

**Northeast Arm Camp Hazardous Material Removal  
and Demolition  
Northeast Arm, Dunville  
Newfoundland and Labrador**

**Environmental Registration Document**

**Submitted to the Government of Newfoundland and  
Labrador  
Department of Environment, Climate Change and  
Municipalities  
Environmental Assessment Division**

**Prepared For:** Public Services and Procurement Canada

**Prepared By:** Public Services and Procurement Canada

**Date:** June 2025

## TABLE OF CONTENTS

	PAGE
<b>1.0 NAME OF UNDERTAKING.....</b>	<b>3</b>
<b>2.0 PROPONENT.....</b>	<b>3</b>
<b>3.0 THE UNDERTAKING .....</b>	<b>3</b>
<b>3.1 NAME OF THE UNDERTAKING.....</b>	<b>3</b>
<b>3.2 PURPOSE/RATIONALE/NEED FOR THE UNDERTAKING .....</b>	<b>3</b>
<b>4.0 DESCRIPTION OF THE UNDERTAKING .....</b>	<b>4</b>
<b>4.1 GEOGRAPHICAL LOCATION .....</b>	<b>4</b>
<b>4.2 PHYSICAL FEATURES .....</b>	<b>5</b>
4.2.1 Physical and Biological Environment .....	5
<b>4.3 CONSTRUCTION .....</b>	<b>7</b>
<b>4.4 OPERATION.....</b>	<b>13</b>
<b>4.5 OCCUPATIONS.....</b>	<b>13</b>
<b>4.6 PROJECT RELATED DOCUMENTS.....</b>	<b>13</b>
<b>5.0 APPROVAL OF THE UNDERTAKING.....</b>	<b>14</b>
<b>6.0 ABORIGINAL CONSULTATION.....</b>	<b>14</b>
<b>7.0 SCHEDULE.....</b>	<b>15</b>
<b>8.0 FUNDING.....</b>	<b>15</b>
<b>9.0 REFERENCES.....</b>	<b>15</b>
<b>10.0 SIGNATURES.....</b>	<b>16</b>

## LIST OF TABLES

Table 4.1	Species at Risk Distribution Ranges within 5km of the Project Site .....	7
Table 4.2	Aquatic Species at Risk Distribution Ranges within 1km of the Project Site.....	7
Table 5.1	Expected Permits and Regulatory Authorities .....	14

## LIST OF APPENDICES

Appendix A	Project Location Maps and Site Photos
------------	---------------------------------------

## **1.0 NAME OF UNDERTAKING**

Northeast Arm Camp Hazardous Material Removal and Demolition, Newfoundland and Labrador (NL).

## **2.0 PROPOSER**

I. Public Services and Procurement Canada (PSPC)  
John Cabot Building  
10 Barter's Hill,  
St. John's, NL  
A1C 6M1

II. Melissa O'Reilly-Nash  
Project Leader  
PSPC  
John Cabot Building  
10 Barter's Hill,  
St. John's, NL  
A1C 6M1

III. Cathy Martin  
Senior Environmental Specialist  
PSPC  
John Cabot Building  
10 Barter's Hill,  
St. John's, NL  
A1C 6M1

## **3.0 THE UNDERTAKING**

### **3.1 Name of the Undertaking**

Northeast Arm Camp Hazardous Material Removal and Demolition, Newfoundland and Labrador (NL).

### **3.2 Purpose/Rationale/Need for the Undertaking**

PSPC is custodian of a former United States Navy (USN) Recreation Camp located in Dunville, Placentia Bay, NL. Constructed in 1943, the property consists of eight small cabins and seven support buildings. When title to the property was transferred in 2017 and PSPC began their environmental and legal due diligence, the buildings were in fair to poor condition. Frequent vandalism on the aging structures has resulted in an increased risk to the safety and health of the general public, despite efforts to prevent access to the site via installation of a gate, signage and securing the doors and windows of the buildings with plywood.

The purpose of the project is to remove hazardous materials from the site, demolish the structures and restore the site to a safe, visitor friendly, greenspace. The project is designed to demolish the structures containing potentially hazardous materials and remove the waste materials to ensure there are no health and safety threats to the general public. No new constructions will be taking place.

## **4.0 DESCRIPTION OF THE UNDERTAKING**

The proposed project involves the removal of hazardous materials and the demolition of eight cabins and seven support buildings (including a caretaker's residence, pump house, maintenance/general store, crew quarters, boat house, gasoline storage shed and a lodge) at the Northeast Arm Camp, NL. Hazardous building materials such as asbestos, lead-based paint, and potential ozone depleting substances are present in all the buildings. Additionally, mold growth was identified as a potential hazard within these buildings as well. The project site is located adjacent to the Northeast Arm River, a scheduled salmon river. The pumphouse is in closest proximity to the river, approximately 5 - 10 m from the mouth of the river. The pumphouse is serviced by an underground waterline which will need to be capped off at the pumphouse prior to demolition. There are no expected in-water works associated with this project.

Scope of work for this project includes the following:

- Hazardous material removal and demolition of the existing eight cabins and seven support buildings: and
- the disposal of the waste materials at an approved waste disposal facility.

The proposed project is specific to the circumstances at Northeast Arm Camp therefore, alternative locations were not considered.

