



PERMIT TO CONSTRUCT

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 37, 39, 48

Date: **MARCH 11, 2021**

File No: **844.113.001**
Permit No: **WS11655-2021**

Permit Holder: **Town of George's Brook-Milton
149 Trinity Drive
George's Brook-Milton, NL
A5A 0L4
clerk@townofgbm.com**

Attention: **Mr. Paul Richards, Town Manager**

Re: **George's Brook-Milton - Water Infrastructure Upgrades**

Permission is hereby given for : the installation of an infiltration gallery intake system consisting of 15 m of 300 mm HDPE intake pipe, wedge wire screens, and air burst system; an extension to the pumphouse building including all architectural, electrical and mechanical components, a VFD pump control system, hypo chlorination system, and generator; installation of 45 m of 450 mm PVC watermain, 410 m of 200 mm PVC watermain, 46 m of 200 mm pre-insulated HDPE watermain, 50 m of 150 mm PVC watermain, 20 m of 50 mm PVC watermain, and all related appurtenances as described in a specification and drawings titled, "Town of George's Brook-Milton Water System Upgrade" as received from Meridian Engineering Inc. on February 5, 2021; 17-GI-21-00015.

- 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, Climate Change and Municipalities under Section 49 of the *Water Resources Act*.

A handwritten signature in black ink, appearing to read "Aaron" or a similar name, is placed over a horizontal line.

(for) MINISTER

APPENDIX A
Terms and Conditions for Permit

Water & Sewer General

1. Water pumped from excavations or work areas, or any runoff or effluent directed out of work sites, must have silt and turbidity removed by settling ponds, filtration, or other suitable treatment before discharging to a body of water. Effluent discharged into receiving waters must comply with the *Environmental Control Water and Sewage Regulations, 2003*.
2. 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.
3. 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.
4. All waste materials resulting from this project must be disposed of at a site approved by the Department of Digital Government and Service NL.
5. The works proposed must satisfy the requirements of the latest applicable codes and standards, and be consistent with or otherwise address the design criteria set out in this Department's publication *Guidelines for the Design, Construction, and Operation of Water and Sewerage Systems, 2005*, and as amended from time to time.
6. The work must be undertaken in strict compliance with the submitted documents and the latest version of the *Municipal Water, Sewer and Roads Master Construction Specifications*. A copy of all documents, including the *Municipal Water, Sewer and Roads Master Construction Specifications* must be available for viewing at the construction site office at all times.
7. Liaison is to be maintained with the Environmental Scientist representing the Drinking Water and Wastewater Section of this Department, during the construction and operation of the project. They shall be notified of the pre-construction and post-construction meetings so that they may attend, if deemed necessary. They can be reached at telephone (709) 729-2558 .
8. Officials of this Department may visit the project from time to time to ensure that work is carried out within the provisions of this Permit, and is not creating any environmental hazard.
9. Any changes in the approved works, or works other than those specified in the application, must be submitted, in writing, to this Department, and approved, in the form of an Amendment to this Permit, prior to any work.
10. Copies of this Permit, as well as any subsequent Amendments, must be provided to the contractor(s) who will be carrying out these works, and to the engineer's site representative.
11. The attached Completion Report (Appendix C) for Permit No. 11655 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.
12. This Permit is valid for two years from the date of issue. Work must be completed by that date or the application and approval procedure must be repeated.

13. The drinking water and wastewater system shall be operated and maintained in accordance with the Permit to Operate issued by this Department.
14. Management of stormwater is the responsibility of the municipality or LSD. Stormwater management should focus on ensuring that the post-development stormwater runoff rate will be equal to or less than the pre-development runoff rate. Any stormwater runoff has the potential to contribute to flooding downstream which may have liability issues for the municipality or LSD if not managed properly.
15. The Owner must update any drawings maintained of the drinking water or wastewater system to reflect the modification or replacement of the works, where applicable.

