

Environmental Preview Report Foxtrap Pasture Land Road Quarry

File Reference #: 200.20.2957

DNR File #: 71112717

Submitted By:



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

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1.0 Name of Undertaking

Foxtrap Pasture Land Road Quarry

2.0 Proponent

2.1 Name of Corporate Body

C.W. Parsons Limited

2.2 Address

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

2.3 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

2.4 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

3.0 The Undertaking

3.1 Purpose/rationale/need 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.

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.

4.0 Description of the Undertaking

4.1 Geographical Location/Physical Components/Existing Environment

The undertaking being proposed is located on Pasture Land Road near the Trans Canada Highway and Foxtrap Access Road. The undertaking is zoned in the City of St. John's and currently has no active leases or grants. Figure 1 illustrates the general location of the proposed undertaking on the Avalon Peninsula. Figure 2 below illustrates the location in relation to the closest land markings.

The proposed undertaking is located within the City of St. John's municipal boundaries near the southwest limits. Furthermore, the site is located off Pasture Lands Road near the Foxtrap Access Road and TCH Interchange. It is situated on Crown Land with no active leases or grants. There are no restrictions in place for the proposed undertaking for ownership or zoning. The parcel is located approximately 500m from the highway ramp and the land is currently zoned for Forestry Use (F), however The City's development regulations state that it can be applied for under Discretionary Usage if the Mineral Workings requirements are maintained, and the proper procedures followed. The proposed site is enclosed to the east and west by Dog Hills, to south/east by the City of St. John's Watershed Boundary, the north boundary is offset from a crown land grant. The site is 600m from the Trans -Canada Highway, and accessible from Pasture Lands Road, off the eastbound on and off ramp of the highway. The proposed site is approx. 3.2 km from any residential or commercial businesses located on Incinerator Road, Foxtrap. The undertaking is approx. 1.5 km to the CLB camp and approx. 1.6 km to the scout camp. There are no known See the figures on the following pages to assist in the description. The proposed undertaking is approx. 500 m from an abandoned residence. The residence has been vacant for several years and would most likely be condemned if inspected. We have taken a insert (below) of text and photos from an environmental assessment from a neighboring quarry (Dog Hill Quarry) that has also confirmed our suspicions.



Figure 1: Abandoned Structure

Within the existing Crown Lands grant north of the proposed quarry (displayed in [Figure 5](#)) There is an abandoned residential dwelling ([See Figure 3](#)), that has been vacant for several years and it is highly likely that it will be condemned if an inspection is made on the premises. The building itself and land is permeated with garbage and the building hasn't been protected from the elements. This building is approximately 550m from the quarry's boundaries, there was also an

Figure 2: Text Insert Dog Hills Quarry EA

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. There are no waterbodies or wetland located within the undertaking.

