



Fisheries and Oceans
Canada

Pêches et Océans
Canada

FP802-170148

**REMOVAL OF VARIOUS SURPLUS INFRASTRUCTURE AT THE
BACCALIEU LIGHT STATION**

PROJECT EFFECTS DETERMINATION (PED) REPORT

DATED AUGUST 18, 2017

**FISHERIES AND OCEANS
CANADIAN ENVIRONMENTAL ASSESSMENT ACT (CEAA) 2012
PROJECT EFFECTS DETERMINATION REPORT**

GENERAL INFORMATION

1. Project Title: Removal of various surplus infrastructure, Baccalieu Island, NL	
2. Proponent: Fisheries and Oceans Canada, Real Property Safety and Security (DFO RPSS)	
3. Other Contacts (Other Proponent, Consultant or Contractor): Public Works and Government Services Canada	4. Role: OGD Consultant
5. Source of Project Information: Cyril Bannister, Project Officer, DFO RPSS	
6. Project Review Start Date: July 13 th , 2017	
7. DFO File No.: n/a	8. PWGSC File No.:
9. TC File No.: n/a	

BACKGROUND

10. Background about Proposed Development (including a description of the proposed development): The proposed project involves the demolition and removal of surplus infrastructure at the Baccalieu Island lightstation site.
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PROJECT REVIEW

11. DFO's rationale for the project review: Project is on federal land <input checked="" type="checkbox"/> and; <input checked="" type="checkbox"/> DFO is the proponent <input type="checkbox"/> DFO to issue <i>Fisheries Act</i> Authorization or <i>Species at Risk Act</i> Permit <input type="checkbox"/> DFO to provide financial assistance to another party to enable the project to proceed <input type="checkbox"/> DFO to lease or sell federal land to enable the project to proceed <input type="checkbox"/> Other	
12. Fisheries Act Sections (if applicable): n/a	
13. Other Authorities	14. Other Authorities rationale for involvement:

15. Other Jurisdiction: n/a

16. Other Expert Departments Providing Advice:

Environment Canada

Natural Areas Program, Department of
Fisheries and Land Resources

17. Areas of Interest of Expert Departments:

Canadian Environmental Protection Act

Species at Risk Act

Migratory Birds Convention Act

Fisheries Act

Wilderness and Ecological Reserves Act

Seabird Ecological Regulations

Baccalieu Island Ecological Reserve
Management Plan

18. Other Contacts and Responses: n/a

19. Scope of Project (details of the project subject to review):

Project Description

Fisheries and Oceans Canada – Real Property Safety and Security (DFO RPSS) are proposing to clean up the various components of the Baccalieu Island Lightstation site. These components have surpassed their design life and require removal and clean up to reduce health and safety risk to departmental employees and any other visitors to the site. There is also a level of environmental risk due to the presence of hazardous materials as well as the fact that the Baccalieu Islands provide habitat for a variety of migratory birds. Clean up activities will involve removal of various components of surplus infrastructure that exists at the Baccalieu Island lightstation site.

Site preparation:

The project site is located on the southern extremity of Baccalieu Island, which itself is located approximately 5 km from Bay de Verde on the Avalon Peninsula, NL. As a result, workers may be required to temporarily reside on the island while project activities are carried out. To accommodate the workers, a temporary tent may be set up on-site and temporary pit privies installed.

Demolition/removal

The following structures associated with the Baccalieu Island lightstation site will be demolished and removed, including:

- i. Dwelling removal: demolition and removal of double-dwelling, wood frame structure including painted wooden siding, drywall, insulation, windows, brick, doors, asphalt shingles and all interior materials. The concrete foundation will be left on-site.
- ii. Equipment building: demolition and removal of one-storey, wood frame structure including wooden siding, windows, door, asphalt shingles and all interior materials. The concrete foundation will be left intact, on-site.
- iii. Winch house, landings access stairs and tramway hoists.

All hazardous materials produced as a result of the project, such as asbestos, lead/mercury containing paints, creosote treated timbers, etc. are to be transported off-site for disposal at an approved waste disposal facility pursuant to applicable provincial and federal regulations/legislation and contract specifications. All remaining concrete foundations are to be scraped of flaking paint and core holes drilled through the floors to prevent future water ponding.

Scheduling

Subject to regulatory approval and operational priorities and funding, this project may commence during the 2017-2018 fiscal year.

20. Location of Project:

The project site is located on Baccalieu Island located approximately 5.5 kms from the northern tip of the Avalon Peninsula at coordinates 48° 06' 25.68" N, -52°48' 39.08" W. The project site is located at the southern extremity of Baccalieu Island. It is accessible only by boat or helicopter.

21. Environment Description:

Physical Environment

The topography of Baccalieu Island includes undulating valleys and hills, precipitous cliffs and steep talus slopes. Baccalieu Island has a Precambrian basement of acidic to mafic rock and lies in the Avalon Tectonic Zone. The basement is overlain by Pleistocene glacial till and organic rich, orthic ferro-humic, podzolic soils. In the higher, more windswept areas, the soil layer is very thin or may be non-existent. A number of valleys, however, have a relatively thick, rich layer of the dark, organic soil.

Biological Environment

Baccalieu Island lies in the Eastern Hyper-Oceanic Barrens Eco-region which is characterized by the absence of true forests and is dominated by an oceanic climatic influence. On Baccalieu Island there are extensive stands of Black and White Spruce and Balsam Fir representing 34% of the surface area. These stands usually occur in the sheltered valleys across the island. Stunted Balsam Fir or tuckamoore accounts for another 38%. Shrubs, such as Labrador Tea, Sheep Laurel, Bilberry, and Crowberry comprise approximately 2% of the total surface area. The final 17% is represented by blanket bogs, lichen-covered rocks, and other communities. This vegetation pattern suggests that Baccalieu Island contains communities representative of the Eastern Hyper-oceanic Barrens Eco-region (Skillepovich and Montevicchi, 1989).

Baccalieu Island is the largest protected seabird island in Newfoundland and Labrador and the largest Leach's Storm Petrel colony in the world. Approximately 3.4 million pairs breeding pairs have been estimated, representing approximately 40% of the global population and 70% of the western Atlantic population of this species. The island also supports significant populations of Atlantic Puffin, Black-legged Kittiwake and Northern Gannet. Other seabirds known to nest on the island include Common Murre, Thick-billed Murre, Razorbill, Black Guillemot, Northern fulmar, Herring Gull and Great Black-back Gull.

Species at Risk (Aquatic and Terrestrial)

A search of the Atlantic Canada Conservation Data Centre (ACCDC) database was conducted which 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); no species were reported.

22. Scope of Effects Considered (sections 5(1) and 5(2)):

Table 1: Potential Project / Environment Interactions Matrix

Project Phase / Physical Work/Activity	As per Section 5(1)			Section 5(1c) Aboriginal Interest				Section 5(2)			Due Diligence			
	Fish (Fisheries Act)	Aquatic Species (SARA)	Birds (MBCA)	Health and Socio economic	Physical and cultural heritage	Land use	*HAPA Significance	Health and Socio economic	Physical and cultural heritage	*HAPA Significance	Water (ground, surface, drainage, etc)	Terrestrial / Aquatic Species	Soil	Air Quality
Construction/Installation														
Temporary tent installation	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Temporary pit privy installation	-	-	P	-	-	-	-	-	-	-	P	-	P	-
Operation / Maintenance														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Decommissioning / Abandonment														
Dwelling demolition/removal	-	-	P	-	-	-	-	P	-	-	-	-	P	-
Equipment building demolition/removal	-	-	P	-	-	-	-	P	-	-	-	-	P	-
Winch house and shed/slipway building demolition/removal	-	-	P	-	-	-	-	P	-	-	P	-	P	-

**structure, site or thing that is of historical, archaeological, paleontological or architectural significance.
Legend: P = Potential Effect of Project on Environment; - = No Interaction*

23. Environmental Effects of Project:

Potential Project/Environment Interactions and their effects are outlined below:

Birds (MBCA):

- Migratory bird nests may be encountered during project activities, resulting in disturbances to nesting/feeding birds.
- Discharge of machinery fuels/fluids or project refuse may negatively impact birds.
- Migratory birds may be attracted to construction lighting, leading to increased mortality due to exhaustion.

Health and socio-economic (5(2)):

- Improper handling and disposal of Hazardous materials such as asbestos containing materials, lead/mercury containing, paints, creosote treated timber, etc. have the potential to result in negative impacts to human health.

Water:

- Improper handling and disposal of Hazardous materials such as asbestos containing materials, lead/mercury containing, paints, creosote treated timber, etc. have the potential to result in contamination of nearby waterbodies.
- Accidental discharge of machinery fuel/fluids could result in contamination of nearby waterbodies.
- Incorrect installation/operation of temporary pit privies may result in contamination of nearby waterbodies.

Soils:

- Improper handling and disposal of Hazardous materials such as asbestos containing materials, lead/mercury containing, paints, creosote treated timber, etc. have the potential to result in contamination of surrounding soils.
- Accidental discharge of machinery fuel/fluids could result in contamination of on-site soils.
- Incorrect installation/operation of temporary pit privies may result in contamination of on-site soils.

