



Government of Newfoundland and Labrador  
Department of Environment and Climate Change  
Water Resources Management Division

## PERMIT FOR DEVELOPMENT

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 39, 61

Date: **FEBRUARY 07, 2025** File No: **550-01-03-04-068**  
Permit No: **PRO14137-2025**

Permit Holder: **Dept of Fisheries, Forestry and Agriculture (Pasadena)**  
**P.O. Box 280**  
**Pasadena, NL**  
**A0L 1K0**  
**andrewstrowbridge@gov.nl.ca**

Attention: **Andrew Strowbridge**

Re: **Cox's Cove - Cox's Brook and Wellhead PPWSAs - Domestic Harvesting - Department of Fisheries, Forestry and Agriculture**

---

Permission is hereby given for : **domestic harvesting in the Cox's Brook and Wellhead Protected Public Water Supply Areas (used by the Town of Cox's Cove) with reference to the application dated November 12, 2024 and additional information dated January 10, 2025.**

- This Permit does not release the Permit Holder from the obligation to obtain appropriate approvals from other concerned municipal, provincial and federal agencies.
- The Permit Holder must obtain the approval of the Crown Lands Administration Division if the project is being carried out on Crown Land.
- This Permit is subject to the terms and conditions indicated in Appendices A and B (attached).
- It should be noted that prior to any significant changes in the design or installation of the proposed works, or in event of changes in ownership or management of the project, an amendment to this Permit must be obtained from the Department of Environment and Climate Change under Section 49 of the *Water Resources Act*.

(for) MINISTER

**APPENDIX A**  
**Terms and Conditions for Permit**

---

**PPWSA General**

1. All operations must be carried out in a manner that prevents damage to land, vegetation, and watercourses, and which prevents pollution of bodies of water.
2. Any areas adversely affected by this project must be restored to a state that resembles local natural conditions. Further remedial measures to mitigate environmental impacts on water resources can and will be specified, if considered necessary in the opinion of this Department.
3. All persons working on this project must be informed that they are within a Protected Public Water Supply Area, and must be made aware of all conditions of this Permit. A copy of this Permit must be on site during operations.
4. The attached Completion Report (Appendix C) for Permit No. 14137 must be completed and returned to this Department upon completion of the approved works. Pictures must be submitted along with the completion report, showing the project site prior to and after development.
5. An undisturbed (no cutting or ground disturbance) buffer zone of at least **150 metres** shall be maintained around Cox's Brook for a distance of 1 kilometer upstream and 100 metres downstream of the intake, at least **75 metres** along the remainder of Cox's Brook, at least **50 metres** around major lakes or ponds and along both sides of all streams and main tributaries running into Cox's Brook, and at least **30 metres** around all ponds and along both sides of all other water bodies including wetlands and field identified streams. Activity or development within these buffer zones is prohibited. All buffer zones must be marked with signs or flagging tape to avoid encroachment into the buffer zones.
6. All waste material is to be collected in refuse containers, and disposed of at an approved waste disposal site outside the Protected Public Water Supply Area in accordance with the *Environmental Protection Act, SNL 2002 cE-14.2*.
7. Equipment storage, maintenance facilities associated with this project, and all maintenance other than emergency repairs must not be located/carried out within the Protected Public Water Supply Area.
8. A requirement for sampling is not being imposed at this time; however, the Department reserves the right to require sampling and analysis in the future, should it be deemed necessary as a result of this project, to ensure compliance with applicable standards or to address environmental or public health concerns. Any such sampling and analysis will be conducted at the expense of the proponent.
9. Officials of the Department and the appropriate Municipal Authority, Operator, or Watershed Management Committee may visit the site to ensure compliance with this Permit.
10. Liaison is to be maintained with the appropriate Municipal Authority and Environmental Scientist. If there are any specific problems (i.e. sedimentation, fuel spill, or other potential water quality impairment), the appropriate Town Manager/Clerk, Mayor, Chair of the Local Service District Committee, or Chair of the Water Supply Committee must be notified immediately at (709)688-2900. The Environmental Scientist must also be notified immediately at **(709)637-2542**.
11. Motorized vehicles, including snowmobiles and ATVs, shall not be used to cross the frozen surface of Cox's Brook the intake body of water within the Protected Public Water Supply Area.
12. The location of the work is highlighted on the Location Map for this Permit attached as Appendix D.

13. This Permit is valid for five (5) years from the date of issue. If required, an application for Permit renewal must be submitted prior to the expiry date.
14. Any changes in water quality resulting directly from this project, rendering the water unsuitable as a public water supply, are the responsibility of the Permit Holder. The Minister may order the Permit Holder to provide an alternate source of potable water to the affected community until water quality returns to an accepted level.
15. The town has requested, and will be responsible for ensuring that harvesting not occur in such a manner as to impact the views of the hills surrounding town.
16. All vehicles and equipment must be in good working order with no leaking fuel, oil, or other harmful substances that could impair water quality.
17. All stationary motorized equipment and associated fuel tanks shall have metal trays, absorbent pads or impervious liners under them to catch and contain in excess of 110 % of the aggregate volume of any fuel, lubricant and oil.
18. Any activity within a freshwater body (including wetlands and flood risk areas), requires a Permit under Section 48 of the Water Resources Act, 2002. This Permit refers to Section 39 of the Water Resources Act, 2002 and does not grant permission for the above stated work including fording and/or culvert or bridge installation.

