

**Environmental Assessment
CWP Quarry
Pasture Land Road**

File Reference #: 200.20.2957

DNR File #: 71112717

Submitted By:



P.O. Box 3035, Paradise, NL A1L 3W2

Phone: (709) 782-1331

Fax: (709) 782-2404

Email: info@cwparsonslimited.ca

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1.0 Proponent

1.1 Name of Corporate Body

C.W. Parsons Limited

1.2 Address

131 McNamara Dr.
P.O. Box 3035
Paradise, NL
A1L 3W2

1.3 Chief Executive Officer

Charles A. Parsons
Owner/Operator
131 McNamara Drive
P.O. Box 3035
Paradise, NL
A1L 3W2
(709) 685-4951
info@cwparsonslimited.ca

1.4 Principal Contact for Purposes of Environmental Assessment

Alanna Parsons, P.Tech
Civil Engineer Technologist
131 McNamara Drive
P.O. Box 3035
Paradise, NL
A1L 3W2
(709) 685-8789
aparsons@cwparsonslimited.ca

2.0 The Undertaking

2.1 Name of the Undertaking

CWP Quarry

2.2 Purpose for the Undertaking

C.W. Parsons Limited is a construction company operating out of Paradise, NL with 45 years in the construction industry. C.W. Parsons Limited are looking to expand our resources and acquire a quarry to be able to supply our own aggregate materials for various projects across the Avalon Peninsula as a long-term occupant. We believe that our experience has allowed us to become well aware of the procedures and policies that must be in place to safely execute this undertaking.

The Undertaking we are looking to develop is a new quarry on Pastureland Road, off Foxtrap Access Road (Near the TCH). The sole purpose for this quarry is to obtain and store aggregate material such as rock, sand, class A & class B.