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**

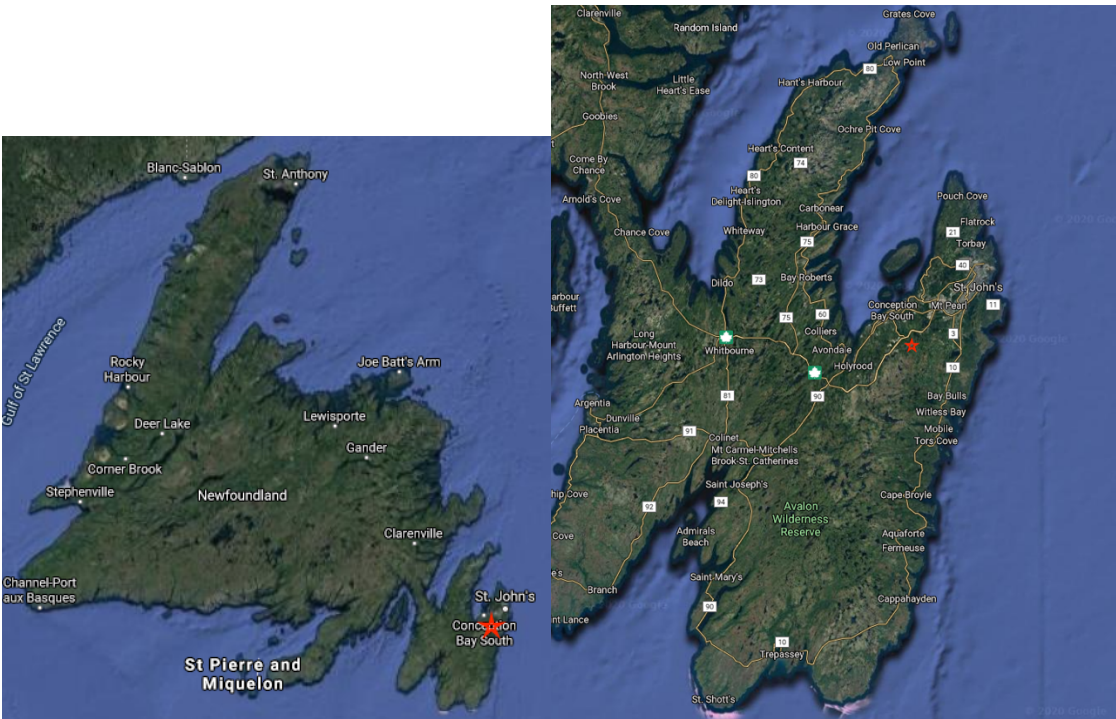


Figure 3: General Location Plan



Figure 4: Specific Location Plan

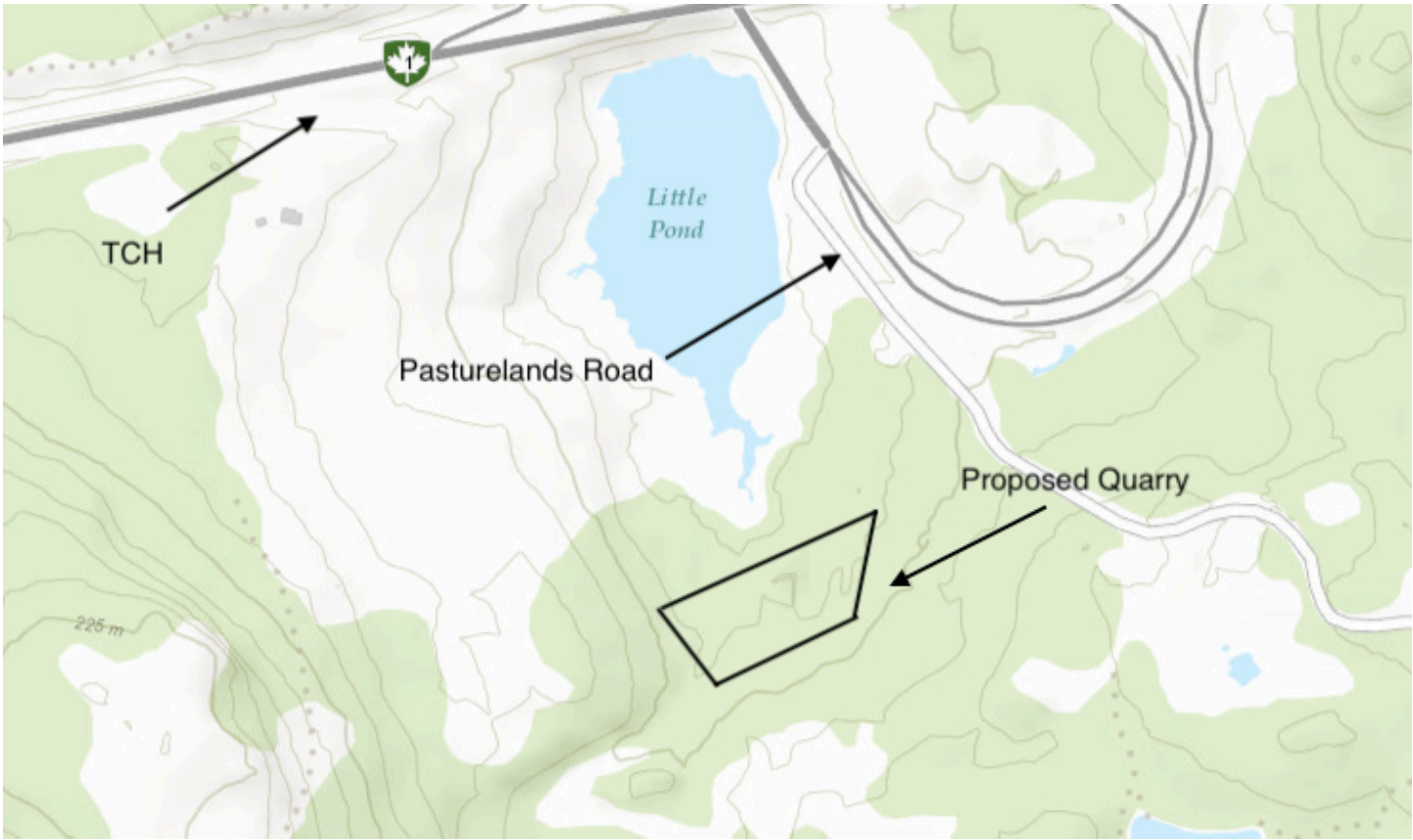


Figure 5: Topographic Map



Figure 6: City Zoning



Figure 7: 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 8-Nalcor Transmission Line

