

Registration 1858

DEC 14 2016

Mr. David Nippard  
PO Box 1664  
Lewisporte NL A0G 3A0

Dear Mr. Nippard:

**RE: Embree Residential Subdivision**

Your proposal has been reviewed by an interdepartmental screening committee and an opportunity to comment has been provided to the public as required by the Newfoundland and Labrador *Environmental Protection Act*, SNL 2002. Upon consideration of the comments received, please be advised that that an environmental preview report (EPR) is required.

The EPR is necessary to provide a detailed project description and to better examine potential effects of climate change on the project. In addition, the EPR will provide information concerning the effects of the undertaking over the lifetime of the project to the people whose environment may be affected, and to meet with the local community to identify and respond to their concerns regarding the environmental effects. Additional information requirements shall address, but are not limited to:

- A determination via a topographic survey of precise elevations above sea level for the proposed development site;
- A detailed description of the proposed access causeway to be constructed;
- A hydraulic analysis of the Town of Embree's water and sewer system carried out by a private engineering firm. If the present water and sewer system cannot accommodate the additional demand under worst case scenario, a list of infrastructure improvements to achieve this will be provided;
- A certification of the subdivision design and infrastructure, prepared by an independent engineer, that respects a required 30 m buffer around all waterbodies and that restricts development to areas 4 m above current sea level;
- An Archaeological Resources Impact Assessment will be carried out and the results provided in the EPR;
- A discussion of the potential effects of climate change on the proposed project. Climate change is expected to result in more precipitation and more frequent extreme weather events that may result in increased flooding, sea surge and coastal erosion. These factors should be considered when allocating land for future developments that are in close proximity to a river, floodplain or coastline; and
- An accurate description of the crown land that is available for potential development at this site.

In addition, please note that the Department of Municipal Affairs has developed, as part of its capital works program, a mapping known as the Limit of Servicing (LOS) Map. Areas identified on this map are eligible for consideration of capital works funding. If the Town of Embree is planning at some point to take over this development area, including the infrastructure systems and roads, they need to ensure it is designed and installed as per today's standards along with as-built designs provided in order for the department to consider any amendment to the Town of Embree's LOS map if requested.

An environmental assessment committee will be appointed for the purpose of providing technical and scientific advice to you regarding the preparation of an EPR. As per the legislative requirements, you will be issued guidelines for the completion of the EPR. Please be reminded that, in accordance with the *Environmental Protection Act*, project activities may not proceed until the proposal is released from the environmental assessment process.

If you have any questions concerning these matters, please contact Mr. Bas Cleary, Director, Environmental Assessment Division at (709) 729-0673 or via email at [clearyb@gov.nl.ca](mailto:clearyb@gov.nl.ca).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Perry Trimper', is written over a horizontal line.

**PERRY TRIMPER, MHA**  
District of Lake Melville  
Minister

cc: Town of Embree  
Town of Little Burnt Bay