

Environmental Preview Report Guidelines

for the

Glover Island ATV Trail

Honourable Chris Tibbs

Minister

Environment, Conservation and Climate Change

August 18, 2026



Table of Contents

1.0 NAME OF UNDERTAKING	2
2.0 PROPONENT	2
3.0 THE UNDERTAKING	2
4.0 DESCRIPTION OF THE UNDERTAKING	2
4.1 Geographical Location/Physical Components/Existing Environment	2
4.2 Construction	3
4.3 Operation and Maintenance	3
4.4 Decommissioning and Rehabilitation	3
5.0 ALTERNATIVES	3
6.0 POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION	4
6.1 Wetlands, Hydrology, Stream Crossing and Surface Water Assessment	4
6.2 Species at Risk, Wildlife and Sensitive Habitat	4
6.3 Pre-Clearing Bat Survey	4
6.4 Cumulative Effects Assessment	5
7.0 DECOMMISSIONING and REHABILITATION	5
8.0 PROJECT- RELATED DOCUMENTS	5
9.0 PLANS and MONITORING	5
9.1 Environmental Protection Plan (EPP)	5
9.2 Environmental Effects Monitoring Plan (EMMP)	5
10.0 COMMITMENTS MADE in the EPR	6
11.0 APPROVAL of the UNDERTAKING	6
12.0 FEE for ENVIRONMENTAL ASSESSMENT	7
13.0 SUBMISSION of EPR	7

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist Where Ya Wannabe Outfitters (the Proponent) with the preparation of the Environmental Preview Report (EPR) for the Glover Island ATV Trail (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 relevant 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 shall 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. 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 “Glover Island ATV Trail,” 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 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 made accessible to the public. Contact information for a, b and c above, such as telephone numbers, email and mailing addresses, should 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.
- c. The Proponent shall include a commitment that the Project is intended to improve access to existing outfitting facilities only and not to expand hunting areas. The proponent shall provide rationale to explain why alternative means of access are not considered feasible.

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 an accurate description of the proposed trail components, including GPS coordinates (e.g., digital GIS files and maps). Attach an original base map (e.g., 1:25,000 scale) and/or the most recent available aerial imagery showing the proposed trail components and the existing environment within and adjacent to the Project area. The description shall include, at a minimum:

- a. The revised Project alignment, re-routed to avoid wetlands to the greatest extent practicable, developed in consultation with the Department of Environment, Conservation and Climate Change and the Wildlife and Crown Lands Divisions of the Department of Forestry, Agriculture and Lands
- b. Delineation of all wetlands, waterbodies, streams, and riparian areas located within and adjacent to the Project footprint and provide mapping illustrating their relationship to all proposed Project

components.

- c. Demonstrate how the proposed trail alignment has been developed to avoid wetlands and watercourses to the greatest extent practicable.
- d. Demonstrate how a minimum 30-metre naturally vegetated buffer from wetlands, streams, ponds, lakes, and other waterbodies has been maintained where feasible. Where this buffer cannot be maintained, provide a rationale and identify mitigation measures that will be implemented throughout the lifetime of the project (i.e., during construction, operation, and decommissioning) to prevent negative impacts to waterbodies and wetlands.

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);
- b. Materials and methods that will be used to carry out all aspects of Project construction, whether on land or on water.
- c. Photographs/aerial imagery of all waterbodies including wetlands and watercourse crossings before trail construction.

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:

- a. All activities included in Project operations and maintenance;

4.4 Decommissioning and Rehabilitation

This section shall describe in detail all aspects of proposed Project decommissioning and rehabilitation, including, but not limited to:

- a. The projected lifetime of the trail and the time period in which proposed decommissioning and rehabilitation will occur
- b. Materials and methods that will be used to carry out all aspects of Project decommissioning and rehabilitation, whether on land or on water.

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 ATV trail alignments, including alignments that provide greater avoidance of wetland habitats and waterbody buffers that were considered.
- b. Describe the environmental effects of each alternative.
- c. Provide reasons for the rejection of alternative options.

Alternative locations should be clearly outlined on maps/aerial imagery of a suitable scale (e.g., 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:

6.1 Wetlands, Hydrology, Stream Crossing and Surface Water Assessment

The EPR shall place particular emphasis on wetlands, hydrologic functions, water resources, species at risk, Newfoundland marten habitat, migratory birds, fish and fish habitat, and cumulative environmental effects.

- a. Provide an assessment of the potential effects of trail construction and use on wetlands, wetland hydrological functions, surface water drainage patterns, water quality, and aquatic habitats.
- b. Assess the potential effects associated with ATV operation, stream crossings, rutting, erosion, sedimentation, and changes to surface water flow.
- c. Identify all proposed stream crossings and describe crossing design specifications, construction methods, and mitigation measures that will be implemented to avoid or minimize adverse environmental effects.
- d. Identify measures that will be implemented to maintain natural drainage patterns and wetland hydrological functions during construction, operation, maintenance, and decommissioning of the Project.

