



GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR
Department of Environment and Labour

Honourable Oliver Langdon
Minister

October 2000

G U I D E L I N E S

for

Environmental Preview Report

COLLIERS 18 HOLE GOLF COURSE

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Francis W. Cole, with the preparation of the Environmental Preview Report (EPR) for the proposed Colliers 18 Hole Golf Course. The EPR is a report that presents the results of an investigation based on readily available information that supplements the information already provided by the proponent upon registration of the undertaking. The purpose of the information in the EPR is to assist the Minister of Environment and Labour in making a determination as to whether an Environmental Impact Statement (EIS) will be required for the proposed undertaking. The EPR is expected to be as concise as possible while presenting the comprehensive information necessary to make an informed decision.

The EPR should update and expand on the information provided in the original registration and focus on the information gaps identified during the government and public review of the registration. The EPR should address the information gaps in sufficient detail to enable the Minister of Environment and Labour to make an informed decision as to the potential for significant environmental impact from the undertaking.

The contents of the EPR should be organized according to the following format but should also include any subsequently identified changes to the information provided in the registration:

1. DESCRIPTION OF THE PROJECT

Provide complete information concerning the preferred choice of location together with additional information on any alternatives, including alternative sites for the golf course, which may have been considered and rejected. State reasons for the rejection of those alternatives.

1.1 Geographical Location:

Describe the proposed site, planned layout and infrastructure (roads, buildings, septic system, drainage and irrigation systems), stream crossings, borrow pits and excavations (if any), and temporary construction yard/laydown areas, including boundaries. A site plan showing the layout and infrastructure should be drawn to scale.

Also attach 1:50,000 original base maps clearly indicating the location of the golf course and proposed infrastructure. The appropriate National Topographic Survey edition should be affixed on the maps.

1.2 Construction

State the total construction period (if staged, list each stage and its approximate duration) and proposed date of first physical construction-related activity.

Identify potential causes of conflicts (i.e., wildlife encounters/areas, forestry harvesting), and mitigative proposals.

1.3 Operation:

Identify potential causes of conflicts (i.e., wildlife encounters, forest harvesting), and mitigative proposals.

2. ENVIRONMENT

2.1 Resource Uses and Users

Describe the existing environment in the vicinity of the undertaking. Identify the site's and adjacent resource uses and users (Town, Crown Lands Land Use Atlas):

- specifically identify the area in and surrounding the site for domestic cutting activity in terms of productive forest, numbers of permits, volumes harvested and alternative domestic cutting areas available (Forestry),
- specifically identify the wildlife habitat in and surrounding the undertaking and the hunting and trapping activity associated with the habitat (Wildlife),
- specifically identify expected sources of destruction and damage from wildlife activity to improved areas of the golf course, and
- specifically identify the mineral licence crossed by the golf course and the area of the mineral licence affected (Mines).

2.2 Mitigation

Identify proposed mitigation for potential conflict between the undertaking and adjacent resource uses and users with specific reference to domestic cutting, wildlife hunting and trapping, nuisance wildlife and mineral exploration.

2.3 Preliminary Impact Assessment

Provide a preliminary evaluation of the significance of the impacts of the undertaking with specific reference to:

- domestic cutting activity and availability,
- wildlife hunting and trapping, and
- mineral exploration.

3. PROJECT-RELATED DOCUMENTS:

Provide a bibliography of all project-related documents already generated by or for the proponent (e.g., business plan or feasibility study).

4. PUBLIC CONSULTATION

Identify consultations held to date with respect to the proposed undertaking including consultations with domestic cutters and hunters.

The required 15 copies of the EPR should be sent, together with a covering letter, to:

Minister
Environment and Labour
P.O. Box 8700
St. John's, NF
A1B 4J6