24. Mitigation Measures for Project (including Habitat Compensation):

- Under Section 6 of the Migratory Birds Regulations, it is forbidden to disturb, destroy or take a nest or egg of a migratory bird; or to be in possession of a live migratory bird, or its carcass, skin, nest or egg.
- It is prohibited to deposit a substance that is harmful to migratory birds, or permit such a substance to be deposited, in waters or an area frequented by migratory birds or in a place from which the substance may enter such waters or such an area.
- It is prohibited to deposit a substance or permit a substance to be deposited in any place if the substance, in combination with one or more substances, results in a substance — in waters or an area frequented by migratory birds or in a place from which it may enter such waters or such an area — that is harmful to migratory birds.⁷
- The breeding season for migratory birds in the general project area is approximately April 1st – September 30th. Should migratory birds or their nests be encountered during project activities, the site supervisor should be immediately notified and work minimized to avoid any potential

disturbance to the birds, nest site and/or surrounding habitat. Construction work should be scheduled to occur during daylight hours only.

- The proponent is recommended to avoiding certain activities, such as clearing, during the regional nesting period for migratory birds. The breeding season for most birds within the project area occurs between April 15th and August 15st in this region for landbirds, and April 1st through August 30th for seabirds.
- Active nests can be discovered during project activities outside of the regional nesting period. To reduce the risk of impacting nests or birds caring for pre-fledged chicks at those times, ECCC-CWS recommends implementation of measures such as the establishment of vegetated buffer zones around nests, and minimization of activities in the immediate area until nesting is complete and chicks have naturally migrated from the area. It is incumbent on the proponent to identify the best approach, based on the circumstances, to complying with the MBCA
- The proponent should be cognizant that while most migratory bird species construct nests in trees (sometimes in tree cavities) and shrubs, mitigations should be appropriate for migratory birds with different breeding strategies. For example, several species nest at ground level (e.g., Common Nighthawk, Killdeer, sandpipers), in hay fields, pastures or in burrows. Some bird species may nest on cliffs or in stockpiles of overburden material from mines or the banks of quarries. Some migratory birds (including certain waterfowl species) may nest in head ponds created by beaver dams. Some migratory birds (e.g., Barn Swallow, Cliff Swallow, Eastern Phoebe) may build their nests on structures such as bridges, ledges or gutters.
- The proponent is recommended to develop and implement a management plan that includes appropriate preventive measures to minimize the risk of impacts on migratory birds (See "Planning ahead to reduce risks to migratory bird nests", PDF: <http://www.ec.gc.ca/Publications/default.asp?lang=En&xml=50C4FE11-801E-4FE3-8019-B2D8537D76CF>). It is the responsibility of the individual or company undertaking the activities to determine these measures. For beneficial management practices regarding how to avoid the incidental take of migratory birds nests and eggs, please refer to the Avoidance Guidelines (Website: <http://www.ec.gc.ca/paom-itmb/default.asp?lang=En&n=AB36A082-1>). The management plan should include processes to follow should an active nest be found at any time of the year.
- The proponent should consider the development and implementation of a management plan to further minimize the risk of impacts to migratory birds.
- In general, a minimum setback distance of 300 metres should be maintained between project activities and areas of the island occupied by seabirds and waterbirds. Helicopter use near seabird colonies should be avoided during the breeding season.
- Oil spill response equipment, such as adsorbents and open-ended barrels should be available on-site in case of a spill or leak. All spills or leaks must be promptly contained, cleaned up and reported to the 24-hour environmental emergencies report system (1-800-563-2444).
- Lead paint exceeding landfill disposal guidelines is to be considered hazardous waste and must be disposed of at an approved hazardous waste treatment facility.
- Asbestos containing materials must be removed and transported to an approved waste disposal site by a registered asbestos abatement contractor. Asbestos containing materials should be disposed of in accordance with applicable provincial and federal regulations/legislation and contract specifications and with approval from the departmental representative.

- Hazardous materials produced as a result of the project are to be transported off-site for disposal/treatment at an approved waste handling facility pursuant to applicable provincial and federal regulations/legislation and contract specifications.
- Fuel tanks/containers must be emptied of residual fuel and decommissioned in accordance with provincial regulations.
- Ensure that all construction equipment is in good working order and careful maintenance and monitoring of all equipment be carried out to minimize the risk of spills or leaks of petroleum-based products.
- Conduct work in a manner that prevents the release of debris or any deleterious substance into any body of water.
- Should the use of temporary pit privies be required, they are to be installed/operated and removed pursuant to applicable provincial guidelines for the installation/operation and removal of pit privies in remote locations.
- Work is to commence after September 1st, 2017 and be completed before April 1st, 2018.
- The proponent should contact Environment Canada researchers (Sabina Wilhelm – sabina.wilhelm@canada.ca and Chantelle Burke – chantelle.burke@canada.ca) prior to the commencement of project activities should the construction window overlap with the research window of mid to late September 2017. Additionally, should a helicopter be utilized to access the project site, the approach to the island should be from the south during this time period and make every reasonable effort not to disturb their work.
- The proponent should provide regular updates to the Natural Areas Program of the Department of Fisheries and Land Resources detailing any issues, incidents, project progress and work timelines.
- The proponent should be familiar and ensure compliance with all legislation/regulations applicable to this project (see section 17).

25. Significance of Adverse Environmental Effects of project:

Significant adverse environmental effects are unlikely, taking into account mitigation measures.

26. Other Considerations (Public Consultation, Aboriginal Consultation, Follow-up)

Public Consultation

The proposed project is located in a remote, uninhabited location. No negative public concern is expected as a result of this project. As such, public consultation was not deemed necessary as part of this determination.

Aboriginal Consultation

The proposed project is located in a remote, uninhabited location. As such, aboriginal consultation was not deemed necessary as part of this determination.

Government Consultation

Federal and provincial authorities likely to have an interest in the project were consulted by Public Works & Government Services Canada, Environmental Services, during the course of this assessment. A project description was forwarded to Environment Canada on July 13th, 2017 and to the NL Natural Areas Program, Department of Fisheries and Land Resources on July 18. Mitigations recommended by both Departments are included in this report. Official responses may be found appended in Appendix D.

Accuracy and Compliance Monitoring

A follow-up program (as defined in S. 2(1) and as applicable to non-designated projects on federal lands) is a program for determining the effectiveness of any mitigation measures. Site monitoring (accuracy and compliance monitoring) may be conducted to verify whether required mitigation measures were implemented. The proponent must provide site access to Responsible Authority officials and/or its agents upon request.

27. Other Monitoring and Compliance Requirements (e.g. *Fisheries Act* or *Species at Risk Act* requirements)

n/a

CONCLUSION

28. Conclusion on Significance of Adverse Environmental Effects:

The Federal Authority has evaluated the project in accordance with Section 67 of *Canadian Environmental Assessment Act (CEAA), 2012*. On the basis of this evaluation, the department has determined that the project is not likely to cause significant adverse environmental effects with mitigation and therefore can proceed using mitigative measures as outlined.

29. Prepared by: _____



30. Date: August 16, 2017

31. Name: Mark McNeil

32. Title: Environmental Specialist, PWGSC-ES

33. Reviewed by: _____

34. Date: _____

35. Name: Cyril Bannister

36. Title: Project Officer, DFO-RPSS

DECISION

37. Decision Taken

- DFO may exercise its power, duty or function, i.e. may issue the authorization - where the project is not likely to cause significant adverse environmental effects. Confirm below the specific power, duty or function that may be exercised.
- DFO to issue *Fisheries Act* Authorization or *Species at Risk Act* Permit
 - DFO to proceed with project (as proponent)
 - DFO to provide financial assistance for project to proceed
 - DFO to provide federal land for project to proceed
- DFO has decided not to exercise its power, duty or function because the project is likely to cause significant adverse environmental effects.
- DFO to ask the Governor in Council to determine if the significant adverse environmental effects are justified in the circumstances