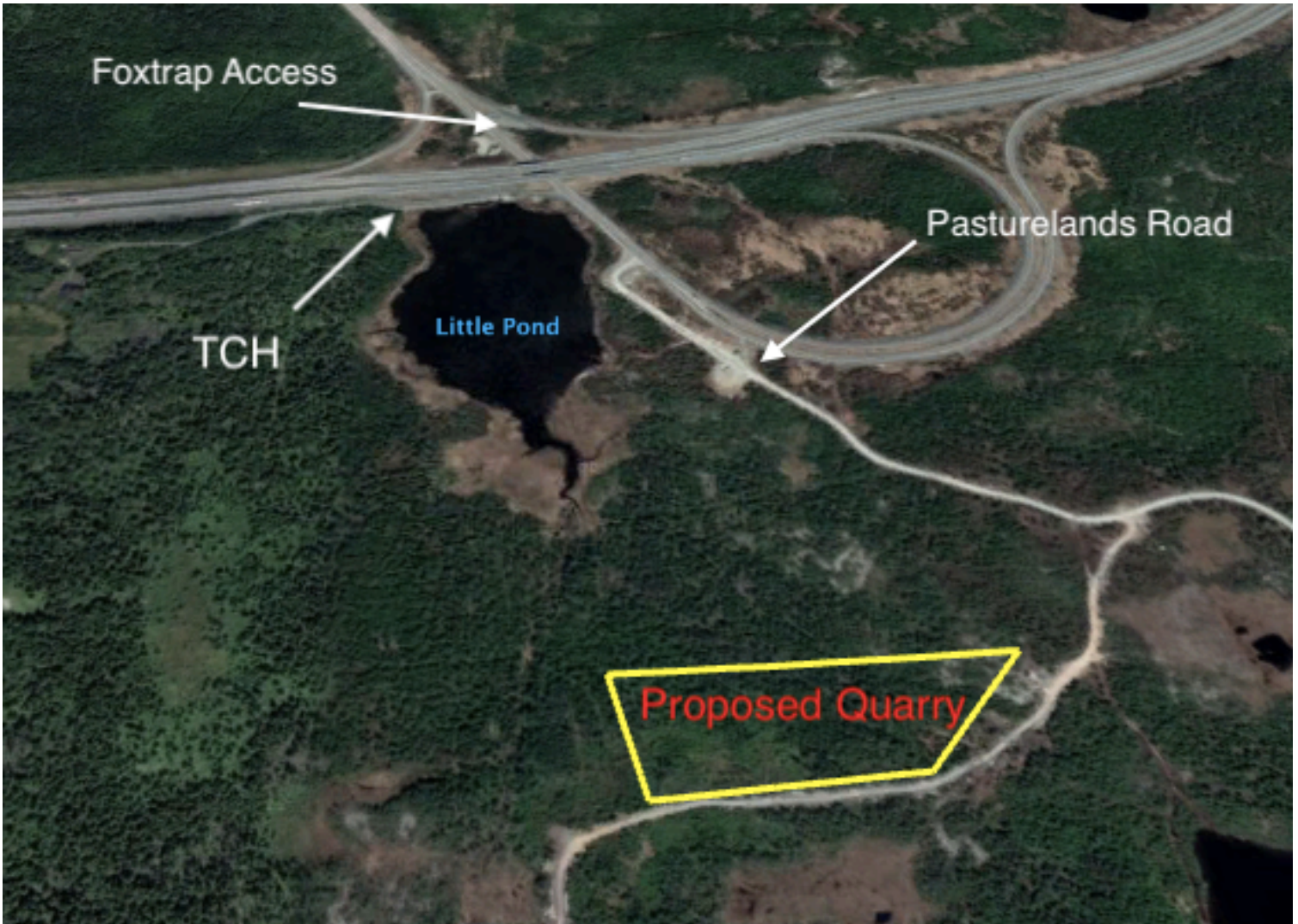


Figure 2: Specific Location Plan

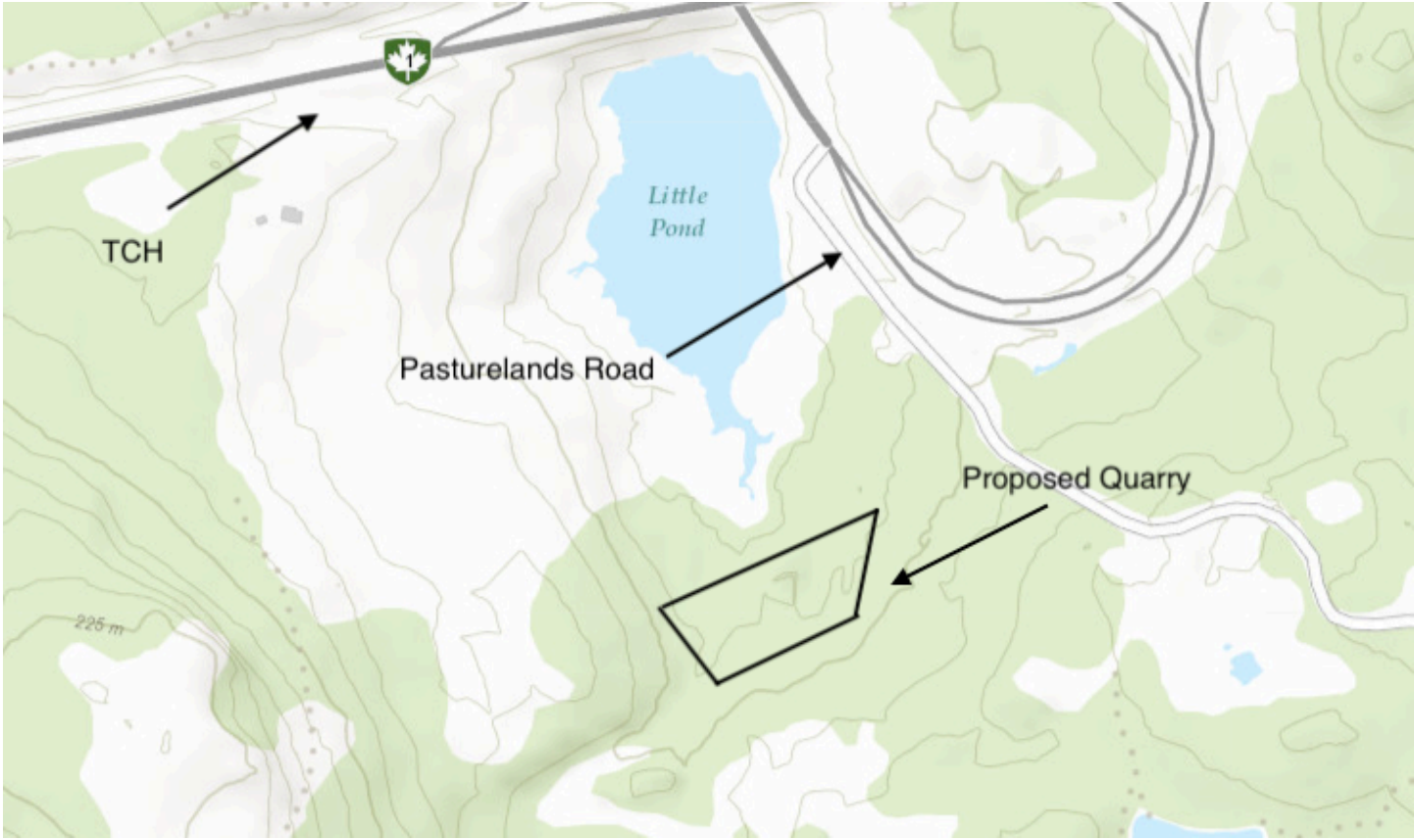


Figure 3: Topographic Map



Figure 4: City Zoning



Figure 5: Coordinate Reference

Table 1: Coordinates

Point	Easting	Northing
1	525713.57 W	472633.08 N
2	525712.68 W	462620.6 N
3	52572.94 W	472630.6 N
4	52571.72 W	472633.29 N

WGS84 Datum (Google Earth Pro)



