

MAR 29 2023

COR-2023-97

Reg. No. 2226

Blair McLean
Abbass & McLean Holdings Inc.
P.O. Box 1291 Station C
68 Churchill Street
Happy Valley-Goose Bay, NL A0P 1C0
E-mail: amgoosebay@gmail.com

Dear Blair McLean:

RE: Gosling Lake RV Park (the Project)

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 the Project 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 (FFA) requires the following:
 - For slopes less than 30 percent, you must establish a minimum 30-metre undisturbed riparian buffer zone around all waterbodies and wetlands, 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. Land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities must not take place in the buffer zone.
 - For slopes greater than 30 percent, you must calculate and maintain an undisturbed riparian buffer zone calculated using the following formula: 30 metres + 1.5 metres x slopes (percent). Land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities must not take place in this zone.
 - Vegetation clearing is not to occur within 800 metres of a bald eagle or osprey nest during the nesting season (March 15 to July 31) and within 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 site must be reported to the Wildlife Division. For further information please contact FFA 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 the Project, including a copy of all permits, licences, certificates, approvals and other authorizations required for the Project, one year from the date of this release letter and to provide additional updates if required. Please email the Project updates to EAProjectComments@gov.nl.ca.

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

The Climate Change Branch (CCB) of my department informs that climate change is expected to result in more precipitation and more frequent extreme weather events that may result in increased flooding or damage to infrastructure. The CCB advises you to consider provincial climate change projections for Goose Bay (the nearest regional site) in the planning of this undertaking and refers you to section 9.36 of the National Building Code, which emphasizes energy efficiency in buildings. For further information, please contact the CCB at (709) 729-1485.

The Pollution Prevention Division (PPD) of my department advises that a spill contingency plan specific to the proposed undertaking should be developed and spill response equipment should be readily available on-site to enable a quick and effective response, should a spill occur. If you plan to construct a wharf, the PPD refers you to its Treated Wood Waste Guidance Document, located at <https://www.gov.nl.ca/ecc/files/env-protection-waste-guidancedocs-gd-ppd-075.1treated-wood-waste-disposal-.pdf>. For further information, please contact the PPD at (709) 729-2556.

The Water Resources Management Division (WRMD) of my department notes that two streams identified on a 1:50,000 scale National Topographic System map flow through the proposed RV park from west to east. As required by the above condition, a 30-metre undisturbed buffer must be applied to both sides of each stream. I have attached a map

that was provided by the WRMD to illustrate the location of the streams. The WRMD advises that permits are required under the **Water Resources Act** for any work in or within 15 metres of a body of water (including wetlands), and for the use of water from any source for any purpose. A permit for constructing a non-domestic well is required and the associated groundwater monitoring is to be conducted prior to the start of Project construction. In addition, any effluent or runoff leaving the site is required to conform to the requirements of the Environmental Control Water and Sewage Regulations. For further information, please contact the WRMD at (709) 729-1646.

The Government Service Centre (GSC) of the Department of Digital Government and Service NL (DGSNL) advises that all recreational vehicles (RVs) are required to have functional sewage holding tanks, and the park is required to have an operational (or newly constructed) sub-surface sewage holding station. The GSC informs that electrical plans and certified engineering drawings and specifications for the proposed water and sewage system must be submitted for approval, and an application must be made to the GSC for fire/life safety and building accessibility approval. In addition, the GSC advises that the extent of land clearing and grubbing should be restricted such that naturally vegetated areas between the sites and surrounding properties and thoroughfares are maintained. For further information, please contact the GSC at (709) 637-2369.

The Occupational Health and Safety Division (OHS) of the Department of Digital Government and Service NL advises you to ensure that activities associated with the proposed Project 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 the legislation. OHS recommends that you develop an Emergency Response Plan that details measures to be taken to effectively respond to any foreseeable mishap that may occur as a result of the undertaking. For further information, please contact OHS at (709) 729-6690.

The Department of Fisheries, Forestry and Agriculture (FFA) advises that a commercial cutting permit is required prior to any harvesting or timber removal in the Project area. During the forest fire season, an operating permit is required prior to the start of any work and a permit to burn must be obtained prior to igniting a fire within 300 metres of forest land. FFA advises that your Crown lands application is under review and development is not to take place until it is approved and the title has been issued. FFA further advises that the proposed Project site is within the Goose Bay Agriculture Development Area and is adjacent to an active agriculture lease, which may include activities such as manure spreading, heavy equipment use, fertilizer spreading, and the presence of animals and odor. I have attached a map that was provided by FFA to illustrate the location of the agricultural lease. For further information, please contact FFA at (709) 637-2353.



The Department of Industry, Energy and Technology (IET) advises that any quarry materials required for the Project must be obtained from approved sources. IET further advises that the Project site overlaps with an area of recognized aggregate resource potential, and that quarrying may be proposed in the general vicinity in the future. For more information, please contact IET at (709) 729-6437.

The Department of Health and Community Services (HCS) informs that any in-ground sewage disposal systems with a capacity under 4546 Litre/day as well as any new drinking water supplies will require approval under the Sanitation Regulations. Any permanent pit privy construction should be in accordance with the guidelines provided by DGSNL. The sale of food will require licensing under the **Food Premises Act**. For further information, please contact the HCS at (709) 729-3422.

The Tourism Product Development Division of the Department of Tourism, Culture, Arts and Recreation (TCAR) informs that you are to comply with all regulatory requirements and be approved by the Tourism Assurance Plan in order to participate in provincial marketing and development initiatives. For further information, please contact TCAR at (709) 729-2835.

Environment and Climate Change Canada (ECCC) recommends that you prepare the following plans:

- a Management Plan that includes appropriate preventative measures to minimize the risk of impacts on migratory birds;
- an Oil Spill Prevention and Response Plan; and
- a Contingency Plan that considers potential accidents and malfunctions for site-specific activities.

ECCC further recommends that in order to avoid nest destruction and to accommodate the breeding season of migratory birds, operations should consider nesting locations between April 25 and August 15 in this region. The Canadian Wildlife Service of the ECCC requests that species-at-risk sightings be reported to ec.scfatldonneesei-cwsatliadata.ec@ec.ac.ca. For further information, please contact the Canadian Wildlife Service at (709) 777-4221.

The Department of Fisheries and Oceans Canada advises you to follow the modernized **Fisheries Act** that 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 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.

Transport Canada (TC) advises that the construction of the aquatic rental facility/wharf, may require approval under the Transport Canada Navigation Protection Program (NPP). TC advises you to contact the NPP or use the self-assessment tool to help guide you through the requirements at: <https://npp-submissions-demandes-ppn.tc.canada.ca/projectreview-outildexamenduprojet>.

For further information, please visit the Navigation Protection Program website at <https://tc.canada.ca/en/programs/navigation-protection-program/apply-npp> or contact the NPP at (506) 851-3113.

Although the undertaking as proposed is released from further environmental assessment, it is still subject to other legislative requirements. You must 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, my decision is valid for a period of three years from the date of this letter. If you have not commenced the Project within this three-year period, you may apply to extend the term of my decision for a maximum of three periods of one year. Should the term of my decision expire, the Project will have to be registered again for environmental assessment if you wish to proceed. For further information, please email EAProjectComments@gov.nl.ca.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "BD", enclosed in a circular scribble.

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

Encs. WRMD and FFA Maps
Cc: Perry Trimper, MHA – District of Lake Melville

WRMD Map – Identifies two streams that flow through the park



FFA Map – Identifies adjacent agricultural lease area