38. Approved by: _____ 39. Date: _____

40. Name: Craig Hogan

41. Title: Regional Engineer, DFO-RPSS, NL

42. References:

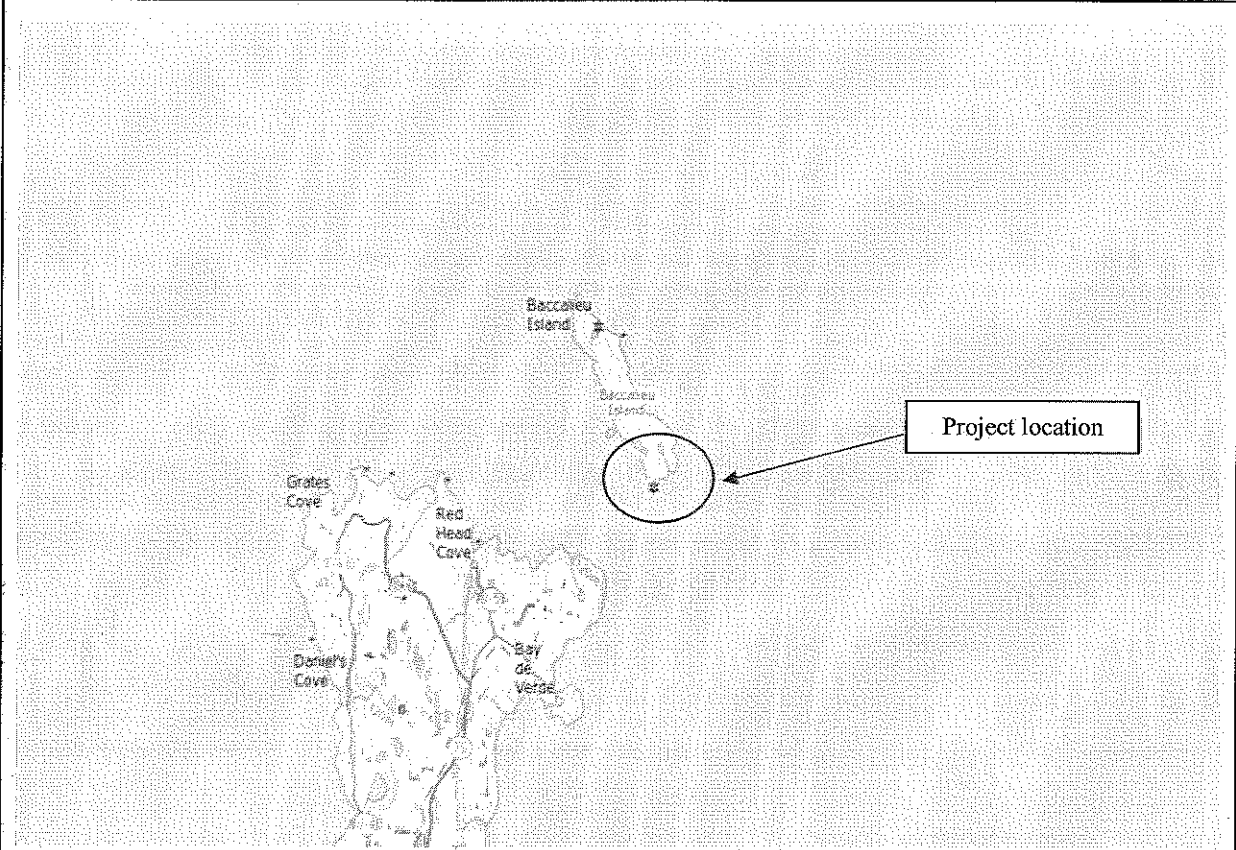
Sklepovich, B.O. and W.A. Montevecchi. 1989. The world's largest known nesting colony of Leach's Storm Petrels on Baccalieu Island. *American Birds* 43: 38-42.

APPENDICES

- Appendix A - Topographic Map and Site Photographs
 - Appendix B - Site Plan
 - Appendix C - Hazardous building materials survey
 - Appendix D - Responses
-

Appendix A
Topographic Map and Site Photos





Description

Topographic Map of Proposed Site
Location: Baccaieu Island

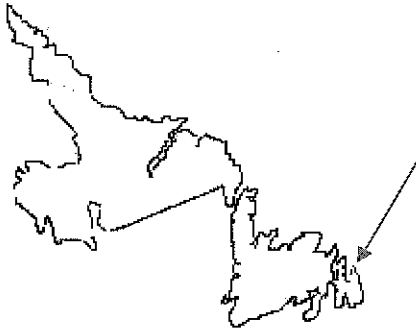




Photo 1: Aerial overview of Baccaieu Island project site (red).

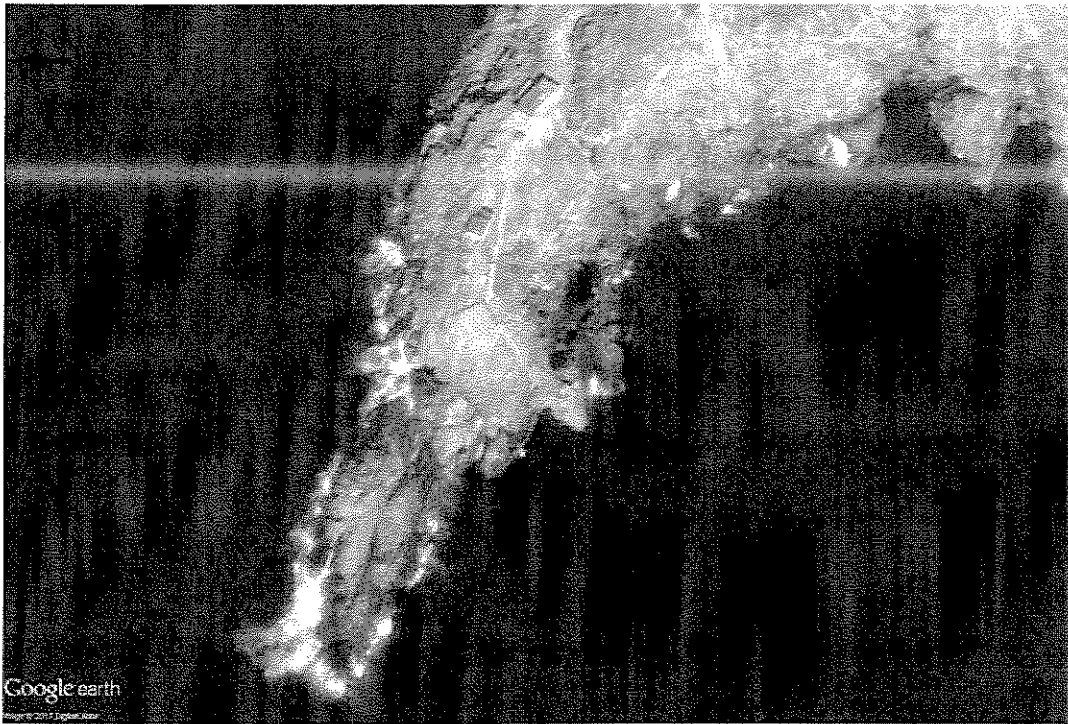


Photo 2: Close-up of project site including infrastructure slated for demolition and removal.

Appendix B
Site plans of proposed project

FISHERIES AND OCEANS



REMOVAL OF VARIOUS SURPLUS INFRASTRUCTURE AT THE BACCALIEU LIGHT STATION BACCALIEU ISLAND, NL

PROJECT NO.: F6879-171005
ISSUED FOR REVIEW

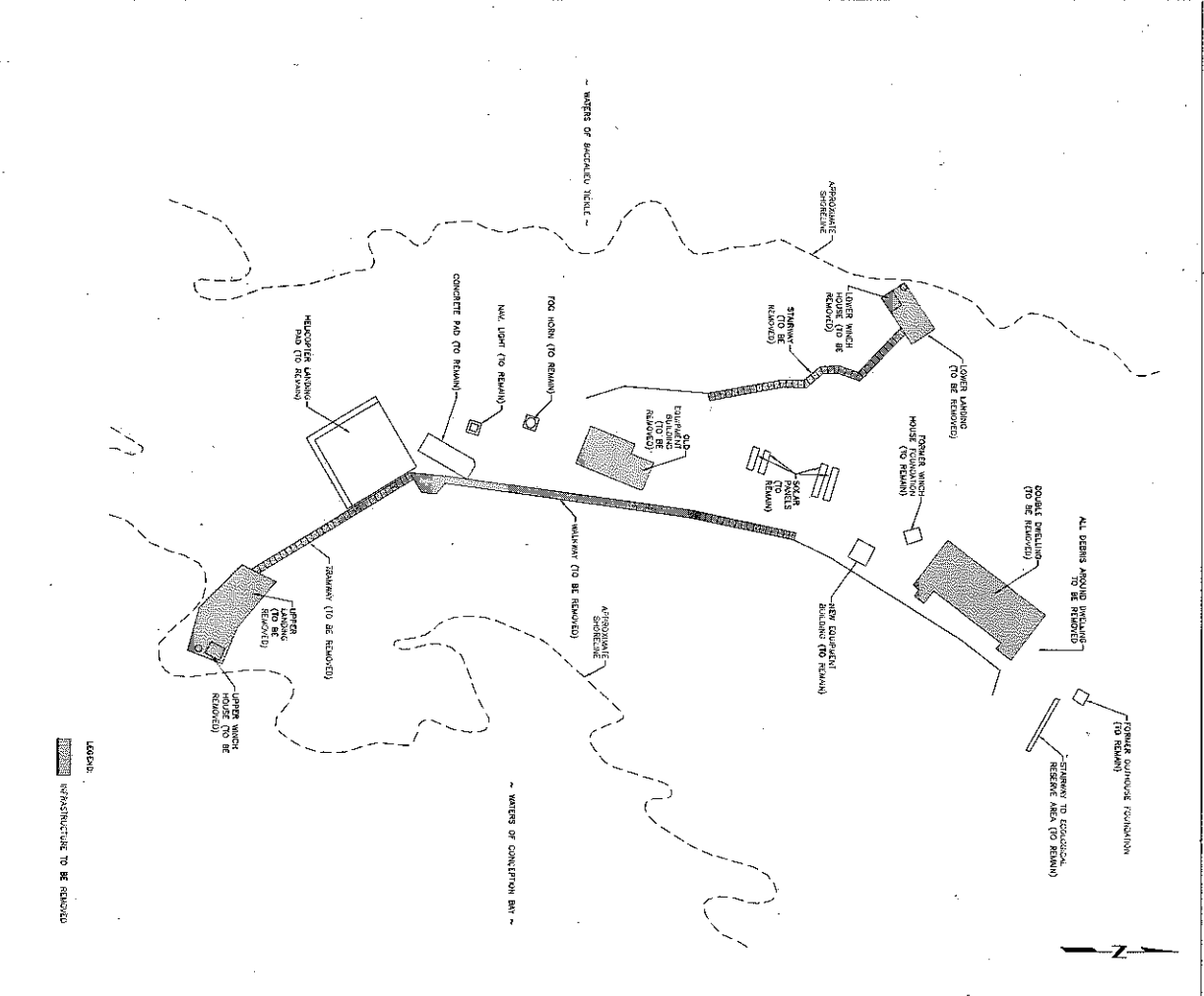
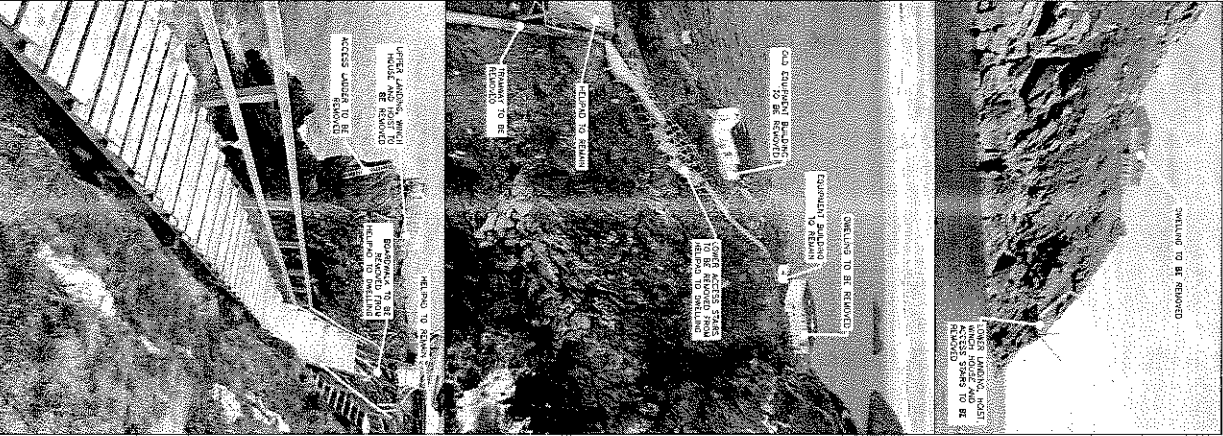
DATE: JUNE 15, 2017

