

**Attachment B**  
**Regulatory and Technical Advice from Government Departments/Divisions**

**EA #: 2361 - Steady Brook Villas (the Project)**  
**Martin Flynn (the Proponent)**

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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 in Project planning and that clearing of trees and brush can contribute to climate change. More information on climate data is available at <https://www.gov.nl.ca/ecc/occ/climate-data/>.
- 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 Proponent is advised all heavy-duty equipment used in the construction phase of this project should be operated in a manner to maximize fuel efficiency, thereby reducing greenhouse gas emissions that could contribute to climate change. For further information, please contact the CCB at (709) 729-1485.

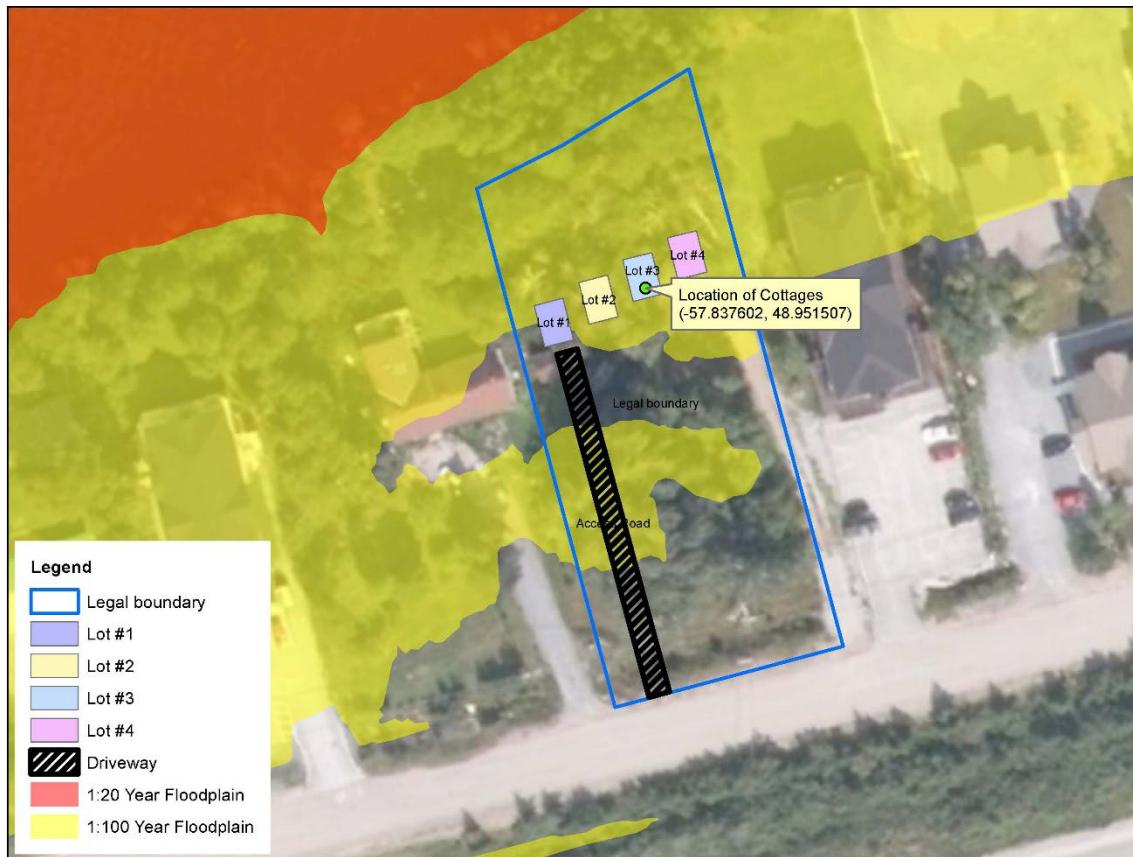
**2 Pollution Prevention Division (PPD), ECC**