### **4.1 Geographical Location**

The project site is located within the town of Placentia, NL. The proposed project location is in the Northeast Arm Camp, accessible via Highway Route 100 (The Cape Shore Highway) in Dunville, NL. The site has two access points, both of which are single laned gravel roads: one is located directly off of the Cape Shore Highway, the other is located off of Route 100-10, the Southeast Placentia gravel access road. The approximate project coordinates are 47°16'15.1"N, 53°51'01.4"W (Appendix A, Figure 1). The project site is located adjacent to the Northeast Arm River, a scheduled salmon river. The pumphouse is in closest proximity to the river, approximately 5 m from the mouth of the river. The pumphouse is serviced by an underground waterline which will need to be capped off at the pumphouse prior to demolition.

## 4.2 Physical Features

The Northeast Arm Camp is located on the outskirts of the community of Dunville, on the western side of the Avalon Peninsula, approximately 88 km southwest from St. John's, NL. The property is currently unused. A topographic map and site photo are provided in Appendix A (Figure 2). The property includes two access roads, eight cabins and seven support buildings.

The project site will be accessed via a 300m long existing single laned gravel road located directly off of the Cape Shore Highway. The gravel access road will need to be upgraded and most likely will involve some vegetation (alders) removal along the sides of the road to accommodate for the heavy equipment required to complete this project.

The structures on site are all within 200 metres (m) of the Northeast Arm River (the scheduled salmon river). The pumphouse is partially underground in the bank and located approximately 5-10 m from the river. The underground waterline associated with the pumphouse goes from inside the building up to the dam.

Any new footprint associated with this project is temporary and/or incidental. The proposed work is intended to not increase the footprint associated with this property.

### 4.2.1 Physical and Biological Environment

#### 4.2.1.1 Physical

The project site is located within the Maritime Barrens ecoregion, and the Southeastern Barrens subregion. This ecoregion has the coldest summers with frequent fog and strong winds. Winters are relatively mild with intermittent snow cover particularly near the coastline. Slope bogs, basin bogs, and fens are characteristic of the barrens and reflect this ecoregion's poor drainage (PAA, 2008). Good forest growth is localized on long slopes of a few protected valleys. The elevation rises from sea level to approximately 250 m above sea level, and is composed of a mixture of sedimentary rocks and granites (PAA, 2008). The topography is generally undulating with shallow heavily compacted till and numerous large erratics.

The landscape pattern consists of mostly stunted pure stands of balsam fir (*Abies balsamea*), broken by extensive open heathland (PAA, 2008). The heathlands, which are characteristic of the ecoregion, are dominated by sheep laurel (*Kalmia angustifolia*) on protected slopes where snow accumulates and by cushions of black crowberry (*Empetrum nigrum*) or purple crowberry (*Empetrum easmesii*) on windswept ridges and headlands. Forests are limited to isolated stands of predominantly balsam fir, however mountain alder (*Alnus incana*) will form dense thickets along the edges of brooks (PAA, 2008). The project site is located within a forested area which seems to be dominated by evergreen trees but was cleared for the construction and operation of the Northeast Arm Camp.

The nearest Environment and Climate Change Canada (ECCC) weather station (Dunville, 47° 16'N, 53° 53'W) shows that the average annual precipitation is 1,133.3 mm with extreme precipitation events up to 189.3 mm and extreme snow depths up to 100 cm have been recorded.

Temperatures range from an extreme minimum of -22.0°C to an extreme maximum of 29.0°C. The daily average temperature for the Dunville weather station is 6.0°C (ECCC, 2021).

#### **4.2.1.2 Biological**

Mammalian wildlife found within this subregion include moose (*Alces alces*), caribou (*Rangifer tarandus*), mink (*Neogale vision*), snowshoe hare (*Lepus americanus*), red fox (*Vulpes vulpes*), beaver (*Castor canadensis*), muskrat (*Ondatra zibethicus*), red squirrel (*Sciurus vulgaris*), little brown bat (*Myotis lucifugus*), meadow vole (*Microtus pennsylvanicus*), masked shrew (*Sorex cinereus*), and eastern chipmunk (*Tamias striatus*) (PAA, 2008).

Birds found in forested areas of this subregion include the ruby-crowned kinglet (*Regulus calendula*), northern waterthrush (*Parkesia noveboracensis*), white-throated sparrow (*Zonotrichia albicollis*), yellow-rumped warbler (*Setophaga coronata*), dark-eyed junco (*Junco hyemalis*), and pine grosbeak (*Pinicola enucleator*) (PAA, 2008).

Rivers and ponds in this ecoregion are occupied by Atlantic salmon (*Salmo salar*), brook trout (*Salvelinus fontinalis*), brown trout (*Salmo trutta*), rainbow smelt (*Osmerus mordax*), American eel (*Anguilla rostrata*), three-spine stickleback (*Gasterosteus aculeatus*), and nine-spine stickleback (*Pungitius pungitius*). (PPA, 2008). There is only one amphibian and no reptiles recorded for this subregion. The green frog (*Rana clamitans*), an introduced species, inhabits small quiet ponds and marshes in low numbers (PAA, 2008).

