

Attachment A
Conditions of Release from Environmental Assessment

EA 2429 - Crémaillère Harbour Marine Port Development Resubmission (the Project)

1 Definition

- 1.1 "Act" means the **Environmental Protection Act (the Act)**.
- 1.2 "Commenced" and "Commencement" mean the point in time when significant work has been carried out on the site of an undertaking.
- 1.3 "Department" means the Department of Environment, Conservation and Climate Change, and the contact for the Department for this environmental assessment (EA) release is:

Director
Environmental Assessment Division
Department of Environment, Conservation and Climate Change
P.O. Box 8700
St. John's, NL A1B 4J6
Tel. 709-729-0673

- 1.4 "Minister", unless the context indicates otherwise, means the Minister of Environment, Conservation and Climate Change.
- 1.5 "Proponent" means a person who carries out or proposes to carry out a Project, or is the owner or person having charge, control or management of a Project.
- 1.6 "Registered" and "registration" mean registered under Section 49 of the **Act**.
- 1.7 "Release" means the release of a Project under Section 51, 54, 67 or 72 of the **Act** from the further application of the EA requirements of Part X of the **Act**.
- 1.8 "Undertaking" includes an enterprise, activity, **Project**, structure, work or proposal and a modification, abandonment, demolition, decommissioning, rehabilitation and an extension of them that may, in the opinion of the Minister, have a significant environmental effect.

2 Acronyms / Abbreviations

EA	Environmental Assessment
REG	Registration document
NLESA	Newfoundland & Labrador Endangered Species Act

3 Scope

- 3.1 The EA release letter relates to Great Northern Port Inc, hereafter referred to as the "Proponent", and their Registration document (REG) for Crémaillère Harbour Marine Port Development Resubmission, EA REG # 2429, hereafter referred to as the "Project".

- 3.2 The Proponent shall ensure the Project is carried out in accordance with this EA release and their REG.

4 General

- 4.1 The Proponent shall uphold all commitments made in the EA submission to mitigate the effects of the Project on the environment, unless otherwise advised by the Minister.
- 4.2 The Proponent shall conduct the Project in accordance with the **Act**, as amended from time to time.
- 4.3 The Proponent shall provide written notification of Project commencement to the Department, prior to the commencement of Project construction, by sending an email to EAProjectComments@gov.nl.ca.
- 4.4 The Proponent shall update the EA Division on the status of the Project, including a copy of all permits, licenses, certificates, approvals and other authorizations required for the Project, within one year from the date of this EA release letter and provide additional updates if required. Project updates shall be emailed to EAProjectComments@gov.nl.ca.
- 4.5 This EA release does not exempt a Proponent of a Project from the requirements imposed upon the Project by (a) another Act or regulation of the province or of Canada; or (b) a municipal regulation, by-law or requirement.
- 4.6 A license, permit, approval or other document of authorization pertaining to the Project shall not be issued under another Act until the Project has been exempted or released from EA.
- 4.7 Prior to a proposed change to any aspect of the Project from that proposed in the REG, the Proponent must submit the proposal to the Department to review for regulatory requirements, including EA.
- 4.8 No authority is granted by this EA release to enable the Proponent to commence or continue the Project on lands which are not in the control or ownership of the Proponent. It is the responsibility of the Proponent to ensure that such a contravention does not occur.
- 4.9 The Proponent shall notify the Minister before a transfer, sale or lease of the Project.
- 4.10 Where a timeline is associated with a condition(s) of the EA release, the Proponent shall fulfil the requirements of the condition(s) within the prescribed timeline, unless otherwise authorized in writing by the Minister.
- 4.11 If there is a discrepancy between the REG and the conditions of this EA release, the conditions of this EA release shall apply.
- 4.12 The Proponent shall bear all expenses incurred in carrying out the environmental management and monitoring required under the conditions of this EA release, the **Act** or the Environmental Assessment Regulations.

