

GUIDELINES  
for the  
Environmental Preview Report  
for the  
***White Hill Pond Quarry***

**Honourable Bernard Davis**  
Minister  
Environment and Climate Change

July 7, 2021

## **ENVIRONMENTAL PREVIEW REPORT GUIDELINES**

The following guidelines are intended to assist the proponent, Cabot Ready Mix Limited, with the preparation of the Environmental Preview Report (EPR) for the White Hill Pond Quarry. The EPR is a report that presents the results of an investigation based on readily available information that supplements the information already provided by the proponent upon registration of the undertaking. The purpose of the information in the EPR is to assist the Minister of Environment and Climate Change in making a determination as to the significance of the environmental effects of the proposed undertaking and whether an Environmental Impact Statement (EIS) will be required. The EPR is expected to be as concise as possible while presenting the comprehensive information necessary to make an informed decision.

The EPR should include and update the information provided in the original registration and focus on the information gaps identified during the government and public review of the registration. The EPR should address the information gaps in sufficient detail to enable the Minister of Environment and Climate Change to make an informed decision as to the potential for significant environmental effect from the undertaking.

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

**1. NAME OF UNDERTAKING:**

The undertaking has been assigned the name “White Hill Pond Quarry”.

**2. PROPONENT:**

Name the proponent and the corporate body, if any, and state the mailing and e-mail address.

Name the chief executive officer if a corporate body, and telephone number, and e-mail address.

Name the principal contact person for purposes of environmental assessment and state the official title, telephone number, and e-mail address.

**3. THE UNDERTAKING:**

State the nature of the project.

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. DESCRIPTION OF THE UNDERTAKING:**

Provide complete information concerning the preferred choice of location, design, construction standards, maintenance standards, etc.

##### **4.1 Geographical Location/Physical Components/Existing Environment:**

Provide an accurate description of the proposed quarry site, access road, stream crossings, and on-site facilities and equipment, including GPS location coordinates. Also, provide the details of any existing road and stream crossings that will be used to access the site, and describe whether maintenance or upgrading of the existing access road or water crossings will be needed. Describe adjacent land use and identify any wetlands or waterbodies within or near your project site, indicating the minimum distance of these features from your project. Attach an original base map (i.e. 1:25,000 scale) and/or recent air photos/aerial imagery and indicate the location of the quarry, the route of your proposed access road, and any stream crossings.

Provide information regarding ownership and/or zoning of the land upon which the project is to be located and any restrictions imposed by that ownership or zoning, including municipal ownership/zoning, Crown, and private land.

Provide mapping and information on any waterbodies in the vicinity of the proposed site, delineated drainage areas and any discharge points to land or water.

The EPR should acknowledge and use the following definitions as defined in the Water Resources Act, 2002, for:

- water body - section 2(1) (d) *"body of water" means a surface or subterranean source of fresh or salt water within the jurisdiction of the province, whether that source usually contains liquid or frozen water or not, and includes water above the bed of the sea that is within the jurisdiction of the province, a river, stream, brook, creek, watercourse, lake, pond, spring, lagoon, ravine, gully, canal, wetland and other flowing or standing water and the land occupied by that body of water; and,*
- wetland - section 2(1)(cc) *"wetland" means land that has the water table at, near or above the land surface and includes bogs, fens, marshes, swamps and other shallow open water areas.*

## **4.2 Construction:**

State 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.

The details, materials, methods, schedule, and location of all planned construction activities shall be presented, including, but not limited to:

- a) a description of the proposed access route to the quarry and identify any portions of the access road that will need to be constructed or refurbished;
- b) the status/ownership of any sections of the proposed access road that are not located on Crown land;
- c) the construction schedule;
- d) a quarry site plan/diagram depicting the features of the project as applicable;
- e) land clearing and any infilling within 15 metres of a body of water;
- f) scaled mapping /imagery that identifies the project location, length of new road to be constructed; any existing roads or sections of roads to be used or refurbished; status of land ownership; and,
- g) specific locations and dimensions of any boardwalk, gravel or stone infilling, stream crossings, bridges or culverts.

## **4.3 Operation and Maintenance:**

All aspects and features of the operation and maintenance of the proposed development should be presented in detail and depicted on the quarry site plan, including illustrations where applicable. All components of quarry operations shall be described including equipment to be used, land clearing, grubbing, stockpiling, screening, washing, blasting and progressive rehabilitation. The nearest receptors, and the minimum distance of your project boundaries to the nearest receptors shall be described.

The proponent shall describe planned development stages and depict these on the quarry site plan.

The proponent shall describe plans for progressive rehabilitation and should reference these in relation to the planned phases of development.

## **5. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION:**

Provide detailed information regarding the potential effects of the project on the environment and the proposed mitigation to be used to avoid adverse environmental effects.

