

ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

ALPINE VILLA
45-47 Dogwood Drive Steady Brook

Prepared by:
Martin Flynn

June 2024

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NAME OF UNDERTAKING

Alpine Villa Short Term Rentals

2.0 PROPONENT*2.1 Name of Corporate Body*

Martin Flynn/ Chris Dicks

2.2 Address

5 Falls Ave, Steady Brook, A2H 2N2

2.3 Principal Contact Person

Martin Flynn
 5 Falls Ave
 Steady Brook
 A2H 2N2
 Tel: (709) 632-6662
 Email: martin@marbleziptours.com

3.0 THE UNDERTAKING*3.1 Nature of the Undertaking*

The proposed project involves the development of four short-term rental units on private land in Steady Brook, Newfoundland and Labrador (Figure 1). Work will include site preparation and the construction of four buildings with individual driveways. The units will be serviced with water and sewer by the Town of Steady Brook.

3.2 Purpose/Rationale/Need for the Undertaking

The purpose of this project is to address the growing demand for short-term rental accommodations in the Humber Valley area. Increased tourism on the west coast of Newfoundland has created a need for additional lodging options that support local economic development.

4.0 DESCRIPTION OF THE UNDERTAKING*4.1 Geographic Location*

The proposed project is located at 45–47 Dogwood Drive in Steady Brook, Newfoundland and Labrador. The site is currently undeveloped and located directly on Dogwood Drive. Please refer to *Figure 1*. Adjacent land use includes a mix of residential homes and commercial tourism accommodations. The site is zoned *Commercial Tourism* by the Town of Steady Brook. Lands designated for Commercial Tourism are intended primarily for visitor accommodations that complement the tourism development associated with Marble Mountain Resort (*Figure 2*).

4.2 Physical Features

The development is located within the Western Newfoundland Forest Ecoregion, part of the Boreal Shield Ecozone. This ecoregion features a cool, moist climate and is primarily forested with

balsam fir, alongside stands of white birch and black spruce. The terrain includes rolling hills, rugged outcrops, and deep river valleys near the Long-Range Mountains. This region supports diverse wildlife typical of boreal forests and plays an important role in maintaining ecological diversity in western Newfoundland.

4.2.1 Humber River

The project site is adjacent to the Humber River, which begins at Deer Lake and flows approximately 120 km to the Bay of Islands. The site is situated mid-river, in an area that includes both forested and developed land. The river's drainage basin covers more than 6,500 km² and supports a rich ecosystem. Aquatic vegetation includes pondweed, water lilies, and sedges. The surrounding forest is composed of black spruce, balsam fir, white birch, and mountain ash. Wildlife includes moose, black bear, red fox, snowshoe hare, beavers, and otters. The river is also an important habitat and migratory corridor for birds such as bald eagles, ospreys, belted kingfishers, and warblers.

4.2.2 Project Site Description

The project will consist of four buildings, each measuring 15 x 22 feet, along with associated landscaping and individual driveways. Trees will be maintained between cottages to provide privacy. No work will take place within 10 meters of the Humber River. Refer to *Figure 3* and *Figure 4*.

4.3 Construction

Construction is expected to take approximately 12 months and will begin once all required permits are in place and weather conditions allow.

4.3.1 Site Access

Site access will be provided by an 8 x 30-foot driveway from Dogwood Drive.

4.3.2 Site Development

The lot measures approximately 36.750 meters in width and 92.974 / 83.483 meters in length. A 30-meter buffer will be maintained between the development and the high water mark of the Humber River. As a result, a Section 48 permit is not required (*see Figure 3*).

Initial site work will include clearing only the areas needed for construction, installation of water and sewer services from Dogwood Drive, and the placement of subgrades and granular materials. Building construction will begin once approvals are in place.

The workforce will be primarily local, minimizing pressure on public services and providing a positive economic impact. The site is near the Trans-Canada Highway, and no issues are anticipated with transportation access.

4.4 Potential Sources of Pollution during Construction

- Site access will use existing roads to minimize traffic disruption.
- Only areas required for infrastructure will be cleared to preserve natural site features.
- Potential pollutants include construction waste, air emissions, noise, dust, stormwater runoff, and minor hydrocarbon spills.

- Domestic waste will be collected and disposed of at the Western Newfoundland Waste Management Facility in accordance with the Waste Material Disposal Act.
- Portable toilets will be used during construction. Waste will be regularly pumped and disposed of appropriately.
- All equipment will meet emission control standards and be properly maintained.
- Dust suppression (e.g., water spraying) will be used as needed.
- Standard erosion and sediment control measures will be in place to prevent sediment-laden runoff.
- No petroleum products will be stored on-site. Refueling and handling will follow the *Storage and Handling of Gasoline and Associated Products Regulations*.
- If nesting raptors or waterfowl are observed, work will be suspended in the area until fledging is complete.
- The Wildlife Division will be consulted to ensure protection of any sensitive species. Tree clearing will occur outside the migratory bird nesting season.
- Wildlife disturbance will be minimized, and any interactions will be incidental.
- Spill kits and appropriate spill response materials will be available on site.

4.5 Operation

The cottages will be permanent and operated as short-term rentals. The proponent will manage the property. Guests will access units using an entry code and book via an online platform. Each cottage will have a deck overlooking the river. No firepits are planned, and there will be no access to the river from the property.

4.6 Potential Sources of Pollution during Operation

Potential pollution sources during operations are limited to domestic waste, which will be collected and removed by the Town of Steady Brook.

4.7 Potential Resource Conflicts

No resource conflicts are anticipated. The site is privately owned, and construction is not expected to interfere with local residents or activities. An *Approval in Principle* was granted by the Town of Steady Brook during a public meeting in June 2025. As of June 24, 2025, no concerns have been raised by local residents.

4.8 Occupations

Construction and operation of the site will involve the following occupations (classified under the National Occupational Classification 2006):

- 1 Project Foreman (72010)
- 2 Carpenters (72310)
- 2 Equipment Operators (73400)
-

4.9 Project Related Documents

The following documents support this registration:

- Phase I Environmental Site Assessment
- Approval in Principle – Town of Steady Brook

5.0 APPROVAL OF THE UNDERTAKING

Approval Required	Issuing Authority
Approval for the Undertaking	Minister, Environment and Climate Change
Protected Roads and Areas Permit	Digital Government and Service NL
Building Permit	Town of Steady Brook
Request to Review	Department of Fishers and Oceans
Permit to Cut	Department of Fisheries, Forestry, and Agriculture
Short Term Rental Registration	Department of Tourism, Culture, Arts and Recreation
Fire and Life Safety Plan Reviews	Digital Government and Service NL

6.0 SCHEDULE

Registration Document Submission
Government Review and Decision
Construction/Operations

June 2025
July 2025
Fall 2025

7.0 FUNDING

The funding for this project will be provided by Martin Flynn and Chris Dicks

8.0 SUBMISSION

June 26, 2025


Martin Flynn

APPENDIX A – Project Related Figures



Figure 1. Proposed Site location in Steady Brook, Newfoundland and Labrador. The location is private land located within the Municipality.



Figure 2. Proposed Site Plan outlining the Town of Steady Brook Zoning, including the Designated Floodway, along with the 30-meter buffer to the Humber River. All building construction will be outside of the 30-meter buffer.