A search of the Atlantic Canada Conservation Data Centre (ACCDC) database was conducted on April 10, 2025 that produced a list of rare / unique species (i.e., plants and animals) within a 5 km buffer zone (standard ACCDC procedure) of the site of the proposed work. All species were cross-referenced with Schedule 1 of the Species at Risk Act (SARA); blue felt lichen (*Pectenia plumbea*) and boreal felt lichen (*Erioderma pedicellatum*) were identified.

- The Blue Felt Lichen is listed on Schedule 1 of SARA as Special Concern. The Blue Felt Lichen is a large, blue-grey, leafy lichen that has a scallop-like shape. (COSEWIC, 2010). The species can be found in New Brunswick, Nova Scotia, and Newfoundland(COSEWIC, 2010). The Blue Felt Lichen occurs on trunks of old broad-leaved trees growing in moist habitats or close to lake margins (COSEWIC, 2010). The species prefers mature deciduous trees such as maple, ash, and yellow birch, (COSEWIC, 2010). In New Brunswick the species is known to occur on eastern cedar trees, and in Newfoundland the species occasionally grows on white spruce (COSEWIC, 2010). In Atlantic Canada, threats to the species could include logging, residential developments, loss of red maple swales, moose browsing which limits old yellow birch availability, air pollution, and acid rain COSEWIC, 2010).
- The Boreal Felt Lichen is listed on Schedule 1 of SARA as Endangered (Atlantic population) and as Special Concern (Boreal population). The Boreal population occurs on the island of Newfoundland, and the Atlantic population's current range is in Nova Scotia (EC, 2010; ECCC, 2020). The Boreal Felt Lichen is a conspicuous, leafy-looking cyanolichen with a felt-like surface that appears slate gray when dry and greenish when moist (EC, 2010; COSEWIC, 2014; ECCC, 2020). This species is primarily found in cool,

humid, coastal, coniferous forests with air and precipitation free of contaminants (ECCC, 2020). It is an arboreal cyanolichen and is typically found on the trunk and branches of balsam firs (EC, 2010). Across its range, the Boreal Felt Lichen is threatened by airborne pollutants, wood harvesting, invasive gastropod herbivory, climate change, insect outbreaks on host trees, and development (EC, 2010; COSEWIC, 2014; ECCC, 2020). Acid precipitation is a particularly important threat to the Atlantic population, and moose browsing and natural forest dynamics primarily threaten the Boreal population (EC, 2010; ECCC, 2020).

A search of the DFO Aquatic Species at Risk database was conducted on April 11, 2025 which produced a list of aquatic species at risk and the presence of their critical habitat potentially found within a 1km buffer (standard NASAR procedure) of the site of the proposed work. Results showed that the project site is within the distribution range of the following aquatic species at risk: blue whale (*Balaenoptera musculus*), fin whale (*Balaenoptera physalus*), leatherback sea turtle (*Dermochelys coriacea*), North Atlantic right whale (*Eubalaena glacialis*), Northern wolffish (*Anarhichas denticulatus*), spotted wolffish (*Anarhichas minor*), and white shark (*Carcharodon carcharias*).

**Table 4.1 Species at Risk Recorded within 5km of the Project Site**

Common Name	Scientific Name	SARA Ranking	Number of Records	Closest Recorded Sighting (meters from project site)
Blue felt lichen	<i>Pectenia plumbea</i>	Special Concern	6	3202 m
Boreal felt lichen	<i>Erioderma pedicellatum</i>	Special Concern	50	2523 m

**Table 4.2 Aquatic Species at Risk Distribution Ranges within 1km of the Project Site**

Common Name	Scientific Name	SARA Ranking
Fin Whale	<i>Balaenoptera physalus</i>	Special Concern
Blue Whale	<i>Balaenoptera musculus</i>	Endangered
Spotted Wolffish	<i>Anarhichas minor</i>	Threatened
North Atlantic Right Whale	<i>Eubalaena glacialis</i>	Endangered
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	Endangered
White Shark	<i>Carcharodon carcharias</i>	Endangered
Northern Wolffish	<i>Anarhichas denticulatus</i>	Threatened

### 4.3 Construction

Commencement of this project is subject to PSPC operational priorities and funding. Demolition of the structures and removal of waste materials is expected to require 2 months to complete. Site

preparation and demolition is expected to commence in the summer of 2025 pending funding and approvals.

Construction activities will include:

- Abatement and removal of hazardous building materials from all cabins and support structures including asbestos, lead, mercury and potential Polychlorinated Biphenyl-containing equipment and disposal at an approved waste management facility (Robin Hood Bay);
- Demolition of the existing eight cabins and seven support buildings (including a caretaker's residence, pump house, maintenance/general store, crew quarters, boat house, gasoline storage shed and a lodge). This will be accomplished using heavy equipment and manual labour;
- Demolished materials will be recycled and/or removed from the site using heavy equipment and transported to an approved waste disposal location (e.g. regional landfill);
- Capping of the underground waterline associated with the pump house prior to demolition; and
- Equipment and tools will be transported to the project site using local roads.

The most probable sources of potential pollutants are related to the use of equipment. Accidental spills of equipment fuel/oil, sedimentation from disturbances to shoreline areas and establishment of laydown area are also a possibility. Other sources of potential pollutants include the hazardous materials being removed from the site including: asbestos, lead-based paint, potential ozone depleting substances, and mold. Additional sources of potential contamination include domestic waste from work crews.

