

Attachment B
Regulatory and Technical Advice from Government Departments/Divisions

EA #: 2380 - Little Rapids Residential Construction (the Project)
Tony Young (the Proponent)

During the environmental assessment of the Project, provincial and federal government departments and agencies offered the following advice on technical aspects as well as plans, permits, licences, approvals and/or other authorizations that are or may be required before your project commences. This is not intended to be a comprehensive list, and you are responsible for consulting with federal and provincial government authorities regarding any additional authorizations that may be required by law.

- 1 Department of Environment, Conservation and Climate Change - Climate Change Branch (CCB)**
 - 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. For further information, please contact CCB at (709) 729-1485.
- 2 Department of Environment, Conservation and Climate Change - Pollution Prevention Division (PPD)**
 - 2.1 Proponent is advised that all waste material generated 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 Department of Environment, Conservation and Climate Change - Water Resources Management Division (WRMD)**
 - 3.1 Proponent is advised to comply with the stipulations of the Section 48 Permit ALT14720-2025 issued November 25, 2025. This Project, and future proposed development at the site, must comply with WRMDs Policy Directive for Flood Plain Management W.R. 96-1.
 - 3.2 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. For further information, please contact the WRMD at (709) 729-2563.
- 4 Department of Energy and Mines (EM)**
 - 4.1 Proponent is advised that quarry materials used must be sourced from an approved site with a valid quarry Permit or Lease, a byproduct of an approved development, or from within the legal boundary of the project site in compliance with applicable regulations. For further information, please contact EM at (709) 729-5748.

5 Department of Forestry, Agriculture and Lands (FAL)

- 5.1 Proponent is advised that any activities that occur within the 15-metre Shoreline Reserve of any water body must strictly adhere to the regulations in Section 7 of the **Lands Act**.
- 5.2 Proponent is advised to maintain a five-metre buffer around all geodetic survey monuments within the project area. FAL must be contacted via email at GMD@gov.nl.ca if project activities have the potential to disturb an existing Control Survey Marker as per Section 65 of the **Lands Act**.
- 5.3 Proponent is advised to operate under the **Wild Life Act**, the **Migratory Birds Convention Act**, the **Fisheries Act** and associated regulations to avoid or minimize adverse impacts.
- 5.4 Proponent is advised that species listed under the **Newfoundland and Labrador Endangered Species Act** (NLESA), such as Black Ash, are known to exist within the Humber Valley, especially within the floodplains of the Humber River. 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 the site, Proponent may be required to develop mitigations, in consultation with FAL-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).
- 5.5 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>.
- 5.6 Proponent is advised 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 200-metre 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 FAL at (709) 729-5001.

6 Department of Government Services- Government Service Centre (GSC)

- 6.1 Proponent is advised that electrical plans must be submitted to the GSC for review and approval prior to development. An Electrical Permit is required for each meter.
- 6.2 Proponent is advised that 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).

- 6.3 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.
- 6.4 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 associated product is to be reported immediately to the Department of Government Services by calling the Environmental Emergencies Telephone Line at 772-2083 or 1-800-563-9089.
- 6.5 Proponent is advised that the sewage disposal and/or water supply system needs to be reviewed and approved by GSC. For further information, please contact GSC at (709) 637-2446.

7 Department of Government Services - Occupational Health and Safety (OHS)

- 7.1 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, please contact OHS at (709) 729-7454.

8 Department of Health and Community Services (HCS)

- 8.1 Proponent is advised that the Sanitation Regulations under the **Health and Community Services Act** apply to sewage disposal systems with daily flows of less than 4,546 litres, and require that any water supply system intended for human consumption be properly located, designed, constructed, and maintained as specified by an inspector; additionally, consultation with an Environmental Health Officer from the Department of Government Services is recommended prior to construction. For further information, please contact HCS at (709) 729-3422.

9 Department of Municipal and Community Affairs (MCA)

- 9.1 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 MCA at (709) 729-3090.

10 Department of Transportation and Infrastructure (TI)

- 10.1 Proponent is advised that an existing drainage channel along the property boundary must be preserved, as it carries runoff from the Trans-Canada Highway to the Humber River. For further information, please contact TI at (709) 729-5972.

11 Environment and Climate Change Canada (ECCC)

11.1 ECCC advises avoiding 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 sightings be reported to the Canadian Wildlife Service (CWS) at <http://accdc.com/en/contribute.html>.

11.2 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.

11.3 Proponent is advised to maintain a 30-metre buffer from the high-water mark of any water body (1:100 Flood Zone) in order to maintain movement corridors for migratory birds. For further information, please visit <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/reduce-risk-migratory-birds.html>. For further information, please contact ECCC at (709) 772-4313 or (709) 853-1304.

12 Fisheries and Oceans Canada

12.1 Proponent is advised to refer to the Projects Near Water website for information about how to comply with the **Fisheries Act**, as well as information on the project review process when conducting work in or near water. The 'Projects Near Water' website is located at <https://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>. For further information, please contact the Fisheries Protection Program at (709) 772-4140.