



COR-2025-3229

August 6, 2025

Reg. #2361

Martin Flynn / Chris Dicks
5 Falls Ave
Steady Brook, NL A2H 2N2
E-mail: martin@marbleziptours.com

Dear Martin Flynn / Chris Dicks:

RE: Steady Brook Villas (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 conditions as outlined in Attachment A.

Although the Project 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 Project.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, the 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 the decision for a maximum of three periods of one year. Should the term of the decision expire, the Project will have to be registered again for environmental assessment, if you wish to proceed. For further information, please e-mail 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 via e-mail at joannesweeney@gov.nl.ca.

Sincerely,

A handwritten signature in blue ink that reads "M. Scott Reid".

HON. DR. SCOTT REID, MHA
District of St. George's - Humber
Minister

Enclosures