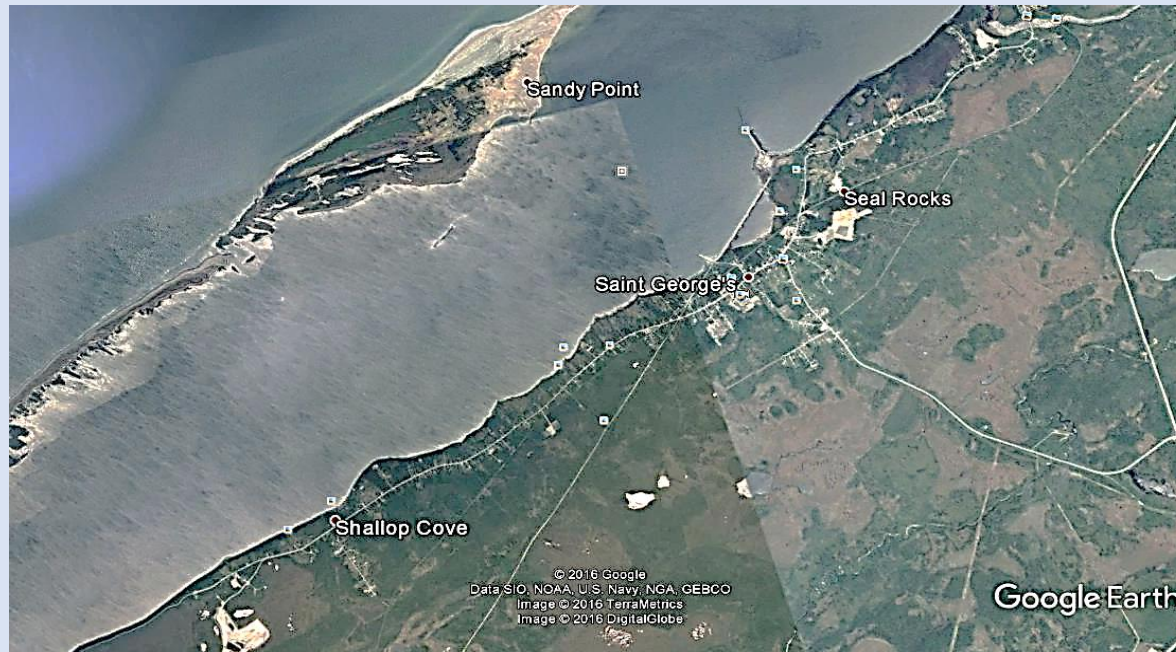


Atlas Salt Inc. Project Proposed Amendments to the Town of St. George's Municipal Plan & Development Regulations



Presentation to Public Meeting on 31 January, 2024

by Jens Jensen, Planner, Hired by Town of St. George's Council to Assist and Advise

Program for the Presentation:

The purpose of this presentation is to inform and invite comments.

- Purpose and organization of municipal planning.**
- How proposed amendments fit into St. George's municipal plan.**
- Mine site and surface operation features that relate to plan.**
- Status of the project, related to Council's work.**
- Next steps for the mining company.**
- Council policy to do with an actual application.**
- Invitation to public to submit comments at this point.**

Municipal Plans & Development Regulations

- In other provinces, states etc., the equivalent of Newfoundland and Labrador’s “Municipal Plans” would be called “official town plans”, “municipal planning strategies”, etc.**
- NL’s “Development Regulations” would be called the “zoning bylaw”, “land use bylaw”, etc.**
- They mainly regulate planning of land use and infrastructure, and set policies for future development and programs.**
- Often together called the “planning documents”.**
- Time frame: current planning documents are for 2019 – 2029, to be reviewed every five years, so a full review should come soon.**
- Jurisdiction: Town plus large area outside Town.**

Flat Island (Sandy Point)

Sandy Point

Parachois Brook

Saint George's

Shallop Cove

Mine site

Trans-Canada Hwy



490

Town Boundary (red line), includes Flat Island (Sandy Point)

Planning Area Boundary includes Flat Island (Sandy Point)

