

**Registration for Environmental Assessment  
Camp St. George Expansion Project  
Crown Lease Application 163635**

**i) Name of Corporate Body:**

Scouts Canada, Newfoundland and Labrador Properties Inc.  
Camp St. George Management Committee

**ii) Chief Executive Officer:**

Name: Darcy Lynn Hillier  
Official Title: President

**iii) Principal Contact Person for purposes of environmental assessment:**

Name: Anthony Hillier  
Official Title: Member, Camp St. George Management Committee

**THE UNDERTAKING:**

**i) Name of the Undertaking:**

Camp St. George Expansion Project

**ii) Purpose/Rationale/Need for the undertaking:**

This property will be used for a youth recreational site that will include natural walking trails, outdoor activity areas, and camping spaces. Scouts Canada's programs are based on six program areas. They are: environment and outdoors; leadership, beliefs and values; active and healthy living; citizenship, and creative expression. The property subject to this undertaking offers limitless opportunities to enhance activities associated with these program areas.

This project offers significant enhancements to the current facilities at Camp St. George. The acquisition of this property will secure access to South West Pond for staging water activities like swimming, water safety and canoeing. The route to South West Pond will have opportunities for youth from age 5 to 18 to explore mature forests, shallow gullies and wetlands. This is a beneficial arrangement where, over time, a naturally diverse piece of property is sustainably developed to support outdoor programs for youth of all ages. Camp St. George has had a historical connection with this property. Over the years, youth have used these forests unofficially for outdoor activities. In addition, near South West Pond scouting youth installed and registered duck boxes with Ducks Unlimited as part of an environmental project nearly ten years ago.

## **DESCRIPTION OF THE UNDERTAKING:**

### **(i) Geographical Location:**

**Northern boundary:** Along access road to Burry Heights Camp from current Camp St. George Crown Lease title #67994 extending to the salmonier line.

**South East Boundary:** Along Salmonier Line from Burry Hights Camp access road to John's Pond

**South West Boundary:** Follows the contours of John's Pond and then to the south west as the south west corner

**North West Boundary:** Follows the contours of South West Pond to the Knights of Columbus Title #93816

**North East Boundary:** Follows the Knights of Columbus Title#93816 back to join with the south east corner of Camp St. George Crown Lease title #67994

Location: Latitude 47.33908275755993

Longitude -53.21716573655021

Please see [Appendix A](#) for aerial photo from Crown Lands Administration Division

This land is not inside a municipal boundary. However, it is located within the Maloney's River protected water supply area feeding the municipality of Chapel's Cove/ Harbor Main.

Please see [Appendix B](#) for Section 39(6) development permit.

### **(ii) Physical Features**

The proposed site of the undertaking includes approximately 23 hectares of land. This project will include physical features that provide sustainable access to the natural elements of this piece of property. Please see [Appendix C](#). Physical features will include:

- Walking trails for access to the parts of the property to stage outdoor education activities for youth. The main trail indicated in appendix B will be the largest trail in the undertaking. It will measure approximately 3m wide. All other trails will measure 1-2 meters wide.
- Camping sites to accommodate up to 30 youth. Each camping site is to be designed for minimum natural impact and for different purposes. For example Tenting site #3 nearest the pond will be intended for self-contained camping with older youth whereas Tenting Site #1 will be intended for younger youth just being introduced to tenting.
- Environmental learning areas will be placed in notable natural locations. In these areas

youth can sit to study the natural attributes of the property. All natural materials from the area will be used to create a functional space for the environmental learning areas.

- The water activity staging area will be designed for dry land training and to stage water craft and other equipment for programming.
- The outdoor activity area will be a multipurpose area for a variety of outdoor programs. This could include but may not be limited to archery, land navigation, improvised shelters, and pioneering.
- The project will include the construction of cook shelters in each camping area. These shelters will be subject to separate permitting requirements from environmental regulators.
- Each of the tenting areas will also include the building of pit privys, based on requirements set out by the Department of Health and Community Services and under the guidance of Service NL. Please see [Appendix D](#). In the case where regulatory requirements do not allow the construction of pit privys, other options for human waste disposal will be used. This could include composting, and chemical options.
- A parking lot will be constructed off the Salmonier Line to provide parking for groups accessing the undertaking.
- Please see [Appendix C](#) for an artist's rendering and an aerial photo of the proposed undertaking.
- The total area of the undertaking based on approximate calculations is 23 hectares.
- The subject areas proposed are made up of a variety of physical and biological environments that make it very suitable for youth environmental programming.

## **The physical and biological environments**

Physical environments of this property includes:

- mature forests and young densely forested areas rebounding from a hurricane many years ago.
- rocky cliffs leading to low land areas, wetlands and bogs
- areas skirting two major bodies of water including John's Pond to the south and South West pond to the west.
- topography which includes large relatively flat dry forested areas, rocky outcrops and low wetlands and bogs that surround John's Pond and South West Pond.
- Areas near the ponds also include dry areas with low growing alders
- Forests include trees such as:
  - ◆ Black spruce,
  - ◆ Balsam fir, and
  - ◆ Juniper.

- Vegetation around bodies of water include but is not limited to
  - ◆ Cattails,
  - ◆ Marsh Marigold,
  - ◆ Water Lilies,
  - ◆ Duckweed and
  - ◆ Pondweed.
- Vegetation around the bog areas of the subject property include but are not limited to
  - ◆ Pictureplant,
  - ◆ Sheep Laurel,
  - ◆ Cotton Grass and
  - ◆ Labrador tea.
- Species of fish found in John's Pond and South West Pound include
  - ◆ Brook trout
  - ◆ Mud trout
  - ◆ Landlocked Salmon
  - ◆ Threespine stickleback
  - ◆ Brown trout
- Bird species in the John's Pond and South West Pond areas could include but will not be limited too:
  - ◆ American Black Duck
  - ◆ Canada Goose
  - ◆ Herring Gull
  - ◆ American Crow
  - ◆ European Starling
  - ◆ Blue Jay
  - ◆ Common Loone

The subject property has no identified endangered species. It also has no residential or public/commercial or industrial activities. Please note the subject property is located in the Maloney's River Protected Public Water Supply Area for the town of Harbour Main, Chapels Cove, Lakeview. A section 39 Water Resources Permit has been approved by the municipality. Please see **Appendix A** for the approved permit.