CLIENT/OWNER:
DEPARTMENT OF FISHERIES & OCEANS,
REAL PROPERTY, SAFETY & SECURITY

PRIME CONSULTANT:
AFN ENGINEERING INC.

DRAWING LIST:

02C0201A005C1	SITE PLAN
02C0201A005C2	PLANS - DWELLING
02C0201A005C3	ELEVATIONS - DWELLING
02C0201A005C4	PLANS - UPPER AND LOWER WINCH HOUSES
02C0201A005C5	PLAN - EQUIPMENT BUILDING



Fisheries and Oceans
Pêches et Océans

Roof Property, Safety & Security
Biens Immobiliers, Sécurité et Sécurité

PROVINCE OF QUEBEC
LE GOUVERNEMENT DU QUÉBEC

HEMIT HOLDING
THE FISH STORE
DES BARRAGES INC.

PROJECT: BARRAGES INC. - 2017
DATE: JULY 11, 2017
SCALE: N.T.S.

APPROVED BY: [Signature]
DATE: [Date]

PROJECT NO.: [Number]
DRAWING NO.: [Number]

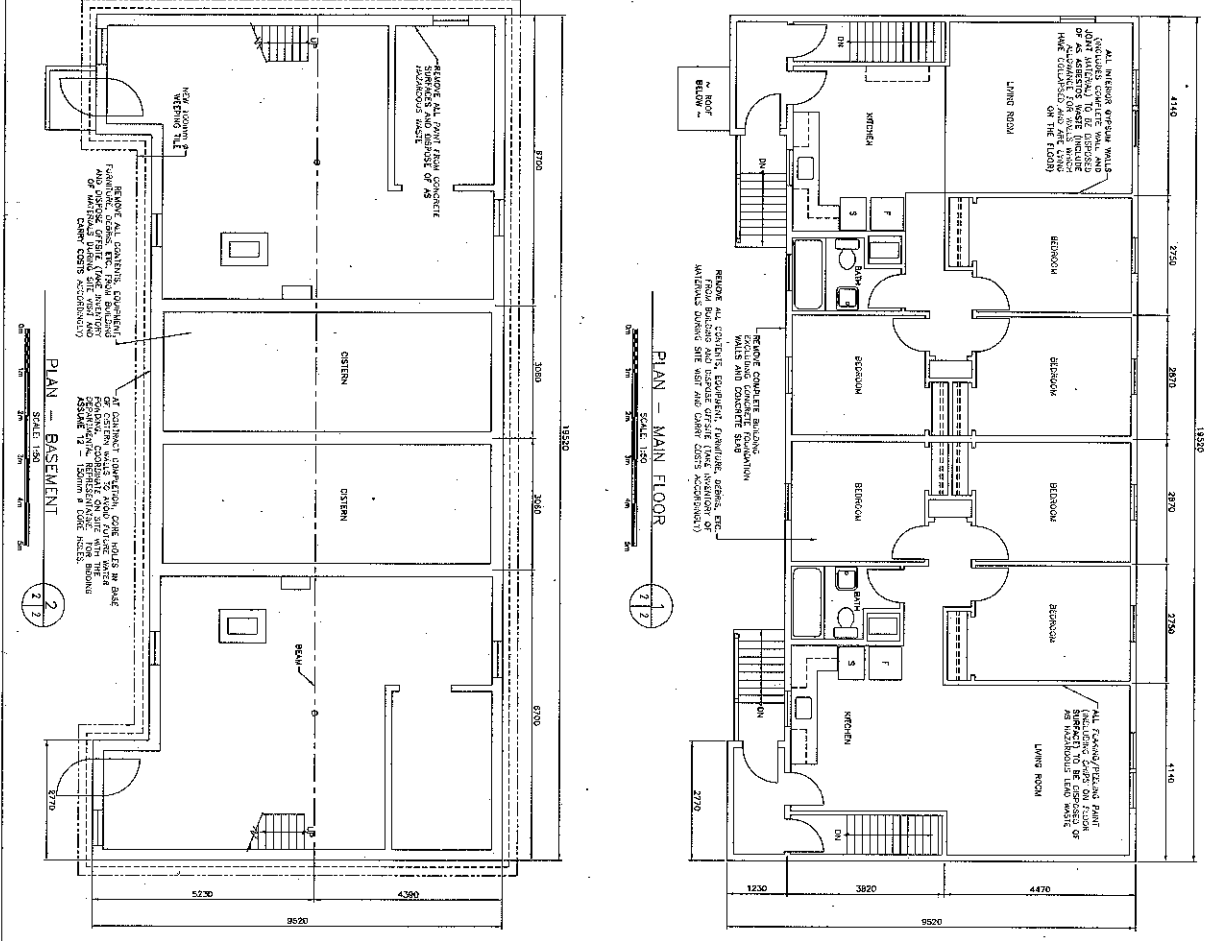
REMOVAL OF VARIOUS SURPLUS INFRASTRUCTURE AT THE BARRAGES UGHSTATION, NL

SITE PLAN

Legend:
 [Symbol] INFRASTRUCTURE TO BE REMOVED

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR REVIEW	6/21/17	[Name]	N/A
2	REVISION	7/11/17	[Name]	1

DATE: [Date]



- NOTES**
1. DIMENSIONS SHOWN ARE TO BE CONSIDERED APPROXIMATE. CONSULT ALL GENERAL CONTRACTORS DURING THE SITE VISIT AND CARRY COSTS.
 2. LAYOUTS, ELEVATIONS AND FINISH ARE SHOWN FOR GENERAL SUBSTITUTION PURPOSES ONLY. EXCEPT ACTUAL SITE CONDITIONS TO THE EXTENT OF CONSTRUCTION, SCHEDULE AND CARRY COSTS WILL BE PERMITTED ON WITH. OWNER FOR ALL ITEMS OF THE PROJECT BEYOND TO BE CONSIDERED APPROXIMATE.
 3. THE SET IS PROPOSED, SCHEDULE AND IN THIS REGARD, NO FINISHES WILL BE PERMITTED ON WITH. OWNER FOR ALL ITEMS OF THE PROJECT BEYOND TO BE CONSIDERED APPROXIMATE.
 4. THE SET IS PROPOSED, SCHEDULE AND IN THIS REGARD, NO FINISHES WILL BE PERMITTED ON WITH. OWNER FOR ALL ITEMS OF THE PROJECT BEYOND TO BE CONSIDERED APPROXIMATE.

