

GUIDELINES
for
Environmental Preview Report
for the
Victoria River Quarry

Registration No. 2227
Honourable Bernard Davis
Minister
Department of Environment and Climate Change

March 27, 2023

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Newcrete Investments Ltd., with the preparation of the Environmental Preview Report (EPR) for the proposed Victoria River Quarry. 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 and Climate Change in making a determination as to the potential for significant environmental effects from 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 document and focus on the information gaps identified during the government and public review of the registration.

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

1. NAME OF UNDERTAKING:

The undertaking has been assigned the name “*Victoria River Quarry*,” (the Project).

2. PROPONENT:

Name of the proponent and the corporate body, if any.

Name of the chief executive officer if a corporate body.

Name the principal contact person for purposes of environmental assessment and state the official title.

3. THE UNDERTAKING (Project):

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.

Justify the selection of the Victoria River region for sourcing sand and gravel for the purpose of the Project. Explain why less remote and more accessible locations in central Newfoundland were not selected, including a discussion of possible alternative sources of sand and gravel that would meet the company's needs. If you intend to supply materials produced from the quarry to the nearby mine site (currently under development) then this aspect of the Project justification should be discussed.

4. DESCRIPTION OF THE UNDERTAKING:

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

4.1 Geographical Location/Physical Environment:

Provide an accurate description of the proposed site, access road, facilities and equipment, including GPS location coordinates (e.g. digital GIS files using Google Earth, etc.). Attach an original base map (e.g. 1:25,000 scale) and/or most recent available air photos/aerial imagery, including drone footage of the area (include date of imagery).

Indicate whether the Project site corresponds to Crown land or private land. If the Project site or any portion of the Project site corresponds to private land then provide information concerning ownership and any restrictions imposed by that ownership .

Identify any waterbodies and wetlands within 50 metres of the proposed boundary that are identified on a 1:50,000 scale National Topographic System map or on the topographic mapping layer shown in the Provincial Land Use Atlas.

Provide details to justify the request for a 30-metre buffer instead of 50-metre buffer from the high water mark of the Victoria River.

Indicate whether there are any public access routes to the Victoria River that may be present within the proposed boundaries of the quarry site. If any access routes are identified describe routes and measures that will be undertaken to-preserve public access to the river while restricting public access to work sites.

Include a map(s) indicating the following buffer zones that are, or may be required:

- 50-metre buffer zone to the Victoria River.
- 30-metre undisturbed buffer on all waterbodies, including wetlands.

- 15-metre undisturbed buffer zone around the Water Resources Management Division wooden hut of the water quality/quantity monitoring station and cabling leading down to Victoria River.

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 must be presented.

Scheduling must take into consideration mitigations to help reduce any negative effects on wildlife in the area including a description of how construction activities (plus operations) will be planned to avoid and/or reduce disturbance or harm to migratory and resident caribou.

4.3 Operation and Maintenance:

All aspects of the operation and maintenance of the proposed development should be presented in detail.

Describe any processing of materials that will occur whether this processing (e.g., batch plant) will take place on-site or elsewhere.

Provide updated information regarding the expected annual production and the proposed end-use of the material based on any currently awarded contracts / agreements.

Provide details on the expected longevity of the quarry and an estimate of the total volume of sand and gravel present that could be extracted from the site.

5. 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. The following steps for addressing alternative means and locations are recommended:

- Identify any alternative means and locations to carry out the Project;
- Identify the environmental effects of each alternative means and location;
- Identify the **preferred** means and location and provide rationale for selection; and,
- Provide reasons for the rejection of alternative sites.

Include information from previous Project related studies describing alternate locations that were considered, including the expansion of existing sites, reasons for rejection, and reasons supporting the proposed site as the preferred location, if applicable.

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

6. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION:

Provide detailed information regarding the potential effects of the Project (including access and anticipated traffic) on the environment and the proposed mitigation to be used to avoid adverse environmental effects.

