

GUIDELINES

for

Environmental Preview Report

for the

St. John's Dockyard Upgrades

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Minister

Environment, Conservation and Climate Change

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ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the St. John's Dockyard Limited (the Proponent) with the preparation of the Environmental Preview Report (EPR) for the St. John's Dockyard Upgrades (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, Conservation and Climate Change in determining whether an Environmental Impact Statement (EIS) will be required. The EPR is expected to be concise, while presenting the comprehensive information necessary to facilitate an informed decision.

The EPR shall include and update information provided in the environmental assessment registration document and focus on information gaps identified during the government and public review and presented in the EPR guidelines. The EPR must address the information requirements outlined in the EPR guidelines. If there are instances where the Proponent is of the opinion that the information should not be required, the Proponent shall contact the environmental assessment committee (EAC) to indicate the rationale for not including it, prior to submitting the EPR. The rationale for not including the information must be provided in the EPR. The Proponent shall identify in the EPR any changes made to the Project as originally proposed in the registration document that may result in a different set of effects and may require a reconsideration of information requirements.

A licence, permit, approval or other document of authorization may be required by law under the **Environmental Protection Act** or another Act for work that must be conducted by the Proponent to fulfill the information requirements of the EPR guidelines. Section 68(1)(a) of the **Environmental Protection Act** would not apply to work that must be carried out by the Proponent to inform the EPR, as determined by the Minister. It is recommended that the Proponent include a note with the submission of these applications to advise that the licence, permit, approval or other document is needed to conduct work that will inform the EPR.

The EPR shall be a stand-alone document upon which a critical review can be undertaken. The EPR should include and update relevant information provided in the original registration document(s) and focus on the information gaps identified in the EPR Guidelines. For clarity and ease of reference, the EPR shall include a Table of Concordance that cross references the EPR guidelines so that information requirements in the guidelines are easily located in the EPR.

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

1.0 NAME OF UNDERTAKING

The undertaking has been assigned the name “St. John’s Dockyard Upgrades,” for the purpose of environmental assessment.

2.0 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 and provide the official title of the principal contact person for purposes of environmental assessment.

Please note: the EPR will be posted on the Department’s web page and accessible to the public. Contact information for a, b and c above, such as telephone numbers, email and mailing addresses, shall be provided in a separate cover letter that will not be posted on the web page.

3.0 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.

4.0 DESCRIPTION OF THE UNDERTAKING

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

4.1 Geographical Location/Physical Components/Existing Environment

This section shall provide a written description and geographic locations (including maps, imagery and site plans) of all Project components and the existing environment that may be affected by the Project, including, but not limited to, the following:

- a. existing infrastructure required for the Project and any planned expansion or modification to the existing infrastructure and berths and new infrastructure planned to accommodate the

- Project, including details on the deadweight tonnage (DWT) of ships the Project is designed to handle, and laydown areas for materials and supplies;
- b. information regarding ownership/ zoning of the land and marine areas upon which the Project is to be located, and any restrictions imposed by that ownership/ zoning, including municipal, Crown, port authority, and federal and private ownership/zoning;
 - c. existing land and marine use adjacent and near to the Project area;
 - d. identification of scheduled salmon rivers, freshwater streams, waterbodies, water crossings and wetlands located within and adjacent to the Project footprint;
 - e. location and design of any outfall and associated infrastructure planned for the Project that would discharge into the marine environment; and
 - f. characterisation of the type and expanse of in-ground contaminants known to exist within the Project site.

4.2 Construction

This section shall describe in detail and provide maps /imagery for all aspects of proposed Project construction, including, but not limited to:

- a. 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;
- b. materials, methods, schedule, and location of all planned construction activities, including all activities associated with demolition and removal of existing structures (e.g., blasting, soil removal, etc.) and new construction (e.g., dredging, infilling, concrete, etc.);
- c. confirmation as to whether dredged material (if suitable) will be placed along with blasted rock to infill the area of the existing graving dock;
- d. if it is determined the dredged material is not suitable, off-site disposal options shall be identified;
- e. confirmation as to whether the concrete structures that comprise the graving dock walls will be demolished; and
- f. materials and methods that will be used to carry out all aspects of Project construction, whether from on land or on water.

4.3 Operation and Maintenance

All aspects of the operation and maintenance of the proposed Project shall be presented in detail, including but not limited to the following:

- all activities included in Project operations and maintenance;
- waste oil management;
- hazardous materials management;
- description of waste streams and waste management; and
- characterization of any effluent planned to be discharged into the marine environment, prior to discharge.

5.0 ALTERNATIVES

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

- a. identify any alternative means (equipment, technology, etc.) and locations within the existing St. John's Dockyard property that were considered to carry out the Project;
- b. identify the environmental effects of each alternative means and location;
- c. identify the **preferred** means and location and provide rationale for selection; and
- d. provide reasons for the rejection of alternative options.

