

Environmental Protection Plan Draft (EA Reg.#2088)

Beaulieu's Woodland Caribou Hunts 2005 LTD

Long Harbour River Outfitter Lodge

C/O Dean Crocker- President

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March 13,2023

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1.0 Introduction:

Beaulieu's Woodland Caribou Hunts 2005 LTD. commenced work on the Long Harbor River Lodge location and associated ATV trail once all approvals and permits were in place from The Crown Lands division. Construction of site and associated trail started in mid September 2020 and ran through to early March 2021. The construction of this building and associated out buildings took place approximately 500m south of the Nalcor Transmission line where the transmission line crosses Long Harbor River at the designated and approved location (CL#156669 Mapped location attached). Approved ATV trail (CL#156971 GPX. attached) will run from south edge of transmission line boundary along approved path to the leased parcel of land which is located at 47.9152 Latitude and 54.8991 Longitude.

As stewards of conservation and environment preservation, Beaulieu's Woodland Caribou Hunts 2005 LTD strives to leave as little footprint as possible when it comes to environmental impact. We will do what is required by regulation and otherwise expected to ensure the protection of forests, marshlands, rivers, streams, ponds, lakes, soil and the habitats, ecosystems, as well as fish and wildlife contained in the forementioned. All requirements and regulations pertaining to necessary permits, approvals and regulations to be followed during construction and operational seasons.

BWCH is seeking acceptance and approval of this EPP as a revised draft to the original EPP that was submitted and denied approval as of March 1st 2023. This EPP is a requirement of the Minister's approval of this project as stated in the attached release letter from the Minister on Sept 2nd 2020 and its approval would fulfil our obligations to said release letter.

The start of the 331-meter ATV trail will be accessed using a 57km west bound stretch of the Nalcor powerline access road from the Burin Peninsula Highway between the top of Swift Current and Long Pond. ATVS, UTVS, Argos and other off-road vehicles will be used to access the Long Harbor River Lodge site location.

We were advised by Joanne Sweeney of EA Division that the FFA and Nalcor advises that there should not be;

" any improvements to the transmission line access road/ trail as a result of this operation, such that trucks could access the transmission line road corridor or that access in general becomes easier than it currently is".

Approvals for Land lease and ATV trail are currently in place from Crown Lands Division. Our LTO along with our tourism establishment licence is also in place.

2.0 Purpose and Objectives

As of September 2nd, 2020 the Minister has approved and released this project from further Environmental Assessment(#2088). Beaulieu's Woodland Caribou Hunts 2005 LTD (BWCH) is submitting this Environmental Protection Plan draft (EPP) for review and approval as well as a digital file of the established access trail and camp location to meet conditions as outlined in the Ministers release letter (Attached) to The Forestry and Wildlife Branch of Fisheries, Forestry and Agriculture (FFA).

This document will identify and outline specific environmental concerns and related mitigations as mentioned within the minister's release letter and respective referral recommendations.

3.0 Proponents, Locations, Mitigations & Regulations

In keeping with the Water Resources Act(SNL2002 cW-4.01), the All Terrain Vehicle Act/ Regulations (O.C.2022-114) the Migratory Birds Convention Act(MBCA)(S.C. 1994,c.22) and the Schedule "c" of the ATV trail permit, issued by Crown Lands, particular attention will be given within this EPP to demonstrate our understanding of this project's potential environmental impacts to such areas as wetlands as well as stream and river crossings. This document will reference and prescribe specific mitigation measures to guide ground crews as well as the planning team while demonstrating commitment to the environment and regulations as well as understanding potential direct and indirect impacts associated with the land and ATV trail where the following will or may be affected;

- A minimum 30 meter buffer preservation along all wet lands and waterbodies/ streams. Where not able to avoid, locations of wetland/ stream crossings will be identified and applied mitigations will be outlined. Length of these crossings as well as the materials to be used and their source(if applicable) will also be identified.
- Acknowledgement and commitment to avoid breeding bird season (March 15- July 31) for vegetation clearing activities (or as mitigation commitment of nest searches and buffers by an appropriate third party if required)
- Monitoring practices to ensure maintenance of ATV trail
- Steps to be taken for scenarios such as a) the removal of trail to the original state prior to vegetation clearing (if required) due to cancellation of the licence or, b) a change to our organization/ ownership impacting the responsibility of trail maintenance as per EPP
- Dealing with potential litter related incidents.
- This EPP will also identify any applicable permits and a digital GPS file of the established ATV trail, as well as a statements attesting that the trail has been developed, appropriately marked and inspected.

Entire access route to start of ATV trail to be identified.

3.1 Preservation & Buffer of Wetlands & Water Bodies

Project Activities:

BWCH is sensitive to the fact that come of the sections of the ATV trail may occur on wetlands as defined in the NL Water Resourced Act, SNL 2002 cW-4.01, (" the Act"). According to the Act, a wetland " means land that has the water table at, or near or above the land surface and

includes bogs, fens, marshes, swamps and other shallow open water areas. In the " Policy for Development in Wetlands", the criteria whereby a permit can be issued under section 48 of the Act, for all development activities in and affecting wetlands as explained. Inthat policy document, " wetland development" is defined as " the carrying out of an activity or operation which includes the construction of ditches, mechanical disturbance of the ground, alteration of normal water level fluctuations, infilling, drainage, dredging, channelization, and removal of vegetation cover and/or organic matter on a wetland for social or economic benefits, or the making of any change in the use or its intensity of the use of any wetland which affects its hydrologic characteristics or functions

The objective of the policy is to permit developments in wetlands which do not adversely affect the water quantity, water quality, hydrologic characteristics or its functions, and terrestrial and aquatic habitats of the wetlands.

- There will be minor disturbances to wetland area within this trail development. Mr. Crocker has determined a route for this trail that will minimize wetland crossings. A minimum 30 meter buffer preservation along all wet lands and waterbodies/ streams that appear on a 1:50,000- topo map must be maintained to protect sensitive riparian and aquatic species, and their habitat. Where not able to avoid, locations of wetland/ stream crossings will be identified and appropriate mitigations will be in place.

To the best of our knowledge this trail route does not impede on the 30 meter buffer. It does not cross any rivers or streams and mostly utilizes higher dry ground containing appropriate mineral soil. The one 100 meter section of the trail that does contain some run off from the near by bogs in early spring will be corduroyed as required and allowed with non treated lumber/ Timber to be purchased from building supply store.

This Section provides a description of environmental protection procedures for anticipated project related activities. When required, this EPP will be revised to include new or amended environmental protection procedures so that project work activities are completed properly and that environmental aspects of the project site are well managed.

Erosion Control

Potential Environmental Concerns:

The main threats to the long-term sustainability of any trail system are erosion and sedimentation. Erosion into waterbodies can cause negative effects, including but not limited to:

- Increased turbidity and temperature;
- Changes to aquatic ecosystems (siltation);
- Interruptions to stream flow; and
- Transportation of contaminants

Environmental Protection Measures:

- Work will not be undertaken on easily erodible materials during or immediately following heavy rainfalls without accepted protection measures in place.
- Standard sedimentation control measures will be followed and closely monitored.
- Natural vegetation will be left in place whenever possible.
- All work relating to project activities will be conducted according to the conditions set out in the permits, approvals and authorizations obtained from applicable regulatory agencies.
- The disturbance of new areas will be minimized.
- Drainage ditches will be stabilized if required, e.g., lining with vegetation or rock, to reduce soil erosion. Any such measures will be properly inspected and maintained following installation.
- All work, laydown and storage areas will be monitored for erosion and appropriate repair action taken as necessary.
- Surfacing or hardening of trail surface will be considered when the native soil has a high erosion

potential, i.e., high organic content. Surfacing involves the removal of native soil and replacing it with new material, e.g., crushed gravel or crushed stone. Hardening refers to adding to the existing soil to create a balanced soil mix of sand, silt and clay particles that results in an improved surface for riding over. Armoring is another option and is practical over short lengths of trail and involves using materials such as large rocks to slightly elevate and pave the surface.

Route Selection and Corridor Width

BWCH is unaware of specific ATV construction standards for NL but has noted that in standard issued trail licenses, the recommended trail width is four (4) metres (m). BWCH has also consulted the guidance document issued by the WRMD relative to the construction of ATV trails in Public Protected Watersheds (PPWSAs) where the recommended corridor width is 2.1 m (Figure 19). BWCH will endeavor to limit the width of trail to 2.1 m as per the guidance specific to development in PPWSAs.