**(iii) Construction:**

## The Plan

The Camp St. George Management Committee is embarking on a project that will increase the size of the parcel of land that the camp sits on from 7 to 30 hectares, the 23 hectares of land that is being considered for acquisition is currently Crown Land. The acquisition of this additional land will see Camp St. George develop its own access to South West Pond through a new trail system. These trails will include designated camping sites, outdoor activity areas and environmental learning areas. The parcel of land being considered has tremendous potential with low wetlands, shallow gullies, rocky terrain and mature forests. The vision is for Camp St. George to expand and develop into a scouting reserve that can accommodate multiple groups doing a variety of different programs all at once. Please see [Appendix C](#)

### Phase 1: (2-3 Years)

Acquire approvals from Crown Lands and the Department of Environment

Complete the survey and obtain clear title to the land

Complete main trail from current lease to the pond

Complete outdoor activity area. (area suitable for a variety of scoutcraft and other skills associated with outdoor programs).

### Phase 2: (2-3 Years)

Creation of tenting site #1

Development of water activity staging area at South West Pond

Establishment of Environmental learning areas #1 And #2

### Phase 3: (2-3 Years)

Creation of self contained back-country tenting sites #2 and #3

### Phase 4: (2-3 Years)

Creation of parking lot and gated access to parking from Salmonier Line

Completion of remaining connecting trails from parking to trail system

## Capital Costs and Funding

Phase 1: \$150,000

Phase 2: \$150,000

Phase 3: 50,000

Phase 4: 50,000

Total approximate cost: \$400,000

Funding for the undertaking will be secured through fundraising, grants from government and non-governmental agencies.

## Schedule

It is estimated the project will take 10-12 years to complete with each phase taking approximately 2-3 years to complete. It is anticipated that first physical construction will begin in May 2026.

## Pollutants

### 1. Sediment and Particulate Matter

**Sediment** (soil, silt, sand) is considered the **largest volume pollutant** of water bodies from construction activities.

**Exposed Soil** (from clearing/grading) Limit Disturbance: Minimize the amount of exposed soil at any one time by clearing only the immediate area of the trail. Revegetate or stabilize disturbed areas immediately after construction using native plants, straw, or erosion control blankets.

**Runoff** (sloped sections, stream crossings) Containment Barriers: Install silt fences, sediment traps, or filter fabric dams on the downslope perimeter of disturbed areas, especially near watercourses, to slow runoff and trap sediment.

**Trail Design** (post-construction erosion) Manage Water Flow: Design the trail to follow the contour where possible. Use water bars (low earthen or timber barriers angled across the trail) and grade reversals to divert water off the trail tread and into vegetated areas before it builds speed and volume.

**Stream Banks** (at crossings) Protect Buffers: Maintain a vegetated buffer zone (e.g., 15 meters as per NL regulations for watercourses) where no work occurs. Use bridges or boardwalks rather than fords or culverts where feasible to minimize disturbance to the stream bed and banks.

### 2. Chemical and Fluid Pollutants

Strict procedures for equipment handling and material use must be enforced to protect water sources.

**Fuel and Hydraulic Spills (from machinery)** Designated Zones: All refueling, maintenance, and storage of fuel/lubricants must occur in a designated area at least 30 meters from any waterbody

**Equipment Leaks Inspection and Containment:** All machinery must be in good working order and inspected daily for leaks. Secondary containment (e.g., drip trays or absorbent pads) must be used when storing equipment overnight. Spill kits must be immediately accessible.

**Treated Wood (for structures)** Non-Toxic Alternatives: Where wood must be used in or near water, opt for untreated lumber, recycled plastic, or naturally rot-resistant wood. If treated wood is necessary, avoid chemicals like Creosote and CCA; use less toxic alternatives or isolate treated wood from direct water contact.

**Concrete Washout Containment and Disposal:** Do not wash equipment or dispose of excess concrete on-site near drainage paths. All washout water must be collected in a contained pit (e.g., lined excavation) and disposed of properly once the solids have settled.

### 3. Biological and Other Pollutants

These strategies focus on site hygiene and long-term environmental health.

**Invasive Species (seeds/spores) Clean Equipment:** All construction equipment and tools must be thoroughly cleaned (power-washed) before arriving on the work site to prevent the introduction of foreign soil, seeds, or plant fragments.

**Clearing Debris (organic matter) Proper Disposal:** Wood, brush, and other organic debris should be chipped, mulched, or disposed of in upland areas or in another approved site away from water-courses.

**General Litter/Waste Site Management:** Implement a "Pack It In, Pack It Out" policy for all workers. All garbage and construction waste must be collected daily and disposed of at an approved waste facility.

This property is within the Maloney's River protected water resource area for the Maloney's River protected water supply area feeding the municipality of Chapel's Cove/ Harbor Main. A section 39 (6) Water Resources Area application has been approved.

#### (iv) Operation:

The undertaking will operate as part of the current Camp St George camp facility. Its operation will be governed by [Scouts Canada National Property Standards](#) for the operation of properties across Canada.

**Mitigating sewage and waste water handling:** The project will include the creation of sanitary pit privies based on requirements set out by the Department of Health and Community Services, Government of Newfoundland and Labrador (See Appendix D). Grey water must be strained thoroughly and particulate matter packed out with other solid waste. Principles of [Leave No Trace](#) camping will be required at all times.