Figure 6-Nalcor Transmission Line

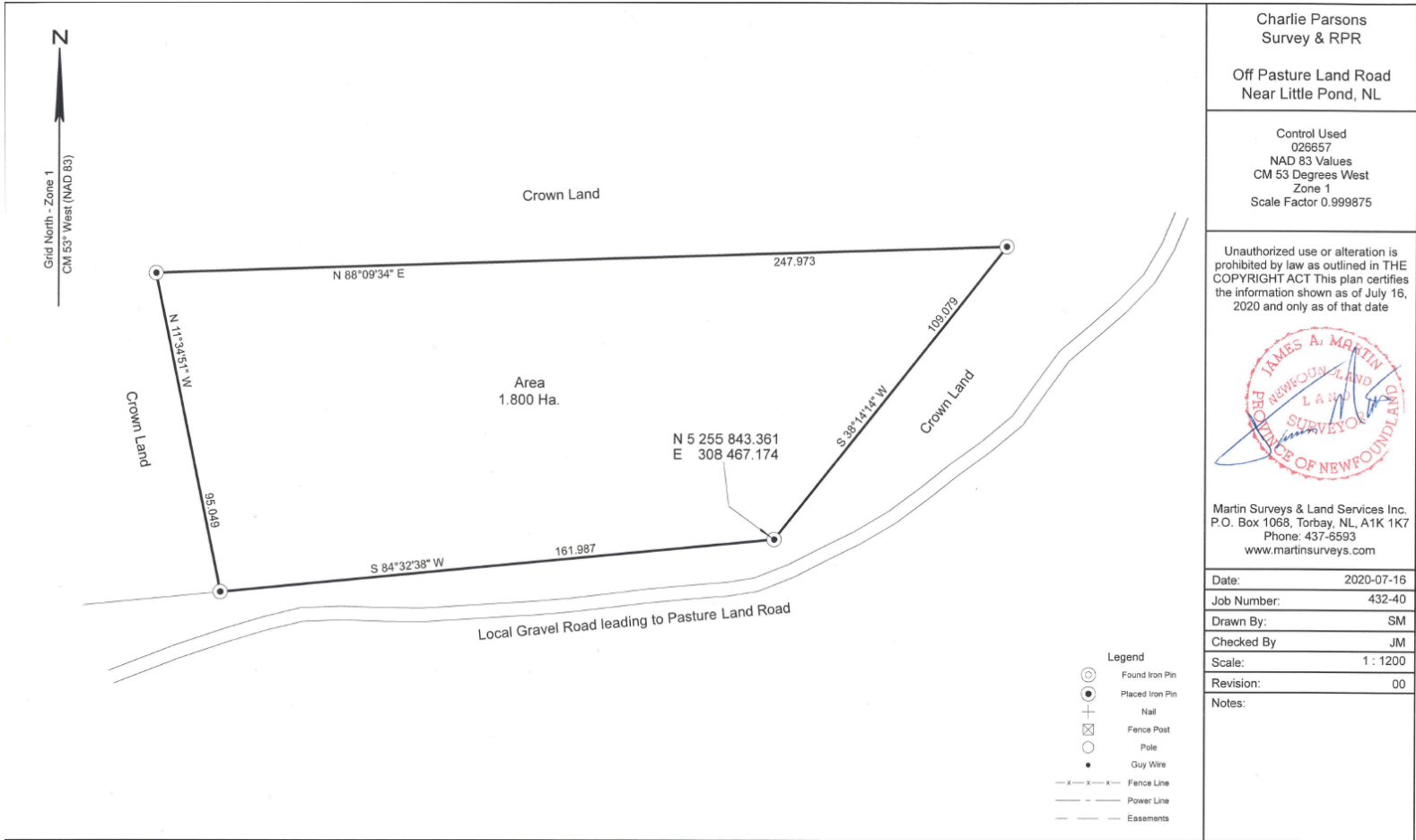


Figure 7- Legal Survey

3.2 Physical Features

The proposed undertaking will encompass an area of 1.81 hectares. The land being applied for is in the area of dog hill and pasturelands road.

The vegetation present on site consists mostly of a heavy to medium density boreal coniferous forest containing mainly spruce trees and brush material referenced in **Figure 6**. The wildlife expected to be present in the area would consist of small to medium sized animals that are native to the area.

The St. John's watershed area is to the side of the proposed undertaking (Figure 4) and it is at a higher elevation than the quarry, to prevent any waterflow towards these boundaries. This can be seen from the topographic map (Figure 4) in comparison.

The undertaking will consist of no physical features or buildings. An access road has already been constructed by Nalcor / NL Hydro, as an area within the boundaries was previously occupied by them during the construction of the Transmission Line running from Soldier's Pond to St. John's, which is approx. 454m from undertaking boundary (Figure 6). There will be no excavation, quarrying or restriction to the access road at anytime during the proposed development. The road is currently up to standards as per the Department of Transportation and Work's Drawing 1111-1, **with exception to the asphalt**

3.3 Construction & Operations Potential Environmental Impacts with Mitigations

3.3.1 Clearing and Grubbing

Construction for this site would initially begin with clearing of the vegetation for quarrying operations and depletion of the material before any construction. Occupation and construction would potentially be commencing fall of 2020/spring 2021, dependent on approvals and permits. The clearing will be conducted via chainsaws and suitable timber stacked neatly to be removed and utilized as firewood. Potential environmental concerns include the loss of animal habitat.

To mitigation the environmental impacts we propose to adhere to the nesting, breeding window, and brood rearing period running April 15 to August 15, in which all clearing will be conducted outside these periods. Should a nest be found; the nest and neighboring vegetation should be left undisturbed until nesting is completed and clearing activities will be minimized in the immediate area until nesting is complete.

The grubbing will be removed initially and windrowed with the topsoil near the quarry boundary for future reclamation. Grubbing activities will adhere to buffer zone requirements and during grubbing, care will be taken to ensure that grubbed material will not be pushed into areas that are to be left undisturbed.

