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The Cambridge Building
3 Queen Street/3, rue Queen
Charlottetown
Prince Edward Island
C1A 4A2

**SOLICITATION AMENDMENT
MODIFICATION DE L'INVITATION**

The referenced document is hereby revised; unless otherwise
indicated, all other terms and conditions of the Solicitation
remain the same.

Ce document est par la présente révisé; sauf indication contraire,
les modalités de l'invitation demeurent les mêmes.

Comments - Commentaires

Veillez adresser toute demande de renseignements
par écrit à l'attention de l'autorité contractante,
Crystal Bysterveldt, soit par télécopieur ou par
courriel à: crystal.bysterveldt@tpsgc.gc.ca.

Vendor/Firm Name and Address

**Raison sociale et adresse du
fournisseur/de l'entrepreneur**

Issuing Office - Bureau de distribution

Public Works and Government Services Canada
The Cambridge Building
3 Queen Street/3 rue, Queen
PO Box 1268/CP 1268
Charlottetown
Prince Ed
C1A 4A2

Title - Sujet Centre des visiteurs Green Gables	
Solicitation No. - N° de l'invitation ED001-181274/A	Amendment No. - N° modif. 008
Client Reference No. - N° de référence du client R.081199.001	Date 2017-10-18
GETS Reference No. - N° de référence de SEAG PW-\$PWC-024-4190	
File No. - N° de dossier PWC-7-40074 (024)	CCC No./N° CCC - FMS No./N° VME
Solicitation Closes - L'invitation prend fin at - à 02:00 PM on - le 2017-10-25	Time Zone Fuseau horaire Atlantic Daylight Saving Time ADT
F.O.B. - F.A.B.	
Plant-Usine: <input type="checkbox"/> Destination: <input checked="" type="checkbox"/> Other-Autre: <input type="checkbox"/>	
Address Enquiries to: - Adresser toutes questions à: Bysterveldt (PWC), Crystal	Buyer Id - Id de l'acheteur pwc024
Telephone No. - N° de téléphone (902) 940-7122 ()	FAX No. - N° de FAX (902) 566-7514
Destination - of Goods, Services, and Construction: Destination - des biens, services et construction:	

Instructions: See Herein

Instructions: Voir aux présentes

Delivery Required - Livraison exigée	Delivery Offered - Livraison proposée
Vendor/Firm Name and Address Raison sociale et adresse du fournisseur/de l'entrepreneur	
Telephone No. - N° de téléphone Facsimile No. - N° de télécopieur	
Name and title of person authorized to sign on behalf of Vendor/Firm (type or print) Nom et titre de la personne autorisée à signer au nom du fournisseur/ de l'entrepreneur (taper ou écrire en caractères d'imprimerie)	
Signature	Date

LES CHANGEMENTS SUIVANTS AUX DOCUMENTS D'APPEL D'OFFRES ENTRENT EN VIGUEUR IMMÉDIATEMENT. CET ADDENDA FERA PARTIE DES DOCUMENTS CONTRACTUELS.

LE PRÉSENT ADDENDA VISE À PRÉSENTER LES RÉPONSES SUIVANTES AUX QUESTIONS POSÉES PAR LES SOUMISSIONNAIRES.

1. **Question:** Exterior Benches – is there a specification for this item? I can't seem to locate it in the spec book.

Answer: Exterior bench area shown on Drawing A01 will be supplied by owner and not included in contract.

2. **Question:** The sliding door in the gift shop: on the door schedule it calls this door to be wood. In the spec book, it calls for an aluminum sliding grill. Can you clarify which is correct?

Answer: Door number 110B, door type G, is an aluminum side folding grill as described in Section 08 35 16.

3. **Question:** What is the connection of B1 to B3 near the intersection of gridlines 4 and J?

Answer: Reference Drawing S03 –Roof Plan. At the B1 beam offset from Grid J at Grid 4, provide a connection similar to TC 6/S10.

4. **Question:** Under Section 09 91 00, 2.01.11: can you clarify the application of finish to cedar shingles?

Answer: Exterior Wall - Type 1, references eastern white cedar shingles on Drawing A03. These shingles do not have a finish schedule.

5. **Question:** The electrical bidders have advised us that they cannot get a quote from Maritime Electric for their fees as a quote has not been requested by the owner. Please provide a cash allowance amount for the Maritime Electric Fees for this project.

Answer: Please remove the requirement for the Maritime Electric Fee as part of the contract. The owner will make the necessary arrangements with Maritime Electric.

6. **Question:** Please provide a detail for the Wood Lathe Screen shown in elevations 2/A04 and 7/A04.

Answer: Refer to detail 2/A20.

7. **Question:** What embedded plates are required for the piers at grids P-4 and P-6

Answer: Refer to Drawing S02 – Foundation Plan; At Grid P/4 and P/6 add the following designations:

- a. P4
- b. F1
- c. EP1 (Galvanized)

8. **Question:** Detail E/S08 shows a drain tile for the typical interior foundation at timber walls. Is a drain tile required at the interior walls?

Answer: Refer to Drawing S08 – Foundation Section and Pilaster Details; Section E – delete drain tile indicated at footing.

9. **Question:** Detail 3/A21 shows 13 mm cement board, 38 mm insulation and a modified bitumen waterproofing on the foundation walls, but there is no basement in this building and the foundation walls are backfilled on both sides. Is foundation waterproofing required for this project?

Answer: Waterproofing is required as shown on section A/A10, B/A10 and detail 3/A21, as well as Section 07 13 52 of the specifications.

10. **Question:** Regarding the Flagpole in the spec they call for a 25'-0" but the Standard of Acceptance: All-Canadian Flag Pole Co. ACC 35. Is a 35'-0" flagpole, Do they want 25' or 35' flagpole?

Answer: The requirement is for a 25' flagpole.

11. **Question:** Please provide a detail for the concrete bench shown on elevation 2/A04.

Answer: Concrete bench shown on 2/A04 and on drawing A01 will be supplied by owner and not to be included in this contract.

12. **Question:** What is the acceptable manufacturer(s) and products for the following items:

- a. Ceramic Wall Panels
- b. Composite Veneer Wood Panels
- c. Board and Baton Siding (there is no specification for this item)
- d. Ceramic tile
- e. Carpet tile
- f. Resilient Tile Flooring
- g. Toilet Partitions

Answer: Base selection on descriptions and performance criteria as specified in the bid documents and addenda's. No further information will be provided at this time.

13. **Question:** In regards to washroom partitions: Are they looking for maximum privacy or standard bathroom partitions? The spec indicates a floor mount with headrail, but drawings do not indicate a headrail. Do they require gap-free on the hinge and latch side?

Answer: Refer to Section 10 21 13.19, item 2.04.3.

14. **Question:** In regards to mechanical: On Mechanical drawing PO2 of 3, it is indicating that the plumbing contractor would bring the water main 1.2 meters outside of the foundation. In my opinion it makes a lot more sense for the Civil contractor to bring it in and stub it up above finished floor where we will hook on. To have an additional joint on a 3" water main under the ground doesn't make any sense.

Answer: It is the overall responsibility of the successful general contractor to oversee and coordinate any and all sub-contractors work and what tasks they complete in part of the contract as a whole and is free to distribute as seen fit.

Solicitation No. - N° de l'invitation

ED001-181274/A

Amd. No. - N° de la modif.

008

Buyer ID - Id de l'acheteur

pwc024

NOTE: PLEASE SEE ATTACHED REFERENCE DOCUMENT
ON THE FOLLOWING PAGE:



parksCanada.gc.ca

Green Gables Heritage Place Redevelopment Phase II Visitor Centre and Parking Lot Basic Impact Analysis

