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GUIDELINES

for

Environmental Preview Report

for the

White Hill Pond JCL Quarry

Registration No. 2246

Honourable Bernard Davis

Minister

Environment and Climate Change

September 27, 2023

Newfoundland & Labrador

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist JCL Investments Inc. (the Proponent) with the preparation of the environmental preview report (EPR) for the proposed White Hill Pond JCL Quarry project (the Project). The EPR is a report that presents the results of an investigation based on readily available information that supplements the information provided by the Proponent upon registration of the undertaking. The purpose of the information in the EPR is to assist the Minister of Environment and Climate Change in making a determination as to the potential for significant environmental effects from the proposed undertaking and whether an Environmental Impact Statement (EIS) will be required. The EPR is expected to be concise, while presenting the comprehensive information necessary to make an informed decision.

The EPR should include and update the information provided in the original registration document and focus on the information gaps identified during the government and public review of the registration.

The contents of the EPR should be organized according to the following format:

1. NAME OF UNDERTAKING:

The undertaking has been assigned the name "*White Hill Pond JCL Quarry*."

2. PROPONENT:

a. Name of the Proponent and the corporate body, if any.
b. Name of the chief executive officer if a corporate body.
c. Name the principal contact person for purposes of environmental assessment and state the official title.

3. THE UNDERTAKING:

a. State the nature of the Project.
b. 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.
c. Provide the justification and need for sourcing sand, gravel, and rock in the proposed Project area in additional to the Proponent's nearby quarry, the Round Pond Quarry (EA Reg. #2101) that was released from EA subject to conditions in November 2020.

d. If applicable, the EPR shall provide justification for operating the proposed Project and the Round Pond (South) Quarry (EA Reg. #2101) concurrently, and compare operational details, including but not limited to the following:
    - the expected lifespan and annual production rate of the Project compared to that of the Round Pond (South) Quarry;
    - whether each quarry will operate seasonally or over the entire year;
    - the expected materials produced from each quarry; and
    - any operational differences between the two quarries.

4. DESCRIPTION OF THE UNDERTAKING:

Provide a complete overview of the Project in the following subsections, including information about the preferred choice of location, design, construction, operation and maintenance standards, etc.

4.1 Geographical Location / Physical Components / Existing Environment:

a. Provide an accurate description of the proposed site, access road, facilities and equipment, including GPS location coordinates (e.g. digital GIS files using Google Earth, etc.). Attach an original base map (e.g. 1:25,000 scale) and/or most recent available air photos/aerial imagery, including drone footage of the area and date of imagery.

b. Provide a site plan prepared in consultation with the Mineral Lands Division (MLD) of the Department of Industry, Energy and Technology and ensure that the plan depicts all components of the Project and land features of the Project area, including areas where grubbed organics (topsoil, vegetation, brush) will be stockpiled and kept for the purpose of progressive and final rehabilitation.

c. Provide an updated site boundary proposal in consultation with the MLD that conforms to the attached schematic access configuration provided by MLD, and specifically whereby:
    - the northern boundary must be at least 20 metres distant from the boundary of other proposed or permitted quarry sites located to the north of the Project, and
    - the area of the Project must contain one of more road reservations that will become part of the survey required for a quarry lease. The road reservation(s) should proceed approximately north-south and be located somewhere across the middle of the Project area. The purpose of the road reservation(s) is to preserve at least one north-south public access corridor across the expanse of the Project.

d. Propose a revised route for accessing the quarry operation that does not pass through any area covered by a quarry permit or lease held by another party or a quarry site proposed by another party, and conforms to the schematic access configuration provided by the MLD.
e. Indicate whether the Project site, including access route, corresponds to Crown land or private land. If the Project site or any portion of the Project site corresponds to private land then provide information concerning ownership and any restrictions imposed by that ownership. The MLD advises that a viable access route may pass through private land if written permission is provided from the landowner.
f. Provide mapping and information on any waterbodies and wetlands in/near the Project area, delineated drainage areas and any discharge points to land or water.

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 for the following:

a. Scaled mapping / imagery that identifies the Project location, proposed access route, length of new road to be constructed, any existing roads or sections of roads to be used or refurbished, and any sections of access road that are not located on Crown land/are located on private land;
b. The status/ownership of any sections of the proposed access road that are not located on Crown land;
c. An access route map that demonstrates public access to areas south of the quarry, access to third party quarry sites located within the quarry cluster and known future quarry sites;
d. Maximum buffers to be maintained around wetland and waterbodies for any proposed land clearing and infilling activities;
e. Specific locations and dimensions of any gravel or stone infilling, steam crossings, bridges or culverts; and
f. A construction schedule that considers actions to mitigate adverse effects on users of Butter Pot Provincial Park, located approximately two kilometres south of the Project area, including how construction activities will be planned to mitigate disturbance from May 1st to September 30th annually.