3.3.2 Fuel and Hazardous Material Risks

A variety of potentially hazardous fluids will be used during construction and operation such as fuel hydraulic oil. The primary concern regarding the use and storage of fuel is accidental release into the environment. We are aware of the potential negative impacts associated with this hazard and are prepared to reduce or eliminate the sources of pollutants, utilizing our standard operating procedures and practices.

To reduce the impacts on the environment from a potential fuel/oil spill during the construction phase, C.W. Parsons Limited will implement the following measures and practices; all employees operating equipment are required to complete a daily pre-trip inspection prior to using the equipment. These daily inspections will check fluid levels, condition of the lines and operational features to ensure the equipment is functioning properly. Even though inspections are made frequently, if a spill were to occur, spill control kits are readily available. Each kit includes oil absorbent water-resistant pads, highly absorbent granular particles (speedy dry), and absorbent oil booms/socks.

Fuel Tanks will not be stored on site and portable fueling and greasing of equipment will occur in designated locations, using a drip pan beneath the equipment to contain any spill or drips during the process. Oily rags or materials at risk of spontaneous combustion will be stored in a designated bin. These materials will be removed from the quarry on a regularly to the appropriate waste disposal facility.

Any hazardous spill greater than 70L shall be reported immediately through the Environmental Emergencies Telephone Line at (709) 772-2083 or 1- 800-563-9089. Additionally, each spill shall be reported to the company HSE Advisor and the manager in the area inspected and given clearance by a representative of Service NL by calling (709) 729-2550.

3.3.3 Airborne Emissions

Airborne emissions occur during heavy equipment operation coming from the exhaust systems of various types of machinery. Airborne emissions are dealt within strict accordance to Heavy-duty Vehicle and Engine Greenhouse Gas Emissions Regulations. These regulations are implemented prior to a given manufacturer being able to sell their product in Canada. C.W.Parsons Limited's

standard inspections of the equipment check the operation of these features and ensure they are still in working order. These inspections are performed on a 1000-hour basis as well.

3.3.4 Water Management, Siltation and Erosion Prevention

Siltation of the waterway during the initially clearing process will follow proper procedures and recommendations as per DFO regulations such as use of silt fence and hay bales to mitigate the siltation of surface runoff. See figure 7 & 8 for complete water management plan and settling pond design. The natural topography of the area situates the quarry in a low-lying area, working with these features, the surface runoff will be controlled by sloping the stripped ground towards the central ditch system and reclaiming a quarried area with hydroseeding upon depletion.

