

GUIDELINES

for an

Environmental Preview Report

for the

Colinet-Rocky River Zip Line and Adventure Park

Honourable Vaughn Granter

Minister

Department of Environment and Conservation

July 24, 2014

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Mr. Trevor Linehan, with the preparation of the Environmental Preview Report (EPR) for the proposed Colinet-Rocky River Zip Line and Adventure Park. 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 effects 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 "Colinet-Rocky River Zip Line and Adventure Park."

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 and include a market analysis on the tourism product being developed.

4. DESCRIPTION OF THE UNDERTAKING:

Provide complete information concerning the preferred choice of location, design, construction standards, maintenance standards, etc.

4.1 Geographical Location:

- The EPR shall provide a concise description of the geographical setting in which the Project shall take place. Describe the proposed location, planned layout of the adventure park, including detailed mapping (at a suggested 1:25,000 scale) of the five main project components. Provide detailed descriptions of each project component including distances from nearest waterbodies, distances to the nearest private and/or commercial properties. Any existing or proposed access roads shall be described in detail, and locations included in the mapping. The description should also integrate the natural and human elements of the environment in order to explain the interrelationships between the physical and biological aspects and people and their communities.

4.2 Construction:

- State the total project construction period (if staged, list each stage and its approximate duration) and proposed date of first physical construction-related activity.
- The details, materials, methods, schedule, and location of all planned construction activities must be presented. At the Project planning stage, all available construction materials should be considered, and those materials best suited to the conditions and intended use of the structure should be selected. "Green building" construction alternatives, materials and systems should be pursued, particularly with regard to water efficiency. Environmental implications (e.g. storm and ice damage) associated with each life-cycle phase should also be considered. Provisions for the disposal of construction wastes (e.g. wood, concrete, steel, etc.) and other refuse should be identified, including opportunities for recycling/reuse.
- The EPR shall provide details on appropriate measures to be taken to avoid the generation of dust during site preparation and construction.
- The EPR shall discuss protocols that include appropriate preventive measures to minimize the risk of impacts on migratory birds, including processes to follow should an active nest be found at any time of the year.
- Marina construction will include floating wharves and boat platforms that will be anchored to the seabed. The disturbance of substrate during in-water activities increases sediment concentrations and turbidity in the water column. The EPR shall describe specific measures for avoiding, minimizing or otherwise mitigating environmental effects to adjacent waterbodies and fish and fish habitat, (in particular Colinet Arm, Black Duck River and Rocky River) from construction activities.
- Provide precise locations and mapping to demonstrate that entrance and exit roadways to the Project will be constructed such that the minimum required sight

distance is achieved. Provide details on any planned re-construction and maintenance of the old highway for access purposes.

- It is noted that as yet undiscovered archaeological sites may require mitigation, depending on what resources are found. Likewise, changes to the location of the proposed infrastructure may be considered if it can be demonstrated that the proposed use would not impact the resources.

4.3 Operation and Maintenance:

- All aspects of the operation and maintenance of the proposed project should be presented in detail. The EPR shall include expanded descriptions of the operation, maintenance, foreseeable modifications, and where relevant, closure, decommissioning and restoration of sites and facilities associated with the proposed Project.
- Provide detail on solid waste management strategies and landfill/transfer sites available for waste management. Provisions for the management of hazardous materials (e.g. fuels, lubricants) and wastes (e.g. contaminated soil, sediments, waste oil) should be identified and implemented in order to ensure compliance with Section 36 (3) of the Fisheries Act and with the Migratory Birds Convention Act and their Regulations and to minimize the risk of chronic and accidental releases.
- Provide information on long-term maintenance of project infrastructure, including trail up-keep and maintenance. For areas where project infrastructure will be constructed within 15 metres of a body of water and there is an upland land owner, there is a requirement under Section 7 of the *Lands Act* to consult with that land owner. Provide details of that consultation.

5. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION:

Provide detailed information regarding the potential effects of each component of the undertaking on the environment and details of proposed mitigations.