#### **Protected Miscellaneous**

19. The Permit Holder must inspect the site daily during domestic harvesting activities, and any water quality impairment related problems are to be reported immediately to the Environmental Scientist at 709-637-2542 and the appropriate Municipal Authority or Watershed Monitoring Committee at (709)688-2900.
20. The Permit Holder is required to provide this Department with all documentation, information and data which may be requested or required in order to carry out the inspection or investigation.
21. Sawdust, bark, and logs must not be stored within undisturbed buffer zones of any body of water, and must be removed at regular intervals to prevent excessive accumulation at the site.
22. Wood and brush removed from the work site must not be stored within undisturbed buffer zones of any water body.

#### **Fuel Storage**

23. There shall be no bulk fuel storage associated with this project within the protected water supply area. Fuel shall be brought to the operating area in a quantity that will be used in a day and no more than 23 litres (5 gallons). The Permit Holder is hereby informed that fuel storage and handling requires a separate approval under the *Storage and Handling of Gasoline and Associated Products Regulations*, CNR 775/96.
24. Contaminated snow and soil must be removed from the site and disposed of at an approved location outside the protected public water supply area, in accordance with the *Environmental Protection Act, SNL 2002 cE-14.2*.
25. Any spills of gasoline, fuel or oil, regardless of volume, shall be reported immediately to the Environmental Scientists at (709)637-2542 and (709)729-2539 and the appropriate Municipal Authority or Watershed Management Committee by calling (709)688-2900. Furthermore, all spills in excess of 70 litres shall be reported immediately to the 24 hour spill report line at 1-800-563-9089.
26. Refueling sites shall be located at least 150 metres from any water body or wetland.

#### **Development in WPWSA**

27. Domestic woodcutting is not permitted within 150 metres of the Cox's Cove wellhead
28. All persons working on this project must be informed that they are within a Wellhead Protected Water Supply Area and must be made aware of all conditions of this Permit. A copy of this Permit must be on site during construction.

29. All equipment must be in good working order with no leaking fuel or oil. Refueling of heavy equipment is not allowed on site.
30. All operations must be carried out in a manner that minimizes damage to land, vegetation and water courses, and which prevents pollution of water bodies. Please note that groundwater aquifers are considered water bodies.
31. The parking, storage, and maintenance of heavy equipment is prohibited.
32. Equipment storage and maintenance facilities associated with this project must not be located within the Wellhead Protected Water Supply Area, and all maintenance other than emergency repairs must be performed outside the Wellhead Protected Water Supply Area.
33. Bulk fuel storage, including home heating fuel, is prohibited.
34. The use and/or storage of fertilizers, pesticides, herbicides, petroleum solvents, chlorinated solvents, and preservatives are prohibited.
35. Liaison must be maintained with the appropriate Municipal Authority and Department official. If there are any specific problems (i.e., fuel spill or other potential water quality impairment), the Town Manager/Clerk and/or Mayor must be notified immediately, as well as the Environmental Scientist at (709)729-2539.
36. Officials of the Department and the appropriate Municipal Authority, Operator, or Wellhead Protection Committee may visit the site from time to time to ensure compliance with this Permit.
37. Any areas adversely affected by this project must be restored to a state that resembles the local natural conditions or must be grass covered. Further remedial measures to mitigate environmental impacts on water resources can and will be specified, if necessary in the opinion of the Department.
38. Any significant changes in the permitted operations, developments or activities other than those specified in the application must be submitted in writing to the Department, and permitted in the form of an Amendment to this Permit, before they are undertaken.
39. Renewal of this permit shall require the submission of a written application, on the prescribed form, to the Department, and is subject to review by this Department and the appropriate Municipal Authority, Operator or Wellhead Protection Committee.
40. The well owner is responsible for compliance with this permit.

#### **Domestic Harvesting**

41. Unless specified otherwise in this permit, all conditions of the *Guidelines for Forest Operations Within Protected Water Supply Areas*, outlined in the most recent version of the **Environmental Protection Guidelines for Forestry Operations in Newfoundland and Labrador**, must be strictly adhered to.
42. The felling or disposing of trees, parts of trees, sawdust, bark, logging debris or slash into a water body or upon the frozen surface of a water body is strictly prohibited.
43. The use of heavy equipment is strictly prohibited.
44. Conditions #1 ,3, 5, 6, 11, 16-19, 21-28, 32, 36, 42 and 43 shall be included as special conditions for any Domestic or Commercial Wood Cutting Permits or Silviculture Permits issued by the proponent in this Protected Public Water Supply Area.