Water Systems

16. Wherever possible, water distribution system layouts should be designed to eliminate dead-end sections. Where dead-end mains cannot be avoided, they should be provided with a fire hydrant, blow off, or other acceptable measures taken to prevent problems associated with stagnation.
17. Under no circumstances shall sewage be permitted to enter the waterline trench during or after construction.
18. All new waterlines and appurtenances shall be hydrostatically tested in accordance with the *Municipal Water, Sewer and Roads Specifications*.
19. Water mains must not pass within 15 metres of any part of a sewage disposal system. Water service lines must not pass within 7.5 metres of a sewage disposal system. In general the following conditions should be met in regards to water service lines:
 - (a) There should be no joint in the service line between the building and the connection to the watermain.
 - (b) The groundwater level should not be above the service line.
 - (c) The service line should be located upslope of the sewage disposal system.If the above conditions are not met, consideration should be given to increasing the distance between the service line and the sewage disposal system, providing extra protection against contamination.
20. All components, lubricants and chemicals provided shall be compatible for use with drinking water and shall meet the requirements of ANSI/NSF 60 Drinking Water Treatment Chemical Standard and ANSI/NSF 61 Drinking Water and System Component Standard and any other standard applicable to potable water.
21. Backflow prevention devices should/must be installed on service connections where there is a high risk of contamination of the potable water supply.
22. When crossing watercourses which are greater than 4.5 m in width, valves should be provided at both ends of water crossings so that the section can be isolated for testing or repair and the valves shall be easily accessible and not subject to flooding.
23. All new lines and appurtenances must be disinfected by an approved method described in the latest edition of the AWWA C651 Standard for Disinfecting Watermains and using only chlorine products that meet the NSF 60 standard.

24. After final flushing and before the new water main is commissioned into service, bacteriological sampling must be conducted as per the latest edition of the AWWA C651 Standard for Disinfecting Watermains. Two acceptable options are available: (1) two consecutive sets of bacteriological samples, taken at least 16 hours apart, must be collected and tested for bacteriological quality, or (2) following a 16 hour rest period two consecutive sets of samples, taken 15 minutes apart, must be collected and tested for bacteriological quality. Sets of samples shall be collected for every 366 m of new water main including the end of the main line and the end of each branch line. These sampling locations shall be determined by the engineer. **A copy of test results must be submitted to this Department (Water Resources Management Division) before the new watermain is placed into service.** In the event of any bacteria detected in the sample results, flushing and re-sampling may be attempted or the disinfection process will need to be repeated until results for two consecutive sets of samples are bacteria free. Where necessary, this Department should be contacted to determine provisions for the disposal of heavily chlorinated water.
25. For the purpose of disinfecting new or upgraded watermains, connection may only be made to the existing watermain provided a valve is installed that maintains a water tight seal. This valve may be operated to flush the new water extension before disinfection and post disinfection provided adequate measures and procedures are followed to avoid a backflow and contamination of the existing system.
26. The existing watermain that is being taken out of service must be permanently disconnected so as not to create a cross-connection with the town's water distribution system.

Chlorination

27. A backflow prevention device, in this case a hose connection vacuum breaker, non removable, meeting or exceeding CSA 64.2, shall be attached to any hose bibb connection, to prevent the possibility of contaminants entering the potable water distribution system due to back-siphonage.
28. The upgrading of the existing chlorination facility must be carried out in such a way as there will be minimal interruption of the water supply and chlorination system. In this regard, water consumers and the Regional Office of the Department of Digital Government and Service NL shall be kept informed and appropriate action taken to address any potential or encountered problems.
29. The injector for the chlorination system shall be located as close as possible to the diffuser (preferably attached) in order to minimize the pressurized chlorine solution line. The chlorine injection lance shall be installed in the pipe so that the chlorine solution is being injected within the flow of water to ensure appropriate mixing.
30. The hypochlorination system shall be set-up such that chlorine is injected in the line from the source prior to any other connection to that line with the exception of the raw water sampling tap. Also, in this regard the chlorinated water shall enter one end of the chlorine contact tank and exit out of the opposite end to allow for maximum contact time and mixing and to avoid potential short circuiting.
31. Storage tank and pressure tank drain lines and overflows shall not be directly connected to the building floor drain, but shall be separated from the floor drain by an appropriately sized air gap. Drain lines from the storage tank and pressure tanks shall be protected from back-siphonage or back-pressure by an appropriate backflow prevention device.
32. A sample tap shall be provided so that water samples can be obtained from the raw water source and from an appropriate location after chlorination. Taps used shall be of the smooth-nosed type without interior or exterior threads and shall not have a screen, aerator or other such appurtenance.
33. An emergency shower and eye wash station that is in compliance with ANSI Z358.1-2014 and meets the requirements of the appropriate Safety Data Sheet (SDS) shall be installed in a convenient location(s) within each facility.
34. The sodium hypochlorite shall be stored in a dark cool area to minimize loss of strength of the solution. In this regard a storage cabinet should be provided and shall be located away from any direct heat and light sources.

