



# Preapproved Routine Impact Assessment

Routine development projects within the Town of Jasper  
Jasper Field Unit  
IAA 2019

Preapproved Routine Impact Assessments (PRIA) are pre-determined environmental management and mitigation measures for a defined class of routine, repetitive projects or activities with well understood and predictable effects. Approved PRIAs are an acceptable Impact Assessment pathway as they fulfill Parks Canada's obligations as a manager of federal lands under the *Impact Assessment Act* (IAA).

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| <b>Scope of Application:</b>      | <p>This PRIA applies to routine projects within the Town of Jasper that require development and/or building permit, including:</p> <ul style="list-style-type: none"><li>• Construction and installation of new buildings or other structures</li><li>• Modification, maintenance, repair, replacement, decommissioning or abandonment of existing buildings or structures</li><li>• Landscaping activities</li></ul> <p>Examples of buildings are houses, sheds, garages and associated components such as roofs, decks, patios, driveways and residential parking lots. Examples of structures are retaining walls and fences.</p> <p>Application of this PRIA to projects within this defined scope of work will be used in whole, or in part, to fulfill the requirements of <i>Parks Canada Directive on Impact Assessment, 2019</i>.</p>       |
| <b>Method of Administration</b>   | <p>This PRIA will be administered by Parks Canada's Municipal and Realty Services. The PRIA contributes to streamlining the development review and permitting process for routine development activities within the Town of Jasper, and will be applied as follows:</p> <ul style="list-style-type: none"><li>• Projects within the scope of this PRIA do not require review by Parks Canada's impact analysis specialists.</li><li>• Holders of development permits and building permits are responsible for the implementation of the PRIA and other permit conditions.</li><li>• The exceptions noted below will involve the Municipal and Realty Services Office consulting with Impact Assessment Officer's for technical and procedural advice concerning any additional requirements that may be warranted on a case by case basis.</li></ul> |
| <b>Conditions and Exceptions:</b> | <p>This PRIA does not apply under the following conditions/exceptions:</p> <ul style="list-style-type: none"><li>• The placement of temporary or permanent fill in a water body or riparian zone;</li><li>• The installation or modification of a septic field;</li><li>• The removal of vegetation with heavy equipment.</li></ul>  |

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| <b>Other considerations</b>             | <p>Under the following circumstances, review by the Impact Assessment Officer is required to determine if the PRIA is appropriate for the scope and scale of the project, or if additional supplemental mitigations are required:</p> <ul style="list-style-type: none"> <li>• Work that affects or involves <i>Federal Heritage Building Review Office (FHBRO)</i> or buildings listed under the <i>Built Heritage Resource Description and Analysis (BHRDA)</i> (Cultural Resource Impact Analysis processes may apply);</li> <li>• Work that is likely to affect individuals or residence or critical habitat of a listed Species at Risk on Schedule 1 of the <i>Species at Risk Act (SARA)</i>;</li> <li>• Work in the riparian zone of Cabin Creek or Cottonwood Creek (i.e.: within 30 m of either creek) or within either creek;</li> <li>• The planned development of previously undeveloped properties, or major changes in land uses (for example, conversion of green space to housing).</li> <li>• Work that involves excavation of contaminated soil (standard industry practices for contamination will be applied);</li> <li>• Other circumstances where the PRIA does not address known environmental issues that are associated with the proposed work, or circumstances where the potential environmental impacts of the proposed work are not fully understood.</li> </ul> |
| <b>Rationale</b>                        | <p>The impacts of routine development projects in the Town of Jasper on environmental and cultural resources are well understood through decades of local environmental assessment practice, the application of industry standards, and through consideration and analysis at the various scales of the Jasper National Park Management Plan and Strategic Environmental Assessment, the Jasper Community Sustainability Plan and the Class Screening for Routine Projects in National Parks Communities, [completed under the Canadian Environmental Assessment Act (CEAA) prior to CEAA 2012 and the Impact Assessment Act]. Accordingly, potential adverse impacts can be appropriately managed through implementation of this PRIA in conjunction with the requirements of the development review process. Additional tools are available as needed under <i>Parks Canada Directive on Impact Assessment, 2019</i>.</p>  |
| <b>Geographic areas of application:</b> | <p>This PRIA will be applied within the Town of Jasper in Jasper National Park of Canada.</p>  |