The project will be assessed pursuant to Section 82 of the *Impact Assessment Act*, as well as assessed by the Provincial Environmental Assessment Division under section 28 of the Environmental Assessment Regulations. All mitigations prescribed as part of that process will be implemented during project activities. Given the scope of this work, there are no expected fish and fish habitat concerns, but given proximity to the salmon river a Request for Review for the project was submitted to Fisheries and Oceans Canada – Fish and Fish Habitat Protection Program. The following mitigation measures will also be utilized to minimize potential interactions with the environment:

#### ***Fish / Fish Habitat and Water***

- A Request for Review for the project was submitted to Fisheries and Oceans Canada – Fish and Fish Habitat Protection Program and a Letter of Advice was issued May 14, 2025. The letter contained the following mitigations;
  - Avoid conducting any work, undertaking or activity in water.
  - Limit vegetation removal, pruning and grubbing to the area required for accessing the project site
  - Limit access to shorelines and banks or areas adjacent to the watercourse or water body
  - Reinstate stream banks and slopes of the affected riparian zone
  - Ensure that equipment and machinery are clean and free of aquatic invasive species prior to arriving on the project site
  - Limit disturbance of fish habitat features (e.g. aquatic plants, rocks) to the area required to carry out the project:
    - Operate machinery on land during all phases of the project.

Project Registration  
Hazardous Material Removal and Demolition  
Northeast Arm Camp, NL

- Limit operation of vehicles and machinery to the area required to carry out the project.
- Restore the bed and banks, gradient and contour affected by the project
- Manage sediment laden water flowing onto or through the site during all phases of the project:
  - Install erosion and sediment controls prior to beginning the project.
- Develop and implement an erosion and sediment control plan for all phases of the project:
  - Regularly observe the watercourse or water body for signs of sediment during all phases of the project and take corrective action when and where required.
  - Inspect the erosion and sediment controls regularly during all phases of the project.
  - Repair the sediment controls during all phases of the project
  - Operate machinery on land in stable areas
  - Use biodegradable materials for erosion and sediment controls whenever possible
  - Remove all non-biodegradable erosion and sediment controls once the site has been stabilized.
  - Use only clean materials
- Keep the erosion and sediment controls in place until all disturbed ground has been stabilized and suspended sediments have settled
- Monitor waterway for presence migrating fish and temporarily suspend activities if they are observed and provide fish passage
- Develop a plan to prevent deleterious substances from entering a watercourse or water body:
  - Maintain all machinery on site in a clean condition and free of fluid leaks.
  - Wash, refuel and service machinery in such a way as to prevent any deleterious substances from entering a watercourse or water body.
  - Store fuel and other materials for the machinery in such a way as to prevent any deleterious substances from entering a watercourse or water body.
  - Plan activities near water such that materials (e.g., paint, primers, blasting abrasives, rust solvents, degreasers, grout, poured concrete or other chemicals) do not enter a watercourse or water body.
  - Dispose of all waste materials on land in a designated area away from the ordinary high water mark of any watercourse or water body.
- Be aware of Aquatic Invasive Species in the area and take precautions with respect to any vessel traffic and gear movement between affected and unaffected areas to prevent introductions and spread (<https://www.dfo-mpo.gc.ca/species-especies/ais-eae/index-eng.html>)
  - All equipment used in water should be cleaned, drained and dried on land before and after use for the purposes of preventing the introduction or spread of aquatic invasive/non-indigenous species.
  - Report any AIS and non-indigenous species to DFO at 1-855-862-1815 or DFO.NLAIS-EAETNL.MPO@dfo-mpo.gc.ca

### ***Wildlife***

- There is a zero tolerance policy regarding the harassment, disturbance, and feeding of wildlife whilst working on the project.
- Local speed limits should be adhered to in order to minimize negative effects to wildlife.
- Work site boundaries will be fenced off to prevent inadvertent loss or alteration of habitat outside of the project footprint and fenced to deter wildlife from entering the site, minimizing human-wildlife interactions.
- If there are large flocks of marine or migratory birds near the project during sound producing activities work may need to be paused to allow birds to resume normal activity if birds continually flush or appear agitated by the activities.
- Through site induction and toolbox sessions, project personnel will be educated on the wildlife (particularly species at risk) expected to occur in the area as outlined in the project Significance of Environmental Effects Determination (SEED) document.
- All vehicles on site, when not in use, must be locked and all windows must be closed.

### ***Species at Risk***

- All work to be conducted in accordance with the *Species at Risk Act*, which outlines that no protected species, their residence and critical habitat be moved or obstructed during the construction or operation phase of the project.
- Species listed under the *Species at Risk Act* shall not be approached throughout the construction or operation phase of the project.
- All construction materials shall be removed from the site upon project completion.
- If species at risk are reported, contractor will consult with the SCH Project Manager and determine potential impacts to species at risk as well as perform any modifications to construction activities that may be required to protect species at risk.