- 4.13 The Proponent shall ensure that this EA release, or a copy, is present at the Project site while personnel are on site and that personnel directly involved in the Project are made fully aware of the conditions which pertain to this EA release.
- 4.14 Throughout the life of the Project, the Proponent shall conduct any additional studies or monitoring and/or implement additional mitigation measures as required by the Minister.
- 4.15 The Proponent shall advise the EA Division by email of when the requirements of conditions of release have been completed, by providing a written description, documents, and images (where applicable) to demonstrate the completion of requirements. Information shall be emailed to EAProjectComments@gov.nl.ca. The Minister will advise the Proponent in writing of whether the condition(s) of release have been met.

5 Water Resources

- 5.1 The Proponent shall submit a Water Resources Management Plan for the entire project area that addresses the stormwater management measures for the bulk fuel storage tank farm, bulk ore stockpile area, liquid drilling mud plant area, graving dock construction site, and ancillary infrastructure such as road network and buildings for the approval of the Water Resources Management Division prior to commencement of Project construction. To prepare the plan, please contact the Water Rights, Investigations and Modelling Section by emailing waterinvestigations@gov.nl.ca. Approved plans will be posted publicly on the EA Project webpage.

6 Habitat, Flora and Fauna

- 6.1 The Proponent shall submit to the Department of Forestry, Agriculture and Lands, Wildlife Division, biophysical surveys and assessments for the Project footprint, including survey methodology, survey effort, geospatial data, results, and proposed monitoring and mitigation measures for the lifetime of the Project. Construction activities shall not commence until Wildlife Division has confirmed that the requirements of this condition have been satisfactorily addressed. Contact the Wildlife Division at (709) 639-3802, or email WildLifeReferrals@gov.nl.ca for approved survey methodology and permitting requirements. Surveys and assessments shall include:
- Bat acoustic surveys;
 - Rare plant surveys for species listed under the **Newfoundland and Labrador Endangered Species Act (NLESA)** and species of conservation concern;
 - Muskrat surveys;
 - American marten surveys
 - Insect surveys for species listed under the **NLESA**;
 - Fish and fish habitat assessments; and
 - Recreational fisheries surveys.
- 6.2 The Proponent shall conduct a pre-clearing survey of all trees and snags with a diameter at breast height of greater than 25 centimetres to identify potential

active bat colonies, should tree removal be necessary from May 1 to September 1. Please contact the Wildlife Division to obtain approved survey methodology by emailing WildlifeReferrals@gov.nl.ca. If an active bat colony is identified, a 250 metre no-cut buffer shall be maintained until September 1, after which a follow-up survey shall be conducted to confirm that bats are no longer present. Roosting locations shall be reported immediately to endangeredspecies@gov.nl.ca.

- 6.3 The Proponent shall ensure that a Short-eared Owl survey is conducted by a qualified biologist within seven days of ground disturbance occurring during the breeding season (May 15 to August 15). Please contact the Wildlife Division for approved survey methodology and permitting requirements at (709) 639-3802 or by emailing WildLifeReferrals@gov.nl.ca. If a Short-eared Owl or active nest is identified, an 800 metre no-disturbance buffer shall be maintained until August 15, after which a follow-up survey shall be conducted to confirm that owls are no longer present. Nesting locations shall be reported immediately to endangeredspecies@gov.nl.ca.

- 6.4 Vegetation clearing is not to occur within:

- 800 metres of a bald eagle or osprey nest during the nesting season (March 15 and Jul 31) and 200 metres during the remainder of the year.
- 200 metres of any other raptor nests between March 15 and July 31.

The location of raptor nest sites shall be reported to the Wildlife Division by emailing WildlifeReferrals@gov.nl.ca.

- 6.5 A minimum 30-metre undisturbed buffer shall be maintained from the high-water mark of all wetlands and waterbodies within and adjacent to the Project, 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.
- 6.6 The Proponent shall submit an Environmental Protection Plan to the Wildlife Division for review and approval prior to the commencement of Project construction. Please contact the Wildlife Division at (709) 639-3802 or WildLifeReferrals@gov.nl.ca for further information. Approved plans will be posted publicly on the EA Project webpage.



HON. ANDREA BARBOUR, MHA
District of St. Barbe – L'Anse aux Meadows
Minister

Date: OCT 14 2026