Prince Edward Island National Park of Canada

October 12, 2017



Parks
Canada

Parcs
Canada





1. PROJECT TITLE	Green Gables Heritage Place Redevelopment Phase II	
2. PROJECT LOCATION	Green Gables Heritage Place	
3. PROJECT SITE	Prince Edward Island National Park of Canada, Cavendish, PEI	
4. PROPONENT	Greg Shaw, Project Manager, Parks Canada	
5. PROPONENT CONTACT INFORMATION	76 Dalvay Crescent Dalvay, PE 902-672-6377 (o) 902-628-9824 (c) greg.shaw@pc.gc.ca	
6. PROJECT DATES	October 2017	May 2019
7. INTERNAL PROJECT FILE #	PEINP17-08	
8. PROJECT DESCRIPTION	<p>Green Gables Heritage Place is undergoing redevelopments to maximize visitation and return on investment, as well as enhance the visitor experience while respecting and showcasing the natural and cultural heritage values of the site. This project will be completed in three phases. Phase I, deconstruction and removal of the existing Visitor Centre and gift shop and the construction of a new wing addition to the main barn began October 2016. Phase II and III, of which this basic impact analysis (BIA) details the mitigation for, consists of the construction of a new Visitor Centre, new pathways, and the reconfiguration and extension of the parking lot. The work on the Visitor Centre and adjacent parking lot and walkways will commence in October 2017. Additional work for Phase III, the completion of site landscaping and renovations to the Green Gables house to facilitate full access, is not included in this environmental assessment.</p> <p>Parks Canada Agency is striving to achieve a Gold LEED Certification for this construction project. LEED certification provides independent verification of a building or neighborhood's green features, allowing for the design, construction, operations and maintenance of resource-efficient, high-performing, healthy, cost-effective buildings. LEED projects earn various points across nine basic areas that address key aspects of green buildings. They are; 1) integrative process, 2) location and transportation, 3) Sustainable sites, 4) Water efficiency, 5) Energy and atmosphere, 6) Materials and resources, 7) Indoor environmental quality, 8) Innovation and 9) Regional priority. Based on the number of points achieved, a project earns one of four LEED rating levels: certified, silver, gold or platinum.</p> <p>A new, larger Visitor Centre will be created on the site of the old Visitor Centre. The new building (see drawing in appendix) will be on a slab foundation and will be 1200 m² in size (an increase of 749 m² from the old building). The new Visitor Centre will serve as the main point of contact for visitors to Green Gable Heritage Place and will include a multi-purpose meeting room, storage, employee offices, exhibit gallery, and increased washroom facilities to serve a visitor population of 500 at any given time. New underground services will be installed to handle the electrical, plumbing, and wastewater for the new Visitor Centre and will require excavation. The greatest depth for excavation for the Visitor Centre will be 3.0m.</p> <p>This project will also involve significant changes to the parking facilities at this location (see drawings in appendix). The existing entrance will be decommissioned (asphalt will be removed and site will be stabilized). The existing exit will be widened to accommodate two-way traffic and will become the official entrance/exit for Green Gable Heritage Place. The current hard surface parking lot will be reconfigured and enlarged by approximately 900 m² to accommodate adequate parking and access for individual vehicles and coach traffic. The increased size of the new parking lot will require removal of current green space and its associated vegetation. Existing paved areas of the parking lot will be kept and only the new parking lot footprint will require paving. Parking space and directional aid will be painted for navigational purposes. Signage for directional aid will be installed. Storm water drainage upgrades for the parking lot will be installed and requires excavation and grading. The maximum depth of excavation required for the storm water drainage system is 1.5m.</p>	



New hard-surfaced pathways will be constructed to allow for safe visitor passage to and from Green Gables Heritage Place. These pathways will be within the confines of the parking lot as well as leading to and from all exits/entrances for the Visitor Centre. Some excavation will be required for these pathways.

Site excavation will be limited to the footprint of the new Visitor Centre, the creation of the extended parking lot and pathways, storm water drainage facilities, and any underground services that need to be installed or relocated. The maximum depth excavation shall be approximately 3.0m for the Visitor Centre and 1.5m for the parking lot/storm water drainage. All impacted areas will be stabilized throughout the duration of the project and will be rehabilitated at the end of this project.

Originally, this area was covered by Acadian forest. Original settlers cleared the site and used it as a working farm surrounded by agricultural crops (hay, potato, grain, clover) for over a century. The project site since has been heavily landscaped to facilitate the construction a golf course entrance and 18th hole putting green in the 1940's. Parks Canada has done several major site redevelopments over the past 60 years and numerous buildings have been constructed. The site has been heavily impacted by the installation of these building's concrete foundations, water, sewage, electrical and communication services. The proposed work will take place almost exclusively within already heavily impacted/disturbed areas (road beds, parking lots, gravel roadways, demolished concrete foundations, and concrete walkways). It is not expected to disturb new undisturbed areas for the completion of this project.

The site slopes from west to east towards Balsam Hollow Brook that runs north south along the entire site. The infrastructure, house and out buildings are on relatively flat ground but the grade quickly begins to steeply slope away towards the eastern edge of the property down to the brook. Special measures will be taken to avoid any negative impacts to the adjacent waterway throughout the duration of this redevelopment.

9. ENVIRONMENTAL COMPONENTS LIKELY TO BE AFFECTED

Natural Resources: Air quality, noise/vibration, soil quality, soil erosion, dust production, habitat loss, invasive species, surface/ground waters, flora, and fauna/avifauna

Visitor Experience: Visitor experience will be impacted during site operations throughout the 2018 season due to esthetics with a visible construction area. Visitor inconveniences began in spring 2017 during Phase I and the construction of a new Visitor Centre and parking lot upgrades will require continued disturbance on site until October 31st when the site is closed to appointment viewing only.

Cultural Resources: Presence of indigenous people and/or early settler artifacts on site due to the close proximity to the coast line and a fresh water source (Balsam Hollow Brook). There is a low potential for discovering historical artefacts within the project footprint as it has been previously excavated, disturbed, and heavily landscaped with significant volumes of additional fill added. Impacts to the cultural qualities of the heritage site are due to cumulative effects of increased park infrastructure. Building designs have been reviewed by Parks Canada cultural specialists to ensure appropriate architecture and design for the site.

Physical activities that will be undertaken to complete the proposed project have been summarized in Appendix 1: *Effects Identification Matrix*. A consistent, phased approach has been used throughout the assessment to identify the proposed activities and predicted impacts.

There are no indirect effects anticipated resulting from the proposed project.



10. IMPORTANT EFFECTS IDENTIFIED

Air Quality

Provincial air quality is excellent. The province is occasionally subject to trans-boundary pollution from the mainland, including smoke from distant forest fires in neighboring provinces. Local air pollutants are restricted to seasonal (May to October) applications of pesticides, herbicides and fertilizers from park managed lands, adjacent farmlands and golf courses. Local air quality will be temporarily and minimally negatively impacted when heavy machinery is on-site excavating earth, milling, pulverizing, paving, landscaping, hoisting, pouring concrete or delivering materials. As this project spans several years, negative air quality impacts will be localized and minimal at any given time during construction activities.

Noise Exposure / Vibration

Noise pollution from construction operations will be experienced throughout this project. Construction of the new Visitor Centre and the removal and replacement of a new parking lot (asphalt to be milled, pulverized, mixed and laid down) all require the use of heavy equipment, which are noisy and create significant vibration during operation. The project site currently experiences a moderate intensity of noise pollution on the northern part of the property due to vehicle traffic both on site and adjacent (location adjacent to Route 6).

Soil Quality

Soils during excavations, earth relocation, landscaping, milling, pulverizing, and paving may be negatively impacted (compaction, petroleum contamination) from the use of large equipment travelling in and around the work site. This will not be a significant new impact as this will occur only on previously built, disturbed and grassed lands on the project site.

Soil Erosion

Construction and landscaping operations at this project site will result in the removal of former park buildings, grass, concrete walkways, asphalt parking areas, and the asphalt on the old entrance to the site, giving opportunity for soil erosion to occur which can have negative effects on water quality due to siltation.

Dust Production

Dust production during dry, warm and windy weather conditions while engaged in demolition, construction, landscaping or excavation activities is to be generally expected. Moving vehicles and heavy equipment can create a thin dust blanket on vegetation and site infrastructure.

Habitat Loss

This project will only impact previously disturbed areas. All of the work will occur on previously built, disturbed, paved, surfaced (concrete or gravel pathways) and grassed lands on the project site. The new Visitor Centre will be built on the site of the current Visitor Centre and gift shop (an additional 749 m² footprint). The hard surface of the parking lot footprint will be increased by approximately 900 m². These areas, although already degraded as habitat due to the planting and cutting of grass, will no longer be available for use by mammals, rodents, avians and invertebrates as habitat.

Invasive Plant Species

All demolition, construction and landscaping activities will be carried out on the already disturbed footprint of the current site. There may be a requirement for additional soils to be brought in for this project. If such a need is realized, there lies the risk of introducing invasive species into the National Park and/or National Historic Site(s) where efforts are already underway to control and eradicate invasive plants. Construction activities such as those taking place on this project have, in the past, introduced invasive species into the National Park.

Surface / Ground Waters

Spills of any kind of petroleum products (oils, gasoline, diesel, hydraulic fluids) are serious and must be responded to immediately. A spill's proximity to water increases the seriousness of the event drastically as does the amount of material released. Organisms are immediately affected and may not recover from exposure, contact or ingestion of the substance. Bio-accumulation can then become a concern for other species of prey. Spills can also seep deep into the ground reaching subsurface aqueducts which supply PEI with all of its drinking water. Spills are a real and serious hazard when working with large



machinery during construction projects. Balsam Hollow Brook is situated approximately 75 meters downhill from the construction site. It is anticipated that any impacts will be minimal to none on this adjacent water body barring any material spills. Soil erosion is another concern with regards to impacts on water quality. This effect has previously been identified above.

Flora

Flora bordering the project site may be impacted by trampling or crushed by heavy equipment. This negative impact, however, is expected to be minimal. There will be a loss of flora habitat an area of approximately 1800 m² due to increased infrastructure footprint (new buildings and parking lot).

Fauna / Avifauna

Project activities will require heavy equipment for excavating earth, milling, pulverizing, paving, landscaping, hoisting, pouring concrete or delivering materials on the project site thereby disturbing nearby fauna/avifauna. This disturbance will occur approximately 6 to 8 hours per day during the late fall, winter and early spring and will likely result in temporary behavioral changes for fauna present in the immediate vicinity. Once project works have been completed, the localized disturbances from construction equipment will have ceased. It is expected that these impacts are minimal to species already adapted to anthropogenic impacts / disturbances. Resident fauna includes avian species such as: blue jay, black-capped chickadee, red-breasted nuthatch, golden-crowned kinglet and various woodpecker species. Red squirrels and red fox are common throughout the area.