**APPENDIX B**  
**Special Terms and Conditions for Permit**

---

1. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall keep all systems and works in good condition and repair and in accordance with all laws, by-laws, directions, rules and regulations of any governmental authority. The Permit Holder or its agent(s), subcontractor(s), or consultant(s) shall immediately notify the Minister if any problem arises which may threaten the structural stability of the systems and works, endanger public safety and/or the environment or adversely affect others and/or any body of water either in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for all damages suffered by the Minister and Government resulting from any defect in the systems and works, operational deficiencies/inadequacies, or structural failure.
2. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall operate the said Project and its systems and works in a manner which does not cause any water related and/or environmental problems, including but not limited to problems of erosion, deposition, flooding, and deterioration of water quality and groundwater depletion, in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for any and all damages associated with these problems caused as a result of changes, deficiencies, and inadequacies in the operational procedures by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
3. If the Permit Holder or its agent(s), subcontractor(s), or consultant(s) fails to perform, fulfil, or observe any of the terms and conditions, or provisions of this Permit, as determined by this Department, the Minister may, without notice, amend, modify, suspend or cancel this Permit in accordance with the *Water Resources Act*.
4. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) indemnify and hold the Minister and Government harmless against any and all liabilities, losses, claims, demands, damages or expenses including legal expenses of any nature whatsoever whether arising in tort, contract, statute, trust or otherwise resulting directly or indirectly from granting this Permit, systems and works in or outside the said Project areas, or any act or omission of the Permit Holder or its agent(s), subcontractor(s), or consultant(s) in or outside the said Project areas, or arising out of a breach or non-performance of any of the terms and conditions, or provisions of this Permit by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
5. This Permit is subject to all provisions of the *Water Resources Act* and any regulations in effect either at the date of this Permit or hereafter made pursuant thereto or any other relevant legislation enacted by the Province of Newfoundland and Labrador in the future.
6. This Permit shall be construed and interpreted in accordance with the laws of the Province of Newfoundland and Labrador.

cc: Angela Buchanan  
Groundwater  
Water Resources Management  
Department of Environment and Climate Change  
P.O. Box 8700  
St. John's, NL  
A1B 4J6  
[angelabuchanan@gov.nl.ca](mailto:angelabuchanan@gov.nl.ca)

cc: Leah Power  
Environmental Scientist, Groundwater Section  
Water Resources Management Division  
Department of Environment and Climate Change  
PO Box 8700  
St. John's, NL  
A1B4J6  
[leahpower@gov.nl.ca](mailto:leahpower@gov.nl.ca)

cc: Ms. Carla Hayes, P.Tech  
Environmental Scientist, Drinking Water Section  
Water Resources Management Division  
Department of Environment and Climate Change  
P.O. Box 2006  
Corner Brook, NL A2H 6J8  
[CarlaHayes@gov.nl.ca](mailto:CarlaHayes@gov.nl.ca)

cc: Ms. Deneen Spracklin, P.Eng.  
Manager, Drinking Water and Wastewater Section  
Water Resources Management Division  
Department of Environment and Climate Change  
P.O. Box 8700  
4th Floor, West Block, Confederation Building  
St. John's, NL A1B 4J6  
[dspracklin@gov.nl.ca](mailto:dspracklin@gov.nl.ca)

cc: Town of Cox's Cove  
Ms. Tina Sheppard  
P.O. Box 100  
Cox's Cove, NL A0L 1C0  
[coxscove@eastlink.ca](mailto:coxscove@eastlink.ca)

### Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 39,

Date: **FEBRUARY 07, 2025**

File No: **550-01-03-04-068**  
Permit No: **PRO14137-2025**

Permit Holder: **Dept of Fisheries, Forestry and Agriculture (Pasadena)**  
**P.O. Box 280**  
**Pasadena, NL**  
**A0L 1K0**  
**andrewstrowbridge@gov.nl.ca**

Attention: **Andrew Strowbridge**

Re: **Cox's Cove - Cox's Brook and Wellhead PPWSAs - Domestic Harvesting - Department of Fisheries, Forestry and Agriculture**

---

Permission was given for : **domestic harvesting in the Cox's Brook and Wellhead Protected Public Water Supply Areas (used by the Town of Cox's Cove) with reference to the application dated November 12, 2024 and additional information dated January 10, 2025.**

*I (the Permit Holder named above or agent authorized to represent the Permit Holder) do hereby certify that the project described above was completed in accordance with the plans and specifications submitted to the Department of Environment and Climate Change and that the work was carried out in strict compliance with the terms and conditions of the Permit issued for this project.*

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

This completion report must be completed and forwarded to the following address upon completion of the approved work.

Department of Environment and Climate Change  
Water Resources Management Division  
PO Box 8700  
St. John's NL A1B 4J6

**APPENDIX D**  
**Location Map for Permit**

PRO14137-2025



1/29/2025, 4:29:04 PM

1:144,448

Intakes / Wellheads Public Water Supplies

- Wellheads       Protected
- Intakes       Drainage Outside Protected

Earthstar Geographics, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METINASA, USGS, NRCan, Parks Canada