### ***Birds (including MBCA) and Bird Habitat***

- The contractor is responsible to ensure a spill kit is on site. Equipment within the spill kit should be adequate for the proposed project. In case of a spill, the contractor should contact Environment Canada at 1-800-563-9089.
- All construction equipment must be fitted with standard and well maintained noise suppression devices. Appropriate dust suppression methods are to be employed when required. Air filters should be used to minimize exhaust emissions.
- Vegetation removal should be avoided or kept to a minimum.
- Migratory birds, their eggs, nests and young are protected under the MBCA. All work to be conducted in accordance with the Migratory Birds Convention Act (MBCA), which outlines that no migratory bird nests or eggs will be moved or obstructed during the construction or operation phase of the project. It is recommended that vegetation clearing not take place during the breeding season until fledglings have left parental territories.
- Concentrations of seabirds, waterfowl, or shorebirds shall not be approached.

- All construction materials shall be removed from the site upon project completion.

### ***Soil (surface and subsurface)***

- Work should be scheduled to avoid periods of heavy precipitation. Erosion control structures (temporary matting, geotextile filter fabric) are to be used, as appropriate, to prevent erosion runoff or sediment laden water during the construction phase.
- Any exposed soil must be minimized by limiting the area exposed at any one time and by limiting the time that any one area is exposed. All stockpiled soil must be covered and/or dyked to prevent erosion or runoff of sediment-laden water from leaving the site. Whenever possible, exposed soil should be replanted or sodded to ensure soil stabilization.
- All wastes must be recycled where possible or otherwise disposed of appropriately.
- Machinery must be checked for leakage of lubricants or fuel and must be in good working order. Refueling must be done at least 100 m from any waterbody. Basic petroleum spill cleanup equipment should be on site. All spills or leaks should be promptly contained, cleaned up and reported to the 24 hour environmental emergencies reporting system (1-800-563-9089).
- Containers of petroleum products or chemicals that may be required on site will be tightly sealed against corrosion and rust, and surrounded by an impermeable barrier in a dry, water-tight building or shed with an impermeable floor.
- Waste oils and used lubricating oil will be retained in a tank or closed container and disposed of by a company licensed for handling and disposing of used oil products.
- Mechanical inspections will be conducted routinely on equipment to search for leaks. Leaks will be repaired immediately.

### ***Water and Aquatic Species and Habitat***

- Reduce duration of in-water work wherever possible (if applicable).
- Construction activities that involve in-water work will be conducted during periods of low flow, or at low tide, to further reduce the potential for effects on water quality (if applicable).
- Erosion and sediment control measures (sediment curtains) will be implemented to minimize the risk of sedimentation to the marine environment (if applicable).
- Construction material and debris are not to become waterborne. Do not dispose of any materials or waste into marine environment.
- Any hazardous materials produced as a result of this project are to be transported off-site for disposal/treatment at an approved waste handling facility, pursuant to applicable provincial and federal regulations/legislation.
- All equipment to be used in or over the marine environment is to be free from leaks or coating of hydrocarbon-based fluids and/or lubricants harmful to the environment. Hoses and tanks are to be inspected on a regular basis to prevent fractures and breaks.
- On site, crews must have emergency spill clean-up equipment adequate for the activity involved, and it must be on site. Spill equipment will include, as a minimum, at least one 250 L (i.e., 55 gallon) over pack spill kit containing items to prevent a spill from spreading; absorbent booms, pillows, and mats; rubber gloves; and plastic disposal bags. All spills or leaks must be promptly contained, cleaned up, and reported to the 24-Hour

Environmental Emergencies Report System (1-800-565-1633). Note that this applies to spills to the aquatic environment or anything on land over 70 liters (L).

- All materials placed in or near water should be clean and free of fines or any other deleterious substance and of sufficient size to resist displacement by wave action. Dredge material may be re-used for the laydown area provided it is placed/capped within a rock berm to avoid sedimentation.
- When works are completed, shoreline and approaches should be restored to original condition.

### ***Vegetation***

- Disturbed areas will be restored through manual re-seeding.
- Construction fencing will be placed on site to avoid any disturbance to adjacent vegetated areas outside of the project footprint.

### ***Air Quality and Sensory Disturbance***

- All construction equipment must be fitted with standard and well maintained noise suppression devices. Appropriate dust suppression methods are to be employed when required. Air filters should be used to minimize exhaust emissions.
- Construction equipment will be turned off when not in use, where practical, to minimize idling.
- Project activities must be carried out during times acceptable to local authorities and smaller, less disruptive equipment will be used where possible.

### ***Health, Social or Economic Conditions***

- Site access must be restricted to authorized personnel only.
- Project employees will be equipped with the proper Personal Protective Equipment for Project tasks, and work will comply with provincial occupational health and safety regulations.
- Develop a response plan that is to be implemented in the event of an accidental sediment release or spill of a deleterious substance and keep an emergency spill kit on site with staff trained in its use.
- On site, crews must have emergency spill clean-up equipment adequate for the activity involved, and it must be on site. Spill equipment will include, as a minimum, at least one 250 L (i.e., 55 gallon) over pack spill kit containing items to prevent a spill from spreading; absorbent booms, pillows, and mats; rubber gloves; and plastic disposal bags. All spills or leaks must be promptly contained, cleaned up, and reported to the 24-Hour Environmental Emergencies Report System (1-800-565-1633). Note that this applies to spills to the aquatic environment or anything on land over 70 litres (L).
- Weather conditions are to be assessed on a daily basis to determine the risk of extreme weather in the project area. Avoid work during periods which Environment and Climate Change Canada has issued rainfall or wave warning for the work area.