**Valued Components and Effects Analysis**

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| <b>Soil/Land Resources</b> | <ul style="list-style-type: none"> <li>• Slope instability, due to increased soil exposure and improper excavation and storage</li> <li>• Soil contamination (i.e.: from leaks and accidental spills etc.).</li> </ul>   |
| <b>Vegetation</b>          | <ul style="list-style-type: none"> <li>• Damage to and/or removal of native vegetation in immediate or adjacent areas.</li> <li>• Loss of healthy trees due to damage to roots from physical disturbance or landscaping activities.</li> <li>• Introduction of invasive species or expansions of existing invasive populations.</li> </ul> |
| <b>Air Quality</b>         | <ul style="list-style-type: none"> <li>• Decreased ambient air quality (i.e.: from dust/emissions etc.).</li> <li>• Increased ambient noise levels.</li> </ul>   |

<sup>1</sup> Section 2.4.1 of the *Jasper Community Sustainability Plan* provides direction for maintaining a clear community identity that reflects Jasper’s history, landmarks, natural resources and sense of place, and promoting respect and understanding for Jasper’s cultural heritage.

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| <b>Fauna</b>                                | <ul style="list-style-type: none"> <li>• Wildlife habituation/attraction to artificial food sources.</li> <li>• Damage to nests/disturbance to nesting birds.</li> <li>• Disturbance to species which are listed under the <i>Species at Risk Act</i> and other wildlife.</li> </ul>  |
| <b>Water Resources</b>                      | <ul style="list-style-type: none"> <li>• Impacts to surface and groundwater quality (e.g.: through surface run-off; storm-water drainage to the Athabasca River) that may occur due to erosion of bare ground, sedimentation, transportation of debris and contamination from leaks and accidental spills, etc.).</li> </ul>  |
| <b>Cultural Resources</b>                   | <ul style="list-style-type: none"> <li>• Adverse effects on the heritage value or character-defining elements of a cultural resource, and specifically structures listed under the <i>Federal Heritage Building Review Office (FHBRO)</i> or the <i>Jasper Built Heritage Resource Description and Analysis (BHRDA)</i>.</li> <li>• Impacts to unknown archaeological resources.</li> </ul> |
| <b>Public Safety and Visitor Experience</b> | <ul style="list-style-type: none"> <li>• Adverse effects on use and enjoyment of public and private property associated with construction activities: noise, air quality from dust or emissions, visual/aesthetic impacts, traffic or circulation disruptions.</li> </ul>   |

## **Mitigation Measures**

### **1- Laydown/Staging Areas**

1.1 Laydown and staging areas must be on existing hardened areas wherever possible.

### **2- Equipment Operation**

2.1 Equipment must be in good operating order, free of leaks (e.g., fuel, oil or grease), and fitted with standard air emission control devices prior to arrival on site.

2.2 Minimize idling of engines, contingent on operating instructions and temperature consideration.

### **3- Spill Response and Soil Contamination**

3.1 A spill kit capable of handling 110% of the total fuels on-site must be available at worksite and all personnel trained in its use.

3.2 In the event of a spill, implement spill response procedures immediately and notify the Parks Canada Environmental Surveillance Officer (or designate) at 780-883-0794. If 100 litres or more of a petroleum product has been released into the environment, please call 9-1-1 immediately.

3.3 Vehicle refueling must take place at licensed facilities (gas station), on impervious surfaces (roadways or parking lots) or on tarp.

3.4 If any soil contamination is found, work must cease immediately at that location. The Parks Canada Environmental Surveillance Officer (or designate) must be notified immediately at 780-883-0794.

### **4- Vegetation and Soil Management**

4.1 Equipment from outside the national park must be washed and cleaned prior to arrival.

4.2 Ensure excavated material does not damage or bury plant material that is to be retained on the site or in adjacent areas.

4.3 Optimize degree of compaction to soils to minimize erosion and allow for re-vegetation.

4.4 Plant native species with low palatability to wildlife to avoid attracting wildlife.

4.5 Topsoil must be salvaged, stockpiled and used in restoration activities. Stockpiles must be covered to prevent erosion.