Fisheries and Oceans

Pêches et Océans

Real Property, Safety & Security

Biens immobiliers, Sécurité et sécurité

PROJECT OF NEW FOUNDLANDS

PROJET DE NOUVEAU-FOND

REMOVAL OF VARIOUS SURPLUS INFRASTRUCTURE AT THE BACCALEUL LIGHTSTATION, NL

OWNER - CLIENT P.H.L.

DESIGNER - ARCHITECT P.H.L.

DATE - DATE DE LA D.S. 15. 2017

PROJECT NO. - NO. DU PROJET AS SHOWN (Drawing No. 512533/25352)

PROJECT NO. - NO. DU PROJET 512533/25352

SCALE 1/2" = 1'-0"

DATE 15. 2017

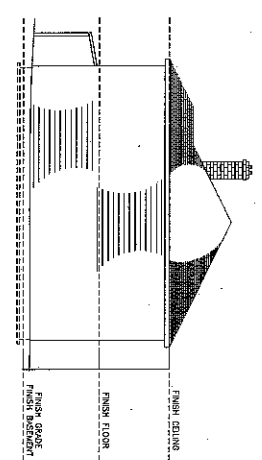
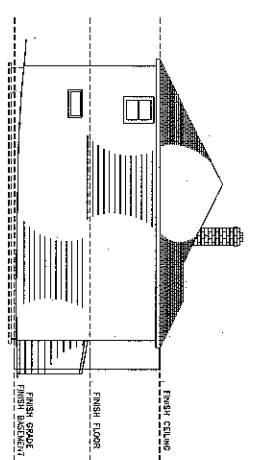
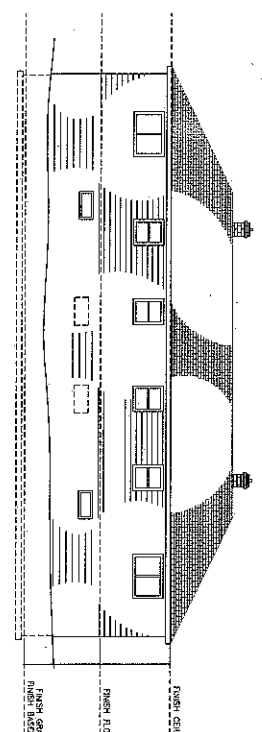
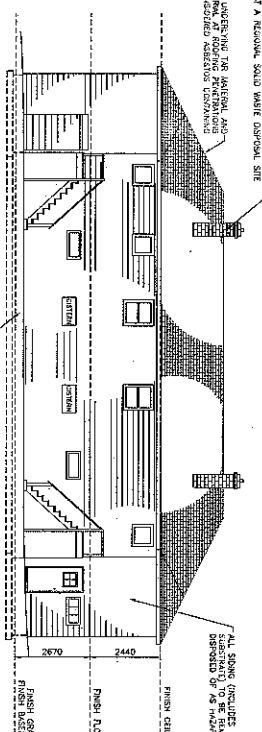
BY P.H.L.

CHECKED P.H.L.

APPROVED P.H.L.

NOTES:

1. CONDITIONS SHOWN ARE TO BE CONSIDERED APPLICABLE. CORRECT ALL CRITICAL DEFICIENCIES DURING THE SITE VISIT AND CORRECT COSTS ACCORDINGLY.
2. LEAD, ASBESTOS AND PAINT ARE SHOWN FOR GENERAL ILLUSTRATION PURPOSES ONLY. EXACT ACTUAL SHE CONDITIONS TO VARY. THE SITE IS ECOLOGICAL SENSITIVE AND IN THE REGION, NO BURNING WILL BE PERMITTED ON SITE. WATER BY ALL TERMS OF THE VENDOR'S DETERMINATION DOCUMENT.
3. THE SITE IS ECOLOGICAL SENSITIVE. SAVINGS REPORT DETERMINED TO THE PERCENTAGES FOR QUANTITIES OF WASTE OR SURFACED HAZARDOUS BUILDING MATERIALS FOR DISposal INCLUDING JOINT COMPOUND ON THE INTERIOR WALLS AND CEILING COATING AGENTS AND IS TO BE DISPOSED OF IN ACCORDANCE WITH THE N. ASBESTOS AND LEAD ABATEMENT REGULATIONS. REMOVE THE MATERIAL, LEAD AND COATING AGENTS AND IS TO BE DISPOSED OF IN ACCORDANCE WITH THE N. ASBESTOS AND LEAD ABATEMENT REGULATIONS. REMOVE THE MATERIAL, LEAD AND COATING AGENTS AND IS TO BE DISPOSED OF IN ACCORDANCE WITH THE N. ASBESTOS AND LEAD ABATEMENT REGULATIONS. REMOVE THE MATERIAL, LEAD AND COATING AGENTS AND IS TO BE DISPOSED OF IN ACCORDANCE WITH THE N. ASBESTOS AND LEAD ABATEMENT REGULATIONS.
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No.	REV.	DATE	DESCRIPTION	BY	CHECKED	DATE
1			AS-BUILT	MS	MS	11/11/11
2			REVISED	MS	MS	11/11/11
3			REVISED	MS	MS	11/11/11
4			REVISED	MS	MS	11/11/11

ELEVATIONS - DWELLING

Drawn - sketch
 Date - JUN 11 2017
 Project - N.J. SHOWN
 Project no. - 104126
 82829-171003

Appendix C
Hazardous materials building survey



-FINAL REPORT-

**DEMOLITION HAZARDOUS BUILDING MATERIALS
ASSESSMENT AND INVENTORY
BACCALIEU ISLAND LIGHTSTATION
BACCALIEU ISLAND,
NEWFOUNDLAND AND LABRADOR
DFRP 80521**

Submitted to:

**Public Works and Government Services Canada
Environmental Services
The John Cabot Building
10 Barter's Hill, PO Box 4600
St. John's, NL
A1C 5T2**

Submitted by:

**Amec Foster Wheeler Environment & Infrastructure
A Division of Amec Foster Wheeler Americas Limited
133 Crosbie Road, PO Box 13216
St. John's, NL
A1B 4A5**

March 2015

Amec Foster Wheeler Project No. TF14076579

SECTION 2.0 EXECUTIVE SUMMARY

Hazardous materials identified at the double dwelling during the demolition HBMA are summarized in Table E-2.

Table E-2: Hazardous Material Description

Hazardous Material	Regulatory Guidelines	Location	Quantity (Approx.)	Disposal
Asbestos-Containing Drywall Joint Compound	NL Asbestos Abatement Regulations (Reg. 111/98)	Interior walls and ceilings (Main Level)	610 m ² (drywall including joint compound)	Asbestos-containing materials cannot be disposed of at a Construction & Demolition Site; however, these materials can be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Leachable Lead-Based Paint	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1); Federal Transportation of Dangerous Goods Act (1992, c. 34)	Building interior	932 m ²	These materials are considered hazardous wastes and must be disposed according to NL policy and the Solid Waste Management Authority by an approved hazardous waste disposal company and transported under the federal Transportation of Dangerous Goods (TDG) Act.
Lead and Mercury-Based Paint		Building interior	-	All painted materials that were sampled and analyzed for lead and mercury, with the exception of the materials containing leachable lead-based paint, may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Mould	Mould Guidelines for the Canadian Construction Industry, Canadian Construction Industry, 2004; Mould Abatement Guidelines, Environmental Abatement Council of Ontario (EACO), 2010	Building interior	Large amount of suspected mould on surfaces throughout Main Level (>10 m ²)	All mould impacted materials may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Potential Lead-Containing Plumbing Solder and Older Pipe Materials	Federal Hazardous Products Act (R.S.1985, c. H-3)	Building interior	-	These materials can be disposed of at a metal recycling facility, provided permission is obtained from the facility.

Demolition HBMA and Inventory
Section 2.0: Double Dwelling
Baccalieu Island Lightstation
Baccalieu Island, NL (DFRP 80521)
March 2015

Hazardous Material	Regulatory Guidelines	Location	Quantity (Approx.)	Disposal
Potential Ozone Depleting Substances and Halocarbons	Federal Hydrocarbon Regulations (SOR/2003-289)	Bedroom 1-1/ Basement 2	Spray foam sealant around window framing; several sheets of rigid foam insulation.	Materials containing ozone depleting substances should be received by a contractor or facility that has the proper approvals to remove, handle and/or dispose of ozone depleting substances.
Silica Dust	American Conference of Governmental Industrial Hygienists (ACGIH), Threshold Limit Values (TLVs) and Biological Exposure Indices (BEIs), 2010	Concrete, brick, mortar, grout, drywall and ceramic tile building materials	-	All concrete, brick, mortar, grout, drywall and ceramic tile can be disposed of at a Construction & Demolition Site or at a Regional Solid Waste Disposal Facility.
Ash	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1)	Chimneys (2)	Small Amount (<0.1 m ³)	Small amounts of ash may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Radioactive Materials	Federal Transportation of Dangerous Goods Act (1992, c. 34)	Hallway 1/ Basement 1/ Hallway 2	Smoke Detectors (3)	These low level radioactive materials must be transported, as per federal TDG regulations, to a licensed disposal facility.

