

GUIDELINES
for the
Environmental Preview Report
for the
*Green Valley Regional Abattoir –
Northern Arm*

Honourable Derek Bennett
Minister
Environment, Climate Change and Municipalities

January 27, 2021

Registration No. 2102

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Sunshine Investments Ltd., with the preparation of the Environmental Preview Report (EPR) for the Green Valley Regional Abattoir- Northern Arm. The EPR is a report that presents the results of an investigation based on readily available information that supplements the information provided by the proponent upon registration of the undertaking. The purpose of the information in the EPR is to assist the Minister of Environment, Climate Change and Municipalities in making a determination as to the significance of the environmental effects of the proposed undertaking and whether an Environmental Impact Statement (EIS) will be required. The EPR is expected to be as concise as possible while presenting the comprehensive information necessary to make an informed decision.

The EPR should include and update the information provided in the original registration and focus on the information gaps identified during the government and public review of the registration. The EPR should address the information gaps in sufficient detail to enable the Minister of Environment, Climate Change and Municipalities to make an informed decision as to the potential for significant environmental effect from the undertaking.

The contents of the EPR shall be organized according to the following format:

1. NAME OF THE UNDERTAKING:

The undertaking has been assigned the Name “Green Valley Regional Abattoir – Northern Arm.”

2. PROPONENT:

Name the proponent and the corporate body, if any, and state the mailing and e-mail address.

Name the chief executive officer if a corporate body, telephone number, and e-mail address.

Name the principal contact person for purposes of environmental assessment and state the official title, telephone number, and e-mail address.

3. THE UNDERTAKING:

State the nature of the project.

State the purpose/rationale/need for the project. If the proposal is in response to an established need, this should be clearly stated. Identify needs that are immediate as well as potential future needs.

The purpose/rationale/need for the project shall include, but not be limited to: an overview of the need for a regional abattoir, the contribution of such a facility to increasing food security in the province, and any role the proposed development may have in the development of the cattle industry in Newfoundland and Labrador.

4. DESCRIPTION OF THE UNDERTAKING:

Provide a complete overview of the project in the following subsections, including information about the preferred choice of location, design, construction standards, and operation and maintenance standards.

4.1 Geographical Location/Physical Components/Existing Environment:

Provide an accurate description of the proposed site, access road, facilities and equipment, including GPS location coordinates. Attach an original base map (1:25,000 scale) and/or recent air photos/aerial imagery.

The description shall include, but not be limited to:

- a) Location of existing septic system and well and septic approval number (s);
- b) Proposed location(s) for burial of Specified Risk Material (SRM) (including minimum distances from households, wells and waterbodies and direction of groundwater flow and water table measurements);
- c) Proposed location(s) of disposal sites for other abattoir waste (including minimum distances from households, waterbodies, wells, and direction of groundwater flow and water table measurements);
- d) A site plan indicating the location of all structural components associated with the undertaking; and,
- e) Information regarding ownership and/or zoning of the land upon which the project is to be located and any restrictions imposed by

that ownership or zoning, including municipal ownership/zoning, Crown, and private land.

4.2 Construction:

State the time period in which proposed construction will proceed (if staged, list each stage and its approximate duration) and proposed date of first physical construction-related activity.

The details, materials, methods, schedule, and location of all planned construction activities must be presented, including:

- a) construction/modification and maintenance of the abattoir building including the animal receiving areas, employee lunch and washroom facilities, location of meat processing facility in relation to the abattoir, any storage areas for hazardous materials, and a floor plan illustrating each area;
- b) construction/modification and maintenance of the waste management areas including SRM, blood waste, septic and other organic waste. If on-site composting is proposed, all construction and maintenance activities associated with the composting shall be described; and
- c) employment information including type, and estimated number of positions during all phases of construction.

4.3 Operation and Maintenance:

All aspects of the operation and maintenance of the proposed development should be presented in detail, including but not limited to the following:

- a) A complete flow through description of abattoir operations from receipt of animals from source, through to processing, storage and transportation, and marketing of meat products;
- b) Separation, collection, disposal and transportation of SRM, blood waste and other organic waste materials;
- c) Estimation of yearly waste volumes (SRM and non-SRM, blood and septic waste) generated from facility at peak operation;
- d) Employment information including type and estimated number of positions during all levels of operation and maintenance phases; and,
- e) The following plans, which shall be included in the body of the EPR or as Appendices:
 - i. Waste Management Plan: the plan must describe how the maximum volume of waste that may be generated by the operation will be managed, including a description of any agreements in principle

with businesses that have the capacity to handle the maximum volume of waste that may be generated at peak operation.

- ii. Noise Mitigation Plan: the plan must include pre-established mechanisms to address concerns about noise (including construction, operation of machinery, animal noises and increased traffic).
- iii. Odour Mitigation Plan: the plan must include pre-established mechanisms to address odours resulting from the abattoir operation.
- iv. Vector Mitigation Plan: the plan must include pest and fly control measures as well as exclusion of gulls from food sources.
- v. Drinking/recreational Water Impact Response Plan: the plan must include mitigation measures to address impacts to drinking and/or recreational water quality from off-site migration of contaminated water from slaughtering and/or processing within the abattoir, as well as a process to ensure that in the case of any potential impacts information is properly documented, and addressed. If complaints are received, additional mitigation measures may be required. You should also prepare a response plan in the event of an accident or malfunction with the potential to impact drinking and/or recreational water quality.
- vi. Groundwater Monitoring Plan: a comprehensive plan that describes the potential effects of the project on groundwater, and measures that will be undertaken to control leachate and mitigate SRM risks.
- vii. Country Food Impact Response Plan: the potential effects of the project on country foods (e.g. resulting from contamination of adjacent land and nearby waterbodies), and measures that will be undertaken to mitigate these effects. The plan should describe a process that will be implemented to ensure potential concerns are properly documented and addressed. If complaints are received, additional mitigation measures may be required.
- viii. Spill Response Plan: in order to ensure a quick and effective response to a spill event, a spill response plan shall be developed that is specific to the proposed undertaking, and include provisions for wildlife and migratory birds.

