affairs advises that the Trans-Canada Highway (Route 1) is designated a protected road in the Protected Road Zoning Regulations. The Project is located within the protected road building control lines that extend 400 metres each side of the highway centerline. They advise that a permit from the Department of Digital Government and Service NL is required before any work on the site commences including site clearing and/or grading. For further information, please contact the Department of Digital Government and Service NL at (709) 256-1426.

The Occupational Health and Safety Division (OHS) of the Department of Digital Government and Service NL advises you to ensure that the activities associated with the development are conducted in compliance with the **Occupational Health and Safety Act**

and its regulations. This includes the responsibility for ensuring that contractors hired to perform work also comply with this legislation. OHS reminds you to consider procedures associated with the protection of workers related to COVID-19. For further information, please contact the OHS at (709) 729-6690.

The Provincial Archaeology Office of the Department of Tourism, Culture, Arts and Recreation advises that you must have the Project area archaeologically assessed. No development shall proceed until all archaeological work is completed to the satisfaction of the Provincial Archaeology Office. For further information, please contact the Provincial Archaeology Office at (709) 729-2462.

The Department of Industry, Energy and Technology (IET) advises that any quarry materials that may be required for the project must be sourced from either a site covered by a quarry permit or quarry lease, an external source as a by-product of an approved development, or within the legal boundary of the project site (e.g., within the legal boundary of the corresponding land title) provided that their excavation would be in compliance with other permits and understandings. IET also advises that the opposite bank of the Exploits River is underlain by deposits of high-quality sand and gravel which extend for hundreds of metres inland of the river. They advise that one or more quarries may be developed in the sand and gravel deposits in the future. Should one or more quarries be developed across the river, quarry operations may be audible and (or) visible from the project site. In addition, the Project site overlaps a mineral licence. They advise that mineral exploration is a land use that should be expected in the general area in the future. Mineral exploration activities may include traditional prospecting, geochemical sampling, airborne and ground-based geophysical surveys, the cutting of survey lines, test pitting, stripping of bedrock, trenching, and test borehole drilling, and may be accompanied by the creation of new (temporary) access trails, equipment laydown areas, and, in remote areas, campsites. Mineral exploration requires a permit from the IET and is subject to provincial regulations that aim to reduce or rehabilitate the visual and environmental impact of mineral exploration activities. For further information, please contact IET at (709) 729-5748.

Environment and Climate Change Canada (ECCC) provides guidance on migratory birds and species at risk, wetlands, cumulative effects, effects of the environment on the Project and accidents and malfunctions. For further information, please contact ECCC at (709) 772-2126.

Fisheries and Oceans Canada advises that the modernized **Fisheries Act** includes fish and fish habitat protection provisions, which came into effect on August 28, 2019. If you are conducting work in or near water, you should refer to the Projects Near Water website to get information about how to comply with the **Fisheries Act** as well as information on

the Project review process. The "Projects Near Water" website is located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>. For further information, please contact the Fisheries Protection Program at (709) 772-4140.

Although the undertaking as proposed is released from further environmental assessment, it is still subject to other legislative requirements. A summary of the comments received from government agencies during the review is attached to provide an indication of likely applicable permits, approvals and legislative requirements. You shall comply with all relevant legislation and obtain all necessary permits and approvals. You are required to inform this Department of any proposed significant changes to the undertaking.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, the Minister's decision is valid for a period of three years from the date of this letter. If you have not commenced your project within this three-year period, you may apply to extend the three-year period for a maximum of three one-year periods, if needed. Failure to apply for an extension will result in the expiry of the Minister's decision, and your project will have to be registered again for environmental assessment, should you wish to proceed. For further information, please email EAProjectComments@gov.nl.ca.

If you have any questions, please contact Joanne Sweeney, Director of the Environmental Assessment Division, at (709) 729-0673 or joannesweeney@gov.nl.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bernard Davis", with a long horizontal line extending to the right.

HON. BERNARD DAVIS, MHA
District of Virginia Waters – Pleasantville
Minister

Enclosures

Cc: Chris Tibbs, MHA, District of Grand Falls-Windsor - Buchans