SECTION 3.0 EXECUTIVE SUMMARY

Hazardous materials identified at the old equipment building during the demolition HBMA are summarized in Table E-3.

Table E-3: Hazardous Material Description

Hazardous Material	Regulatory Guidelines	Location	Quantity (Approx.)	Disposal
Asbestos-Containing Drywall Joint Compound	NL Asbestos Abatement Regulations (Reg. 111/98)	Interior walls and ceilings	255 m ²	Asbestos-containing materials cannot be disposed of at a Construction & Demolition Site; however, these materials can be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Leachable Lead-Based Paint	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1); Federal Transportation of Dangerous Goods Act (1992, c. 34)	Room 2 and Room 3 (lower half of walls)	53 m ²	These materials are considered hazardous wastes and must be disposed according to NL policy and the Solid Waste Management Authority by an approved hazardous waste disposal company and transported under the federal Transportation of Dangerous Goods (TDG) Act.
Lead and Mercury-Based Paint		Building interior and exterior	-	All painted materials that were sampled and analyzed for lead and mercury, with the exception of the materials containing leachable lead-based paint, may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Mould	Mould Guidelines for the Canadian Construction Industry, Canadian Construction Industry, 2004; Mould Abatement Guidelines, Environmental Abatement Council of Ontario (EACO), 2010	Building interior	Large amount of suspected mould on surfaces throughout building (>10 m ²)	All mould impacted materials may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Mercury-Containing Fluorescent Light Tubes	Federal Hazardous Products Act (R.S.1985, c. H-3)	Room 2	Two (2) light tubes.	These materials can be disposed of at a recycling facility.
Silica Dust	American Conference of Governmental Industrial Hygienists (ACGIH), Threshold Limit Values (TLVs) and Biological Exposure Indices (BEIs), 2010	Concrete and drywall building materials	-	All concrete and drywall can be disposed of at a Construction & Demolition Site or at a Regional Solid Waste Disposal Facility.

SECTION 4.0 EXECUTIVE SUMMARY

Hazardous materials identified at the upper winch house during the demolition HBMA are summarized in Table E-4.

Table E-4: Hazardous Material Description

Hazardous Material	Regulatory Guidelines	Location	Quantity (Approx.)	Disposal
Lead-Based Paint	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1); Federal Transportation of Dangerous Goods Act (1992, c. 34)	Building interior and exterior	-	All painted materials that were sampled and analyzed for lead may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Silica Dust	American Conference of Governmental Industrial Hygienists (ACGIH), Threshold Limit Values (TLVs) and Biological Exposure Indices (BEIs), 2010	Concrete building materials	-	All concrete can be disposed of at a Construction & Demolition Site or at a Regional Solid Waste Disposal Facility.

SECTION 5.0 EXECUTIVE SUMMARY

Hazardous materials identified at the lower winch house during the demolition HMBA are summarized in Table E-5.

Table E-5: Hazardous Material Description

Hazardous Material	Regulatory Guidelines	Location	Quantity (Approx.)	Disposal
Lead-Based Paint	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1); Federal Transportation of Dangerous Goods Act (1992, c. 34)	Building exterior		All painted materials that were sampled and analyzed for lead may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.

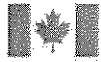
SECTION 6.0 EXECUTIVE SUMMARY

Hazardous materials identified at the Site exterior structures during the demolition HBMA are summarized in Table E-6.

Table E-6: Hazardous Material Description

Hazardous Material	Regulatory Guidelines	Location	Quantity (Approx.)	Disposal
Lead-Based Paint	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1); Federal Transportation of Dangerous Goods Act (1992, c. 34)	Stairway railing between old equipment and lower landing; outhouse; stairway between upper landing and helicopter landing pad	-	All painted materials that were sampled and analyzed for lead may be disposed of at a Regional Solid Waste Landfill, provided permission is obtained from the facility.
Silica Dust	American Conference of Governmental Industrial Hygienists (ACGIH), Threshold Limit Values (TLVs) and Biological Exposure Indices (BEIs), 2010	Concrete building materials	-	All concrete can be disposed of at a Construction & Demolition Site or at a Regional Solid Waste Disposal Facility.
Creosote Treated Timber	Federal Hazardous Products Act (R.S.1985, c. H-3); NL Department of Environment 2003 Guidance Document for Leachable Toxic Waste and Disposal (GD-PPD-26.1); Federal Transportation of Dangerous Goods Act (1992, c. 34)	Stairway between upper landing and helicopter landing pad; lower landing deck foundation posts and spar	-	Pending TCLP analysis, these materials (creosote treated timber) may be considered hazardous wastes and must be disposed according to NL policy and the Solid Waste Management Authority by an approved hazardous waste disposal company and transported under the federal TDG Act.

Appendix D
Regulatory responses



Environment and
Climate Change Canada

Environnement et
Changement climatique Canada

Environmental Stewardship Branch
6 Bruce Street
Mount Pearl, NL A1N 4T3

28 July 2017

Mark McNeil
Public Works and Government Services Canada
Suite 204, 1 Regent Square
Corner Brook, NL, A2H 7K6

Dear Mr. McNeil:

RE: Baccalieu Island Lightstation – Removal of various surplus infrastructure NL EAS# 2017-075

Environment and Climate Change Canada (ECCC) has reviewed the Project Notification for proposed removal of various surplus infrastructure of the Baccalieu Island Lightstation (NL) in accordance with your electronic notification on 13 July 2017.

It is understood that Fisheries and Oceans Canada – Real Property Safety and Security (DFO RPSS) is proposing to demolish/remove various components of surplus infrastructure (dwelling, the old equipment building, the winch house, landings access stairs and tramway hoists) associated with the Baccalieu Island lightstation. All hazardous materials produced as a result of the project (asbestos, lead/mercury containing paints, creosote treated timbers, etc.) will be transported off-site for disposal at an approved waste disposal facility pursuant to applicable provincial and federal regulations/legislation and contract specifications.

ECCC has specialist knowledge and information relevant to the proposed project that stems from our mandate as set out in various statutes including the *Migratory Birds Convention Act (MBCA)*, *Canadian Environmental Protection Act*, *Canada Water Act*, *Canada Wildlife Act*, *Species at Risk Act*, *Department of Environment Act*, and the *Fisheries Act* (Section 36). ECCC is also the lead federal department in promoting a variety of federal policies and programs concerning the environment.

REVIEW COMMENTS

Wildlife and Habitat

The Canadian Wildlife Service of Environment and Climate Change Canada (ECCC-CWS) has reviewed the above project document and offers the following comments.

Baccalieu Island is an important colony for Leach's Storm-Petrel, as the largest Leach's Storm-Petrel colony in Newfoundland and Labrador. ECCC-CWS is concerned about recent declines in Leach's Storm Petrel populations. Newfoundland harbours the majority of the world's breeding population for the species (Robertson et al. 2006).

Demolition activities should not proceed until migratory birds have finished nesting and have departed the colony. On Baccalieu Island, migratory seabirds are likely to breed from April 1st through to September 30th.

Migratory Birds- Applicable Legislation

Migratory birds, their eggs, nests, and young are protected under the *Migratory Birds Convention Act* (MBCA). Migratory birds protected by the MBCA generally include all seabirds (except cormorants and pelicans), all waterfowl, all shorebirds, and most landbirds (birds with principally terrestrial life cycles). The list of species protected by the MBCA can be found at: <https://www.ec.gc.ca/nature/default.asp?lang=En&n=496E2702-1>. Bird species not listed may be protected under other legislation.

Under Section 6 of the *Migratory Birds Regulations* (MBR), it is forbidden to disturb, destroy, or take a nest or egg of a migratory bird; or to be in possession of a live migratory bird, or its carcass, skin, nest or egg, except under authority of a permit. It is important to note that under the MBR, no permits can be issued for the incidental take of migratory birds caused by development projects or other economic activities.

Furthermore, Section 5.1 of the MBCA describes prohibitions related to deposit of substances harmful to migratory birds:

- "5.1 (1) No person or vessel shall deposit a substance that is harmful to migratory birds, or permit such a substance to be deposited, in waters or an area frequented by migratory birds or in a place from which the substance may enter such waters or such an area.
- (2) No person or vessel shall deposit a substance or permit a substance to be deposited in any place if the substance, in combination with one or more substances, results in a substance — in waters or an area frequented by migratory birds or in a place from which it may enter such waters or such an area — that is harmful to migratory birds."

It is the responsibility of the proponent to ensure that activities are managed so as to ensure compliance with the MBCA and associated regulations.

Vegetation Clearing

Clearing vegetation may cause disturbance to migratory birds, and may inadvertently cause the destruction of their nests and eggs. Many species use trees, as well as brush, deadfalls and other low-lying vegetation for nesting, feeding, shelter and cover. This would apply to songbirds throughout the region, as well as waterfowl in wetland areas. Disturbance of this nature would be most critical during the migratory bird nesting period. Please see the webpage "General Nesting Periods of Migratory Birds in Canada" (Website: <http://www.ec.gc.ca/paom-itmb/default.asp?lang=En&n=4F39A78F-1>) for more specific information concerning the

breeding times of migratory birds in the proponent's local area. This project area falls within zone "D3-4".