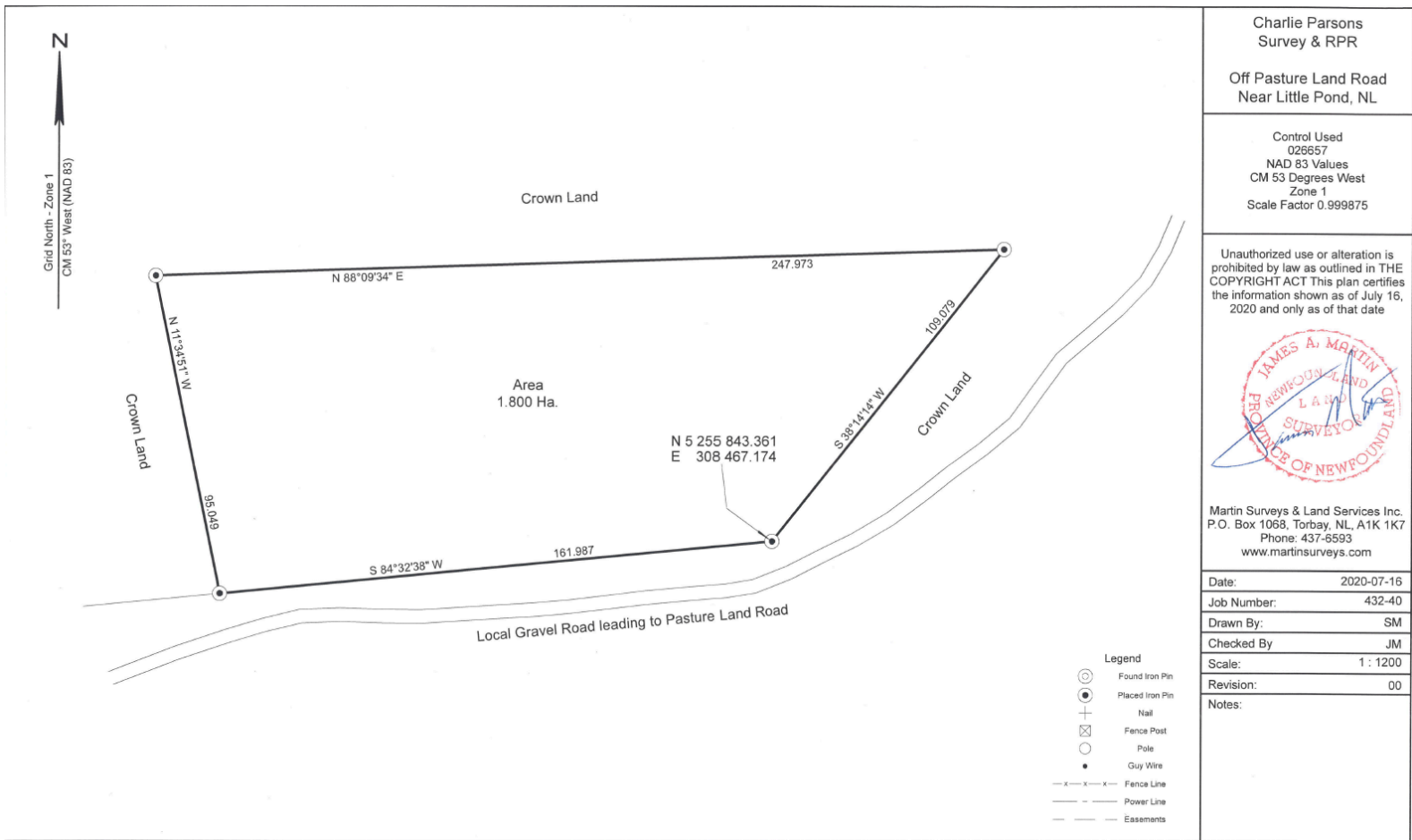


Figure 9- Legal Survey



Figure 10: Adjacent Land Use

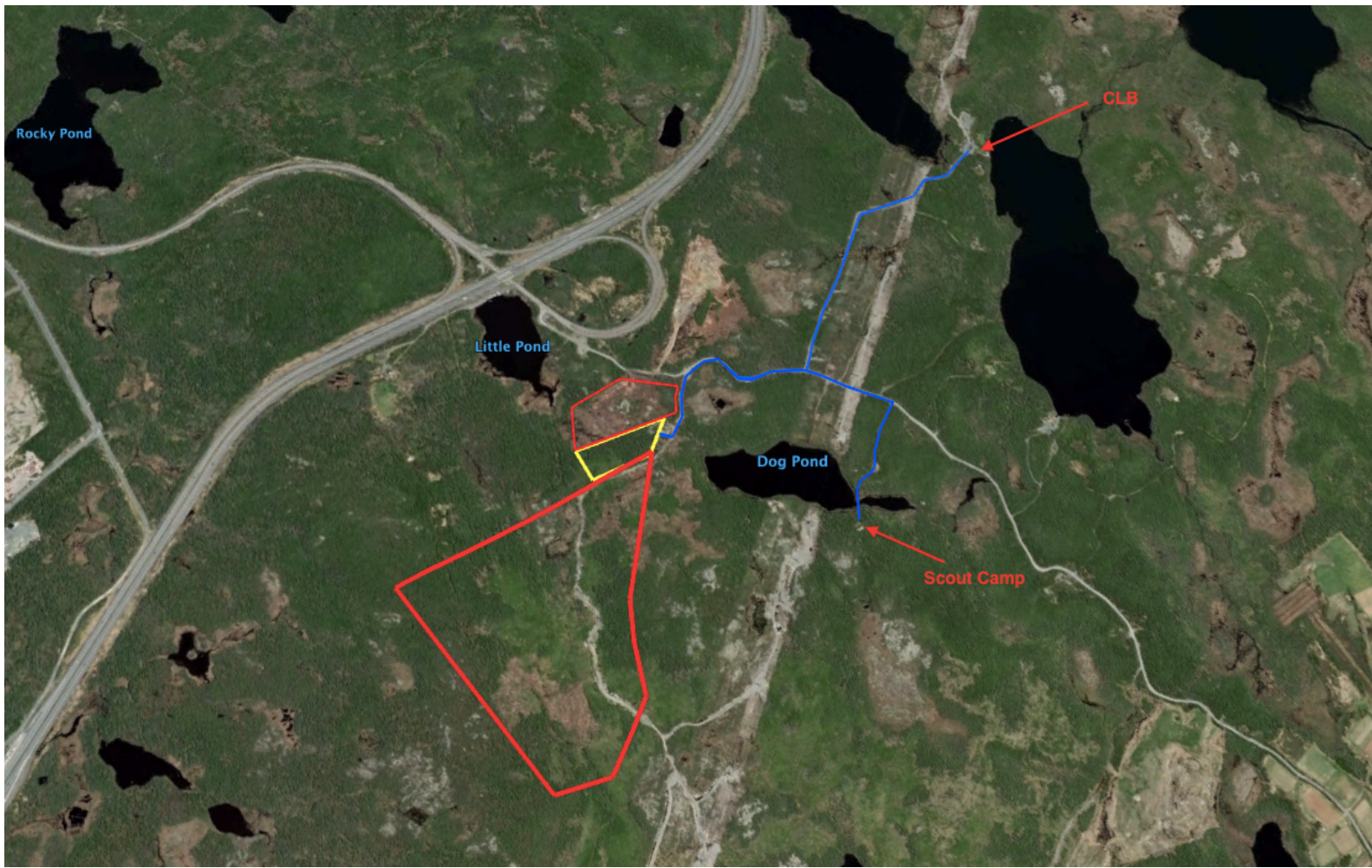


Figure 11: Location to CLB & Scout Camp

4.2 Construction

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. This construction and clearing process could last anywhere between 1-6 months depending on amount of material to be cleared along with allowing time for water control development and sand and stone removal. 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.

Access Roads are already constructed and available to undertaking and will not need to be developed. Construction Equipment to be used during construction are excavators, mulchers & tandem dump trucks.

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:

- 2-4- equipment operator (NOC: 7521)
- 3-5 truck drivers (NOC 7411)
- 1 - construction manager/HSE (NOC: 0711).

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

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. All settling ponds and surface water runoff controls will be monitored and documented in site inspections regularly to ensure continued effectiveness. Settling pond will receive regular maintained as required following any issues from inspections from an accredited firm. Reclamation will be conducted as the standard conditions of any quarry of smaller size.

