



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

PERMIT TO CONSTRUCT

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 36, 37, 48

Date: **NOVEMBER 12, 2025**

File No: **844.183.001**
Permit No: **WS14693-2025**

Permit Holder: **Pratt Representatives (Newfoundland Limited)**
c/o Steers Limited

Attention: **Tim Legrow**

Re: **Mount Pearl - Building Extension Glencoe Drive**

Permission is hereby given for : **the installation of approximately 30 m of 150 mm DI watermain, 110 m of 200 mm DI watermain, 375 m of 75 mm PVC sanitary forcemain, including a river crossing, and related appurtenances as described in the drawings titled, "Proposed Building Extension 5 Glencoe Drive" as received from MAE Design Limited on October 28, 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

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
Department of Environment and Climate Change

File No: **844.183.001**
Permit No: **WS14693-2025**

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. 14693 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. 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.
14. 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

15. Under no circumstances shall sewage be permitted to enter the waterline trench during or after construction.
16. All new waterlines and appurtenances shall be hydrostatically tested in accordance with the *Municipal Water, Sewer and Roads Specifications*.
17. 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.
18. Backflow prevention devices should/must be installed on service connections where there is a high risk of contamination of the potable water supply.
19. Drains in valve chambers shall be equipped with a backwater valve and screening to prevent the entry of insects, birds, and rodents.
20. 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.
21. 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.
22. 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.
23. The additional maximum demand for water exerted by consumers who are serviced by this project must not result in an exceedance of the available yield of the water source, maximum rated capacity of the water distribution system, or drinking water treatment plant as specified in the Permit to Operate.
24. Additional water services resulting from this project will not adversely affect the distribution system's ability to maintain a minimum pressure of 140 kPa (20 psi) at ground level at all points in the distribution system under maximum day demand plus fire flow conditions.
25. 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.

26. 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.

Sewer Systems

27. Storm water drainage, including roof drains, weeping tile drains, and street drainage, shall not be connected to the sanitary sewer system.

28. In the event that private or existing sewer lines are disturbed during construction, the lines are to be restored to their original *working* condition. Care shall be taken to ensure that soil or other material does not enter the lines to cause blockage.

29. All sanitary sewers shall be laid or covered with sufficient depth of suitable material to prevent frost penetration and damage from traffic loading.

30. Sanitary sewers entering or crossing streams shall be constructed of ductile iron pipe with mechanical joints, or similar construction to ensure watertight joints free from change in alignment or grade. Material used to backfill the trench shall be stone, coarse aggregate, washed gravel, or other materials which will not readily erode, cause siltation, damage pipe during placement, or corrode the pipe.

31. The additional wastewater produced by consumers who are serviced by this project must not result in an exceedance of the maximum rated capacity of the wastewater collection system or wastewater treatment plant as specified in the Permit to Operate.

32. Additional sewer services resulting from this project must not adversely affect the wastewater collection system causing surcharging or overflow conditions during peak flows.

Water & Sewer Installation

33. There shall be at least **3.0 m** horizontal separation between water mains and sanitary sewer forcemains. Watermains crossing forcemains shall be laid to provide a minimum vertical separation of **450 mm** between the crown of the forcemain and the invert of the watermain. **Also in this regard, one full length of watermain should be centered over the forcemain so that both joints will be as far from the forcemain as possible.**

Lift Stations and Force mains

34. The sewage lift station must be equipped with a manual line transfer switch to accommodate an auxiliary power source during power outages.

35. Force mains shall enter the gravity sanitary sewer at a point not more than 600 mm above the flow line of the receiving manhole.

36. Automatic air relief valves shall be placed at all high points in the forcemain to prevent air locking

37. The proposed sewage pump station must be in compliance with the *Municipal Water, Sewer and Roads Master Construction Specifications*.

38. A sewage pumping station shall be equipped with an alarm system that shall be activated in cases of power failure, pump failure, sump pump failure, unauthorized entry, or any cause of a pump station malfunction.

39. Provision must be provided for the temporary pumping of sewage to the existing receiving manhole while the sewage pumping station and forcemain is being upgraded. Pumping to any other location will not be considered for this project.