35. Personal protective equipment such as goggles and rubber gloves suitable for handling sodium hypochlorite must be provided.
36. Portable equipment must be provided for measuring chlorine residuals. The equipment shall have digital display readout, enable measurement of chlorine residuals to the nearest 0.02 mg/L, and shall be of a type approved by this Department.

Miscellaneous

37. The Permit Holder must prevent erosion of drainage ditches, streams or other natural bodies of water by installing rip-rap and/or sodding.
38. All drains and vents shall be equipped with screens to prevent the entry of insects, birds and rodents.
39. The ends of drains and overflows shall be located so as to prevent erosion. Where necessary, concrete or similar splash plates shall be located below the end of the overflow, and the immediate surrounding area shall be filled to a depth of 10 cm with 19 mm minus stone to prevent ponding.

Intake

40. A water supply intake may be placed in George's Brook as part of the water supply system for the Town of George's Brook-Milton .
41. The infiltration gallery shall consist of two 300 mm HDPE intake pipes with wedge wire screen assemblies. The infiltration bed shall include 950 mm layer of 6-12 mm washed stone and 150 mm layer of 20-50 mm washed stone.
42. Pipe zone cutoff walls or other means must be installed to prevent lowering of the water table due to groundwater flow through the porous pipe zone material.
43. Where pumping is used to bypass flow, cofferdams must be installed both above and below areas of construction. The Permit Holder must provide pumps with sufficient capacity to prevent washout of cofferdams.
44. Cofferdams must be properly designed and constructed of suitable materials to prevent leakage and to resist loss of any material as a result of erosion. Cofferdams must be removed upon completion of their intended function. All material must be removed carefully to prevent disturbance of the water body and to prevent water quality degradation.
45. Close cut clearing and disposal must be undertaken around the perimeter of the water supply reservoir to an elevation not less than 200 mm above the proposed high water mark. Special care should be exercised to minimize siltation and erosion problems at the new shore wash area.
46. The intake must be fitted with a removable mesh screen or a trash rack.
47. Intake ports must be located above the bottom of the stream, lake or impoundment, but at sufficient depth to be kept submerged at low water levels and below ice level. The intake structure must not draw air.
48. Adequate protection must be provided against clogging by sediment, debris, ice, frazil ice, wind, floatation and wave pressure.

PPWSA General

49. 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.

50. 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*.

51. 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.

52. The Department reserves the right to require that the Permit Holder follow, and cover all costs incurred by the Permit Holder or this department, associated with any water quality monitoring program that may be ordered by the Minister for the purpose of ensuring that the water quality is maintained within acceptable guidelines.

53. Officials of the Department and the appropriate Municipal Authority, Operator, or Watershed Management Committee may visit the site to ensure compliance with this Permit.

54. Liaison is to be maintained with the WRMD Environmental Scientist, Christa Skinner. If there are any specific problems (ie sedimentation, fuel spill, other potential water quality impairment), the The Environmental Scientist must also be notified immediately at **(709)729-4817** .

55. 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.

56. Treated wood shall not be used in a water body or within 150 meters of George's Brook. The use of creosote treated wood anywhere within the Protected Public Water Supply Area is strictly prohibited.

57. 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.

58. All vehicles and equipment must be in good working order with no leaking fuel, oil, or other harmful substances that could impair water quality.

