



# **ENVIRONMENTAL PREVIEW REPORT GUIDELINES**

for the

**Avalon Isthmus North Atlantic  
Refining Corp. Green Energy Project**

**North Atlantic Refining Corp.**

**EA Reg. # 2363**

**November 3, 2025**

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## ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist North Atlantic Refining Corp. (the Proponent) with the preparation of the environmental preview report (EPR) for the proposed Avalon Isthmus North Atlantic Refining Corp. Green Energy Project (the Project). The EPR is a report that presents the results of an investigation based on readily available information and original data collection if needed, that supplements the information provided by the Proponent upon registration of the undertaking.

The EPR shall include and update information provided in the environmental assessment registration document and focus on information gaps identified during the government and public review and presented in the EPR guidelines. The EPR must address the information requirements outlined in the EPR guidelines. If there are instances where the Proponent is of the opinion that the information should not be required, the Proponent shall contact the environmental assessment committee (EAC) to indicate the rationale for not including it, prior to submitting the EPR. The rationale for not including the information must be provided in the EPR. The Proponent shall identify in the EPR any changes made to the Project as originally proposed in the registration document that may result in a different set of effects and may require a reconsideration of information requirements.

A licence, permit, approval or other document of authorization may be required by law under the **Environmental Protection Act** or another Act for work that must be conducted by the Proponent to fulfill the information requirements of the EPR guidelines. Section 68(1)(a) of the **Environmental Protection Act** does not apply to work that must be carried out by the Proponent to inform the EPR, as determined by the Minister. The Proponent shall prepare a Technical Work Plan to describe work that needs to be conducted to inform the EPR, including sufficient detail, maps and imagery to understand the scope of the work. The Proponent shall attach the Technical Work Plan to each application needed to acquire a licence, permit, approval or other document of authorization that is required by law to conduct the work.

For clarity and ease of reference, the EPR shall include a Table of Concordance that cross-references the EPR guidelines so that information requirements in the guidelines are easily located in the EPR.

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

### 1. NAME OF UNDERTAKING

The undertaking has been assigned the Name "Avalon Isthmus North Atlantic Refining Corp. Green Energy Project."

### 2. PROPONENT

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

### 3. THE UNDERTAKING

- a. State the nature of the Project.
- b. State the purpose/rationale/need for the Project. If the proposal is in response to an established need, this should be clearly stated. Identify needs that are immediate as well as potential future needs.

### 4. DESCRIPTION OF THE UNDERTAKING

Provide a complete overview of the Project in the following subsections, including the preferred selection of Project location, design, construction, operation and maintenance, and decommissioning and rehabilitation.

#### 4.1 Geographical Location/Physical Components/Existing Environment

This section shall provide a written description and geographic locations (including maps, imagery and site plans) of all Project components and the existing environment that may be affected by the Project, including, but not limited to, the following:

- a. further details regarding locations and plans for the following components:
  - i. wind farms, wind turbines and base construction, connecting road networks between wind turbines, access roads, electrical transformer stations, and collector and transmission lines;
  - ii. marine terminal and works, existing infrastructure required for the Project and any planned expansion or modification to the existing marine terminal, berths and infrastructure to accommodate the Project, including details on the deadweight tonnage (DWT) of ships the existing and proposed terminal is designed to handle;
  - iii. laydown areas, buildings and pipelines (in water and overland); and
  - iv. temporary workforce accommodations and plans for related drinking water and wastewater services;
- b. detailed information on the source water supply for hydrogen production and hydrogenation plants and supporting facilities and infrastructure, including:
  - i. location of water intake for the Project;
  - ii. location of other major and licenced water use withdrawals; and
  - iii. water quality monitoring locations;
- c. identification of existing streams, waterbodies, water crossings and wetlands located within the Project footprint;
- d. existing and proposed dams to be used for water management to support the Project;
- e. outfall location(s) for the hydrogen production and hydrogenation plants and other facilities being considered for the final discharge point(s) with clearly defined maps and relevant information related to the site(s) including, but not limited to:
  - i. outfall design and associated infrastructure;
  - ii. benefits and limitations of the site(s);
  - iii. other users and potential conflicts of interest; and
  - iv. information on coastal areas and estuaries and important ecological features

