

GUIDELINES

for an

Environmental Preview Report

for the

Indian River Cottage Lot Development Project

Honourable Dan Crummell

Minister

Department of Environment and Conservation

May, 2015

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Noble Enterprises, with the preparation of the Environmental Preview Report (EPR) for the proposed Indian River Cottage Lot Development Project. The EPR is a report that, using readily available information, supplements the information already provided by the proponent upon registration of the undertaking. The purpose of 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 given the name “Indian River Cottage Lot Development Project.”

2. PROPONENT

The following information concerning the proponent will be provided:

- Name the proponent and the corporate body, if any, and state the mailing address.
- Name the chief executive officer if a corporate body, telephone number, and E-mail address.
- Name the principal contact person for purposes of environmental assessment and state the official title, telephone number, and E-mail address.
- Previously approved EA projects

3. THE UNDERTAKING

The proposed undertaking will be described according to the following:

- State the nature of the Project.

- State the purpose/rationale/need for the Project from the perspective of the proponent. If the proposal is in response to an established need, this should be clearly stated. Identify needs that are immediate as well as potential future needs.
- Identify any broader private or public sector policies, plans or programs to which the objectives of the Project contribute, i.e., job creation programs, equal opportunity employment plans, local employment and recruitment strategies, economic development plans, research opportunities, business innovation programs, etc. Identify any potential opportunities to partner with local business.

4. DESCRIPTION OF THE UNDERTAKING

The proponent is asked to provide complete information concerning the preferred choice of location, design, construction standards, maintenance standards, etc.

4.1 Geographical Location/Physical Components/Existing Environment

- Explain why the location along the Indian River was selected as the location for this development.
- Provide an accurate description of the location of proposed site, access road facilities and equipment, including digital GPS location coordinates. Describe the proposed site and surrounding land environment prior to project development.
- Give a detailed physical description of the regional Springdale area. Clearly indicate proximity of the site relative to existing residential areas, transportation routes, structures, cabins, trails, water bodies, floodplains, wetlands and wildlife migration corridors.
- The EPR must include both a Level I and Level II Groundwater Assessment, as per the Department of Environment and Conservation's Guideline's, *Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells*. Information can be found at the link below;

http://www.env.gov.nl.ca/env/waterres/regulations/appforms/unserviced_subdivision_gw_assessment_guidelines_dwh_revisions.pdf , under the Water Resources Act, 2002,

Specifically Section 62: <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>

- A Level I Groundwater Assessment generally will consist of a description of the hydrogeology, site characterization, and description of sustainable groundwater quality and quantity for the area. A Level II Groundwater Assessment will require the information in a Level I Groundwater Assessment and additional information as outlined in the Guidelines. Additional data includes information obtained from test well installation(s) and water quality testing.

- Incorporate local climate change projections into project design, construction and maintenance. Include an analysis of flood potential using weather data from the nearest regional site. Local climate information can be found at the following web links:

Climate Change Projections:

http://www.turnbackthetide.ca/whatsnew/2013/NL_Climate_Projections_Full_Report.pdf

Flood Risk Mapping:

<http://www.env.gov.nl.ca/env/waterres/flooding/frm.html>

- The EPR must include a *Riparian and Wildlife Buffer Plan* that should include but not be limited to detailing how natural green spaces will be maintained (with emphasis on connectivity between riparian zones and interior habitats), the location of permanent structures and septic tanks, the proposed protection of the river and river banks from sedimentation and how buffers will be maintained and managed.
- Due to the area's high historic resource potential and its proximity to known archaeological sites, a Historic Resource Impact Assessment, pursuant to the *Historic Resources Act* and the Archaeological Investigation Permit Regulations is required to be carried out.
- Identify any nearby tourist attractions, hiking trails, scheduled salmon rivers, interpretative sites, look-off points, parks, ecological reserves, wilderness reserves, etc. Attach an original base map (1:25,000 scale) and/or recent air photos, identifying the above-noted features.
- A detailed plan for the proposed water and sewer system is to be submitted in the EPR. Note that 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 prepared by an approved designer.
- 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, i.e., municipal land and zoning, private land, Crown land, etc.
- Provide a professionally surveyed and detailed site plan (revised) of the proposed cottage lot development area, identifying all features, including:
 - buildings and structures;
 - water and sewer system components;
 - site lighting structures;
 - perimeter fencing (if applicable);
 - 50 m naturally vegetated buffer around the Indian River;

- 30 m naturally vegetated buffer around all other water bodies and wetlands (including the unnamed pond and including the rivers that connect the pond to Indian River) within the proposed lot development (measured from the high water mark);
- the publicly accessible 20 m wide road reservation;
- an approved commercial intersection design off the Trans-Canada Highway.