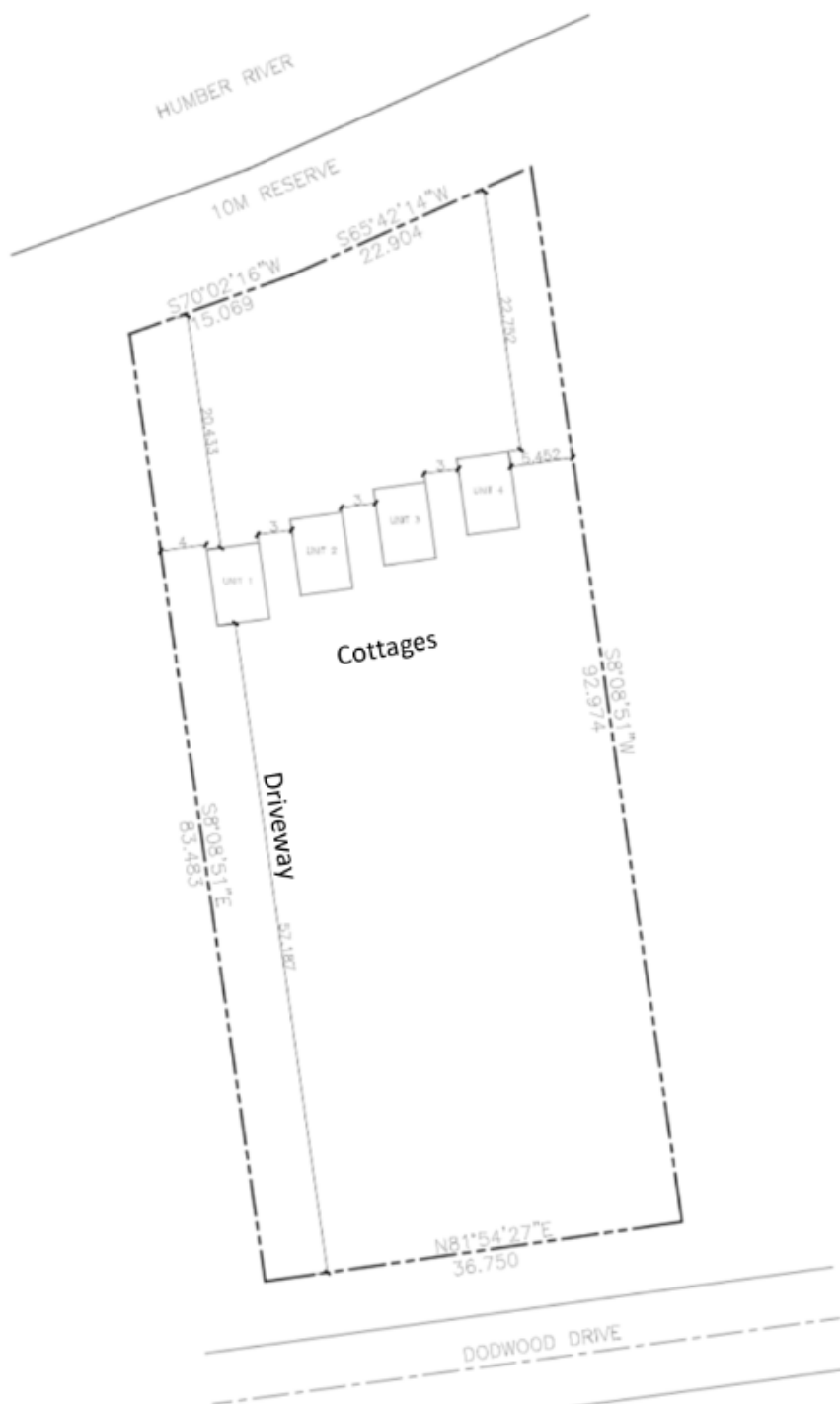


Figure 3. Survey of the property. There will be a 10-meter buffer from the development boundary and 20 meters from the construction of the cottage. No development will occur within the 30-meter buffer.



Figure 4: Photos of what the proposed cottages and development will look like.

APPENDIX B – Project Related Documents



Town of Steady Brook

Ski Capital of Newfoundland and Labrador

1 Wilton Street

Steady Brook, NL A2H 2N2

T: (709) 634-7601 F: (709) 634-7547

June 20th, 2025

Martin Flynn
5 Falls Avenue
Steady Brook, NL
A2H 2N2

Dear Mr. Flynn,

Re: Permit #2025-012 – Building and Development Application

Council passed a motion on June 20, 2025, approving in principle permit application from Par ID #160-290.

RESOLUTION #2025/012

WIGHT/DIAMOND:

BE IT RESOLVED THAT THE TOWN OF STEADY BROOK APPROVE IN PRINCIPLE APPLICATION #2025-012 FOR PAR ID 160-290 TO CONSTRUCT A NEW COMMERCIAL DWELLING. THE FOLLOWING APPLICATION IS SUBJECT TO THE FOLLOWING CONDITIONS:

- **MUST PROVIDE APPROVAL FROM SERVICE NL FOR PROTECTED ROAD AREA**
- **ALL DEVELOPMENT MUST BE DONE IN ACCORDANCE WITH THE TOWN OF STEADY BROOK'S MUNICIPAL PLAN, NOTABLY SECTION 3.4 AND 4.5. WHEREAS A GEOTECHNICAL STUDY MUST BE CONDUCTED**
- **OBTAIN AN APPROVAL FROM THE MINISTER OF ENVIRONMENT & CLIMATE CHANGE FOR AN ENVIRONMENTAL ASSESSMENT**
- **TO COMPLY WITH THE TOWNS REGULATIONS REGARDING PARKING WHEREAS A MINIMUM OF (1) ONE PARKING SPACE FOR EVERY GUEST ROOM, BE PROVIDED ON THE LOT**
- **DEVELOP THE SITE ACCORDING TO THE PRELIMINARY DRAWINGS AND IN KEEPING WITH THE TOWN OF STEADY BROOK'S DEVELOPMENT REGULATIONS**
- **DESIGN & CONSTRUCTION OF THE PROPOSED DEVELOPMENT IS DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA**
- **PROVIDE APPROVAL FROM THE DIGITAL GOVERNMENT & SERVICE NL FOR LIFE SAFETY & BUILDING ACCESSIBILITY**
- **ANY OTHER APPROVALS IDENTIFIED BY OTHER GOVERNMENT AGENCIES THROUGHOUT THE COURSE OF CONSTRUCTION**
- **ALL INFORMATION SHALL BE RECEIVED NOT LATER THAN TWO YEARS FROM THE GRANT OF APPROVAL IN PRINCIPLE.**

IN FAVOUR: (4) Diamond, Jenkins, Morrissey, Wight

OPPOSED: (0)

RESOLUTION CARRIED

If you have any questions regarding this matter, please feel free to contact the Town Office at (709) 634-7601.

Sincerely,


Sherry Lee Hull
Town Clerk Manager



Phase I Environmental Site Assessment

45 and 47 Dogwood Drive
Steady Brook, Newfoundland
and Labrador

Prepared for:

Martin Flynn

5 Falls Avenue
Steady Brook, NL A2H 2N2

June 17, 2025

Pinchin File: 359247



Phase I Environmental Site Assessment

45 and 47 Dogwood Drive, Steady Brook, Newfoundland and Labrador
Martin Flynn

June 17, 2025
Pinchin File: 359247

Issued To: Martin Flynn
Issued On: June 17, 2025
Pinchin File: 359247
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Liz Garnett, BSc, EP
Team Leader, Environmental Due Diligence & Remediation



EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on May 24, 2025 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Martin Flynn (Client) to conduct a Phase I Environmental Site Assessment of the property located at 45 and 47 Dogwood Drive, Steady Brook, Newfoundland and Labrador (the Site).

The Site is undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*” dated November 2001 (reaffirmed 2022), including a review of readily available historical records, a review of readily accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the findings of the Phase I ESA completed by Pinchin, nothing was identified that is likely to have resulted in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

This report has been issued without having received responses from the Department of Government Modernization and Service Delivery (GMSD) and the Newfoundland and Labrador Department of Environment and Climate Change (DECC). Once a response from these regulatory bodies is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.



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FIGURE 1	Key Map
FIGURE 2	Site and Surrounding Land Use Plan

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APPENDIX IV	Qualifications of Assessor
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LIST OF ABBREVIATIONS

ACM	Asbestos containing material
AHU	Air-handling unit
AST	Aboveground storage tank
ATIPP	Newfoundland and Labrador Access to Information and Protection of Privacy Act
BTEX	Benzene, toluene, ethylbenzene, and xylenes
Bq/m ³	Becquerel per cubic metre
CCA	Chromated copper arsenic
cm	Centimetre
C-of-A	Certificates of approval
COHSR	Canada Occupational Health and Safety Regulations
CGI	Information Systems and Management Consultants Inc.
COPE	Construction Occupancy Protection Exposure
CSA	Canadian Standards Association
DECC	Newfoundland and Labrador Department of Environment and Climate Change
DMAE	Newfoundland and Labrador Department of Municipal Affairs and Environment
ERIS	Environmental Risk Information Services Ltd.
ESA	Environmental site assessment
FCSI	Federal Contaminated Sites Inventory
FIP	Fire insurance plan
gal	Gallons
ft ²	Square foot
HHT	Home Heat Fuel Tanks Database
HVAC	Heating/ventilation/air conditioning
HEPH	Heavy extractable petroleum hydrocarbons
kg	Kilogram



km	Kilometre
L	Litres
lb	Pounds
LEPH	Light extractable petroleum hydrocarbons
m	Metres
mbgs	Metres below ground surface
m ²	Square metre
m ³	Cubic metre
mg	Milligram
mg/kg	Milligram per kilogram
MUA	Make-up air
NAPL	Non-aqueous phase liquid
ODSs	Ozone-depleting substances
Opta	Opta Information Intelligence
OWS	Oil/water separator
PAH	Polycyclic aromatic hydrocarbons
PCB	Polychlorinated biphenyl
PCE	Perchloroethylene
ppm	parts per million
PHC F1-F4	Petroleum hydrocarbons fractions 1 to 4
PUP	Property Underwriters' Plan
PUR	Property Underwriters' Report
PVC	Polyvinyl chloride
RFO	Retail fuel outlet
RST	Retail Fuel Storage Tanks
RMS	Risk Management Services
Service NL	Government of Newfoundland and Labrador Service NL
SCT	Scott's Manufacturing Directory
TCE	Trichloroethylene
TANK	Storage Tank Database
t	Metric tons
UST	Underground storage tank
Verisk	Verisk Analytics Inc.
VOC	Volatile organic compounds
VPH	Volatile Petroleum Hydrocarbons



1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on May 24, 2025 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Martin Flynn (Client) to conduct a Phase I ESA of the property located at 45 and 47 Dogwood Drive, Steady Brook, Newfoundland and Labrador (the Site).

