

AUG - 1 2023
Reg. #2248

COR-2023-2392

Murray Gordon
96 Main Street North
Glovertown, NL A0G 2L0
E-mail: murraygordon@icloud.com

Dear Murray Gordon:

RE: Northwest Brook Remote Recreational Cottage (the Project)

Your proposal has been reviewed by an interdepartmental environmental assessment screening committee and an opportunity to comment has been provided to the public as required by Part X of the Newfoundland and Labrador **Environmental Protection Act**, SNL 2002, cE-14.2. Please be advised that the Project is **released** from further environmental assessment subject to the following conditions:

- You must uphold all commitments made in your environmental assessment submission to mitigate the effects of the Project on the environment.
- The Department of Fisheries, Forestry and Agriculture require the following:
 - A minimum 50-metre, undisturbed riparian buffer must be maintained from the high water mark of all wetlands and waterbodies within and adjacent to the Project that are identified on either the 1:50,000 scale National Topographic System maps, or the topographic mapping layer shown in the Provincial Land Use atlas, to protect sensitive riparian and aquatic species and their habitats
 - No vegetation clearing is to occur within 800 metres of a bald eagle or osprey nest during the nesting season (March 15 to July 31) or within 200 m during the remainder of the year. The 200 metres buffer also applies to all other raptor nests (e.g. Northern Goshawk, Sharp-shinned Hawk, Merlin, American Kestrel, Great-horned Owl, Boreal Owl, Northern Saw-whet Owl). The location of any raptor nest site must be reported to the Wildlife Division. For further information, please contact the Department of Fisheries, Forestry and Agriculture at (709) 637-2353.
- You must advise the Environmental Assessment Division when the conditions of release have been met, by emailing a written description, documents, and images

(where applicable) to demonstrate that the conditions have been fulfilled to EAProjectComments@gov.nl.ca.

- You must update the Environmental Assessment Division on the status of the Project, including a copy of all permits, licences, certificates, approvals and other authorizations required for the Project, one year from the date of this release letter and to provide additional updates if required. Please email the Project updates to EAProjectComments@gov.nl.ca.

The reviewing federal and provincial government departments and agencies have provided advice, which is attached in Attachment A for your reference.

Although the undertaking as proposed is released from further environmental assessment, it is still subject to other legislative requirements. You must comply with all relevant legislation and obtain all necessary permits and approvals. You must inform this Department of any proposed significant changes to the undertaking.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, my decision is valid for a period of three years from the date of this letter. If you have not commenced the Project within this three-year period, you may apply to extend the term of my decision for a maximum of three periods of one year. Should the term of my decision expire, the Project will have to be registered again for environmental assessment, if you wish to proceed. For further information, please email EAProjectComments@gov.nl.ca.

If you have any questions about the environmental assessment process, please contact Joanne Sweeney, Director of the Environmental Assessment Division, at (709) 729-0673 or email joannesweeney@gov.nl.ca

Sincerely,



HON. BERNARD DAVIS, MHA
District of Virginia Waters – Pleasantville
Minister

Cc: Lloyd Parrott, MHA
District of Terra Nova

Attachment A

The Climate Change Branch (CCB) of the Department of Environment and Climate Change (ECC) advises you to consider vertical elevation of the cottage site, in addition to the horizontal distance from the body of water, as low elevations may pose greater risks to development in the event of extreme precipitation events. The CCB advises you to consult with Geological Survey of Newfoundland and Labrador to determine whether there are any concerns regarding the elevation of the Project. The CCB further advises that the clearing of trees and brush can contribute to climate change. All heavy-duty equipment used in the construction phase of the Project should be operated in a manner to maximize fuel efficiency, thereby reducing greenhouse gas emissions that could contribute to climate change. For more information, please contact the CCB at (709) 729-1485.

The Pollution Prevention Division (PPD) of the Department of Environment and Climate Change advises that if pesticide use is planned, a Pesticide Applicator License will be required, or if pest control services are contracted, the business must have a valid Pesticide Operator's Licence. PPD recommends that you develop a Spill Contingency Plan specific to the proposed undertaking and have spill response equipment readily available on site to enable a quick and effective response to a spill event. Any spill or leak of gasoline or associated product is to be reported immediately by calling the Environmental Emergencies Telephone Line at 1- 800-563-9089. For further information, please contact the PPD at (709) 729-5782.

The Water Resources Management Division (WRMD) of the Department of Environment and Climate Change advises that you are required to obtain a permit for any work within 15 metre of a body of water, and a water use license for the use of any water for any purpose. Any effluent or runoff leaving the site must conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003. For more information, please contact the WRMD at (709) 729-2563.

The Government Service Centre of the (GSC) Department of Digital Government and Service NL advises that the Project is approved for a pit privy only and that it is not to be located within 30 metres of a water body or watercourse. If you wish to install a septic tank and subsurface sewage system, plans and specifications must be submitted for approval. For further information, please contact the GSC at (709) 256-1420.

The Occupational Health and Safety Division (OHS) of the Department of Digital Government and Service NL advises you to ensure that the activities associated with the development are conducted in compliance with the **Occupational Health and Safety Act** and its Regulations. For further information, please contact the OHS at (709) 729-6690.

The Department of Fisheries, Forestry and Agriculture (FFA) advises that you must obtain a cottage grant under the **Lands Act** prior to any site development. A commercial cutting permit for harvesting or removal of timber, an operating permit during the forest fire season and a permit to ignite a fire on or within 300 metres of forest-land during forest fire season are required. For further information, please contact FFA at (709) 637-2353.

The Department of Industry, Energy and Technology (IET) advises that any quarry materials required for the Project must be obtained from an approved source. IET further advises that the Project area overlaps a mineral licence and mineral exploration activities may be expected in the area in the future. For further information, please contact Industry, Energy and Technology at (709) 729-5748.

The Department of Municipal and Provincial Affairs advises that the Project area falls within the planning jurisdiction of the Town of Glovertown, and approval from the Town of Glovertown is required before the Project can begin. For more information, please contact the Department of Municipal and Provincial Affairs at (709) 729-3090.

Environment and Climate Change Canada (ECCC) recommends that you prepare the following plans:

- an Oil Spill Prevention and Response Plan;
- a Contingency Plan that considers potential accidents and malfunctions for site specific activities; and
- a Management Plan that includes appropriate preventive measures to minimize the risk of impacts on migratory birds, and should include processes to follow should an active nest be found at any time of year.

ECCC further recommends that in order to avoid nest destruction and to accommodate the breeding season of migratory birds, operations should consider nesting locations between April 25 and August 15 in this region. ECCC requests that species-at-risk sightings be reported to the Canadian Wildlife Service at ec.scfatldonneesei-cwsatliadata.ec@ec.gc.ca and to the Atlantic Canada Conservation Data Centre at <http://accdc.com/en/contribute.html>. For further information, please contact ECCC at (709) 777-4221.



The Department of Fisheries and Oceans advises that the modernized **Fisheries Act** includes fish and fish habitat protection provisions. If you are conducting work in or near water you should refer to the Projects Near Water website to get information about how to comply with the Fisheries Act and as well as information on the Project review process. The "Projects Near Water" website is located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>. For further information, please contact the Fisheries Protection Program at (709) 772-4140.