Given the time of year for the proposed project, the majority of migratory avian species will be on southern wintering sites. There may be some disturbance to resident avian species. However, the surrounding area (Balsam Brook riparian habitat) offers ample undisturbed refuge for these species. Most fauna will avoid the area during project activity.

11. MITIGATION MEASURES

1. Preparation / Pre-construction

- The conditions presented in this basic impact assessment (BIA) will be considered part of the project. Failure to comply may result in work being suspended pending rectification of problem(s).
- The contractor is not to limit his/her environmental responsibilities to this screening report and will be responsible to adhere to Federal (including National Park / National Historic) and Municipal regulations.
- Proper safety procedures must be followed during the duration of the project as per applicable municipal, provincial (Occupational Health and Safety Act & Regs.) and federal regulations.
- The Project Manager is responsible to take all necessary precautions to ensure there is no safety concerns related to visitors of the Park.
- Any and all hazardous material must be disposed of in accordance with all federal and provincial requirements. The Environmental Protection Officer (EPO) must be notified as to when transfer and disposal of hazardous materials is to occur, as well as, which waste disposal facility is to be used.
- The contractor shall determine the exact location of all existing buried utilities before commencing work.
- All construction equipment must be fitted with standard and well-maintained noise suppression devices.
- Construction activities must respect appropriate time restrictions and use smaller, less disturbing equipment where and when possible (i.e. one hour after sun up to sundown)
- The contractor must comply with the requirements of the Workplace Hazardous Materials Information System {WHMIS} regarding use, handling, storage and disposal of hazardous materials.
- Littering is strictly prohibited within National Parks and National Historic Sites. This includes discarding wastes or garbage into trenches or excavations to later be covered.
- Feeding of wildlife is strictly prohibited within National Parks and National Historic Sites.
- Open fires and burning of waste are strictly prohibited within National Parks and National Historic Sites.



2. Work Site Conditions/Staging/Laydown

- All employees must attend a briefing with an Environmental Protection Officer before beginning work at the site to review and understand mitigative measures that are conditions of the project's approval.
- Minimize vegetation-clearing activities and ground disturbance by staging on existing hardened areas wherever possible. All staging area sites, if required, will be approved by the EPO before use.
- Avoid or terminate activities on site that attract or disturb wildlife.
- Control materials that might attract wildlife (e.g. petroleum products, human food and garbage) and properly dispose of in animal proof containers.
- Notify the EPO immediately about dens, litters, nests, carcasses (road kills), wildlife activity or encounters on or around the site. Other wildlife-related encounters are to be reported to the EPO as well within 24 hours. If wildlife is observed during work, give animals the opportunity to escape the work area to the surrounding forest or elsewhere to seek new shelter.
- Delineate the work zone; clearly mark the limits to active construction and all access and egress locations and seek EPO review and approval.
- When work involves the disturbance of soils or the use of erodible materials (e.g. sands, topsoil), prevent the transport of sediment by water by the installing of appropriate erosion and sediment controls. All erosion control measures are to be approved by the EPO.
- Equipment movements and workers' private vehicles shall be restricted to the 'footprint' of the construction area (i.e. asphalt parking lot).
- All construction materials must be clean and non-toxic (free of fuel, oil, grease, and/or any contaminants or invasive species).

3. Timing of Work

- Works are preferably undertaken during periods of dry weather (e.g., summer) as this allows easier control of contaminated runoff and sediment. Work during large rain events should be avoided.
- If the work schedule requires working in the rain, the area of work must be isolated and appropriate sediment controls must be installed to prevent the release of sediment-laden water or any other deleterious substances into surface waters, particularly for surface repair works requiring the application of patching and sealing compounds, tar, asphalt, and chemical surface sealants.
- Minimize application of seal coats in wet conditions. Attempt to apply only to dry surfaces and not prior to (within 24 hours) or during rainfall. If unforeseen rain arrives, ensure runoff from recently seal coated surfaces are prevented from entering surface waters.

4. Equipment Operations

- Ensure machinery arrives on site in a clean condition and is maintained free of fluid leaks, invasive species, noxious weeds and soils from off-site.
- There will be no fording of equipment across any stream or wetlands.

5. Fuel Storage and Refuelling / Emergency Plans

- A Spill Response Plan will be prepared and submitted to the project manager prior to the initiation of the project. It will detail the containment and storage, security, handling, use and disposal of empty containers, surplus product or waste generated in the application of these products in accordance with all applicable federal and provincial legislation. The Plan shall include a list of products and materials to be used or brought to the construction site that



are considered or defined as hazardous or toxic to the environment. Such products include, but are not limited to, waterproofing agents, grout, cement, concrete finishing agents, hot poured rubber membrane materials, asphalt cement and sand blasting agents.

- The refueling or parking of equipment, if required, shall be at a location pre-approved by the Project Manager and EPO and will not take place within 100m of a waterway
- Spill kits shall be provided at re-fuelling, lubrication, and repair locations that are capable of dealing with 110% of the largest potential spill and shall be maintained in good working order. Site staff shall be informed of the location of the spill response kit(s) and be trained in its use.
- If potentially hazardous materials (e.g. cement-based products, sealants or paints) are used on site ensure raw material, mixed compounds and wash water are not released to any watercourse or soils. Measures such as collection/drip trays and berms lined with occlusive material such as plastic and a layer of sand, and double-lined fuel tanks can prevent spills into the environment.
- Hazardous or toxic products shall be stored no closer than 100 metres from streams, wetlands, water bodies or waterways.
- Timely and effective action shall be taken to stop, contain and clean-up all spills as long as the site is safe to do so. The EPO shall be notified immediately of any spills. In the event of a major spill, all other work shall be stopped and all personnel devoted to spill containment and clean-up.
- In the event of a spill, Parks Canada EPO 902-393-8098 must be contacted immediately and the spill must be reported to both Environmental Emergency (1-800-565-1633) and Parks Canada Dispatch (1-877-852-3100).
- The control, clean up, disposal of contaminants, and site remediation to pre-spill conditions shall be the responsibility of the contractor. The site will be inspected to ensure completion to the expected standard and to the satisfaction of Parks Canada.

6. Site Clean Up/Waste Disposal

- Clean tools and equipment off-site (outside of National Park) to prevent the release of wash water that may contain deleterious substances.
- Where possible, sweep up loose material or debris. Any material thought to pose a risk of contamination to soils, surface water or groundwater should be disposed of appropriately off-site.
- Construction, trade, hazardous waste and domestic waste materials shall not be burned, buried or discarded at the construction site or elsewhere in Parks Canada protected heritage places. Any construction, soils or demolition debris will be disposed of in a provincially approved manner (either a permit or receipts for costs must be submitted to PWGSC by the contractor to verify that the material was disposed of in a provincially approved manner) and not within National Parks or National Historic Sites. Construction waste storage containers, shall be emptied when 90% full. Waste containers will have lids, be wildlife proof if there attractants and waste loads shall be covered while being transported.
- Sanitary facilities, such as a portable container toilet, shall be provided and maintained in a clean condition.
- Leaks will be collected in drip-trays, the collected material will either be removed from the park, or recycled back through the Asphalt Plant.
- Used oil, filters, grease cartridges, oil cans and other waste products will be collected and disposed of at the nearest industrial waste facility.
- For any material removed outside the park to an approved facility, a detailed receipt will be provided to the EPO.

7. Grading

- During grade construction conducted close to any watercourse, water body or wetland ensure materials are not pushed, fall or are eroded into the water or wetlands.



- No grade building shall occur outside of the delineated work area or within 1 metre of the drip line of adjacent lands. Any material inadvertently falling outside the work limits will be removed promptly in a manner that does not damage flora or fauna.

8. Asphalt / Paving

- Asphalt plant operation must comply with all environmental pollution control regulations, including provincial regulations, and the plant operational plans.
- The contractor shall be responsible for the purchase and safe delivery/storage/handling of asphalt cement and emulsions to the asphalt plant site.
- Excess hot mix or reject new asphalt shall be temporarily stored in the containment area sufficient to prevent runoff of petroleum into soils or surface waters as directed by the EPO, and removed from the Parks Canada protected heritage place, prior to project completion.
- Every effort will be made to recycle waste asphalt, either as a base course, or by recycling waste asphalt through the asphalt plant according to engineering specifications. Old cured ground asphalt material shall be removed, recycled, or stored for future recycling at an approved operational gravel pit or asphalt plant site. Stockpiles must be further than 30 metres from any surface waters.
- Waste asphalt is not permitted to be dumped anywhere in a National Park or National Historic Site.
- Following the removal of the asphalt from the current entrance to Green Gables Heritage Place, the roadbed must be stabilized in a manner sufficient to prevent erosion and runoff in to surface water. Long-term stabilization methods must be approved by Resource Conservation staff.

9. Gravel Crushing and Washing

- Where possible within engineering constraints, asphalt materials should be recycled to reduce the need for new gravel.
- Gravel will be obtained from an approved operational borrow pit only.
- Gravel will not be crushed nor cleaned within the National Park. It must arrive on site already crushed and washed.