#### Mitigating Chemical, Petroleum, and Habitat Pollutants:

**Store Fuel Safely:** Store all drums and tanks of fuel, oil, and chemicals on an impermeable surface (e.g., concrete pad or plastic pallet) with a **secondary containment barrier (a berm or tray)** that can hold at least 110% of the largest container's volume.

**Spill Kits:** Keep dedicated spill containment kits (absorbent pads, booms, gloves) readily accessible near all fuel storage and transfer areas. Train staff on their use and the NL 24-Hour Spill Report Line protocol.

**Designated Trails:** Confine foot traffic to designated, hardened trails (gravel, boardwalks) and clear, established campsites to prevent widening and soil loss. Use check dams or water bars on sloped trails to slow runoff.

**Buffer Zones:** Maintain a natural, vegetated **buffer zone** around all water bodies to filter runoff and stabilize the shoreline. Do not mow or clear the vegetation in this area.

**Minimize Impact:** Use directional, low-intensity lighting (down-facing, motion-activated) at night. Schedule noisy activities (e.g., generator use) for specific daytime hours.

**(v) Occupations:**

It is anticipated that the following occupations will be represented throughout the life of the project

Occupation	Number of Positions	National Occupational Classification
Labourer	10	75115
Carpenter	4	72310
Heavy Equipment Operator	2	73400
Land Surveyor	1	21203

**(vi) Reference List**

Government of Newfoundland and Labrador, Department of Fisheries Forestry and Agriculture, Crown Lands Administration Division, Map of undertaking, Boy Scouts of Canada, E-164635

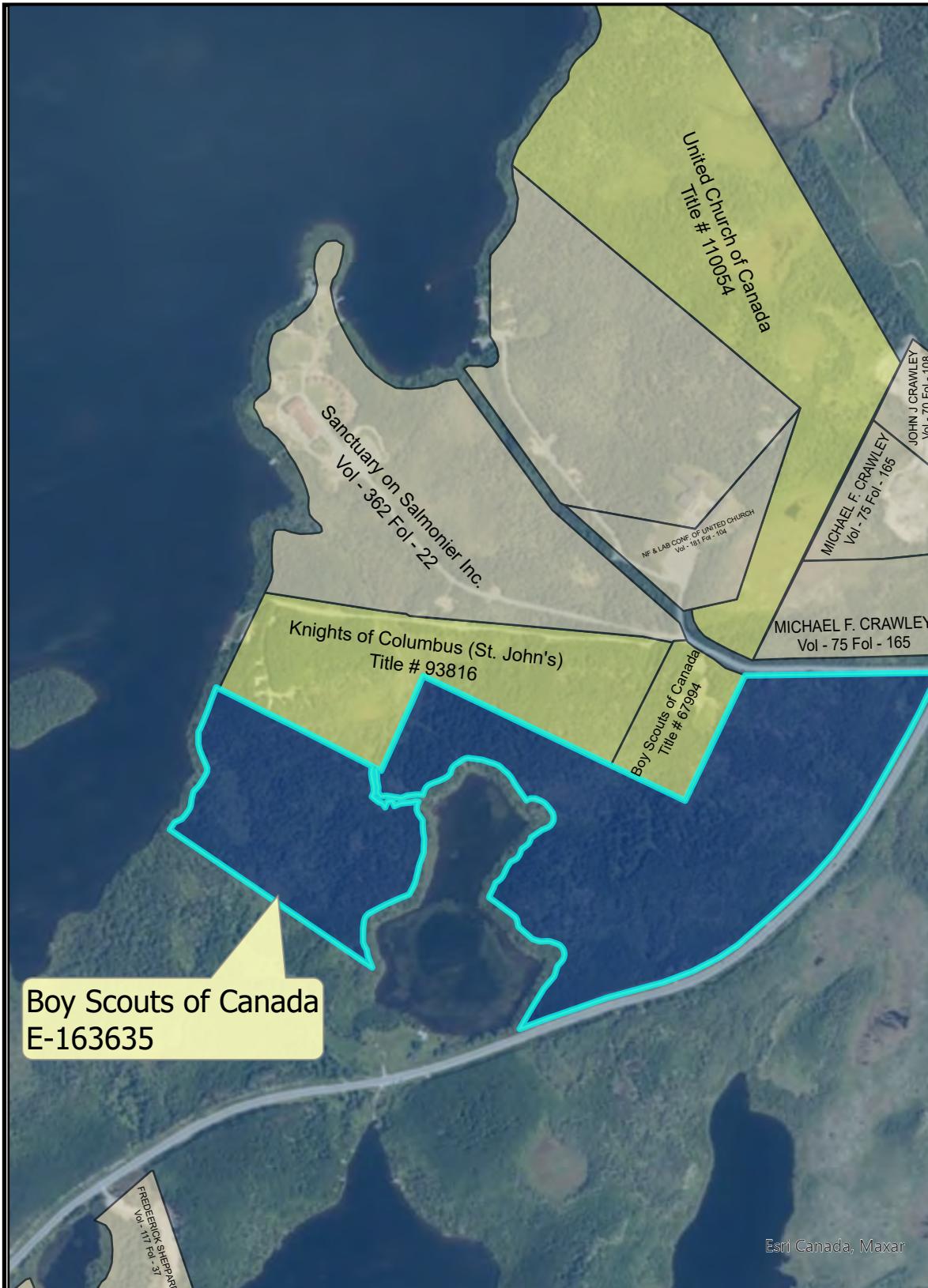
Government of Newfoundland and Labrador, Environment and Climate Change, Environmental Assessment, A guide the process, Kings Printer, January 2025

Scouts Canada, Property Standards, Internet resource, <https://www.scouts.ca/resources/bpp/policies/property-standards.html>

# Government of Newfoundland and Labrador

## Department of Fisheries, Forestry and Agriculture

### Crown Lands Administration Division



#### NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For general inquiries or to report an error on this map sheet, please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca).