- identified in the Placentia Bay Ecologically and Biologically Significant Area (see <https://open.canada.ca/data/en/dataset/b7ede61e-9859-46d3-bba7-d5cb346638e8>), including interaction with planned shipping activities;
- f. clarification on the location(s) of sanitary wastewater discharge from Project infrastructure;
  - g. updated references for the sources of information describing the freshwater and marine environments in the Proponent's environmental assessment registration document (registration document);
  - h. information on flora and fauna, as follows:
    - i. fish and fish habitat (defined in the **Fisheries Act**), including but not limited to:
      - fish surveys and a field-based habitat assessment upstream and downstream of all streams crossed or otherwise impacted (directly and indirectly) by the undertaking, and identify spawning and rearing habitats for salmonids (consult with Fisheries and Oceans Canada (DFO) and the Department of Fisheries, Forestry and Agriculture (FFA) for approval of field survey methodologies);
      - characterization of fish and fish habitat for in-water works undertakings or activities in Lady Cove Pond;
      - methodology for field work, and the rationale if it is amended in the field;
      - identification of scheduled salmon rivers;
      - description of fish and fish habitat in Barasway Pond and its potential connectivity to Inkster's Pond in relation to Project activities; and
      - description of marine use in the Project area by other users who may be impacted by increased vessel traffic associated with the Project, including DFO Small Craft Harbours, commercial and recreational fishers, aquaculture operators, and other marine users;
    - ii. details on bat survey data, methods, habitat and species list, including, but not limited to:
      - how the habitat suitability study,
        - informed additional monitoring;
        - illustrated where turbine locations would impede highly suitable bat habitat; and
        - informed the potential bat mortality estimates post-construction phase;
      - how the collected bat data will be used to inform Project site selection and turbine micro-siting to avoid higher risk areas for bats;
    - iii. details on avifauna survey methodology described in the registration document, in particular:
      - shorebird-specific surveys, passage migration surveys, and acoustic monitoring for night flight calls; and
      - details and survey methods for species at risk in Project area, including, but not limited to CCDC data and updated information for all species at risk (SAR) and species of conservation concern (SOCC) for the Project;
    - iv. verification of detected species of *Carex tonsa* (Shaved Sedge), *Eriophorum gracile* (Slender Cottongrass) and *Polypodium virginianum* (Rock Polypody) to inform an Environmental Effects Monitoring Plan (EEMP); and
    - v. details on avifauna, including Leach's Storm-petrel and Bank Swallow (listed

under the provincial **Endangered Species Act (ESA)** and **Species at Risk Act (SARA)**;

- i. identification of all land tenure within the Project area, including the T’Railway Provincial Park, in relation to Project components;
- j. identification of agricultural operations within and near the Project area;
- k. locations for concrete batch plants, if required for the Project;
- l. location of new or reactivated quarry sites, including boundaries, that may be needed to supply materials to the Project;
- m. overlap of planned Project infrastructure, buffer zones, and land tenure with areas corresponding to mineral licences, recognized mineral occurrences and permitted quarry sites;
- n. details regarding provincial roadways and traffic management including, but not limited to:
  - i. proposed access locations, either permanent or temporary, to any provincially owned roadway (access must comply with the Department of Transportation & Infrastructure (TI) Access Policy and emphasis should be on seeking access from secondary roads);
  - ii. use of the provincial road network for the transportation of materials, equipment, turbine components, and other materials especially as it relates to overweight/dimension loads;
  - iii. identification of catchment areas where existing drainage patterns could be altered and affect existing drainage infrastructure along provincial roadways;
  - iv. identification of planned utility corridors where crossing of a provincially owned roadway is required;
  - v. proximity of wind turbine installations to provincial roadways;
- o. identification of any proposed development within the 15-metre shoreline reservation and how the proposed development will adhere to regulations in Section 7 of the **Lands Act**;
- p. identification of any proposed development that will affect existing control monuments which form part of the provincial Geodetic Control Network. The locations of the provincial control survey markers can be viewed on the NL Geodetic Network at <https://experience.arcgis.com/experience/c874b19fda7d455380b8c3731b016f94> and a list of monuments and/or shapefiles can be obtained by contacting the Department of Fisheries, Forestry and Agriculture;
- q. a summary of consultation with Canadian Coast Guard (CGC) regarding potential interaction of the Project with CGC operations, email [martin.gregoire@dfo-mpo.gc.ca](mailto:martin.gregoire@dfo-mpo.gc.ca);
- r. a summary of consultation with Department of National Defense (DND) regarding potential interaction of the Project with DND operations, email [Jeffrey.Bateman2@ecm.forces.gc.ca](mailto:Jeffrey.Bateman2@ecm.forces.gc.ca); and
- s. a summary of consultation with the Meteorological Service of Canada (MSC) regarding potential interaction of the Project with MSC operations, email [ryan.arseneault@ec.gc.ca](mailto:ryan.arseneault@ec.gc.ca).