Black Duck River Hiking Trail

- The proposed location (walking trail and cottages) lies within a designated sensitive waterfowl area (wintering grounds). The Wildlife Division recommends that a minimum 50 metre naturally vegetated buffer be maintained along Colinet Arm and a 30 metre naturally vegetated buffer be maintained along all other waterbodies and wetlands. Provide detailed mapping of the proposed road/driveway access from Route 91, vehicular parking, and hiking trail, including buffers as noted above. Outline any and all mitigation measures to be undertaken to protect sensitive riparian and aquatic species, and their habitat.

Black Duck River Cottage Rentals and Festival/Stage Area

- Any development or occupation of the 15 metre shoreline reservation will require compliance with Section 7 of the *Lands Act*. Provide details (including mapping at a suggested 1:25,000 scale) of any and all upgrades

- to existing access roads or construction of new access roads to these sites.
- The EPR shall outline a lot specific site evaluation to ensure that each cottage site is suitable for the installation of an On-Site Sewage Disposal System. Systems in excess of 4546 litres must be in compliance with the Environmental Control Water and Sewage Regulations and the Guidelines for the Design, Construction and Operation of Water and Sewerage Systems and require certified engineering drawings and specifications. Systems less than 4546 litres must be in conformance with the Sanitation Regulations and Private Sewage Disposal; and Water Supply Standards, and approved by an approved designer.
- The EPR shall provide details of a solid waste management strategy for the proposed cottage area.

ATV/Snowmobile Trail

- The ATV trail as indicated in the registration requires issuance of a Crown Land title under the *Lands Act*. The trail cannot encroach on the 15 metre shoreline reservation and must comply with the *Motorized Snow Vehicles and All-Terrain Vehicles Regulations*, as well as the Trail Information Sheet as provided by the Department of Tourism, Culture and Recreation.
- The EPR shall provide detailed mapping (at a suggested 1:25,000 scale) of the ATV/Snowmobile Trail, including waterbodies and wetlands and any proposed buffers. Outline any and all mitigative measures to prevent sedimentation from construction and operation of the trail, and protection of sensitive riparian species and their habitat.
- The ATV/Snowmobile trail and the subsequent increased usage of the area at Davis Point and Half Island may have the potential to disturb known historic resources (CgAj-2) and potentially unknown ones. Therefore, a Historic Resources Impact Assessment (HRIA) is required for these two areas and the approximately three kilometer track between them. The EPR shall provide the findings of this HRIA.

Zip-Line

- The EPR shall provide detailed mapping and descriptions of the proposed zip-line and UTM coordinates of the proposed tower locations. Tower sizes and heights should be provided, as well as a schematic of a typical tower site.
- The EPR shall provide details of projected traffic flows and parking facilities in or near the zip-line, as well as details of how customers will be transported to and from the zip-line facility.
- The EPR shall provide information regarding ownership and/or zoning of the land upon which the project is to be located and any restrictions imposed by that ownership or zoning. A number of the zip line tower sites appear to fall on existing Crown leases issued to the St. Mary's Bay Development Association of Colinet. These leases are issued for specific uses and Zip-lines and towers are not permitted. Any agreements with surrounding land owners must be included in the EPR, including agreements with The St. Mary's Bay North Development Association and

any other adjacent land owners, which shall outline mitigations if conflicts arise due to land ownership differences.

- The location of the zip-line tower at Davis Point requires a Historic Resources Impact Assessment (HRIA) as well as the beach area abutting the floating docks. The EPR shall provide the findings of this HRIA.

Marina

- The EPR shall provide detailed mapping and descriptions of the proposed marina, slipways, shore-based structures and/or amenities, access, and floating docks. A Crown Land application is required for the marina for both the land and ocean areas required.
- With the creation of a new marina with floating docks and increased presence of recreational boaters comes the increased risk of Aquatic Invasive Species (AIS). The EPR shall provide details on best practices and mitigation strategies to help prevent the introduction and reduce the spread of AIS in the marine environment.
- The EPR shall provide details of any potential land-use conflicts with existing residential development located on the opposite shoreline of the marina site in terms of traffic, parking and recreational activities associated with the marina. The EPR shall assess the effects of any change to the use of surrounding lands and resources by the public and private sectors as a result of the Project. The EPR should consider the environmental effects that will restrict the ability of people to use and enjoy adjacent lands and/or the marine area presently or in the future (e.g. exclusion or disruption of recreation activities, loss of areas of special community or social value, and changes to the local visual aesthetics).