Environment and Climate Change Canada provides the following recommendations:

1. The proponent is recommended to avoiding certain activities, such as clearing, during the regional nesting period for migratory birds. The breeding season for most birds within the project area occurs between April 15th and August 15st in this region for landbirds, and April 1st through August 30th for seabirds.
2. Active nests can be discovered during project activities outside of the regional nesting period. To reduce the risk of impacting nests or birds caring for pre-fledged chicks at those times, ECCC-CWS recommends implementation of measures such as the establishment of vegetated buffer zones around nests, and minimization of activities in the immediate area until nesting is complete and chicks have naturally migrated from the area. It is incumbent on the proponent to identify the best approach, based on the circumstances, to complying with the MBCA
3. The proponent should be cognizant that while most migratory bird species construct nests in trees (sometimes in tree cavities) and shrubs, mitigations should be appropriate for migratory birds with different breeding strategies. For example, several species nest at ground level (e.g., Common Nighthawk, Killdeer, sandpipers), in hay fields, pastures or in burrows. Some bird species may nest on cliffs or in stockpiles of overburden material from mines or the banks of quarries. Some migratory birds (including certain waterfowl species) may nest in head ponds created by beaver dams. Some migratory birds (e.g., Barn Swallow, Cliff Swallow, Eastern Phoebe) may build their nests on structures such as bridges, ledges or gutters.
4. The proponent is recommended to develop and implement a management plan that includes appropriate preventive measures to minimize the risk of impacts on migratory birds (See "Planning ahead to reduce risks to migratory bird nests", PDF: <http://www.ec.gc.ca/Publications/default.asp?lang=En&xml=50C4FE11-801E-4FE3-8019-B2D8537D76CF>). It is the responsibility of the individual or company undertaking the activities to determine these measures. For beneficial management practices regarding how to avoid the incidental take of migratory birds nests and eggs, please refer to the Avoidance Guidelines (Website: <http://www.ec.gc.ca/paom-itmb/default.asp?lang=En&n=AB36A082-1>). The management plan should include processes to follow should an active nest be found at any time of the year.

Fuel Leaks

The proponent must ensure that all precautions are taken by the contractors to prevent fuel leaks from equipment, and that a contingency plan in case of oil spills is prepared. Furthermore, the proponent should ensure that contractors are aware that under the MBR, "no person shall deposit or permit to be deposited oil, oil wastes or any other substance harmful to migratory birds in any waters or any area frequented by migratory birds." Biodegradable alternatives to petroleum-based chainsaw bar oil and hydraulic fluid for heavy machinery are commonly available from major manufacturers. Such biodegradable fluids should be considered for use in place of petroleum products whenever possible, as a standard for best practices. Fueling and

servicing of equipment should not take place within 30 meters of environmentally sensitive areas, including shorelines and wetlands.

Provisions for wildlife response activities should be identified in the Oil Spill Prevention and Response Plan to ensure that pollution incidents affecting Wildlife are effectively and consistently mitigated. The document "Birds and Oil - CWS Response Plan Guidance" is attached and is provided to offer guidance on the development of wildlife response activities.

The following information should be included in any Oil Spill Prevention and Response Plan:

- Mitigation measures to deter migratory birds from coming into contact with the oil.
- Mitigation measures to be undertaken if migratory birds and/or sensitive habitat becomes contaminated with the oil.
- The type and extent of monitoring that would be conducted in relation to various spill events.

General guidance on reducing disturbance to seabird colonies

Environment Canada recommends that, during the breeding season, people stay off seabird and waterbird colonies, maintain appropriate buffer zones around colonies, and avoid any disturbance of migratory birds. In addition to the advice given below, information concerning working near or on seabird colonies can be found at <http://www.ec.gc.ca/paom-itmb/default.asp?lang=En&n=E3167D46-1>.

Activities on land

- In general, maintain a distance of at least 300 m from seabird and waterbird colonies. It may be possible to approach closer at authorized and supervised locations where appropriate fenced viewing facilities have been established.
- For high-disturbance activities (e.g. drilling, blasting), maintain a buffer of at least 1 km from colonies.

Activities on water

- In general, maintain a minimum distance of at least 300 m from all areas of the island or colony occupied by seabirds and waterbirds.
- Always travel at steady speeds when close to seabird and waterbird colonies, moving parallel to the shore, rather than approaching the colony directly.
- Avoid any sharp or loud noises, do not blow horns or whistles, and maintain constant engine noise levels.
- Do not pursue seabirds or waterbirds swimming on the water surface, and avoid concentrations of these birds on the water.
- Anchor large vessels at least 500 m from the breeding islands and only approach as close as 300 m in smaller vessels.
- Never dump waste or garbage overboard, because even small amounts of oil can kill birds and other marine life, and habitats may take years to recover; and fishing line, cans, plastic bottles and other plastic waste can injure or kill birds.

Helicopter Site Access

Aircraft, particularly helicopters, have been known to cause significant negative impacts to migratory birds during various life stages (i.e. chick rearing, moulting). Mitigation measures such as timing and adjusting the altitude and pattern of helicopter flight lines can minimize

disturbance. Helicopter use near seabird breeding colonies should be avoided from April 1st – September 30th.

Other Coastal Infrastructure Activities

ECCC-CWS offers the following recommended beneficial management practices for working on shorelines:

- Project staff should not approach concentrations of seabirds, sea ducks or shorebirds.
- Project staff should use the main navigation channels to get to and from the site; and should have well muffled vessels and machinery.
- Project staff should undertake any measures that may minimize or eliminate discharge of oily waste into the marine environment.
- Food scraps and other garbage left on beaches and other coastal habitats can artificially enhance the populations of avian and mammalian predators of eggs and chicks. The proponent should ensure that no litter (including food waste) is left in coastal areas by their staff and/or contractors
- If there is any noticeable change in seabird numbers or distribution at the location during operations, ECCC-CWS should be notified.

Revegetation

A variety of species of plants native to the general project area be used in revegetation efforts. Should seed mixes for herbaceous native species for the area not be available, it should be ensured that plants used in revegetation efforts are not known to be invasive.

Invasive Species

Measures to diminish the risk of introducing invasive species should be developed and implemented during all project phases. These measures could include:

- Cleaning and inspecting construction equipment prior to transport from elsewhere to ensure that no vegetative matter is attached to the machinery (e.g., use of pressure water hose to clean vehicles prior to transport)
- Regularly inspecting equipment prior to, during and immediately following construction in areas found to support Purple Loosestrife to ensure that vegetative matter is not transported from one construction area to another.

Deposition of Harmful Substances

Section 5.1 of the MBCA indicates that it is unlawful to deposit a substance that is harmful to migratory birds, or permit such a substance to be deposited, in waters or an area frequented by migratory birds or in a place from which the substance may enter such waters or such an area.

ECCC-CWS recommends that the proponent:

- Monitor the use of the pond by migratory birds, as well as monitor the presence of substances in this pond or associated water bodies that are harmful to migratory birds; and
- Implement measures to prevent contact of migratory birds with the harmful substances, to ensure compliance with the MBCA if birds are detected on ponds or other water bodies that contain substances harmful to migratory birds.

Light Attraction and Migratory Birds

Attraction to lights at night or in poor visibility conditions during the day may result in collision with lit structures or their support structures, or with other migratory birds. Disoriented migratory birds are prone to circling light sources and may deplete their energy reserves and either die of exhaustion or be forced to land where they are at risk of depredation.

To reduce risk of incidental take of migratory birds related to human-induced light, ECCC-CWS recommends implementation of the following beneficial management practices:

- Avoid undertaking work at night in the quarry during the breeding season.
- The minimum amount of pilot warning and obstruction avoidance lighting should be used on tall structures. Warning lights should flash, and should completely turn off between flashes.
- The fewest number of site-illuminating lights possible should be used in the project area. Only strobe lights should be used at night, at the lowest intensity and smallest number of flashes per minute allowable by Transport Canada.
- Lighting for the safety of the employees should be shielded to shine down and only to where it is needed.
- LED lights should be used instead of other types of lights where possible. LED light fixtures are less prone to light trespass (i.e. are better at directing light where it needs to be, and do not bleed light into the surrounding area), and this property reduces the incidence of migratory bird attraction.

Species at Risk

The following avian species at risk (as listed on Schedule 1 of the *Species at Risk Act*) may occur within the study area: Olive-sided flycatcher (Threatened), and Common Nighthawk (*Percna* subspecies, Endangered). Though unlikely to be found within the project footprint, these species may occur within the study area and we request that sightings be reported to ECCC-CWS.

Works Cited:

Robertson, G.J., Russell, J., Bryant, R., Fifield, D.A. & Stenhouse, I.J. (2006) Size and trends of Leach's Storm-Petrel *Oceanodroma leucorhoa* breeding populations in Newfoundland. *Atlantic Seabirds* 8 (1/2): 41-50. Pp 10.