## 4.2 Construction

This section shall describe in detail all aspects of proposed Project construction (including maps and imagery), including, but not limited to:

- a. detailed information on the source water supporting facilities and infrastructure that will be used during construction, including, but not limited to:
  - i. a description of the protected public water supply area (PPWSA);
  - ii. location and description of the water intakes for the Project including water withdrawal rates and drawdown levels; and
  - iii. water quality monitoring locations;
- b. design and construction details on end of pipe intake screening on newly constructed source water intakes to prevent impingement and entrainment of fish, and a commitment to consult with DFO for a **Fisheries Act** review;
- c. design and sizing of an end of pipe water intake screen on an alternate water supply, if deemed necessary by advanced design and modeling, to prevent fish impingement or entrainment;
- d. design and construction details for new and existing dams;
- e. design and construction of the outfall(s) for the hydrogen production and hydrogenation plants and other facilities being considered for the final discharge point(s) in the marine environment;
- f. characterization of the receiving waters for wastewater effluent after construction, including a detailed study design of sampling and analysis methods;
- g. infilling, blasting, piling, and other in-water works planned in freshwater and marine environments;
- h. setback/buffer distances between construction activities and fish and fish habitat, in consultation with DFO and the provincial FFA division (refer to Best Management Practices for the Protection of Freshwater Fish Habitat in Newfoundland and Labrador at <https://www.dfo-mpo.gc.ca/publications/pnw-ppe/nfl-freshwater-eaudouce-tnl/protection-eng.html>);
- i. details pertaining to access and construction of the T'Railway Provincial Park in areas where the Project intersects the T'Railway Provincial Park;
- j. design and construction details for any concrete batch plant(s) including water source(s), surface water and effluent management;
- k. dust lift off sources (e.g. dirt roads, laydown areas, etc.) during construction;
- l. design and construction details for any new waterbody crossings, including bridges and culverts;
- m. details on the use of existing access roads during construction, with emphasis on the maintenance of road crossings (e.g., culverts, bridges, etc.);
- n. classes (e.g., crushed aggregate, sand, gravel) and estimated quantities of quarry materials that may be required for the Project, including for road construction and upgrading, preparation and construction of tower base sites, preparation of laydown areas and other construction uses;
- o. location of proposed candidate quarry sites, including boundaries, that may need to be developed or reactivated to supply materials to the Project, including the type(s) of materials that each site may supply (e.g., sand and gravel, bedrock-sourced crushed aggregate) and the operations that may be associated with each site (e.g., blasting, crushing, screening, concrete production);
- p. any areas that will become inaccessible to mineral licence holders or quarry operators during the construction phase of the Project or to which access or operational restrictions will apply;

- q. detailed analysis of runoff changes in catchment areas associated with TI infrastructure, as a result of construction activities;
- r. assessment of the increase to streamflow caused by Project development that may impact existing water crossings including bridges and culverts; and
- s. design details for all proposed access requirements and infrastructure for utility corridors including location and clearance requirements, either permanent or temporary, to provincially owned roadways.