The Site is undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the CSA document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*” dated November 2001 (reaffirmed 2022), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on May 30, 2025, and was unaccompanied. Upon completion of the Site reconnaissance, Pinchin conducted a phone/email interview with the Client, hereafter referred to as ‘the Site Representative’.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located north of Dogwood Drive, approximately 250 m west of the intersection of Marble Drive and Dogwood Drive, in Steady Brook, Newfoundland and Labrador. The Site is situated in an area that predominantly consists of residential and commercial land uses. Figure 2 illustrates the Site and surrounding area.

The Site consists of approximately 0.32 hectares (0.79 acres) of undeveloped vegetated land. There are no permanent structures present on the Site.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area slope down towards the north.

Topic	Findings
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties to the east and west. The adjoining property to the south is approximately 1 m higher in elevation than the Site. Humber River is located north of the Site and is approximately 1 m lower in elevation than the Site.
Subsurface Soils	Mapping indicates that the surficial geology of the area consists of glacial till (Surficial Geology of Insular Newfoundland, Preliminary Version, Map 90-08 (1:500,000), 1990). Glacial till is a heterogeneous, unsorted mixture of various grain sizes from silt and clay to cobbles and boulders.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	Cambrian to middle Ordovician continental slope facies: (within Taconian allochthons) sandstone, shale, thin-bedded to conglomeratic carbonate rocks, chert, mafic volcanic and minor metamorphic rocks (Cow Head Group; part of Curling Group; Northwest Arm Formation); (within autochthon) metamorphic equivalents, including unseparated rocks of Middle Ordovician foreland basin and Late Proterozoic to Cambrian rift facies (Rattling Brook Group; parts of Grey Islands, Mount Musgrave and White Bay Groups) (Geology of the Island of Newfoundland, Map 90-01 (1:1,000,000), 1990).
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	Humber River is located adjacent-north of the Site. Humber River flows west and discharges into Bay of Islands (Atlantic Ocean), located approximately 5 kilometres (km) west of the Site.
Inferred Groundwater Flow Direction	North based on topography and the nearest body of water.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

Item	Responses
Approximate Year of Construction of the Site Buildings	Not applicable. The Site has never been developed.
Significant Additions or Renovations	Not applicable. The Site has never been developed.
Current Occupant Activities	The Site is undeveloped, free of any permanent structures and/or buildings.



Item	Responses
Previous Occupant Activities	The Site has never been developed.
Historical dry-cleaning operations on-Site	No dry-cleaning operations have historically taken place at the Site.
Historical RFOs have operated at the Site	None have operated at the Site.
Additional records available for review	No additional records were provided to Pinchin for review.

3.2 Aerial Photographs and Satellite Imagery

An aerial photograph dated 1981 was obtained from ERIS and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2010, 2016 and 2023.

A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1981, 2010, 2016 and 2023	The Site appeared to consist of vegetated land.

Based on aerial photographs/satellite imagery reviewed, the surrounding area was initially developed between 1981 and 2010 and was comprised of what appeared to be residential and commercial (hotel and/or lodge) land uses. The observed land uses are unlikely to have resulted in potential subsurface impacts at the Site.

3.3 Verisk Information

Pinchin contacted Verisk to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as PUR and PUP related to the Site. Verisk provided a written response dated June 10, 2025, indicating there were no records on-file for the Site. A copy of Verisk's response is provided in Appendix I.

3.4 Environmental Risk Information Services

Pinchin submitted a request to ERIS for a review of 43 national databases, as they pertain to the Site and surrounding properties (see Appendix III for complete list of databases).

Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:



- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- An ERIS Historical Searches (EHS) database record noted that a standard report was issued for 51 Dogwood Drive in 2021;
- A Contaminated Site on Federal Land (FCS) database record noted that a fisheries camp was located approximately 150 m east (transgradient) of the Site. Fisheries and Oceans Canada is listed as the reporting organization. A historical review was completed and concluded that there is no further action required. The file was closed in 2015-2016. No further details on the incident or possible contaminants were noted. Pinchin confirmed the status of this property on the Federal Contaminated Sites Inventory website. Based on the information reviewed, it is unlikely that this off-Site activity would result in potential subsurface impacts at the Site; and
- Additional results were provided in the ERIS report as "Unplottable", as there is no specific address associated with the records. Based on the insufficient information, Pinchin is unable to determine the proximity of these records to the Site, and therefore unable to assess the potential to result in subsurface impacts at the Site.

3.5 City Directories

City directories are not available for the Site or surrounding area.

3.6 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Client, none are available.

3.7 Historical Summary

Based on the findings of the historical review, nothing was identified that is likely to have resulted in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals, and registrations from the Site Representatives and was advised that there is no regulatory information with respect to the Site.

4.2 Department of Government Modernization and Service Delivery

A request for information was submitted to the Department of Government Modernization and Service Delivery (GMSD). This department maintains an Environmental Registry containing information on



Ministerial Orders, contaminated sites, petroleum storage tanks and other pertinent issues. At the time of writing this report, no response had been received from GMSD. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to GMSD is provided in Appendix II of this report.

4.3 Newfoundland and Labrador Department of Environment and Climate Change

A request for information was submitted to the Newfoundland and Labrador Department of Environment and Climate Change (DECC). This department maintains an Environmental Registry containing information on Ministerial Orders, contaminated sites, petroleum storage tanks and other pertinent issues. At the time of writing this report, no response had been received from DECC. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to DECC is provided in Appendix II of this report.

4.4 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to have resulted in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on May 30, 2025, and was unaccompanied at the time. The Site reconnaissance included a walk-over of the accessible areas of the Site. The Site reconnaissance was documented with notes and photographs. At the time of the Site reconnaissance, the ground surface was dry, and the weather was sunny. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

The following limitations are provided as they pertain to the Site reconnaissance:

Location	Limitations to Site Reconnaissance
Interior	Not applicable.
Exterior	Not limitations noted.

5.1 Site Operations

The Site consists of approximately 0.32 hectares (0.79 acres) of undeveloped vegetated land. There are no permanent structures present on the Site.

5.2 Hazardous Materials

Topic	Findings
Chemicals	None observed.
Compressed Gases	None observed.
Hazardous Waste	None observed.

No spills or evidence of historical spills (e.g., staining) were observed on Site.

5.3 Storage Tanks

5.3.1 Aboveground Storage Tanks

No ASTs were observed on-Site, and none were reported by the Site Representative.

5.3.2 Underground Storage Tanks

No evidence of USTs (e.g., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative.

5.4 Water and Wastewater

Topic	Findings
Water Supply Source	Not applicable. Neighbouring properties obtain water from a municipal source.
Water Use	Not applicable.
Sanitary/Process Wastewater Receptor	Not applicable. Neighbouring properties utilize the municipal sanitary sewer system.
Pits and/or Sumps	No sumps, pits or lagoons were observed, and none were reported by the Site Representative.
Oil/Water Separators	Not applicable.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches, Lagoons, Standing Water or Stormwater Management Ponds	None observed and none reported by the Site Representative.



5.5 Hydraulic Equipment

No evidence of hydraulic equipment (e.g., hydraulic hoists, elevators, dock levelers, etc.) was identified at the Site during the Site reconnaissance.

5.6 Polychlorinated Biphenyls

The use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common until Canada banned its use in 1977. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) as well as low-level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 ppm PCBs by December 31, 2025.

Since no permanent buildings or structures are present on the Site, PCBs are not expected to be present.

5.7 Asbestos-Containing Materials

ACMs are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s, with the majority of products being phased out by approximately 1990. Asbestos use in Canada was formally banned on December 30, 2018, under the Prohibition of Asbestos and Products Containing Asbestos Regulations (SOR/2018-196).

Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until the mid-1970's, and in decorative or finishing plasters, and thermal systems insulation until the mid-1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until approximately 1990. A limited number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives, and caulking.

Since no permanent buildings or structures are present on the Site, ACMs are not expected to be present.

5.8 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 ppm and steadily reduced the

lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there was no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Since no permanent buildings or painted structures are present on the Site, lead in paints is not expected to be present.

5.9 Ozone-Depleting Substances

The bulk storage of ODSs was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

5.10 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless and as such, can only be detected with specific radiation-sensing equipment. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Bq/m³. Testing for radon at the Site was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

Since no permanent buildings are present on the Site, radon is not considered a concern.