Water Quality

Pollution prevention and control provisions of the *Fisheries Act* are administered and enforced by ECCC. The *Fisheries Act* can be obtained at: <http://laws-lois.justice.gc.ca/eng/acts/F-14/FullText.html>. Subsection 36(3) of the *Fisheries Act* prohibits "anyone from depositing or permitting the deposit of a deleterious substance of any type in water frequented by fish, or in any place under any conditions where the deleterious substance, or any other deleterious substance that results from the deposit of the deleterious substance, may enter such water".

It is the responsibility of the proponent to ensure that activities are managed so as to prevent the release of substances deleterious to fish. In general, compliance is determined at the last

point of control of the substance before it enters waters frequented by fish, or, in any place under any conditions where a substance may enter such waters.

Management of Materials, Substances and Waste Products

Canadian Environmental Protection Act

The proponent should also be aware of the potential applicability of the *Canadian Environmental Protection Act* (CEPA). The *Canadian Environmental Protection Act* enables protection of the environment, and human life and health, through the establishment of environmental quality objectives, guidelines and codes of practice, and the regulation of toxic substances, emissions and discharges from federal facilities, international air pollution, and disposal at sea.

Provisions for Management of Hazardous Waste

If hazardous wastes or hazardous recyclable materials are to be transported out of the province for disposal or recycling (e.g., waste oil), then the *Interprovincial Movement of Hazardous Waste Regulations* (IMHWR) (<http://ec.gc.ca/lcpe-cepa/eng/regulations/detailReg.cfm?intReg=68>) administered by ECCC under CEPA 1999 may apply. These regulations set out the conditions which must be met in order to monitor and track the transboundary movement of hazardous wastes in Canada to ensure that they are recycled or disposed of in an environmentally sound manner. The proponent should be aware that under the IMHWR, all hazardous wastes and hazardous recyclable materials must be transported by an authorized carrier within Canada and must be accompanied by a manifest form or movement document.

Accidents and Malfunctions

Hazardous materials (e.g. fuels, lubricants, hydraulic oil) and wastes (e.g. waste oil) should be managed so as to minimize the risk of chronic and/or accidental releases. For example, proponents are encouraged to undertake refueling and maintenance activities on level terrain, at a suitable distance from environmentally sensitive areas including watercourses, and on a prepared impermeable surface with a collection system. Biodegradable alternatives to petroleum-based hydraulic fluid for heavy machinery are commonly available from major manufacturers. Such biodegradable fluids should be considered for use in place of petroleum products whenever possible.

Proponents are encouraged to prepare contingency plans that reflect a consideration of potential accidents and malfunctions and that take into account site-specific conditions and sensitivities. The Canadian Standards Association publication, *Emergency Preparedness and Response*, CAN/CSA-Z731-03¹, is a useful reference for this.

All spills or leaks, such as those from machinery or storage tanks, should be promptly contained and cleaned up (sorbents and booms should be available for quick containment and recovery), and reported to the 24-hour environmental emergencies reporting system (1-800-563-9089).

¹ Canadian Standards Association publication, *Emergency Preparedness and Response*, CAN/CSA-Z731-03 (<http://shop.csa.ca/en/canada/injury-prevention/canca-z731-03-r2009/invt/27019912003>)

Non-hazardous Waste

Provisions for the disposal of construction wastes (e.g. wood, concrete, steel, etc.) and other refuse should be identified, including opportunities for recycling/reuse. If reuse or recycling opportunities are not available, then the refuse should be disposed of at an approved site.

I trust these comments will be useful in your review. If you have any questions, please contact me at 709-772-2126 or jerry.pulchan@canada.ca.

Yours truly,

Original Signed by Jerry Pulchan

Jerry Pulchan
Environmental Assessment and Marine Programs
Environmental Protection Operations Directorate, Atlantic

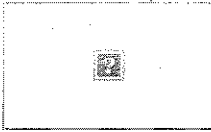
cc. M. Hingston

From: Leonard, Tina
To: [Mark McNeil](#)
Cc: [Graham, Jeri](#); [Carey, Richard](#)
Subject: RE: Baccalieu Island Demolition Work
Date: July-21-17 3:25:58 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Hi Mark. Jeri just pointed out an important typo in #2 re: duration! I should've written "we would ***not*** support any requests for work in Spring or Summer 2018."

Oops!

t



www.gov.nl.ca



@FLR_GovNL

Tina Leonard
Ecologist
Natural Areas Program

Department of Fisheries and Land
Resources
PO Box 2006
Corner Brook, NL Canada A2H 6J8

t 709.637.2440
f 709.637.2586
tinaleonard@gov.nl.ca

Thousands of tired, nerve-shaken, over-civilized people are beginning to find out that going to the mountains is going home; that wildness is a necessity. - John Muir in 1901

From: Leonard, Tina
Sent: Friday, July 21, 2017 10:06 AM
To: 'Mark.McNeil@pwgsc-tpsgc.gc.ca'
Cc: Graham, Jeri; Carey, Richard
Subject: RE: Baccalieu Island Demolition Work

Hi Mark. Nice to chat with you earlier. And thanks for the detailed proposal! Makes my job much easier. Below I've outlined a number of points we discussed:

1. Start date – I've spoken with seabird scientists at Canadian Wildlife Service (Environment and Climate Change Canada). Because Baccalieu Island is an Ecological Reserve and supports many populations of nesting seabirds in quite sensitive habitats, we request that the work not commence until September at the earliest. Atlantic Puffins and Leach's Storm-Petrels nests in burrows near the properties to be demolished; populations of the latter have declined by more than 30% in the last 3 decades and the species is thus of global conservation concern. Puffins should leave the colony by mid-August but the storm-petrels will still be present into the Fall, however their most sensitive breeding period should be finished by early September. Please advise if a start date of early September (or later) works for you.
2. Project duration – In the event that the demolition and clean up cannot be completed this Fall and you need to return next year, we would again be asking that you delay any work until September. April-July are particularly sensitive times, so we would support any request

for work in the Spring or Summer 2018.

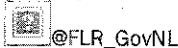
3. CWS scientists will be on the Island mid-August and the 2nd week of September conducting research on Leach's Storm-Petrels. Please make every effort to not disturb the researchers or their work. They will be working north of the properties to be demolished, so it would be appreciated if you could approach the site/Island from the south (via sea or air).
4. A permit from us (Dept of Fisheries and Land Resources) is not required but we do request that you please stay in touch about proposed work, timelines, project progress, any issues or incidents, etc.
5. Because the Federal property is bounded by the Ecological Reserve, all contractors and field personnel should be aware of the Wilderness and Ecological Reserves Act, the Seabird Ecological Reserve Regulations, and the Baccalieu Island Ecological Reserve Management Plan. Under the Regs, there are restrictions about boat and aircraft operation but exemptions are made for anyone working with or on behalf of the Federal Dept of Transportation, so you are covered off there. Copies of the Act, Regs, and Management Plan are available here: www.assembly.nl.ca/legislation/sr/statutes/w09.htm and here: www.assembly.nl.ca/Legislation/sr/Regulations/rc150032.htm The management plan is here: www.flr.gov.nl.ca/publications/parks/baccalieu_island_ecological_reserve.pdf

I think that's it for now. Pls let me know of any errors or omissions!

tina



www.gov.nl.ca



@FLR_GovNL

Tina Leonard

Ecologist
Natural Areas Program

Department of Fisheries and Land
Resources
PO Box 2006
Corner Brook, NL Canada A2H 6J8

t 709.637.2440
f 709.637.2586
tinaleonard@gov.nl.ca

Thousands of tired, nerve-shaken, over-civilized people are beginning to find out that going to the mountains is going home; that wildness is a necessity. - John Muir in 1901

From: Mark McNeil [<mailto:Mark.McNeil@pwgsc-tpsgc.gc.ca>]

Sent: Thursday, July 13, 2017 2:19 PM

To: Graham, Jeri

Subject: Baccalieu Island Demolition Work

Good afternoon Jeri,

On behalf of Fisheries and Oceans Canada, Real Property Safety and Security, I am conducting an analysis under the Canadian Environmental Assessment Act (CEAA2012) for the proposed removal of

surplus infrastructure associated with the lightstation on Baccalieu Island. Work will include demolition of several structures (i.e. dwelling, sheds, stairs, tramway, etc). It is proposed to conduct this work starting in August 2017. It is also proposed to remove the demolished materials from the project site by helicopter, or possibly a barge.

Given that the work will be occurring in an established ecological reserve and during the breeding season for migratory seabirds, I wanted to run this by you before going through the environmental assessment process. Specifically, do you foresee any issues with the work commencing during this timeframe and will any special permits or approvals be required.

I've attached a site plan of the infrastructure slated for removal. The location of the property on the island is also indicated in the plans.

I look forward to your response and please feel free to give me a call if you'd like to discuss any additional details.

Regards,
Mark McNeil

Mark McNeil, M.Sc.

Environmental Services | Services écologiques

Public Services and Procurement Canada | Services Publics et Approvisionnement Canada

Suite 204, 1 Regent Square, Corner Brook, NL A2H 7K6 | Pièce 204, 1 Place Regent, Corner Brook, TN A2H 7K6

mark.mcneil@pwgsc-tpsgc.gc.ca

Tei: (709) 637-4481 | *facsimile/télécopieur (709) 637-4566*

Mobile: (709) 632-8516 | *cellulaire (709) 632-8516*

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