



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).

Scope of Application:

This PRIA applies to routine projects within the Town of Jasper that require development and/or building permit, including:

- Construction and installation of new buildings or other structures
- Modification, maintenance, repair, replacement, decommissioning or abandonment of existing buildings or structures
- Landscaping activities

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.

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 *Parks Canada Directive on Impact Assessment, 2019*.

Method of Administration

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:

- Projects within the scope of this PRIA do not require review by Parks Canada's impact analysis specialists.
- Holders of development permits and building permits are responsible for the implementation of the PRIA and other permit conditions.
- 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.

Conditions and Exceptions:

This PRIA does not apply under the following conditions/exceptions:

- The placement of temporary or permanent fill in a water body or riparian zone;
- The installation or modification of a septic field;

- The removal of vegetation with heavy equipment.

Other considerations

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:

- Work that affects or involves *Federal Heritage Building Review Office (FHBRO)* or buildings listed under the *Built Heritage Resource Description and Analysis (BHRDA)* (Cultural Resource Impact Analysis processes may apply). 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;
- Work that is likely to affect individuals or residence or critical habitat of a listed Species at Risk on Schedule 1 of the *Species at Risk Act (SARA)*;
- Work in the riparian zone of Cabin Creek or Cottonwood Creek (i.e.: within 30 m of either creek) or within either creek;
- The planned development of previously undeveloped properties, or major changes in land uses (for example, conversion of green space to housing).
- Work that involves excavation of contaminated soil (standard industry practices for contamination will be applied);
- 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.

Rationale

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 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 Park 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 through the implementation of this PRIA in conjunction with the requirements of the development review process. Additional tools are available as needed under *Parks Canada Impact Assessment Directive, 2019*.

Geographic areas of application

This PRIA will be applied within the Town of Jasper in Jasper National Park of Canada.

Valued Components and Effects Analysis

Soil/Land Resources

- Slope instability, due to increased soil exposure and improper excavation and storage
- Soil contamination (i.e.: from leaks and accidental spills etc.).

Vegetation

- Damage to and/or removal of native vegetation in immediate or adjacent areas.
- Loss of healthy trees due to damage to roots from physical disturbance or landscaping activities.

- Introduction of invasive species or expansions of existing invasive populations.

Air Quality

- Decreased ambient air quality (i.e.: from dust/emissions etc.).
- Increased ambient noise levels.

Fauna

- Wildlife habituation/attraction to artificial food sources.
- Damage to nests/disturbance to nesting birds.
- Disturbance to species which are listed under the *Species at Risk Act* and other wildlife.

Water Resources

- 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.).

Cultural Resources

- Adverse effects on the heritage value or character-defining elements of a cultural resource, and specifically structures listed under the *Federal Heritage Building Review Office (FHBRO)* or the *Jasper Built Heritage Resource Description and Analysis (BHRDA)*.
- Impacts to unknown archaeological resources.

Public Safety and Visitor Experience

- 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.

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.

Approval

Original document approved and signed by Alan Fehr, Jasper Field Unit Superintendent, on February 17, 2020.

Addendum #1

Archaeology review on undeveloped land parcels within the Town of Jasper

- 1. Scope of Application:** This PRIA Addendum applies to any land parcels within the Town of Jasper that are undeveloped, involving any surface or subsurface disturbance. This includes direct and ancillary activities such as: excavations, access roads, utilities installation, extra workspaces, stockpiles, etc. This also includes secondary disturbances, including soil compaction, tree stump removal, etc. List of undeveloped land parcels within the Town of Jasper is attached (Attachments 1 and 2).

Important: According to Parks Canada’s Guidelines for the Management of Archaeological Resources (2005), “Archaeological resources cannot be duplicated or replaced if lost, damaged or destroyed, and are valued as points of physical contact with our past and as sources of knowledge about our history”. Therefore, no person shall wilfully remove, deface, damage or destroy any prehistoric or historic artifacts or structures in a Park (*National Parks General Regulations, Subsection 14 (1)*). As such, while this PRIA Addendum focuses on undeveloped land parcels within the Town of Jasper, archaeological resources (known and/or unidentified) in developed land parcels must be protected and preserved to the extent possible. The Accidental Finds Protocol applies to all land parcels (Parks Canada’s Cultural Resource Management Policy, 2013; Parks Canada’s revised archaeological workflow, 2015).

- 2. Rationale:** The impacts of Routine Development Projects within the Town of Jasper on environmental and cultural resources are well understood through decades of local impact 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. However, the Preapproved Routine Impact Assessment (PRIA) - Routine Development Projects within the Town of Jasper was initially developed in September 2017 and updated in February 2020 but did not go through an archaeological review. To close the gap in coverage of archaeological concerns and impact risks, potential adverse impacts will be appropriately addressed through implementation of this PRIA Addendum in conjunction with the requirements of the development review process.
- 3. Archaeology Review:**
An archeological review, either an Archeological Overview Assessment (AOA) conducted through desktop and/or an Archeological Impact Assessment (AIA), which requires a fieldwork, will take place when there is any surface or subsurface disturbance on the listed undeveloped land parcels within the Town of Jasper.
- 4. Archaeological Fieldwork Timing:** Archaeological fieldwork needs the ability to dig in the ground or to monitor the excavation. In Jasper National Park, this generally must happen in frost free conditions (May through October).
- 5. Potential Adverse Impacts:** Routine Development Projects could result in impacts to known and/or unidentified archaeological resources. There is potential for known and/or unidentified pre-contact archaeological sites in land parcels within the Town of Jasper that are undeveloped. Historic potential may also exist at, or near, the project area. Significant resources include, but are not limited to, human remains, unique or diagnostic artifacts, and/or artifacts directly associated with known sites and/or unidentified sites.