## 4.4 Operation

Once all cabins and support structures have been demolished and removed, the site will not see any new constructions and will exist as a public green space.

## 4.5 Occupations

All demolition work will be carried out by a successful contractor overseen by an environmental consultant and PSPC Project Manager. Contract work is expected to take 8 weeks to complete, beginning August 2025 (pending funding and approvals). Approximately 13 contract employees 2 consultant field technicians and 3 PSPC employees will be required for demolition and project management of the Northeast Arm Camp property. The project will be operated by the successful contractor, on site environmental consultant and PSPC project management staff.

The following list<sup>1</sup> outlines occupations which may be employed during the design and construction period:

- 1 - Project Manager – 070010 - Contractor/Construction
- 1 - Office Administrator – 13100 - Contractor/Construction
- 1 - Project Supervisor/Foreman – 72021 -  
Contractor/Construction
- 1 - OHS Representative – 22232 - Contractor/Construction
- 6 - Laborers – 75110 - Contractor/Construction
- 3 – Equipment Operator – 73400 -  
Contractor/Construction 2 - Site  
Inspectors/Environmental – 22233 - Construction
- 1 - Professional Engineer – 21300 - Entire Project
- 1 – Project Officer – 21300 - Construction Design  
(Engineering)
- 1 - Office Administrator – 13100 - Entire Project (Engineering)

1 - This list represents only an approximation of the number and type of occupations that may be produced as a result of the proposed project. Actual occupations created as a result of the proposed project will ultimately be determined by the successful contractor which was not yet awarded at the time of this report submission. Occupations are expected to be comparable to those created for similar construction projects throughout the Province.

## 4.6 Project Related Documents

Project-related documents already generated by or for the proponent are as follows:

- Significance of Environmental Effects Determination (SEED) (IAA)
- Permits and Approvals listed in Section 5.0 of this document.

## 5.0 APPROVAL OF THE UNDERTAKING

Table 5.1 is a list of the expected permits and approvals required for this project.

**Table 5.1      Expected Permits and Regulatory Authorities**

Approvals/ Permits	Regulatory Authority
NL Environmental Assessment Registration <sup>2</sup>	NL Department of Environment, Climate Change and Municipalities, Environmental Assessment Division
DFO - Request for Review (RFR) <sup>3</sup>	DFO, Fish and Fish Habitat Protection Program
<i>Canadian Impact Assessment Act</i> Registration <sup>7</sup>	Impact Assessment Agency of Canada
Municipal Approval Letter <sup>8</sup>	Town of Placentia

Notes:

2 - This document; provincial permits are expected to be issued following release from further environmental assessment.

3 - An RFR was submitted to DFO-Fish and Fish Habitat Protection Program.

7 - This project was posted on the public Canadian Impact Assessment Registry (as a part of the requirements under the *Impact Assessment Act*) on June 25, 2025 for a 30 day comment period.

8 - A permit/letter of project approval will be obtained from the town council by the successful bidder.

## 6.0 ABORIGINAL CONSULTATION

PSPC carried out an Indigenous Assessment in accordance with PSPC's Preliminary Duty to Consult Assessment Guide. This Guide is intended to provide basic information to PSPC and to assist its Program Managers in making informed, prudent decisions that take into account statutory and other legal obligations, as well as policy objectives, related to Indigenous and treaty rights. The Supreme Court of Canada has held that the Crown has a duty to consult and, where appropriate, accommodate when the Crown contemplates conduct that might adversely impact potential or established Indigenous or treaty rights. While there may be other reasons to undertake consultations (e.g., good governance, policy-based, etc.), three elements are required for a legal duty to consult to arise:

1. There is contemplated or proposed Crown conduct.
2. The Crown has knowledge of potential or established Indigenous or treaty rights.
3. The potential or established Indigenous or treaty rights may be adversely impacted by the Crown.

Based on a preliminary assessment conducted by PSPC the legal duty to consult does not exist in this case as; the Crown does not have knowledge of potential or established Indigenous or treaty rights in the Dunville area; and there are no potential or established Indigenous or treaty rights that may be adversely impacted by the Crown in completing the Northeast Arm project.

Given the small scale, the temporal and spatial bounds and the current environmental setting of the proposed works, Indigenous Knowledge was not sought for this project.

A contractor will be awarded the work through a federal contract bidding process with no discrimination to gender, race or age.

## 7.0 SCHEDULE

The proposed project is expected to commence in August of 2025, pending funding and approvals and hazardous material removal/demolition would occur over a 2 month period. This date has been chosen in order to successfully complete the project within the allocated funding window.

## 8.0 FUNDING

The total cost estimate for all phases of the proposed project, as provided by the proponent, is approximately **\$1.5 million** dollars (Canadian). Funds will be provided by Public Services and Procurement Canada.

## 9.0 REFERENCES

Environment and Climate Change Canada (ECCC). 2021. Canadian Climate Normals 1991-2020.