Recommended ATV Trail Clearances in PPWSAs

Where feasible to do, BWCH will leave the trail as natural as possible. For example, roots that are perpendicular to the tread and not protruding upward, will be left in place as this can help reduce erosion. Brush cutting may need to be done more frequently as fast growing plants will quickly invade. BWCH used criteria outlined in the ATV Bridge Guidance document from the WRMD in selecting trail route that:

- Minimize the number of watercourse crossings
- Avoid steep slopes and other sensitive areas
- Avoid wetlands and floodplain areas
- Maintain substantial buffer strips of 30 m on all bodies of water

Buffer Zones

Potential Environmental Concerns;

Buffer zones are boundaries of undisturbed vegetation maintained along water bodies. Buffers act as safeguards to negate negative effects to water quality and without adequate buffer zone vegetation, streams, ponds and lakes can potentially become laden with silt from run-off. Vegetative buffers slow down the movement of water on the surface during runoff events, allowing adequate time for water to penetrate the ground. Vegetation also provides cover for fish in various aquatic environments.

Environmental Protection Measures;

Buffer zones will be flagged prior to any disturbance activities, as required. A minimum buffer zone of 30 m or as dictated by permits of undisturbed natural vegetation is to be maintained between work areas and water bodies. Where possible and required by permits or authorizations, additional buffer widths will be maintained. All rights-of-way will be as narrow as practicable, keeping loss of ground vegetation to a minimum.

Activity Recommended Buffer Width

Development around watercourses in urban or other developed area 30 m

Resource roads or highways running adjacent to water bodies 20 m + 1.5 X slope (%)

Piling of wood and slash - Grubbing 30 m

Placement of Temporary Site Trailers - Fuel storage 100 m

Source: Gosse, M.M., A.S. Power, D.E. Hyslop, and S.L. Pierce. 1998. Guidelines for Protection of Freshwater Fish Habitat in Newfoundland and Labrador. Fisheries and Oceans.

Vegetation Clearing

Potential Environmental Concerns;

Some vegetation clearing, e.g., trees, shrubs, etc., may be required in situations where trails are upgraded or rerouted. Potential concerns include uncontrolled burning of slash, stockpiling vegetation in or near watercourses and wildlife disturbance.

Environmental Protection Measures;

- Clearing activities will comply with requirements of all applicable permits, including the Permit to Burn.
- Clearing or removal of trees will be kept to a minimum.
- Clearing will consist of cutting to within 15 cm of the ground or as dictated by permits. The

Environmental Protection Guidelines for Ecologically Based Forest Resource Management (1998) will be followed.

- Disposing of cleared un-merchantable timber, slash and cuttings by burning will comply with the

Forest Fire Regulations under the Forestry Act, Environmental Code of Practice for Open Burning and the Permit to Burn (NLDFFA). At no time will fires be left unattended.

- Slash and any other material or debris related to project activities will not be permitted to enter any watercourse, and will be piled above spring flood levels.
- Chain saws or other hand-held equipment will be used in clearing vegetation. No mechanical clearing methods, e.g., excavators, will be permitted.
- Where practical and possible, a minimum 30 m buffer zone of undisturbed vegetation will be maintained between the corridor and all waterbodies.

- Workers will not destroy or disturb any features indicative of a cultural or archaeological site. Such features should be avoided until a report has been made to the Provincial Archaeology Office and clearance to proceed has been received.
- Vegetation clearing will be scheduled to avoid disturbance during the critical bird nesting period.
- The disturbance of wetlands will be avoided outside the project area.

Laydown and Storage Areas

Potential Environmental Concerns;

Laydown areas may be necessary for storing and maintaining equipment and supplies during project activities.

Environmental Protection Measures;

- Existing laydown and storage areas will be used where feasible.
- Establishing any new laydown or storage areas will follow the procedures for vegetation clearing and erosion prevention.
- External storage areas will be placed on level terrain and kept free of ponding or run-off.
- Drainage from areas of exposed soil will be controlled by grade or ditching and directing run-off away from water bodies.
- Fuel will be stored, handled and transported according to s.5.10.

Wetland Crossings

Potential Environmental Concerns;

Wet areas, wetland or bogs typically require specialized design components as they are sensitive to development. BWCH recognizes that this EPP relates to existing trails that currently occur over a number of wetland areas.

Environmental Protection Measures;

- In very wet areas, raised decks or puncheons can provide protection to the trail from ATV traffic. A raised deck can be used when the underlying soil can support an upright wooden stake driven into the ground as support for the decking. If the soil is too wet to allow for stable posts, a puncheon can be used. With this method, rough cut logs or lumber are placed directly along the ground perpendicular to the trail route every metre or so. Distance

between logs or lumber will depend on how wet the area is; the softer the soil, the closer they should be placed. They work as the base for stringers that support the wooden plank deck.

Puncheon Construction

- Corduroys or raised fill may also be used in wet and muddy areas. Corduroys are made by placing rough cut logs with the bark stripped perpendicular to the trail along the muddy area with no separation between logs. This is a simplistic technique that can utilize local timber.
- Raised bed/fill, or turnpike is a technique used in wet and/or muddy areas whereby fill material, e.g., gravel, sand, is used to build up the trail tread above the water table. Log stringers are often used to help keep fill in place. Drainage pipes and/or ditches are also needed to divert water away from the trail. This method isn't ideal as it may change the natural surface drainage and is only recommended for level areas with well-drained soils.

Trail Markers

Trail markers along the trail system are necessary to regulate the flow of traffic and provide essential information to users. It can direct users in the appropriate direction, warn of hazardous conditions, or restrict users to certain areas. Entrance markers indicating the beginning of a trail system, the length of the trail or a trail map can be included on entrance signs. Directional trail markers, caution markers and stop and yield signs are typical signage used on licensed ATV trails. For any trail sections that provide access to a PWSA, specific signs will be erected that advise trail users of the potential for criminal charges under the Water Resources Act should inappropriate activity be noted.

3.2 Vegetation Clearing/ Breeding Birds

BWCH Acknowledges and commits itself to the importance of no vegetation clearing activities as per FFA request during breeding bird season (March 15th- July 31st within 800meters of a bald eagle or osprey nest during nesting season). As well as 200 meters during the remainder of the year. The 200-meter buffer will also apply to all other raptor nests (e.g. Northern Goshawk, Sharp-Shinned Hawk, Merlin, American Kestrel, Great Horned Owl, Boreal Owl, Northern Saw-wet Owl). The location of any raptor nest site will be reported to the Wildlife Division at 1(709)637-2025. We also acknowledge the possible mitigation measures that may be required for nest searches and buffers by an appropriate third party.

3.3 Monitoring & Maintenance of ATV Trail

By licencing this ATV trail, BWCH will be permitted to use the trails in order to conduct activities associated with its outfitting business. Also, as the license holder BWCH, will follow recommendations relative to the upkeep and maintenance of the trail. BWCH understands that although it will be their responsibility to maintain the trail, the general public will have access to it and will be permitted to use the trail. The trail will be developed, marked, and maintained as per the guidelines and regulations stated in section 3.1 of this document.

3.4 Possible Future Removal of ATV Trail/ Change in Ownership

BWCH is aware of the possibility that due to the cancellation of the license or a change within BWCH/ ownership of the organization that the responsibility for trail maintenance as per this EPP could be impacted. Upon cancellation of the license or change in the organization BWCH pledges to either a) decommission trail and remove all debris in accordance with provincial regulations or b) ensure ownership and responsibility for trail is transferred according to Crown Land policy and regulations.

3.5 Trash, Litter and Waste

Garbage, debris, food waste and construction waste to be disposed of by removal from site and follow proper disposal requirements for local landfills and appropriate facilities/ dumping stations. Garbage to be bagged in approved waste disposal bags and stored in secure location before demobilization. Where possible all paper, cardboard, plastics, cans, bottles and glass will be recycled. Where possible all unused, left over or waste materials will be either returned for refund, reused, repurposed or recycled. Site to be kept clean and tidy at all times.

Site will utilize an outhouse/ pit privy as identified in application for Crown Land Use.