59. 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.

60. Drainage from roads and other disturbed areas into any body of water must first be discharged into a settling pond, a vegetated area or pass through a sedimentation fence where all suspended material can settle out before draining into any body of water.

61. For any clearing within 150 meters of George's Brook: no unnecessary ground disturbance (no disturbance to the root mat, no grubbing, or removal of soil) shall take place. The Permit Holder is to ensure that the appropriate best practices are employed to prevent any detrimental effects that could impact water quality. Where possible, work in buffer zones shall be completed when the ground is frozen.

62. Where permits, licences, approvals or authorizations are issued by multiple governments departments or agencies, in the case of similar conditions, the more stringent of those shall prevail; in the case of conflicting conditions, the Permit Holder shall seek clarification and direction in writing from each of the respective departments or agencies.

Fuel Storage

63. 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 no more than two (2), 205 litre barrels or one (1) 500 litre slip tank. Refueling sites shall be located at least 150 metres from any water body or wetland. 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*.

64. 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*.
65. Any spills of gasoline, fuel or oil, regardless of volume, shall be reported immediately to the WRMD Environmental Scientist, Christa Skinner, by calling (709) 729-4817. Furthermore, all spills in excess of 70 litres shall be reported immediately to the 24 hour spill report line at 1-800-563-9089.
66. A complete oil spill clean-up kit must be on site at all times when gasoline or fuel powered equipment is being used or refuelled. The kit must contain the following:
 - One hand operated fuel pump
 - One recovery container such an empty 205 litre drum
 - One shovel
 - One pick axe
 - Five metres of containment boom
 - Five absorbent pads
 - Twenty-five litres of loose absorbent material
67. Refueling sites shall be located at least 150 metres from any water body or wetland.

Dredging/Debris Removal

68. Alteration of the natural minimum streamflow is not permitted in order to preserve aquatic life.
69. The natural course of any stream must not be altered.
70. Dredging activity must only be carried out during periods when wind, wave and tide conditions minimize the dispersion of silt and sediment from the work site.
71. A water quality monitoring program is not required at this time. However, the Department reserves the right to require that the Permit Holder sample, analyse, and submit results of water quality tests, for the purpose of ensuring that the water quality is maintained within acceptable guidelines. All analyses must be undertaken by a CALA accredited laboratory.
72. The area to be dredged must be enclosed and isolated from the rest of the body of water through the use of a filter fabric curtain or similar method.
73. Dredged material must be disposed of in accordance with the regional Service NL Centre of the Department of Service NL. The Department of Service NL may require samples to be submitted for testing and analysis.

Infilling

74. The constructed works must be inspected regularly so that action can be taken to undertake repairs as required.
75. Fill material must be obtained from an approved quarry site. It must not be taken from beaches or streams, and must not be dredged from a body of water.
76. Infilling must not cause increased water elevation upstream or increase flow velocity downstream of the site. Reduction of the natural cross sectional area of any watercourse is not permitted.
77. Infilling must not disrupt the established surface drainage pattern of the area.
78. Infilling must not cause increased water elevation upstream or increase flow velocity downstream of the site.
79. Before infilling, any vegetation and topsoil must be completely removed and under no circumstances shall it be used as fill material. Topsoil must be stored and reused in final landscaping of the infilled area.

80. The constructed works must comply with all other terms and conditions provided in the Crown Lands grant, lease, or license for occupancy.
81. Select heavy rocks must be placed along the toe of any infilling to provide slope stability and erosion protection.