6. EFFECTS OF WEATHER AND CLIMATE ON THE PROJECT:

- The EPR shall include a consideration of the effects of the environment on the project. Sensitivities to climate elements should be identified and assessed, including a demonstration of how the project design would mitigate extreme events such as flooding over its operational lifetime.
- Over its lifetime, coastal infrastructure will be sensitive to the impacts of wind, waves, storm surge, sea ice and sea level rise. Global average sea level rise projections range from 18 to 59 cm over the next century (Intergovernmental Panel on Climate Change). Some recent trends in research indicate that due to ice sheet melt, this range can be much higher than the projected 59cm by the year 2100. Coastal erosion will add to the effects of sea level rise. Sea level rise and crustal subsidence will exacerbate the effects of winds, waves and storm surges. In addition, climate warming will also lead to an increase in the water-holding capacity of the atmosphere, and more intense precipitation events are likely over the coming decades. This may affect local flooding and infrastructure drainage. In considering the full life-cycle of the project, any sensitivity to climate change should be identified and adjustments made if

necessary. It may be more cost-effective to adjust design criteria at this stage than to retrofit in future.

- Historical data and local area knowledge should be utilized to determine adequacy of design. Based on an analysis of the potential effects of climate and weather elements, mitigation should be focused on minimizing risk of environmental damage and other accidents. Climatological data can be found at <http://www.climate.weatheroffice.ec.gc.ca/> . Climate change projections for Argentia (the nearest regional site) can be found at <http://www.turnbackthetide.ca/tools-and-resources/publications.shtml#.U6tj2fldWQ4> . Hydrometric station data, both archived and real-time, are available at <http://www.ec.gc.ca/rhc-wsc/>.

7. PROJECT- RELATED DOCUMENTS:

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

8. PUBLIC INFORMATION MEETING:

- An Open House Public Information Session will be held in Colinet to present the information gathered to fulfill the requirements of Section 5 of these guidelines. You are required to notify the Minister and the public of the scheduled meeting not fewer than 7 days before that meeting. Public concerns shall be addressed in a separate section of the EPR.
- Protocol for these sessions will comply with Section 10 of the Newfoundland and Labrador Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A.

9. 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.).

10. DECOMMISSIONING and REHABILITATION

- The EPR shall provide the preliminary outline of a decommissioning and reclamation strategy for any and all components associated with the Project. This shall include ownership, transfer and control of the different Project components as well as the responsibility for monitoring and maintaining the integrity of the Project infrastructure. For permanent

facilities, a conceptual discussion on how decommissioning may occur shall be provided.

The required 10 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 NL A1B 4J6

APPENDIX A

Public Notices

Under the provisions of the Environmental Assessment Regulations 2003, Section 10, and where the approved Guidelines require public information session(s), the following specified public notification requirements must be met by the proponent prior to each meeting:

PUBLIC NOTICE

Public Information Session on the Proposed

Name of undertaking
Location of undertaking

shall be held at
Date and Time
Location

This session shall be conducted by the Proponent,
Proponent name and contact phone number,
as part of the environmental assessment for this Project.

The purpose of this session is to describe all aspects of the proposed Project,
to describe the activities associated with it, and to provide an opportunity for all
interested
persons to request information or state their concerns.

ALL ARE WELCOME

Minimum information content of public advertisement - (Proponent to substitute appropriate information for italicized items):

Minimum newspaper ad size: 2 column widths. Minimum posted ad size: 7" x 5"

Minimum newspaper ad coverage: Weekend preceding meeting and 3 consecutive days prior to meeting date; to be run in newspaper locally distributed within meeting area or newspaper with closest local distribution area.

Minimum posted ad coverage: Local Town or City Hall or Office, and local Post Office, within town or city where meeting is held, to be posted continually for 1 full week prior to meeting date.