5. ALTERNATIVES

Alternative means of carrying out the project to meet the stated purpose and rationale must be provided. This section should demonstrate why the specific location and procedural methods were selected above others.

The EPR must identify and describe alternative means and locations of carrying out the Project that are technically and economically feasible. The following steps for addressing alternative means and locations are recommended:

- Identify any alternative means and locations to carry out the project;
- Identify the environmental effects of each alternative means and location;
- Identify the preferred means and location and provide rationale for selection; and,
- Provide reasons for the rejection of alternate sites.

Include information from any previous project related studies describing alternate locations that were considered, including the expansion of existing sites, reasons for rejection, and reasons supporting the proposed site as the preferred location, if applicable.

A discussion of alternatives shall include an evaluation of composting, or other viable organic waste management solutions, as an alternative to burial. Where burial is deemed to be the only option as it pertains to SRMs, the rationale should be provided for this option as the only option, and alternative methods for segregation of SRM and non-SRM should be described.

Alternative locations should be clearly outlined on maps of a suitable scale (i.e. 1:50,000, 1:25,000) and/or aerial imagery.

6. POTENTIAL ENVIRONMENTAL EFFECTS AND MITIGATION:

Provide detailed information regarding the potential effects of the project on the environment and the proposed mitigation to be used to avoid adverse environmental effects. This section must describe, but may not be limited to:

- a) An evaluation of the proposal to bury all solid organic waste, identification of potential adverse effects to the receiving environment, and measures that will be undertaken to mitigate the potential effects. The evaluation must include leachate generation, plans to predict, evaluate and mitigate odours and vectors, SRM related hazards, and other potential adverse effects to human health and the environment due to the quantity of organic material being buried over the lifetime of the project;

- b) An assessment of the use of a septic field for the treatment of wastewater and blood to ensure that the system is capable of handling the maximum flow rates generated by the facility. The assessment should demonstrate that there is adequate treatment prior to any release into the environment;
- c) A commitment to engage a qualified environmental consultant to evaluate the location of the SRM burial pit and assess any potential impacts that it may have on the surrounding environment and make recommendations on how to mitigate them. In addition, the consultant should be responsible for the development of the comprehensive groundwater-monitoring plan required by the guidelines;
- d) Impacts on the health of potentially sensitive human and environmental receptors immediately adjacent to and near the project boundary, including but not limited to groundwater; and,
- e) Identification of how the project will avoid interference with the rights of other legitimate land owners/users.

7. DECOMMISSIONING AND REHABILITATION:

Describe all aspects of the decommissioning and rehabilitation plans for the project, assuming the eventual need to eliminate the entire project footprint from the landscape.

8. PROJECT- RELATED DOCUMENTS:

Provide a bibliography of all project related documents already generated by or for the proponent (e.g., feasibility study, engineering reports, etc.).

9. PUBLIC INFORMATION MEETING:

An Open House Public Information Session shall be held at a place adjacent to or in the geographical area of the undertaking, or as the minister may determine, in order to:

- a) provide information concerning the undertaking to the people whose environment may be affected by the undertaking;
- b) record and respond to the concerns of the local community regarding the environmental effects of the undertaking; and,
- c) present the information gathered to fulfill the requirements of Section 5 of these guidelines.

The Public Information session must adhere to all restrictions to mitigate the impacts of COVID-19 that are in place at the time of the session. Information sessions may be conducted by virtual means through a live streaming, video conferencing or teleconferencing process, such as Facebook Live, Zoom, Microsoft Teams, Skype, Webex, Go To Meeting, and others.

You are required to notify the Minister and the public of the scheduled meeting not fewer than 7 days before that meeting. Public concerns shall be addressed in a separate section of the EPR.

Protocol for these public sessions will comply with Section 10 of the Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A.

10. APPROVAL OF THE UNDERTAKING:

List the main permits, licences, approvals, and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them (e.g., federal government department, provincial government department, municipal council, etc.)

Provide verification of approvals from the Department of Digital Government and Service NL for the existing sewage treatment system.

Four copies of the EPR and an electronic version for posting to the Environmental Assessment website should be submitted, together with a covering letter to:

Minister
Environment, Climate Change and Municipalities
P.O. Box 8700
St. John's NL A1B 4J6

APPENDIX A

Public Notices

Under the provisions of the Environmental Assessment Regulations 2003, Section 10, and where the approved Guidelines require a public information session(s), the following specified public notification requirements must be met by the proponent prior to each meeting:

PUBLIC NOTICE

Public Information Session on the Proposed

*Name of undertaking
Location of undertaking*

shall be held at
Date and Time
Location

This session shall be conducted by the Proponent,
Proponent name and contact phone number,
as part of the environmental assessment for this Project.

The purpose of this session is to describe all aspects of the proposed Project, to describe the activities associated with it, and to provide an opportunity for all interested persons to request information or state their concerns.

ALL ARE WELCOME

MINIMUM INFORMATION CONTENT OF PUBLIC ADVERTISEMENT

- Minimum newspaper ad size: 2 column widths. Minimum posted ad size: 7" x 5"
- Minimum newspaper ad coverage: Weekend preceding meeting and 3 consecutive days prior to meeting date; to be run in newspaper locally distributed within meeting area or newspaper with closest local distribution area.
- Minimum posted ad coverage: Local Town or City website (if permitted), proponent's web site (if applicable), and local community channel (if applicable), to be posted continually for 1 full week prior to meeting date.