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.
- Provide details, materials, methods, schedule, and location of all planned construction activities.
- Describe the design of buildings to be constructed, particularly in relation to compliance with recent updates (Section 9.36) of the National Building Code, which include energy efficiency requirements.
- The EPR must include a detailed water and septic plan for all lots identified after the appropriate buffers have been incorporated;
- The EPR must include an approved intersection design off the Trans-Canada Highway.
- Indicate site preparation activities that will be undertaken including vegetative clearing, grubbing, topsoil stripping, excavating and landscaping.
- Describe any new road construction and upgrading of existing roads that will be required to accommodate vehicular access to and within the proposed project area.
- Describe measures that will be undertaken to ensure that activities associated with the construction of the Cottage Lot development are conducted in compliance with the *Occupational Health and Safety Act, O.C. 2012-005* and its Regulations. This includes the responsibility for ensuring that contractors hired to perform work also comply with this legislation, as per *OHS Act s.10*.

4.3 Operation and Maintenance

All aspects of the operation and maintenance of the cottage lot development shall be presented in detail, including those related to site utilities and infrastructure, buildings and structures, site drainage, solid waste disposal, site security, and fire protection services.

Although a complete list of Project activities is required by the EPR, the emphasis should be on those with the greatest potential to have environmental effects. Sufficient information should be

included to predict the environmental effects of operating and maintaining a cottage lot development.

5. ALTERNATIVES

The EPR must identify and describe alternative means and locations of carrying out the Project that are technically and economically feasible. The following steps for addressing alternative means and locations are recommended:

- Identify any alternative means and locations to carry out the Project;
- Provide reasons for the rejection of alternative sites.

6. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION

The proponent will provide detailed information regarding the potential effects of the proposed facility on the environment and details of proposed mitigations.

- Potential environmental effects associated with the construction and operation of a cottage lot development include, but are not limited to, the following:
 - Disturbance to migratory birds if construction activities are undertaken during key breeding periods;
 - New road construction and upgrading of existing roads;
 - Erosion and sedimentation to waterbodies resulting from on land activities;
 - Flooding of the development;
 - Inadequate and/or poor quality groundwater resources;
 - Inadequate water well and sewage management system;
 - Inadequate buffer zones around waterbodies resulting in water quality degradation, increased access and riparian zone degradation;
 - Inadequate naturally maintained green spaces/vegetation coverage to ensure connectivity of riparian and interior habitats;
 - Water quality degradation in the Indian River may have far-reaching implications for residents, outfitters and the tourism industry given that the river is a scheduled salmon river;
- Describe methods and materials that will be used to suppress dust during site preparation activities.
- The EPR must include an environmental monitoring plan, including data on groundwater monitoring wells.
- Describe mitigative measures that will be implemented to minimize and prevent destruction and harm to nests, eggs and nesting birds (migratory bird breeding season, which is April 15th through August 15th) during construction and operations.
- Identify provisions for the disposal of construction and other non-hazardous wastes (wood, concrete, steel). Identify opportunities for reuse and recycling. Final disposal of

materials, if required, should be at an approved site.

- Describe mitigative measures that will be undertaken to minimize and control soil erosion and sedimentation during construction activities including vegetative clearing, grubbing, topsoil stripping, road construction, excavating and landscaping.
- Define measures that will be implemented to control the release or re-suspension of sediments in waterbodies.
- Consider the sensitivity of the Project to long-term climate variability and provide a discussion of the potential environmental effects of the environment (e.g., increases in precipitation) on the Project. The EPR shall provide details of planning, design and construction strategies intended to minimize the potential environmental effects of the environment on the Project.
- Consider the sensitivity of the Project on wildlife and wildlife habitat and provide a discussion on how wildlife and wildlife habitat will be retained and managed, (e.g., riparian buffers), how wildlife and wildlife habitat conditions/restrictions/concerns will be communicated to potential cabin owners if this Project gets released from the Environmental Assessment process.

6. PROJECT- RELATED DOCUMENTS

Provide a bibliography of all project-related documents already generated by or for the proponent (e.g., feasibility study, engineering reports, etc). Provide information contained in previous studies specific to this project, which will be helpful in filling in gaps identified in the assessment of the initial registration document.

7. PUBLIC INFORMATION MEETING

An Open House Public Information Session is required to be held in a centralized location 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 should be addressed in a separate section of the EPR. Protocol for these public sessions will comply with Section 10 of the Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A.

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.).

Additional regulatory, permitting and licensing requirements, as well as technical advice from the Government Screening Agency relative to mitigative measures related to the construction and operation of the Indian River Cottage Lot Development are attached.

The determination that an environmental preview report is required remains in force for three years after the minister has advised the proponent of the requirement. If, after the expiration of three years, a report that complies with the Act and guidelines and requiring no further work has **not** been submitted, that determination shall be considered to be void and the undertaking must be registered again. 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
Attention: Director of Environmental Assessment

APPENDIX A

Public Notices

Under the provisions of the *Environmental Assessment Regulations 2003*, Section X, 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.

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

<p style="text-align: center;">PUBLIC NOTICE</p> <p style="text-align: center;">Public Information Session on the Proposed</p> <p style="text-align: center;"><i>Name of undertaking</i> <i>Location of undertaking</i></p> <p style="text-align: center;">shall be held at <i>Date and Time</i> <i>Location</i></p> <p style="text-align: center;">This session shall be conducted by the Proponent, <i>Proponent name and contact phone number</i>, as part of the environmental assessment for this Project.</p> <p style="text-align: center;">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.</p> <p style="text-align: center;">ALL ARE WELCOME</p>

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.