

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

**EA #: 2330 Deer Lake Residential and Commercial Subdivision (the Project)**

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

- 1.1 Proponent is advised to consider provincial climate change projections for Deer Lake (the nearest regional site) in Project planning.
- 1.2 Proponent is advised to follow Section 9.36 of the National Building Code which includes energy efficiency requirements for new buildings.
- 1.3 All heavy-duty equipment used in the Project should be operated in a manner that maximizes fuel efficiency to reduce greenhouse gas emissions that can contribute to climate change. For further information, please contact the CCB at (709) 729-1485.

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

- 2.1 All waste material generated during construction and operation is to be placed in suitable refuse containers and removed to an approved waste disposal site, with the approval of the site owner/operator. For further information, please contact PPD at (709) 729-5782.

**3 Water Resources Management Division (WRMD), ECC**

- 3.1 Proponent is advised to obtain a permit under Section 48 of the **Water Resources Act, 2002**, for any work in or within 15 metres of a body of water (including wetlands).
- 3.2 Proponent is advised to obtain a water use licence under the **Water Resources Act, 2002** 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. For further information, please contact WRMD at (709) 729-2563.

**4 Government Service Centre (GSC), Department of Digital Government and Service NL (DGSNL)**

- 4.1 Electrical plans for the Project must be submitted to GSC for review and approval. An electrical permit is required for each meter.
- 4.2 Advised that spill response equipment should be readily available on-site, stored in an accessible location and that the Proponent should consider developing a Project-specific contingency plan to deal with spill events. 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.

- 4.3 Advised that applications have to be submitted to DGSNL for Fire/Life Safety and Building Accessibility approvals for the construction or renovation of on-site service buildings.
- 4.4 Advised that a development permit will be required from DGSNL under the Protected Road Zoning Regulations for any construction within 400 metres of the centre line of the Trans-Canada Highway (TCH). This would include access to the TCH.
- 4.5 Advised that a permit is required from DGSNL in accordance with the **Urban and Rural Planning Act** for the construction of an access road in a protected area, or for any access onto a protected road. Any proposed access roads to the site must be approved by TI.
- 4.6 Advised that any future development on-site is not to be occupied until it is connected to the municipality's water supply and sewage disposal system. For further information, please contact GSC at (709) 637-2369.

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

- 5.1 Proponent is advised that activities are conducted in compliance with the **Occupational Health and Safety Act (OHS Act)** and its Regulations. This includes the responsibility for ensuring that contractors hired to perform work also comply with this legislation, as per Section 10 of the **OHS Act**. For further information, please contact OHS at (800) 563-5471.

## 6 Department of Fisheries, Forestry and Agriculture (FFA)

- 6.1 The Proponent is advised to operate under established legislation and regulations, such as the **Wild Life Act** and Wild Life Regulations, to avoid or minimize adverse impacts.
- 6.2 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 & Labrador. For additional information visit:

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

- 6.3 If new road construction is planned on Crown land the Proponent must apply for and obtain a licence to occupy prior to commencement of construction.
- 6.4 The Proponent is advised that Project activities should not impede forestry operations in the general area. There is a substantial volume of softwood within the referral boundary and the Proponent is advised to contact the nearest Forestry Office to determine any permit requirements should the Proponent decide to sell the felled timber.
- 6.5 The Proponent is advised that several species are currently being assessed for designation and listing under the **Newfoundland and Labrador Endangered Species Act** (NLESA) and the federal **Species at Risk Act**. The Proponent

should be aware that if species that are designated and listed under endangered species legislation are found within the project area, the **Endangered Species Act** and/or the federal **Species at Risk Act** will apply and the Proponent would be required to develop mitigations, in consultation with FFA-Wildlife Division, for the protection and recovery of the species.

6.6 Crown title must be obtained for the proposed undertaking prior to any development. Should the title be issued, the Proponent is advised to follow all terms and conditions of the approvals as well as conditions set out in the issued title. For further information, please contact FFA at (709) 637-2950.

