

Attachment A

Conditions of Release from Environmental Assessment

EA #: 2364 Port Saunders Northern Minerals Limited Quarry

1 Definition

- 1.1 "Act" means the Environmental Protection Act (the Act).
- 1.2 "Department" means the Department of Environment and Climate Change, and the contact for the Department for this environmental assessment (EA) release is:
- Director
Environmental Assessment Division
Department of Environment and Climate Change
P.O. Box 8700
St. John's, NL A1B 4J6
Tel. 709-729-0673
- 1.3 "Minister", unless the context indicates otherwise, means the Minister of Environment and Climate Change.
- 1.4 "Proponent" means a person who carries out or proposes to carry out a Project, or is the owner or person having charge, control or management of a Project.
- 1.5 "Registered" and "registration" mean registered under Section 49 of the **Act**.
- 1.6 "Release" means the release of a Project under Section 51, 54, 67 or 72 of the **Act** from the further application of the EA requirements of Part X of the **Act**.
- 1.7 "Undertaking" includes an enterprise, activity, **Project**, structure, work or proposal and a modification, abandonment, demolition, decommissioning, rehabilitation and an extension of them that may, in the opinion of the Minister, have a significant environmental effect.

2 Acronyms / Abbreviations

EA	Environmental Assessment
REG	Registration document
EPP	Environmental Protection Plan
WRMD	Water Resources Management Division
FFA	Fisheries, Forestry and Agriculture

3 Scope

- 3.1 The EA release letter relates to Northern Minerals Limited, hereafter referred to as the "Proponent", and their Registration document (REG) for the Port Saunders Northern Minerals Limited Quarry, EA REG # 2364, hereafter referred to as the "Project".

- 3.2 The Proponent shall ensure the Project is carried out in accordance with this EA release and their REG.

4 General

- 4.1 The Proponent shall uphold all commitments made in the EA submission to mitigate the effects of the Project on the environment, unless otherwise advised by the Minister.
- 4.2 The Proponent shall conduct the Project in accordance with the **Act**, as amended from time to time.
- 4.3 The Proponent shall provide written notification of Project commencement to the Department, prior to the commencement of Project construction, by sending an email to EAProjectComments@gov.nl.ca.
- 4.4 The Proponent shall update the EA Division on the status of the Project, including a copy of all permits, licenses, certificates, approvals and other authorizations required for the Project, within one year from the date of this EA release letter and provide additional updates if required. Project updates shall be emailed to EAProjectComments@gov.nl.ca.
- 4.5 This EA release does not exempt a Proponent of a Project from the requirements imposed upon the Project by (a) another Act or regulation of the province or of Canada; or (b) a municipal regulation, by-law or requirement.
- 4.6 A license, permit, approval or other document of authorization pertaining to the Project shall not be issued under another Act until the Project has been exempted or released from EA.
- 4.7 Prior to a proposed change to any aspect of the Project from that proposed in the REG, the Proponent must submit the proposal to the Department to review for regulatory requirements, including EA.
- 4.8 No authority is granted by this EA release to enable the Proponent to commence or continue the Project on lands which are not in the control or ownership of the Proponent. It is the responsibility of the Proponent to ensure that such a contravention does not occur.
- 4.9 The Proponent shall notify the Minister before a transfer, sale or lease of the Project.
- 4.10 Where a timeline is associated with a condition(s) of the EA release, the Proponent shall fulfil the requirements of the condition(s) within the prescribed timeline, unless otherwise authorized in writing by the Minister.
- 4.11 If there is a discrepancy between the REG and the conditions of this EA release, the conditions of this EA release shall apply.
- 4.12 The Proponent shall bear all expenses incurred in carrying out the environmental management and monitoring required under the conditions of this EA release, the **Act** or the Environmental Assessment Regulations.

- 4.13 The Proponent shall ensure that this EA release, or a copy, is present at the Project site while personnel are on site and that personnel directly involved in the Project are made fully aware of the conditions which pertain to this EA release.
- 4.14 Throughout the life of the Project, the Proponent shall conduct any additional studies or monitoring and/or implement additional mitigation measures as required by the Minister.
- 4.15 The Proponent shall advise the EA Division by email of when the requirements of conditions of release have been completed, by providing a written description, documents, and images (where applicable) to demonstrate the completion of requirements. Information shall be emailed to EAProjectComments@gov.nl.ca. The Minister will advise the Proponent in writing of whether the condition(s) of release have been met.

5 Tourism Resources

- 5.1 The Proponent shall submit a Tourism Protection Plan for approval of the Minister of Tourism, Culture, Arts and Recreation prior to commencement of Project construction. This Plan shall include a viewscape and visual impact assessment, details of a tourism operator consultation plan, and any other mitigations required by the Minister to address tourism concerns. All approved plans will be posted publicly on the EA project webpage.

6 Air Quality

- 6.1 The Proponent shall submit an Environmental Protection Plan (EPP) that includes predictive air quality modelling that complies with the air quality standards in the Air Pollution Control Regulations, 2022 and dust control mitigation measures prior to commencement of Project construction. All approved plans will be posted publicly on the EA project webpage.

7 Water Resources

- 7.1 The Proponent shall submit a Water Resources Management Plan to the Water Resources Management Division (WRMD) of the Department of Environment and Climate Change for review and approval prior to commencing any work related to the Project. To prepare the plan, contact Water Rights, Investigations and Modelling Section at waterinvestigations@gov.nl.ca. All approved plans will be posted publicly on the EA project webpage.

8 Habitat, Flora and Fauna

- 8.1 The Proponent must submit digital geospatial data of species detected, and where applicable survey tracks associated with the following surveys:
 - 8.1.1 A pre-clearing survey of all large trees and snags with a diameter at breast height of greater than 25 cm for potential bat roosts should any trees be removed between May 1 to Sept 1. Survey protocol must be obtained from the Wildlife Division. Depending on the results of the survey, additional mitigation measures may be required.

- 8.1.2 A short-eared owl survey is to be conducted in suitable habitat by a qualified, third-party biologist if any ground disturbance or vegetation clearing is planned during the breeding season (May 15 – August 15). Survey protocol must be obtained from the Wildlife Division. Depending on the results of the survey, additional mitigation measures may be required.
- 8.2 Vegetation clearing is not to occur within 800 metres of a bald eagle or osprey nest during the nesting season (March 15 to July 31) and within 200 metres during the remainder of the year. Vegetation clearing is not to occur within 800 metres of a short-eared owl (ground) nest between May 15 to August 15. The 200-metre buffer also applies to all other active raptor nests (e.g. Northern Goshawk, Sharp-shinned Hawk, Merlin, American Kestrel, Great-horned Owl, Boreal Owl, Northern Saw-whet Owl) during the nesting season (March 15 to July 31). The location of any raptor nest site must be reported to the Wildlife Division at Wildlifereferral@gov.nl.ca.
- 8.3 A minimum 30-metre naturally vegetated buffer is to be maintained along all freshwater waterbodies (including wetlands), including wetlands that are identified on either the 1:50,000 scale National Topographic System maps or the topographic mapping layer shown in the Provincial Land Use Atlas, to protect sensitive riparian and aquatic species, and their habitat. For further information, please contact FFA at (709) 637-2950.



HON. DR. SCOTT REID, MHA
District of St. George's - Humber
Minister

Date: September 8, 2025