Amending the Town's Planning Documents

- Atlas Salt Inc. has brought forward a proposed salt mine project to be located within the municipal planning area.**
- Council now is consulting with the public about amending the planning documents which would ENABLE COUNCIL TO CONSIDER the project. Council now is not APPROVING.**
- Council's approval is not the only approval needed.**
- The mining company needs to have the project reviewed through the provincial government's environmental assessment process and satisfy other provincial and federal regulations to do with industrial projects.**

Basic Effects of the Amendments:

- **Mine lands become Rural (small part is already Rural).**
- **Small additional segments of Residential become Rural.**
- **The overall extent of future Residential area designations will be reduced accordingly.**

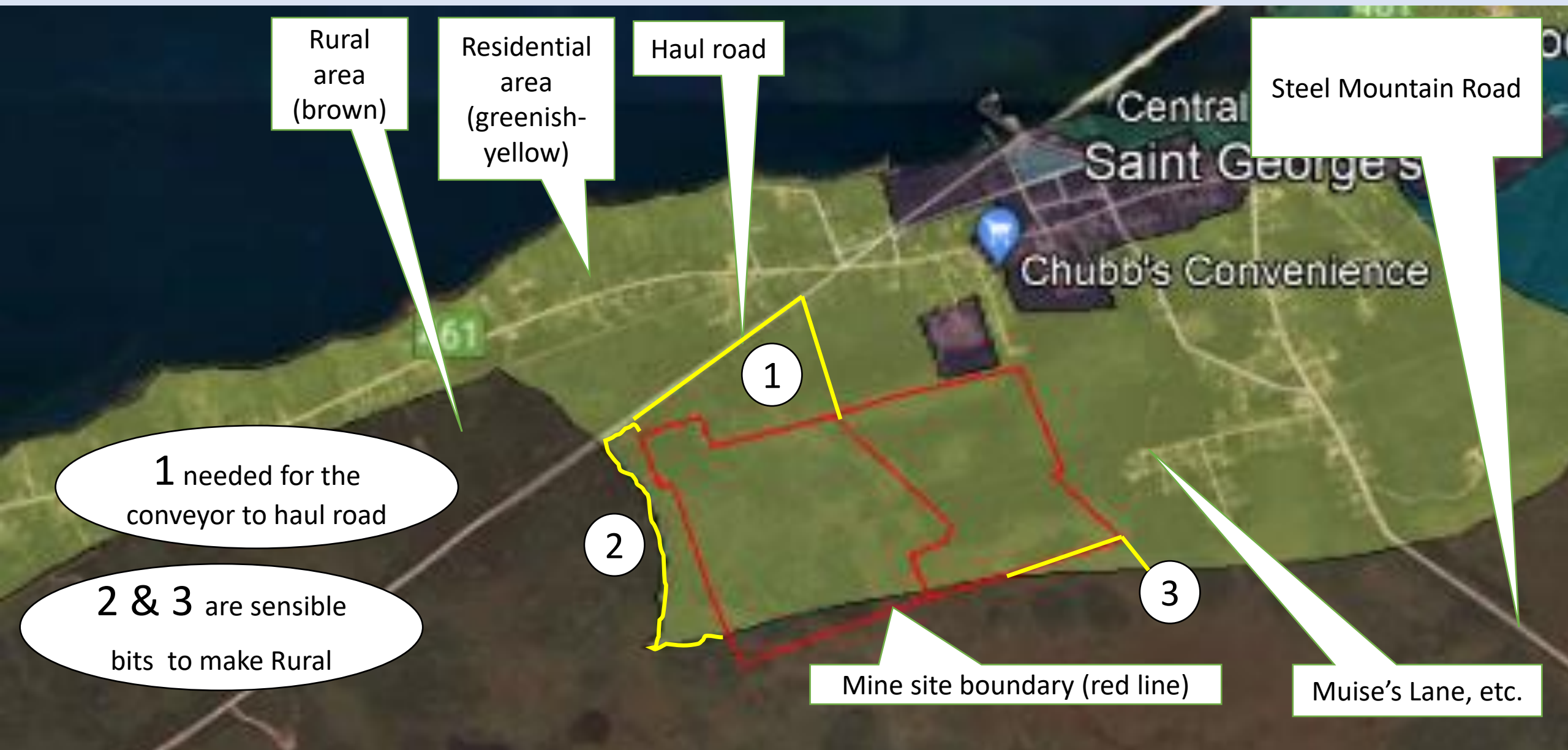
General policy points:

- **The addition to the Rural area enables the salt mine project to be considered.**
- **The salt mine project represents substantial opportunity for employment and investment in the community.**
- **Council has determined that there is still ample room for future residential growth.**

Mine Site Lands in Residential Become Rural



Residential Segments on Edges of Mine Lands to be Rural



Rural area (brown)

Residential area (greenish-yellow)

Haul road

Steel Mountain Road

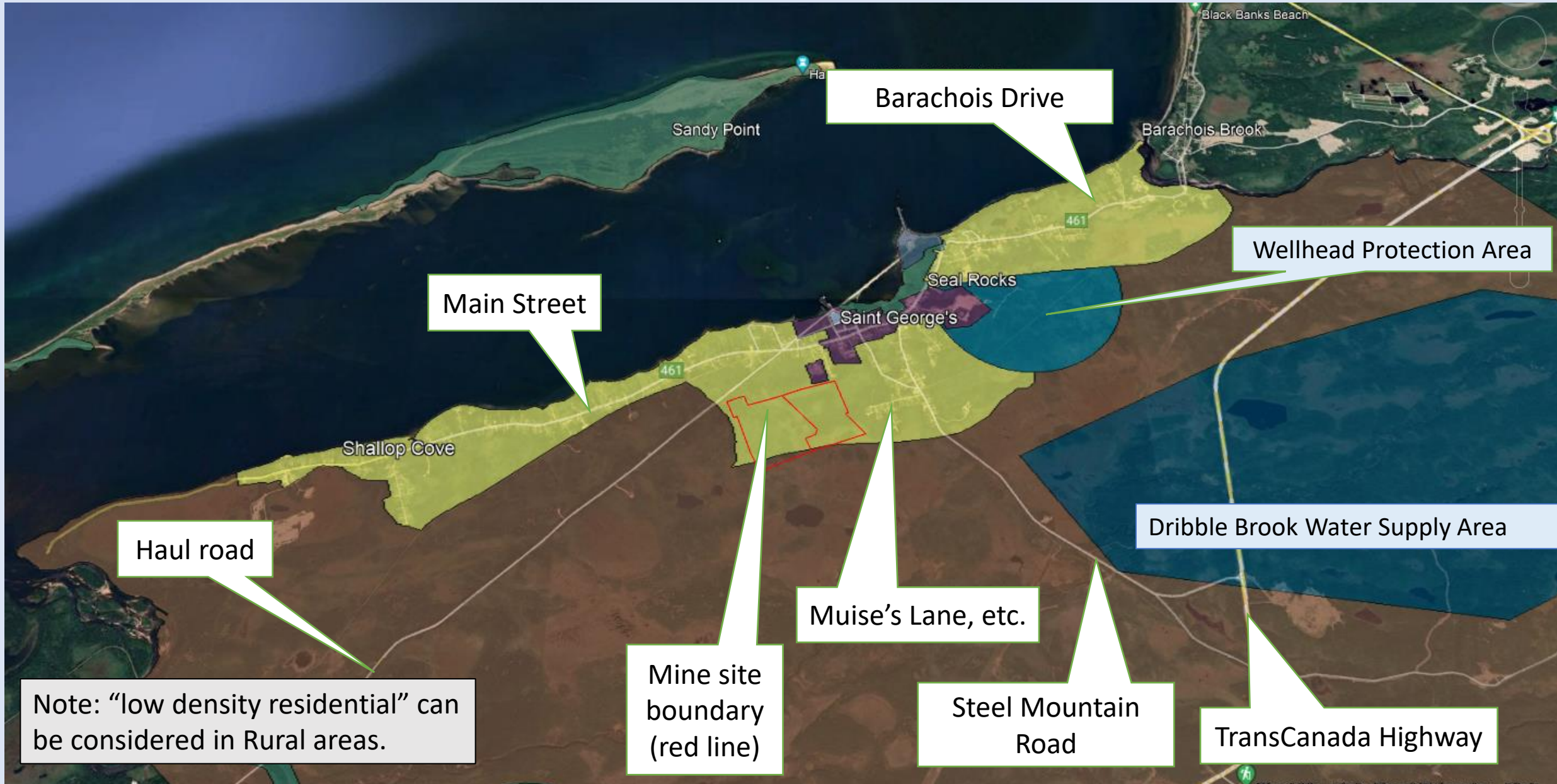
1 needed for the conveyor to haul road

2 & 3 are sensible bits to make Rural

Mine site boundary (red line)