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

6.0 POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION

Provide detailed information regarding the potential effects of the Project on the existing environment, as described in section 4, and the proposed measures that will be implemented to avoid and/or mitigate adverse environmental effects, including, but not limited to the following:

- a. an assessment of the potential effects of disturbing the ground in/adjacent to an area of known contamination and the potential effects of existing contaminants that may be mobilized or released to the environment as a result of Project activities, including the potential for contamination to enter the old graving dock basin;
- b. information regarding any proposed measures to mitigate and monitor adverse effects that may result from the mobilization or release of contaminants, within the scope of this project. Proposed measures shall not restrict or limit remedial options for existing contamination that may be necessary to complete remediation of contamination under another regulatory process;
- c. confirmation that all work related to the identification, assessment, and mitigation of contamination shall be conducted by a Registered Site Professional.
- d. identification of potential effects of contamination on marine life and other marine use within and adjacent to the Project area and measures that will be undertaken to mitigate adverse effects.
- e. identification of how the Project will avoid interference with other landowners/marine use (e.g., construction equipment, barges, etc.) near the Project area;
- f. background sampling for water and sediments that would identify other water quality parameters that should be monitored, beyond turbidity, if silt becomes a problem in the water column;
- g. additional measures to be taken should water quality monitoring illustrate exceedances of the Canadian Council of Ministers of the Environment Water Quality Guidelines for the Protection of Aquatic Life;

- h. noise and vibration from infilling, blasting and pile driving on fish and fish habitat within the adjacent Waterford River;
- i. deposition of silt and sediment on freshwater and marine fish habitat;
- j. sediment controls that will be put in place to avoid dredged material re-entering aquatic habitat;
- k. demonstration of how the timing window for brown trout rivers in Newfoundland is factored into Project planning, given that the migration period for brown trout is from October 1 to November 30;
- l. demonstration of how Project planning and implementation will avoid harmful impacts, specifically the death of fish and the harmful alteration, disruption or destruction of fish habitat; and
- m. verification that any effluent planned to be discharged to the marine environment will meet applicable standards.

The Proponent shall follow all relevant federal and provincial guidance documents applicable to the Project, including but not limited to:

- Management of Excavated Soils, Concrete Rubble and Dredged Materials (ECC PPD);
- Treated Wood Waste Guidance Document (ECC PPD)
- Asbestos Waste Disposal Guidance (ECC PPD)
- Health Canada Guidance for Evaluating Human Health Effects in Impact Assessment (Air Quality, Noise, Water Quality, Human Health Risk Assessment)
- Environment and Climate Change Canada guidance related to Disposal at Sea, Migratory Birds, and Species at Risk
- Additional applicable guidance identified during Project planning shall also be followed.

7.0 DECOMMISSIONING and REHABILITATION

Describe all aspects of the decommissioning and rehabilitation plans for the Project, assuming the eventual need to eliminate the entire Project footprint from the landscape.

8.0 PROJECT- RELATED DOCUMENTS

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

Provide a plan for the submission of environmental reports including but not limited to the following:

- Basis of Design Report for Project North – Pre-Feed Study / Conceptual Design Package
- Sub-Bottom Profiler Marine Geotechnical Investigation Report

9.0 PLANS

The following plans shall be developed for the Project and included in the EPR:

- A Women's Employment Plan
- An annotated table of contents for Environmental Protection Plans:
 - construction
 - operation and maintenance
 - decommissioning and rehabilitation
- An annotated table of contents for an Environmental Mitigation Plan (EMP) that shall be completed and approved prior to the commencement of construction, should the Project be permitted to proceed, to ensure all recommended controls (silt curtains, spill response, inspection protocols) are documented and implemented.
- An annotated table of contents for an Environmental Effects Monitoring Plan for the marine environment immediately adjacent to the Project area, that shall be completed and approved prior to the commencement of each of the following Project phases:
 - construction
 - operation and maintenance
 - decommissioning and rehabilitation

10.0 COMMITMENTS MADE in the EPR

The EPR shall provide a list of all commitments made regarding environmental effects mitigation, monitoring and follow-up. Each commitment shall be cross-referenced to the section of the EPR where it was made.

11.0 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.), including but not limited to the following:

- Section 48 Permit under the **Water Resources Act**
- Water Use Licence under the **Water Resources Act**
- Authorization under the **Canadian Navigable Waters Act**
- Any required approvals from the City of St. John's and/or St. John's Port Authority
- Disposal at Sea Permit (if applicable) under the **Canadian Environmental Protection Act**

- **Fisheries Act** authorization (if required)
- Any permits or approvals required under the **Environmental Protection Act** and associated regulations (e.g., waste management, fuel storage)

The Proponent shall submit an electronic version of the EPR, for posting to the Environmental Assessment website, and paper copies if requested, together with a cover letter to the following email address:

Environmental Assessment Division
EAProjectComments@gov.nl.ca

A searchable electronic copy of the EPR shall be provided to the Environmental Assessment Committee.

12.0 FEE for ENVIRONMENTAL ASSESSMENT

Undertakings with an estimated capital cost greater than \$5 million are subject to the Department's fees for environmental assessment found at <https://www.gov.nl.ca/ecc/env-assessment/fees/>. You are required to email an estimate of the capital cost of the undertaking using current standard estimating practices and construction costs, to the following email address:

Director of Environmental Assessment
EAProjectComments@gov.nl.ca