

JUL 07 2021

COR/2021/01769

Ken Pede
Camkap Software Development Group Inc.
75 Main Street
P.O. Box 52
Trinity NL A0C 2S0
kenpede@eastlink.ca

Dear Mr. Pede:

Re: Southern Bay Blue Spruce R.V. Park and Campground, EA Reg. #2135

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 this undertaking is **released** from further environmental assessment subject to the following conditions:

- You are required to uphold all commitments made in your environmental assessment submission to mitigate the effects of the project on the environment.
- The proposal is located within a 1.6 km buffer zone of a landfill. As such, the Pollution Prevention Division of my Department requires you to complete an environmental site assessment (ESA). The ESA should consider the potential for existing contamination of the site including soil, groundwater, surface water, and the potential for methane gas migration from the landfill. The ESA shall be performed by a registered site professional. More information on the ESA and a list of registered site professionals is available at <https://www.gov.nl.ca/ecc/env-protection/impactedsites/>. For further information, please contact the Pollution Prevention Division at (709) 729-5782.
- The Department of Fisheries, Forestry and Agriculture advises that 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 within 200 metres during the remainder of the year. The 200m buffer also applies to all other raptor nests (e.g. Northern Goshawk, Sharp-

shinned Hawk, Merlin, American Kestrel, Great-horned Owl, Boreal Owl, Northern Saw-whet Owl). The location of those raptor nest sites must be reported to the Wildlife Division. For further information, please contact the Department of Fisheries Forestry and Agriculture at (709) 635-4139.

- Fisheries, Forestry and Agriculture further advises that, for slopes less than 30 per cent, a minimum 30-metre undisturbed riparian buffer zone shall be established around all waterbodies, from the high water mark, that are identified on either the 1:50,000 scale National Topographic System maps, or the topographic mapping layer shown in the Provincial Land Use Atlas. No land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities shall take place in this zone. For slopes greater than 30 per cent, an undisturbed riparian buffer zone shall be calculated and maintained using the following formula: 30 metres + 1.5 metres x slope (per cent). No land use activities involving grubbing, ground or soil disturbance, or timber harvesting activities will take place in this zone. For further information, please contact the Department of Fisheries Forestry and Agriculture at (709) 635-4139.
- You are required to advise the Environmental Assessment Division when the conditions of release have been met, by emailing a written description, documents, and images (where applicable) to demonstrate that the conditions have been fulfilled to EAPProjectComments@gov.nl.ca.
- You are required to update the Environmental Assessment Division on the status of your project, including a copy of all permits, licences, certificates, approvals and other authorizations required for your project, one year from the date of this release letter and to provide additional updates if required. Please email your project updates to EAPProjectComments@gov.nl.ca.

Federal and provincial government departments and agencies that reviewed your project during the environmental assessment provide the following advice:

The Water Resources Management Division of this Department requires you to obtain a Water Use License and permits to work in or near a body of water, for infilling, and for the construction of a non-domestic well for a water supply. For further information, please contact the Water Resources Management Division at (709) 729-2563.

The Climate Change Branch of this Department advises that climate change is expected to result in more precipitation and more frequent extreme weather events that may result in increased flooding or damage to infrastructure. The Climate Change Branch recommends that you consider provincial climate change projections for Gander (nearest regional site) in the planning for this undertaking, which suggest that extreme precipitation events will become more intense. The Climate Change Branch notes that the clearing of trees and brush can contribute to climate change, and that all heavy duty equipment used in the construction phase of the 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 Climate Change Branch at (709) 729-1485.

The Pollution Prevention Division of this Department advises that all waste material generated during the construction and operation of the facility is to be placed in suitable refuse containers and removed to an approved waste disposal site. When considering waste disposal options you 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. You are advised to contact the the Regional Waste Management Authority to arrange for appropriate management of waste. For further information, please contact the Pollution prevention Division at (709) 729-5782.

The Government Service Centre of the Department of Digital Government and Service NL advises that an engineering study is required to gather information related to septic system design including measurements of the water table, test pits, soil permeability and other information. You are also required to obtain permits and approvals for electrical service, fire/life safety, building accessibility, construction in a protected road zone, and highway access. For further information, please contact the Government Service Centre at (709) 256-1426.

The Department of Fisheries, Forestry and Agriculture advises that a commercial cutting permit is required prior to any harvesting or timber removal in the area, and an operating permit is required prior to the start of any work during the forest fire season and can be obtained from the local forest management district office. During the forest fire season, a permit to burn must be obtained to ignite a fire on or within 300 meters of forest land. Fisheries, Forestry and Agriculture advises that the project site is located in an area of commercial forest land and that adjacent forestry activities will not be restricted in any way. For further information, please contact the Department of Fisheries, Forestry and Agriculture at (709) 637-2353.

The Department of Health and Community Services suggest that you enforce quiet hours for overnight campers to reduce the impact of noise on nearby homeowners. For further information, please contact the Department of Health and Community Services at (709) 729-3422.

The Department of Industry, Energy and Technology advise you to consult Newfoundland Power regarding a transmission line that runs along Highway 230, on the same side of the highway as your proposed development. For further information, please contact the Department of Industry, Energy and Technology at (709) 729-5748 at 1-800-663-2802.

The Department of Tourism, Culture, Arts and Recreation advises you to comply with all regulatory requirements and be approved by the Tourism Assurance Plan in order to participate in provincial marketing and development initiatives. For further information, please contact the Department of Tourism, Culture, Arts and Recreation at (709) 729-2835.

Environment and Climate Change Canada recommends that you avoid certain activities, such as land clearing, during the regional nesting period for migratory birds. The breeding season for most birds within the project area occurs between April 15 and August 15.

Although the undertaking as proposed is released from further environmental assessment, it is still subject to other legislative requirements. A summary of the comments received from government agencies during the review is attached to provide an indication of likely applicable permits, approvals and legislative requirements. You must comply with all relevant legislation and obtain all necessary permits and approvals. You are required to inform this Department of any proposed significant changes to the undertaking.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, the Minister's decision is valid for a period of three years from the date of this letter. If you have not commenced your project within this three-year period, you may apply to extend the three-year period for a maximum of three one-year periods, if needed. For further information, please email EAPProjectComments@gov.nl.ca.



If you have any questions, please contact Joanne Sweeney, Director (A), Environmental Assessment Division, at (709) 729-0673 or joannesweeney@gov.nl.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hon. BERNARD DAVIS, MHA".

HON. BERNARD DAVIS, MHA
District of Virginia Waters – Pleasantville
Minister

Enclosures

c: Craig Pardy, MHA