

Attachment B
Regulatory and Technical Advice from Government Departments/Divisions

EA #: 2425 – CBPPL Five-Year Forestry Operating Plan (2027-2031) (the Project)
Corner Brook Pulp and Paper Limited (the Proponent)

During the environmental assessment of the Project, provincial and federal government departments and agencies offered the following advice on technical aspects as well as plans, permits, licences, approvals and/or other authorizations that are or may be required before your Project commences. This is not intended to be a comprehensive list, and you are responsible for consulting with federal and provincial government authorities regarding any additional authorizations that may be required by law.

1 Department of Environment, Conservation and Climate Change - Climate Change Branch

- 1.1 Proponent is advised that all heavy-duty equipment used in the construction and operating phase of this Project should be operated in a manner to maximize fuel efficiency, thereby reducing greenhouse gas emissions that could contribute to climate change. For further information, please contact Climate Change Branch at (709) 729-1485.

2 Department of Environment, Conservation and Climate Change - Pollution Prevention Division

- 2.1 Proponent is advised to ensure that wastes are disposed of at a waste disposal facility or facilities approved to accept the type and projected quantity of waste.
- 2.2 Proponent is advised that all fuel storage tank systems, other than those connected to a heating appliance of 2,500 litres or less, require registration prior to installation.
- 2.3 Proponent is advised that any proposed fuel cache will require approval by Government Services prior to installation.
- 2.4 The storage, handling, and disposal of used and/or waste oil shall comply with the Used Oil and Used Glycol Control Regulations.
- 2.5 Proponent is advised to consider developing a Contingency Plan specific to the proposed Project to enable a quick and effective response to a spill event. Any spill or leak of gasoline or associated product is to be reported immediately to the Environmental Emergencies Telephone line at 1-800-563-9089. For further information please contact the Pollution Prevention Division at (709) 729-5782.

3 Department of Environment, Conservation and Climate Change - Water Resources Management Division

- 3.1 Proponent is advised a minimum 15-metre buffer shall be maintained around all streams, waterbodies, wetlands, and floodplain areas during harvesting and silviculture operations. Proponent shall apply for and obtain a permit under the

Water Resources Act, 2002, specifically Section 48, for any harvesting activities proposed within this 15-metre buffer prior to commencement of operations.

- 3.2 Proponent is advised to apply for and obtain a permit under the **Water Resources Act**, 2002, specifically Section 39, for any proposed development adjacent to or within a Protected Public Water Supply Area (PPWSA), including Indian Bay Brook PPWSA and Gander Lake PPWSA. Any work adjacent to or within a designated PPWSA shall comply with this Department's Policy for Land and Water Related Developments in PPWSAs.
- 3.3 Proponent is advised that Section 39 permits under the **Water Resources Act**, 2002, for commercial forestry activities, are now valid for 5 years (changed from one year) and this change should be considered when planning and submitting Section 39 permit applications. Any forestry activities included under a Section 39 permit shall adhere to the minimum buffer zones outlined in the permit.
- 3.4 Proponent is advised to maintain a 30-metre undisturbed buffer around the following drinking water wells in Forest Management District #5: Well #12446 - Fogo; Well #28305 - Butts Pond West; Well #28960- Gander; and Well #28962- Gander.
- 3.5 Proponent is advised that any effluent or runoff leaving the site will be required to conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003. For further information, please contact the Water Resources Management Division at (709) 729- 2563.

4 Department of Energy and Mines

- 4.1 Proponent is advised that either a quarry permit or a quarry lease will be required under the **Quarry Materials Act**, 1998. The Department will assess the quarry proposal during the quarry permit application review process to determine whether a quarry lease may be required as per section 8(9) of the **Quarry Materials Act**.
- 4.2 Proponent is advised that the Project overlaps areas of significance to the Mining and Mineral Development Branch, including quarry permits, mineral licences, and exploration activities, mechanized mineral activities and areas under application and geospatial data is available to identify mineral and quarry features. For further information, please contact the Mines Branch of the Department of Energy and Mines at (709) 729-5748.

5 Department of Forestry, Agriculture and Lands

- 5.1 Proponent is advised to operate under the established legislation and regulations of the **Lands Act**.
- 5.2 Proponent is advised that the Project area overlaps Crown lands issued titles. It is recommended that the Proponent advise title holders of their proposed activities and the associated timelines. All activities within the proposed boundary should take into consideration appropriate buffers around existing developments.

Title holders shall be permitted to develop, maintain and access their property for the intended use.

