

**Attachment B**  
**Regulatory and Technical Advice from Government Departments/Divisions**

EA #: 2353 Little Rapids Residential Development (the Project)  
Riley Colbourne (the Proponent)

---

**1 Climate Change Branch (CCB), Department of Environment and Climate Change (ECC)**

- 1.1 Proponent is advised to consider provincial climate change projections for Deer Lake in Project planning and that clearing of trees and brush can contribute to climate change.
- 1.2 Proponent is advised to review Section 9.36 of the National Building Code as it relates to energy efficiency requirements for new buildings.
- 1.3 Proponent is advised to operate heavy-duty equipment in a manner that maximizes fuel efficiency, thereby reducing greenhouse gas emissions that contribute to climate change. For further information, please contact the CCB at (709) 729-1485.

**2 Pollution Prevention Division (PPD), ECC**

- 2.1 Proponent is advised that all waste material generated on site shall be removed and disposed of at an approved waste disposal facility.
- 2.2 Registration is required for fuel storage tank systems other than those connected to a heating appliance of a capacity of 2,500 litres or less and may be required for devices or tanks used to separate and remove oily wastes from oil and water mixtures.
- 2.3 Spill response equipment should be readily available on-site to ensure a quick and effective response to a spill event. Proponent should consider developing a spill event contingency plan specific to the proposed undertaking. Any spill or leak of gasoline or associated product must be reported immediately by calling the Environmental Emergencies Telephone Line at 1-800-563-9089.
- 2.4 Proponent is advised to ensure that waste disposal options, including organic wastes, utilize approved facilities for the type and quantity of material. For further information, please contact PPD at (709) 729-5782.

**3 Water Resources Management Division (WRMD), ECC**

- 3.1 Proponent must apply for and obtain a permit under Section 48 of the **Water Resources Act** for any work in or within 15 metres of a body of water or designated floodplain.
- 3.2 Proponent must apply for and obtain a Water Use License under the **Water Resources Act** for any non-domestic water use.

- 3.3 Any effluent or runoff leaving the site must conform to the Environmental Control Water and Sewage Regulations, 2003. For further information, please contact WRMD at (709) 729-2563.
- 3.4 The project site is located within a designated floodplain of the Humber River. No development is permitted within the 1-in-20-year floodplain, except landscaping. Any work within this designated area must comply with the Department's Policy for Flood Plain Management. The floodplain zones are illustrated below:

Residential lot development at 389 Marble Drive in Little Rapids  
located in the designated floodplain of Humber River



#### 4 Department of Fisheries, Forestry and Agriculture (FFA)

- 4.1 Proponent is advised that Black Ash, listed as Threatened under the **Endangered Species Act**, may occur in the Humber Valley. Activities must not disturb, injure or destroy this species or its habitat.
- 4.2 Vegetation clearing is not recommended within 800 metres of a bald eagle or osprey nest during nesting season (March 15 to July 31), and within 200 metres during the rest of the year. This 200-metre buffer also applies to other raptor species.
- 4.3 Proponent is advised that the property is located within the Humber River Watershed Open Space Reserve, established under Section 8 of the **Lands Act**.

The Proponent must adhere to the terms and conditions of the Crown lands title document issued in 1939 within the Crown Grant Volume MIS, Folio 51.

- 4.4 Proponent is advised that several species are under assessment for listing under the **Endangered Species Act** and the **Species at Risk Act**. If such species are found, mitigation measures may be required in consultation with the Wildlife Division. For further information, please contact FFA at (709) 637- 2950.

## **5 Government Service Centre (GSC), Department of Government Modernization and Service Delivery (GMSD)**

- 5.1 A development permit is required under the Protected Road Zoning Regulations for any construction within 400 metres of the Trans-Canada Highway.
- 5.2 A permit under the **Urban and Rural Planning Act** is required for construction of access roads in protected areas or for any access onto a protected road.
- 5.3 Proponent is advised to submit electrical plans to GSC for review and approval as electrical permits are required for each meter at the site.
- 5.4 Any proposed fuel cache will require approval by GMSD prior to installation.
- 5.5 Proponent must submit and receive approval for sewage disposal system plans prepared by an approved designer in accordance with the Sanitation Regulations and Private Sewage Disposal and Water Supply Standards, 2006. For further information, please contact GSC at (709) 729-2008.

## **6 Occupational Health and Safety (OHS), GMSD**

- 6.1 Proponent is advised to ensure all activities comply with the **Occupational Health and Safety Act** and its associated regulations. This includes ensuring that contractors hired to perform work also comply with the legislation. For further information, please contact OHS at 1 (800) 563-5471.

## **7 Department of Industry, Energy and Technology (IET)**

- 7.1 Quarry materials used must be sourced from an approved site with a valid quarry permit or lease, a byproduct of an approved development, or from within the legal boundary of the project site in compliance with applicable regulations. For further information, please contact the Mines Branch of IET at (709)729-5748.
- 7.2 Proponent is advised that the Project site falls within the service area of Newfoundland Power and recommend consultation with Newfoundland Power to ensure there is no conflict with existing or planned electricity infrastructure.
- 7.3 Proponent should be aware that the project area lies within a hydrocarbon basin with oil and gas potential, although it is not currently under permit or lease. For further information, please contact IET at (709) 729-1582.

## 8 Environment and Climate Change Canada (ECCC)

- 8.1 Proponent is advised to avoid vegetation clearing during the migratory bird nesting season (mid-April to mid-August) to prevent disturbance or destruction of nests and eggs protected under the **Migratory Birds Convention Act**.
- 8.2 Proponent should use native plant species for revegetation and implement measures to prevent the introduction of invasive species during all project phases.
- 8.3 Proponent is advised to develop the following plans:
  - A Contingency Plan that considers potential accidents and malfunctions, and site-specific conditions and sensitivities.
  - An Oil Spill Prevention and Response Plan.
  - A Wildlife Emergency Response Plan.
- 8.4 Proponent is advised to report any sightings of species at risk (e.g., Bank Swallow, Red Crossbill, Olive-sided Flycatcher, Little Brown Myotis) to the Canadian Wildlife Service. For further information, please contact ECCC at (709) 772-4313 or (709) 853-1304.

## 9 Fisheries and Oceans Canada (DFO)

- 9.1 Proponent is advised to refer to the Projects Near Water website for information about how to comply with the **Fisheries Act** as well as information on the project review process when conducting work in or near water. The 'Projects Near Water' website is 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.