Muise's Lane, etc.

Alternative Residential Areas



Note: "low density residential" can be considered in Rural areas.

“Rural” designation: what does it mean?

Municipal Plan policies: “Rural” areas...to be developed primarily for uses utilizing the area's natural resources and land uses not compatible with the urban environment, as well as some other uses which are usually found in urban areas, such as low density residential development...

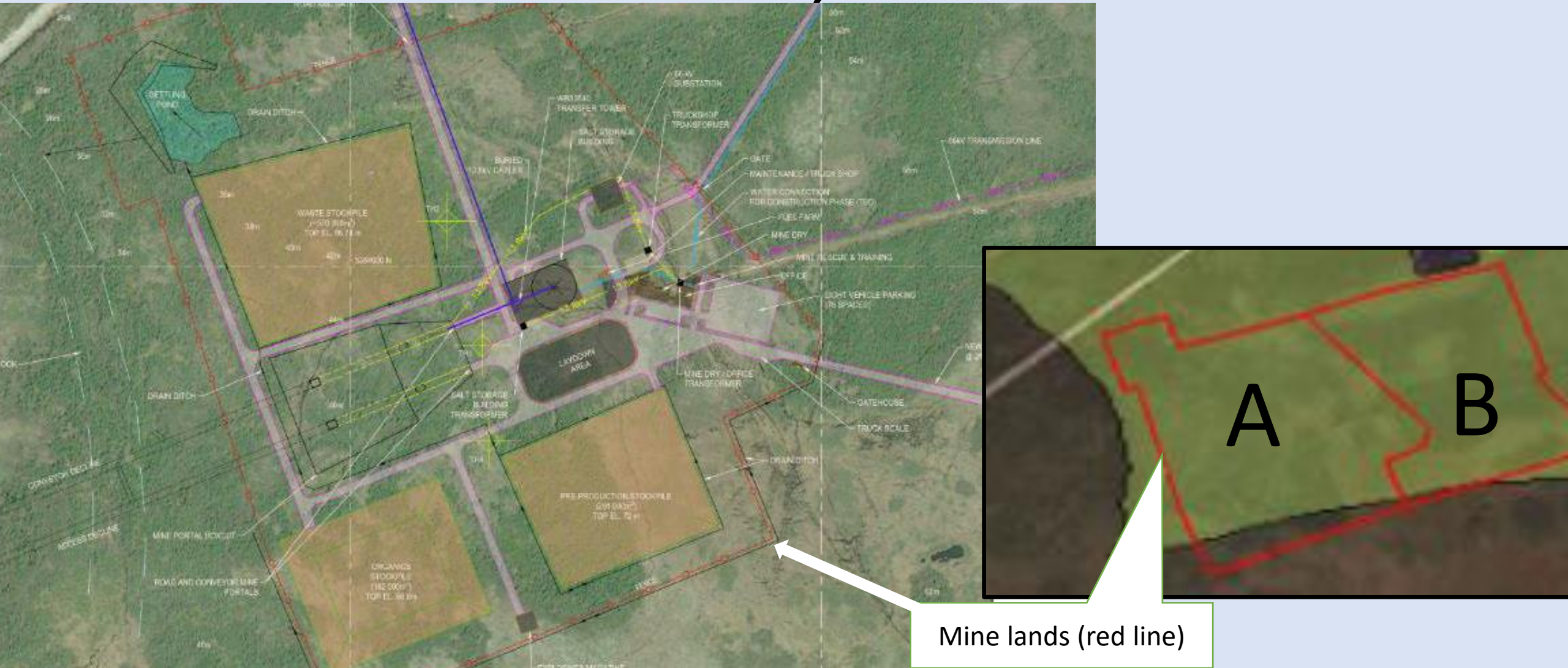
Permitted uses are: agriculture, forestry, conservation, existing mineral exploration, existing mineral workings, existing mines and existing cemeteries