5.11 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Since no permanent buildings are present on the Site, mould is not considered a concern.

5.12 Air Emissions

No sources of air emissions were observed on Site.



5.13 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an area that predominantly consists of residential and commercial land uses. Based on Pinchin's observations of the adjacent properties at the time of the Site reconnaissance, nothing was observed that is likely to have resulted in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the findings of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

This report has been issued without having received responses to requests for information from GMSD or DECC. Our conclusions and recommendations may be amended based on information obtained from these regulatory agencies.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 45 and 47 Dogwood Drive, Steady Brook, Newfoundland and Labrador, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of Martin Flynn (Client), subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.



The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for hazardous materials (e.g., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 REFERENCES

The following persons, documents or organizations provided information used in this report:

1. Client, Site Representative.
2. Canadian Standards Association (CSA) Standard. CSA Z768-01, Phase I Environmental Site Assessment, Canadian Standards Association International, November 2001, reaffirmed in 2022.
3. Environmental Risk Information Services Inc. report entitled "*45 and 47 Dogwood Drive, Steady Brook, NL*", dated May 26, 2025 (ERIS Project # 359247).
4. Federal Contaminated Sites Inventory Map Navigator: <https://map-carte.tbs-sct.gc.ca/map-carte/fcsi-rscf/map-carte.aspx>
5. Google Earth™ Satellite Imagery.
6. Verisk Analytics Inc.
7. Preliminary Version, Map 90-08 (1:500,000), 1990, Geological Survey Branch, Department of Mines and Energy, Government of Newfoundland and Labrador.



Phase I Environmental Site Assessment

45 and 47 Dogwood Drive, Steady Brook, Newfoundland and Labrador
Martin Flynn

June 17, 2025
Pinchin File: 359247

8. Geology of the Island of Newfoundland, Map 90-01 (1:1,000,000), 1990, Geological Survey Branch, Department of Mines and Energy, Government of Newfoundland and Labrador.
9. Newfoundland and Labrador Water Resources Portal:
<https://maps.gov.nl.ca/water/index.aspx>

\\plfs01\Jobs\359000s\0359247.000 FLYNN,DogwoodDr,SteadyBrook,NL,EDR\Deliverables\359247 Ph I ESA 45 & 47 Dogwood Dr, Steady Brook, NL FLYNN Jun 17 2025.docx

Template: Master Report for Phase I ESA Stage 1 PSI – National Master, EDR, May 09, 2025

FIGURES



HUMBER RIVER

COM

COM

COM

COM

RES

COM

COM

COM

COM

DOGWOOD DRIVE

TRANS-CANADA HIGHWAY



LEGEND

- SITE BOUNDARY
- COM COMMERCIAL
- RES RESIDENTIAL

LEGEND IS COLOUR DEPENDENT.
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INTERPRETATION.



PROJECT NAME:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT

CLIENT NAME:
MARTIN FLYNN

PROJECT LOCATION:
45 AND 47 DOGWOOD DRIVE,
STEADY BROOK, NEWFOUNDLAND
AND LABRADOR

FIGURE NAME:
SITE AND SURROUNDING
LAND USE PLAN

PROJECT NUMBER:
359247

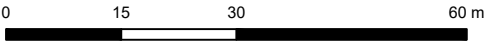
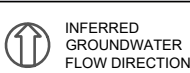
SCALE:
AS SHOWN

DRAWN BY:
CLH

REVIEWED BY:
DG

DATE:
JUNE 2025

FIGURE NUMBER:
2



APPENDIX I
Verisk Response



Enviroscan Report

Site address: 45 & 47 Dogwood Drive, Steady Brook, NL
Project #: 25052600081
P.O. #: 160378
Requested by: Eleanor Goolab
Date Completed: 6/10/2025 1:04:09 PM

Search Area: 45 & 47 Dogwood Drive, Steady Brook, NL



Historical Environmental Services Enviroscan Terms and Conditions

Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Verisk's records relating to the described property (hereinafter referred to as the "Property"). Verisk makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Verisk's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Verisk does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

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Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

No Records Found

Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



Verisk.com

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CONFIDENTIAL

APPENDIX II
Correspondence with Regulatory Agencies



June 2, 2025

Department of Government Modernization and Service Delivery
Mount Pearl Office
149 Smallwood Drive
PO Box 8700
St. John's, NL A1B 4J6

Via Email

Re: Regulatory Compliance Request
45 & 47 Dogwood Drive, Steady Brook, Newfoundland and Labrador
Pinchin File: 359247

To Whom It May Concern:

Pinchin Ltd. (Pinchin) has been retained to conduct a Phase I Environmental Site Assessment for the above-noted Site. Pinchin is requesting any information that your department would have on file for this site regarding:

- Past and present environmental permits issued for the property;
- Chemical spills and or leaks at the property;
- The presence, specifications and permitting of fuel storage tanks (above and underground);
- Historical uses of this property that may have impacted on the property's present environmental condition, (e.g. landfill, storage tank farm, etc.);
- Non-compliance issues of an environmental nature regarding this property; and
- Other environmental issues that may have impacted the property's conditions.

The following information is in reference to the above-noted property:

- Current occupant: Vacant Lot

An "Authorization for Information Release" form has been signed by a representative for the owner of the above-noted site, and has been attached for your viewing. Please email a copy of your reply to this office at dgoulding@pinchin.com. If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

Pinchin Ltd.

David Goulding
Project Coordinator
709.754.4490
dgoulding@pinchin.com

Document1

Template: Service NL Request Template – August 28, 2019

Property Information

Civic Number	Street Name		
If no street address available, please provide a detailed description of property location:			
Community			
Figure or map clearly showing property boundary must be attached (colour figure or map preferred)			Attached <input type="checkbox"/>
Past Site Operation(s)/Business(es)/Owner(s) and tank information (if applicable and where known)			
Is the requestor aware of any past environmental work at the site? If yes, please provide details:		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the property owned by the Government of Newfoundland and Labrador? If yes, please provide details:		Yes <input type="checkbox"/>	No <input type="checkbox"/>

Requestor Information

First Name	Last Name		
Company Name (if applicable)	Telephone Number		
Email Address			
Is the requestor the property owner?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
If no, does the requestor have the property owner's consent to make the request?			
Yes <input type="checkbox"/>		(proof of consent must be attached ¹) No ² <input type="checkbox"/>	

Application for Property Environmental Search

Department of Environment and Climate Change

Payment Information

Please select the land use of the property:									
Agricultural	<input type="checkbox"/>	Residential/Parkland	<input type="checkbox"/>						
Commercial	<input type="checkbox"/>	Industrial	<input type="checkbox"/>						
Has the property environmental search fee been paid direct to the NL Exchequer? <table> <tr> <td>Yes</td> <td><input type="checkbox"/></td> <td>(copy of receipt from Central Cashier's office must be attached)</td> </tr> <tr> <td>No</td> <td><input type="checkbox"/></td> <td>(copy of cheque mailed to Department must be attached)</td> </tr> </table>				Yes	<input type="checkbox"/>	(copy of receipt from Central Cashier's office must be attached)	No	<input type="checkbox"/>	(copy of cheque mailed to Department must be attached)
Yes	<input type="checkbox"/>	(copy of receipt from Central Cashier's office must be attached)							
No	<input type="checkbox"/>	(copy of cheque mailed to Department must be attached)							

1. Proof of consent must be a letter with the printed name and signature of the property owner granting permission to the Department to conduct a file search and release information to you.
2. If consent from the property owner is not obtained, responsive records will require review and redaction in accordance with Access to Information and Protection of Privacy legislation. This may affect the timeline outlined in the service standard.

Property Environmental Search Fee Structure

Property Land Use	Residential	Commercial	Industrial
Fee	\$50.00 + HST	\$75.00 + HST	\$100.00 + HST

Notes:

1. Definitions of each land use as per Atlantic Risk-Based Corrective Action (RBCA) User Guidance (Version 4), July 2021.
2. Agricultural land use, when encountered, is to follow commercial fee structure.
3. Undeveloped land is to follow residential fee structure.
4. Only one property per request.
5. Fee is non-refundable, and is charged whether or not information is found during the search.

Payment can be made to the Department (by cheque) or through the Central Cashier's Office by calling (709) 729-3042. Please quote account name **MPA-Impacted Sites**.

The Central Cashier's Office accepts payment in person by cash, debit, Mastercard, or VISA. Payment can also be made to the Central Cashier's Office by telephone (up to \$150), or by mail (money order or cheque). Please make cheque payable to **NL Exchequer**. Please contact the Central Cashier's Office for more information.