6. Mitigation Measures

- All applicable mitigations will be followed as outlined in:
 - Statement of Cultural Resource Impact Analysis (SCRIA), Archeological Overview Assessment (AOA) and/or Archeological Impact Assessment (AIA), if required;
 - *Preapproved Routine Impact Assessment (PRIA) - Routine Development Projects within the Town of Jasper, February 2020.*

- The Accidental Finds Protocol applies to Routine Development Projects. If workers observe any significant cultural resources while working, they must stop work in the immediate area, and contact the project proponent and the Parks Canada Cultural Resource Advisor at 780-931-6546 to discuss any protective measures that might be needed.

- Any changes to scope of the proposed work must be submitted to Parks Canada Municipal and Realty Services Office (pc.jasper-reealty.pc@canada.ca) for further archeological review.

Attachment 1

To request a copy of this document with images, please contact ia-ei@pc.gc.ca.

Attachment 2

List of undeveloped land parcels within the Town of Jasper.

BLOCK_LOT	Zoning	CIVIC_ADDR	Shape_Area	PLAN_NUM
PARCEL GD	CR	72 CONNAUGHT DRIVE	18748.87	86104 CLSR AB
PARCEL CH	CR	74 CONNAUGHT DRIVE	11430.04	56321 CLSR AB
A_LOT_4A	I		1789.14	73358 CLSR AB
	NOS		20231.17	88094 CLSR AB
45_RESERVE	NOS		15145.64	78049 CLSR AB
	NOS		14972.15	88094 CLSR AB
42_RESERVE	NOS		462.88	78049 CLSR AB
PARCEL FZ	NOS		745.68	85959 CLSR AB
	NOS		7767.80	88094 CLSR AB
44_RESERVE	NOS		4334.95	78049 CLSR AB
42_RESERVE	NOS		157.43	78049 CLSR AB
39_12	NOS		3160.61	73283 CLSR AB
CNR STATION GROUNDS	NOS		1656.97	40860 CLSR AB
39_5	NOS		4484.40	67067 CLSR AB
42_RESERVE	NOS		182.77	78049 CLSR AB
39_2	NOS		515.77	67067 CLSR AB
	NOS		7527.20	UNSURVEYED
	NOS		27341.51	UNSURVEYED
	NOS		657.41	UNSURVEYED
	NOS		2765.55	UNSURVEYED
	NOS		3342.66	UNSURVEYED
	NOS		108.01	37651 CLSR AB
A_7A	NOS		1535.55	37651 CLSR AB
A_7A	NOS		364.13	37651 CLSR AB
8_3	R3a	505 GEIKIE STREET	467.16	37651 CLSR AB
8_6	R3a	511 GEIKIE STREET	468.39	37651 CLSR AB
PARCEL GA	R3b		17493.31	86103 CLSR AB
PARCEL HD	R3b		14252.60	106511 CLSR AB
PARCEL GC	R3b		9725.97	86103 CLSR AB
PARCEL GB	R3b		10973.94	86103 CLSR AB
35_5	ROS	212 BONHOMME STREET	1361.14	37651 CLSR AB
33_7	ROS	904 TURRET STREET	439.24	37651 CLSR AB
33_1	ROS	901 TONQUIN STREET	483.08	37651 CLSR AB
33_3	ROS	905 TONQUIN STREET	353.54	37651 CLSR AB
33_6	ROS	906 TURRET STREET	440.08	37651 CLSR AB

BLOCK_LOT	Zoning	CIVIC_ADDR	Shape_Area	PLAN_NUM
39_11	ROS		243.91	67067 CLSR AB
PARCEL GP	ROS		433.24	97197 CLSR AB
33_9	ROS	900 TURRET STREET	368.99	37651 CLSR AB
33_8	ROS	902 TURRET STREET	431.23	37651 CLSR AB
LOT CM-16	ROS	ASPEN CLOSE RESERVE	439.34	57782 CLSR AB
LOT CM-14	ROS	ASPEN CLOSE RESERVE	1461.87	57782 CLSR AB
PARCEL GR	ROS	CENTENNIAL PARK	34785.05	96594 CLSR AB
33_5	ROS	908 TURRET STREET	429.33	37651 CLSR AB
102_16	ROS		645.52	41840 CLSR AB
101_16	ROS		645.21	86104 CLSR AB
40_27	ROS		787.34	67067 CLSR AB
LOT CM-17	ROS	ASPEN CLOSE RESERVE	118.05	57782 CLSR AB
102_15	ROS		646.24	41840 CLSR AB
33_4	ROS	910 TURRET STREET	439.27	37651 CLSR AB
CNR STATION GROUNDS	ROS		6092.91	40860 CLSR AB
35_4	ROS	210 BONHOMME STREET	1354.25	37651 CLSR AB
40_19	ROS		1031.38	67067 CLSR AB
CNR STATION GROUNDS	ROS		2864.73	40860 CLSR AB
101_15	ROS		646.84	41840 CLSR AB
	ROS		4081.93	88094 CLSR AB
R7_R7	ROS		2965.08	37651 CLSR AB
35_3	ROS	208 BONHOMME STREET	979.78	37651 CLSR AB
CNR STATION GROUNDS	ROS		28705.11	40860 CLSR AB
41_23	ROS		2686.85	67067 CLSR AB
LOT CM-13	ROS	ASPEN CLOSE RESERVE	276.44	57782 CLSR AB
33_2	ROS	903 TONQUIN STREET	401.80	37651 CLSR AB
LOT CM-15	ROS	ASPEN CLOSE RESERVE	553.04	57782 CLSR AB