To book an appointment to speak with a regional Crown Lands representative please visit our website at: <https://www.gov.nl.ca/crownlands>

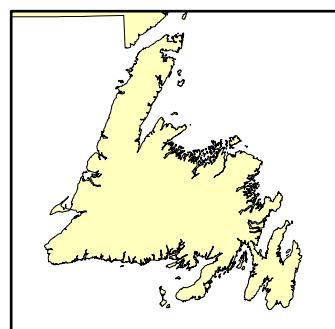
Meters

0 15 30 60 90 120



Scale  
1:8,000

Compiled on February 12 2025





Government of Newfoundland and Labrador  
**Department of Environment and Climate Change**  
**Water Resources Management Division**

## PERMIT FOR DEVELOPMENT

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 39

Date: **JULY 16, 2025**

File No: **550-01-01-11-059**

Permit No: **PRO14480-2025**

Permit Holder: **1st CBS Scouts Group, Scouts Canada NL**  
**21 Oaken Drive**  
**Conception Bay South, NL**  
**A1X 0B8**  
**firstcbstony@gmail.com**

Attention: **Tony Hillier**

Re: **Harbour Main - Chapel's Cove - Lakeview - Maloney's River PPWSA -**  
**Educational Scout Program -1st CBS Scouts Group, Scouts Canada Newfoundland**  
**and Labrador**

Permission is hereby given for : **23 hectares of an outdoor youth program area including walking trails to provide access to ponds, tenting sites and a water activity staging area within the Maloney's River Protected Public Water Supply Area (used by the Town of Harbour Main - Chapel's Cove - Lakeview) with reference to the application dated March 3, 2025. This permit relates to Crown Lands application #163635.**

- This Permit does not release the Permit Holder from the obligation to obtain appropriate approvals from other concerned municipal, provincial and federal agencies.
- The Permit Holder must obtain the approval of the Crown Lands Administration Division if the project is being carried out on Crown Land.
- This Permit is subject to the terms and conditions indicated in Appendices A and B (attached).
- It should be noted that prior to any significant changes in the design or installation of the proposed works, or in event of changes in ownership or management of the project, an amendment to this Permit must be obtained from the Department of Environment and Climate Change under Section 49 of the *Water Resources Act*.

A handwritten signature in black ink, appearing to read "Tony".

(for) MINISTER

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR  
Department of Environment and Climate Change

File No: **550-01-01-11-059**  
Permit No: **PRO14480-2025**

**APPENDIX A**  
**Terms and Conditions for Permit**

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**PPWSA General**

1. All operations must be carried out in a manner that prevents damage to land, vegetation, and watercourses, and which prevents pollution of bodies of water.
2. Any areas adversely affected by this project must be restored to a state that resembles local natural conditions. Further remedial measures to mitigate environmental impacts on water resources can and will be specified, if considered necessary in the opinion of this Department.
3. All persons working on this project must be informed that they are within a Protected Public Water Supply Area, and must be made aware of all conditions of this Permit. A copy of this Permit must be on site during operations.
4. The attached Completion Report (Appendix C) for Permit No. 14480 must be completed and returned to this Department upon completion of the approved works. Pictures must be submitted along with the completion report, showing the project site prior to and after development.
5. An undisturbed (no cutting or ground disturbance) buffer zone of at least **150 metres** shall be maintained around Maloney's River for a distance of 1 kilometer upstream and 100 metres downstream of the intake, at least **75 metres** along the remainder of Maloney's River, at least **50 metres** around major lakes or ponds and along both sides of all streams and main tributaries running into Maloney's River, and at least **30 metres** around all ponds and along both sides of all other water bodies including wetlands and field identified streams. Activity or development within these buffer zones is prohibited. All buffer zones must be marked with signs or flagging tape to avoid encroachment into the buffer zones.
6. All waste material is to be collected in refuse containers, and disposed of at an approved waste disposal site outside the Protected Public Water Supply Area in accordance with the *Environmental Protection Act, SNL 2002 cE-14.2*.
7. Equipment storage, maintenance facilities associated with this project, and all maintenance other than emergency repairs must not be located/carried out within the Protected Public Water Supply Area.
8. A requirement for sampling is not being imposed at this time; however, the Department reserves the right to require sampling and analysis in the future, should it be deemed necessary as a result of this project, to ensure compliance with applicable standards or to address environmental or public health concerns. Any such sampling and analysis will be conducted at the expense of the proponent.
9. Officials of the Department and the appropriate Municipal Authority, Operator, or Watershed Management Committee may visit the site to ensure compliance with this Permit.
10. Liaison is to be maintained with the appropriate Municipal Authority and Environmental Scientist. If there are any specific problems (i.e. sedimentation, fuel spill, or other potential water quality impairment), the appropriate Town Manager/Clerk, Mayor, Chair of the Local Service District Committee, or Chair of the Water Supply Committee must be notified immediately at **(709) 229-6822**. The Environmental Scientist must also be notified immediately at **(709) 729-4817**.

