

Attachment B
Regulatory Advice from Government Screening Departments/Agencies

EA #: 2308 Steady Brook Residential Property (the Project)

1 Climate Change Branch (CCB), Dept. of Environment and Climate Change (ECC)

- 1.1 Proponent is advised to operate all heavy-duty equipment in a manner to maximize fuel efficiency to reduce greenhouse gas emissions that could contribute to climate change. For further information, please contact the CCB at (709) 729-1485.

2 Pollution Prevention Division (PPD), ECC

- 2.1 Proponent is advised spill equipment should be readily available on site and that any spill or leak of gasoline or associated product is to be reported immediately to the Environmental Emergencies Telephone Line at 1-800-563-9089.
- 2.2 Proponent is advised that fuel storage tank systems other than those connected to a heating appliance with a capacity of 2,500 litres or less will require registration prior to installation.
- 2.3 Proponent is advised that devices or tanks used to separate and remove oil wastes from oil and water mixtures may require registration. For further information, please contact the PPD at (709) 729-5782.

3 Water Resources Management Division (WRMD), ECC

- 3.1 Prior to the start of construction, the Proponent must apply for and obtain a permit under section 48 of the **Water Resources Act** for development within the 1:100-year floodplain and 15-metre boundary. No development is permitted in the 1:20-year floodplain. Any work within this designated flood risk area must comply with the Department's Policy for Flood Plain Management.
- 3.2 Prior to the start of construction, the Proponent must apply for and obtain a water-use license under the **Water Resources Act** for the use of water from any water source for any purpose.
- 3.3 Proponent is advised that any effluent or runoff leaving the site will be required to conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003.

4 The Government Service Centre (GSC), Dept. of Digital Government and Service NL (DGSNL)

- 4.1 Proponent is advised that all waste material generated during the construction and operation of the facility is to be placed in suitable refuse containers and removed to an approved waste disposal site on a weekly basis, with the approval of the site owner/operator.
- 4.2 Proponent is advised that derelict vehicles, scrapped equipment and other debris is not to be stored on site. This material must disposed of at an approved waste

disposal site or scrap yard on a regular basis, with the prior approval of the site owner/operator.

- 4.3 Proponent is advised that brush should be chopped/shredded and may be burnt on-site with the approval of Department of Fisheries, Forestry and Agriculture, or may be removed to an approved waste disposal site for proper disposal with the permission of the owner/operator of the waste disposal site. Tires and used or waste oil are not to be used to aid in the burning of brush.
- 4.4 Proponent is advised that all fuel storage tank systems connected to a heating application of a capacity of 2,500 litres or less must comply with the **Heating Oil Storage Tank System Regulations**.
- 4.5 Proponent is advised that a development permit will be required from DGSNL under the **Protected Roads Zoning Regulations** for any construction within 400 metres of the centre line of the TCH.
- 4.6 Proponent is advised that a permit is required under the **Urban and Rural Planning Act** for the construction of an access road in a protected area or onto a protected road.
- 4.7 Proponent must submit and receive approval for plans and specifications for an approved sewage disposal system. These plans must be in conformance with the **Sanitations Regulations** and the Private Sewage Disposal and Water Supply Standards, 2006 and prepared by an approved designer. For further information, please contact the GSC at (709) 729-0248.

5 Occupational Health and Safety (OHS), DGSNL

- 5.1 The Occupational Health and Safety Division of DGSNL advises that the activities with the operation must be 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 OHS at (709) 729-3275.

6 Dept. of Fisheries, Forestry and Agriculture (FFA)

- 6.1 Proponent is advised that undertakings proposed at this location must adhere to the terms and conditions of the Crown lands title document as it is located on private granted lands.
- 6.2 Proponent is advised that any activity to occur within the 15-metre Shoreline Reserve of any waterbody must adhere to Section 7 of the **Lands Act**.
- 6.3 The Wildlife Division (WD) of FFA advises that you must operate under established legislation and regulations, such as the **Wild Life Act** and Wild Life Regulations, to avoid or minimize adverse impacts. In addition, the **Migratory Birds Convention Act**, 1994, Migratory Bird Regulations, **Wild Life Act** and Wild Life Regulations protect birds and prohibit the disturbance or destruction (including incidental ones) of bird nests and eggs in Newfoundland and Labrador. For more information on avoiding harm to avifauna, visit:

<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds.html>

7 Dept. of Industry, Energy and Technology (IET)

7.1 Proponent is advised that any quarry materials required for the Project must be obtained from approved sources and cannot be legally removed off-site unless they are the byproduct of an approved development. For further information, please contact IET at (709) 729-5748.

8 Dept. of Municipal and Provincial Affairs (MAPA)

8.1 Proponent is advised that the proposed undertaking is within the Municipal Planning Area of the Town of Steady Brook and subject to the requirements of the Town's Municipal Plan and Development Regulations.

8.2 Proponent is advised that any undertaking within the building control lines of the protected road will require development application approval and permit from the Town of Steady Brook. For further information, please contact MAPA at (709) 729-3090.

9 Dept. of Transportation and Infrastructure (TI)

9.1 Proponent is advised there shall be no encroachment on property or highways owned by TI without express written consent from the Deputy Minister. Any Proponent shall be fully responsible to identify property and highways owned by TI. For further information, please contact TI at (709) 729- 5339.

10 Environment and Climate Change Canada (ECCC)

10.1 ECCC recommends that you develop the following plans:

- A management plan that includes appropriate preventative measures to minimize the risk of impacts on migratory birds.
- An oil spill prevention and response plan.
- A contingency plan that considers potential accidents and malfunctions that take into account site-specific conditions and sensitivities.
- Measures to minimize potential Project impacts on riparian environments, waterbodies and wetlands.

10.2 ECCC further advises that in order to avoid nest destruction and to accommodate the breeding season of migratory birds, operations should consider nesting locations between April 15 and August 15 in this region. ECCC requests that species-at-risk sightings be reported to the Canadian Wildlife Service (CWS) at <http://accdc.com/en/contribute.html>. For further information, please contact the ECCC-CWS at (709) 772-4313.

11 Dept. of Fisheries and Oceans (DFO)

11.1 Proponent is advised that the modernized Fisheries Act include fish and fish habitat protection provisions which came into effect on August 28, 2019.

Proponent 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 when conducting work in or near water. The 'Projects Near Water' website is located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>. For further information, please contact the Fisheries Protection Program at (709) 772-4140.