10. Oiling of Truck Boxes

- Truck boxes may be oiled only when absolutely necessary.
- Trucks for hauling asphalt mixture shall have tight, clean, smooth metal beds that have been sprayed with a minimum amount of thin fuel oil to prevent the mixture from adhering and causing waste asphalt.
- Oiling will take place at the contractor's facility or asphalt plant. No oiling will take place within the National Park.
- Vehicle covers shall be securely fastened.

11. Concrete Handling

- Washout of concrete mixer trucks shall be performed only back at the concrete yard or contractor's facility. No concrete washout shall occur within the National Park or at roadside.
- Pump excess concrete in concrete pump bin back into concrete mixer truck.

12. Pavement Marking

- Minimize changes to the surface that could affect infiltration and runoff characteristics and maintain effective surface drainage to limit direct runoff into surface water. Pavement marking shall be undertaken pursuant to standard methods applied in National Parks for control of paint products, both in transport and handling. The Contractor shall present a description of methods to be employed for transporting and controlling paint and hazardous products,



application of paint, cleaning of equipment, containment and disposal of waste paint and cleaning products, etc. to the satisfaction of the Parks Canada Representative.

13. Vegetation Removal

- There should be minimal vegetation removal to reduce erosion and project impacts. Only vegetation identified by EPO shall be removed.
- Avoid ground vegetation removal during dry, windy periods to prevent erosion of topsoil and reduction of air quality with dirt/dust.
- Retain 30 metre vegetated buffer around water bodies, where disturbance is necessary and unavoidable restoration is required.
- Debris will not be deposited in or adjacent to water bodies.
- Only bio-degradable chain oil is to be used.
- All cut woody vegetation to be removed from the site will be deposited in the Cavendish Storage Facility for future chipping.
- All cutting of designated woody vegetation must be completed prior to May 1, 2017.

14. Excavation

- Materials shall be placed at storage sites or on the grade without spillage outside the working limits. Any material inadvertently falling outside the work limits is to be removed promptly in a manner that does not damage trees or vegetation.
- All sediment control measures must be in place before starting to prevent siltation from reaching Balsam Hollow Brook and its associated riparian zone.
- Minimize changes to the ground surface that affects its infiltration and runoff characteristics and maintain/re-establish effective surface drainage on completion of the project
- Backfill and compact excavations as soon as possible. Optimize degree of compaction to minimize erosion and allow for re-vegetation.
- All trenches or ditches left unattended overnight must be fenced or covered to prevent wildlife and/or visitor entrapment/injury/death.

15. Excess Materials and Waste (Overburden Removal)

- Remove excess excavated material from site where it cannot be used for the final grading of the area. Site specific arrangements must be made for disposal locations and procedures of overburden.

16. Vegetation Restoration and Topsoil Replacement

- Implement restoration plan for the disturbed area immediately following completion of construction. Restoration plans will be the responsibility of the Projects staff with collaboration with Resource Conservation staff.
- Replace topsoil to all areas immediately following fine grading.
- Do not compact topsoil.
- Where insufficient topsoil is available, imported soil may be used as a last resort. Imported topsoil must be certified completely free of non-native seeds and compost developed from sewage treatment plants. Site restoration using locally sourced, weed and contaminant free materials are preferred. **Soil sources must be pre-inspected by Parks Canada EPO prior to arriving at the project site within the National Park/National Historic Site.**
- Slopes to be seeded should be no steeper than 2 horizontal to 1 vertical (2:1) and covered with a minimum of 5 cm (2 inch) of topsoil. Finish grading should always follow top soil placement.



- Where remaining soils are unstable due to steepness or soil characteristics, immediate installation of sod or erosion control blanket is required.

17. Seed, Seedbed Preparation and Seeding

- Use Parks Canada approved seed mix (60% creeping red fescue, 20% hard fescue, 10% perennial ryegrass, 10% Alsike clover)
- Seed and stabilize (e.g. mulch/tackifier) bare areas as soon as possible after disturbance, preferably as soon as a significant area is graded and finished and before the next rain event. If there is a risk of seedling mortality as a result of fall frost, stabilize until appropriate growing conditions exist.
- Use sod in high traffic areas or places that need extra erosion control. Source sod grown from native species (often called fescue sod) and ensure adequate anchoring and watering is in place.
- Do not exceed 30 kg/ha for the broadcast method, ensure seed is integrated with the soil by light rake or harrow. Broadcast method seeding rate is 25 kg/ha (2.5g/m²) (e.g., 1x25 kg bag will cover 10,000m² or 1 hectare).
- If using hydro-seeding, do not exceed 75 kg/ha with light mulch rates (500 kg/ha- of mulch with hydro-seeding) and 150 kg/ha with heavy mulch rates (1500 kg/ha of mulch with hydro-seeding).
- Monitor temporary erosion control measures to prevent seed loss.
- Any required re-planting for landscape purposes must utilize native species (i.e. wild rose, bayberry) approved by Resource Conservation staff.

18. Cultural Artefacts

- If materials of potential historical or cultural interest are encountered, work will cease at that location, the EPO will be alerted, and Parks Canada cultural resource professionals will be immediately contacted for an evaluation assessment.

12. IMPACT SIGNIFICANCE

The Canada National Parks Act, October 2000 defines ecological integrity with respect to a National Park as,

"A condition that is determined to be characteristic of its natural region and likely to persist, including abiotic components and the composition and abundance of native species and biological communities, rates of change and supporting processes".

It is anticipated that this project will have no or minimal impact on the existing ecological integrity of the site, the National Park and National Historic Site.

It is anticipated that this project will have no or minimal impact on commemorative integrity. Visitor experience objectives will be impacted during the 2017 summer and fall season, as well as the spring of 2018, at the project site.

Effect on SARA Listed Species: There are no listed species within the proposed project sites. As a result, this project will have no impact.

The proposed project will not disrupt any wetlands. No heritage sites, or other sensitive elements have been identified that would be adversely affected by the project. There are no negative cumulative effects anticipated as the result of this project.

An Archaeological Overview Assessment has been completed. No Archaeological Impact Assessment is necessary for this



project. There is a low probability of finding cultural artifacts within the disturbed areas of the National Historic Site (Figure 10 in Appendix 3).

A Cultural Resources Impact Assessment has been completed. There are no impacts to cultural resources as a result of this project (See Figure 9 in Appendix 3).

13. CONSIDERATION OF THE NEED FOR PUBLIC PARTICIPATION & ABORIGINAL CONSULTATION

Indicate whether opportunity for public participation should be offered:

No Yes

12 b) Indicate whether there is a requirement for Aboriginal Consultation in relation to project impacts:

No Yes

Letters, dated July 27th, 2015, were sent to the Lennox Island and Abegweit First Nations and Mi'kmaq Confederacy of Prince Edward Island outlining the proposed project and soliciting comments and input. A letter, dated October 21st, 2015, was received from the Mi'kmaq Confederacy stating they wished to be included in the consultation process for the site. (See Images 21 and 22 in Appendix 3) Subsequent letters were sent July 7th, 2016 discussing further site developments.

14. SITE INSPECTION

Document whether a site inspection program will be required while the project is underway.

- Site inspections required. Bi-weekly site Inspections (minimal) will be required throughout the entire duration of this project and will be conducted by the project environmental protection officer (EPO). Site inspections during excavation works are required to ensuring mitigation measures are properly followed. The project EPO will also attend project meetings and briefings, evaluate the effectiveness of the measures put in place and will consult with staff and work crews during work activities.
- Inspection records and photos will be completed and maintained. A surveillance report will also be generated and filed.

15. SPECIES AT RISK MONITORING

- Not Required

16. SARA NOTIFICATION

- Not Required. There are no known provincially or federally ranked species at risk (SAR) within the proposed project site.

17. EXPERTS CONSULTED

Department/Agency/Institution	HCCD-Cultural Heritage Policies/Parks Canada
Contact Information	Anne Desgagné, Policy Advisor, Cultural Resources Management 3 passage du Chien-d'Or, Suite 200 Québec, Québec C1R 3Z8 T : 418-648-4472 F : 418-649-8225
Date of Request	October 15 th , 2016
Expertise Requested	Cultural Resource Impact Assessment



Response	There is no negative cultural impact to the site due to this project.
Department/Agency/Institution	Parks Canada Agency – PEINP – Resource Conservation
Contact Information	Paul Giroux, Park Ecologist PEI National Park paul.giroux@pc.gc.ca 902 672-6383
Date of Request	October 11, 2017
Expertise Requested	BIA Document Review
Response	Edits Required and Actioned
Department/Agency/Institution	Parks Canada Agency – Federal Infrastructure Initiative
Contact Information	Chantelle MacDonald – Project Coordinator
Date of Request	September 2017
Expertise Requested	Detailed project works specifications, time lines, and clarifications.
Response	September 2017– completely satisfied all questions related to project works.
Department/Agency/Institution	Federal Infrastructure Investments Archaeologist Archaeology and History Branch Indigenous Affairs and Cultural Heritage Directorate Parks Canada, Government of Canada
Contact Information	André Miller 30 Victoria street, 3rd floor, room 146, Gatineau QC J8X 0B3 andre.miller@pc.gc.ca / Tel: 819-420-5030 / Tel. cell. : 819-635-8683
Date of Request	October 15 th , 2016
Expertise Requested	Archaeology Overview Assessment
Response	An AIA is not required due to the long and varied history of the site and degree of landscaping disturbance from site development.
DECISION	
Taking into account implementation of mitigation measures outlined in the analysis, the project is...	
<i>NOTE: If the project is identified as likely to cause significant adverse effects, CEAA 2012 prohibits approval of the project unless the Governor in Council (Cabinet) determines that the effects are justified in the circumstances. A finding of significant effects therefore means that the project CANNOT go ahead.</i>	
<input checked="" type="checkbox"/>	Not likely to cause significant adverse environmental effects.
<input type="checkbox"/>	Likely to cause significant adverse environmental effects.