11. The felling or disposing of trees, parts of trees, sawdust, bark, logging debris or slash into a water body or upon the frozen surface of a water body is strictly prohibited.
12. Treated wood shall not be used in a water body or within buffer zones established in Condition #5 of any water body measured from the high water mark. The use of creosote treated wood anywhere within the Protected Public Water Supply Area is strictly prohibited.
13. The Permit Holder must inspect the site daily, and any water quality impairment related problems are to be reported immediately to the Environmental Scientist at **(709) 729-4817** and the appropriate Municipal Authority or Watershed Monitoring Committee at **(709) 229-6822**.
14. The location of the work is highlighted on the Location Map for this Permit attached as Appendix D.
15. This Permit is valid for five (5) years from the date of issue. If required, an application for Permit renewal must be submitted prior to the expiry date.
16. Any changes in water quality resulting directly from this project, rendering the water unsuitable as a public water supply, are the responsibility of the Permit Holder. The Minister may order the Permit Holder to provide an alternate source of potable water to the affected community until water quality returns to an accepted level.
17. All vehicles and equipment must be in good working order with no leaking fuel, oil, or other harmful substances that could impair water quality.
18. All stationary motorized equipment and associated fuel tanks shall have metal trays, absorbent pads or impervious liners under them to catch and contain in excess of 110 % of the aggregate volume of any fuel, lubricant and oil.
19. Drainage from roads and other disturbed areas into any body of water must first be discharged into a settling pond, a vegetated area or pass through a sedimentation fence where all suspended material can settle out before draining into any body of water.
20. For any clearing inside buffer zones: no ground disturbance (no disturbance to the root mat, no grubbing, or removal of soil) shall take place in the buffer zones. The Permit Holder is to ensure that the appropriate best practices are employed to prevent any detrimental effects that could impact water quality. Where possible, work in buffer zones shall be completed when the ground is frozen.
21. Where permits, licences, approvals or authorizations are issued by multiple governments departments or agencies, in the case of similar conditions, the more stringent of those shall prevail; in the case of conflicting conditions, the Permit Holder shall seek clarification and direction in writing from each of the respective departments or agencies.
22. The Permit Holder is required to ensure that adequate sanitary (bathroom) facilities are available or provided on site. This may be in the form of a portable toilet, chemical toilet, pit privy (outhouse), sub-surface disposal system, or municipal sewer system. If a portable toilet or chemical toilet is used, the waste water must be disposed of in a septic disposal system approved by Service NL, or at an approved waste disposal site, outside the Protected Public Water Supply Area in accordance with the Environmental Protection Act, SNL 2002 cE-14.2. If a pit privy (outhouse) or sub-surface disposal system is used, it must be located outside the required buffers, and be subject to Service NL standards, requirements and approval.

23. The issuance of this permit does not guarantee, nor set precedent, that additional or similar permits or amendments will be issued in this or any other Protected Public Water Supply Area for additional or similar activity or development.
24. Any activity within a freshwater body (including wetlands and flood risk areas), requires a Permit under Section 48 of the Water Resources Act, 2002. This Permit refers to Section 39 of the Water Resources Act, 2002 and does not grant permission for the above stated work including fording and/or culvert or bridge installation.
25. This licence/permit does not constitute an acknowledgement of interest in any land claims adjacent.

#### **Fuel Storage**

26. There shall be no bulk fuel storage associated with this project within the protected water supply area. Fuel shall be brought to the operating area in no more than two (2), 205 litre barrels or one (1) 500 litre slip tank. The Permit Holder is hereby informed that fuel storage and handling requires a separate approval under the *Storage and Handling of Gasoline and Associated Products Regulations*, CNR 775/96.
27. Contaminated snow and soil must be removed from the site and disposed of at an approved location outside the protected public water supply area, in accordance with the *Environmental Protection Act, SNL 2002 cE-14.2*.
28. Any spills of gasoline, fuel or oil, regardless of volume, shall be reported immediately to the Environmental Scientist at **(709) 729-4817** and the appropriate Municipal Authority or Watershed Management Committee by calling **(709) 229-6822**. Furthermore, all spills in excess of 70 litres shall be reported immediately to the 24 hour spill report line at **1-800-563-9089**.
29. A complete oil spill clean-up kit must be on site at all times when gasoline or fuel powered equipment is being used or refuelled. The kit must contain the following:
  - One hand operated fuel pump
  - One recovery container such as an empty 205 litre drum
  - One shovel
  - One pick axe
  - Five metres of containment boom
  - Five absorbent pads
  - Twenty-five litres of loose absorbent material
30. Refueling sites shall be located at least 150 metres from any water body or wetland.

#### **Protected Miscellaneous**

31. Sawdust, bark, and logs must not be stored within undisturbed buffer zones of any body of water, and must be removed at regular intervals to prevent excessive accumulation at the site.
32. Wood and brush removed from the work site must not be stored within undisturbed buffer zones of any water body.
33. Fill material must be obtained from an approved quarry site. It must not be taken from beaches or streams, and must not be dredged from a body of water.
34. This permit relates specifically to land application no. 163635.

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR  
Department of Environment and Climate Change

File No: **550-01-01-11-059**  
Permit No: **PRO14480-2025**

**APPENDIX B**  
**Special Terms and Conditions for Permit**

1. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall keep all systems and works in good condition and repair and in accordance with all laws, by-laws, directions, rules and regulations of any governmental authority. The Permit Holder or its agent(s), subcontractor(s), or consultant(s) shall immediately notify the Minister if any problem arises which may threaten the structural stability of the systems and works, endanger public safety and/or the environment or adversely affect others and/or any body of water either in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for all damages suffered by the Minister and Government resulting from any defect in the systems and works, operational deficiencies/inadequacies, or structural failure.
2. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall operate the said Project and its systems and works in a manner which does not cause any water related and/or environmental problems, including but not limited to problems of erosion, deposition, flooding, and deterioration of water quality and groundwater depletion, in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for any and all damages associated with these problems caused as a result of changes, deficiencies, and inadequacies in the operational procedures by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
3. If the Permit Holder or its agent(s), subcontractor(s), or consultant(s) fails to perform, fulfil, or observe any of the terms and conditions, or provisions of this Permit, as determined by this Department, the Minister may, without notice, amend, modify, suspend or cancel this Permit in accordance with the *Water Resources Act*.
4. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) indemnify and hold the Minister and Government harmless against any and all liabilities, losses, claims, demands, damages or expenses including legal expenses of any nature whatsoever whether arising in tort, contract, statute, trust or otherwise resulting directly or indirectly from granting this Permit, systems and works in or outside the said Project areas, or any act or omission of the Permit Holder or its agent(s), subcontractor(s), or consultant(s) in or outside the said Project areas, or arising out of a breach or non-performance of any of the terms and conditions, or provisions of this Permit by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
5. This Permit is subject to all provisions of the *Water Resources Act* and any regulations in effect either at the date of this Permit or hereafter made pursuant thereto or any other relevant legislation enacted by the Province of Newfoundland and Labrador in the future.
6. This Permit shall be construed and interpreted in accordance with the laws of the Province of Newfoundland and Labrador.