4.0 Workforce:

Team will be comprised of one Foreman, two carpenters and a laborer. Foreman will report directly to Dean Crocker- President of Beaulieu's woodland Caribou Hunts 2005 LTD (BWCH).

5.0 Safety:

All workers to have necessary site orientation, safety training, and be provided or have access to appropriate PPE. Pre job toolbox meetings, field level risk assessments, equipment inspection, maintenance and care will be part of their daily routine. Communication though Satellite and cell phones will be used with Radio communication to supplement. Advance level first Aid kits to be located

on site. Workplace to follow WHSCC standards, legislation and regulations pertaining to health, safety and environmental processes and protection.

6.0 Equipment:

Below is a list of equipment that will be owned and operated by BWCH. Equipment listed has potential for environmental impact and individually will have relative procedures, practices, storage, safe handling and use requirements to ensure environmental protection. This equipment will be required for both construction and operational needs seasonally. All equipment will be well maintained and kept in like new operating order. Regular pre use inspections, maintenance, service to be performed as required. Vehicles, tools, woodstoves and power generators to conform to Manufacturers specifications, provincial and Canadian standards as well as EPA and environmental standards and restrictions. Fuels, oils, lubricants, de-greasers, antifreeze and used oils to be transported in approved spill proof containers, stored in locked weatherproof buildings and used following approved industry standard practices. Any spills to be reported and cleaned up as per regulation and requirements set forth by provincial and federal authorities. Used oils to be disposed of according to The Used Oil Control regulations.

- ATVS
- Argos
- Snowmobiles
- UTV's
- Chain saws
- Generators
- Woodstoves

7.0 Fire Safety:

Fire extinguishers to be located through out site as required. Also on site will be 3000L of water in Plastic totes along with a gas powered water pump, 200' of fire hose equipped with a fire fighting nozzle. All ATV's and off-road vehicles equipped with required fire extinguishers. All other fire concerns will be addressed through the wildfire reporting line @ 1-866-(709) FIRE (3473).

8.0 Land Development:

Land where buildings are to be constructed will be left as natural as possible. The barren rocky location will require minimal disturbance to ground and surrounding forest. Some light brush clearing and the removal of some smaller trees on location will be all that is required. The approved development and ATV trail leading to the property will be developed and maintained as per requirements and regulations set forth by the FFA. Appropriate cutting permits to be in place as required and all regulations pertaining to said permits to be followed.

9.0 Material Mobilization:

Materials for the project will be delivered to site by ATVS/ Trailers, Argos, snowmobiles, and helicopters.

10.0 Lay down areas:

Materials will be stored on location. Lumber to be stored on dunnage and covered with tarps till used. Some weather sensitive materials and equipment may be stored in temporary tent shelter. Once Shed is constructed weather sensitive materials and equipment will be stored in shed. All fuel/ Oils to be stored in spill proof approved containers.

11.0 Trails:

GPX. attached to identify established ATV Trail. Trail to be constructed and maintained as per FFA requirements. All care and due diligence will be taking to minimize impact on environment.

12.0 Open Fires and Burning:

Disposing of cleared un-merchantable timber, slash and cuttings by burning will comply with the Forest Fire Regulations under the Forestry Act, Environmental Code of Practice for Open Burning and the Permit to Burn (NLDFFA). At no time will fires be left unattended.

13.0 Drinking Water:

All drinking water to be supplied by bottled water from vendor source to ensure quality and minimal environmental impact.

14.0 Noise:

Noise pollution will be minimal. All regulations surrounding applicable permits, approvals and authorizations will be followed. All generators and petroleum powered equipment will have exhaust systems regularly inspected and mufflers will be operating properly. Where possible Measures will be implemented to minimize potential impacts arising from a variety of noise sources.

15.0 Wildlife Encounters:

Where possible, maintenance activities will avoid areas of wildlife concentrations to prevent undue disturbance of wildlife during critical periods. Working areas will be kept clean of food scraps and garbage. Waste will be collected for disposal in appropriate containers and routinely transferred to an

approved location or facility. No attempt will be made by any worker at the project site to chase, catch, divert, follow or otherwise harass wildlife by vehicle or on foot. All workers will be aware of the potential for encounters with bears, coyotes, caribou, moose, etc. Vehicles will yield the right-of-way to wildlife.

16.0 Bay Du Nord Wilderness Reserve:

Appropriate Permits to be obtained before entering the reserve. All regulations, requirements and protocol to be followed while inside of the reserve.

17.0 Seasonal Operations:

Besides regular maintenance schedules and personal use, location will be operable between Mid September and Mid November. Staff to consist of 5-7 persons and 4-6 clients at any given time during this period. Operational procedures, requirements, regulations and expectations of provincial and federal government agencies as well as WHSCC, our lenders and respective Newfoundland Labrador Outfitters Association to be respected and followed.

18.0 EPP Control Revisions:

This EPP will be revised as necessary to reflect site-specific environmental protection requirements and allow updates as work progresses or changes.

Beaulieu's Woodland Caribou Hunts 2005 LTD

The undersigned certify that they have reviewed, and understand their role and responsibility regarding:

ATV/ARGO Trails for Beaulieu's Woodland Caribou Hunts 2005 LTD

Long Harbor River Location

ENVIRONMENTAL PROTECTION PLAN

As part of their Orientation.

representing

Dean Crocker

Name (Printed)

Beaulieus Caribou Hunts 2005 Limited

Company

Dean Crocker

Signature

March 15th 2023

Date

Dean Crocker

Name of Owner/General Manager

Dean Crocker

Signature

March 15th 2023

Date

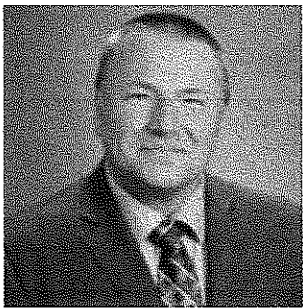
19.0 Appendices

19.1 Minister's Release Letter

justinmarkcrocker@gmail.com

From: deancrocker@exitrealtynl.com
Sent: September 2, 2020 12:53 PM
To: justinmarkcrocker@gmail.com
Subject: FW: Minister's Decision Letter
Attachments: Minister's Decision Letter.pdf; Government Screening Agency Comments .pdf; Government of Canada 2019 Description of Residence for Bank Swallow in Canada.pdf; Guidelines for Protection of Freshwater Fish Habitat in Newfoundland and Labrador.pdf; Bank Swallow Fact Sheet - Guidance for Aggregate Producers.pdf

Read this and desipher!!



DEAN CROCKER

Broker/Owner, EXIT Realty Shoreline/Oceans Edge
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9 Shoal Harbour Drive, Suite 102, Clarenville NL A5A2C3

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From: Sweeney, Joanne <joannesweeney@gov.nl.ca>
Sent: September-02-20 10:54 AM
To: 'Dean Crocker' <deancrocker@exitrealtynl.com>
Cc: Dwyer, Jeff <JeffDwyer@gov.nl.ca>; Loveless, Elvis <ElvisLoveless@gov.nl.ca>; Parrott, Lloyd <LloydParrott@gov.nl.ca>
Subject: Minister's Decision Letter

Mr. Crocker,

Please see the Minister's decision letter and other attachments regarding EA Registration # 2088 – the Long Harbour River Outfitter Lodge Spike Camp.

Feel free to call me at 729-0673 or reply to this email if you'd like to discuss.

Kind regards,

Joanne

Joanne Sweeney
Director (A), Environmental Assessment Division
Department of Environment, Climate Change and Municipalities
Government of Newfoundland and Labrador
Tel. (709) 729-0673

Reg. # 2088

SEP 02 2020

Beaulieus Caribou Hunts 2005 Limited
47 Cornack Drive
Clarenville, NL A5A 1E1
deancrocker@exitrealitynl.com

Dear Mr. Crocker:

Re: Long Harbour River Outfitter Lodge Spike Camp

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 this undertaking is **released** from further environmental assessment subject to the following conditions:

- You are required to 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 advises 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. For further information, please contact the Wildlife Division at 709-637-2025.
- The Department of Fisheries, Forestry and Agriculture requires a minimum 30-metre undisturbed buffer along all waterbodies and wetlands that appear on a 1:50,000-topo map to protect sensitive riparian and aquatic species, and their habitat. For further information, please contact the Wildlife Division at 709-637-2025.

