

File # 2.2313.0301  
Reg. #1913

SEP 15 2017

Mr. James Evans  
59 Memorial Avenue  
Grand Falls-Windsor NL A2A 1R6

Dear Mr. Evans:

**RE: Exploits River – Sandy Point Cottage Development**  
**– Registration 1913**

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, cE-14.2. Please be advised that this undertaking is **released** from further environmental assessment subject to the following conditions:

- The proponent is required to develop a Buffer Zone Plan for this proposed development in relation to the Exploits River, which will include an outline of the proposed lot sizes and proposed construction within 50 metres of the Exploits River, for approval prior to the commencement of construction activities.
- the proponent must maintain a minimum 30 metre undisturbed naturally vegetated buffer along all waterbodies and wetlands to protect sensitive riparian and aquatic species, and their habitat.

The Climate Change Branch of this department has provided advice for developments adjacent to major waterways pertaining to vertical elevation and horizontal distance from the project to the waterway, as low elevations may pose greater risks to development in the event of extreme precipitation events. For further information, please contact the Climate Change Branch at (709) 729-1394.

The Local Governance and Planning Division of this department advise that a development permit is required from the Town of Norris Arm prior to commencing development. For further information, please contact the Town of Norris Arm at (709) 653-2519.

The Water Resources Management Division of this Department requires that you apply for and obtain a permit under the *Water Resources Act, 2002*, for any for any work in any body of water (including wetland) including, but not limited to, culverts, bridges, diversion and channels. Prior to construction, the proponent will be required to complete a Level I and Level II

Groundwater Assessment as per the Department of Municipal Affairs and Environment's Guidelines: *Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells*. A completed report must be submitted, reviewed and approved by this Department prior to any permitting by Service NL for waste disposal or septic systems within the proposed subdivision. For further information, please contact the Water Resources Management Division at (709) 729-2295 for permits regarding work in a body of water and (709) 729-2539 for regarding groundwater assessments.

The Provincial Archaeology Office requires that you carry out a Historic Resource Impact Assessment. For further information, please contact the Provincial Archaeology Office at (709) 729-2462.

The Department of Fisheries and Land Resources advise that an Operating Permit must be obtained if you plan on carrying out clearing activities during the declared Fire Season (May 1 – September 30). For further information, please contact the local Forestry Office at (709) 258-5334.

The Mines Branch of the Department of Natural Resources advises that there several active quarry sites and a large area of recognized aggregate resource potential across the river from this cottage development. Existing and future quarry developments may be visible from the cottage development and quarry operations may be audible at the cottage development. For more information on this quarry area, please contact the Mines Branch at (709) 729-6447.

The Government Service Centre of Service NL require you to submit electrical plans and to apply for and obtain permits for each electrical meter. They also require you to submit plans and specifications for a sewerage disposal system for each lot. For further information, please contact the Government Service Centre at (709) 292-4367.

The Department of Municipal Affairs and Environment supports Environment and Climate Change Canada's recommendation that in order to avoid nest destruction and to accommodate the breeding season of migratory songbirds and waterfowl, operations should consider nesting locations between April 15<sup>th</sup> and August 15<sup>th</sup> in this region. However, as some species protected under the *Migratory Birds Convention Act* (MBCA) do nest outside of this time period, it is the responsibility of the proponent to ensure that project activities are in compliance with the MCBA and associated regulations. For further information, please contact the Canadian Wildlife Service at (709) 772-2154.

The Department of Fisheries and Oceans Canada (DFO) advise that proponents proposing to conduct work in or near water are now required to self-assess using the DFO "Projects Near Water" website, located at <http://www.dfo-mpo.gc.ca/pnw-ppc/index-eng.html>, and determine if their project requires a review by the DFO. For further information, please see the attached comments and contact DFO at (709) 772-4140.

Although the undertaking, as proposed, is released from further environmental assessment, it is still subject to other legislative requirements. A summary of the comments received from government agencies during the review is attached to provide an indication of

likely applicable permits, approvals and legislative requirements. Please note that you must comply with all relevant legislation and obtain all necessary permits and approvals. You are required to inform this Department of any proposed significant changes to the undertaking.

If you have any questions concerning these matters, please contact Dr. Susan Squires, Director, Environmental Assessment Division, at (709) 729-0673 or [susansquires@gov.nl.ca](mailto:susansquires@gov.nl.ca).

Sincerely,



**EDDIE JOYCE, MHA**  
District of Humber-Bay of Islands  
Minister of Municipal Affairs and Environment

Attachment

Cc. Jerry Dean, MHA  
District of Exploits