For payment to the Department, please mail cheque to:

Attn: Property Environmental Search Coordinator
 Pollution Prevention Division
 Department of Environment and Climate Change
 4th Floor West Block, Confederation Building
 PO Box 8700, St. John's, NL A1B 4J6

APPENDIX III
ERIS Report



DATABASE REPORT

Project Property:	<i>Phase I ESA 45 and 47 Dogwood Drive Steady Brook NL</i>
Project No:	<i>359247</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>25052600081</i>
Requested by:	<i>Pinchin Ltd.</i>
Date Completed:	<i>May 26, 2025</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *Phase I ESA
45 and 47 Dogwood Drive Steady Brook NL*

Project No: *359247*

Coordinates:

Latitude: *48.951272*
Longitude: *-57.8376297*
UTM Northing: *5,422,378.14*
UTM Easting: *438,674.50*
UTM Zone: *UTM Zone 21U*

Elevation: *25 FT
7.59 M*

Order Information:

Order No: *25052600081*
Date Requested: *May 26, 2025*
Requested by: *Pinchin Ltd.*
Report Type: *Standard Report*

Historical/Products:

Aerial Photographs *Aerials - National Collection*
ERIS Xplorer [*ERIS Xplorer*](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*
Topographic Map *National Topographic Maps*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
CA	Certificates of Approval - Industrial Compliance	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
CS	Environmental Sites Registry	Y	0	0	0
DRL	Drill Cores	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	1	1
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	1	1
FISH	Fish and Seal Processing Plants	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
GWQR	Groundwater Quality Reports	Y	0	0	0
HHT	Home Heat Fuel Tanks	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPR2	National Pollutant Release Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OFSW	Offshore Wells	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
ONSW	Onshore Wells	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCB	PCB Storage Sites	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
QRY	<i>Quarry Permits & Leases</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Spills</i>	Y	0	0	0
TANK	<i>Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
TNK2	<i>Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Site Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
		<hr/>			
		Total:	0	2	2

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>1</u>	EHS		51 Dogwood Drive Steady Brook NL A2H 2N2	E/143.0	0.62	<u>12</u>
<u>2</u>	FCS	Steady Brook (Fisheries Camp - Unassessed)	Steady Brook NL	ENE/163.0	0.41	<u>12</u>

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

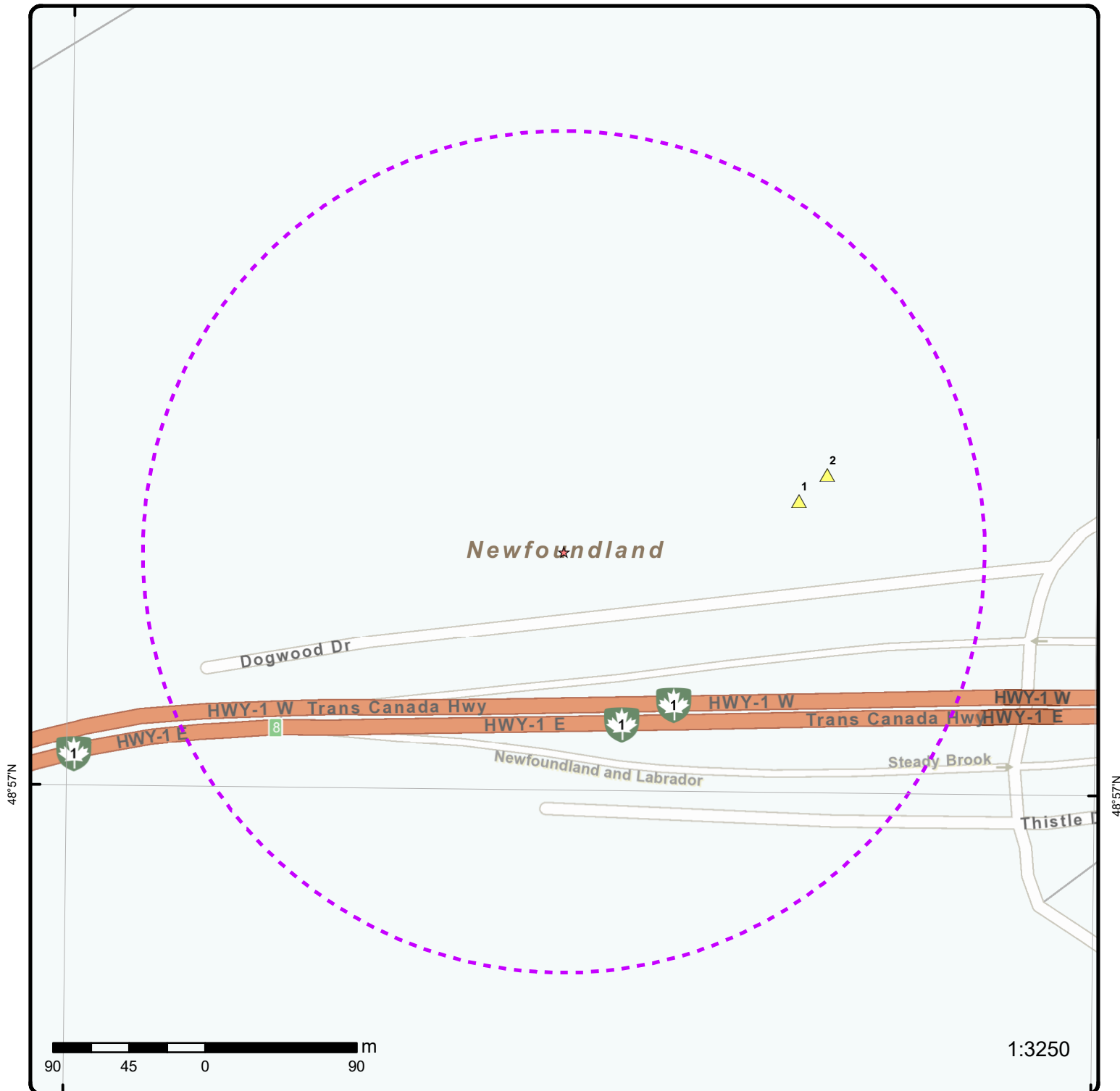
A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	51 Dogwood Drive Steady Brook NL A2H 2N2	E	142.96	<u>1</u>

FCS - Contaminated Sites on Federal Land

A search of the FCS database, dated Jun 2000-Jan 2025 has found that there are 1 FCS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Steady Brook (Fisheries Camp - Unassessed)	Steady Brook NL	ENE	163.03	<u>2</u>



Map: 0.25 Kilometer Radius

Order Number: 25052600081

Address: 45 and 47 Dogwood Drive, Steady Brook, NL



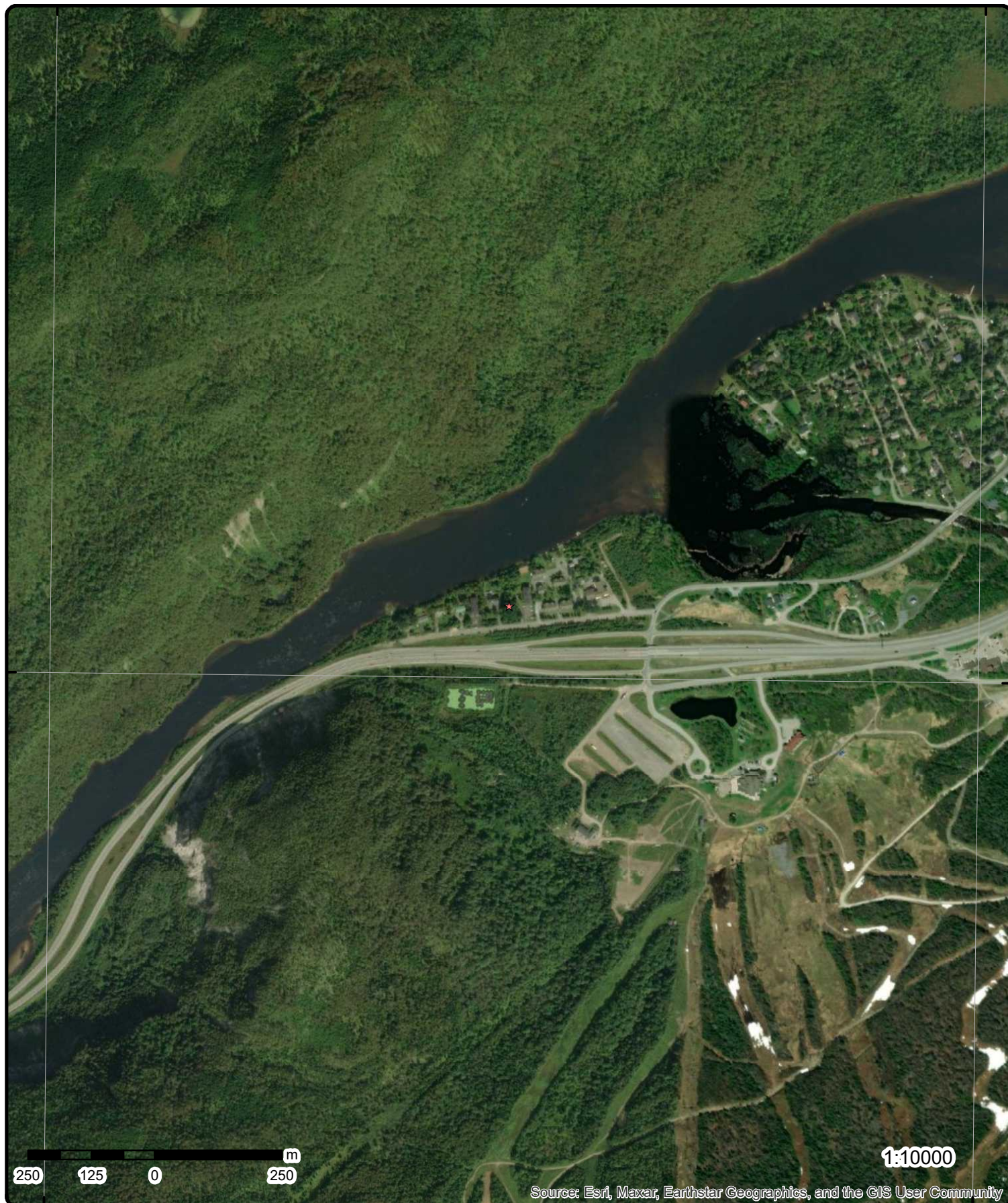
★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