- 2.1 Proponent is advised all waste material shall be considered, prior to disposal, for reuse, resale or recycling. 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.
- 2.2 When considering waste disposal options (including organic wastes), the proponent must ensure that waste is disposed of at a waste disposal facility or facilities approved to accept the type and projected quantity of waste material.
- 2.3 A Pesticides 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. Please contact the Pesticides Control Section of ECC at (709) 729-6054 to arrange an examination, schedule a Pesticide Storage Inspection or to check status of a Pesticide Operator.
- 2.4 The storage, handling and disposal of used and or waste oil/glycol must be in compliance with the Used Oil and Used Glycol Control Regulations and devices or tanks used to separate and remove oily wastes may require registration with the Department of Government Modernization and Service Delivery.
- 2.5 Any use of halocarbons or other regulated substances in fire suppression, air conditioning or refrigeration systems associated with the proposed activity is subject to the Halocarbon Regulations. For further information, please contact the PPD at (709) 729-5782.

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

3.1 The proposed project is located within the 1-in-100-year Humber River floodplain for the Town of Steady Brook. The proponent must apply for and obtain a Section 48 Permit under the **Water Resources Act** for any work in or within fifteen (15) metres of a body of water (including wetlands) or on a designated floodplain prior to the start of construction.

Alpine Vila Short Term Rentals at 45-47 Dogwood Drive in Steady Brook



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 Any effluent or runoff leaving the site will be required to conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003.

3.4 Proponent is advised water lines 150mm or greater in diameter and/or sewer lines 200mm or greater in diameter require a Permit to Construct under Sections 36 and/or 37 of the **Water Resources Act** prior to construction. For more information, please contact the WRMD at (709) 729-2563.

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

- 4.1 Proponent is advised the property is located within the Humber River Watershed Open Space Reserve, Order 012-96-W, Amendment No. 5, established under Section 8 of the **Lands Act**. The purpose of this Order is to preserve public access to Crown Land adjacent to the Humber River. The conditions of Crown lands applications which will be accepted are outlined in the Order.
- 4.2 This property is located on private granted lands. The property is located within Crown Grant Volume MIS, Folio 30 which was issued in 1939 for the purpose of Agriculture or Residence. The Crown Lands Division advises the proponent that the undertaking proposed must adhere to the terms and conditions of the Crown lands title document.
- 4.3 This Crown lands title may require a Crown lands application for the purpose of Commercial. More information on how to apply for Crown lands can be found on the website at [www.gov.nl.ca/crownlands/](http://www.gov.nl.ca/crownlands/). If assistance is required, book an appointment online with the Crown Lands Regional Office, call the Crown Lands Inquiry Line at 1-833-891-3249, or email [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca).
- 4.4 Proponent is advised species listed under the **Newfoundland and Labrador Endangered Species Act** (NLESA), such as Black Ash, are known to exist in the area of the proposed project. Section 16 (1) of the NLESA states, “A person shall not disturb, harass, injure, or kill an individual of a species designated as threatened, endangered, or extirpated”. If listed species are found on site, proponent may be required to develop mitigations, in consultation with FFA-Wildlife Division, for the protection and recovery of the species. Species identification information can be provided by the Wildlife Division upon request (WildlifeReferrals@gov.nl.ca).
- 4.5 The applicant 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.
- 4.6 The **Migratory Birds Convention Act, 1994**, Migratory Bird Regulations, **Wild Life Act** and Wild Life Regulations protect birds and prohibit the disturbance or destruction 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>.
- 4.7 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 200 metres during the remainder of the year. The 200m buffer also applies to all other active raptor nests (e.g. Northern Goshawk, Sharp-shinned Hawk, Merlin, American Kestrel, Great-horned Owl, Boreal Owl, Northern Saw-whet Owl) during the nesting season. The location of any raptor nest sites shall be reported to the Wildlife Division. For further information, please contact FFA at (709) 729-1582.