Describe, and indicate on a map, the planned phases of site development.

4.3 Operation and Maintenance:

All aspects of the operation and maintenance of the proposed development should be presented in detail.

a. Describe the operations that will take place on site (e.g., drilling, blasting, crushing, washing, screening, etc.).
b. Describe planned processing of materials (e.g., batch plant) and whether processing will take place on the Project site or elsewhere.
c. Provide updated information regarding the expected annual production and the proposed end-uses of the material.
d. Provide details on the expected longevity of the quarry operation and an estimate of the total volume of each material (sand, gravel, and rock) present that could be extracted from the site. Indicate any factors that affect the uncertainly of material estimates.
e. Provide a plan for the progressive development of the quarry, including a map to depict the phases of progressive development and the expected timing for each phase of development.
f. Describe efforts that will be undertaken to reduce the introduction of invasive species and to rehabilitate the area in a timely manner.
g. Propose an operations schedule that considers actions to mitigate adverse effects on users of Butter Pot Provincial Park, approximately two kilometres south of the Project area, including how operations will be planned to mitigate disturbance from May 1 to September 30 annually.

5. ALTERNATIVES

The EPR must identify and describe alternative means and locations of carrying out the Project that are technically and economically feasible. The following steps for assessing alternative means and locations are recommended:

a. Identify alternative locations for sourcing sand, gravel, and rock that would meet the company's needs, and alternatives for constructing and operating the quarry, including an alternative for expanding an existing quarry site.
b. Identify alternative access routes to the proposed Project area that do not pass through an existing quarry permit or lease or an area corresponding to another proposal for a quarry permit or lease.
c. Identify the environmental effects of each alternative means and location.
d. Identify the **preferred** means and location for the Project, rationale for selection and reasons for the rejection of alternative sites, including expansion of an existing quarry. Include information from

previous project studies describing alternate locations and expansion that were considered, if applicable.

Alternative locations and expansion should be clearly outlined on maps of a suitable scale (i.e. 1:50,000, 1:25,000, plus GIS compatible) and aerial imagery.

6. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION:

Provide detailed information regarding the potential effects of the Project (including access and anticipated traffic) on the environment and the proposed measures to mitigate potential adverse environmental effects.

a. This section of the EPR should:
    - Identify how the quarry conforms with zoning requirements in the Butter Pot Witless Bay Environs Development Control Regulations;
    - Identify measures that will be undertaken to mitigate the potential effects of the Project on the bridge that passes over Peacekeeper's Way and address potential damage caused to the bridge; and
    - Identify measures that will be undertaken to mitigate the potential effects of noise and dust.

b. Provide a discussion of the potential cumulative effects of the Project and nearby industrial activities, including quarry activities. A map of the existing quarry lease boundaries can be obtained from the MLD.

c. Identify how the Project will avoid interference with the rights of other legitimate land owners/users.

d. Include the following plans in the body of the EPR or as Appendices:
    I. Water Resources Management Plan: describe how the disposal of wastewater and storm water from the site will occur without causing any environmental impacts on the nearby waterbodies (including wetlands). The plan must include a description of the following:
        - Identify all waterbodies, such as streams, ponds, and wetlands within the footprint of the quarry and within 200 metres of the quarry boundary. Provide details if any of the waterbodies impacted by the quarry operation;
        - Measures that will be deployed, such as vegetative cover, filter strip, silt curtain, or other sediment control measures, to ensure that onsite drainage, surface run-off and discharge, and/or dewatering water that leaves the site confirm to the requirements of the Environmental Control Water and Sewage Regulations, 2003; and

- The water control measures to be deployed onsite for daily operations and high precipitation events.
- If water is proposed to be used for quarry operations, identify the natural source (stream or pond, and/or groundwater well) of water and provide a rough estimate of water use and its intended purpose.

II. Visibility Management Plan: provide a Visibility Management Plan completed in consultation with the MLD, and relate expected visibility to resource justification for the Project and alternatives locations.

III. A Project-specific Contingency Plan: describe measures that will be taken to enable a quick and effective response to a spill event, including a description of equipment and materials that will be readily available on-site.