40. All septic sludge and grit removed from the lift station chamber must be disposed of by a licensed hauler to an approved waste disposal site.

Pipe Crossing

41. 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.
42. Completed pipe crossings must provide a minimum cover of 0.6 metres of stable compacted material sufficient to resist scouring and erosion. The finished surface cover must not extend above the original grade of the channel.
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. A temporary diversion channel adequate to convey flow without causing erosion or downstream siltation may be employed during construction of the stream crossing. After the installation is complete, all flow must be diverted back into the fully reinstated original channel. The temporary channel must be permanently closed to all flow, backfilled and the area must be restored to its original condition.

Flood Zone Development

46. The proposed sanitary sewer pipe crossing at 5 Glencoe Drive, Mount Pearl is within the designated floodplain of a tributary of Waterford River for the City of Mount Pearl. This development, and future development at the site, must comply with this Department's policy directive for *Flood Plain Management W.R. 96-1*.
47. Fill may be placed on the lot only to the extent required for flood protection.
48. Any further development in the flood zone area not specifically covered by this permit will require a separate permit from this Division under Section 48 of the *Water Resources Act*.
49. The proposed use of the facility and site will not involve any storage of pollutants such as fuels, chemicals, pesticides, etc.
50. The structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties.

General Alterations

51. Any work that must be performed below the high water mark must be carried out during a period of low water levels.
52. Any flowing or standing water must be diverted around work sites so that work is carried out in the dry.
53. 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.
54. 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.
55. 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.
56. 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.

57. 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.
58. 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.
59. The owners of structures are responsible for any environmental damage resulting from dislodgement caused by wind, wave, ice action, or structural failure.
60. 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.
61. 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.
62. The location of the work is highlighted on the Location Map for this Permit attached as Appendix D.
63. All work must be carried out within the Permit Holder's legal property boundaries.
64. This licence/permit does not constitute an acknowledgement of interest in any land claims adjacent.

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
Department of Environment and Climate Change

File No: **844.183.001**
Permit No: **WS14693-2025**

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: Dale Bickford
MAE Design Limited
26 Conception Bay Highway
Conception Bay South NL A1W 3A1
maedesign@thezone.net

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

cc: Ms. Paula Dawe, P.Eng.
Manager, Water Rights, Investigations and Modelling 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
pauladawe@gov.nl.ca

cc: Eastern Lands Office
Fisheries & Land Resources
P.O. Box 8700
Howley Building, Higgins Line
St. John's NL A1B 4J6
easternlandsoffice@gov.nl.ca

cc: Mr. Terry Battcock
Manager of Operations (Environmental Health)
Digital Government and Service NL
149 Smallwood Drive, Mount Pearl
PO Box 8700
St. John's NL A1B 4J6
tbattcock@gov.nl.ca

cc: Fish and Fish Habitat Protection Program
Aquatic Ecosystems Branch
Fisheries and Oceans Canada
P.O. Box 5667
St. John's, NL A1C 5X1
dfo.fppnl-ppptnl.mpo@dfo-mpo.gc.ca

cc: City of Mount Pearl
Mr. Gerry Antle, Director of Infrastructure & Public Works
3 Centennial Street
Mount Pearl, NL A1N 1G4
info@mountpearl.ca

Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 36, 37, 48

Date: **NOVEMBER 12, 2025**

File No: **844.183.001**
Permit No: **WS14693-2025**

Permit Holder: **Pratt Representatives (Newfoundland Limited)**
c/o Steers Limited
140 Water Street, TD Place, Suit 1004
St. John's NL A1C 6H6
timothylegrow@gmail.com

Attention: **Tim Legrow**

Re: **Mount Pearl - Building Extension Glencoe Drive**

Permission was given for : **the installation of approximately 30 m of 150 mm DI watermain, 110 m of 200 mm DI watermain, 375 m of 75 mm PVC sanitary forcemain, including a river crossing, and related appurtenances as described in the drawings titled, "Proposed Building Extension 5 Glencoe Drive" as received from MAE Design Limited on October 28, 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

Sanitary Force main crossing across an unnamed tributary of Waterford River at 5 Glencoe Drive, Mount Pearl