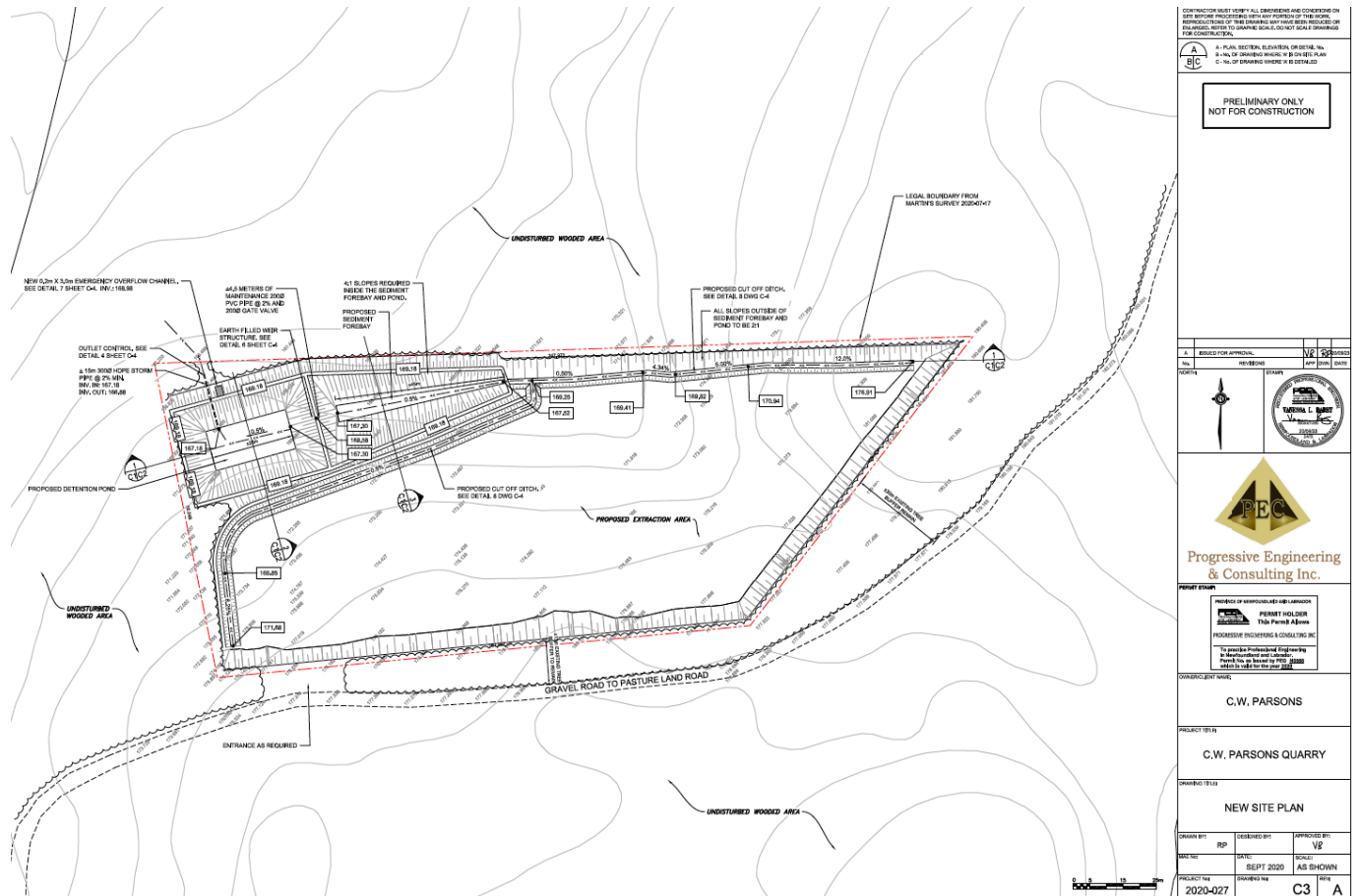


Figure 12-Water Management, Settling Pond

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND COORDINATES WITH THE PROPOSER'S SURVEY AND POSITION OF THE BOUNDARY. REPRODUCTION OF THIS DRAWING FOR ANY OTHER PROJECT OR FOR CONSTRUCTION IS PROHIBITED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.

A - PLAN, SECTION, ELEVATION OR DETAIL. No. - No. OF DRAWINGS IN THIS SET. B - No. OF DRAWINGS IN THIS SET. C - No. OF DRAWINGS WHERE A IS DETAIL.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

A	ISSUED FOR APPROVAL	V8	5/20/2020
No.	REVISIONS		
DATE			

PROJECT SHEET

PROFESSOR OF PROFESSIONAL ENGINEERING
PERMIT HOLDER
THE PARSONS GROUP
PROGRESSIVE ENGINEERING & CONSULTING INC.