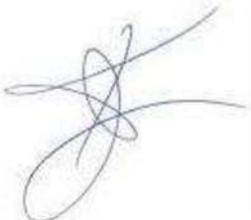
SIGNATURES AND APPROVALS	
EA Author	
Name: Kim Gamble	Title: Environmental Assessment Specialist
Signature:	Date:
Proponent / Project Manager (Signing acknowledges the receipt, review and understanding of this document's contents.)	
Name: Greg Shaw	Title: Project Manager
Signature:	Date:
Resource Conservation Manager	
Name: Brad Romaniuk	Title: Resource Conservation Manager - PEINP
Signature:	Date:
DECISION APPROVAL	
Name: Karen Jans	Title: Field Unit Superintendent – PEINP
 Signature:	Date: Oct. 17, 2017
18. REFERENCE LIST	
<ul style="list-style-type: none"> • Parks Canada, 2007. Prince Edward Island National Park of Canada and Dalvay-by-the-Sea National Historic Site of Canada Management Plan. 71 pp. • Prince Edward Island National Park Resource Inventory and Analysis, 1977. • Parks Canada, May, 2015. Parks Canada National Best Management Practices – Roadway, Highway, Parkway and Related Infrastructure. 36 pp. • Environmental Assessment PEINP2016-03 Dalvay Compound Resurfacing Project • Environmental Assessment PEINP15-08 Dalvay Project House Addition • Environmental Assessment PEINP16-07 Cavendish Campground Entrance Redesign • Parks Canada, 2012. L.M Montgomery's Cavendish National Historic Site of Canada, Commemorative Integrity Statement. 	
19. ATTACHMENTS LIST	
Appendix 1: Effects Identification Matrix Appendix 2: SARA-Compliant Authorization Decision Tool Appendix 3: Images and Site Details Figure 1. Satellite image of the Cavendish, Prince Edward Island area. Figure 2. Satellite image of Green Gables Heritage Place. Figure 3. Aerial photograph of Green Gables Heritage Place Project Site (2013). Figure 4. Historical aerial photos of project site. Figure 5. Green Gables Redevelopment work site for Phase II. Figure 6. Green Gables Heritage Place Project Site – Interim Operations Plan – 2016/2017.	



Figure 7. Green Gables Heritage Place Redevelopment – First Nations Correspondence Letter.
Figure 8. Green Gables Heritage Place Redevelopment – First Nations Correspondence Letter –Reply.
Figure 9. Green Gables Heritage Place Redevelopment – CRIA Request.
Figure 10. Email confirming AIA is not required.

Attachments

[100% Drawings\551163 - ARCHITECTURAL - GREEN GABLES PHASE 2.pdf](#)

[100% Drawings\551163 - ELECTRICAL - GREEN GABLES PHASE 2.pdf](#)

[100% Drawings\551163-C01 TO C14-CIVIL-LANDSCAPING.PDF](#)[100% Drawings\551163-CIVIL-GREEN GABLES PHASE 2.pdf](#)

[100% Drawings\551163-CIVIL-GREEN GABLES PHASE 2.pdf](#)

[100% Drawings\551163-MECHANICAL - GREEN GABLES PHASE 2.pdf](#)

[100% Drawings\551163-STRUCTURAL-GREEN GABLES PHASE 2.pdf](#)

20. AUTHORIZATION / DISTRIBUTION CHECKLIST

<u>Position</u>	<u>Signed</u>	<u>Copied</u>	<u>Initialed</u>
Superintendent	<input type="checkbox"/>		<input type="text"/>
Resource Conservation Manager	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Environmental Assessment Author	<input type="checkbox"/>		<input type="text"/>
Project Manager	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Park Warden		<input type="checkbox"/>	<input type="text"/>
Central Records		<input type="checkbox"/>	<input type="text"/>



21. PERMITTED AUTHORITIES GRANTED BY SUPERINTENDANT FOR THIS PROJECT WORKS.

Crown Lands – This assessment constitutes the authorization for work on crown lands owned by Parks Canada and forms the permit for restricted activities indicated below. It shall be presented when requested for verification of authorization.

Gazetted Lands – This assessment is for work on Parks Canada gazetted lands. Separate permits may be issued for restricted activities identified below.

General Regulations

Restricted and Prohibited Activities, Uses and Travel [Sec. 7 (5)(a) & Sect. 7 (5)(b)]

The superintendent may, on application to him by any person, in respect of any activity or use restricted or prohibited pursuant to subsection (1) or any entry and travel in an area that has been restricted or prohibited, pursuant to that subsection, issue to that person a permit to (a) engage in that activity or use, or (b) enter and travel in that area on such terms and conditions as the superintendent may prescribe in the permit.

Authorization [Sec. 7 (1)(5)(a), Sec. 7 (1)(5)(b), Sec. 7 (1)(5)(c)]

The superintendent may, on request, issue an authorization and may prescribe terms and conditions in any such authorization, taking into account (a) the natural and cultural resources of the park; (b) the safety, health and enjoyment of persons visiting or residing in the park; and (c) the preservation, control and management of the park.

Preservation of Property [Sec. 11 (1) & Sec. 11 (2)]

The superintendent may, on application, issue a permit authorizing the permit holder to take flora or natural objects for scientific purposes from a park, or for the removal and use of natural objects for construction purposes within a park, if the applicant demonstrates in writing that the performance of those activities will not: (a) have a significant adverse environmental impact on the park and its natural resources; (b) jeopardize any cultural, historical and archaeological resources; and (c) pose a danger to public health or public safety.

Preservation of Property [Sec. 12 (1) & Sec. 12 (2)]

The superintendent may issue a permit to any person authorizing the person to remove, deface, damage or destroy any flora or natural objects in a Park for purposes of Park management.

Preservation of Property [Sec. 14 (2)]

A superintendent may issue a permit to any person authorizing that person to remove specimens of prehistoric or historic artifacts or structures from a park for the purpose of public display in a museum.

Use of Water Resources [Sec. 18 (1)]

A superintendent may issue a permit to any person for a period not exceeding 10 years authorizing the person to take water for domestic, business or railway water supply purposes within a park from (a) any watercourse; (b) any Park well; or (c) any Park water supply system other than a waterworks system for a town site or subdivision.

Fire Protection Regulations

Prevention of Fires [Sec. 3]

The superintendent may issue a permit to a person to start and maintain a fire in a park and such permit shall be subject to any terms and conditions stated thereon by the superintendent.



Appendix 1: Effects Identification Matrix

Section A: Direct Effects of the Project

EFFECTS IDENTIFICATION MATRIX															
		Components of Environment and Mandate Elements Affected by Environmental Change													
		Natural Resources					Cultural Resources		Visitor Experience						
		Air	Soil	Water	Flora	Fauna	Historic Value	Character defining elements	View scape	Visitor appreciation & access	Recreational /other opportunities	Public Safety	Unique character & connection to place		
Phases	Associated Activities														
Project Components	Construction/Preparation	Supply and storage of materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
		Burning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Clearing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Demolition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Disposal of waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Blasting/ Drilling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Dredging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Excavation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
		Grading	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
		Backfilling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Use of machinery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
		Transport of materials/ equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Building of fire breaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Use of Chemicals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Set up of temporary facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Operation / Implementation & Decommissioning	Waste disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Wastewater disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
		Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		Use/Removal of temporary facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
		Use of Chemicals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Active fire stage		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Prescribed burn cleanup		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Planting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Culling		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle Traffic		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other...		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Section B: Potential Indirect Effects

B. Indirect Effects (all phases)				
		Impacts as a result of changes to the environment		
		With respect to non-Aboriginal peoples:	With respect to Aboriginal peoples:	
		Health and socio-economic conditions	Health & socio-economic conditions	Current use of lands and resources for traditional purposes
Phase	Natural resource components affected by the project			
All phases: Preparation /construction operation/implementation/decommissioning	Could impacts to <u>air</u> lead to adverse effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Could impacts to <u>soils and landforms</u> lead to adverse effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Could impacts to <u>water</u> (e.g. surface, ground water and water crossings) lead to adverse effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Could impacts to <u>flora</u> (including SAR) lead to adverse effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Could impacts to <u>fauna</u> (including SAR) lead to adverse effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other...	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Appendix 2: SARA-Compliant Authorization Decision Tool

Date this document was completed:	Where this activity will occur: (i.e., PCA site)	SAR implicated by this activity:	Title of proposed activity (e.g., Trail development in Blue Meadow):	Author of this Document:	*Collaborators involved in drafting this document:
September, 2017	Green Gables Heritage Place, PEI Nat'l Park, Cavendish	None	Green Gables Heritage Place Redevelopment Phase II	Kim Gamble	Peter Murphy

*Identify at the outset who might have to be involved in this document from a cross-functional collaboration/review perspective.

