



GOVERNMENT OF  
NEWFOUNDLAND AND LABRADOR

**Department of Environment**

Environmental Assessment Division

2001 10 30

File # 2.9129.0029.07 / 940

**BELLEVUE (BROAD LAKE) GOLF COURSE DEVELOPMENT**

**GUIDELINES for ENVIRONMENTAL PREVIEW REPORT**

**Introduction:**

An Environmental Preview Report (EPR) is a report pursuant to Section 9 (1) (a) of the *Environmental Assessment Act, 2000* 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 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 to make an informed decision as to the potential for significant environmental impact from the undertaking.

On August 7, 2001 the Minister of Environment required the proponent, L. Mareido Enterprises Limited, for this proposed undertaking to submit an EPR in order to address data gaps identified by the review agencies and issues expressed by some members of the public. The Minister directed that the EPR should address, but not be limited to, details regarding wildlife (especially raptors), the protected water supply, domestic forest harvesting, archaeological sites, and public concerns.

On September 11, 2001 the Assessment Committee met with the proponent to elaborate on the points to

be addressed in the EPR. These Guidelines summarize those informational and public consultation needs, and are intended to assist the proponent with the preparation of the EPR. Section 6 of the *Environmental Assessment Act, 2000* states that construction or site preparation activity which is part of this undertaking may not proceed until the proposal has been released from further requirements under the Environmental Assessment Process.

System International (SI) units of measure and terminology must be followed for the EPR. A need for forty hardcopies of the EPR is anticipated; they must be printed or copied onto two sides of recycled paper. In addition, an electronic copy or CD suitable for posting on the Department web site must be supplied. Where possible maps and other attachments should be scaled to fit on standard size papers to facilitate copying.

The EPR should be written so as to be readily understood by the public which may not be familiar with scientific terms. There must be a bibliography of all project-related documents used, referenced, or already generated by or for the proponent (ie: business plan or feasibility study). Identify those of a proprietary nature that, for business and/or competition reasons, cannot be made public.

#### **Informational Needs:**

1. General:

- The proponent is to provide information on alternative sites considered and the rationale for choosing the site registered. To what extent were alternative locations in the general area researched? On what basis were they rejected?
- The proponent is to provide information on the projected seasonal visitation and schedule of the operation.
- The proponent is to provide better mapping such as a comprehensive site plan (drawn to scale) for the proposed development. It must illustrate the planned course layout (including locations of all tees and greens) and all accessory infrastructure including the main access road, other roads, parking areas, locations and approximate dimensions of all buildings, water supply (including irrigation system), sewage disposal system, and drainage control system.
- The proponent is to provide preliminary plans and/or specifications for road and parking area construction, drainage control, water supply, sewage system, and irrigation system.

2. Domestic Forest Harvesting:

- Mapping must be provided to illustrate the extent of existing forest and cutovers on the site in relation to the intended post-construction extent of unmodified (not replanted) forested areas.
- Alienation of productive forest land used for domestic cutting must be addressed through specific assurances that holders of cutting permits would be willing to take reductions in permit volumes and/or travel greater distances to fill the balance of their permits.
- Identify the areas on and surrounding the site used for domestic cutting in terms of productive forest, numbers of permits, volumes harvested, and alternative domestic cutting areas.

### 3. Archaeological Sites:

- A Stage I Historic Resource Impact Assessment is required by the Department of Tourism, Culture, & Recreation. As a minimum, the EPR must commit to fulfill this requirement such as by giving information concerning the scope, timing, methodology, etc.
- The Stage I Assessment must address both the agency requirements and the public interests (including Tickle Harbour's connection to the old town of Trinity, battles between the French and English, and possible Beothuck or European occupation).

### 4. Wildlife:

- The EPR should state general information only regarding the number and location of nests. Precise information is to be separately reported only to the Assessment Committee Chairperson and the representatives of three agencies with a direct jurisdiction in matters pertaining to avifauna.
- The proponent is to provide information on the mitigation measures intended so as not to negatively impact the high density raptor population on the site. Both osprey and eagles need to be addressed. Evidence should be provided from scientific literature indicating that osprey in a high density environment will not be impacted. Other questions that should be addressed include whether there has been a population reduction (perhaps attributable to development of the cabin area) from levels reported by the National Geographic Society? by the British Broadcasting Corporation? by any studies of others? Is it anticipated that this undertaking would have a cumulative impact?
- Fox, coyote, moose, and other wildlife interactions can be expected both during construction and operation

(ie: there will be problems with wildlife destroying the greens and fairways). How will this be addressed; what policies and procedures are intended by the proponent to minimize the impact of these interactions?

- Any knowledge of the proponent and consultants for the proponent of the presence on this site of rare plants or species at risk must be reported. Species endangered, threatened, or vulnerable are those designated by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). Species ranking S1, S2, or S3 by The Nature Conservancy ranking system used by the Atlantic Canada Conservation Data Center, although not considered threatened or endangered, should be considered as well. Records indicate that Common Terns (*Sterna hirundo*), Lesser Yellow Legs (*Tringa flavipes*), Red Knot (*Caladris canutus*), Semipalmated Plover (*Charadrius semipalmatus*), Short-billed Dowitcher (*Limnodromus griseus*), and Song Sparrow (*Melospiza melodia*), all listed as either S1, S2, or S3, have been recorded in the Bellevue Beach area. Habitat for species at risk should be protected and incorporated into the final design for the undertaking.

5. Water Supply:

- The proponent is to provide information on how the Bellevue Protected Water Supply will be accommodated in accordance with government policy, which is that no part of a golf course development may be built on a protected water supply area.
- The EPR must contain information on stormwater runoff and discharges, and the potential for siltation to occur both during construction and under operating conditions. Mitigation measures to control the impacts from runoff must be stated such that the water quality of Broad Lake is preserved for marine life, loons, etc.
- The proponent is to provide mapping or other information on the proximity of tees, greens, fairways, and other areas to receive pesticide or fertilizer treatment, to the closest cottage/cabin sites and their water supplies. Describe the public consultations undertaken to confirm this information or to provide feedback on it.

6. Public Issues:

- The proponent is to provide a description of fish (including shellfish), fish habitat, and fisheries (e.g., recreational, commercial, subsistence, etc.) in Broad Lake and for the tributaries within the vicinity of the Lake. Describe the sources of this information and any public consultations conducted to confirm the information or obtain feedback on it.

- Baseline water quality information should be provided as well as information on the seasonal construction schedule and commitments in order to protect various fish species.
- The proponent is to provide information on environmental protection measures and information on the handling and storage of fuels, ice/dust control chemicals, pesticides, fertilizers, and other hazardous materials (during construction and operation phases). A list of the hazardous materials anticipated to be used or stored at the site, and the level of training/certification for staff using those chemicals, must be provided. Information on emergency preparedness and spill response must be included.
- The EPR must provide information on socioeconomic issues for a golf course at this site relative to existing and potential ecotourism. What are the anticipated positive and/or negative effects on various socioeconomic matters for this area and for the Province? This should include the gender balance issue raised by the Women's Policy Division.
- The EPR must address how mitigation measures relate to the protection of any lynx, moose, rabbit, and other small game populations on this site and any historic legal utilization by hunters or trappers. Describe the sources of this information and any public consultations conducted to confirm the information or obtain feedback on it.

7. Public Consultation:

- At least one local consultation session (meeting, seminar, workshop, or open house) must be scheduled prior to the completion of the EPR with a report on the consultation to be included as a section of (or appended to) the EPR. Notification requirements for this consultation are stated in "APPENDIX A".