CONTRACTOR NAME
C.W. PARSONS

PROJECT TITLE
C.W. PARSONS QUARRY

DRAWING TITLE
SECTIONS AND DETAILS

DRAWN BY	REP	DESIGNED BY	APPROVED BY
			V8
DATE		DATE	SCALE
2020-027		SEPT 2020	AS SHOWN
		DATE	REV
			A

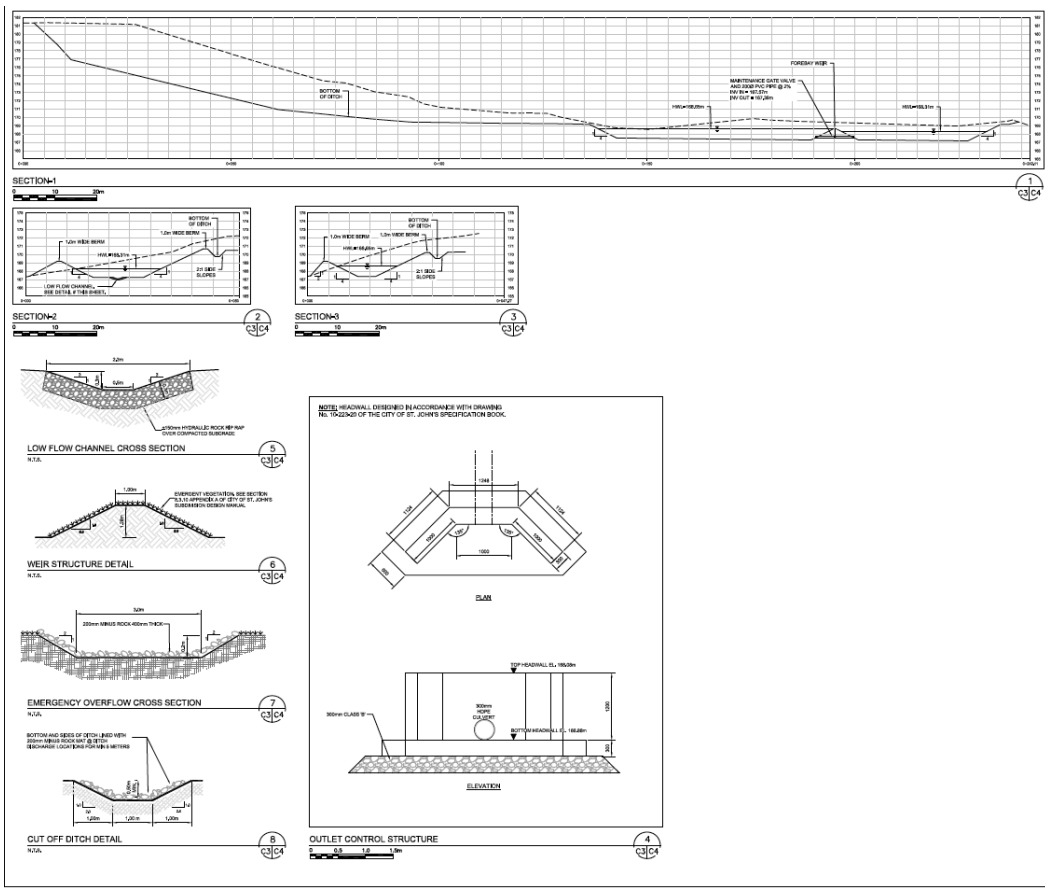


Figure 13-Settling Pond Sections & Details

4.3 Operation & Maintenance

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. Operations will commence immediately after grubbing, which is planned to take place spring 2021 upon approval of all permits.

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.

The proposed undertaking will employ various occupations during its lifecycle. During the operation of the proposed the below:

- 3- equipment operator (NOC: 7521)
- 2-4 truck drivers (NOC 7411)
- 1 - construction manager/HSE (NOC: 0711).
- 2 drillers and blasters (NOC: 7372)

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

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. Estimated annual volumes to be produced on site will be approx. 12,000 tons and annually there will be approx. 20,000 tons stored onsite including material from other places total. This does not include tonnage at a given time this is a total accumulation over a 1 year period combined. This material would include, topsoil, overburden and used material (class A, class B , etc.).

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.

Please see attached Visibility Management Plan.

4.4 Visibility Management

Under this section we would like to take the time to address the corrections brought to our attention in the previous EPR review. Our representatives had the opportunity to attend a phone meeting with Stephen Hinchey & Kevin Sheppard to address the concerns brought forward.

There was concerns brought forward by the department about a tree buffer combined with a berm of 30m which questioned the stability of that size of a berm. The purpose of our phone meeting was to address concerns by our representatives that a 30m berm would not be possible or feasible for this particular undertaking due to its small size. Our representatives then realized that it was a misunderstanding between our EPR and the department as to the specifics of a 30m berm as department representatives thought our company were suggesting a berm that size and was questioning that decision as well, when in turn we were simply

stating that we would be using the natural overburden to construct a berm in addition to the natural tree line.

In this meeting there was a conclusion reached that given the topography of the site and the natural tree line(after presenting the below photos) that a tree screen of 5m would be suffice along with a small berm of natural overburden that will pose as both a stockpile as well as an additional screen. We are willing to keep a greater width of tree line if there are sparse areas and it is deemed needed. At the end of the meeting both representatives from the department and from our company were under the same understanding and have agreed on the above plan of action.

Please see below pictures as also discussed in the meeting that show the natural tree line and sightlines of the proposed undertaking, and also arrows to provide a general location of the proposed undertaking.



Figure 14: View of Undertaking from TCH 1



Figure 15: View of Undertaking from TCH 2



Figure 16: View of Undertaking from TCH 3



Figure 17: View of Undertaking from TCH 4

5.0 Alternatives

The only alternative we can present to this undertaking would be to not quarry it, which would be not feasible for the method we have in mind. We would have land that we would be paying fees on and not being able to make it financially feasible for our company. Therefore it is not an option to not quarry this ground as that is the whole point of why we have applied and took on this process.

After careful planning and consideration, we have applied for this undertaking as it provides a close general location to our operations as well as there is already access to the undertaking. The undertaking is also equipped with the material that we would be able to utilize within our operations.

