

GUIDELINES

for

Environmental Preview Report

for the

Salmonier Line Cottage Development

Honourable Derek Bennett

Minister

Environment, Climate Change and Municipalities

December 9, 2020

Registration No. 1958

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Gerbar Holdings Inc., with the preparation of the Environmental Preview Report (EPR) for the Salmonier Line Cottage Development. 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, Climate Change and Municipalities 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, Climate Change and Municipalities to make an informed decision as to the potential for significant environmental effect 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 “Salmonier Line Cottage Development.”

2. PROPONENT:

Name the proponent and the corporate body, if any, and state the mailing and e-mail 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.

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. Identify needs that are immediate as well as potential future needs.

4. DESCRIPTION OF THE UNDERTAKING:

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

4.1 Geographical Location / Physical Components / Existing Environment:

- Attach an original map that includes the location of the proposed site, access roads, and, relevant topographic features (i.e. 1:50,000 scale topographic map showing water bodies and wetlands).
- A description of the physical characteristics and land uses of Southwest Pond and Maloney's River tributary (i.e. surface area of pond, depth, volume, drainage area, length of tributary, and anthropogenic uses).
- Attach an original map of the boundary of the Maloney's River Protected Public Water Supply Area (WS-S-0330), showing the location of the Town of Harbour Main-Chapel's Cove-Lakeview water supply intake and the project site.
- A description of the Town of Harbour Main-Chapel's Cove-Lakeview public water supply system including: population served, public buildings (schools, medical clinics, seniors homes, etc.), water treatment methods/system, water quality history, etc.
- Provide information regarding ownership of the land upon which the project is to be located and any restrictions imposed by that ownership (i.e. Crown, private land). Clarification of interest in the land must be resolved by application to Crown Lands Division of the Department of Fisheries, Forestry, and Agriculture under section 36 of the Lands Act or the Quieting of Titles Act. Provide proof that title has been issued by the Crown or a certificate has been issued by the courts.
- Clarification of land title in consultation with the Land Management Division, Crown Lands of the Department of Fisheries, Forestry and Agriculture. If the land remains Crown Land, under Policy Directive AP.006 (Amendment 2) application for Grants of Crown lands (under section 4 of the Lands Act), to purchase Crown Land at market value, will not be accepted for cottage lot subdivisions.
- Provide land use zoning information of the subject property in accordance with the Town's Development Regulations and other applicable regulations in line with the provisions of the Urban and Rural Planning Act, 2000.

4.2 Construction:

State the time period in which proposed construction will proceed (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, including:

- A detailed description of the septic system designs planned for the cottages and water supply requirements (i.e. drilled wells).
- A revised project design such that the development is in compliance with the Water Resources Act, Policy W.R. 95-01, Section 6.5, Policy for Land and Water Related Developments in Protected Public Water Supply Areas.
- A revised project design that includes a minimum 30 metre undisturbed buffer along all waterbodies and wetlands in order to protect these sensitive habitats and their riparian and aquatic species.

4.3 Operation and Maintenance:

All aspects of the operation and maintenance of the proposed development should be presented in detail, including:

- Describe provisions for waste management storage/collection. Preplanning may be required to designate an area for winter, or even year-round collection of garbage and recyclables where roads are not fully accessible.
- Describe the length of roads required and any upkeep or winter maintenance.
- Describe any shoreline infrastructure and public access (i.e. wharves, boat launch areas, etc.).

5. ALTERNATIVES

Alternative means of carrying out the project to meet the stated purpose and rationale must be provided.

The EPR must identify and describe alternative means and locations of carrying out the Project that are technically and economically feasible.

6. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION:

Provide detailed information regarding the potential effects of the project on the environment and the proposed mitigation to be used to avoid adverse environmental effects, including:

- Water quality effects on Southwest Pond and Maloney's River Protected Public Water Supply Area.
- Description of water quality monitoring program.
- Location and design of access roads to the site, which require approval from the Department of Transportation and Infrastructure. *Building Near Highways Regulations* apply, including a 15 metre restriction from Route 90 Salmonier Line St. Mary's Bay Highway.
- A project design that considers climate change, including vertical elevation and horizontal distance from a body of water, as low elevations may pose greater risks to development in the event of extreme precipitation events. Climate change is expected to result in more precipitation and more frequent extreme weather events that may result in increased flooding or damage to infrastructure.
- A project design that considers recent updates of the National Building Code, which now includes energy efficiency requirements for new developments.
- A commitment to ensure that 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) and 200 metres during the remainder of the year. The 200 metre 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.
- A commitment to maintain a minimum 30 metre naturally vegetated buffer along wetlands, streams and waterbodies to protect sensitive riparian and aquatic species, and their habitat.
- The region supports populations of various rare lichens including one listed species, the Boreal Felt Lichen (*Erioderma pedicellatum*). *Erioderma pedicellatum* is listed as Vulnerable under the Newfoundland and Labrador *Endangered Species Act* (NLESA). Section 16 (1) of NLESA states, "A person shall not disturb, harass, injure, or kill an individual of a species designated as threatened, endangered, or extirpated". Other rare lichens include *Erioderma mollissimum* and *Degelia plumbea*. A lichen survey must be conducted by an independent third party whose qualifications and proposed methodology have been approved by the Wildlife Division in advance of the survey. The Survey must

be conducted, at a minimum, within the proposed project area and any potential expansions, quarry sites etc. that are related to this project. If rare lichens are found in areas proposed to be cleared, the Wildlife Division will require a Rare Lichen Protection/Monitoring Plan, which should be developed in consultation with the Wildlife Division. The Lichen Survey may be included as a separate chapter of the EPR, or as an appendix.

7. DECOMMISSIONING and REHABILITATION:

Describe all aspects of the decommissioning and rehabilitation plans for the project.

8. 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).

9. PUBLIC INFORMATION MEETING:

A Public Information Session is required in order to:

- Inform the Town of Harbour Main-Chapel's Cove-Lakeview about the project, it's potential effects, and measures that will be undertaken to mitigate the potential effects on the Maloney's River Protected Public Water Supply Area;
- Provide information to the public or other stakeholders whose environment may be affected by the undertaking;
- Present the information gathered to fulfill the requirements of Section 5 of these guidelines;
- Record and respond to the concerns of the local community regarding the environmental effects of the undertaking; and,
- Describe in a separate chapter of the EPR the public concerns and how they are being addressed.

The Public Information Session must adhere to all restrictions to mitigate the impacts of COVID-19 that are in place at the time of the session. Information sessions may be conducted by virtual means through a live streaming, video conferencing or teleconferencing process, such as Facebook Live, Zoom, Microsoft Teams, Skype, Webex, Go To Meeting, and others.

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 public sessions will comply with Section 10 of the Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A, and additional measures to notify the public of the information session

shall be undertaken, such as the use of twitter and Facebook, notification on the proponent's web site and if permitted, on local community web sites and local community TV channels.

10. APPROVAL OF THE UNDERTAKING:

Provide a complete list of 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.).

The required 3 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, Climate Change and Municipalities
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 a 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

- 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.
- If daily newspapers are not available, weekend newspaper ad may be supplemented with ads on community television channels, Town web site, Facebook, Twitter, etc.
- 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.