- 5.3 Proponent is advised that there may be private land in the area not on record with the Crown Land Division and that permission is required from the landowners prior to conducting any work planned on private lands.
- 5.4 Proponent is advised to maintain a five-metre buffer around all geodetic survey monuments with the Project area. The GIS and Mapping Division of the Department of Forestry, Agriculture and Lands shall be contacted via email at CMD@gov.nl.ca if Project activities have the potential to disturb an existing Control Survey Marker per Section 65 of the **Lands Act**.
- 5.5 Proponent is advised that activities that occur within the 15-metre Shoreline Reserve of any water body shall adhere to the regulations in section 7 of the **Lands Act**.
- 5.6 Proponent is advised to consult with Land Management Division prior to beginning any new road construction, maintenance, decommissioning or removal of infrastructure. A Licence to Occupy for an access road does not grant exclusive use or restrict public access, and all activities shall comply with the terms and conditions of any issued Crown land Licence.
- 5.7 Proponent is advised the Project partially overlaps Agriculture Development Areas and Agricultural Areas of Interest. If activities should interfere with the agriculture properties and future production in this area, the Land Management Division will work with the Proponent to mitigate any potential issues.
- 5.8 Proponent is advised that Project areas are near agriculture properties. The proposed activities should not interfere or overlap with the agriculture properties and production in these areas.
- 5.9 Proponent is advised the Project overlaps with Cottage Planning Area Freezes, Cottage Development Areas, Crown Reserves, and Open Space Reserves. The proposed activities are not to encroach on existing titles. These areas may have crown titles issues or may be the subject of future planned cottage development.
- 5.10 Proponent is advised to work closely with the Department of Forestry, Agriculture and Lands, Forestry Division during the implementation of this five-year plan to solidify regeneration survey practices and implement regeneration strategies on both historical and future harvest areas.
- 5.11 Proponent is advised to contact the Department of Forestry, Agriculture and Lands to identify and map areas where cottage applications may be approved by the Proponent within the five-year operating plan boundaries and submit this information the Crown Lands Office to avoid potential conflicts with Corner Brook Pulp and Paper Limited referral decisions.
- 5.12 Proponent is advised to operate under established legislation and regulations, such as the **Wild Life Act** and Wild Life Regulations, to avoid or minimize adverse impacts.

- 5.13 Proponent is advised that the Environmental Protection Guidelines for Forestry Operations in Newfoundland and Labrador apply to all operating areas.
- 5.14 Proponent is advised that the **Wild Life Act** and the **Migratory Birds Convention Act** and associated regulations prohibit the disturbance or destruction of bird nests and eggs in Newfoundland and Labrador.
- 5.15 Proponent is advised that Species listed under the **Newfoundland and Labrador Endangered Species Act (NLSEA)** are known to exist in the area of the proposed Project. Section 16 (1) of the **NLESA** states, “A person shall not disturb, harass, injure, or kill an individual of a species designated as threatened, endangered, or extirpated”.
- 5.16 Proponent is advised that several species are currently being assessed for designation and listing under the **NLSEA** and the federal **Species at Risk Act (SARA)**. The Proponent should be aware that if species that are designated and listed under endangered species legislation are found within the Project area, the **NLESA** and/or the federal **SARA** will apply and the Proponent may be required to develop mitigations, in consultation with the Wildlife Division, for the protection and recovery of the species.
- 5.17 Proponent is advised to work with the Wildlife Division during development of annual operating plans to develop mitigation measures to avoid maternal roosting sites of the Little Brown Myotis and the Northern Myotis and, incidental take of Red Pine.
- 5.18 Proponent is advised that a minimum 30-metre undisturbed buffer shall be maintained along all waterbodies that are identified on either the 1:50,000 scale National Topographic System maps or the topographic mapping layer shown in the Provincial Land Use Atlas, to protect sensitive riparian and aquatic species and their habitats. Where a permit, approval, condition of release, or other regulatory requirement specifies a more restrictive buffer, the more restrictive buffer shall apply. For further information, please contact Department of Forestry, Agriculture and Lands at (709) 637-2950.

6 Department of Government Services - Government Service Centre

- 6.1 Proponent is advised that a Development Permit will be required under the Protected Road Zoning Regulations designated under the **Urban and Rural Planning Act** for any construction within 100 metres and up to 400 metres of the centre line of any Protected Road.
- 6.2 Proponent is advised that any proposed fuel cache will require approval of Government Services – Government Service Centre prior to installation.
- 6.3 Proponent is advised that 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. The storage, handling, and disposal of used and or waste oil shall comply with the Used Oil and Used Glycol Control Regulations. For further information, please contact the Government Service Centre at (709) 729-0248.

7 Department of Government Services – Occupational Health and Safety

- 7.1 Proponent is advised to ensure that activities are conducted in compliance with the **Occupational Health and Safety Act** and related regulations. This includes the responsibility for ensuring that, should contractors be hired to perform work, they also comply with the legislation. For further information, please contact the Occupational Health and Safety Division at (709) 729-7454.