- The Forestry and Wildlife Branch of The Department of Fisheries, Forestry and Agriculture requires that an Environmental Protection Plan be submitted for review and approval before any construction occurs. For further information, please contact the Wildlife Division at 709-637-2025.
- A digital file of the established access trail and camp location, once established, must be submitted to the Forestry and Wildlife Branch of the Department of Fisheries, Forestry and Agriculture. For further information, please contact the Wildlife Division at 709-637-2025.
- You are required to advise me when the conditions of release have been met, by emailing a written description, documents, and images (where applicable) to demonstrate the conditions have been fulfilled to EAProjectComments@gov.nl.ca.
- You are required to update the Environmental Assessment Division on the status of your project, including a copy of all permits, licences, certificates, approvals and other authorizations required for your project, one year from the date of this release letter and to provide additional updates if required by me. Please email your project updates to EAProjectComments@gov.nl.ca.

The Water Resources Management Division of the Department of Environment, Climate Change and Municipalities advises that you are required to obtain permits for any work in a body of water (including wetland), work in shore water zones, and any infilling work within 15 metres of a body of water. Also, a permit is required for a non-domestic well. For further information, please contact the Water Resources Management Division at 709-729-1646.

The Land Governance and Land Use Planning Division of the Department of Environment, Climate Change and Municipalities advises that the project site appears to be within a future Nalcor transmission line corridor. You are advised to consult with Nalcor prior to construction.

The Forestry Division of the Department of Fisheries, Forestry, and Agriculture advises that a Commercial Cutting Permit is required prior to any harvesting or timber removal in the area. An Operating Permit is required prior to the start of any work during the forest fire season and can be obtained from the local forest management district office. During the Forest Fire Season, a permit to burn must be obtained to ignite a fire on or within 300 meters of forest land. For further information, please contact the department at 709-637-2025.

The Department of Fisheries, Forestry, and Agriculture informs that, under the Wilderness Reserve Regulations, an entry permit is required to access the Bay Du Nord Wilderness Reserve (<https://www.assembly.nl.ca/legislation/sr/regulations/rc970065.htm>). Other conditions of entry into the reserve apply and can be found in the Wilderness Reserve Regulations and the Bay du Nord Reserve Management Plan located at https://www.flr.gov.nl.ca/publications/parks/bay_du_nord_wilderness_reserve.pdf.

The Department of Fisheries, Forestry, and Agriculture further informs that there should not be improvements to the transmission line access road/trail as a result of this operation, such that trucks could access the transmission line road corridor or that access in general becomes easier than it currently is. The access in this area is intended to remain as remote access to protect the wilderness reserve and sensitive wildlife values.

The Department of Digital Government and Service NL advises that any proposed fuel cache will require approval prior to installation. All fuel storage tank systems other than those connected to a heating appliance of capacity of 2,500 litres or less require registration prior to installation. All fuel storage tank systems connected to a heating appliance of a capacity of 2,500 litres or less must comply with the Heating Oil Storage Tank System Regulations. For further information, please contact the department at 709-256-1420.

The Department of Digital Government and Service NL advises that, being in a remote location, this lot is approved for a pit privy only. The pit privy is not to be located within 30 metres of a water body or watercourse. Should future development require the installation of a subsurface sewage disposal system, you must submit and receive approval for plans and specifications for an approved sewage disposal system. These plans must be in conformance with the Sanitation Regulations and the Private Sewage Disposal and Water Supply Standards, 2006 and prepared by an approved designer. For further information, please contact the department at 709-256-1420.

Application must be made to the Department of Digital Government and Service NL for Fire/Life Safety (Request for Approval of Plans Form) and Building Accessibility (Application for Building Accessibility Registration Form) review/approvals. The department further advises that all propane system installations exceeding 211,000 kilojoules (200,000 BTU) are subject to the Boiler, Pressure Vessel and Compressed Gas Regulations under the Public Safety Act and will require approval prior to installation. For further information, please contact the department at 709-256-1420.

The Occupational Health and Safety Division of the Department of Digital Government and Service NL advises you to ensure that activities associated with a hunting lodge operation (including those of contractors) are conducted in compliance with the Occupational Health and Safety Act and its Regulations OHS Act s.10. The Occupational Health and Safety Division further advises you to consider procedures regarding the protection of workers related to COVID-19. Procedures must follow the requirements set forth by the Chief Medical Officer of Health for the province of Newfoundland and Labrador.

Environment and Climate Change Canada recommends 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 15th and August 15th in this region. However, as some species protected under the Migratory Birds Convention Act (MBCA) do nest outside of this period, it is your responsibility to ensure that project activities are in compliance with the MBCA and associated regulations. Environment and Climate Change Canada requests that you provide a GIS file of the project boundaries and study area so that the project can be mapped. For further information, please contact the Canadian Wildlife Service at 709-772-4221.

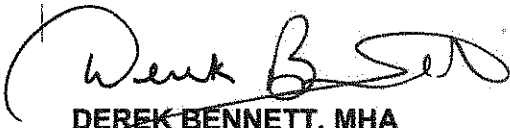
Fisheries and Oceans Canada advises that you are required to self-assess using the DFO "Projects Near Water" website located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>. For further information, please contact the Fisheries Protection Program at 709-772-4140.

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.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, the Minister's decision is valid for a period of three years from the date of this letter. If you have not commenced your project within this three year period, you may apply to extend the three-year period for a maximum of three one-year periods, if needed.

If you have any questions concerning these matters, please contact Joanne Sweeney,
Director (A), Environmental Assessment Division, at 709-729-0673 or
joannesweeney@gov.nl.ca.

Sincerely,



DEREK BENNETT, MHA
District of Lewisporte – Twillingate
Minister

Enclosures

cc: Jeff Dwyer, MHA Placentia West -Bellevue
Elvis Loveless, MHA Fortune Bay-Cape La Hune
Lloyd Parrott, MHA Terra Nova

19.2 License To Occupy Crown Land for ATV Trail Development



Government of Newfoundland and Labrador
Fisheries, Forestry and Agriculture

In Reply Please Quote
File Reference No. 1016956

NOVEMBER 18, 2020

BEAULIEU'S CARIBOU HUNTS 2005 LTD.
c/o Dean Crocker
47 Cormack Drive
Clarenville, NL A5A 1E1

Dear Sir/Madam:

RE: APPLICATION NO.: 156971
TYPE: Licence
PURPOSE: ATV Trail
LOCATION: Long Harbour River

Enclosed is your title document which has been issued and registered in the Registry of Crown Titles.

Yours truly,



MONIQUE BARRETT
Lands Officer I

No. 156971

LICENCE

FOR OCCUPANCY OF CROWN LAND

for the purpose of

ATV Trail

Under the provisions of Subsection 6(1) of the *Lands Act*, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, Her Majesty in Right of Newfoundland and Labrador (hereinafter called the "Crown") represented herein by the Honourable the Minister of Fisheries, Forestry and Agriculture for the Province of Newfoundland and Labrador (hereinafter called the "Minister") does hereby issue a **LICENCE FOR OCCUPANCY** (hereinafter called the "Licence") unto

BEAULIEU'S CARIBOU HUNTS 2005 LTD.

in the Province of Newfoundland and Labrador (hereinafter called the "Licence Holder") **ALL THAT** piece or parcel of land delineated in the attached Schedule A, and being situate at **Long Harbour River** (hereinafter called the demised premises), **TO HAVE AND TO HOLD** the demised premises unto the Licence Holder for the term of five (5) years from the 17th day of November A.D. 2020, **SUBJECT** to the reservations, terms and conditions hereinafter set out;

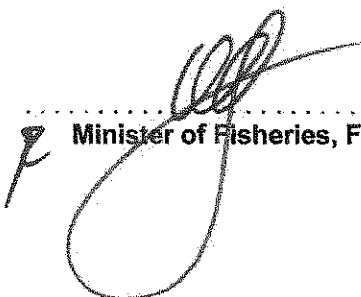
PROVIDED that the Licence Holder hereby agrees to comply in all respects with the terms and conditions in Schedule B and Schedule C;

AND FURTHER PROVIDED that this Licence shall not be assigned or conveyed without the prior written consent of the Minister and then only on such terms and upon payment of such fees as the Minister may prescribe.