This section should describe, but not be limited to the following:

- Identify and assess potential spatial and temporal impacts on wildlife species and their habitat;
 - a) particularly any species designated and listed under the provincial Endangered Species Act and/or the Federal Species at Risk Act,
 - b) species of conservation concern including resident and migrating caribou;
 - c) fish and fish habitat;
- Potential impacts of the Project on wetlands;
- Potential effects of noise and dust on wildlife.

Identify how the Project will avoid interference with the rights of other legitimate land owners/users. Including:

- Notch Mountain Outfitters (Valentine Lake Lodge).

Identify how developing the quarry between the 30-metre and 50-metre buffers from the Victoria River, as proposed, would potentially impact the river and describe measures that would be undertaken to mitigate potential effects.

The following information/plans shall be included in the body of the EPR or as Appendices:

- I. Water Resources Management Plan: describe how the disposal of wastewater and storm water from the site will occur without causing any environmental impacts on the nearby waterbodies (including wetlands), including the following:
 - Measures that will be deployed, such as vegetative cover, filter strip, silt curtain, or other sediment control measures, to ensure that onsite drainage, surface run-off and discharge, and/or dewatering water that leaves the site conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003; and
 - The water control measures to be deployed onsite for daily operations and high precipitation events.
- II. Visibility Management Plan: describe how the quarry will effect views from the Victoria River. Include a visibility management plan completed as per the guidelines provided by the Mineral Lands Division. In addition, the visibility management plan should relate expected visibility to the resource justification for developing within the footprint proposed or any alternative footprints that are being considered or which may be required due to setbacks.
- III. Historic Resources Impact Assessment: quarrying activities to the east of the ATV Trail (historic logging road) in the northern portion of the lands will require historic resource impact assessment, to be included with the EPR.
 - The applicant will be required to retain an archaeologist to conduct this work. If historic resources are discovered as a result of the assessment then additional archaeological investigations may be required.

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.

Provide details on the materials that will be used for rehabilitation, including the percentage of inorganic materials that are proposed to be included with organic materials in producing the material that will be spread over the recontoured site during rehabilitation, and the justification for using the mixture proposed.

Describe efforts to reduce the introduction of invasive species, and, to rehabilitate the area in a timely manner (for wildlife use).

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:

An Open House Public Information Session shall be held at a place adjacent to or in the geographical area of the undertaking, or as the minister may determine, in order to:

- a) provide information concerning the undertaking to the people 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.

You are required to notify the Minister and the public of the scheduled meeting **not fewer than 7 days** before that meeting. Public concerns shall be addressed in a separate section of the EPR.

Protocol for these public sessions will comply with Section 10 of the Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A.

10. 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.)

You are required to submit one paper copy and an electronic version of the EPR, for posting to the Environmental Assessment website, together with a covering letter to the following address:

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

APPENDIX A

Public Notices

Under the provisions of the Environmental Assessment Regulations 2003, Section 10, and where the approved Guidelines require a public information session(s), the following specified public notification requirements must be met by the proponent prior to each meeting:

PUBLIC NOTICE

Public Information Session on the Proposed

*Name of undertaking
Location of undertaking*

shall be held at
Date and Time
Location

This session shall be conducted by the proponent,
Proponent name and contact phone number or email address,
as part of the environmental assessment for this project.

The purpose of this session is to describe all aspects of the proposed project and the activities associated with it, and to provide an opportunity for interested persons to request information or state their concerns.

ALL ARE WELCOME

MINIMUM INFORMATION CONTENT OF PUBLIC ADVERTISEMENT

- Minimum newspaper ad size: 2 column widths. Minimum posted ad size: 7" x 5"
- Minimum newspaper ad coverage: Weekend preceding meeting and 3 consecutive days prior to meeting date; to be run in newspaper locally distributed within meeting area or newspaper with closest local distribution area.
- Minimum posted ad coverage: Local Town or City website (if permitted), proponent's web site (if applicable), and local community channel (if applicable), to be posted continually for 1 full week prior to meeting date.
- Proponent's web page, social media sites (optional).