### **4.3 Operation and Maintenance**

This section shall describe all aspects of the operation and maintenance (including maps and imagery) of the proposed development in detail, including, but not limited to:

- a. an updated Water Balance Study that has been calibrated using site-specific hydrologic data from Inkster's Pond watershed, including:
  - i. withdrawal rates used in the monthly and event scale models for both the projects requirements as well as Braya's operations;
  - ii. detailed environmental low flow threshold calculations;
  - iii. additional details to support water usage rates including, but not limited to:
    - o water required for hydrogen production;
    - o estimate of cooling water demands; and
    - o estimate of 40 per cent reject water;
- b. detailed information on the source water supply and any supporting facilities and infrastructure, if the water supply for operations and maintenance is different from that of the construction phase. This information shall include, but not be limited to:
  - i. a description of the protected public water supply area (PPWSA), if applicable;
  - ii. location and description of water intakes and outfalls for the Project including water withdrawal rates and drawdown levels; and
  - iii. water quality monitoring locations and details;
- c. detailed information on source water treatment for hydrogen production;
- d. historical metered flow data for other licenced water users who may be impacted by the Project;
- e. identification and description of source(s) of fire flow water for the hydrogen production and hydrogenation facilities;
- f. characterization of effluent streams before and after any proposed treatment, along with a comparison of any effluent discharges to all applicable limits specified in the Environmental Control Water & Sewage Regulations, 2003, including identification and quantification of the expected concentrations of potential parameters of concern. This should take into consideration how steps in the process would be expected to influence the final effluent quality, including, but not limited to:
  - i. wastewater generated from the treatment of source water;
  - ii. use of any chemicals in operation/maintenance of the electrolysis equipment; and
  - iii. water contact with process gas;
- g. effluent treatment options being considered based on potential parameters of concern that were identified in the effluent characterization, and the preferred option(s) for treatment;



- h. for any wastewater streams that are proposed be directed to the existing Braya Refinery wastewater treatment facility, an assessment of the effectiveness of this treatment system to treat both existing refinery wastewater and the additional streams from this Project. This assessment should provide sufficient information to clearly demonstrate that consistent compliance with the currently applicable limits specified in Environmental Control Water & Sewage Regulations, 2003 is achievable and expected;
- i. details on the operation and maintenance of concrete batch plant(s) including water source(s), and surface water and effluent management, if required to support the Project;
- j. dust lift off sources during operation and maintenance;
- k. inclusion of DFO in the list of contacts for spill occurrences;
- l. details on required modifications to any existing accesses granted under the construction phase, if necessary, once the Project moves to the operation and maintenance phase;
- m. details related to any additional access requirements, either permanent or temporary, to provincial roadways, demonstrating compliance with the TI Access Policy;
- n. details on the potential extent of flicker and ice throw from wind turbines near public roadways;
- o. details on the use of the provincial road network for the transportation of materials, equipment and supplies, especially as it relates to over-weight/over-dimension loads;
- p. clarification of whether any new access roads constructed on Crown land for operational use by the Project would remain open for public access to existing resource developments including agriculture, forestry, mineral exploration, cottage access or other existing use; and
- w. details on electricity and energy including:
  - i. a summary of consultations that have been conducted to inform whether electrical service has been requested or is presently available and options for obtaining electricity service;
  - ii. an analysis of findings and conclusions with respect to compliance obligations with the legislation (e.g., **Public Utilities Act** and the **Electrical Power Control Act, 1994**) and regulation of the electricity system; and
  - iii. explanation as to whether the transmission line will be identified as a Regulated Asset.

## 5. ALTERNATIVES

The EPR must identify and describe alternative means and locations of carrying out the Project that are technically and economically feasible to meet the stated purpose and rationale. If no such alternatives are technically and economically feasible, then the EPR must provide a rationale for why no alternatives have been identified. The following steps are recommended:

- a. identify and describe water source alternatives;
- b. identify and provide clear mapping of outfall location alternatives for the final discharge point of the hydrogen production facility, including but not limited to:
  - i. outfall design and associated infrastructure;

- ii. a description of in-water works including Project footprint;
  - iii. other users and potential conflicts of interest; and
  - iv. information on coastal areas and estuaries including location of eelgrass beds within the Project footprint; and
- c. identify, as applicable, which proposed candidate quarry sites are considered alternate sites as contrasted with primary sites.