Discretionary land uses, quoted from policy:

- * All other uses may be considered as discretionary uses, in order to ensure full review of proposals for other development classes and to provide for consideration of a wide variety of proposed developments, some of which may be unusual but nevertheless desirable.**
- * Council will evaluate each development proposal to determine potential environmental and other effects and set development standards to reduce or eliminate any negative impacts and protect public safety and amenities.**

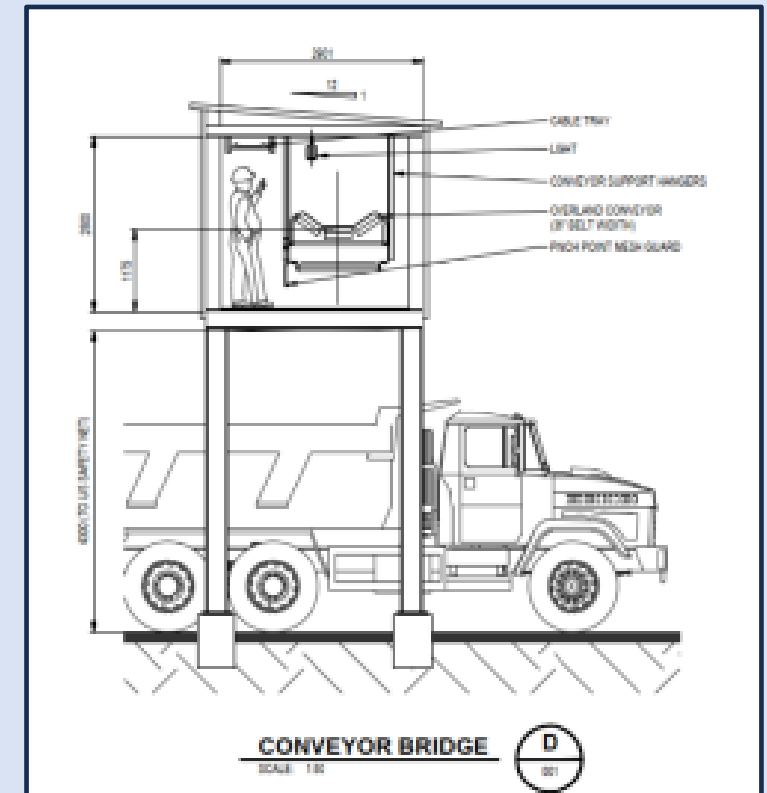
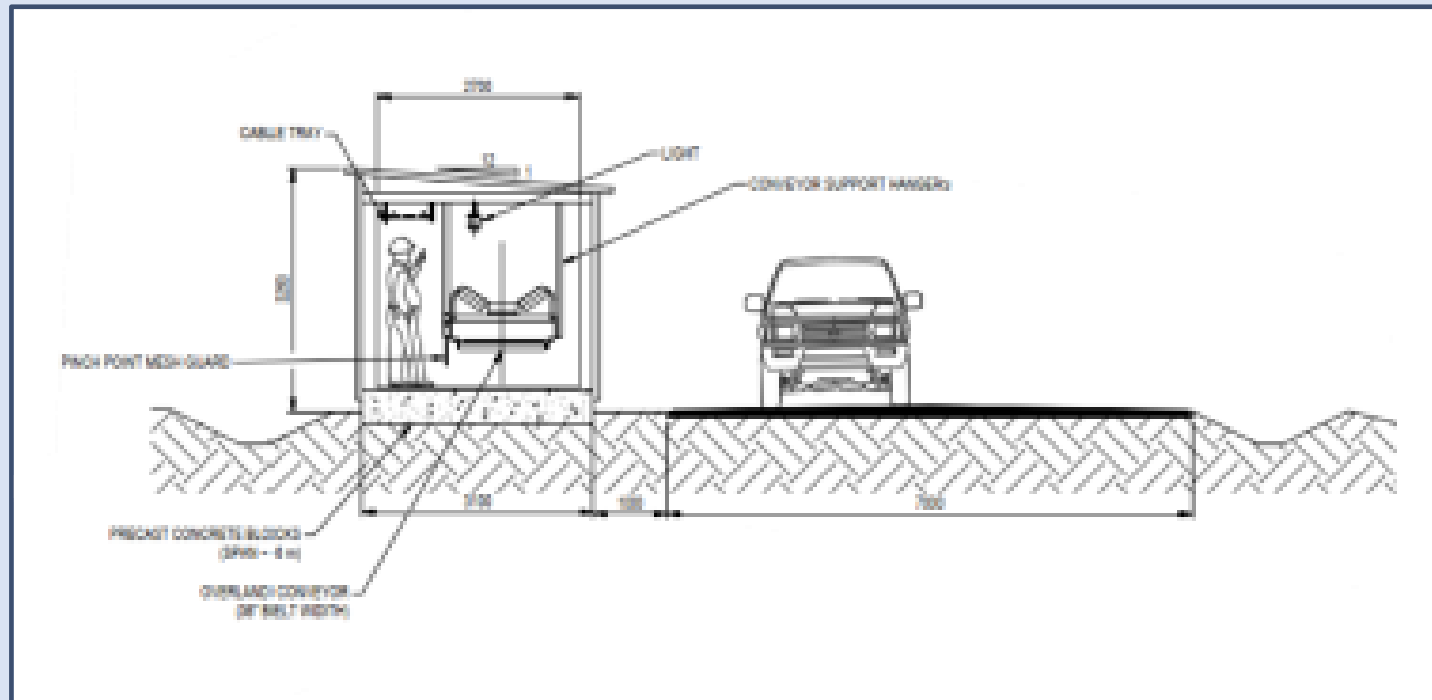
Key Features of Mine Project, from Company Report