8 Municipal and Community Affairs

- 8.1 Proponent is advised the Project intersects with the Municipal Planning Area of the Town of Gander. Proponent is advised to apply to the Municipal Authority and obtain development approval and permit(s) from the Municipal Authority prior to development commencing in accordance with the **Urban and Rural Planning Act**.
- 8.2 Proponent is advised the Project intersects the Municipal Boundary and Planning Area of the Town of Gambo. Development within the Municipal Planning Area of Town of Gambo is subject to the Town of Gambo Municipal and Development Regulations, 2014. Prior to commencement of development within the Municipal Planning Area, the Proponent shall apply for and obtain any required development approvals and permits from the Town of Gambo in accordance with the **Urban and Rural Planning Act**. Within the Municipal Boundary, the Proponent shall also assess permitting requirements under applicable Town of Gambo by-laws enacted under the **Towns and Local Service Districts Act**. For further information please contact Municipal and Community Affairs at (709) 729-3090.

9 Tourism, Culture, Arts and Recreation

- 9.1 Proponent is advised to adopt best management practices and implement impact mitigation measures to support sustainable tourism and preserve the quality of visitor experiences within the Project area.
- 9.2 Proponent is advised to consult with tourism operators, outfitters, and organizations within the Project area to proactively identify and address potential conflicts, particularly in sensitive hunting and angling areas.
- 9.3 Proponent is advised to incorporate landscape design strategies to visually screen forestry cut blocks.
- 9.4 Proponent is encouraged to adjust operations to minimize impacts on wildlife, hunting success, and the integrity of wilderness settings.
- 9.5 Proponent is advised to decommission roads following project completion if they are found to negatively affect tourism or outfitting operations.
- 9.6 Proponent is advised that the commercial boundary (K05-17 Butts Pond) with proposed harvest overlaps the NL T’Railway Provincial Park.

- 9.7 Proponent is advised to maintain a 100-metre no cutting buffer for commercial forest harvesting, no new road or forest extraction trails within 500 metres of a provincial park property that includes park reserves and camping parks.
- 9.8 Proponent is advised that Provincial Parks Division shall be referred on any proposed forestry development within one kilometre of Parks properties as per approved Interdepartmental Land Use Committee project #1989.
- 9.9 Proponent is advised that a Temporary Vehicular Access Commercial Fees Permit is required under section 10 of the Provincial Park Regulations for access / travel along the Newfoundland and Labrador T'Railway Provincial Park via a motor vehicle or a four-wheel drive vehicle.
- 9.10 Proponent is advised that a Construction and Use Permit is required to access the T'Railway Provincial Park by any means that will disturb the natural state of the park.
- 9.11 Proponent is advised that approval is required to construct an access to the Project site from or across the T'Railway Provincial Park and the applicant would be required to install, at their own expense, safety signage and approved culvert(s) to maintain the flow of water in ditching. Specific requirements would apply for vehicles in excess of 4356 kilograms. For further information, please contact the Department of Tourism, Culture, Arts and Recreation at (709) 729-0559.

10 Transportation and Infrastructure

- 10.1 Proponent is advised that work is prohibited within Transportation and Infrastructure's Right of Way under section 9 of the **Public Works, Services and Transportation Act** unless prior approval is obtained through a formal Permit.

Proponent is advised to follow the Department's Highway Access Policy to determine conformance with the policy requirements for access (<https://www.gov.nl.ca/ti/files/highway-access-policy-2019.pdf>). Any unauthorized access constructed will be removed by the Department. For further information, please contact the Department of Transportation and Infrastructure at (709) 729-7713.

11 Environment and Climate Change Canada

- 11.1 Proponent is advised to develop the following plans:

- A Management Plan that includes appropriate preventive measures to minimize the risk of impacts on migratory birds.
- An Oil Spill Prevention and Response Plan.
- A Contingency Plan that considers potential accidents and malfunctions that take into account site-specific conditions and sensitivities.

- 11.2 Proponent is advised to avoid nest destruction and to accommodate the breeding season of migratory birds by considering nesting locations between mid-April and Mid-August in this region for when and where operations occur. Environment and Climate Change Canada requests that species-at-risk sighting be reported to the

Canadian Wildlife Service (CWS) at <http://www.accdc.com/en/contribute.html>. For further information, please contact Environment and Climate Change Canada at (709) 772-4313.

12 Fisheries and Oceans Canada

- 12.1 Proponent is advised to refer to the Projects Near Water website for information about how to comply with the **Fisheries Act** as well as information on the Project review process when conducting work in or near water. The 'Projects New Water' website is 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.

13 Transport Canada

- 13.1 Proponent is advised that proposed access roads, and crossings appear to potentially involve non-scheduled waterways and that approval may be required under the **Canadian Navigable Waters Act**. For further information, please contact Transport Canada at (506) 851-3113.