SIGNED by the Licence Holder
on the 17th day of November A.D. 2020

SIGNED by the Minister of Fisheries, Forestry and
Agriculture
on the 17 day of November A.D. 2020


.....
Licence Holder


.....
Minister of Fisheries, Forestry and Agriculture

Licence # E-156971

Beaver Brook

Mary Ann Pond

Sullivan Pond

Kens Brook

Murray Pond

Long Harbour River
Fishery Island

Gisborne Lake

Big Rock Brook

Southwest Brook

Mac Point

Billy Slight

Wilken Point

Billy Island

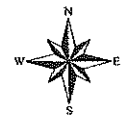
Sandy Point



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 **GOVERNMENT OF NEWFOUNDLAND AND LABRADOR**
 Department of Fisheries, Forestry and Agriculture
 Lands Branch
Eastern Regional Lands Office
 Howley Building
 Higgins Line
 St. John's, NL A1B 4J6
 Telephone (709) 729-2654
 Facsimile (709) 729-0726

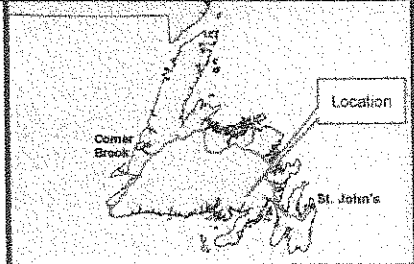
Name: Beaulieu's Caribou Hunts 2005 LTD.
Licence No.: E-156971
Location: Long Harbour River, south of Bay du Nord Wilderness Reserve
Map No.: 01M15



Zone: 2

1:100,000

Boundaries and positions of features are approximate



Schedule "A"
Page 2 of 2

Newfoundland

Newfoundland and Labrador Hydro
Title # 148795

Long Hr. River

Licence # E-156971

Newfoundland

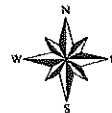


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**GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR**
Department of Fisheries, Forestry and Agriculture
Lands Branch
Eastern Regional Lands Office
Howley Building
Higgins Line
St. John's, NL A1B 4J6
Telephone (709) 729-2654
Facsimile (709) 729-0726

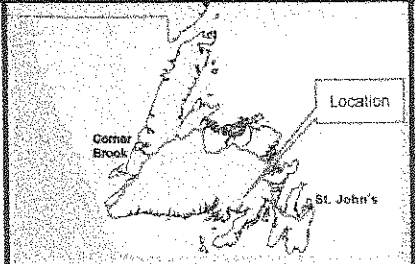
Name: Beaulieu's Caribou Hunts 2005 LTD.
Licence No.: E-156971
**Location: Long Harbour River, south of
Bay du Nord Wilderness Reserve**
Map No.: 01M15



Zone: 2

1:2,500

Boundaries and positions of features are approximate



SCHEDULE B

1. The Licence does not authorize the Licence Holder to enter upon private land, to dispute private claims to land, or to obstruct any public right-of-way.
2. The Licence does not convey the right to extract any minerals including, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, peat, coal, natural gas, petroleum or salt from or under the demised premises.
3. The Licence Holder shall pay and discharge all taxes and charges that may be levied by any Municipal, Provincial or Federal authority on or in respect to the demised premises.
4. The Licence constitutes the approval of the Lands Branch, Department of Fisheries, Forestry and Agriculture and Land Resources only and does not waive the required consent of other government departments or agencies.
5. The Licence Holder, hereby indemnifies and saves harmless the Minister and the Government of Newfoundland and Labrador of and from any and all manner of claims, damages, losses, costs and charges whatsoever occasioned to or suffered by or imposed upon the Minister and the Government of Newfoundland and Labrador directly or indirectly in respect of any matter or thing in consequence of or in connection with or arising out of the occupancy or use of the demised premises by the Licence Holder in connection with the occupancy or use of the same by the Licence Holder or in respect of any accident, damage or injury to any person, animal or thing by from or on account of the same. The Covenants of the Licence holder for indemnity herein contained shall extend to all damages and claims for damage by reason of improper or faulty erection or construction of structures erected or installed on or in the demised premises herein described or in connection therewith by the Licence Holder and by reason of an insufficiency in said structures and whether or not the same have been approved by the Minister and the Government of Newfoundland and Labrador, their servants or agents.
6. The Licence Holder shall display on the demised premises and in a conspicuous manner a sign containing the Licence number.
7. The demised premises shall be kept neat and tidy to the satisfaction of the Minister.
8. Disposal of garbage on the demised premises or underwater is not acceptable and shall be disposed of at an approved waste disposal site or burned in an acceptable manner with the written permission of the Department of Environment, Climate Change and Municipalities.
9. The Licence is subject to the condition that the demised premises shall be holden upon, under and subject to all other regulations and conditions of the *Lands Act*, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, and to such regulations as are now in force or which may at any time hereafter be made by law.
10. Should the Licence Holder, the heirs, executors, administrators and assigns default in the performance of any of the provisions herein contained, the Minister may give thirty (30) days notice for the termination of this Licence, and upon the expiration of the thirty (30) days, this Licence shall cease and the Licence Holder shall forthwith vacate the demised premises.
11. If during the term of the Licence the Minister requires the demised premises for any reason the Licence may be terminated after thirty (30) days written notice and the Licence Holder shall have the demised premises restored to the satisfaction of the Minister of Digital Government and Service NL and the Minister of Fisheries, Forestry and Agriculture and the Licence Holder shall indemnify and save harmless the Minister against any loss, cost or damage resulting directly or indirectly from the Licence Holders use, occupation or restoration of the demised premises.

SCHEDULE B

12. In the event the Licence is cancelled or not renewed, the Licence Holder shall remove all buildings, structures and personal property from the demised premises and restore the demised premises to the satisfaction of the Minister of Digital Government and Service NL and the Minister of Fisheries, Forestry and Agriculture within ninety (90) days from the date of cancellation or expiration. Should the Licence Holder fail to comply with this condition, the Minister may remove or demolish all buildings, structures and personal property remaining on the demised premises and restore the demised premises in any manner the Minister sees fit, and the costs incurred by the Minister in the removal or demolition and restoration of the demised premises shall be recovered from the Licence Holder as a debt due to the Minister. Furthermore, the indemnity contained in Condition 5 of this Licence shall remain in full force and effect until all structures and property are removed or demolished and the demised premises is restored to the satisfaction of the Minister of Digital Government and Service NL and the Minister of Fisheries, Forestry and Agriculture.
13. The failure of the Crown to insist upon strict performance of any of the covenants and provisos contained in this Licence shall not be deemed a waiver of any rights or remedies that the Crown may have or a waiver of any subsequent breach or default.
14. The Licence Holder shall permit access to the demised premises at all times by Officers authorized by law or by the Minister.
15. This Licence shall be governed by and construed in accordance with the laws of the Province of Newfoundland and Labrador.

SCHEDULE C

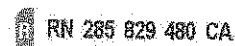
LTO ATV TRAIL

1. The Licence is valid for the location of the trail as shown in Schedule A. Relocation of the trail or any portion thereof is prohibited unless prior approval in writing is received from the Regional Lands Manager, Lands Branch, Department of Fisheries, Forestry and Agriculture.
2. The trail shall be constructed within one year from the date of issuance of the Licence.
3. The trail shall be constructed and maintained at a width of a maximum of four (4) metres. The Department of Fisheries, Forestry and Agriculture will not be responsible for any construction or maintenance costs.
4. The trail shall be marked by erecting wooden posts a maximum of three hundred (300) metres apart in open terrain so that consecutive posts are visible from each other.
5. The posts shall be located on the right side of the trail identified from the point of beginning.
6. The posts shall be anchored firmly in the ground with 1.25 metres to 1.50 metres being visible above the ground surface. The top half of the visible portion of the posts shall be painted with a red or blaze orange (preferably fluorescent) coloured paint.
7. The beginning and end of the trail shall be identified by erecting wooden posts, ten (10) cm X ten (10) cm square in accordance with 6 above. A sign, thirty (30) cm wide by forty (40) cm high, containing the words Approved ATV Trail must be affixed to the posts. The Licence number must be painted on the post in a vertical fashion beneath the sign. A temporary sign shall be used during construction of the trail.
8. The Licence Holder shall ensure that the trail and all marker posts and signs are maintained in good condition.
9. Travel through sensitive areas such as peat bogs, marshes or barrens is restricted to the trail and must be undertaken with caution by avoiding excessive speeds, acceleration and unnecessary braking to minimize damage to the trail surface.
10. Sensitive areas which deteriorate through continued use must be upgraded to the satisfaction of the Minister. The upgrading may consist of constructing a corduroy surface, brush matting or by using gravel. Under no circumstances are creosoted or chemically treated wood products to be used.
11. All water crossings must be authorized by a Permit under Section 48 of the Water Resources Act, issued by the Minister of Municipal Affairs and Environment.
12. Pursuant to Subsection 7(1) of the Lands Act, a reservation, fifteen (15) metres wide, is to be maintained around all water bodies and the Licence Holder covenants and agrees that:
 - a. the Licence does not authorize the Licence Holder to occupy the said reservation.
 - b. except for stream crossings approved in accordance with condition 11 above, cutting of trees or development of any type on the reservation is prohibited unless previously approved by the Minister.
13. The Licence does not convey exclusive use of the trail and the Licence Holder must not restrict or prevent public use of the trail.
14. The Licence is not a guarantee that all lands identified in Schedule A are Crown Lands. It is the responsibility of the Licence Holder to obtain permission from private land owners before constructing any portion of the trail across private land.

