

July 9, 2020

Reg. # 2077

Terry Nicholas
Ocean Side Cabins Inc.
138 Main Street
Twillingate NL A0G 4M0
Vc_nicholas@hotmail.com

Dear Mr. Nicholas:

Re: Twillingate Marina

Your proposal has been reviewed by an interdepartmental environmental assessment screening committee and an opportunity to comment has been provided to the public as required by Part X of the Newfoundland and Labrador Environmental Protection Act, SNL 2002, cE-14.2. Please be advised that this undertaking is **released** from further environmental assessment subject to the following conditions:

- You are required to uphold all commitments made in your environmental assessment submission to mitigate the effects of the project on the environment.
- You are required to update the Environmental Assessment Division on the status of your project, including a copy of all permits, licences, certificates, approvals and other authorizations required for your project, one year from the date of this release letter and to provide additional updates if required by the Environmental Assessment Division.
Please email your project updates to EAPrjectComments@gov.nl.ca.

The Local Governance and Land Use Planning Division, Department of Municipal Affairs and Environment, advises that the site is located within the Town of Twillingate. The marina is associated with an existing recreational business and is considered to be an accessory use. A development permit is required from the Town.

The Water Resources Management Division, Department of Municipal Affairs and Environment, advises that you are required to obtain permits for any work in a body of water, infilling or dredging work, work in Shore Water Zones, and any infilling work within 15 metres of a body of water. For further information, please contact the Water Resources Management Division at 709-729-1646.

The Pollution Prevention Division, Department of Municipal Affairs and Environment, reminds you that all waters discharged from the proposed site during construction and operation are subject to compliance with the Environmental Control Water and Sewage Regulations, under the Water Resources Act. For further information, please contact the Pollution Prevention Division at 709-729-5782.

The Department of Fisheries and Land Resources advises that you should follow best practices to prevent the introduction and spread of Aquatic Invasive Species. The Lands Branch advises that the shape of the development must change to match the water lot lease for the marina. The dimensions are 50 metres frontage and an overall area of 0.3 hectares in the Crown Lands Application to acquire title for this site. For further information, please contact the Department of Fisheries and Land Resources at 709-729-1140.

The Government Service Centre, Department of Service NL, indicates that electrical plans must be submitted for review/approval for all electrical work to be done, and, you must submit and receive approval for plans and specifications for the proposed water and sewerage system. For further information, please contact the Government Service Centre at 709-639-2229.

The Department of Natural Resources indicates that the quarry materials required for the project, such as boulders for armour stone, must be sourced from either: a site covered by a quarry permit or quarry lease, an external source as a by-product of an approved development, or within the legal boundary of the project site. Applications for a quarry permit can be obtained by contacting the Quarry Rights Section at 709-729-5748. Further, the Geological Survey of Newfoundland and Labrador indicates that the potential for coastal hazards, including flooding, erosion, storm surge, and the effects of sea level rise, should be considered when planning and maintaining coastal developments. The Canada-Newfoundland Offshore Petroleum Board (C-NLOPB) should be consulted in relation to petroleum issues in the offshore. Also, there are Newfoundland Power distribution lines running the length of main street on the side of the harbour. It is recommended that you contact Newfoundland Power prior to construction.

Environment and Climate Change Canada recommends that you should prepare an oil spill and prevention response plan. The plan should include: mitigation measures to deter migratory birds from coming into contact with the oil; mitigation measures to be undertaken if migratory birds and/or sensitive habitat becomes contaminated with oil; and the type and extent of monitoring that would be conducted in relation to various spill events. For further information, please contact the Canadian Wildlife Service at 709-772-4221.

The Department of Fisheries and Oceans advises that you are required to self-assess using the DFO "Projects Near Water" website located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index->

[eng.html](#). For further information, please contact the Fisheries Protection Program at 709-772-4140.

Transport Canada advises that the proposed project is located on a Scheduled Waterway and requires a Canadian Navigable Act approval. For further information, please contact the Navigation Protection Program at 506-851-3113.

Although the undertaking, as proposed, is released from further environmental assessment, it is still subject to other legislative requirements. A summary of the comments received from government agencies during the review is attached to provide an indication of likely applicable permits, approvals and legislative requirements. Please note that you must comply with all relevant legislation and obtain all necessary permits and approvals. You are required to inform this Department of any proposed significant changes to the undertaking.

Please note that in accordance with Section 17 of the Environmental Assessment Regulations, the Minister's decision is valid for a period of three years from the date of this letter. If you have not commenced your project within this three year period, you may apply to extend the three-year period for a maximum of three one-year periods, if needed.

If you have any questions concerning these matters, please contact Joanne Sweeney, Director (A), Environmental Assessment Division, at 709-729-0673 or joannesweeney@gov.nl.ca.

Sincerely,



DERRICK BRAGG, MHA
Minister of Municipal Affairs and Environment
District of Fogo Island-Cape Freels

Enclosures

cc: Mr. Derek Bennett, MHA
Lewisporte - Twillingate