## 5 Government Service Centre (GSC), Department of Government Modernization and Service Delivery (GMSD)

- 5.1 Proponent is advised electrical plans must be submitted to the GSC for review and approval. An Electrical Permit is required for each meter.
- 5.2 Proponent is advised application must be made to the GSC for Fire/Life Safety review and approval as well as Building Accessibility review and approvals.
- 5.3 Proponent is advised a Development Permit will be required under the *Protected Road Zoning Regulations* for any construction within 400 metres of the centre line of the Trans-Canada Highway. (This would include access to the Trans-Canada Highway).
- 5.4 All fuel storage tank system installations other than those connected to a heating appliance of a capacity of 2,500 litres or less are subject to the *Storage and Handling of Gasoline and Associated Products Regulations* and will require registration prior to installation.
- 5.5 All fuel storage tank systems connected to a heating appliance of a capacity of 2,500 litres or less must comply with the *Heating Oil Storage Tank System Regulations*.
- 5.6 Any proposed fuel cache will require Approval prior to installation.
- 5.7 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. Plans and specifications must be submitted for review and approval by GSC prior to installation.
- 5.8 The Proponent is advised to consider developing a contingency plan specific to the proposed undertaking to enable a quick and effective response to a spill event. Any spill or leak of gasoline or associate product is to be reported immediately to GMSD by calling the Environmental Emergencies Telephone Line at 772-2083 or 1-800-563-9089.
- 5.9 Should future development require the installation of a subsurface sewage disposal system, the applicant must submit and receive approval for plans and specifications for an approved sewage disposal system. These plans must be in conformance with the *Sanitation Regulations* and the *Private Sewage Disposal and Water Supply Standards, 2006* and prepared by an approved designer. For further information, please contact GMSD at (709) 729-2008.

## 6 Occupational Health and Safety (OHS), GMSD

- 6.1 Proponent is advised to ensure that activities are conducted in compliance with the **Occupational Health and Safety Act** and related regulations. This includes the responsibility for ensuring that contractors hired to perform work also comply with the legislation. For further information, contact OHS at (709) 729-7454.

## 7 Department of Industry, Energy and Technology

- 7.1 Proponent is advised the proposed Project area falls within a hydrocarbon basin and has oil and gas development potential.
- 7.2 Proponent is advised that any quarry materials required for the Project must be obtained from approved sources. For further information please contact Mines Branch of IET at (709)729-5748.

## 8 Department of Municipal Affairs and Community Engagement (MAC)

- 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. Development requires a Permit from the Municipal Authority (Town of Steady Brook).
- 8.2 Proponent is advised that a Permit is required under the **Urban and Rural Planning Act, 2000** for the construction of an access road in a protected area or onto a protected road. For further information, please contact MAC at (709) 729-3090.

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

- 9.1 The Proponent is encouraged to engage the Provincial Tourism Coordinator (PTC) regarding the development of people and program-based experiences that can be marketed through [www.newfoundlandlabrador.com](http://www.newfoundlandlabrador.com). For more information, contact the PTC (709)729-1396.
- 9.2 All short-term rental and campground operators in Newfoundland and Labrador must register, at no cost, with the TCAR under the **Tourist Accommodations Act**. This applies to any accommodation rented for 30 days or less. For more information or to register, please contact [nltourismoperatorportal@gov.nl.ca](mailto:nltourismoperatorportal@gov.nl.ca).

## 10 Environment and Climate Change Canada (ECCC)

- 10.1 ECCC advises that avoid nest destruction and to accommodate the breeding season of migratory birds, operations should consider nesting locations between mid-April and Mid-August in this region. ECCC requests that species at risk sighting be reported to the Canadian Wildlife Service (CWS) at <http://accdc.com/en/contribute.html>.

- 10.2 Proponent is advised to develop the following plans:

- A Contingency Plan that considers potential accidents and malfunctions, and site-specific conditions and sensitivities.
- An Oil Spill Prevention and Response Plan.
- A Wildlife Emergency Response Plan.

- 10.3 Proponent is advised to develop measures to reduce the risk of introducing invasive species during all project phases. For further information, please contact ECCC (709) 772-4313.

## 11 Fisheries and Oceans Canada (DFO)

Proponent is advised to submit a Request for Review through the Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) to receive information on how to comply with the **Fisheries Act** and information on the project review process when conducting work in or near water. For further information, please contact the Fisheries Protection Program at (709) 772-4140.