

APR 26 2024

COR-2024-1778

Reg. # 2289

Matthew Gibbons  
Wrecking Harbour Hospitalities Inc.  
P.O. Box 4  
21 Twin Road  
Lumsden, NL A0G 3E0  
E-mail: [mathewgibbons@wreckingharbour.com](mailto:mathewgibbons@wreckingharbour.com)

Dear Matthew Gibbons:

**RE: Lumsden Microbrewery, Taproom and Cottages (the Project)**

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

- You must uphold all commitments made in your environmental assessment submission to mitigate the effects of the Project on the environment.
- The Water Resources Management Division (WRMD) requires that, prior to the commencement of each phase of the Project construction, you shall provide written confirmation of the following, from the Town of Lumsden and to the satisfaction of the WRMD:
  - Whether there is capacity within the municipal drinking water system to support the increased demand for water without exceeding the maximum design limit of the water treatment plant and without impacting pressures in the water distribution system; as well as capacity in the receiving wastewater collection system and treatment plant to support increased loads for phase one (cottages, restaurant, venue space, tap room) and phase two (microbrewery).
  - For more information, contact the Water Resources Management Division via e-mail at [waterandsewer@gov.nl.ca](mailto:waterandsewer@gov.nl.ca).
- The Department of Fisheries, Forestry and Agriculture requires that land clearing is not to occur within 800 metres of a bald eagle or osprey nest during the nesting season

(March 15 to July 31) or within 200 metres during the remainder of the year. The 200-metre buffer 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 sites shall be reported to the Wildlife Division. For more information, please contact the Wildlife Division at (709) 637-2025.

- You must advise the Environmental Assessment Division when the conditions of release have been met by e-mailing a written description, documents, and images (where applicable) to demonstrate that the conditions have been fulfilled to [EAProjectComments@gov.nl.ca](mailto:EAProjectComments@gov.nl.ca).
- You must update the Environmental Assessment Division on the status of the Project, including a copy of all permits, licences, certifications, approvals, and other authorizations required for the Project, within one year from the date of this release letter and to provide additional updates if required. Please e-mail the Project updates to [EAProjectComments@gov.nl.ca](mailto:EAProjectComments@gov.nl.ca).

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

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



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

Sincerely,

A handwritten signature in blue ink, appearing to be "Bernard Davis", written over a horizontal line.

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