SCHEDULE C

15. The Licence does not authorize the Licence Holder to erect any buildings.
16. A cutting permit is required from the local Forestry Office before any trees are cut for the construction of the trail or the clearing of the right of way.
17. When it is in the public interest to do so the Department of Fisheries and Land Resources reserves the right to prohibit use of the trail for specified periods upon forty-eight (48) hours notice.

19.3 License To Occupy Crown Land For Camp Construction



In Reply Please Quote
File Reference No. 1016956

SEP 14, 2020

DEAN CROCKER
47 Cormack Dr.
Clarenville, NL
A5A 1E1

Dear Sir/Madam:

RE: APPLICATION NO.: 156669
TYPE: Licence
PURPOSE: Commercial Outfitters (Satellite Camp)
LOCATION: Long Hr. River
RENTAL FEE: \$ 100.00 (plus HST)

Your application has been approved for a Licence to Occupy for a term of 5 year(s).

Enclosed are duplicate draft licence documents that must be signed and dated by you in the spaces provided.

Both signed documents must be returned to this Department together with your annual rental of \$100.00 (plus HST) and the document preparation fee of \$300.00. Your cheque or money order should be made payable to the Newfoundland Exchequer Account. A pre-addressed return envelope is included for your convenience. These are legal documents and must not be defaced or altered in any way. Failure to return both documents and monies owed within ninety (90) days of the date on which you receive this letter will result in the cancellation of your application.

A copy of the Licence will be forwarded to you upon registration in the Registry of Crown Titles. Please note that the land is not to be occupied until you receive a fully executed title document.

Should you require further information, please contact this office at the address listed.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Steve Bannister'.

REGIONAL LANDS MANAGER

LIST OF REFERRAL CONDITIONS

Environmental Assessment Division: (Reg. 2088)

- The proponent is required to uphold all commitments made in its environmental assessment submission to mitigate the effects of the project on the environment.

The Department of Fisheries, Forestry and Agriculture requires the following:

- 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 minimum 30-metre undisturbed buffer is required along all waterbodies and wetlands that appear on a 1:50,000-topo map to protect sensitive riparian and aquatic species, and their habitat.
- An Environmental Protection Plan be submitted for review and approval before any construction occurs.
- A digital file of the access trail and camp location, once established, must be submitted to the Forestry and Wildlife Branch of the Department of Fisheries, Forestry and Agriculture. For further information, please contact the Wildlife Division at 709-637-2025.
- The proponent is required to 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 the conditions have been fulfilled to EAProjectComments@gov.nl.ca.
- The proponent is required to 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 the conditions have been fulfilled to EAProjectComments@gov.nl.ca.
- The proponent is required to 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 your project, one year from the date of this release letter and to provide additional updates if required. Please email project updates to EAProjectComments@gov.nl.ca.

Hard copies of brochures indicated by web links are available from the agencies indicated.

Digital Government and Service NL:

See attached letter.

Approved for a pit privy only: Pit Privy Conditions

This development is considered remote, so you have the option to install a sanitary pit privy which must be located a minimum of 30 metres from any water body and one (1) metre above ground water level in accordance to the information on our website at <http://www.health.gov.nl.ca/health/publications/pitprivies2009.pdf>

If in the future, you wish to install a water carried sewage system, plans and specifications of a detailed sewage disposal system and water supply would be required to be submitted to the Government Services Centre for evaluation before a "Certificate of Approval" could be issued. (A Certificate of Approval is valid for a period of 24 months and can be extended for an additional 12 months.) These plans would be required to be designed and signed by an approved registered designer. Should you wish to consider this option at some point in the future; more information can be obtained by contacting Service NL in your region.

No other means of sewage disposal is permitted without the prior approval of the Government Services Centre.

Newfoundland and Labrador Hydro:

1. Newfoundland and Labrador Hydro's (The Company) title to its transmission lines is to be reserved from any legal survey, the title is to remain with Newfoundland and Labrador Hydro ONLY, and the company will maintain the 230,000-volt transmission lines near this application. There is to be no title transfer of the area of the transmission line property.

2. Extreme caution is required when working or carrying out activities near the Company's transmission lines, and all conditions stated under Section 498 of the Occupational Health and Safety Act shall be adhered to, including issuing of a permit by the Company for work carried out closer than 5.5 metres to any energized line and Power Line Hazards Safety Training.

3. The only construction within the title area is for the Newfoundland and Labrador Hydro Transmission line. No buildings, temporary or permanent structures or equipment, including temporary shelters and septic systems, shall be placed within the limits of the easement area. Should such a structure be constructed it will be removed at the owner's expense. An obstruction on the power line right-of-way can interfere with the Company's ability to restore power in a timely way, and can threaten the safety of utility workers and the public.

4. Grading is not to take place on the power line easement and the grading is not to change due to excavation on the adjacent property. No excavation is permitted in the ROW.

5. Material, equipment or other debris is not to be stored or stacked on the power line easement.

6. A Work Request will need to be created with Newfoundland and Labrador Hydro before any type of construction (including roads) is to pass on the easement area. The Company will need to investigate clearances for construction equipment and emergency vehicles (ie. Fire, Ambulance), as well as Newfoundland and Labrador Hydro's emergency and maintenance vehicles prior to construction. Please contact the local Hydro office if this service is required.

7. Any Contractor or Town completing any excavation will need to request an Energized Line Permit, for any work carried out closer than 5.5 metres to the energized line. Where the work involves the operation of equipment that has the capability of contacting a power line the operator of the equipment is required to hold a valid Power Line Hazards Training certificate as per OH&S Regulations, Section 483. An Energized Line Permit cannot be issued where the equipment operator(s) is unable to produce a valid Power Line Hazard Training Certificate. Newfoundland and Labrador Hydro will not approve work within the ROW.

8. The Company will not be responsible for damages caused by the use of the easement area and will be indemnified and saved harmless from any actions or causes of actions occasioned by the use of that portion of our right-of-way by the applicant or others.

9. The Company will not permit its access trails to be restricted or obstructed in any way. The Company must maintain access and use of these roads for maintenance, repair and upgrade of the line. Access to the power line shall not be obstructed in any way. The access trails in this area must not be blocked or altered such that Hydro is unable to access its transmission line in this area. Access to this site is by ATV according to the application and Hydro has no issues with this mode of travel. Hydro's existing access trails along it's ROW in this area was not designed to allow road vehicle access as the transmission line was not designed for vehicle clearance, therefore road vehicles would not be permitted by Hydro on these access trails. Also, Hydro wishes to inform the applicant that during decommissioning of the access road, some water crossings were removed.

10. The Company carries out regular vegetation management activities on its easement that can include herbicide application and/or cutting and will continue to exercise this right.

11. Non-compliance of any condition stated in this letter will result in an application to a court requiring the applicant to remove any encroachment at the applicant's own expense and to restore the easement area to its original condition.

12. Newfoundland and Labrador Hydro will continue to exercise its rights over the easement area and its operations are not to be impacted.

Any questions, please contact the undersigned at hydroreferrals@nlh.nl.ca.

Forestry:

The removal of any trees requires a cutting permit.

Water Resources Management Division:

See attached.