4.6 Topsoil and seed mixes from outside the national park must be certified weed-free.

## **5- Wildlife**

4.7 Wildlife attractants, such as food, must be kept in wildlife-proof containers.

### *Special Considerations for Bats (Species at Risk):*

- 5.1 For building and roof renovations during the breeding season of bats (April 15 to September 1), the presence/absence of bats in the building must be determined and confirmed at least two weeks in advance to work commencing. Results must be documented and provided to Parks Canada. Use of acoustic monitoring equipment is recommended to supplement the initial survey if a building is suspected to be bat habitat. Presence/absence checks must be completed by a qualified individual familiar with bat ecology and bat roosts, and an inspection form is available upon request. If bats are present, Parks Canada will evaluate whether or not the building is used as a maternity roost to determine next steps.
- 5.2 If bat(s) are found during building and roof renovations between October 1st and April 15th, contact Parks Canada. Parks Canada will evaluate whether or not the building is being used for hibernation.
- 5.3 If a bat is found in a building while work is taking place, stop work and allow the bat to exit on its own. Ensure it has access to the outside via open door(s) and/or window(s). If bats won't exit, they return or continue to be found, contact Parks Canada who will need to evaluate whether the bat is passing through or using the location as a maternity roost or hibernation site to determine next steps.
- 5.4 If dead or injured bats are found, leave them as found and notify immediately the Parks Canada Environmental Surveillance Officer (or designate) at 780-883-0794.
- 5.5 A qualified individual should safely collect (i.e., wear gloves) dead bats to be tested for White-Nose Syndrome (WNS) as per Section 1.1.4 of the Parks Canada *Standards for Managing Bats in Protected Heritage Areas*.

### *Special Considerations for Migratory Birds:*

- 5.6 For projects requiring the removal of trees and/or shrubs: The local nesting for breeding migratory birds generally occurs during April 19 - August 24. Destruction of an active nest is prohibited. Plan ahead to complete tree removals and clearing activities outside of that time period.

## **6- Water Course Protection**

- 6.1 No rock, silt, cement, grout, asphalt, petroleum product, lumber, vegetation, domestic waste, pesticide, herbicide or any deleterious substance will be placed or allowed to disperse into any sewer, or other water course.

## **7- Cultural Resources**

- 7.1. If cultural artifacts are discovered, they must be left undisturbed where they were found and work must stop immediately in that location. The Parks Canada Environmental Surveillance Officer (or designate) must be notified immediately at 780-883-0794.

## **8- Energy efficiency**

- 8.1 Exterior lighting should meet the Parks Canada Dark Skies lighting policy (information is available at the Parks Canada Realty/Development Office).

## **9- Waste Management**

- 9.1 The construction site and adjacent areas must be maintained in a tidy condition, free from the accumulation of construction waste products, debris and garbage.

- 9.2 Ensure all waste is stored and handled in compliance with the National Park Garbage Regulations. Burning or burial of waste is not permitted
- 9.3 Contact Parks Canada's Parks Canada Realty/Development Office at 780-852-6220 for up to date information concerning waste that may be accepted at the Jasper Waste Transfer Station. Operating policies and fees are subject to change.
- 9.4 Parks Canada's general requirements are that waste must be source separated and disposed of as follows:
  - a. **Sorted materials:** including clean wood, glass, metal, concrete and clean fill may be accepted at the Jasper Waste Transfer Station or a licensed landfill site and recycled where possible.
  - b. **Cardboard (All types):** must be recycled at a licensed recycling facility.
  - c. **Unsorted waste:** including drywall, carpets, treated or painted wood (i.e.: Cedar shingles), asphalt, tar paper, tar and gravel shingles and other mixed construction debris must be disposed of at a licensed landfill site.
  - d. **Hazardous waste:** such as contaminated soil, fuel tanks, lead paint, asbestos, mercury switches and light ballasts must be disposed of at a licensed landfill site.

**10- Health & Safety**

- 10.1 The construction site must be secure and safe at all times. All site activities must comply with federal and provincial occupational health and safety legislations.
- 10.2 Any trench at worksite left over night will be fenced in to restrict access by people and/or wildlife.

**Supplementary Mitigations**

In the application of PRIAs, a few supplementary mitigation(s) may be required to ensure all potential impacts are mitigated. Site-specific mitigations may be applied by the Realty or IA Officer and are included in the Terms and Conditions of permits issued for the Project.

**Development and Review Team**

| Conversion and Amendment of 2017 Parks Canada's Best Management Practices for Routine Development Projects – Town of Jasper |   |       |
|---|---|-------|
| 1.  | Name & position: Jennifer Carpenter / Mabaye Dia/Impact Assessment Specialist, Jasper Field Unit        | Date: |
| 2.  | Name & position: Vanessa Rodrigues / Impact Assessment Specialist, Natural Resource Conservation Branch | Date: |
| 3.  | Name & position: Shawn Cardiff / Manager, Integrated Land Use Policy and Planning                       | Date: |
| 4.  | Name & position: Moira McKinnon / Manager, Municipal and Realty Services                                | Date: |

**FUS Approval**

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| Name: Alan Fehr, Jasper Field Unit Superintendent | Date: |
| Signature:  |       |