6.0 Potential Environmental Effects and Mitigation

6.1 Light Pollution (Waste, Spills, Trash)

The solid waste or domestic refuse and sewage will be disposed of in an appropriate manner. However, there will be no form of septic or sewer present on site, therefore sewage will not be a concern. 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.

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.

Light pollution will not be an issue as our operations will be conducted during daylight hours and will not require any additional lighting.

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.

6.2 Air/Dust Pollution

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. Diesel engines from equipment also give off exhaust fumes, which can be classified as pollution. We will ensure all equipment is not left idle and is only started when in use.

6.3 Noise Pollution

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.

The undertaking will ensure to not interfere with rights of land owners and recreational users of the surrounding area. All precautions will be implementing to ensure the undertaking is inspected regularly and any legitimate concerns that may arise from any surrounding landowners or organizations will be addressed.

There is currently no wetlands, ponds or rivers within the undertaking, therefore no permits or licensees are required from Water Resource Management Division. In the matter of fish habitats and potential onsite draining or discharge into natural water bodies, the nearest pond to the proposed undertaking is 240m to Little Pond and approx. 150m from dog pond. Our water management and wastewater plan will allow extra assurance and procedures to allow for confident control of any water pollution or surface water runoff even given the large distance to any water bodies.

7.0 Decommissioning and Rehabilitation

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.

8.0 Project Related Documents



PLEASE PRINT

PER - 3003

Department of Planning, Engineering and Regulatory Services

BUILDING/DEVELOPMENT APPLICATION

Property Location SECTION 1

Civic Address Pasture land Rd Foxtrap NL

Subdivision Name _____ Lot # _____

Account/Roll # _____ Date (yyyy-mm-dd) 2020-03-12

Contact Information SECTION 2

Applicant C.W. Parsons Limited

Mailing Address P.O. Box 3035 Paradise NL

Postal Code A1L 3W2 Telephone (Daytime) 782-1331 (Fax) 782-2404

Email info@cwparsonslimited.ca

Same As Above

Property Owner Gov't of NL

Mailing Address _____ City _____ Province _____

Postal Code _____ Telephone (Daytime) _____ (Fax) _____

Email _____

Same as Above N/A

Contractor/Consultant C.W. Parsons Limited

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: 709-576-7688 Call: 311 or 709-754-2489
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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

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:

- 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.
- 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.
- Access to the site is to be via the existing access road.
- All access roads are to be approved by Department of Transportation and Works.
- The quarry is not to extend beyond cut survey lines.
- 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.
- 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

9.0 Public Information Meeting

A public meeting was advertised and conducted via zoom on February 11, 2021. It was advertised in the shoreline paper as well as on the City of St. John's community calendar online. The attendance of the meeting was as follows:

Alanna Parsons (C.W. Parsons Limited)

Toby Barnes (Scouts)

Paul Price (Scouts)

Chris Lewis (Shoreline)

Ralph Fagan (CLB)

The meeting consisted of concerns being brought forward and questions that the local scout and CLB camps were looking to ask. From what we gathered from the meeting we understand concerns that both organizations have as they are doing important work with youth in the area. It seemed that the meeting answered a lot of their questions and concerns and that they're main concern was keeping the line of communication open and being including in the loop of conversation. We are willing to do whatever we can to work with all parties to ensure everyone best interest are kept at heart and that the surrounding environment is a top priority.

During the meeting there was a few questions and concerns brought up and addressed as follows:

Q: Will there be any communication between local groups and organizations with C.W. Parsons limited when it comes to blasting or drilling operations?

A: Yes absolutely. We can coordinate any blasting and drilling operation schedules with the local scouts and CLB groups especially.

Q: Pasture land road will get more use now. What are we going to do with road maintenance?

A: We are willing to work along side other local quarries and the City to ensure that the road is maintained and safe for all vehicular traffic.

Q: The extra traffic on pasturelands road is going to cause some safety concerns, what are you going to do to help that?

A: Our employees will be required to be aware of all Traffic Control plans as well will have to adhere to all speed limits and safety concerns.

How will we intend to keep the noise down?

A: We have protocols and practices in place to minimize noise pollution and will also adhere and communicate with groups about any access noise or complaints they may have. This quarry is not going to be a massive operation. It will primarily be Monday to Friday and may not be an everyday operation.

Q: It's a concern to us that so many quarries have snuck in under the radar and eventually we have to take a stand as the other companies have not taken the time to reach out and communicate or show good faith

with the local groups. How do you plan on changing that?

A: We plan on breaking the mold here. I cannot speak to other companies or quarries, but we are committed to keeping an open line of communication with the surrounding groups to ensure that we can all come to an understanding and we can all support and benefit from each other. We are a family owned and operated company we understand the importance of what the scout and CLB groups so in the area. We have the utmost respect and admiration of both organizations and the youth that are apart of them! We want to reassure everyone that we are committed to keeping the area as environmentally friendly and make the experience as pleasant as possible.

