

Honourable Charlene Johnson
Minister

September 10, 2008

GUIDELINES

for

Environmental Preview Report

PORTLAND CREEK AGRICULTURAL LAND DEVELOPMENT

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Brophy Dairy Farms Ltd., with the preparation of the Environmental Preview Report (EPR) for the proposed Portland Creek Agricultural Land Development. 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 Conservation 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 include and update 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 Conservation to make an informed decision as to the potential for significant environmental effect from the undertaking.

The contents of the EPR should be organized according to the following format:

1. NAME OF UNDERTAKING:

The undertaking has been assigned the name "Portland Creek Agricultural Land Development."

2. PROPONENT:

Name the proponent and the corporate body, if any, and state the mailing address.

Name the chief executive officer if a corporate body, and telephone number, fax number and E-mail address (if any).

Name the principal contact person for purposes of environmental assessment and state the official title, telephone number, fax number and E-mail address (if any).

3. THE UNDERTAKING:

State the nature of the project.

State the purpose/rationale/need for the project. If the proposal is in response to an established need, this should be clearly stated.

4. DESCRIPTION OF THE UNDERTAKING AND ALTERNATIVES:

- a. Provide a detailed explanation concerning the choice of location as described in the Environmental Assessment Report.
- b. Provide a detailed discussion of any and all alternatives, including other sites in the local area. This discussion should focus on soil conditions, distances from municipalities and tourism establishments, prevailing winds, and past, present and future local resource use, in particular potential impacts or conflicts with water bodies and local water users. State reasons for the rejection of alternative locations.

4.1 Geographical Location:

Describe the proposed site, and planned layout of the agricultural development. A site plan showing the layout and infrastructure should be drawn to scale. In addition, identify on the site plan all locations of any water intakes for domestic water users, and note locations of nearest residences and existing tourist establishments. Attach 1:50,000 original base maps. The appropriate National Topographic Survey edition should be affixed on the maps.

4.2 Development:

Explain the time period in which the land development will proceed, (if staged, list each stage and its approximate duration) and proposed date of first physical construction-related activity for each viable alternative.

The details, materials, methods, schedule, and location of all planned construction activities must be presented.

4.3 Operation:

All aspects of the operation and maintenance of the proposed development should be presented, including a detailed discussion of the transportation, storage and scheduling of manure spreading.

5. ENVIRONMENT:

This section should include a full discussion of the potential impacts to water resources, fish and fish habitat due to construction of any permanent or temporary access roads, as well as from agricultural practices throughout the operation of the undertaking, including manure spreading, and application of soil amendments such as limestone, chemical fertilizers, and agricultural herbicides. Mitigation strategies, including identification of alternate potable water sources such as

drilled artesian wells for local residents and tourism establishments should be identified.

Provide a discussion of past, present and future local resources uses, including timber harvesting as well as outdoor-based recreational activities such as berry-picking, swimming, angling, hiking, and hunting. Alternate accessible areas for these activities should be identified.

Provide a full discussion of potential impacts to local residents and tourism establishments from objectionable odours resulting from liquid manure disposal. Any and all alternate means of manure disposal including in-ground injection and detailed acceptable mitigation strategies should be identified and discussed.

6. OCCUPATIONS:

Provide an enumeration and breakdown of occupations anticipated for the construction and operation phases.

7. PROJECT-RELATED DOCUMENTS:

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

8. APPROVAL OF THE UNDERTAKING:

List the main permits, licences, approvals, and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them (e.g., federal government department, provincial government department, municipal council, etc.).

9. FUNDING:

If this undertaking depends upon a grant or loan of capital funds from a government agency (federal, provincial or otherwise), state the name and address of the department or agency from which the funds have been requested.

The required 12 copies of the EPR, and an electronic version for posting to the Environmental Assessment website, should be sent together with a covering letter to:

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