The EPR must include a Water Resources Management Plan to meet the

requirements of the Water Resources Act, SNL2002 cW-4.01 and its regulations and policies. The EPR must assess the potential for the release of sediment-laden water into the natural environment, and describe the potential impacts on nearby wetlands and waterbodies within the project site.

The Water Resources Management Plan should address the following concerns:

- a) If there are any brooks, rivers, ponds, streams or wetlands, present in or within 30 metres of the boundaries of the project site, describe the type of water body and its distance from the site.
- b) If any of the above-mentioned water bodies are impacted by site operation, describe how the water body will be impacted. A permit/licence from the Water Resources Management Division may be required.
- c) If there is any potential of onsite drainage water, or dewatering water to discharge into a natural water body, describe what precautionary measures, such as vegetative cover, filter strip, silt curtain, etc., are to be deployed to ensure the effluent or runoff meets the requirement of the Environmental Control Water and Sewage Regulations, 2003.
- d) Describe water control measures to be employed onsite for daily workings as well as for high-precipitation storms.
- e) Describe sediment control measures to be employed onsite to avoid discharging sediment-laden water into the natural waterbody.

The EPR shall acknowledge that all water discharged from the proposed site at any time, as well as any effluent or runoff must comply with the Environmental Control Water and Sewage Regulations, 2003.

A description of the potential environmental effects associated with the construction and operation of a quarry and proposed mitigations may include, but may not be limited to, a description of the following:

- a) distance from the project site(s) to all potential human receptors (permanent, seasonal or temporary workers and buildings), taking into consideration the different types of land uses (e.g. residential, recreational, industrial, etc.), as well as other terrestrial, avian and aquatic receptors;
- b) noise and how the project will mitigate the effects of noise on nearby land owners/users; and,
- c) a comparison of the predicted noise levels to relevant guidelines and/or standards.

The EPR must include a Visibility Management Plan, which must include consideration for the following:

- a) The quarry operation should be planned so that it will be least visible to the public, including from communities, highways and any other

locations of known or potential visibility. In particular, the proponent shall consider how existing tree screens and topography may be used for screening and if these would be inadequate to fully screen the operation, where berms could be constructed to achieve further screening. Where portions of the operation cannot be screened by the above measures, the proponent shall consider whether changes to the site plan, site footprint, or planned phases of site development could decrease the visibility of the operation.

- b) The visibility management plan must clearly illustrate the extent to which the quarry operation will be screened from the public and must make use of topographic sections (i.e., topographic profiles) with sightlines depicted for representative locations of visibility.
- c) Each topographic section must show a complete cross-section of the proposed quarry, including an approximate depiction of the ground that will eventually be excavated (i.e., a depiction of the current surface and the expected final surface).
- d) Topographic sections with sightlines have been submitted to satisfy the same requirement for other proposed quarries and the proponent is directed to use the examples contained in the documents linked below for guidance:

- [https://www.gov.nl.ca/eccm/files/env\\_assessment\\_y2020\\_1964\\_Viewsscape\\_management\\_plan.pdf](https://www.gov.nl.ca/eccm/files/env_assessment_y2020_1964_Viewsscape_management_plan.pdf)
- [https://www.gov.nl.ca/eccm/files/env\\_assessment\\_y2021\\_2101-viewsscape\\_management\\_plan.pdf](https://www.gov.nl.ca/eccm/files/env_assessment_y2021_2101-viewsscape_management_plan.pdf)

- e) Measures proposed for screening the quarry operation must be fully described and depicted on a plan map of the site and their screening effects depicted on the topographic sections. For tree screens, the width or thickness of the treed buffer must be specified as well as the average height of the trees. For berms, the height, width, and composition of the berm must be specified.
- f) The development and reclamation plan that will be required as part of the quarry lease must include the visibility management plan (updated from an earlier version of the visibility management plan if necessary) and each update of the development and reclamation plan must include an updated visibility management plan.

## **6. ALTERNATIVES:**

Alternative means of carrying out the project to meet the stated purpose and rationale must be provided. The EPR must identify and describe alternative means and locations of carrying out the project that are technically and economically feasible, and provide the rationale for the selected location and components.

**7. 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. 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. PUBLIC INFORMATION MEETING:**

A Public Information Session is required in order to:

- a) provide information concerning the undertaking to the people or other stakeholders whose environment may be affected by the undertaking;
- b) record and respond to the concerns of the local community regarding the environmental effects of the undertaking; and
- c) present the information gathered to fulfill the requirements of Section 5 of these guidelines.

**10. APPROVAL OF THE UNDERTAKING:**

- a) 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, Crown Lands, Mines Branch, municipal council, etc.).
- b) Include a description of any regulatory oversight that may be required.

The required 3 copies of the EPR, and an electronic version for posting to the Environmental Assessment website, should be sent together with a covering letter to:

Minister  
Environment and Climate Change  
P.O. Box 8700  
St. John's NL A1B 4J6