Part A – Is a SARA authorization required?	
1. Will the activity affect a listed endangered (En), threatened (Th) or extirpated (Ex) species at risk, its residence or critical habitat?	
Affect = kill, harm, harass, capture, or take individuals; possess, collect, buy, sell or trade individuals or parts of individuals; damage or destroy residence; destroy any part of critical habitat, or carry out an activity that is prohibited under a protection order. Note that indirect and direct effects of the activity on the species, residence, critical habitat, etc. must be considered.	
<input checked="" type="checkbox"/> No	<p>The activity will not affect a listed species (En, Th, or Ex), its residence, or its critical habitat AND the activity is not prohibited in a protection order. A SARA authorization is NOT required.</p> <ul style="list-style-type: none"> There are no known provincially or federally ranked species at risk (SAR) within the proposed project site. <p>Describe the activity and explain why there is no expected effect, including an explanation of mitigation measures taken to <u>prevent</u> potential effects on species at risk, their residence or their critical habitat. If an impact assessment is being conducted, refer to the mitigations in the impact assessment.</p>
<input type="checkbox"/> Yes	<ul style="list-style-type: none"> If you checked YES, <u>use this box</u> to describe the activity and its effects on the species and continue to Question 2. <p>Note – if you are contemplating an activity that may destroy critical habitat or is an activity prohibited in a protection order, it must be discussed with VPs and the CEO. If possible, find alternatives and mitigation measures to <u>prevent</u> destruction of critical habitat or non-compliance with an order prohibition (i.e., to avoid an effect on the critical habitat/prohibited activity and the requirement for an authorization).</p>
2. Is the activity already authorized in a final recovery document or required for public safety, health, or national security AND authorized by or under another Act of Parliament?	
<input type="checkbox"/> Yes	<p>SARA authorization is NOT required.</p> <ul style="list-style-type: none"> If you checked YES, <u>use this box</u> to explain why the activity is exempt and STOP – you have completed the Tool. <p>Explain why the activity is needed for public safety, health or national security and make a reference to the Act of Parliament under which the activity is authorized.</p> <p>OR</p> <ul style="list-style-type: none"> If the activity is authorized in a final recovery document, refer to the published recovery and explain why the activity is exempt under section 83 of SARA). <p>Note - An activity that is exempt for public safety, health, or national security should be an activity that is imperative or an emergency-type situation pertaining to health and safety of the general public, and cannot be delayed for the normal SARA permitting process (e.g., wildfire control measures).</p>
<input type="checkbox"/> No	<p>SARA authorization is required.</p> <ul style="list-style-type: none"> If you checked NO, continue to Part B.



Appendix 3: Images and Site Details

Figure 1. Satellite image of the Cavendish, Prince Edward Island area. Green Gables Heritage Place indicated by red circle.

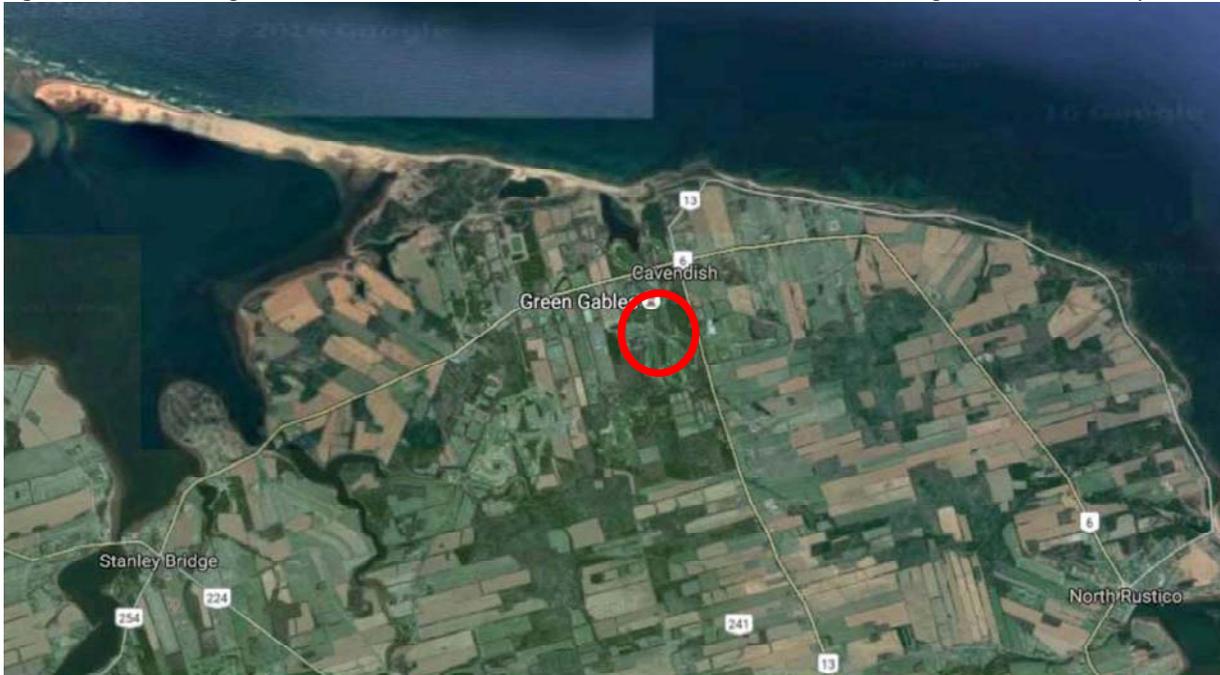




Figure 2. Satellite image of Green Gables Heritage Place.

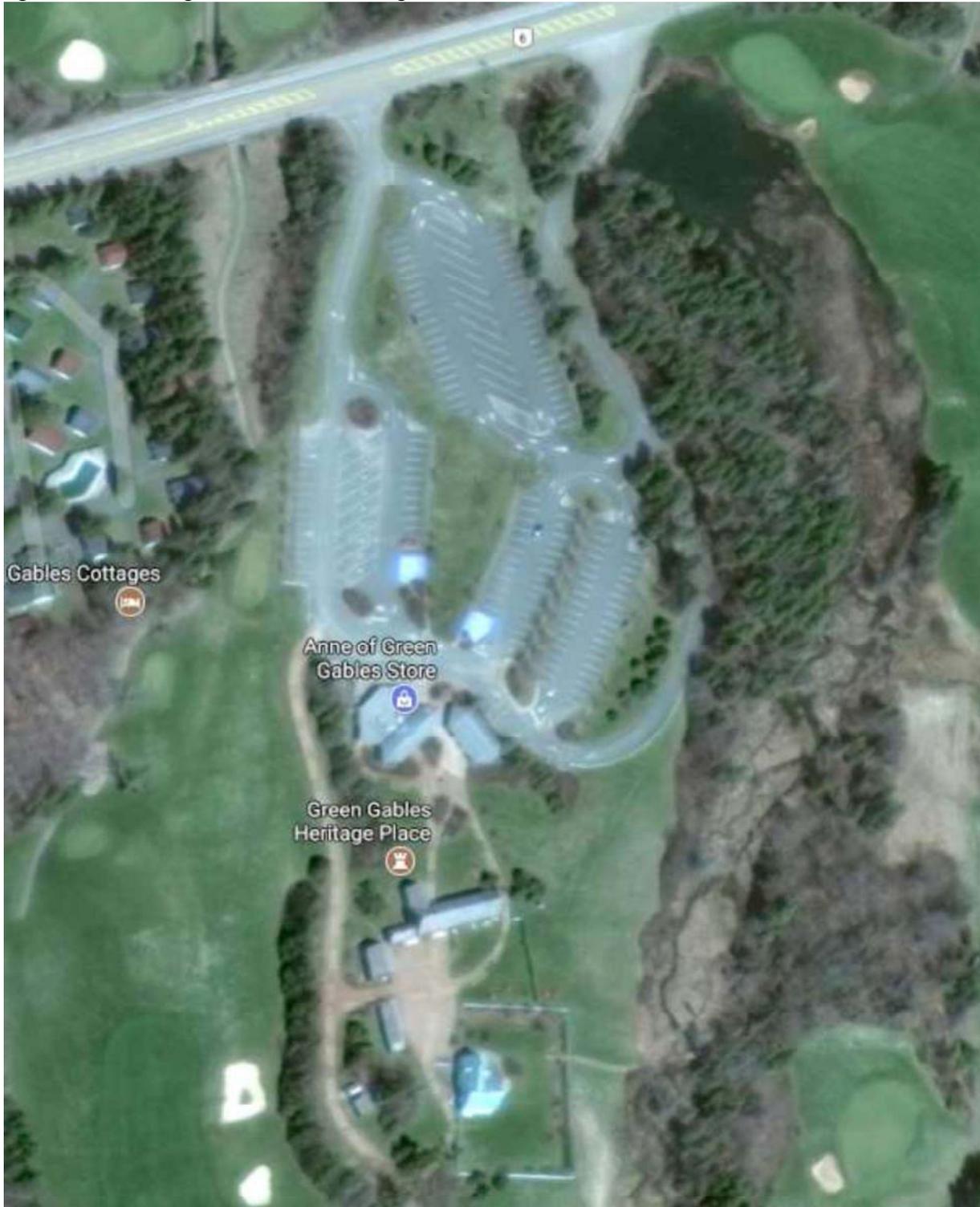




Figure 3. Aerial photograph of Green Gables Heritage Place Project Site (2013). Building on this site include the Visitor Centre (A), gift shop (B), barn (C), grainary/staff offices (D), wood shed (E), and Green Gables house (F). The site for the new Visitor Centre will be concentrated in the area of buildings A and B. Balsam Hollow Brook can be seen to the left of the site and special care must be taken to ensure this surface water is not negatively impacted by the redevelopment of Green Gables Heritage Place.