## 6. POTENTIAL ENVIRONMENTAL EFFECTS

Provide detailed information to describe and assess the potential effects of all phases of the Project on the existing environment, as described in section 4, including, but not limited to:

- a. water quality and quantity in Inkster's Pond and related watershed;
- b. surface water resources, streams, waterbodies and wetlands in or near the Project area;
- c. water levels in groundwater, in consideration of the Project's water use requirements and existing water users;
- d. public drinking water and/or wastewater systems, specifically if the Proponent is proposing to connect the temporary accommodations camp to a public water/wastewater system;
- e. marine fish habitat (including eel grass) and fish populations (including mammals), by species, associated with:
  - i. effluent discharge;
  - ii. in-water works, such as fording, removal of aquatic and/or stream side vegetation, installation of culverts, bridges and water crossings, infilling, piling, dewatering, and changes to natural flow regime;
  - iii. increased ocean noise; and
  - iv. risk of vessel strikes.
- f. risk to dams from blasting activities;
- g. Small Craft Harbours (SCH), commercial and recreational fishers, aquaculture operators, and other marine users, including consultation with these stakeholders;
- h. spatial and temporal effects on species at risk and of conservation concern including those listed under NL **ESA** and **SARA** including bats, muskrat, lichens, plants, and birds (those protected by the **Migratory Birds Convention Act (MBCA)** and others such as owls and raptors) and their habitats, associated with:
  - i. direct and indirect effects of Project construction, operation and maintenance, decommissioning and rehabilitation;
  - ii. interactions with wind turbines, including estimated mortality rates; and
  - iii. noise, vibrations and light, and in particular effects on feeding, breeding, movement and migratory patterns;
- i. dust lift off and effects on sensitive receptors in aquatic and terrestrial environments;
- j. emissions from construction related to vehicles, blasting activities, drilling and concrete production if applicable;
- k. access to land within areas covered by mineral licences, existing quarry operations and the potential to reactivate any dormant quarry sites;
- l. confirmation of whether sufficient firm power supply currently exists on the Island Interconnected System to supply the Project as proposed, or how adding sufficient

supply on the Island Interconnected System might impact the system, including reliability and system costs for ratepayers;

- m. agriculture operations in and near the Project area;
- n. provincial roadways and drainage infrastructure from Project access points, over-weight/over-dimension loads, changes in drainage and flow patterns and potential driver distraction from turbines;
- o. risk of wildfire due to Project activities;
- p. domestic wood harvesters within the Project area; and
- q. traditional, cultural and recreational activities, including cottage areas.

## 7. MITIGATION

The EPR shall discuss measures that will be implemented to enhance beneficial effects and mitigate adverse effects, for all phases of the Project, including construction, operation and maintenance, and decommissioning and rehabilitation. The EPR shall identify who is responsible for implementing the mitigation measures and the system of accountability, including the obligations of contractors and subcontractors.

This section should include, but not be limited to, measures that would be implemented to enhance beneficial effects and mitigate adverse effects on the following:

- a. the Project's water use requirements on water levels in groundwater, surface water and wetlands in Project's vicinity;
- b. wetland disturbance;
- c. effects of vegetation control measures taken around transmission lines and substations and its effects on the Center Cove River PPWSA, plant or lichen species at risk and species of conservation concern;
- d. effects of effluent discharge on sensitive fish habitat and the marine environment in the receiving waters, including monitoring, sampling, and follow-up reporting;
- e. effects of near water works on fish spawning or migration, including the use of monitoring, sampling, and follow up reporting;
- f. the use of timing windows, in consultation with DFO, to avoid adverse effects on fish and fish habitat;
- g. risks to marine water quality, with clear connections between the type and nature of the monitoring and the risk to be evaluated;
- h. effects on marine fish habitat (including eel grass) and fish populations (including mammals), by species associated with in-water works such as water intakes, fording, removal of aquatic and/or stream side vegetation, installation of culverts, bridges and water crossings, infilling, dewatering, and changes to natural flow regime;
- i. effects of the Project on SCH, commercial and recreational fishers, aquaculture operators, and other marine users, including consideration of a shipping exclusion zone, if applicable;
- j. effects on all species of bats listed under the NL **ESA**, using data obtained from pre-construction monitoring of bats to help inform turbine micro-siting, including the following measures:
  - i. standard curtailments for bats that would be implemented for the operational lifespan of the Project, except where an adaptive management framework