Surface Works at Mine Head, on area A:

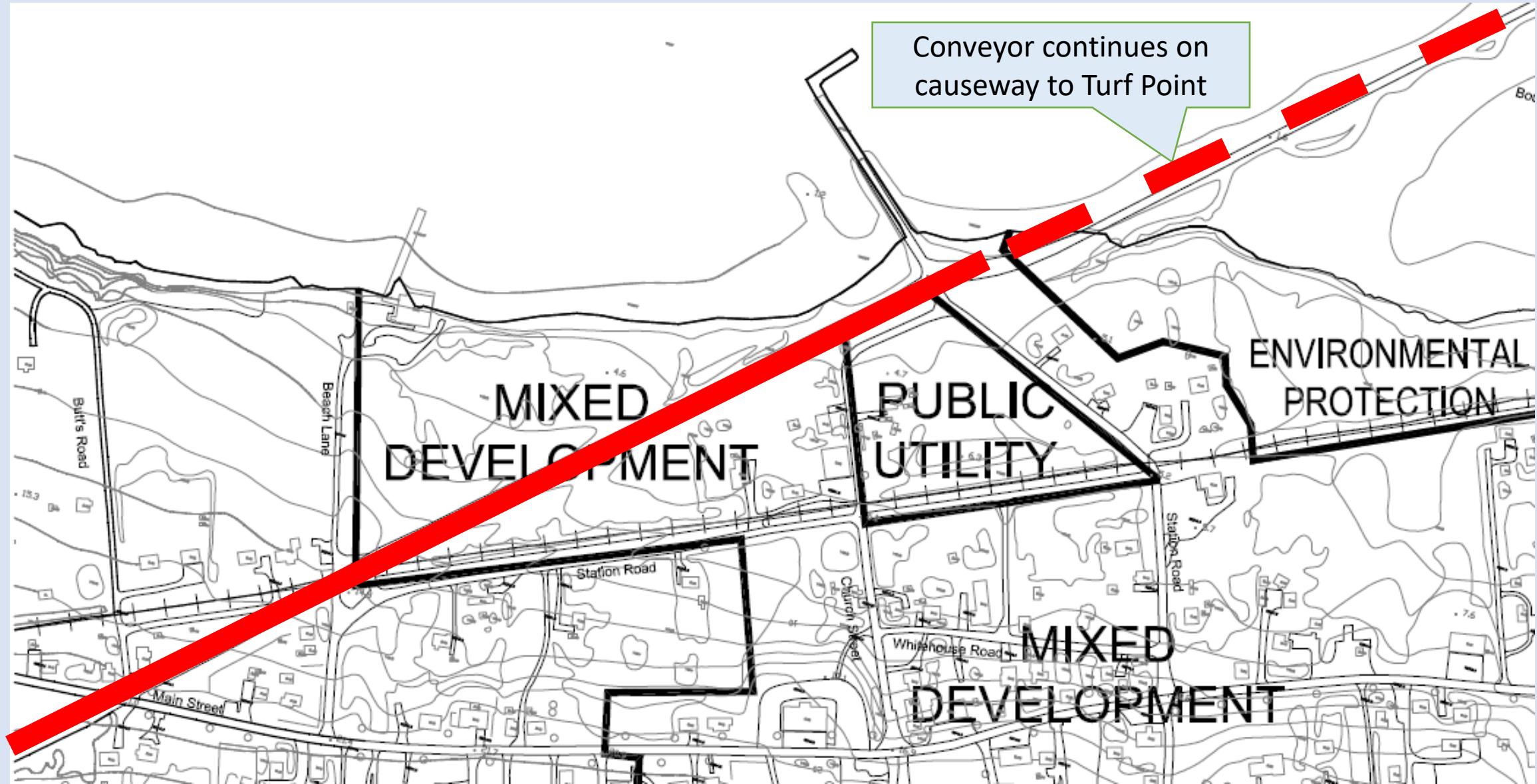


Conveyor Line from Mine to Turf Point Harbour:

Conveyor: 100 m tunnel under Main Street at Butt's Lane, 75 m in a bridge over Beach Lane and 60 m in a bridge over marina access road. Rest are ground level.



Intersections: Haul Road, Main Street, Danny's Road a.k.a. Butt's Road, Station Road, Beach Lane, marina access road



Status of the project, related to Council's work

- Council now is considering the amendments to planning documents, and calls for public comments at this stage.
- Amendments enable Council to consider an actual application.
- Council will eventually receive an actual application for development, during or after the company completes its environmental assessment process.
- Council policy for considering a mine in Rural area was stated earlier:

Council will evaluate each development proposal to determine potential environmental and other effects and set development standards to reduce or eliminate any negative impacts and protect public safety and amenities.

Status, continued

- **The mine company will be carrying out an extensive environmental assessment process, per provincial government requirements. Company report states topics include:**

Air quality

Noise

Surface waters

Ground water

Aquatic and terrestrial ecosystems

Heritage and cultural impacts

Socio-economic impacts

- **Council and all interested parties will have opportunities to have input to that process. Stay tuned for announcements.**
- **Council will carefully consider the environmental and social matters of local concern: infrastructure, housing, quality of life, community benefits, employment etc.**

Thank You For Your Attention!

- Amendment documents will continue to be on Town website.
- Individuals and organizations are invited to submit comments to Council, within two weeks, ie: Friday, 16 February, 2024, by:
 - email to townmanagertosg@eastlink.ca
 - Mail: Town of St. George's, PO Box 250, St. George's NL A0N 1Z0
 - Drop at Town office: 195 Main Street, St. George's, during office hours.
- Council will review comments, which may result in changes. Major changes will be publicized for further comments.
- Review by Department of Municipal and Provincial Affairs, then Council adoption, official public hearing and approval.
- Discussion tonight: questions, suggestions.....
- Technical information: Atlas Salt website: www.atlassalt.com