6.2 Species at Risk, Wildlife and Sensitive Habitat

- a. Identify species at risk, sensitive wildlife habitats, migratory birds, and ecological features that may occur within the Project area using available database information and field investigations, where appropriate.
- b. Assess potential effects of the Project on Newfoundland marten habitat, wetlands, migratory birds, bats, and other species at risk that may occur within the Project area.
- c. Describe mitigation measures that will be implemented to avoid or minimize disturbance to wildlife, including vegetation clearing restrictions, noise management measures, and habitat protection measures.
- d. Demonstrate how Project planning has considered seasonal timing restrictions associated with Newfoundland marten, migratory birds, raptors, bats, and other sensitive wildlife species.
- e. For raptors, include a commitment to avoid all vegetation clearing within:
 - I. 800 metres of a bald eagle or osprey nest between March 15 and July 31; 200 metres during the remainder of the year.
 - II. 800 meters of a short-eared owl (ground) nest between May 15 to August 15.
 - III. 200 meters of any other raptor nests between March 15 and July 31. The location of any raptor nest site must be reported to the Wildlife Division (WildlifeReferrals@gov.nl.ca)
- f. Demonstrate how Project planning has considered measures to prevent loss of or damage to Black Ash, which may be present in the project area and is listed as Threatened under the NL **Endangered Species Act**.

6.3 Pre-Clearing Bat Survey

- a. Where vegetation clearing or tree removal is proposed between May 1 and September 1, the Proponent shall conduct a pre-clearing survey of trees and snags greater than 25 cm diameter at breast height that may support active bat colonies. The EPR shall describe the survey

methodology's, and proposed mitigation measures to be implemented should a bat roost or colony be identified. Survey results shall be provided to the Wildlife Division for review prior to the commencement of vegetation clearing or construction activities.

6.4 Cumulative Effects Assessment

The EPR shall include an assessment of cumulative environmental effects that may result from the Project in combination with existing and reasonably foreseeable activities within the Project area.

At a minimum, the assessment shall:

- a. identify existing ATV trails, access routes, tourism activities, outfitting operations, remote cottages, mineral exploration, and other relevant land uses within and adjacent to the Project area;
- b. assess whether the Project could contribute to incremental impacts on wetlands, wildlife habitat, water resources, species at risk, and ecological integrity;
- c. evaluate the potential for increased human access and associated environmental effects.
- d. identify mitigation measures that will be implemented to avoid, minimize, or manage cumulative environmental effects.

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.).

9.0 PLANS and MONITORING

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

9.1 Environmental Protection Plan (EPP)

For sections of the ATV trail where avoidance of wetlands is not possible, the Proponent shall provide an annotated Table of Contents for an Environmental Protection Plan (EPP) covering the construction, operation and maintenance, and decommissioning and rehabilitation phases of the Project. At a minimum, the EPP shall include:

- a. Wetland protection measures;
- b. erosion and sediment control measures;
- c. watercourse crossing procedures;
- d. spill prevention and response procedures;
- e. fuel handling and storage requirements;
- f. species-at-risk protection measures;
- g. vegetation clearing procedures;
- h. waste management procedures; and
- i. site rehabilitation requirements.

9.2 Environmental Effects Monitoring Plan (EMMP)

The Proponent shall provide an annotated Table of Contents for an Environmental Effects Monitoring Plan (EEMP) covering the construction, operation and maintenance, and decommissioning and rehabilitation phases of the Project.

The EEMP shall:

- a. Identify environmental components to be monitored;
- b. identify monitoring indicators, methods and frequency;
- c. establish thresholds or triggers for management action, where applicable; and
- d. describe corrective actions that will be implemented should monitoring identify adverse environmental effects.

10.0 COMMITMENTS MADE in the EPR

The EPR shall provide a table of all commitments 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:

ECC - Natural Areas Program:

- a. Permit for further development within the Glover Island Public Reserve issued by the Minister under the Glover Island Public Reserve Regulations.
- b. Approval of an Environmental Protection Plan by the Natural Areas Program prior to commencement of construction activities

ECCC - Water Resources Management Division:

- c. Section 48 Permit under the Water Resources Act for works occurring in or within 15 metres of a body of water, including wetlands.
- d. Water Use Licence under the Water Resources Act for any non-domestic water use associated with construction or operation of the Project.

ECC- Pollution Prevention Division:

- e. Any approvals, registrations, permits, or licences required under the Environmental Protection Act and associated regulations, including but not limited to fuel storage, pesticide use, waste management, and used oil management approvals.

FAL – Crown Lands

- f. Crown Lands title must be issued for a Licence to Occupy under the **Lands Act** for use and development of Crown land associated with the Project. Any activities within 15 metres of the shoreline reservation must strictly adhere to the regulations in section 7 of the **Lands Act**.

FAL – Wildlife Division

- g. Review and approval by the Wildlife Division of mitigation measures, Environmental Protection Plan, and Environmental Effects Monitoring Plan where disturbance of wetlands or species-at-risk habitat cannot be avoided.

GSC – Government Services

- h. Any approvals related to fuel storage, fuel caches, and pollution prevention requirements administered by the Government Service Centre

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:

EAProjectComments@gov.nl.ca

Attention: Director of Environmental Assessment

13.0 SUBMISSION of EPR

The Proponent shall provide an electronic version of the EPR, for posting to the Environmental Assessment website, which may be submitted to the following email address:

EAProjectComments@gov.nl.ca

Subject: EPR submission (project name)

A searchable electronic copy of the EPR shall be provided to the Environmental Assessment Committee, and can be sent to the above email address.

Paper copies of the EPR, if required by the minister, and USB drive (if proponent prefers to submit in this manner rather than by email) may be mailed to the following address:

Department of Environment, Conservation and Climate Change
Environmental Assessment Division
P.O. Box 8700
100 Prince Philip Drive
St. John's, NL A1B 4J6