



**GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR**

Department of Environment and Conservation

**Honourable Tom Osborne
Minister**

GUIDELINES FOR ENVIRONMENTAL PREVIEW REPORT

Issued 2004 05 18

Pasadena / Deer Lake Resort

(Golf Course, Residences, Hotel)

Timberland Golf Development Corporation

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1.0 Introduction

On December 29, 2003 Timberland Golf Development Corporation (the proponent) submitted the Pasadena/Deer Lake Resort (Golf Course, Residences, Hotel) for environmental assessment registration. On April 8, 2004 the Minister of Environment and Conservation required an Environmental Preview Report (EPR) in accordance with *Section 51.(1)(a), Part 10 - Environmental Assessment* of the *Environmental Protection Act, SNL 2002 cE-14.2*.

The purpose of the EPR is to provide additional environmental information to the Minister in order to determine whether there may be significant environmental effects from the undertaking, which would require an Environmental Impact Statement, or whether the project may be released from the environmental assessment process.

2.0 Format and Submission

The EPR should focus on information gaps identified during the review of the registration as described in these Guidelines. Gaps which cannot be filled within the context of the EPR should be identified.

These Guidelines have been prepared to assist the proponent with preparation of the EPR. In the Guidelines, information requirements are listed under headings. It should be noted, however, that these requirements may overlap between one or more of the headings. For example, reference to groundwater quality information may occur in several places.

The summary of the EPR should use non-technical language and be readily understood by the general public. The language in the entire EPR should take into account that the EPR will be reviewed by the non-technical public in addition to technical reviewers. A copy of the Guidelines is available on web site www.gov.nl.ca/env.

The EPR, when submitted, will be available for a 35 day public review in accordance with *Section 7.(3) of the Environmental Assessment Regulations, 2003*. The Regulations require the Minister's decision on the acceptability of the EPR be made not more than 45 days after the EPR has been submitted. The proponent shall initially submit 20 copies of the EPR including 5 electronic copies on compact disks. Additional copies may be required depending on demand. In addition, an electronic copy suitable for posting on the Department's Website is required.

Paper copies shall be printed double-sided on recycled paper. Maps should be scaled for ease of readability, fit letter-size paper where practical, include co-ordinates, a north arrow, and labelling of major geographic features. Project-related documents shall be included in



a bibliography which identifies any documents of a proprietary nature. System International (SI) units of measure and terminology shall be followed in the EPR.

3.0 General

- 3.1 The EPR should provide an overview map of the resort and surrounding area which includes UTM co-ordinates of boundaries, labels for waterbodies, and the watershed boundaries of riversstreams.
- 3.2 The EPR should provide a large scale map of the proposed resort area under current conditions and lands extending to Deer Lake (encompassing existing water users below resort) including all properties and farms, water intake locations, groundwater wells, municipal boundaries, zoning, land uses and linear features (transmission lines and road right-of-ways).
- 3.3 The EPR should provide a large scale map of the proposed resort including infrastructure (roads, buildings, hotel, golf course, streams and man-made ponds, buffer zones, driving range, building lots, and campgrounds, etc).
- 3.4 A description should be provided of infrastructure to be constructed for resort including size of hotel, golf club house buildings, length of roads, irrigation system and other associated works.

4.0 Water Use Plan

- 4.1 Section 4.2.1.3 (ii) Water (p. 4) of the Environmental Registration states:

“there are three possible sources of water available to the resort.

- 1. a bank of wells,*
- 2. an intake system from a brook located on the development, and*
- 3. individual artesian (sp.) wells.*

It is anticipated that the primary source of water will be a bank of wells with an associated treatment and storage facility to ensure a consistent supply of safe water in accordance with provincial legislation and policy guidelines. A consulting engineer will be contracted to investigate all possible water sources and a report will be provided to the developer and government services prior to the selection of the supply system or systems.”

The EPR should describe the potential source or sources of water for the resort, associated treatment and storage facilities along with provincial legislation and policy guidelines included in above statement. Appropriate engineering or hydrogeology drawings should accompany source supply explanation. A thorough description of each of the other water source alternatives investigated and reasons they were not selected, shall be provided.

4.2 The EPR should describe the hydrogeology of the resort and adjacent area downslope including description of geology, water table, groundwater quality and quantity, and information on existing groundwater wells in area. If groundwater wells are to be used as a source of water supply for the resort and lots, provide information on well field configuration and potential for well interference and water table decline if there are a large number of wells in close proximity.

Information is available from the Groundwater Section of the Department of Environment and Conservation regarding well records.

4.3 The EPR should include information on streams and surface water within the resort site and downstream including analysis and description of water quantity, quality, seasonal flow patterns, length of streams and drainage basin areas and characteristics.

4.4 The EPR should provide estimates of current and future water demands for the resort, including: golf course, residential, hotel (including peak and seasonal requirements). Estimates of current and future demands of water users downstream and downslope for both quantity and quality and purposes for demands (ie. agriculture, drinking/residential, commercial, etc).

4.5 The EPR should describe baseline groundwater and surface water quality especially at locations of water withdrawal for existing users that may be hydrologically linked to water utilized at the resort, impacted by the use at the resort or by outflow from the resort.

4.6 A description of proposed alterations to the existing streams by the resort including bridge and culvert crossings, channel alterations, and proposed man-made ponds (size and volume of storage).

4.7 The EPR should describe social, environmental and economic values of water currently used adjacent to the resort (both downslope - groundwater, and downstream - surface water users) and surrounding area that may be hydrologically linked to water utilized at the resort, impacted by the use at the resort or by outflow from the resort.

Information on water rights and priorities is available from the Water Rights Section of the Department of Environment and Conservation.

5.0 Alternative Sites/Design

- 5.1 The EPR should provide alternatives for location of resort and redesign of layout to eliminate, mitigate or limit the impacts to streams and groundwater wells.
- 5.2 The EPR should describe land use zoning in the area and reasons for the selection of the site.

6.0 Environmental Effects and Mitigation

- 6.1 The EPR should predict the impact of water use for the resort on existing water users adjacent to the resort (both downslope - groundwater, and downstream - surface water users).
- 6.2 The EPR should recommend mitigation to the impact of water use for the resort for existing water users adjacent to the resort (both downslope - groundwater, and downstream - surface water).