57°51'W

57°49'30"W

48°57'N

48°57'N



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial

Year: 2024

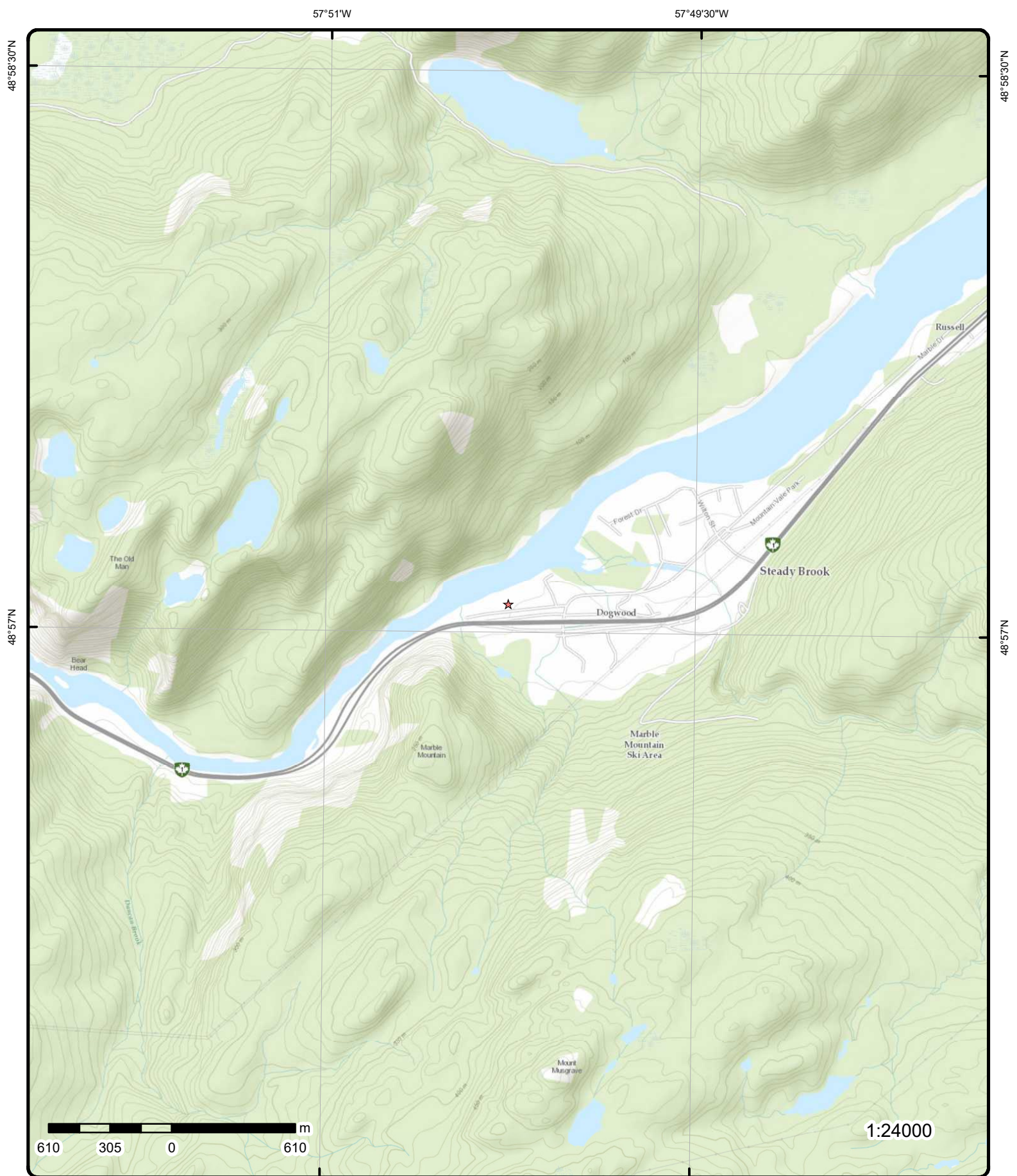
Order Number: 25052600081

Address: 45 and 47 Dogwood Drive, Steady Brook, NL



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 45 and 47 Dogwood Drive, NL