## 7 Department of Health and Community Service (HCS)

7.1 HCS noted that community design can have impacts on human health and as such, HCS provided the following suggestions for consideration of the Proponent:

- Inclusive design that considers accessibility for all, aging populations, and people with dementia;
- Social infrastructure that considers social spaces, local food access, inclusive landscape and pedestrian friendliness; and
- Communication, collaboration and resource sharing with building partnerships across sectors, presence of shared community resources and the opportunity for resource sharing.

7.2 HCS recommended that the subdivision entry routes be designed with active transportation users in mind, incorporating safe crossings, pedestrian-friendly sidewalks, and bike lanes to encourage walking and biking, in addition to driving. Additionally, clear traffic calming measures and well-planned signage could help prevent these entry points from becoming bottlenecks. For further information, please contact HCS at (709) 729-3422.

## 8 Department of Industry, Energy and Technology (IET)

8.1 Proponent is advised that any quarry materials (e.g., aggregate, fill, rock, stone, boulders, gravel, sand, clay, borrow material, etc.) required for the Project must be obtained from approved sources.

8.2 The Project falls within a hydrocarbon basin (Deer Lake) and onshore permit 03-105 currently held by Black Spruce Exploration Corp, but the land area associated with this project does not fall within 100 meters of an onshore petroleum well. While IET has no issues with the proposal at this time, the Proponent is advised that the Project is in an area having oil and gas potential; that petroleum exploration has occurred and may continue to occur on this permit; and that petroleum exploration in this area cannot be impeded as per the terms and conditions of the permit. For further information, please contact IET at (709) 729-1582.

## **9 Department of Municipal and Provincial Affairs (MAPA)**

- 9.1 Proponent is advised that they must obtain approval and a permit under the Municipal Plan and Development Regulations with the Town of Deer Lake.
- 9.2 Proponent is advised that appropriate Crown Lands title for the land parcels associated with the subdivision development must be obtained prior to commencing any development of the Project.
- 9.3 Proponent is advised that should any development be within the building control lines of the TCH-1 protected road, application and permit will be required from the Authority (DGSNL) under the Protected Road Zoning Regulations, 996/96, prior to commencing any development of the Project. For further information, please contact MAPA at (709) 729-3090.

## **10 Department of Tourism, Culture, Arts and Recreation (TCAR)**

- 10.1 Proponent is advised that the proposed development is located in a high-traffic tourism area. Deer Lake hosts numerous tourism operators, particularly accommodations, and the highway likely to serve as the main access to the subdivision is vital for tourists travelling across the province. To minimize impacts on the tourism industry, it is recommended to:
  - Schedule any blasting required for construction during off-peak tourism seasons to minimize disturbances to tourism businesses and visitors; and
  - Maintain ongoing consultation with tourism operators by sharing project timelines and gathering feedback regularly to address concerns and ensure development aligns with tourism interests. For further information, please contact the Tourism Product Development Division of TCAR at (709) 729-4518.

## **11 Department of Transportation and Infrastructure (TI)**

- 11.1 Proponent is advised that there shall be no encroachment on property or highways owned by TI without express written consent from the Deputy Minister. The Proponent shall be fully responsible for identifying property and highways owned by TI.
- 11.2 TI maintains its Right of Way (ROW) distance through this area which is 45 meters from the center line of TCH, no development or release of land will be permitted as well no new access will be approved of the TCH in this area for the proposed development therefore, access to the site will need to be of Glide Lake road. For further information, please contact TI at (709) 729-7713.

## **12 Environment and Climate Change Canada (ECCC)**

- 12.1 ECCC recommends the Proponent to 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 incorporating Wildlife Emergency Response Plan that considers potential accidents and malfunctions that take into account site-specific conditions and sensitivities. For additional information, visit: <https://www.canada.ca/en/services/environment/wildlife-plants-species/national-wildlife-emergency-framework.html>.

12.2 Advises the Proponent to undertake refuelling and maintenance activities on level terrain, at a suitable distance from environmentally sensitive areas including watercourses, and on a prepared impermeable surface with a collection system.

12.3 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) 777-4221.