

GUIDELINES
for
Environmental Preview Report
for the
Botwood Flower's Hill Quarry

Registration No. 2287

Honourable Bernard Davis

Minister

Environment and Climate Change

May 27, 2024



ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist C & H Construction (the Proponent) with the preparation of the Environmental Preview Report (EPR) for the proposed Botwood Flower's Hill Quarry (the Project). 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 and Climate Change in determining whether an Environmental Impact Statement (EIS) will be required. The EPR is expected to be concise, while presenting the comprehensive information necessary to facilitate an informed decision.

The EPR should include and update the information provided in the original registration document and focus on the information gaps identified during the government and public review of the registration.

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

1. NAME OF UNDERTAKING:

The undertaking has been assigned the Name "*Botwood Flower's Hill Quarry*."

2. PROPONENT:

- a. Name of the Proponent and of the corporate body, if any.
- b. Name of the chief executive officer if a corporate body.
- c. Name the principal contact person for purposes of environmental assessment and state the official title.

3. THE UNDERTAKING:

- a. State the nature of the Project.
- b. 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.

4. DESCRIPTION OF THE UNDERTAKING:

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

4.1. Geographical Location/Physical Components/Existing Environment:

- a. Provide an accurate description of the proposed quarry site, and equipment to be used. Include GPS location coordinates. Attach an original base map (1:25,000 scale) and/or recent air photos/aerial imagery and date of imagery, and the existing environment in/near the Project Area.
- b. Provide an access route to the quarry in consultation with the Department of Transportation and Infrastructure (TI) that:
 - Is located outside the Wind Energy Reserve (existing roads within the reserve can be used);
 - Complies with the TI's highway access policy requirements; and
 - Satisfies any requirements of the lease holder (Crown Lands lease 158455) if the road needs to cross over the waterline easement.
- c. Provide an updated site boundary proposal in consultation with the Town of Botwood where:
 - The northern boundary must be at least 100 metres from the main waterline easement (Crown Lands lease 158455);
 - A minimum 50-metre undisturbed buffer is maintained along all wetlands and waterbodies identified on 1:50,000 scale National Topographic System (NTS) maps or the topographical layer of the Land Use Atlas; and
 - The buffer measurements are clearly indicated in a map with the updated boundary proposal.
- d. Provide information on the general topography of the area, showing the slope towards the river.
- e. Identify and describe all water courses and wetlands that appear on 1:50,000 scale on the National Topographic System (NTS) maps or the topographical layer of the Land Use Atlas within and near the Project area.
- f. Provide 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:

- a. 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.

- b. Describe details, materials, methods, schedule, and location of all planned construction activities including:
 - Scaled mapping / imagery that identifies the Project location, proposed access route, length of new road to be constructed, any existing roads or sections of roads to be used or refurbished, and any sections of access road that are not located on Crown land/are located on private land;
 - Minimum buffers to be maintained around wetland and waterbodies for any proposed land clearing and infilling activities;
 - Specific locations and dimensions of any gravel or stone infilling, stream crossings, bridges or culverts.

4.3. Operation and Maintenance:

All aspects of the operation and maintenance of the proposed development should be presented in detail, including:

- a. The operations that will take place on site (e.g., drilling, blasting, crushing, crushing, washing, screening, etc.) including mitigation measures to prevent potential damage of the main waterline.
- b. Planned processing of materials (e.g., batch plant) and whether processing will take place on the Project site or elsewhere.
- c. Updated information regarding the expected annual production and the proposed end-uses of the material.
- d. A plan for the progressive development of the quarry, including a map to depict the phases of progressive development and the expected timing for each phase of development.
- e. Details on the expected longevity of the quarry operation.
- f. Information about the type and the frequency of the vehicles that will access the quarry for the purpose of the operation of the quarry and the transportation of the material to be extracted.
- g. Efforts that will be undertaken to reduce the introduction of invasive species and to rehabilitate the area in a timely manner.
- h. Measures that will be undertaken to maintain the required 100-metre buffer between quarry construction and operation and the main water line.

5. ALTERNATIVES:

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

- Identify any alternative means and locations to source sand, gravel and rock that would meet the company's needs, and alternatives for constructing and operating the quarry, including an alternative for expanding an existing quarry site, if applicable;
- Identify any alternative options for providing access to the quarry site, including options that were considered and rejected, and reasons for rejection;
- Identify the environmental effects of each alternative means and location;
- Identify the **preferred** means and location of the Project, and provide rationale for selection and reasons for the rejection of alternative sites, including expansion of an existing quarry, if applicable;
- Alternative locations should be clearly outlined on maps of a suitable scale (i.e. 1:50,000, 1:25,000, plus GIS compatible) and 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.

Identify how the Project will avoid interference with the rights of other legitimate landowners/users.

The following information/plans shall be included in the body of the EPR or as Appendices:

- I. A Water Resources Management Plan is required for the Project and must include a description of the following:
 - a. Identification of any brook/river/stream, pond, or wetland within or adjacent to the Project boundary, the type of water body and its distance from the site;
 - b. Effects on the Project on any waterbody or wetland described above in 6(a);
 - c. Any potential of onsite drainage water or dewatering water to discharge into a natural water body, and the precautionary measures, such as vegetative cover, filter strip, silt curtain, etc., that will be deployed to

ensure the effluent or runoff meets the requirements of the Environmental Control Water and Sewage Regulations, 2003;

- d. Water control measures to be deployed onsite for daily workings as well as for high-precipitation storms; and
 - e. Sediment control measures to be deployed onsite to avoid discharging sediment-laden water into the natural water body.
- II. A Project-specific Contingency Plan that will describe measures that will be taken to enable a quick and effective response to a spill event, including a description of equipment and materials that will be readily available on-site.
- III. Best Management Practices and Monitoring Plan of activities to address the concerns raised during consultation with the Town of Botwood about protecting the main waterline from vehicular traffic and quarrying operations.

7. DECOMMISSIONING AND REHABILITATION:

- a. Describe plans for rehabilitating the quarry site in compliance with the standard terms and conditions of a quarry permit (available for reference here: <https://www.gov.nl.ca/iet/files/Quarry-Permit-Standard-Terms-Conditions.pdf>). Describe, as applicable, how other components of the Project would be constructed if there was a future requirement to decommission and rehabilitate the area (including decommissioning of bridges if required).
- b. Describe efforts to reduce the introduction of invasive species and to rehabilitate the area in a timely manner.

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. 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.)

You are required to submit one paper copy and an electronic version of the EPR, for posting to the Environmental Assessment website, together with a covering letter to the following address:

Minister
Environment and Climate Change
P.O. Box 8700
St. John's NL A1B 4J6
Email: EAProjectComments@gov.nl.ca