Centre for Topographic Information (2010) Natural Resources Canada. Accessed June 5, 2025. [001N05.pdf](#)

Committee on the Status of Endangered Wildlife in Canada [COSEWIC]. 2010. COSEWIC assessment and status report on the Blue Felt Lichen *Degelia plumbea* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. Blue Felt Lichen (*Degelia plumbea*) ([sararegistry.gc.ca](#))

Committee on the Status of Endangered Wildlife in Canada [COSEWIC]. 2014. COSEWIC assessment and status report on the Boreal Felt Lichen *Erioderma pedicellatum*, Boreal population and Atlantic population, in Canada. COSEWIC assessment and status report on the Boreal Felt Lichen in Canada - [Canada.ca](#)

Corner Brook Climate Station, Newfoundland and Labrador. Accessed March 9, 2023. [Canadian Climate Normals 1981-2010 Station Data - Climate - Environment and Climate Change Canada \(weather.gc.ca\)](#)

Environment and Climate Change Canada [ECCC]. 2020. Amended Recovery Strategy for the Boreal Felt Lichen (*Erioderma pedicellatum*), Atlantic population, in Canada. Species at Risk Act Recovery Strategy Series. COSEWIC Assessment and Status Report on the Eastern Ribbonsnake *Thamnophis sauritus* Atlantic population, Great Lakes population in Canada – 2012 - [Canada.ca](#)

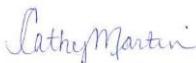
Environment Canada [EC]. 2010. Management Plan for the Boreal Felt Lichen – Boreal Population (*Erioderma pedicellatum*) in Canada. Species at Risk Act Management Plan Series. Boreal felt lichen (*Erioderma pedicellatum*): management plan 2010 - [Canada.ca](#)

Project Registration  
Hazardous Material Removal and Demolition  
Northeast Arm Camp, NL

Important Bird Areas Canada (2020) Map Viewer. Accessed March 9, 2023.  
<http://www.ibacanada.ca/mapviewer.jsp?lang=en>

Protected Areas Association of Newfoundland and Labrador, 2008. Maritime Barrens Ecoregion  
– Southeastern Barrens subregion. Accessed June 6, 2025.  
[Island 6b southeast barrens - Nov 2008.cdr](http://www.panl.ca/panl/protectedareas/ProtectedAreas/ProtectedAreas.aspx?CategoryID=1&CategoryName=Maritime+Barrens+Ecological+Region&SubCategoryID=1&SubCategoryName=Southeastern+Barrens+Subregion&AreaID=1&AreaName=Island+6b+southeast+barrens+-+Nov+2008.cdr)