Figure 4. Historical aerial photos of project site. Images are from 1935, 1958, 1974 (top row, right to left) and 1990, 2000 and 2016 (bottom row from right to left).





Figure 5. Green Gables Redevelopment work site for Phase II (red box). The majority of work will take place in the confines of the old Visitor Centre and gift shop and the existing parking lot.





Figure 6. Green Gables Heritage Place Project Site – Interim Operation Plan - 2016/2017

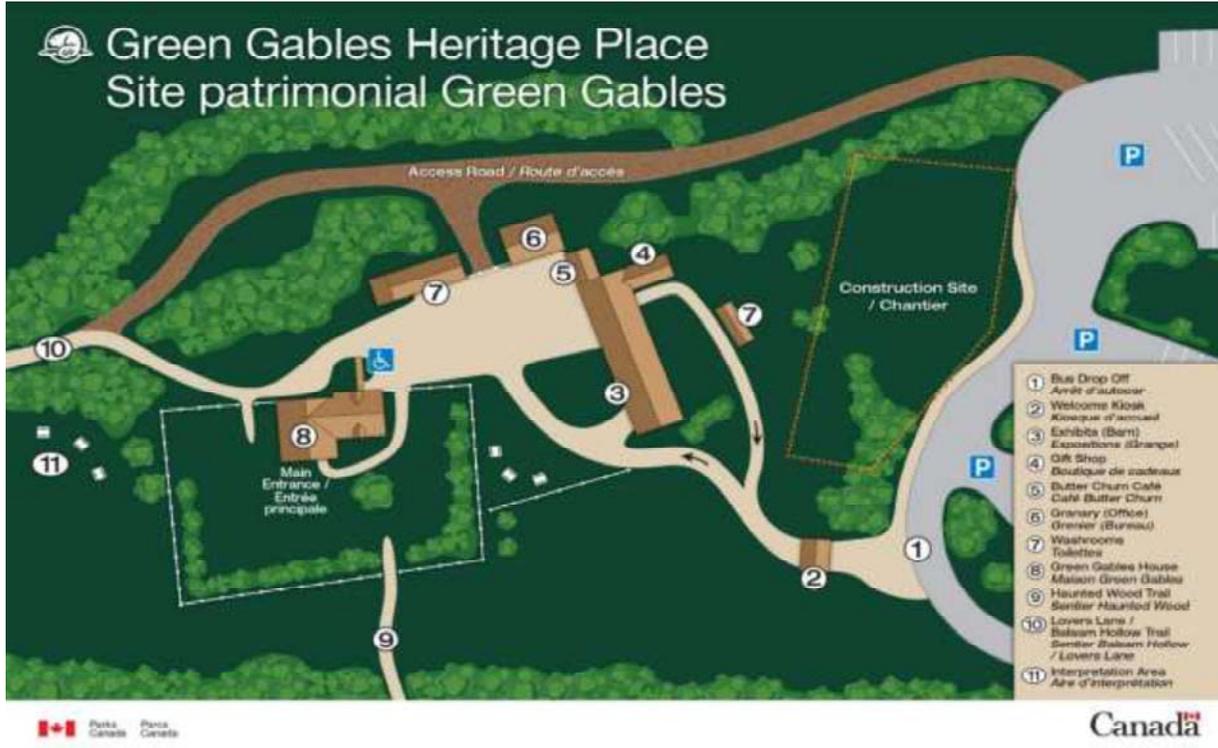




Figure 7. Green Gables Heritage Place Redevelopment – First Nations Correspondence Letter.



July 27, 2015

Chief Matilda Ramjattan
Lennox Island First Nation
PO Box 134
Lennox Island PE C0A 1T0

Dear Chief Ramjattan,

Parks Canada is undertaking a project to complete a site redevelopment plan for Green Gables Heritage Place. A consultant has been hired to conduct a review and to prepare recommendations that will direct future decisions related to the operation of the site.

Scheduled for completion in January 2016, the Green Gables Site Redevelopment Plan will offer recommendations to enhance visitor experience, ensure appropriate site design and visitor flow, and ensure that we are investing in the future of the site. There will not be any impacts or effects on the land or natural and cultural resources at the site during the planning phase. However, we will be seeking recommendations on site layout and design for the future.

Beginning in August 2015, the consultant will be contacting partners and stakeholders to gather information and input to support their investigations. If you wish to be included in this consultation process please let us know and we will ensure that they contact you.

Parks Canada values the input of the First Nations and we wish to consult you and to seek your feedback regarding any concerns First Nations have in relation to this work.

If you have any questions or concerns on this or any other matter, please feel free to contact Karen Jans directly at any time. She can be reached at karen.jans@pc.gc.ca or by phone at 902-566-7362.

Respectfully,

Bill Courtney
Acting Field Unit Superintendent – Parks Canada, PEI
2 Palmers Lane,
Charlottetown PE C1A 5V8

cc. Chief Francis
Don MacKenzie
Jesse Francis
Tammy MacDonald
Randy Angus



Figure 8. Green Gables Heritage Place Redevelopment – First Nations Correspondence Letter - Reply



Mi'kmaq
Confederacy of
Prince Edward Island

200 Read Drive
Summerside, PE
C1N 5N7
Tel: (902) 436-5101
Fax: (902) 436-5655

Polyclinic
Professional Centre
Suite 501
199 Grafton Street
Charlottetown, PE
C1A 1L2
Tel: (902) 626-2882
Fax: (902) 367-3779

Abegweit
First Nation

Lennox
Island
First Nation

www.mcpei.ca

21 October 2015

Karen Jans
Field Unit Superintendent
Parks Canada, PEI
2 Palmers Lane
Charlottetown, PE C1A 5V8

Dear Ms. Jans;

Re: Site Redevelopment Plan – Green Gables Heritage Place, Queen's County, PE

Further to your letter of July 27, 2015, I am writing in relation to Parks Canada proposed site redevelopment plan of Green Gables Heritage Place. The MCPEI Consultation Unit would like to be included in the consultation process regarding this site redevelopment plan.

I trust the foregoing to be satisfactory, but please do not hesitate to contact me if you have any questions.

Yours truly,

Donald K. MacKenzie
Executive Director
Mi'kmaq Confederacy of PEI

cc. Tammy MacDonald
Randy Angus
Jesse Francis
Lennox Island FN
Abegweit FN



Figure 9. Green Gables Heritage Place Redevelopment – CRIA Request. Continued on next two pages.

Request for Cultural Resource Impact Analysis (CRIA)

Will the project focus directly on a cultural resource? Yes, please select type(s) No

National Historic Site(s)

Building(s)

Engineering Work(s)

Archaeological Site(s)

Cultural Landscape(s)

In situ object(s)

Unknown

If there are any cultural resources within the immediate area of the project, please provide information on these resources.

FOR INTERNAL USE	
Project Number	

Project Title		Green Gables Heritage Place Redevelopment Project [PEINP-Green Gables Rehabilitation]	
Protected Heritage Place:	L.M. Montgomery's Cavendish NHS	Management Unit:	Prince Edward Island FU
Street Address/Location:	8619 Route 6, Cavendish, PEI	Date:	October 18, 2016 (Began October 18, 2016)
Program Activity (%):	4102 (100%)	Funding Source:	CAI #2366 (RPA #1422)
		Estimated Total Project Budget:	9,486.4
Planned Schedule:	<p>This project will be completed in three phases from October 2016 to May 2019.</p> <p>Phase 1 - Complete deconstruction and removal of the existing Visitor Centre and gift shop and a new wing addition to the main barn: <u>October 2016</u></p> <p>Phase 2 - Construction of a new Visitor Centre/gift shop and new pathways: <u>July 2017</u></p> <p>Phase 3 - Parking lot reconfiguration, completion of site landscaping and renovations to the Green Gables house to facilitate full access: <u>Summer 2018 with completion in May 2019</u></p>		

Contact Information

Contact Person/Lead:

Greg Shaw, Project Manager, Prince Edward Island FU –2 Palmers Lane, Charlottetown, PEI, C1A 5V8 – 902-672-6377 – greg.shaw@pc.gc.ca

Asset Manager:

Chantelle MacDonald, Project coordinator, Prince Edward Island FU – 2 Palmers Lane, Charlottetown, PEI, C1A 5V8 – 902-672-1277 – chantelle.macdonald@pc.gc.ca

Cultural Resource Management Advisor
(Field Unit or HCDD):

Bill Courtney, FEC., P.Eng. Project Leader, PEI FU

Field Unit Superintendent:

Peter Murphy, Environmental Assessment Specialist (FU) 902 672 2704
Anne Desgagné, Policy Advisor, Cultural Resources Management (IACHD)
Karen Jans

For help on completing this form please contact your CRM Advisor

Scope Statement

Objective of project

This project involves the implementation of a redevelopment plan of Green Gables Heritage Place and will include rehabilitation of built assets such as the Visitor Centre, gift shop, and food service area. It will also include strategic site layout improvements, recapitalization of non-personal media, and wayfinding.