July 22, 2020

File No. 32135

Beaulieu's Caribou Hunts 2005 Ltd.
47 Cormack Drive
Clareville, NL
A5A 1E1

Attention: Dean Crocker

Re: Plans – Proposed: New Building – 4 Bedroom Remote Hunting Lodge – Long
Harbour River, NL

Dear Dean,

We acknowledge receipt of plans and other information pertaining to fire and life safety and buildings accessibility for the above project. Our comments for each aspect of review are as follows:

FIRE & LIFE SAFETY

We have reviewed the plans and FC/NBC form and found them generally acceptable. However, at the time of construction, you must ensure that the following items are included:

1. The material to be used as an interior finish (wall and ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that Brick, Concrete Block, 9.5mm Gypsum Board, 11mm Plywood (good one side or select grade), or a "ULC" approved and listed panelling be used. Concrete walls need not be covered with a material previously mentioned, but may be covered with a water based paint.
2. That a 5lb. ABC portable fire extinguisher be installed on the wall in close proximity to the main entrance. The unit/s shall be installed on the wall using the manufactures hardware. In addition the units shall be maintained and inspected on an annual basis in accordance with NFPA 10 "Portable Fire Extinguishers".
3. That a 5lb. ABC portable fire extinguisher be installed on the wall in the kitchen. The unit/s shall be installed on the wall using the manufactures hardware. In addition the units shall be maintained and inspected on an annual basis in accordance with NFPA 10 "Portable Fire Extinguishers".
4. That the portable fire extinguishers shall be installed, maintained and inspected in accordance to the requirements of NFPA-10, "Portable Fire Extinguishers".
5. That except where a bedroom door provides access directly outside, each bedroom shall have one outside window able to be opened from the inside. Windows shall provide an unobstructed opening of not less than 510 mm in width, 610 mm in height and 0.53 m² in area. The bottom of the opening shall be not more than 1120 mm above the floor and be within 6100 mm above grade, be directly accessible to the fire department, or open onto an exterior balcony. Windows with sill height below the adjacent grade level shall be provided with a window well having horizontal dimensions that allow the window to be fully opened and have an accessible clear opening not less than 0.82 m² with a length and width not less than 915 mm.
6. Smoke alarms shall be installed on any storey containing sleeping rooms. A smoke alarm is required to be installed in each sleeping room and in a location between the sleeping rooms and the remainder of the storey. If sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway. All units shall be interconnected so that when one alarms, all will sound.
7. That the wood board on ceilings and/or walls be a minimum of 3/4" thick. The wood shall be finished with water based paint or stain covering. A copy of the data sheet on the fire retardant finish shall be retained on site for verification by the inspecting officer.
8. Water supplies for firefighting shall be provided as required by the National Building Code of Canada.

Additional requirements that must be adhered to at the time of construction are as follows:

That where a fire alarm, sprinkler, and/or kitchen system, fire extinguishers, exit & emergency lighting have been installed, they shall be inspected to ensure proper operation and location. This inspection shall be performed by a service company listed and licensed by the Office of the Fire Commissioner. A copy of all inspection certificates, where applicable, shall be forwarded to the Office of the Fire Commissioner for filing.

The project shall be completed with the approved plans and information provided on the FC/NBC Form. All applicable provisions of the National Building, Fire Code of Canada and Means of Egress requirements as outlined in the NFPA 101 Life Safety Code must be complied with.

BUILDINGS ACCESSIBILITY

After a review of the Buildings Accessibility Applications and plans, it has been determined that at the present time, this project is exempt from the provisions of the Buildings Accessibility Act and Regulations (**Exemption# EA 10894**).

The design of the proposed project is therefore not required to comply with the Technical requirements of the Buildings Accessibility Regulations. Any future reconstruction at this location must be similarly submitted to this department for a re-assessment of whether the conditions for exemption remain valid. Please quote the above Exemption Number on any future applications for this property.

We trust that you will note and adhere to the requirements as stated above for both Fire and Life Safety and Buildings Accessibility.

Barry Porter,
Design Approval Technician II
GSC, Gander, NL
Phone: (709)256-1436
Fax: (709)256-1438

copy Office of the Fire Commissioner, Clarenville
Steve Pike, Environmental Tech, GSC Gander
Mike Duke, Manager of Operations, GSC Clarenville

This approval does not absolve the applicant from obtaining the necessary leases, permits or licences from any other Department of the Provincial or Federal Governments or Municipality that may be concerned.

Responses Water Resources Management Division

Application or Permit No.: 156669

File No.:

Applicant/Proposed Work: Dean Crocker – Outfitting Camp/Spike Lodge

Recommendation: Approval (Conditional)

Under the authority of the Water Resources Act, SNL2002 cW-4.01 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>, the Water Resources Management Division (WRMD) <http://www.mae.gov.nl.ca/waterres/> is responsible for the management of water resources of the province of Newfoundland and Labrador. The WRMD has programs to protect, enhance, conserve, develop, control, and effectively utilize the water resources of the province.

General for All Responses

Application forms for permits and licences, fee schedules, and guidelines are available at: <http://www.mae.gov.nl.ca/waterres/regulations/appforms/index.html>.

Conditions

A Permit is required under the Water Resources Act, 2002, specifically Section 48 <https://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work in any body of water (including wetland) including but not limited to culverts, bridges, diversion channels, etc.

Any effluent or runoff leaving the site will be required to conform to the requirements of the *Environmental Control Water and Sewage Regulations, 2003* <http://assembly.nl.ca/Legislation/sr/regulations/rc030065.htm>.

Non-Domestic Water Use for Any Purpose

Prior to the start of construction, the proponent must apply for and obtain a water use licence under the Water Resources Act, 2002 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for the use of water from any water source for any purpose. This must be stated for all non-domestic uses with an existing, new or planned water use from any water source.

Development in Shore Water Zones

The proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work in Shore Water Zones prior to the start of construction. Also, any work in the Shore Water Zones must comply with this Department's Policy for Development in Shore Water Zones: http://www.mae.gov.nl.ca/waterres/regulations/policies/shore_water.html

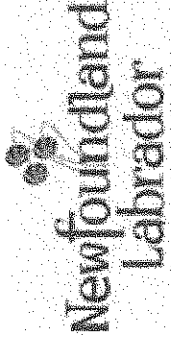
Infilling within 15 metres of Bodies of Water

The proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any infilling work within fifteen (15) metres of a body of water prior to the start of infilling. Also, any proposed infilling within fifteen (15) metres of a body of water must comply with this Department's Policy for Infilling Bodies of water: http://www.mae.gov.nl.ca/waterres/regulations/policies/bodies_of_water.html.

Contact: Manager, Water Rights, Investigations and Modelling Section - (709) 729-2295, waterinvestigations@gov.nl.ca

Date of Response: May 15, 2020

19.4 Tourism establishment License



Licence #: 4336

Government of Newfoundland and Labrador
Department of Tourism, Culture, Industry and Innovation

Tourist Establishment Licence

This licence is issued under and subject to the Tourist Establishments Act RSNL1990 cT-6 and the Regulations CNLR 806-96.

To _____
Beaulieu Caribou Hunts (2005) Limited

to operate **Beaulieu Caribou Hunts (2005) Limited (Long Harbour River Lodge)**

at _____
Long Harbour River, Long Harbour River (location as per PTO 156669)

This licence expires on the 31st day of December, 2021

A handwritten signature in black ink, appearing to read "J. B. ...".

Authorized Licence Issuer

Date: September 15, 2021

THIS LICENCE MUST BE POSTED CONSPICUOUSLY AT THE TOURIST ESTABLISHMENT AT ALL TIMES.