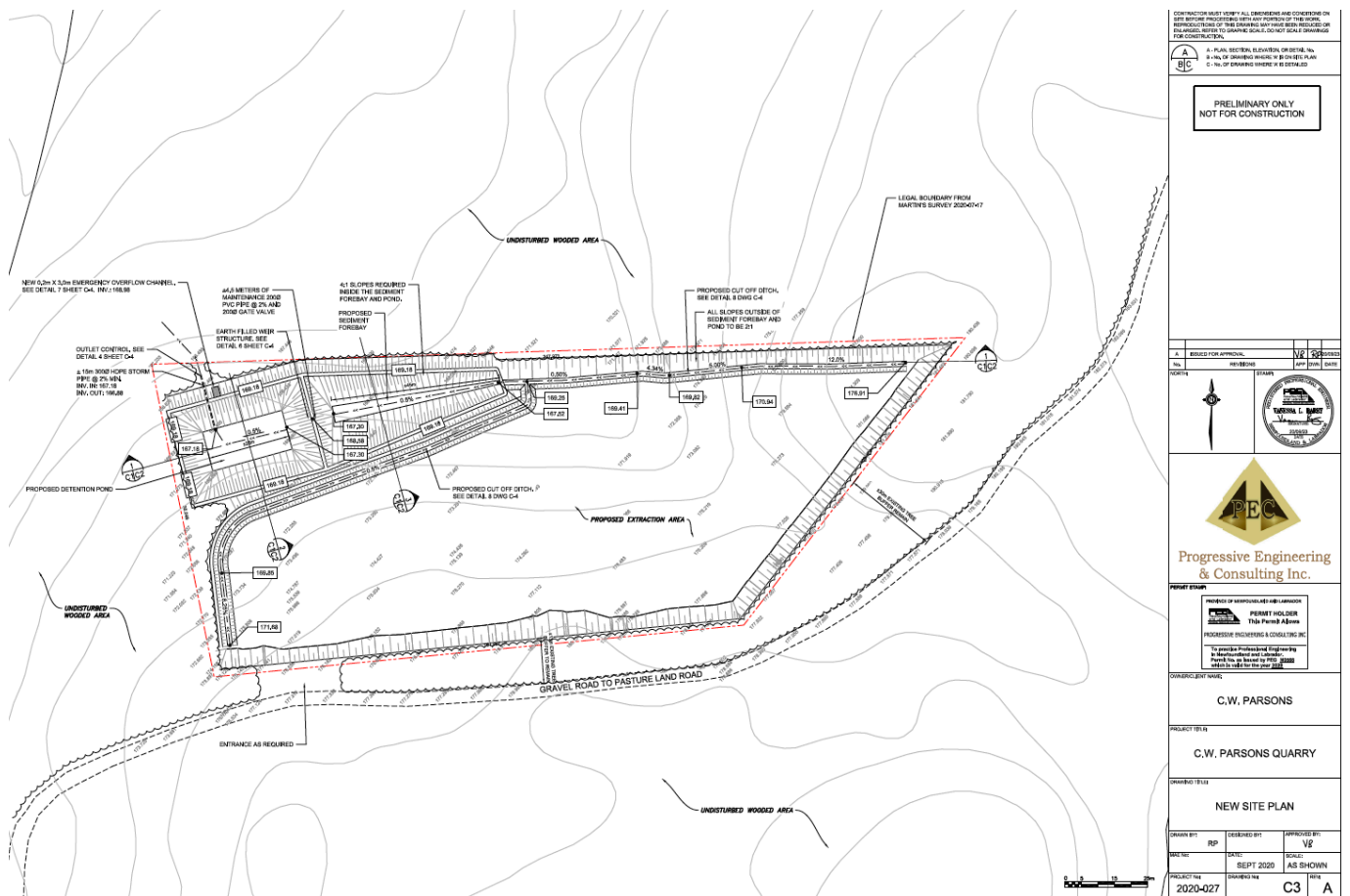


Figure 8-Water Management, Settling Pond

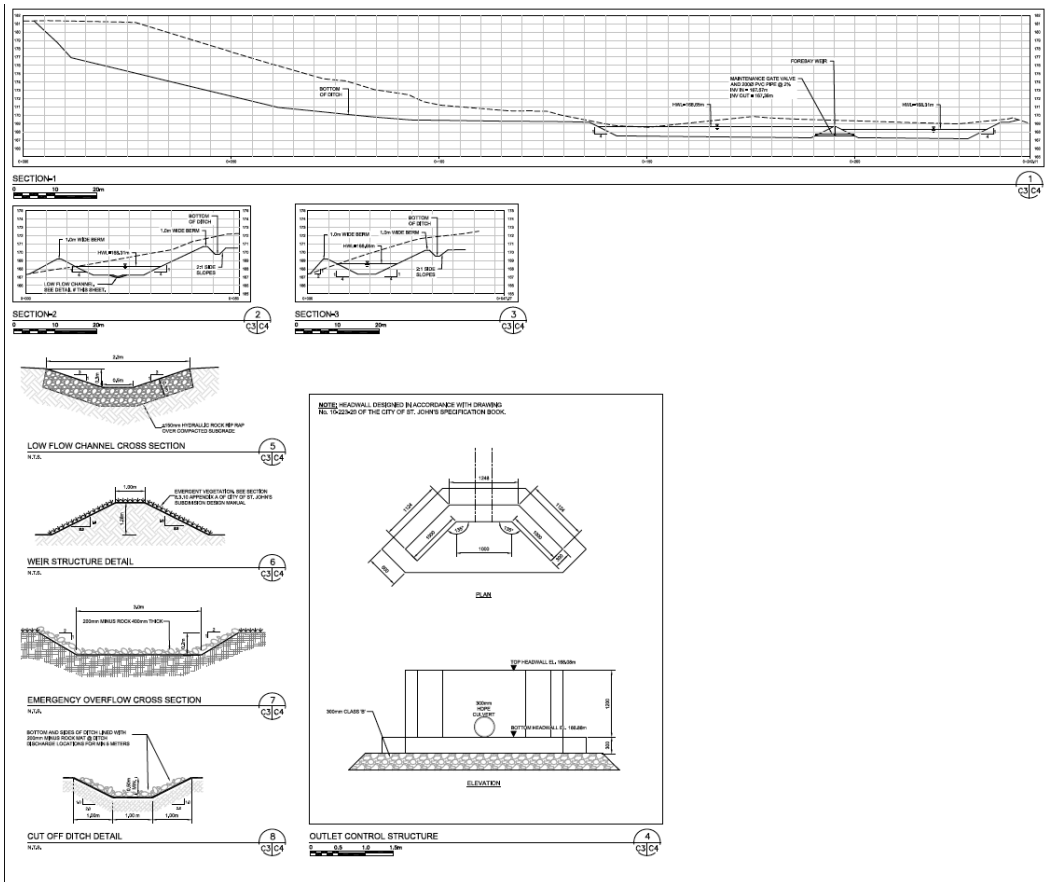


Figure 9-Settling Pond Sections & Details

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THE WORK. REPRODUCTION OF THE DRAWING MAY HAVE BEEN MADE FOR CONSTRUCTION.

A - PLAN SECTION, ELEVATION OR DETAIL No.
 B - No. OF DRAWING SHEET, X IS IN REVERSE
 C - No. OF DRAWING WHERE X IS DETAIL

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		2020-02-27

PROGRESSIVE ENGINEERING & CONSULTING INC.

PROGRESSIVE ENGINEERING & CONSULTING INC.
 1000 PASTURE LANDS ROAD
 ST. JOHN'S, NL A1B 1X6
 CANADA
 TEL: (709) 536-1111
 FAX: (709) 536-1112
 WWW.PECANADA.COM

PROFESSIONAL ENGINEER
 TINA PARSONS
 PROGRESSIVE ENGINEERING & CONSULTING INC.