7. DECOMMISSIONING and REHABILITATION:

Describe decommissioning and rehabilitation plans for the Project, assuming the eventual need to rehabilitate the entire Project footprint. Include details on the materials that will be used and plans for the progressive rehabilitation of the quarry. Use a map to depict the phases of progressive rehabilitation and the expected timing for each phase of development.

Describe efforts to reduce the introduction of invasive species and to rehabilitate the area in a timely manner.

8. PROJECT- RELATED DOCUMENTS:

Provide a bibliography of all Project-related documents already generated by or for the Proponent (e.g. engineering reports, etc).

9. PUBLIC INFORMATION MEETING:

During the preparation of the EPR, the Proponent shall provide an opportunity for interested members of the public to meet with the Proponent at a place adjacent to or in the geographical area of the Project, or as the minister may determine, in order to:

a. provide information concerning the Project to the people whose environment may be affected by the Project;
b. record and respond to the concerns of the local community regarding the environmental effects of the Project; and
c. responses to concerns shall be provided in a separate chapter of the EPR.

10. APPROVAL OF THE UNDERTAKING:

List 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.)

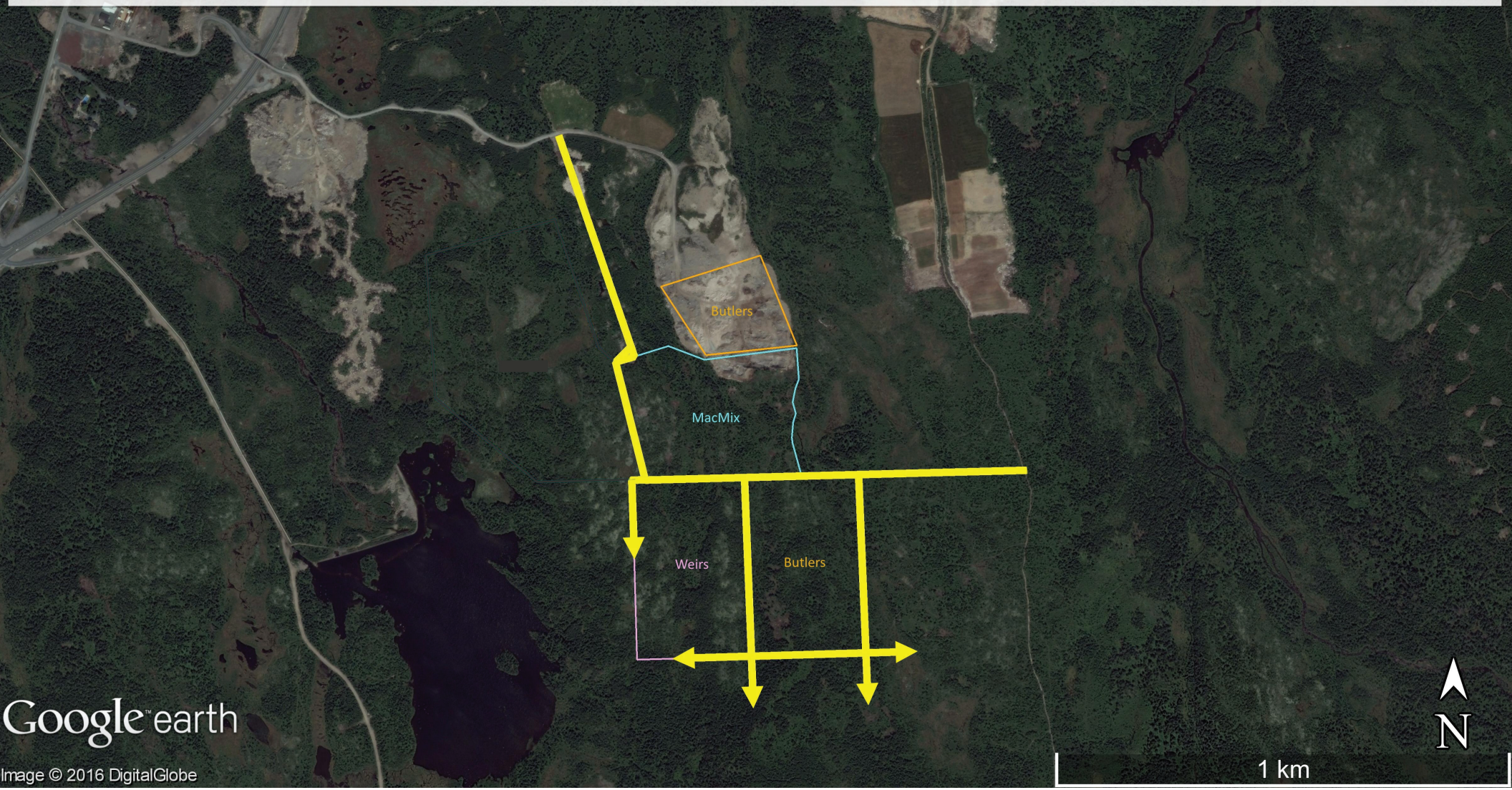
You are required to submit one paper copy and an electronic version of the EPR, for posting to the Environmental Assessment website, together with a covering letter to the following address:

Minister
Environment and Climate Change
PO Box 8700
St. John's NL A1B 4J6

White Hill quarry area access configuration

yellow lines = shared access corridors (20 m wide) to be maintained between adjacent quarry permits and leases

The access configuration is depicted in schematic form; the details of the access configuration may be subject to change by the Department of Industry, Energy and Technology in the future in order to better ensure shared access by parties having been issued quarry rights in the area or to otherwise better manage the quarry materials resource.



Department of Industry, Energy and Technology
Mineral Lands Division

Requirements for quarry visibility management plans

Last updated June 7, 2023

It is a standard requirement for all quarries permitted under the Quarry Materials Act, 1998, that the operation be screened from the public in adjacent areas.

The level of screening required by the Department will vary depending on the situation. However, in general:

- For proposed quarries at locations that are considered higher sensitivity for visibility (near major highways, communities, or where concern has been expressed about scenic values), the intention is that a high level of screening shall be achieved.

- For proposed quarries in more remote locations or in regions of the province with more barrens and less tree cover, the intention is that the site shall be screened to the degree that may be reasonably achieved given the geography of the immediate area and the accessibility of the resource.

The purpose of a visibility management plan is for the proponent to illustrate how, and to what extent, the proposed quarry operation will be screened from view of the general public.

Visibility management plans shall meet the following requirements:

1. In producing the visibility management plan, the proponent is directed to consider how the quarry operation can be planned so that it is least visible to the public, including from highways, communities and any other locations of known or potential concern.

   In particular, the proponent shall consider how existing tree screens and topography may be used for screening. If screening by means of tree screens and topographic features would be inadequate, then the proponent shall consider where berms could be constructed to achieve further screening. Similarly, screening by means of berms shall be considered for locations where there are no stands of trees available for screening or where operations cannot be screened behind topographic features.

   Where portions of the operation cannot be screened by the above measures, the proponent shall consider whether changes to the site plan, site footprint, or planned phases of site development could decrease the visibility of the operation.

   Stands of trees and embankments alongside a highway are often very useful for screening quarries from view. However, where trees in the immediate vicinity of the quarry boundary are needed for screening, it is necessary that trees within the boundary be preserved for this purpose. Maintaining a tree screen only on the exterior of the quarry boundary would not be

acceptable because other land uses may alter that tree screen in future and screening of the operation would not be in the control of the quarry operator.

Stands of trees identified as necessary for screening purposes must be maintained at a minimum width (thickness) of at least 15 m.

2. The visibility management plan must clearly illustrate the extent to which the quarry operation will be screened from the public and must make use of topographic sections (i.e., topographic profiles) with sightlines depicted for representative locations of concern.

   Each topographic section must show a complete cross-section of the proposed quarry, including a depiction of the ground that will eventually be excavated (i.e., a depiction of the current surface and the expected final surface).

   Topographic sections with sightlines were submitted to satisfy the same requirement for other proposed quarries and the proponent is directed to use the examples contained in the documents linked below for guidance:

   a. https://www.gov.nl.ca/eccm/files/env_assessment_y2020_1964_Viewscape_management_plan.pdf

   b. https://www.gov.nl.ca/eccm/files/env_assessment_y2021_2101-viewsscape_management_plan.pdf

   c. https://www.gov.nl.ca/ecc/files/EA-2153-Registration-document.pdf

3. Measures proposed for screening the quarry operation must be fully described and depicted on a plan map of the site and their screening effects depicted on the topographic sections. For tree screens, the width or thickness of the treed buffer must be specified as well as the average height of the trees. For berms, the height, width, and composition of the berm must be specified.

Should a quarry lease be required for the operation, then the development and reclamation plan that will be required as part of the quarry lease must include the visibility management plan (updated from an earlier version of the visibility management plan if necessary) and each update of the development and reclamation plan must include an updated visibility management plan.