- incorporates other proven tools to effectively detect bats and mitigate bat mortalities, and where the Wildlife Division has formally approved the modification. Operational curtailments are mandatory from thirty (30) minutes before sunset to thirty (30) minutes after sunrise, from July 1-October 1 when temperatures are 6.0°C or higher. During these times, turbine blades must be programmed to cut-in only when wind speeds exceed 6.0 m/s, and must be locked or feathered at wind speeds  $\leq 6.0$  m/s;
- ii. tree-clearing limited to outside the time period between May 1 to September 1 to avoid direct mortality to roosting bats. Where trees must be removed from May 1 to September 1, the Proponent shall conduct a pre-clearing bat roosting survey of all large trees and snags with a diameter at breast height of greater than 25 cm. Contact the Wildlife Division for survey protocols; and
  - iii. application of a no-cut buffer of 250-metres to an active bat colony until September 1, after which a subsequent survey is required to confirm that bats are no longer present. Roosting locations must be immediately reported to the Wildlife Division ([endangeredspecies@gov.nl.ca](mailto:endangeredspecies@gov.nl.ca)). Photographic records and geospatial data (including GPS coordinates and maps) of bat colonies/residences must be included. Colony trees shall be maintained on the landscape;
- k. effects on avifauna, including species at risk (Bank Swallow, Leach's Storm-petrel and Lesser Yellowlegs) regarding habitat loss and/or creation of artificial habitat as part of Project activities, and sensory disturbance associated with attraction to artificial lighting;
  - l. effects on Short-eared Owl, including a requirement to conduct a Short-eared Owl survey by a qualified third-party during the breeding season (May 15 – August 15) within seven days of any ground disturbance required for the Project. Survey protocol is available from the Wildlife Division. A Section 18 permit under the Endangered Species Act is required and available from [wildlifepermits@gov.nl.ca](mailto:wildlifepermits@gov.nl.ca);
  - m. effects on wildlife species, particularly during sensitive time periods, such as breeding and migration;
  - n. effects of dust lift off on sensitive receptors;
  - o. assurance of full compliance with the air quality standards as specified in Schedule A of the Air Pollution Control Regulations, 2022, and clear demonstration that obtaining full compliance for all parameters of concern, including PM2.5 and PM10, is feasible and expected at all points outside of the Project's fence line;
  - p. resolution of land use and land tenure conflicts within the Project area;
  - q. preservation of the natural landscape and aesthetic appeal of the region, including viewsapes;
  - r. effects on agriculture operations within and near the Project area, including the former Crown Lands Agriculture Lease Reserve Directive 267-22-E, held in reserve to be issued as a Crown Lands Agriculture Lease and can be viewed on the Provincial Land Use Atlas website at <https://www.gov.nl.ca/landuseatlas/details/>;
  - s. effects of turbines on public roadways, including driver distraction and ice throw;
  - t. effects on provincial highways at Project access points from over-weight/over-dimension loads and changes to existing drainage infrastructure;
  - u. effects on quarries and mineral exploration, including:
    - i. consultations with quarry permit holders;

- ii. the potential to reactivate any dormant quarry sites; and
  - iii. consultations with mineral licence holders;
- v. measures to avoid the Geodetic Control Network;
- w. a Water Management Plan that describes water management for the entire Project (i.e., wind farm, access roads, quarries, hydrogen facilities, etc., including a commitment to establish, in consultation with the Department of Environment and Climate Change (ECC), a real-time water monitoring network for surface and groundwater quality and quantity in potentially affected watersheds to facilitate:
  - i. the installation of real-time monitoring stations and collection of baseline data prior to the start of Project construction;
  - ii. plans for the long-term operation and maintenance of real-time monitoring stations;
  - iii. measures to mitigate effects to surface water quality and quantity and predict adverse residual effects, as well as address measures to be taken if water quality and quantity were to be affected by the Project and how real-time water monitoring stations will be used for this purpose; and
  - iv. a plan to remove and restore watercourse crossings or maintain them for the life of the Project;
- x. an Erosion and Sediment Control Plan that would be implemented prior to Project construction and for the life of the Project, to be developed on consultation with ECC as a standalone plan, separate from the Water Management Plan;
- y. a Domestic Harvesting Consultation Plan to mitigate adverse effects on domestic harvesting opportunities;
- z. an Environmental Protection Plan that describes measures that will be undertaken to:
  - i. prevent the introduction and spread of aquatic invasive species during construction, operation and maintenance, and decommissioning and rehabilitation;
  - ii. maintain a minimum 50-metre undisturbed buffer from the highwater mark of waterbodies and wetlands that appear on 1:50,000 National Topographic Scale maps or on the topographic layer of the provincial land use atlas; and
  - iii. minimize effects on ecologically significant components, including wildlife, wildlife habitat, and species at risk;
- aa. an Avifauna Management Plan that describes the appropriate measures to minimize the effects of construction, operations and maintenance, and decommissioning and rehabilitation on migratory birds protected by the **MBCA**, and non-migratory birds that are listed under **SARA**, to be developed in consultation with FFA;
- bb. an Environmental Effects Monitoring Plan (EEMP) for species of conservation concern (e.g., muskrat, plants, and birds not protected by the **MBCA** such as raptors and corvids) and their habitats during construction, operations and maintenance, and decommissioning and rehabilitation, to be developed in consultation with Environment and Climate Change Canada and FFA, to address the following:
  - i. direct and indirect effects on wildlife species;
  - ii. anticipated interactions with wind turbines, collector/transmission lines; and
  - iii. noise, vibrations and light, and in particular effects on feeding, breeding, movement and migratory patterns;
- cc. a detailed Waste Management Plan for the construction and operation phases of the undertaking that includes, but is not limited to, the following:

- i. a comprehensive list of all wastes that will be generated and the general characteristics of these wastes;
  - ii. storage information, transport information, and final disposal information;
  - iii. further details on use of a landfill;
  - iv. details on use of the existing regional waste management system;
  - v. details on any development within the buffer of a current or former waste disposal site;
  - vi. details on hazardous waste (HW) disposal;
  - vii. a site diagram detailing where wastes are generated and stored;
  - viii. details on secondary containment;
  - ix. details on oil/water separators and other waste systems;
  - x. further details on “tank bottoms” waste;
  - xi. further details on filter cartridges and membranes;
  - xii. further details on waste related to potential spill clean-up;
  - xiii. further details on spent reaction catalyst; and
  - xiv. further details on waste management of fatigued or damaged blades, including the life expectancy of blades, frequency of blade breakage, and fire damage.
- dd. an updated Transportation Impact Study and Traffic Management Plan that includes the following information:
- i. an analysis of the capacity of the existing provincial road infrastructure to accommodate the transportation of oversized and overweight loads during the lifetime of the Project, including existing roads, bridges, culverts and sign structures, and identification of areas of concern and planned mitigations;
  - ii. frequency of travel over the proposed routes;
  - iii. estimated increased deterioration to existing road infrastructure as a result of transportation of oversized and overweight loads and the estimated increased maintenance requirements;
  - iv. commitment that measures will be implemented to mitigate deficiencies in the roads, bridges, and culverts and that any engineering design or investigation costs will be at the Proponent’s expense; and
  - v. a traffic management plan for vehicular traffic during the transportation of oversized and overweight loads;
- ee. Public Engagement Plan that provides readily accessible opportunities for interested persons (e.g., local residents, fish harvesters, business owners, aquaculture industry, adjacent title holders, SCH, Fish, Food and Allied Workers Union) to meet with the Proponent by telephone, virtually, or at a place adjacent to or in the geographical area of the Project to discuss Project information and share related concerns as they arise;
- ff. a commitment to follow the Guidelines for the Use of Explosives In or Near Canadian Fisheries Waters (<https://publications.gc.ca/collections/Collection/Fs97-6-2107E.pdf>) as mitigation measures for quarry blasting; and
- gg. a commitment to adhere to Best Management Practices for the Protection of Freshwater Fish Habitat in Newfoundland and Labrador (<https://waves-vagues.dfo-mpo.gc.ca/library-bibliotheque/41030217.pdf>) regarding fuel storage and other setback guidance.

## 8. DECOMMISSIONING AND REHABILITATION

- a. further information on the decommissioning of the freshwater intake;
- b. further information on the decommissioning of the outfalls in the marine environment;
- c. clear indication for the cost responsibility of decommissioning the electrical power infrastructure such as the transmission lines and associated equipment;
- d. proposed decommissioning timelines and activities, including dismantling and removal of infrastructure and facilities (e.g., wind turbines, access roads, water crossings, transmission lines, hydrogen/ammonia facility) and site rehabilitation, including a revegetation plan to reduce invasive species;
- e. information on the decommissioning/removal of any access constructed on provincially owned roadways as part of the previous phases of the Project;
- f. information on the decommissioning/removal of any infrastructure within catchment areas to TI drainage infrastructure that could increase drainage runoff; and
- g. details regarding waste management during decommissioning.