The new design will offer a balanced strategy to maximize visitation and return on investment and enhance the visitor experience while respecting and showcasing the natural and cultural heritage values of the site.



CRIA Status and Format

NOT REQUIRED

- Project will not impact known cultural resources and the potential for archaeological resources has been determined to be low according to the appropriate archaeological assessment(s).

REQUIRED

- Emergency intervention in response to a natural emergency under the *Emergencies Act*; or where carrying out of the project without delay is in the interest of preventing damage to property or the environment or is in the interest of public health or safety (please contact your CRM advisor to inform them of the situation and determine the appropriate disaster response for conserving cultural resources)
- Proposed intervention has been previously assessed and there is no change in approach (attach review)
- An Environmental Impact Analysis** that includes CRM input will be undertaken. **Associated EIA File: PEINP16-09**
- An Approved Best Management Practice (BMP) exists that will address some or all potential adverse impacts of this intervention (*please identify or attach*)

- Complete a Statement of Impacts to Cultural resources

Conservation Approach

The built components of the landscape consisted mostly of farmhouses, farm buildings and farmyards. The spatial characteristics of the Green Gables farmyard, and its relationship to the farmhouse and buildings. This redevelopment project is according to protect the cultural landscape of the site. The house has been restored to the period of the late 1800s to reflect not only the setting in the novel, but to reflect a typical farm house of the late Victorian period. The site has been restored with the reconstruction of period farm outbuildings, namely a barn, granary and woodshed. This redevelopment project also address Green Gables House accessibility, including barrier-free access at the front door. Study will be complete to define options and explore feasibility.

*CRM and built heritage advisors are regularly consulted to minimize impact on cultural resources (landscape and building) and an archaeological overview assessment may be required in areas where the soil will be affected. **Archaeological Overview Assessment and Archaeological Impact Analysis TBC by Terrestrial Archaeology.**

Project Impacts

Originally, this area was covered by Acadian forest. Original settlers cleared the site and used it as a working farm surrounded by agricultural crops (hay, potato, grain, clover) for over a century. The project site since has been heavily landscaped to facilitate the construction a golf course entrance and 18th hole putting green in the 1940's.

Parks Canada has done several major site redevelopments over the past 60 years and numerous buildings have been constructed. The site has been heavily impacted by the installation of these building's concrete foundations, water, sewage, electrical and communication services.

The proposed work will take place almost exclusively within already heavily impacted/disturbed areas (road beds, parking lots, gravel roadways, demolished concrete foundations, and concrete walkways). It is not expected to disturb new undisturbed areas for the completion of this project.

**Referred to Green Gables heritage Place Redevelopment Project – For archaeological & CRIA review document (October 15th, 2016) to see a description of the various landscapes and its known history of impacts, and detailed scope of work.*



Options Considered

Green Gables House is a Recognized FHBRO because of its historical associations and its architectural and environmental value.

This project includes work at Green Gables Heritage Place only. This western portion of the designated place is presented to the public primarily in relation to its role in inspiring built and natural landscape features described in scenes and setting in the novel *Anne of Green Gables* authored by Lucy Maud Montgomery. This portion of the site is operated by Parks Canada and includes the Green Gables House and a complex of re-created farm buildings around the farmyard, and adjacent woods and trails.

Green Gables brings in approximately 40% of the revenue in the Prince Edward Island FU through admissions, heritage presentations, and concessions operated by 3rd party businesses. Parks Canada works closely with the tourism industry in PEI as the «Anne» brand plays a vital role in attracting visitors from around the world to the province. Green Gables provided inspiration for L.M. Montgomery's novel «Anne of Green Gables», and the house is considered a centrepiece of the «Anne» brand. Parks Canada recognizes that any actions taken at Green Gables will have an impact on the tourism operations in the area. The site has very high public visibility and many comments have been received about the conditions of the site's assets. The site was last developed in 1997 and markets and visitation patterns have changed since then. The infrastructure at Green Gables has deteriorated and is unable to accommodate the current market or volume in a way that ensures visitor satisfaction and enjoyment.

Background Information

Attachments *Provide sufficient information to fully describe both the current condition where the project is to take place and what is being proposed. At a minimum, the submission should include:*

- Photos of the existing condition where the project is to take place**
- Graphics illustrating the Proposal** (drawings/cut sheets/renderings/etc.)
- Maps showing the overall project within the heritage place and detailed map showing location of all components of the project**



Figure 10. Email confirming AIA is not required.

31/10/2016 12:15 PM
[Hide Details](#)

Re: Request for CRIA - Green Gables Heritage Place Redevelopment Project - RPA #1422

Acacia Miller to: Matthew Paradis, Charlene MacDonald, Peter Murphy
Cc: Arne Desjardins, Virginia Sheahan

From: André MierHOTESPCCA
To: Matthew ParadisNOTESPCCA@PC, Charlene MacDonaldNOTESPCCA@PC, Peter MurphyNOTESPCCA@PC
Cc: Arne DesjardinsNOTESPCCA@PC, Virginia SheahanNOTESPCCA@PC

Bojpour, M.

Archaeological Advice - Green Gables Heritage Place Redevelopment Project - RPA #1422

Excerpt

This project involves the implementation of a redevelopment plan of Green Gables Heritage Place and will include rehabilitation of built assets such as the visitor centre, gift shop, and food service area. It will also include strategic site layout improvements, recapitulation of non-personal media, and wayfinding. The new design will offer a balanced strategy to maximize stimulation and return on investment while respecting and preserving the natural and cultural heritage values of the site. (1)

Environmental and Historical Background

Originally, this area was covered by Acadian forest. Original settlers cleared the site and used it as a working farm surrounded by agricultural crops (hay, potato, grain, clover) for over a century. The project site since has been heavily landscaped to facilitate the construction of a golf course entrance and 18th hole putting green in the 1940's. Parks Canada has done several major site redevelopments over the past 50 years and numerous buildings have been constructed. The site has been heavily impacted by the installation of these buildings, a concrete foundation, water, sewage, electrical and communication services. The proposed work will take place almost exclusively within already heavily impacted/disturbed areas (road beds, parking lots, gravel roadways, demolished concrete foundations, and concrete walkways). It is not expected to disturb new undisturbed areas for the completion of this project. (1)

Archaeological Context

The NHS Designated Place only one of the standing buildings is a cultural resource - Green Gables House itself. All the other standing buildings are creations that do not have historic value and have been evaluated as not being cultural resources. Green Gables House is at the centre of the farmstead that served as the model for "Green Gables" in Anne of Green Gables. Though Montgomery states that it was more the setting and scenery of the farmstead rather than the specifics of the farmhouse that were her inspiration. As a recognised building under PHSPRO it is considered a Level I cultural resource. As with the Green Gables house itself, the farmyard and gardens of the property have evolved in various ways since 1838. Consequently, the physical, tangible components of the farmyard, in its current condition, are not directly related to the reasons for designation of the site. The principal in situ archaeological site within the Designated Place is the remains of L.M. Montgomery's home, which was also the site of the community's Post Office during the time that Montgomery lived there. The remains consist of the cellar walls of the main house and its attached kitchen wing, and the central chimney and fireplace base. The cellar has been cleaned out and the walls have been stabilized using the original collapsed materials. No new materials have been added. Nearby is a stone-lined well that served the house. A reproduction well superstructure has been added, but the well shaft itself and the stone lining are all original construction. (2)

Archaeological Advice

After reviewing documents and designs provided by BEI National Park and PCA documentation on file, there is a very low potential of archaeological find in the project area. Most of the parts of the project area is disturbed resulting of the long history development and re-development of the site, with buildings construction, reconstruction and renovations of Green Gables NHS Designated Place. There is archaeological structures identified in another part of the Designated Place which are the remains of L.M. Montgomery's home, but the project doesn't include that area. There are no records to indicate previous archaeological work done in the project area. Therefore, an Archaeological Impact Assessment (AIA) is not required for this project. The impacts from the proposed project on potential archaeological resources are very limited to none, but the following mitigation measures are proposed to minimize potential impacts:

A) If the project design changes and/or if any activities are proposed to occur on or near grassed areas or nearby the remains of the L.M. Montgomery's house, a separate AQA will be required. Activities include other excavations, vehicular access routes, staging areas, landscaping, installation of additional signage.

B) If significant features (i.e., structural remains and/or artifact concentrations) are encountered during construction activities, excavation should cease in the immediate area, and the Parks Canada project manager will be informed. The project manager should then contact Parks Canada's Terrestrial Archaeology section for advice and assessment of significance, which will in turn determine the requirements to mitigate the find.

References

(1) Parks Canada. 2016. Request for Cultural Resource Impact Analysis (CRIA)

(2) Parks Canada. 2012. L.M. Montgomery's Cavendish National Historic Site of Canada. Commemorative Integrity Statement.