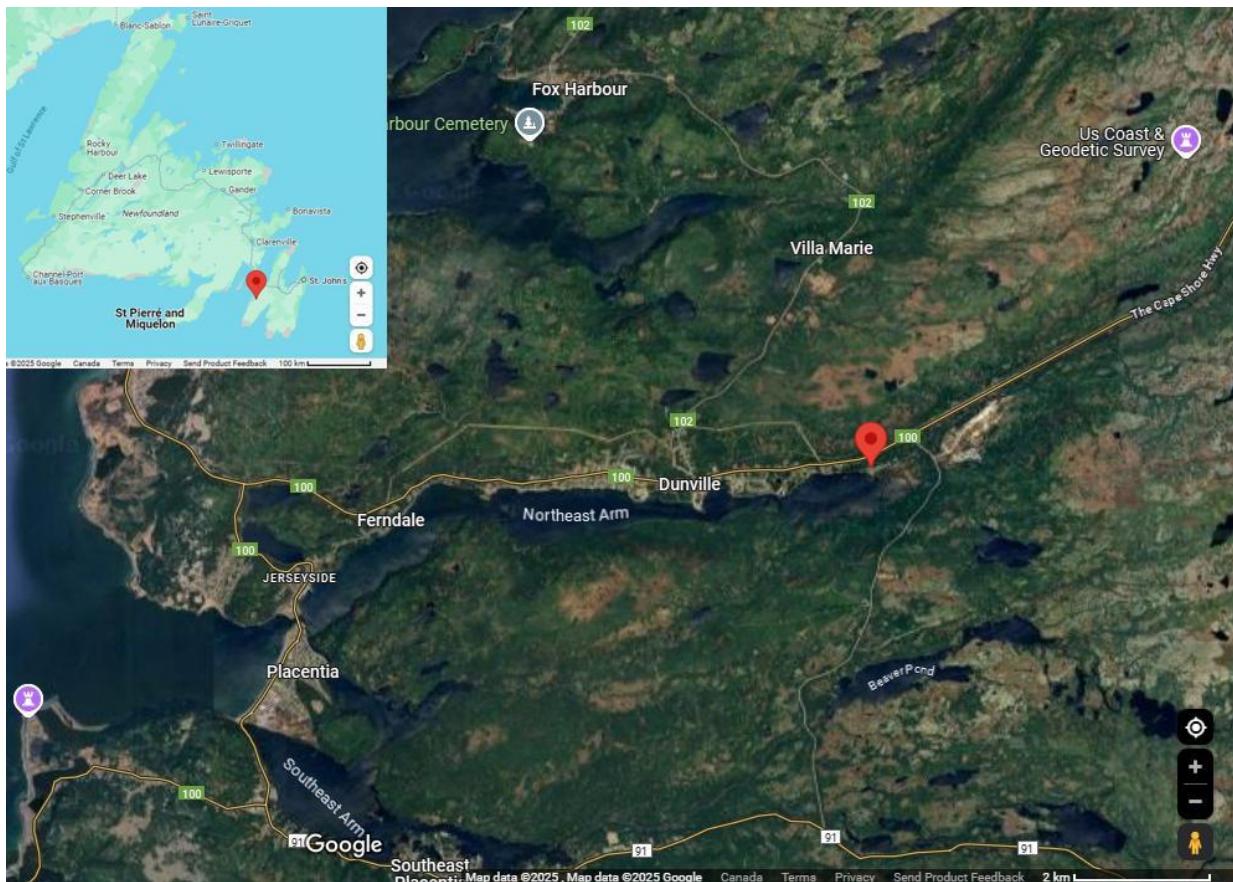
## 10.0 SIGNATURES

  
Digitally signed by: Martin, Cathy  
DN: CN = Martin, Cathy C = CA O  
= GC OU = PWGSC-TPSGC  
Date: 2025.06.25 15:00:12 -02'30'  
Environmental Assessment Representative

June 25, 2025  
Date

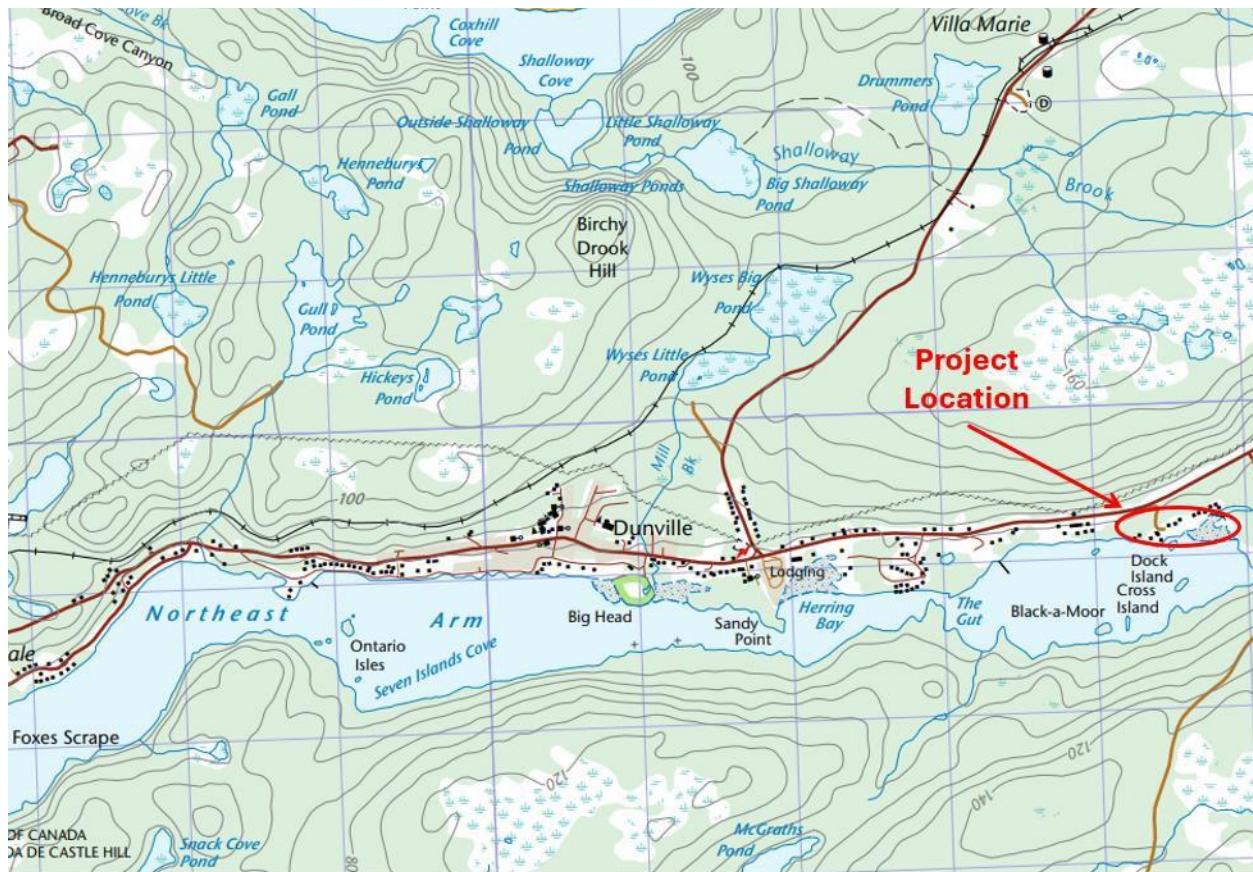
**APPENDIX A**  
**Project Location Maps and Site Photos**

Client Name  
Report Name  
Project Location  
Date



**Figure 1. Project Location**

Client Name  
Report Name  
Project Location  
Date



**Figure 2. Topographic Map of Project Area**

Client Name  
Report Name  
Project Location  
Date



**Photo 1: Caretaker's Residence**



**Photo 2: Crew Quarter's Cabin**

Client Name  
Report Name  
Project Location  
Date



**Photo 3: Maintenance Building**



**Photo 4: Cabin #1002**

Client Name  
Report Name  
Project Location  
Date



**Photo 5: Cabins #1027 and #1028**



**Photo 6: Pumphouse Building with Northeast Arm River in background**