

JUL 07 2023

COR-2023-2221

Reg. # 2245

David Anthony  
Anthony Developments Ltd.  
P.O. Box 37  
North River, NL A0A 3C0  
Email: [dave2001@live.ca](mailto:dave2001@live.ca)

Dear David Anthony:

**RE: New Harbour Barrens 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 must 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 30-metre undisturbed riparian buffer must be maintained from the high water mark of all wetlands and waterbodies within and adjacent to the Project 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, to protect sensitive riparian and aquatic species and their habitats.
  - 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 the Department of Fisheries, Forestry and Agriculture at (709) 637-2353.
- You must 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](mailto:EAProjectComments@gov.nl.ca).

- You must 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](mailto:EAProjectComments@gov.nl.ca).

The reviewing provincial and federal government departments and agencies have provided advice, which is attached in Attachment A for your reference.

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](mailto: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](mailto:joannesweeney@gov.nl.ca)

Sincerely,



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

Attachment

Cc: Sherry Gambin-Walsh, MHA - District of Placentia – St. Mary's

## Attachment A

Provincial and Federal government departments and agencies provide the following advice:

The Climate Change Branch (CCB) of the Department of Environment and Climate Change advises that clearing trees and brush can contribute to climate change. Any heavy-duty equipment used in the construction phase of the Project should be operated in a manner to maximize fuel efficiency, thereby reducing greenhouse gas emissions that could contribute to climate change. CCB suggests that you consider provincial climate change projections for Argentia in the planning for this undertaking. For further information, please contact CCB at (709) 729-1485.

The Pollution Prevention Division (PPD) of the Department of Environment and Climate Change advises that all waste material shall be considered, prior to disposal, for reuse, resale or recycling. If pesticide use is planned, a Pesticide Applicator Licence will be required, or if pest control services are contracted, the business must have a valid Pesticide Operator Licence. For further information, please contact the Pesticides Control Section at (709) 729-6054. PPD further advises you to consider developing a contingency plan specific to the proposed undertaking to enable a quick and effective response to a spill event. For further information, please contact PPD at (709) 729-5782.

The Water Resources Management Division (WRMD) of the Department of Environment and Climate Change advises that permits are required for the use of water from any water source for any purpose, and for constructing a non-domestic well. Any effluent or runoff leaving the site is required to conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003. For further information, please contact WRMD at (709) 729-1646.

The Government Service Centre (GSC) of the Department of Digital Government and Service NL (DGSNL) advises that the following permits/approvals are required; the installation of any subsurface sewage disposal system, an electrical permit is required for each meter, and fire/life safety and building accessibility permits are required for the construction of on-site service buildings. For further information, please contact GSC at (709) 256-1420.

The Occupational Health and Safety Division (OHS) of DGSNL advises that generally, you must ensure that activities 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. For further information, please contact OHS at 1 (800) 563-5471.

The Department of Fisheries, Forestry and Agriculture (FFA) advises you to develop and implement appropriate prevention and mitigation measures to avoid incidental take of birds, nests and eggs. A commercial cutting permit for harvesting or removal of timber, an operating permit during the forest fire season and a permit to ignite a fire on or within 300 metres of forest land during forest fire season are required. For further information, please contact FFA at (709) 637-2353.

The Department of Health and Community Services (HCS) advises that any sale of food will require licencing under the **Food Premises Act** and potable wells should be tested for bacteriological and chemical quality prior to use. For further information, please contact HCS at (709) 729-3442.

The Department of Immigration, Population Growth and Skills (IPGS) encourages you to develop a hiring strategy that incorporates principles of Diversity, Equity and Inclusion. IPGS delivers two provincial immigration programs to help employers recruit international workers for long-term employment in the province and encourages you to use the Canadian national employment service website for job postings. For further information, please contact the Department of IPGS at (709) 729-2480.

The Department of Industry, Energy and Technology (IET) advises that any quarry materials required for the Project must be obtained from approved sources. IET notes that the Project area overlaps a mineral licence and advises you to contact Newfoundland Power regarding the presence of its assets in close proximity to the Project. For further information, please contact IET at (709) 729-3131.

The Department of Tourism, Culture, Arts and Recreation (TCAR) advises that the Project must comply with all registration requirements of the **Tourism Accommodations Act** and be approved by the Tourism Assurance Plan in order to participate in provincial marketing and development initiatives. For further information, please contact (709) 729-4518.

The Department of Transportation and Infrastructure (TI) advises that drawings and drainage plans for a fire lane access are to be submitted to that Department for approval, and a traffic study should be conducted to determine whether traffic to the park would warrant turning/holding lanes. For further information, please contact TI at (709) 729-5339.



Environment and Climate Change Canada (ECCC) recommends that you develop and implement a management plan that includes appropriate preventative measures to minimize the risk of impacts on migratory birds. ECCC recommends that you develop a contingency plan that considers potential accidents and malfunctions. ECCC advises that in order to avoid nest destruction and to accommodate the breeding season of migratory birds, operations should consider nesting locations between April 15 and August 15 in this region. The Canadian Wildlife Service (CWS) of ECCC advises that any species at risk sightings be reported to ECCC-CWS at [ec.scfatldonneesei-cwsatliadata.ec@ec.gc.ca](mailto:ec.scfatldonneesei-cwsatliadata.ec@ec.gc.ca). For further information, please contact the ECCC-CWS at (709) 777-4221.

Transport Canada (TC) advises that the project is not located on federal lands and will not require a review pursuant to s.82 of the **Impact Assessment Act (IAA)**. TC's Navigation Protection Program (NPP) indicated that as the Project will involve the construction, repair or replacement of bridges to cross non-scheduled waterways per the **Canadian Navigable Waters Act (CNWA)**, the Project may require CNWA approval. For further information, please contact TC at (709) 351-3200 or 1-888-675-6863.