Source: ESRI World Topographic Map

Order Number: 25052600081



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	E/143.0	8.2 / 0.62	51 Dogwood Drive Steady Brook NL A2H 2N2	EHS
<div> <div> Order No: 21072800850 Status: C Report Type: Standard Report Report Date: 03-AUG-21 Date Received: 28-JUL-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans </div> <div> Nearest Intersection: Municipality: Client Prov/State: NL Search Radius (km): .25 X: -57.8357259 Y: 48.9515575 </div> </div>					
2	1 of 1	ENE/163.0	8.0 / 0.41	Steady Brook (Fisheries Camp - Unassessed) Steady Brook NL	FCS
<div> SGC: 1005011 Site ID: 00018959 Departmental ID: N A 50193 Depart Code: DFO Class Type: Class: Site Name: Steady Brook (Fisheries Camp - Unassessed) Site Name (FR): Steady Brook (Cabane de garde-pêche – Non évalué) Site Status: Closed Site Status Desc: Historical review completed. No further action required. Site Status (FR): Fermé Description (FR): Examen historique terminé. Aucune autre mesure nécessaire. Involv Code: Census Division: Division No. 5 Municipality: Steady Brook Census Sub Class: 1 Latitude: 48.951700 Longitude: -57.835500 Location: Protected Data: 0 FED: 005 Fed Electoral District: Long Range Mountains Fed Electoral District (FR): Long Range Mountains Metro: Nearest Pop. Area: Highest Step Cmpltd: 2 Site Deleted Flag: Created: 2011-05-02T11:12:00 Modified: 2016-04-26T14:59:55.777 Property No.: 00896 Est m³ Contmnted: 0 Est Ha Contmnted: 0 Est Tons Contamin: 0 Est Population at 1 Km: 247 Est Population at 5 Km: 2,243 Est Population at 10 Km: 18,011 Est Population at 25 Km: 32,011 Est Population at 50 Km: 41,940 </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Reporting Org:		Fisheries and Oceans Canada			
Reporting Org (FR):		Pêches et Océans Canada			
Reason for Involv:		Federal activities			
Reason for Involv (FR):		Activités fédérales			
Liable Third Party:					
Class (FR):					
Action Plan:					
Action Plan (FR):					
Site Mgmnt Strategy:		Other			
Minimap URL:		http://www.tbs-sct.gc.ca/fcsi-rscf/minimap.aspx?fsi=00018959			
Additional Info:					
Additional Info (FR):					
 <u>Management</u>					
Management Code:		9			
Management Type (EN):		Other			
Management Type (FR):		Autre type de gestion			
 <u>Annual Data</u>					
Fiscal Year:		2010-2011			
Reporting Organization:		DFO			
Reporting Organization (EN):		Fisheries and Oceans Canada			
Reporting Organization (FR):		Pêches et Océans Canada			
Class Type:					
Class (EN):					
Class (FR):					
CCME Flag:					
CCME NCS Year:					
Step Name (EN):					
Step Name (FR):					
Highest Step Completed:		01			
Highest Step Completed Desc:					
Planned Compl Date Step7:					
Planned Compl Date Step8:					
Planned Compl Date Step9:					
Created:					
Modified:					
NCSCS Year:					
Closed:		No			
Actual Cubic Metres Rem:		0			
Actual Hectares Rem:		0			
Actual Tons Remediated:		0			
Total Asmt Expenditure:		\$0.00			
Total Remediation Expenditure:		\$0.00			
Total Care/Maint Expenditur:		\$0.00			
Total Mntring Expenditure:		\$0.00			
Ttl Expenditure Reduc Liabil:					
FCSAP Asmt Expenditure:		\$0.00			
FCSAP Remed Expenditure:		\$0.00			
FCSAP Care/Maint Expenditur:		\$0.00			
FCSAP Mntring Expenditure:		\$0.00			
 <u>Annual Data</u>					
Fiscal Year:		2012-2013			
Reporting Organization:		DFO			
Reporting Organization (EN):		Fisheries and Oceans Canada			
Reporting Organization (FR):		Pêches et Océans Canada			
Class Type:					
Class (EN):					
Class (FR):					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
CCME Flag:					
CCME NCS Year:					
Step Name (EN):					
Step Name (FR):					
Highest Step Completed:	01				
Highest Step Completed Desc:					
Planned Compl Date Step7:					
Planned Compl Date Step8:					
Planned Compl Date Step9:					
Created:					
Modified:					
NCSCS Year:					
Closed:	No				
Actual Cubic Metres Rem:	0				
Actual Hectares Rem:	0				
Actual Tons Remediated:	0				
Total Asmt Expenditure:	\$0.00				
Total Remediation Expenditure:	\$0.00				
Total Care/Maint Expenditur:	\$0.00				
Total Mntring Expenditure:	\$0.00				
Ttl Expenditure Reduc Liabil:					
FCSAP Asmt Expenditure:	\$0.00				
FCSAP Remed Expenditure:	\$0.00				
FCSAP Care/Maint Expenditur:	\$0.00				
FCSAP Mntring Expenditure:	\$0.00				
Annual Data					
Fiscal Year:					
Reporting Organization:	2011-2012				
Reporting Organization (EN):	DFO				
Reporting Organization (FR):	Fisheries and Oceans Canada				
Reporting Organization (FR):	Pêches et Océans Canada				
Class Type:					
Class (EN):					
Class (FR):					
CCME Flag:					
CCME NCS Year:					
Step Name (EN):					
Step Name (FR):					
Highest Step Completed:	01				
Highest Step Completed Desc:					
Planned Compl Date Step7:					
Planned Compl Date Step8:					
Planned Compl Date Step9:					
Created:					
Modified:					
NCSCS Year:					
Closed:	No				
Actual Cubic Metres Rem:	0				
Actual Hectares Rem:	0				
Actual Tons Remediated:	0				
Total Asmt Expenditure:	\$0.00				
Total Remediation Expenditure:	\$0.00				
Total Care/Maint Expenditur:	\$0.00				
Total Mntring Expenditure:	\$0.00				
Ttl Expenditure Reduc Liabil:					
FCSAP Asmt Expenditure:	\$0.00				
FCSAP Remed Expenditure:	\$0.00				
FCSAP Care/Maint Expenditur:	\$0.00				
FCSAP Mntring Expenditure:	\$0.00				
Annual Data					
Fiscal Year:					
Fiscal Year:	2015-2016				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<hr/>					
Reporting Organization:			DFO		
Reporting Organization (EN):			Fisheries and Oceans Canada		
Reporting Organization (FR):			Pêches et Océans Canada		
Class Type:					
Class (EN):					
Class (FR):					
CCME Flag:					
CCME NCS Year:					
Step Name (EN):					
Step Name (FR):					
Highest Step Completed:	02				
Highest Step Completed Desc:					
Planned Compl Date Step7:					
Planned Compl Date Step8:					
Planned Compl Date Step9:					
Created:					
Modified:					
NCSCS Year:					
Closed:		Yes			
Actual Cubic Metres Rem:	0				
Actual Hectares Rem:	0				
Actual Tons Remediated:	0				
Total Asmt Expenditure:	\$0.00				
Total Remediation Expenditure:	\$0.00				
Total Care/Maint Expenditur:	\$0.00				
Total Mntring Expenditure:	\$0.00				
Ttl Expenditure Reduc Liabil:					
FCSAP Asmt Expenditure:	\$0.00				
FCSAP Remed Expenditure:	\$0.00				
FCSAP Care/Maint Expenditur:	\$0.00				
FCSAP Mntring Expenditure:	\$0.00				
 <u>Annual Data</u>					
Fiscal Year:		2013-2014			
Reporting Organization:		DFO			
Reporting Organization (EN):		Fisheries and Oceans Canada			
Reporting Organization (FR):		Pêches et Océans Canada			
Class Type:					
Class (EN):					
Class (FR):					
CCME Flag:					
CCME NCS Year:					
Step Name (EN):					
Step Name (FR):					
Highest Step Completed:	01				
Highest Step Completed Desc:					
Planned Compl Date Step7:					
Planned Compl Date Step8:					
Planned Compl Date Step9:					
Created:					
Modified:					
NCSCS Year:					
Closed:		No			
Actual Cubic Metres Rem:	0				
Actual Hectares Rem:	0				
Actual Tons Remediated:	0				
Total Asmt Expenditure:	\$0.00				
Total Remediation Expenditure:	\$0.00				
Total Care/Maint Expenditur:	\$0.00				
Total Mntring Expenditure:	\$0.00				
Ttl Expenditure Reduc Liabil:					
FCSAP Asmt Expenditure:	\$0.00				
FCSAP Remed Expenditure:	\$0.00				
FCSAP Care/Maint Expenditur:	\$0.00				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
FCSAP Mntring Expenditure:		\$0.00			
<u>Annual Data</u>					
Fiscal Year:		2014-2015			
Reporting Organization:		DFO			
Reporting Organization (EN):		Fisheries and Oceans Canada			
Reporting Organization (FR):		Pêches et Océans Canada			
Class Type:					
Class (EN):					
Class (FR):					
CCME Flag:					
CCME NCS Year:					
Step Name (EN):					
Step Name (FR):					
Highest Step Completed:		01			
Highest Step Completed Desc:					
Planned Compl Date Step7:					
Planned Compl Date Step8:					
Planned Compl Date Step9:					
Created:					
Modified:					
NCSCS Year:					
Closed:		No			
Actual Cubic Metres Rem:		0			
Actual Hectares Rem:		0			
Actual Tons Remediated:		0			
Total Asmt Expenditure:		\$0.00			
Total Remediation Expenditure:		\$0.00			
Total Care/Maint Expenditur:		\$0.00			
Total Mntring Expenditure:		\$0.00			
Ttl Expenditure Reduc Liabil:					
FCSAP Asmt Expenditure:		\$0.00			
FCSAP Remed Expenditure:		\$0.00			
FCSAP Care/Maint Expenditur:		\$0.00			
FCSAP Mntring Expenditure:		\$0.00			

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
HHT		Dogwood Dr	Steady Brook NL	A2H 2N2
HHT		Dogwood Drive	Steady Brook NL	A2H 2N2

Unplottable Report

Site:	Dogwood Dr Steady Brook NL A2H 2N2	Database:	HHT
Host No:	37198	Inspection Date:	Sep-2006
Tank Status:	Active	Inspection Month:	
System Expiry Month:		Inspection Year:	
System Expiry Year:		Installation Dt:	Sep-2006
System Expiry Dt:	Sep-2026	Tank Install Month:	
Tank Location:	Inside	Tank Install Year:	
Tank Capacity:	909	System Address:	
Tank Contents:	Heating Oil	System Postal Code:	
System Community:			

Site:	Dogwood Drive Steady Brook NL A2H 2N2	Database:	HHT
Host No:	37198	Inspection Date:	
Tank Status:	Active	Inspection Month:	September
System Expiry Month:	September	Inspection Year:	2006
System Expiry Year:	2026	Installation Dt:	
System Expiry Dt:		Tank Install Month:	September
Tank Location:	Inside	Tank Install Year:	2006
Tank Capacity:	909 Litres	System Address:	Dogwood Drive
Tank Contents:	Heating Oil	System Postal Code:	A2H 2N2
System Community:	Steady Brook		

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Apr 30, 2024

Certificates of Approval - Industrial Compliance:

Provincial

[CA](#)

The Industrial Compliance Section of the Department of Municipal Affairs and Environment develops and administers Certificates of Approval for the Construction and/or Operation of various industrial facilities. A list of active Certificates of Approval issued or amended since September 28, 2015.

Government Publication Date: Aug 31, 2015 - Jun 30, 2024

Dry Cleaning Facilities:

Federal

[CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2022

Chemical Register:

Private

[CHM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:

Private

[CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Feb 2025

Environmental Sites Registry:

Provincial

[CS](#)

Newfoundland and Labrador's Department of Environment and Climate Change maintains the Environmental Sites Registry database. It contains records regarding contaminated sites and potentially contaminated sites, as well as remediation as tracked by the department, including information on the name and location of a site, contaminant type, and the incident/reported date. A site's inclusion in the Registry does not necessarily mean it is considered an impacted site. Sites are included on the list under different circumstances: if they may be impacted, if they have been remediated, and for others, it may have been determined that remedial action was not required.