cc: Referrals WRMD  
Water Resources Management Division  
Department of Environment and Climate Change  
Referrals\_WRMD@gov.nl.ca

cc: Sarah Raymond  
Environmental Scientist  
Water Resources Management Division  
Department of Environment and Climate Change  
sarahraymond@gov.nl.ca

cc: Ms. Deneen Spracklin, P.Eng.  
Manager, Drinking Water and Wastewater Section  
Water Resources Management Division  
Department of Environment and Climate Change  
P.O. Box 8700  
4th Floor, West Block, Confederation Building  
St. John's, NL A1B 4J6  
dspracklin@gov.nl.ca

cc: Town of Harbour Main-Chapels Cove-Lakeview  
362 Conception Bay Highway  
P.O. Box 40  
Harbour Main, NL A0A 2P0  
hmcouncil@eastlink.ca

cc: Eastern Lands Office  
Fisheries & Land Resources  
P.O. Box 8700  
Howley Building, Higgins Line  
St. John's NL A1B 4J6  
easternlandsoffice@gov.nl.ca



Government of Newfoundland and Labrador  
Department of Environment and Climate Change  
Water Resources Management Division

### Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 39

Date: **JULY 16, 2025**

File No: **550-01-01-11-059**

Permit No: **PRO14480-2025**

Permit Holder: **1st CBS Scouts Group, Scouts Canada NL**  
**21 Oaken Drive**  
**Conception Bay South, NL**  
**A1X 0B8**  
**firstcbstony@gmail.com**

Attention: **Tony Hillier**

Re: **Harbour Main - Chapel's Cove - Lakeview - Maloney's River PPWSA**  
**- Educational Scout Program -1st CBS Scouts Group, Scouts Canada**  
**Newfoundland and Labrador**

Permission was given for : **23 hectares of an outdoor youth program area including walking trails to provide access to ponds, tenting sites and a water activity staging area within the Maloney's River Protected Public Water Supply Area (used by the Town of Harbour Main - Chapel's Cove - Lakeview) with reference to the application dated March 3, 2025. This permit relates to Crown Lands application #163635.**

*I (the Permit Holder named above or agent authorized to represent the Permit Holder) do hereby certify that the project described above was completed in accordance with the plans and specifications submitted to the Department of Environment and Climate Change and that the work was carried out in strict compliance with the terms and conditions of the Permit issued for this project.*

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

This completion report must be completed and forwarded to the following address upon completion of the approved work.

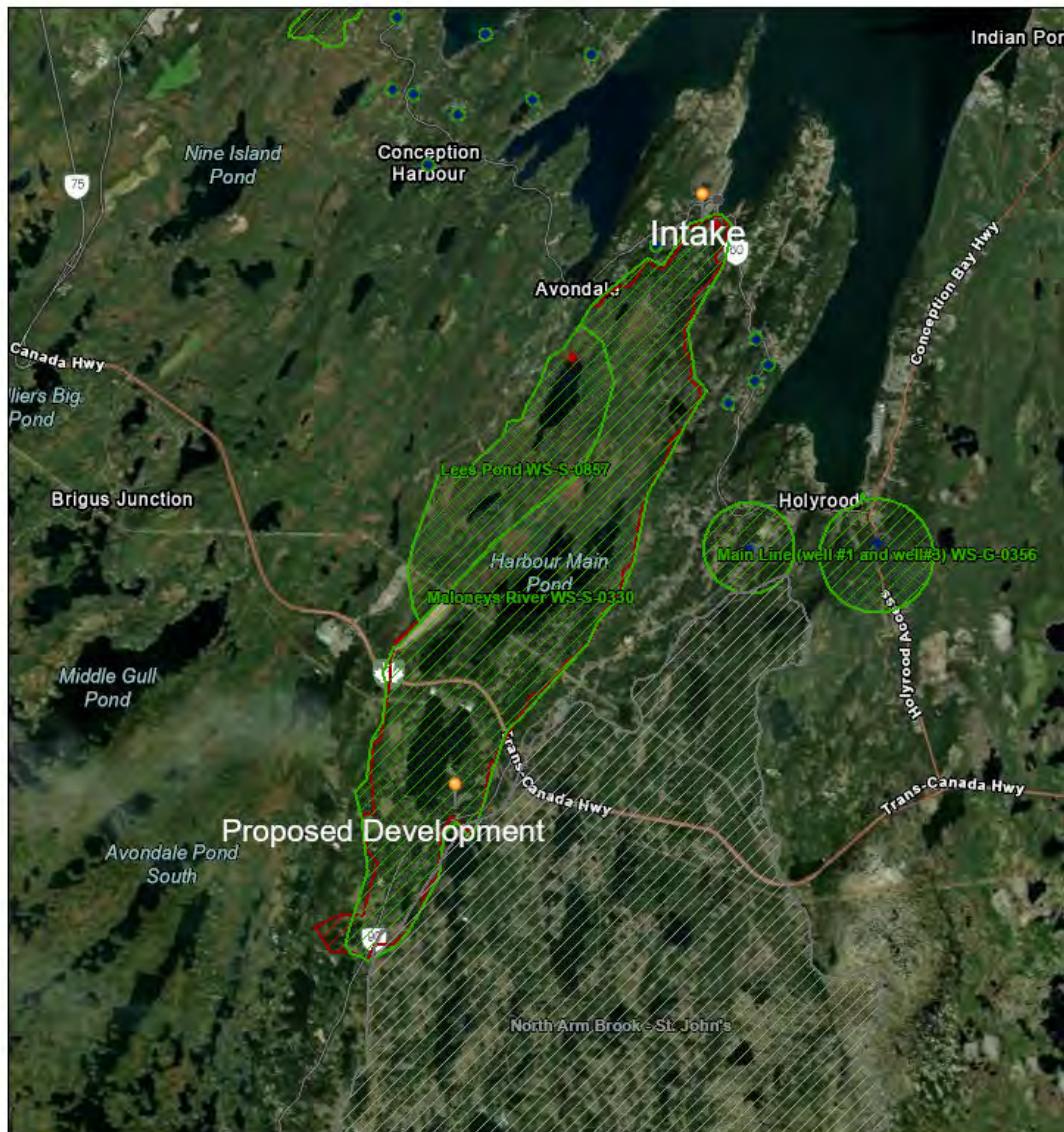
Department of Environment and Climate Change  
Water Resources Management Division  
PO Box 8700  
St. John's, NL