## **9. PROJECT-RELATED DOCUMENTS**

The Proponent shall prepare a complete and detailed bibliography of studies used to prepare the EPR. Supporting documentation shall be referenced in the EPR and attached as an Appendix to the EPR.

- Provide all digital geospatial data related to wildlife survey sites, survey tracks, dates, and observational records for all wildlife species surveyed such as avifauna/raptors, lichen, marten, muskrat, insects, and plants are to be provided. Diagnostic photos of S1 (provincial, critically imperiled) and S2 (provincial, imperiled) plants must also be included. With respect to bats, all raw bat acoustic recording data files and associated geospatial location data related to the Autonomous Recording Units (ARUs) must be submitted to the Wildlife Division.

## **10.COMMITMENTS MADE IN THE EPR**

The EPR shall provide a list of all commitments made regarding environmental effects mitigation, monitoring and follow-up. Each commitment must be cross-referenced to the section of the EPR where it has been made.

## **11.PUBLIC INFORMATION MEETING**

An Open House Public Information Session shall be held at a place adjacent to or in the geographical area of the undertaking, or as the minister may determine, in order to:

- a. provide information about the undertaking to the people whose environment may be directly affected by the undertaking, including, but not limited to residents, commercial and industrial establishments, local tourism establishments and operators;
- b. record and respond to the concerns of the local community regarding the environmental effects of the undertaking. Concerns may be addressed in a separate chapter of the EPR; and
- c. inform the requirements of Section 5 (Alternatives) of these guidelines.

You are required to notify the Minister and the public of the scheduled meeting not fewer than 7 days (recommended 15 days) before that meeting. Public concerns shall be addressed in a separate section of the EPR.

Protocol for these public sessions will comply with Section 10 of the Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A.

## **12. APPROVAL OF THE UNDERTAKING**

List the main permits, licenses, approvals, and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them (e.g., federal government department, provincial government department, municipal council, etc.). Include regulatory strategy to identify timelines associated with each phase of the Project (development activity, construction, maintenance, operation, decommissioning and rehabilitation).

You are required to submit one paper copy and an electronic version of the EPR, for posting to the Environmental Assessment website, together with a covering letter. The Minister reserves the right to request additional electronic and paper copies of the EPR, as needed. The EPR submission may be mailed to the following address:

Minister  
Environment, Conservation and Climate Change  
P.O. Box 8700  
St. John's NL A1B 4J6  
Email: [EAProjectComments@gov.nl.ca](mailto:EAProjectComments@gov.nl.ca)



## APPENDIX A

### Public Notices

Under the provisions of the Environmental Assessment Regulations 2003, Section 10, and where the approved Guidelines require a public information session(s), the following specified public notification requirements must be met by the Proponent prior to each meeting:

#### **PUBLIC NOTICE**

Public Information Session on the Proposed

*Name of undertaking*  
*Location of undertaking*

shall be held at  
*Date and Time*  
*Location*

This session shall be conducted by the Proponent,  
*Proponent name and contact phone number or email address,*  
as part of the environmental assessment for this Project.

The purpose of this session is to describe all aspects of the proposed Project and the activities associated with it, and to provide an opportunity for interested persons to request information or state their concerns.

**ALL ARE WELCOME**

#### **PUBLIC ADVERTISEMENT MAY BE GIVEN THROUGH COMMUNICATION SOURCES SUCH AS:**

- print ads in community and local newspapers;
- posters displayed in prominent community locations such as municipal buildings and other locations;
- Proponent and community websites;
- social media;
- local radio public service announcements;
- direct mail inserts or household drop offs to local residents; or
- other sources available in the area.

These communications measures must be posted continually for not less than seven days (recommend 15 days) prior to each session. The proponent is advised to request that the ad and/or notice of the meeting be placed on the community web site, for each community within/adjacent to the Project study area, to be posted continually for not less than seven days (recommend 15 days) prior to each session.

Any deviation from these requirements for any reason must receive the prior written approval of the Minister. The proponent must provide the chairperson of the EAC with copies of advertisements and public notices.

The onus is on the proponent to sufficiently notify the public of upcoming meetings.