Government Publication Date: Feb 28, 2025

Drill Cores:

Provincial

[DRL](#)

The Diamond Drill Core database is provided by the Government of Newfoundland and Labrador, Geological Survey Division of the Mining and Mineral Development Branch. The database provides information on the drill hole location (place, latitude and longitude), exploration, company, year and property. This digital catalogue consists of over 9,000 core samples presently stored at the departmental core storage libraries. Most of these core samples are the product of drilling programs conducted by mineral exploration companies in the province.

Government Publication Date: 1926-Oct 2024

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Aug 31, 2024

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Jan 2025

Fish and Seal Processing Plants:

Provincial

FISH

The Fisheries & Aquaculture Department maintains a database of processing plants in Newfoundland and Labrador including information such as license number, type of activities, and company. Licenses must be renewed on an annual basis.

Government Publication Date: 2000-Jul 2024

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Apr 2024

Groundwater Quality Reports:

Provincial

GWQR

This database provides sample information on drilled water wells in Newfoundland and Labrador. About 5% of all wells are sampled to obtain a representative picture of groundwater quality in the entire province. The database includes information about the well owner, well number, location, and date tested. Chemical composition of the groundwater is provided in a separate report. This database will not be updated.

Government Publication Date: 1979-2001*

Home Heat Fuel Tanks:

Provincial

HHT

On April 1st, 2002, the Heating Oil Storage Tank System Regulations came into effect requiring oil tanks installed previous to April 1st, 2002; be registered by a licensed inspector before March 31st, 2007. New tanks installed after April 1st, 2002 must first be registered before utilization of the tank can commence. The database currently contains information on over 13,000 tanks. As further tanks are inspected, the database will grow. The inventory provides information regarding HOST No., municipal location, tank installation date, inspection date, system expiry date, tank location, tanks status and capacity.

Government Publication Date: Jul 31, 2024

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

The Mineral Occurrence Data System (MODS) is the principal repository for geological information on the province's mineral resources. MODS are a compilation of all data on known mineral occurrences. The project began in 1971 and presently contains approximately 6000 records, covering all of Newfoundland and Labrador.

Government Publication Date: 1971-Jul 2024

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2024

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPR2](#)

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024

National Pollutant Release Inventory - Historic:

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Offshore Wells:

Provincial

[OFSW](#)

This database referred to as the "Schedule of Wells", provides a results summary of all wells drilled offshore within the area jurisdiction of the Canada-Newfoundland Offshore Petroleum Board. Wells are divided into 3 categories: exploration, delineation, and development.

Government Publication Date: 1966-Mar 2025

Oil and Gas Wells:

Private

[OGWE](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 28, 2025

Onshore Wells:

Provincial

[ONSW](#)

Newfoundland and Labrador Onshore Area Schedule of Wells made available by the Department of Natural Resources, Petroleum Department. Includes Discovery, Exploratory, Development, Step Out, and Abandoned wells, as well as Test Holes. The Department of Natural Resources does not represent or guarantee that any information contained in Schedule of Wells is accurate or complete.

Government Publication Date: Aug 31, 2020

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

PCB Storage Sites:

Provincial

[PCB](#)

The "Waste Material Disposal Act" and the "Storage of PCB Waste Regulations" mandates that all PCB storage sites be cataloged with the Newfoundland & Labrador Ministry of Environment. Sites, which are controlled/operated by the government, are exempt. The database provides information on both active and inactive sites in the province as of April 2014.

Government Publication Date: 2001- Oct 2022

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024**Potential PFAS Handlers from NPRI:**

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024**Quarry Permits & Leases:**

Provincial

QRY

Under the "Quarry Materials Act, 1998", a person may apply to the Minister for a quarry permit to dig for, excavate, remove and dispose of quarry materials. A permit will be issued provided that the quarry materials to which the permit applies are vested in the Crown; the permit is for a period of one year; an application is made; and a property plan to which the permit is required is submitted. A lease of quarry materials will be issued when the person applying for the lease has a long term need for quarry material; on terms and conditions which he or she may impose; for not more than 20 years; and in accordance with the terms and conditions prescribed by regulation. A lease shall not be issued to a person with respect to quarry materials, where a permit is held for the same area by another person. Please note that the coordinates provided in the database do not necessarily reflect the center of the quarry.

Government Publication Date: 1956-Oct 2024**Retail Fuel Storage Tanks:**

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Apr 30, 2024**Scott's Manufacturing Directory:**

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011***Spills:**

Provincial

SPL

A list of spill reports provided by Service NL, from April 1995 and onwards. The list includes information such as polluter, incident date, spilled product.

Government Publication Date: Apr 1995 - Dec 31, 2024**Storage Tanks:**

Provincial

TANK

A list of storage tanks made available by the Deputy Minister of Municipal Affairs and Environment. The department list of storage tanks was only maintained until December 2012 and it should be noted, that for many of these tank registrations an employee of the Department did not conduct a site visit to verify that the information provided is factual; submitted information was not reviewed by departmental resources to ensure accuracy or completeness.

Government Publication Date: Dec 31, 2012***Transport Canada Fuel Storage Tanks:**

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Apr 2024**Storage Tanks:**

Provincial

TNK2

A list of storage tanks made available by Service NL. The Petroleum Storage and Management Section of Municipal Affairs and Environment administers regulations pertaining to the storage and management of petroleum in the province.

Government Publication Date: Nov 30, 2024

Waste Disposal Site Inventory:

Provincial

[WDS](#)

Through the mandate of the "Waste Material Disposal Act", the Newfoundland and Labrador Department of Environment and Climate Change (NLDECC) is responsible for the regulation of solid waste disposal in Newfoundland and Labrador. The Waste Management Section of the NLDECC issues Certificates of Approval to all waste disposal sites for a specified number of operating years. Once expired, these sites are re-evaluated, and a new permit may or may not be issued based on the site's condition. The database contains information on facility name, permit number, location, facility type, site size, communities serviced by site, annual estimated volume of solid and liquid waste entering site, and any known problems or concerns with the site. Please note that some waste disposal sites were not inventoried due to their remote location. These sites include Great Harbour Deep in the Western Region, Grey River in the Central Region, and several locations in Labrador: Labrador City/Wabush, Davis Inlet, Makkovik, Mud Lake, Nain, Paradise River, Postville, Port Hope Simpson, Rigolet, Lodge Bay, St. Lewis, and Norman Bay.

Government Publication Date: 1981- Nov 2024**Water Well Information System:**

Provincial

[WWIS](#)

This database provides information on drilled wells in Newfoundland and Labrador and contains over 13,500 records, with fewer than 30% containing coordinates. Information includes: well owner, well number, depth, elevation, static water level, date drilled, lithology, water use, and type of water.

Government Publication Date: 1950-Jul 2024

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX IV
Qualifications of Assessor



Liz Garnett, B.Sc., Team Leader (NS), Environmental Due Diligence & Remediation

Liz Garnett is the Team Leader for the Environmental Due Diligence & Remediation group in the Dartmouth, NS office and has been employed by Pinchin Ltd. (formerly Pinchin LeBlanc Environmental Limited) since 2016. Liz has earned a Bachelor of Science in Biology from Dalhousie University and a diploma in Environmental Engineering Technology from Nova Scotia Community College. Since joining Pinchin LeBlanc in June 2016, Liz's primary responsibility has been conducting Phase I and II ESAs at a variety of residential, commercial and industrial sites, as well as monitoring and remediation of soil and groundwater impacted by various contaminants (i.e. petroleum hydrocarbons, volatile organic compounds, metals, and polycyclic aromatic hydrocarbons).

David Goulding, Environmental Technologist

David Goulding is an Environmental Technologist with Pinchin Ltd. in the St. John's, NL office. He has worked in the environmental industry since 2013. David has earned a Diploma in Environmental Engineering Technology from College of the North Atlantic. Since joining Pinchin David has been responsible for conducting environmental assessments, remediation, air quality monitoring, potable water sampling, and abatement supervision and has experience with projects ranging from Phase I Environmental Site Assessments (ESAs), and complex Phase II ESAs.

APPENDIX V
Photographs



Photograph 1 – General view of the north portion of the Site.



Photograph 2 – General view of the east portion of the Site.



Photograph 3 – General view of the south portion of the Site.



Photograph 4 – General view of the west portion of the Site.



Photograph 5 – Adjacent property located north of the Site.



Photograph 6 – Adjacent property located east of the Site.



Photograph 7 – Adjacent property located south of the Site, across Dogwood Drive.



Photograph 8 – Adjacent property located west of the Site.