General Alterations

82. Any work that must be performed below the high water mark must be carried out during a period of low water levels.
83. Any flowing or standing water must be diverted around work sites so that work is carried out in the dry.
84. The use of heavy equipment in streams or bodies of water is not permitted. The operation of heavy equipment must be confined to dry stable areas.
85. All vehicles and equipment must be clean and in good repair, free of mud and oil, or other harmful substances that could impair water quality.
86. During the construction of concrete components, formwork must be properly constructed to prevent any fresh concrete from entering a body of water. Dumping of concrete or washing of tools and equipment in any body of water is prohibited.
87. Wood preservatives such as penta, CCA or other such chemicals must not be applied to timber near a body of water. All treated wood or timber must be thoroughly dry before being brought to any work site and installed.
88. The bed, banks and floodplains of watercourses, or other vulnerable areas affected by this project, must be adequately protected from erosion by seeding, sodding or placing of rip-rap.
89. Periodic maintenance such as painting, resurfacing, clearing of debris, or minor repairs, must be carried out without causing any physical disruption of any watercourse. Care must be taken to prevent spillage of pollutants into the water.
90. The owners of structures are responsible for any environmental damage resulting from dislodgement caused by wind, wave, ice action, or structural failure.
91. Sediment and erosion control measures must be installed before starting work. All control measures must be inspected regularly and any necessary repairs made if damage is discovered.
92. Fill material must be of good quality, free of fines or other substances including metals, organics, or chemicals that may be harmful to the receiving waters.
93. All work must be carried out within the Permit Holder's legal property boundaries.

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: Mr. Scott Smith, P.Eng.
Meridian Engineering Inc.
10 Thompson Street
Clarenville, NL, A5A 1Y9
ssmith@meridianengineering.ca

cc: Amir Ali Khan, Ph.D., P.Eng.
Manager, Water Rights, Investigations and Modelling Section
Water Resources Management Division
Department of Environment, Climate Change and Municipalities
P.O. Box 8700
4th Floor, West Block, Confederation Building
St. John's, NL A1B 4J6
akhan@gov.nl.ca

cc: Mr. Richard Harvey
Environmental Engineer
Water Resources Management Division
Dept. Environment, Climate Change & Municipalities
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cc: Ms. Deneen Spracklin, P.Eng.
Environmental Engineer, Drinking Water and Wastewater Section
Water Resources Management Division
Department of Environment, Climate Change and Municipalities
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dspracklin@gov.nl.ca

cc: Ms. Leah Burry
Water Resources Tech II , Water Rights, Investigations & Modeling Section
Water Resources Management Division
Dept. Environment, Climate Change & Municipalities
LeahBurry@gov.nl.ca

cc: Frank Norman (Eastern)
Land Management Specialist
Crown Lands Administration
Department of Fisheries, Forestry and Agriculture
Howley Building
St. John's
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cc: Mr. Inayat Rehman, P.Eng.
Regional Engineer
Department of Transportation and Infrastructure
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cc: Mr. Michael Duke (Clarenville - Eastern)
Manager

Digital Government and Service NL
8 Myers Ave
Clarenville, NL A5A 1T5
michaelduke@gov.nl.ca

cc: Fisheries Protection Division
Ecosystem Management Branch
Fisheries and Oceans Canada
P.O. Box 5667
St. John's, NL A1C 5X1
FPP-NL@dfo-mpo.gc.ca

Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 37, 39, 48

Date: **MARCH 11, 2021**

File No: **844.113.001**
Permit No: **WS11655-2021**

Permit Holder: **Town of George's Brook-Milton
149 Trinity Drive
George's Brook-Milton, NL
A5A 0L4
clerk@townofgbm.com**

Attention: **Mr. Paul Richards, Town Manager**

Re: **George's Brook-Milton - Water Infrastructure Upgrades**

Permission was given for : **the installation of an infiltration gallery intake system consisting of 15 m of 300 mm HDPE intake pipe, wedge wire screens, and air burst system; an extension to the pumphouse building including all architectural, electrical and mechanical components, a VFD pump control system, hypo chlorination system, and generator; installation of 45 m of 450 mm PVC watermain, 410 m of 200 mm PVC watermain, 46 m of 200 mm pre-insulated HDPE watermain, 50 m of 150 mm PVC watermain, 20 m of 50 mm PVC watermain, and all related appurtenances as described in a specification and drawings titled, "Town of George's Brook-Milton Water System Upgrade" as received from Meridian Engineering Inc. on February 5, 2021; 17-GI-21-00015.**

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, Climate Change and Municipalities 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, Climate Change and Municipalities
Water Resources Management Division
PO Box 8700
St. John's NL A1B 4J6