C.W. PARSONS

C.W. PARSONS QUARRY

SECTIONS AND DETAILS

DRAWN BY	DESIGNED BY	APPROVED BY
RPD		VJ
DATE	DATE	SCALE
SEPT 2020		AS SHOWN
PROJECT No.	DRAWING No.	DATE
2020-027	C4	A

3.3.5 Solid Waste and Sewage

The solid waste or domestic refuse and sewage will be disposed of in an appropriate manner. Solid waste or common trash will be disposed of using an industrial sized dumpster and hauled away regularly. The quarry will be kept clear of waste and litter to reduce the potential for attracting wildlife. Regular inspections of the area will be conducted by the manager or HSE representative to ensure that no garbage is inadequately stored.

3.3.6 Dust Suppression

Dust generation related to construction activities may result in human health effects, as well as negative impacts on ecosystems and vegetation. To mitigation any dust concerns all equipment will have the required dust and emission control filters. Dust created from travelling the access road and Pasture Lands Road will be controlled by water, applied frequently via truck

3.3.7 Blasting Management Plan

Blasting will typically occur once or twice per year, either in early spring or late fall. Potential impacts include the destruction of vegetation, noise disturbances to wildlife.

To lessen the negative impact, we propose to conduct all blasting work, handling, transportation, storage and use of explosives in compliance with the appropriate permits and/or approvals and authorizations, Newfoundland and Labrador Department of Government Services (NLDGS) and Newfoundland and Labrador Department of Natural Resources (NLDNR), and the Dangerous Goods Transportation Act (2006). Blasting activities will be coordinated and scheduled to minimize the number of blasts required. In order to minimize the seismic effect, blasting patterns and procedures will be used to reduce the shock wave and noise. The use of explosives will be restricted to authorized personnel who have been properly trained.

Explosives will be used in a manner that will minimize damage of landscape features, trees and other surrounding objects by controlling the disbursement of blasted material, through the standard industry practices such as including time-delay blast cycles. Blasting can also be controlled to minimize the shock or magnitude of the explosion by capping the bore holes with a 3 m collar of 20 mm, clean, crushed stone to trap gases and dust during blasting; optimizing drill hole patterns; and using a reliable blast initiation system, which allow accurate firing of the explosives.

The immediate area of the site will be visually surveyed within three (3) hours prior to a blast, to ensure no members of the public are within the blast area. operations will be delayed if large animals are observed within 100 m to allow them to pass. Blasting will not be conducted when there is low cloud cover in the area as this will magnify the shock to the surrounding area.

3.3.8 Noise Management Plan

Quarrying activities have the potential to generate noise from the use of heavy equipment, drilling and blasting, and the handling of construction materials. Noise generation has the potential to cause negative effects on wildlife in the area. Noise and vibration will be reduced by implementing best practice strategies from regulatory directives and guidelines. These mitigation measures will require short- and long-term monitoring, with regular reporting to address noise complaints or compliance issues. Equipment that emits noise and vibrations will be calibrated to perform using manufacturer specifications, and all equipment will be fitted with standard and

noise suppression devices. Construction and operations will occur during daytime hours and idling of equipment will be kept to a minimum.

3.3.9. Viewscape Management and Buffer Zones

Buffer zones will be established along the outskirts of the proposed undertaking to ensure that viewscape to the TCH is not compromised or influenced by the proposed quarry. The proposed undertaking is offset approximately 538m from the TCH. The land between the TCH contains a thick natural buffer compiled of trees and pond area.

The undertakings natural land elevations allow it to be situated in a valley, which in turn allows for a natural buffer away from the TCH. The neighboring hills and elevations provide a natural shelter and buffer to the proposed quarry.

In the matter of fish habitats, the nearest pond to the proposed undertaking is 240m to Little Pond and approx. 150m from dog pond. When taking our buffer into account it will allow for approx. 245m between the undertaking and little pond and approx. 155m from dog pond which should allow plenty of room to have minimal to no effect.

Maintenance of buffer zones will be verified by the construction manager on site. The construction manager and the HSE Advisor will inspect all buffer zones on a regular basis to ensure sediment is not migrating into or through the buffer zone. See figure 8 above which outlines buffer zones

3.4 Operations

The primary intentions for this quarry will to be manufacture granular construction materials such as Class A, Class B, structural rockfill and sand for use in various government and municipal construction projects throughout the Avalon Peninsula. This operation will include stripping and stockpiling of any topsoil and root mat for reuse in the reclamation process, drilling and blasting of the bedrock and screening of sand. Once drilled and blasted, the rock will be crushed into various types of aggregates and stockpiled. The undertaking will possibly produce an estimated 1,000 tons annually. The primary intension for this undertaking is mostly for storage of granular material, however.

3.4.1 Quarrying

The initial start-up phases of C.W. Parsons Limited quarry operation will be completed by utilizing portable crushing equipment consisting of a jaw-crusher and a cone-crusher or a jaw-roll that will produce aggregate from the blasted rock. The mobile jaw at the rock face will crush the blast rock to 150 mm minus material and the secondary crusher will produce the smaller granular. Other types of heavy equipment on site will include excavators, front end loaders, dump trucks and a screening plant for sand extraction.