19.5 Digital GPS File of ATV Trail route Map (GPX. attached in email)

Newfoundland and Labrador Hydro
Title # 148795

Licence # E-156971

LODGE



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GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

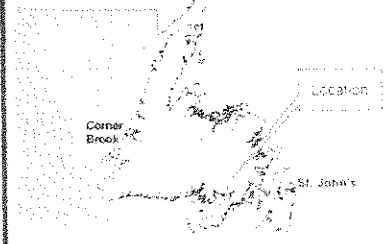
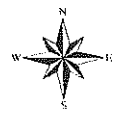
Eastern Regional Lands Office
Howley Building
Higgins Line
St. John's, NL A1B 4J6
Telephone (709) 729-2654
Facsimile (709) 729-0726

Name: Beaulieu's Caribou Hunts 2005 LTD.
Licence No.: E-156971
Location: Long Harbour River, south of
Bay du Nord Wilderness Reserve
Map No.: 01M15

1:2,500

Zone: 2

Boundaries and positions of features are approximate



19.6 Map outline access route to start of ATV Trail

LODGE
START OF TRAIL

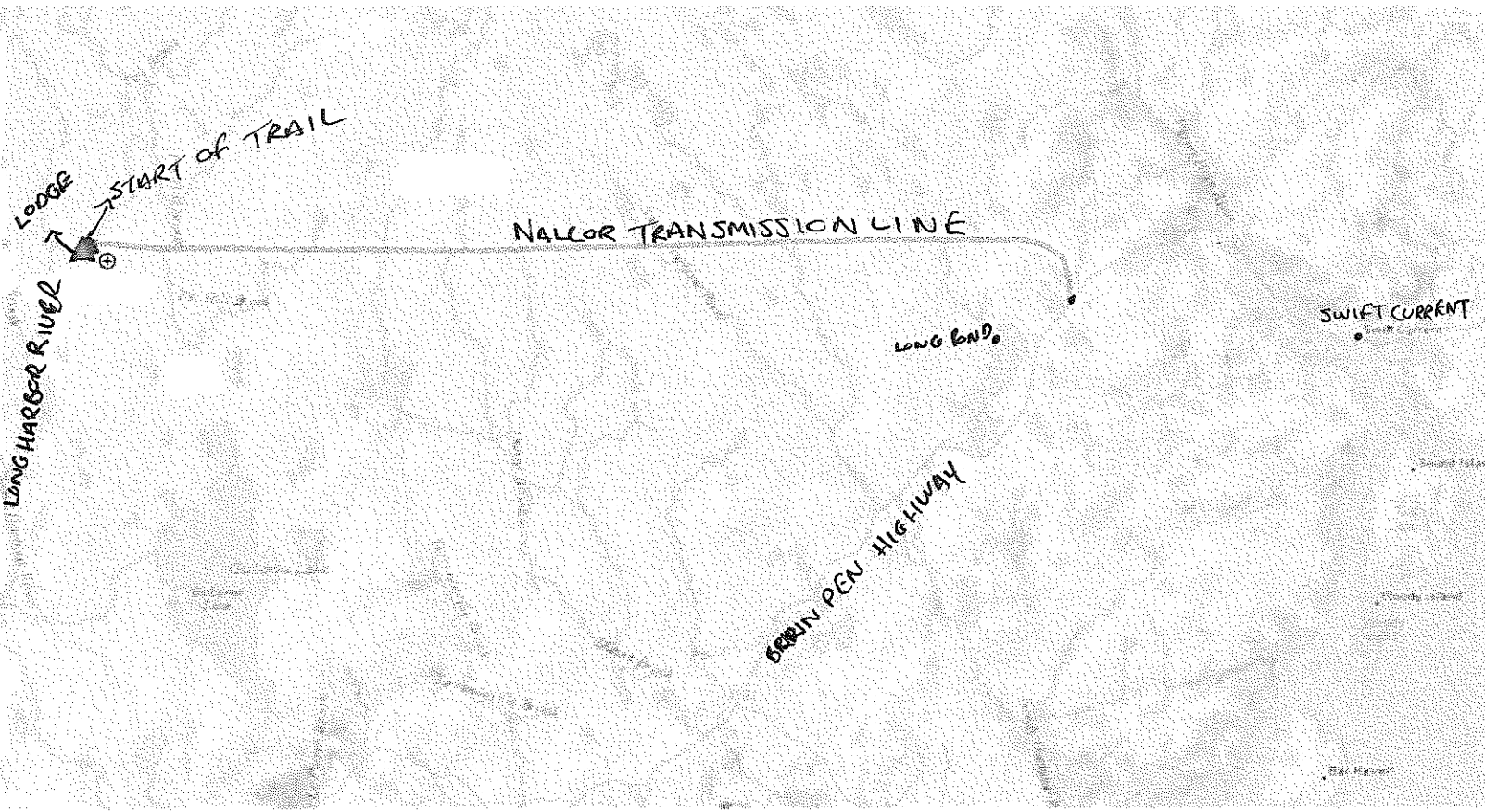
LONG HARBOR RIVER

NALLOR TRANSMISSION LINE

LONG BND.

SPRIN PEN HIGHWAY

SWIFT CURRENT



19.7 Correspondence from Jana Fenske

From: Fenske, Jana <janafenske@gov.nl.ca>
Sent: Wednesday, March 1, 2023 4:23 PM
To: 'deancrocker@exitrealtynl.com' <deancrocker@exitrealtynl.com>
Cc: Reynolds, John J. <johnreynolds@gov.nl.ca>; Adams, Blair <BlairAdams@gov.nl.ca>
Subject: RE: epp plan and map EA 2088 Beaulieu's Outfitter

Good Day Mr. Crocker,

I finally had a chance to review your word document for EA 2088 (for the ATV access for the proposed lodge). Your current EPP draft does not describe these mitigations nor identifies the magnitude or locations of these mitigations.

I have listed below some general EPP guidelines for proponents to help in the development of such a document.

General EPP guidelines:

The EPP demonstrates the proponents understanding of the project's environmental impacts. It is a tool that outlines appropriate and environmentally sound mitigations. These mitigations must be spelled out in reference to the impacted areas such as wetlands, in addition to any stream/river crossings. These features require mitigations - to a standard that is consistent with Water Resources Act, All Terrain Vehicle Act/Regulations and Schedule "C" of the ATV trail permit as issued by Crown Lands.

The EPP is a document that prescribes specific needed mitigation measures in detail to guide ground crews as well as the planning team while demonstrating commitment to the environment and regulations and understanding potential indirect impacts associated with the trails. (All-terrain vehicle use may occur to facilitate trail construction.)

At a minimum, specific mitigations should reference at a minimum:

- the preservation of minimum 30 meters naturally vegetated buffers along all wetlands and waterbodies/streams; where not able to avoid, identify locations of wetland/stream crossings and outline applied mitigations; length of these crossings; materials (and potential sources) to be used;
- acknowledging and commitment to avoid breeding bird season (March 15 to July 31) for vegetation clearing activities (or as a mitigation measure commitment of nest searches and buffers by an appropriate third party);
- monitoring practices to ensure maintenance of trail sections;
- dealing with potential litter related incidents

Comments from e.g. Wildlife Division, Water Resources and Environment and Climate Change Canada provide through the EA process are a good start for formulating your mitigations in the EPP.

The EPP must also put in place steps taken for scenarios such as a) removal of trails to a state prior to vegetation clearing due to cancellation of the license, or b) a change to your organization/ ownership impacting the responsibility for trail maintenance as per EPP.

As a final first step, any applicable permits (e.g. WRMD) and a digital GPS file (including used coordinate system) of the trail must be submitted with a statement that the trail has been developed, appropriately marked and inspected. (FYI: The previously provided GPX file is only a point file of the initial start of proposed ATV trail.)

In your case it will also be of benefit to outline the entire access route – on how you get to your proposed start of the proposed ATV trail.

We hope this helps.

Jana

The smaller the creature, the bolder its spirit. Sugu Kassem

From: deancrocker@exitrealtynl.com <deancrocker@exitrealtynl.com>
Sent: Wednesday, February 15, 2023 5:15 PM
To: Adams, Blair <BlairAdams@gov.nl.ca>; Fenske, Jana <janafenske@gov.nl.ca>
Subject: epp plan and map
Importance: High

: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Blair and Jana

I am forwarding these documents as I was asked. Please have a look as it was my understanding that your department signed off on this as the crown land permit was issued and a tourism establishment license was issued back at the time.

Dean Crocker
President

Deep Country Lodge
47 Cormack Drive
Clarenville, Newfoundland, Canada, A5A 1E1
Email: deancrocker@bellaliant.com
Telephone: (709) 685-2463
Fax: 709-466-7434
www.deepcountrylodge.com
www.biggamehuntingnewfoundland.ca
Trophy Woodland Caribou ,Eastern Canadian Moose & Black Bear Hunts
"Your Ultimate Provider of Wilderness Adventure & Big Game Safari"



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