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR  
Department of Environment and Climate Change

File No: **550-01-01-11-059**  
Permit No: **PRO14480-2025**

**APPENDIX D**  
**Location Map for Permit**

PRO14480-2025



7/16/2025, 9:43:53 AM

1:144,448

0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

Intakes / Wellheads Public Water Supplies

Wellheads

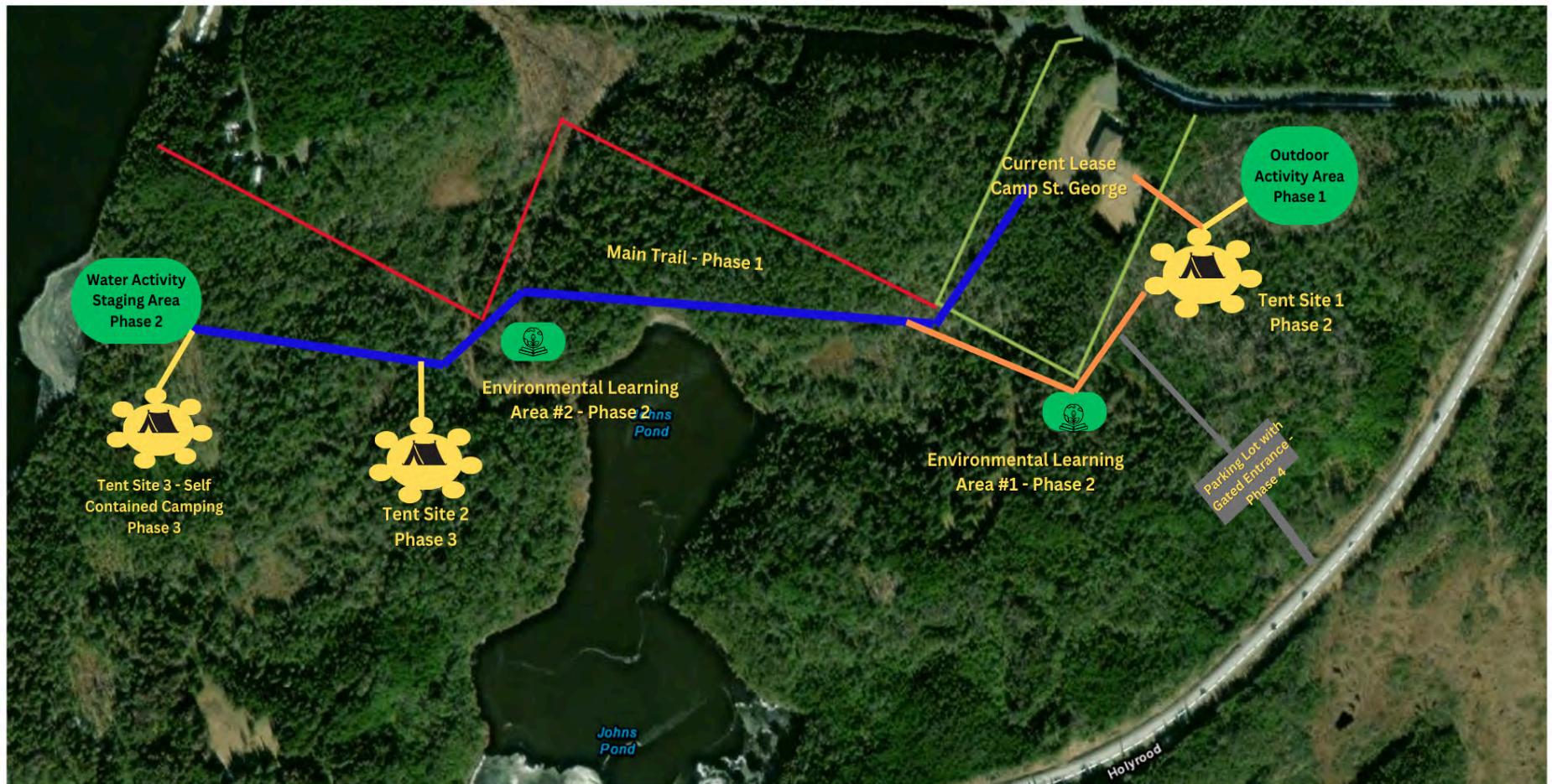
Protected

Intakes

Potential

ILUC Water Supplies

Earthstar Geographics. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



- Current Boundary - Knights of Columbus Lease
- Current Boundary - Camp St. George
- Current Trail System
- Main Trail - Phase 1

- All development plans to have minimal environmental impact
- Placement of all elements estimated and dependent on suitable geography within environmental regulations.
- Each tent site to accomodate 20-30 youth

# The Sanitary Pit Privy



## Introduction

The sanitary pit privy may be an effective method for the disposal of human body waste if it is properly located, constructed and maintained. While few residential homes in towns and cities use this method of sewage disposal, many cottages and parks still find use for the “outhouse”.