Typical quarrying methods will be used to save the overburden sand and gravel in the area. The operation will include the excavation, crushing and loading of the sand and gravel materials at the working face of the quarry, and transportation of these materials to processing equipment

Materials will be processed into aggregates of required specifications and stockpiled on site. Waste and oversized rock will also be stockpiled for future use.

3.4.2 Occupations

The proposed undertaking will employ various occupations during its lifecycle. During the initial construction/development phase of the undertaking the operations will employ approximately 3 personnel including:

- 2- equipment operator (NOC: 7521)
- 1 - construction manager/HSE (NOC: 0711).

All work for construction portion of the project will be direct hires.

During the operation of the proposed undertaking it may employ the above occupations and also the below additional:

drillers and blasters (NOC: 7372)

The duration of operations is dependent on the demand for materials produced but should last between 10 to 15 years. All work for the operations will be direct hire except for the driller and blasting which will be completed by a qualified subcontractor.

3.4.3 Reclamation and Closure

Reclamation will be conducted as the standard conditions of any quarry of smaller size. Our intentions are to reclaim in smaller portions as the total area is currently only 1.81 hectares. This will cause preserve a healthier looking quarry, prevent a large amount of surface run-off pollution and create less of an environmental impact. We intend to slope depleted areas and spread the original topsoil and organics from the site. Sloping around the perimeter of the site will be achieved by leaving a buffer of material in place along the boundary so that when re-contoured, the rock-face of the quarried area can be sloped to a 30-degree angle, not leaving a large sudden drop off the rock face. Following this final sloping and the contouring of quarry, the preserved organic material and soil is spread, hydro-seeded with grass seed, and planted with tree seedlings native to the area.

4.0 Project Related Documents

 <p>PLEASE PRINT</p>	PER - 3003	Department of Planning, Engineering and Regulatory Services
	BUILDING/DEVELOPMENT APPLICATION	
Property Location		SECTION 1
Civic Address <u>Pasture land Rd Foxtrap NL</u>		
Subdivision Name _____		Lot # _____
Account/Roll # _____		Date (yyyy-mm-dd) <u>2020-03-12</u>
Contact Information		SECTION 2
Applicant <u>C.W. Parsons Limited</u>		
Mailing Address <u>P.O. Box 3035 Paradise NL</u>		
Postal Code <u>A1L 3W2</u> Telephone (Daytime) <u>782-1331</u> (Fax) <u>782-2404</u>		
Email <u>info@cwparsonslimited.ca</u>		
Same As Above <input type="checkbox"/>		
Property Owner <u>Gov't of NL</u>		
Mailing Address _____		City _____ Province _____
Postal Code _____		Telephone (Daytime) _____ (Fax) _____
Email _____		
Same as Above <input checked="" type="checkbox"/> N/A <input type="checkbox"/>		
Contractor/Consultant <u>C.W. Parsons Limited</u>		
Mailing Address _____		
Postal Code _____		Telephone (Daytime) _____ (Fax) _____
Email _____		

Project Information

SECTION 3

Have you applied for or will you receive Affordable Housing Funding? Yes No

Is selling price of dwelling less than \$275,000 Yes No

N/A

Building floor area Project floor area Property/lot area

Number of on-site parking spaces _____

Please check all that apply:

N/A

- Site Plan Included
- Building Plan Included
- Electrical work
- Plumbing work
- Private well installation (must be drilled)
- Private septic installation (GSC approval required)
- Culvert installation (must be approved by Roads Division)

Description of project

Quarry Site.

Mineral Working discretionary use in forestry zone.

Estimated cost of land/site development (\$) _____

Estimated cost of work on structure (\$) N/A

PER - 3003 Department of Planning, Engineering and Regulatory Services

Privacy Notice

SECTION 4

Collection of Personal information via this form is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to process your application. Questions about the collection and use of the information may be directed to Randy Garew, Manager, Regulatory Services Division, by email: building@stjohns.ca or by phone 709-576-8565.

Applicant Signature of Agreement

SECTION 5

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's and not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested and to pay all applicable fees as noted on the City's fee schedule (www.stjohns.ca). To view these fees, please click on the link below that pertains to your application:

[Planning and Development Fee Schedule](#)
[Inspection Services Fees and Rates](#)

Note: Where the applicant and property owner are not the same, the signature of the property owner is required before the application can be accepted for processing.

Applicant Signature  Date (yyyy-mm-dd) 2020-03-12

Property Owner Signature _____ Date (yyyy-mm-dd) _____

Staff Signature _____ Date (yyyy-mm-dd) _____

Internal Use Only

SECTION 6

Fee charges required _____

Notes

Please send completed form to:

Access St. John's, City Hall
10 New Gower Street
P.O. Box 908
St. John's NL A1C 5M2

Email: service@stjohns.ca

Fax: 709-576-7888

Call: 311 or 709-754-2489

From: Andrea Roberts <aroberts@stjohns.ca>
Sent: Thursday, May 7, 2020 3:52:01 PM
To: C.W. Parsons Limited <info@cwparsonslimited.ca>
Cc: Quarry Referrals <QuarryReferrals@gov.nl.ca>; Lindsay Lyghtle Brushett <LlyghtleBrushett@stjohns.ca>
Subject: COMMENTS TO APPLICANT - 4329 Trans Canada Hwy - DEV2000034 - Mineral Lands File Number: 71112717

Good Afternoon,

Please be advised that the **Quarry** use at 4329 Trans Canada Highway was approved at the Regular meeting of Council on April 27, 2020.

