

**Attachment B**  
**Regulatory Advice from Government Screening Departments/Divisions**

**EA #: 2312** Grand Falls-Windsor Riverfront Cottages (the Project)

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

- 1.1 Proponent is advised to operate heavy equipment in a manner that maximizes fuel efficiency, thereby reducing greenhouse gas emissions that could contribute to climate change.
- 1.2 Proponent is advised to review section 9.36 of the National Building Code, which includes energy efficiency requirements for new buildings. For further information, please contact the CCB at (709) 729-1485.

**2 Pollution Prevention Division (PPD), ECC**

- 2.1 A pesticide Applicator License is required for the application of a pesticide, and a contractor hired to perform that service must have a valid Pesticide Operator License. For more information, please contact the Pesticides Control Section at (709) 729-6054.
- 2.2 Proponent is advised to develop a contingency plan specific to the Project and to have spill response equipment readily available on-site to enable a quick and effective response to a spill event. 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.
- 2.3 Registration is required for fuel storage tank systems other than those connected to a heating appliance of a capacity of 2,500 litres or less and may be required for devices or tanks used to separate and remove oily wastes from oil and water mixtures. 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 water use licence under the **Water Resources Act** for the use of water from any source for any purpose.
- 3.2 Proponent is advised that extension of the municipal water and sewer services to the proposed site may require a Permit to Construct under Sections 36 and 37 of the **Water Resources Act**.
- 3.3 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 WRMD at (709) 729-2563.

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

- 4.1 Proponent must maintain a valid Certificate of Approval issued by Digital Government and Service NL and comply with all conditions of that approval.
- 4.2 Floor drains from service bays or other areas handling used or waste oils are to be routed through an oil water separator to remove oily waste before being discharged, and relevant plans and specifications must be submitted for review and approval by Government Service Centre prior to installation.
- 4.3 Gasoline and associated products are to be confined in a liquid tight, fireproof containment area, and any material remaining in the containment area must be pumped into a closed container for collection by an approved waste oil collector or routed through an approved oil water separator before discharge. For further information, please contact the GSC at (709) 729-0248.

#### **5 Occupational Health and Safety (OHS), DGSNL**

- 5.1 Activities associated with the development 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.

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

- 6.1 Crown Title must be issued prior to the commencement of Project construction.
- 6.2 A Cutting Permit is required under the prior to any harvesting or timber removal in the area, an Operating Permit is required prior to the start of any work during the forest fire season and a Permit to Burn is required under the Forest Fire Regulations to ignite a fire on or within 300 metres of forest land during forest fire season. For further information, please contact FFA at (709) 637-2950.

#### **7 Dept. of Health and Community Services (HCS)**

- 7.1 The Public Pools Regulations state a person shall not operate a public pool, including a hot tub, without a licence issued by an Environmental Health Officer with the Department of Digital Government and Services NL.

#### **8 Dept. of Municipal and Provincial Affairs (MAPA)**

- 8.1 Proponent is advised that the Project is within the Municipal Planning Area of the Town of Grand Falls-Windsor and is therefore subject to the requirements of the Town's Municipal Plan and Development Regulations.
- 8.2 Proponent is advised that a discretionary use approval, exception to Commercial Use prohibition, or Municipal Plan amendment may be required depending on the seasonality of the Project's use. For further information, please contact MAPA at (709) 729-3090.

## 9 Dept. of Tourism, Culture, Arts and Recreation (TCAR)

- 9.1 Proponent is advised to include information from the **Tourist Accommodations Act** in the Expression of Interest, as all short-term tourist accommodations in the province require registration. For further information, please contact TCAR at (709) 729-2835.
- 9.2 Proponent is advised that the Project area has archaeological potential, and an archaeological impact assessment is required prior to commencement of the Project.

## 10 Dept. of Transportation and Infrastructure (TI)

- 10.1 There shall be no encroachment on property or highways owned by TI without express written consent from the Deputy Minister, and the Proponent shall be fully responsible to identify property and highways owned by TI. For further information, please contact TI at (709) 729-7713.

## 11 Environment and Climate Change Canada (ECCC)

- 11.1 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.
  - A plan to identify potential adverse effects on all species listed under the **Species at Risk Act** (Canada) in the Project area and ensure that measures are taken to avoid these effects and efforts are monitored.
  - Measures to minimize potential Project impacts on riparian environments, waterbodies, and wetlands.
  - Measures to ensure that no invasive species are introduced during the Project.
  - 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.
- 11.2 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.

## 12 Fisheries and Oceans Canada (DFO)

- 12.1 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.