

COR-2023-603

FEB 22 2023

EA Reg. No. 2231

Kimberly Madore



Dear Kimberly Madore:

RE: Steady Brook Residence (the Project)

Your proposal has been reviewed by an interdepartmental environmental assessment screening committee and an opportunity to comment has been provided to the public as required by Part X of the Newfoundland and Labrador **Environmental Protection Act**, SNL 2002, cE-14.2. Please be advised that the Project is **released** from further environmental assessment subject to the following conditions:

- You must uphold all commitments made in your environmental assessment submission to mitigate the effects of the Project on the environment.
- The Department of Fisheries, Forestry and Agriculture requires the following:
 - No vegetation clearing is to occur within 800 metres of a bald eagle or osprey nest during the nesting season (March 15 to July 31) and within 200 metres during the remainder of the year. The 200-metre buffer also applies to all other raptor nests (e.g. Northern Goshawk, Sharp-shinned Hawk, Merlin, American Kestrel, Great-horned Owl, Boreal Owl, Northern Saw-whet Owl). The location of all raptor nest sites must be reported to the Wildlife Division.
 - The proposed site borders the Humber River, which is a scheduled salmon river. Considering that the Project is for the development of a single family residential home within the municipality of Steady Brook, a minimum 30-meter undisturbed riparian buffer zone must be established along the Humber River, from the high water mark. No land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities should take place in this zone. The buffer is required to protect sensitive riparian



and aquatic species and their habitat. For further information, please contact the Department of Fisheries, Forestry and Agriculture at (709) 637-2353.

- You must update the Environmental Assessment Division on the status of the Project, including a copy of all permits, licences, certificates, approvals and other authorizations required for the Project, one year from the date of this release letter and provide additional updates if required. Please email the Project updates to EAProjectComments@gov.nl.ca.

Federal and provincial government departments and agencies that reviewed the Project during the environmental assessment provide the following advice:

The Pollution Prevention Division of my Department advises that a contingency plan specific to the Project should be developed and spill response equipment should be readily available on site to enable a quick and effective response should a spill occur. Response equipment, such as absorbents and open-ended barrels for collection of clean-up debris, should be stored in an accessible location on site and personnel working on the Project should be knowledgeable about response procedures. Any spill or leak of gasoline or associated product is to be reported immediately by calling the Environmental Emergencies Telephone Line at 1-800-563-9089. For further information, please contact the Pollution Prevention Division at (709) 729-5782.

The Water Resources Management Division of my Department advises that a water use licence is required for the use of water from any water source for any purpose, prior to the start of the Project construction. Any effluent or runoff leaving the site must 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.

The Government Service Centre of the Department of Digital and Government Service NL advises you that approval is required for an on-site sewage disposal system that must conform with the Sanitation Regulations and Standards of Accepted Practice, and an electrical permit is required for each meter. Your application for a development permit under the Protected Road Zoning Regulations is currently under review. For more information please contact the Government Service Centre at (709) 637-2369.

The Occupational Health and Safety Division of the Department of Digital Government and Service NL advises you to ensure that activities associated with the undertaking are conducted in compliance with the **Occupational Health and Safety Act** and its Regulations. This includes the responsibility for ensuring that contractors hired to perform work also comply with this legislation. For further information, please contact the Occupational Health and Safety Division at (709) 729-6690.



The Crown Lands Administration Division of the Department of Fisheries, Forestry and Agriculture advises that the proposed Project fronts onto the shoreline reserve (SR) of the Humber River, which is a 10-metre wide section of Crown land. Should you require access to the shoreline, or wish to undertake any development within the SR, you must apply for and acquire title before development may begin. For more information, please see the following links:

<https://www.gov.nl.ca/crownlands/files/lands-forms-pdf-notice-of-intent.pdf>

<https://www.gov.nl.ca/crownlands/shoreline-development-application-and-notifications/>

The Department of Industry, Energy and Technology advises that any quarry materials required for the Project must be obtained from an approved source, and recommends that you consult with any electrical utilities in the Project area to ensure there is no conflict with existing or planned assets. For further information, please contact the Department of Industry, Energy and Technology at (709) 729-5811.

The Department of Municipal and Provincial Affairs advises that a development permit is required from the Town of Steady Brook. For further information, please contact the Department of Municipal and Provincial Affairs at (709) 729-3090.

The Department of Fisheries and Oceans advises that the modernized **Fisheries Act** includes fish and fish habitat protection provisions which came into effect on August 28, 2019. If you are conducting work in or near water you should refer to the Projects Near Water website to get information about how to comply with the **Fisheries Act** and as well as information on the project review process. The "Projects Near Water" website is located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-enq.html>. For further information, please contact the Fisheries Protection Program at (709) 772-4140

Although the undertaking as proposed is released from further environmental assessment, it is still subject to other legislative requirements. You must comply with all relevant legislation and obtain all necessary permits and approvals. You must inform this Department of any proposed significant changes to the undertaking.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, my decision is valid for a period of three years from the date of this letter. If you have not commenced the Project within this three-year period, you may apply to extend the term of my decision for a maximum of three periods of one year. Should the term of my decision expire, the Project will have to be registered again for environmental assessment, if you wish to proceed. For further information, please email EAProjectComments@gov.nl.ca.



If you have any questions about the environmental assessment process, please contact Joanne Sweeney, Director of the Environmental Assessment Division, at (709) 729-0673 or email joannesweeney@gov.nl.ca.

Sincerely,

A blue ink signature of Hon. Bernard Davis, MHA.

HON. BERNARD DAVIS, MHA
District of Virginia Waters - Pleasantville
Minister

Cc: Scott Reid, MHA – District St. George's-Humber