This approval is for the use only, and final development approval is subject to the submission and the review of the following:

1. Prior to Development Approval the proponent must submit a Sediment and Erosion Control Plan for the site. In addition to the sediment and erosion control measures, the plan must show existing and proposed grades throughout the site.
2. All sediment must be controlled onsite at all times.
3. Submission of the description and survey of the property, initialed by the both the property owner and the applicant.

Once the plans have been approved, a \$200.00 development agreement Registration fee is to be paid. Once paid, you will be sent a Development Agreement which must be signed, witnessed and returned for processing. Once returned we can issue your final approval.

If you have any questions or comments, please do not hesitate to contact me.

Regards,
Andrea Roberts, P.Tech
Senior Development Officer
Planning, Engineering & Regulatory Services
City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2
(709) 576-8430 | email: aroberts@stjohns.ca
ST. JOHN'S



Government of Newfoundland and Labrador
Department of Natural Resources

Mineral Lands Division

File Reference: 71112717
March-3-2020

C. W. Parsons Limited
P. O. Box 3035
Paradise
A1L 3W2

Attention: Charlie Parsons

Dear Sir/Madam,

QUARRY PERMIT APPLICATION REFERRAL NOTICE

This will acknowledge receipt of your application for a quarry permit with respect to the land situated at Pasture Land Road, Foxtrap.

Your application is being processed and has been referred to the following authorities:

Dept Natural Resources, Eastern Region
Natural Areas Program
Wildlife Division
Provincial Parks Division
Environmental Assessment Division
Water Resources Division - St. John's
Dept Municipal & Provincial Affairs, Land Use
Planning

Dept Tourism, Culture & Recreation (Eastern)
Historic Resources
Works, Services and Transportation - St. John's
Forestry - Unit 1 - Paddys Pond
Government Service Centre - St. John's
Crown Lands - St. John's
The City of St. John's

In order to assist the above authorities in evaluating your application, it is necessary that you mark the corners and boundaries of the site being applied for. It is suggested you use flagging and post a sign(s) stating, "Site of Quarry Permit application."

The markings are to be removed if the application is not approved. You should hear further in the matter in about 30 days.

Yours truly,

Gerald Kennedy
Manager, Quarry Materials

Application Acknowledgement

Quarry Referral

March 11, 2020

Karen Tucker
Regional Support Supervisor
Service NL
149 Smallwood Drive
P.O. Box 8700
St. John's, NL A1B 4J8

File No.:	71112717
Permit No:	142318
Applicant:	C. W. Parsons Limited
Quarry Materials:	Barrow Material, Gravel, Rock, Sand, Stockpiled Material
Quarry Location:	Pasture Land Road, Foxtrap

- Service NL would have no objection to this proposal provided the applicant adheres to the conditions of the standard quarry permit and the following specific conditions are included:

1. Gasoline and associated products storage:
 - All on-site fuel storage must be registered with Service NL.
 - Spills in excess of 70 litres and all leaks must be reported immediately to the Environmental Emergencies Telephone Line at (709) 772-2083 or 1-800-563-9089.
 - All spills and leaks must be cleaned up immediately, regardless of size and the area inspected and given clearance by a representative of Service NL by calling (709)729-2550.
2. Waste material:
 - All waste material produced on-site, including lunch waste, must be removed to an approved waste disposal site on a weekly basis.
 - Access to the site must be restricted at all times in order to prevent the occurrence of indiscriminate dumping.
 - The permit holder will be held responsible for all waste material located on site.
3. Access to the site is to be via the existing access road.
4. All access roads are to be approved by Department of Transportation and Works.
5. The quarry is not to extend beyond cut survey lines.
6. The existing vegetation screen between the operation and the TCH is to be maintained such that the site does not become visible to the travelling public.
7. The total area of the quarry must not exceed ten hectares. If it does, it must be registered as an undertaking with the Environmental Assessment Division. The Environmental Assessment Regulations under the *Environmental Protection Act* requires that a quarry development in excess of ten hectares shall not proceed or receive provincial approval until released or exempted under the Act.

Regards,



Chris Parsons, B.Sc., ADSA, MTM
Environmental Protection Officer

4.1 Approval of the Undertaking

Permits, licenses and approvals that will/could be required for this development are:

Governing Body	Type Approval/Permit/License
City of St. John's	Development Application (In Process, Pending Approval from Settlement Pond)
Mines and Energy Division, Department of Natural Resources	Quarry Permit
Department of Environment and Conservation	Release from the EA process
Forestry Division, Department of Natural Resources	Commercial Cutting Permit (In Process)
Government Services Centre	Preliminary Application to Develop Land and Permit to Develop

5.0 Schedule

We would like to start ground work on this site in the fall of 2020, pending all permits and approvals. Access to this site this fall, will benefit us for upcoming St. John's, Municipal Affairs, and Transportation & Works tenders next season, as we can price the project with supplying our own aggregate and rock, opposed to purchasing them from another supplier.

6.0 Funding

The proponent will provide all funds necessary to develop this site and production of material. The funds will be recovered through the sale of granular materials, rockfill and sand along with the cost savings of using owned material opposed to purchasing.

September 25, 2020
Date



Signature