Because the improper disposal of human wastes is a serious health problem, the Department of Health and Community Services has developed standards governing pit privies. The purpose of this pamphlet is to explain these standards to those who use and construct pit privies.

## Site Suitability

Pit privies should not be placed in densely populated areas, boggy or marshy areas, or areas where soil is minimal and bedrock is largely exposed. Soil depth and type should be such that:

- the pit is at least 1 m x 1 m (3 ft x 3 ft) square and 1.5 m (5 ft) deep
- the bottom of the pit must be 1 m (3 ft) above the groundwater table, bedrock, or other impervious material

## Location

To guard against disease-causing microbes from the privy getting into a water supply or crossing to someone else's land, the privy should be located with the following separation distances:

## Construction

Item	Separation Distance
Buildings	7.5 m (25 ft)
Property Boundaries	4.5 m (15 ft)
Embankments	4.5 m (15 ft)
Drilled Wells	16 m (53 ft)
Dug Wells or Springs	30 m (98 ft)
Lakes, rivers, streams, etc.	30 m (98 ft)

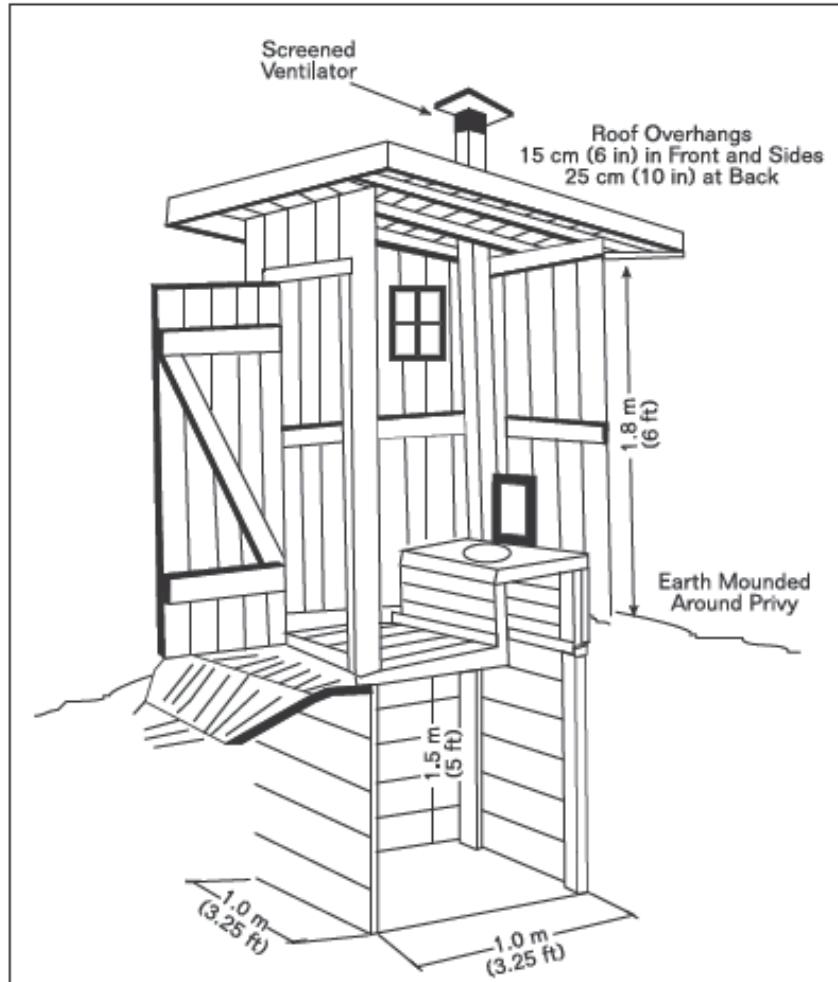
The illustration on the reverse side shows the construction of the pit privy.

- The structure should be made of strong durable weather-proof materials
- The floor should be solid and supported by a sill
- The privy should be equipped with one or more seats having close fitting covers supported by an enclosed bench
- The privy should be equipped with a self closing door and at least one screened window for ventilation
- The bench or riser and floor should be watertight and fly-proof so that flies and other pests do not have access to the pit contents
- A ventilation duct, screened at the top, should extend from the underside of the bench to a point above the roof
- Sides of the privy pit should be shored to prevent collapse
- The ground around all privies should be graded to keep surface water away from the pit

## Maintenance

Care and attention are required from time to time to keep the pit privy in good repair. When the pit contents reach within 45 cm (18 inches) of the ground surface, another pit should be dug and the privy moved over it. The old pit should then be limed and filled in with earth.

Keeping the privy clean and in good repair is just as important to health as the proper location and construction. Soap and water used regularly and attention to minor repairs when needed, will keep the privy in good sanitary condition. It is a matter of good health and good housekeeping to keep the privy clean and sanitary at all times.



## Where can I find out more?

If you have any questions about sewage treatment and disposal, please do not hesitate to contact the Government Service Centre or Regional Health Authority nearest you.



Department of Health and Community Services  
Department of Government Services  
Regional Health Authorities

Revised January 2009

**Wastewater Awareness**