PUBLIC NOTICE

**Public Information Session on the Proposed
Pasture Land Road Quarry
Foxtrap, NL**

**Shall be held at:
February 11, 2021 @ 9:00 AM
Via: Zoom Conference Call (40 Mins duration)
Meeting ID: 935 0801 8920
Passcode: 7MH2hE**

This session shall be conducted
by the Proponent,
C.W. Parsons Limited at 782-1331,
as part of the environmental assessment
for this Project.

The purpose of this session is to describe all
aspects of the proposed Project, to describe the
activities associated with it, and to provide an
opportunity for all interested persons to request
information or state their concerns.

ALL ARE WELCOME

Figure 18: Copy of Add in Shoreline

Proposed quarry catches eye of Scout leaders

By Chris Lewis
The Shoreline

Some quarry land in Foxtrap is currently preparing to undergo some big changes. C.W. Parsons Ltd. has applied for some land along Pasture Land Road that they hope to turn into a quarry.

C.W. Parsons Ltd., a paving contractor based in Paradise, entered the environmental assessment process for the application in September of 2020, according to a civil engineer technologist with the company, Alanna Parsons. A part of that process is to hold a public consultation wherein citizens of the region can weigh in with their concerns, if any.

That consultation was held virtually last week, on Thursday morning Feb. 11. The Zoom session only saw two others join in alongside Parsons: Paul Price and Toby Barnes, representatives of the Mount Pearl scouts, whose Camp Morristown is also located just off the Foxtrap Access Road.

Parsons said from the get-go that she feared there may be some misunderstandings about the site's location, and she hoped the consultation that morning would help clear things up.

She said the quarry is not large-scale when it comes to blasting and drilling – not like the “every day quarry.”

“This is going to be minuscule compared to what’s already up there,” she said. “The purpose of the quarry is going to be for gravel and pit runs for any jobs that we have. And then storage of the material as well.”

The first of the concerns

outlined by the Scouts was with blasting operations at the proposed quarry.

Parsons explained that before any blasting can get underway, they would need to clear away the land a bit more, ensuring that when the time comes, they will send out notifications to anyone who would need to be aware. This, she said, includes the Mount Pearl Scouts and the Church Lads Brigade who also have a camp nearby.

Parsons said the location of the quarry is far enough away from everything in the area that they fall well within the blasting regulations relating to distance and 1-kilometer buffer zones.

She also highlighted there are other quarries located around that location, and said coordination between them will be a key component to making this new site work.

The quarry that C.W. Parsons is looking to set up, near Dog Hill, will take up about 1.81-hectares of land. According to Parsons, this is about half the size of the biggest quarry there.

Typically, she added, the site will be a Monday to Friday operation, so no blasting will take place during the weekends.

A potential increase in traffic along Pasture Land Road was something that Price brought up.

“We’re only a little bit into Pasture Lands Road, and then we turn off,” Parsons said. “So, the only bit of (the road) that would be affected by traffic to, say, your camp, is that first stretch of the road. But, we will still make sure our operators are fully aware of the traffic control

plan, speeds, dust control, all that.”

She did agree with Price’s second point though, that the increase in specifically heavy traffic would likely have a negative effect on the state of the road.

“That’s something that we’re all going to have to work together to try and maintain,” she said of C.W. Parsons’ communication efforts with the other quarries there. “Along with the City (of St. John’s) and the other quarries, we’re going to try and make sure the road is maintained and safe for vehicular use.”

Barnes suggested a group effort between everyone working on quarries in the area would be beneficial for everyone involved, even the Scouts and other local youth organizations.

He said that these organizations have been in the area longer than any quarries.

“All these quarries have been slipping in under the radar without providing proper notification,” he said. “We’re catching up on this now, and there needs to be better communication going forward if this quarry is to proceed.”

Parsons said this exact idea has been thrown out there, in an effort to create a streamlined form of communication between all the quarries.

She was unable to speak any further on whether this idea has taken off, but did agree it would be a good one, and that C.W. Parsons was open to it as long as the rest of them were as well.

“We understand the importance of what (the Scouting groups) do up there, and we don’t want to tarnish that at all,” she said.

Barnes further explained

that he and the rest of the Mount Pearl Scouting groups had not received any notification about C.W. Parsons’ application, and only knew about it through word of mouth.

Parsons, however, said that C.W. Parsons had been following the communications outlined in the application they received when they applied for the quarry.

“It wasn’t laid out by the government that we had to alert everybody else. We assumed that that was kind of their job to put out a public notice,” she said. “We’ve been doing every aspect that we were required to do.”

Barnes said he understood, and the problem appeared to lay more with the bureaucracy.

At the moment, he said, there is no good will between the parties using land in the Pasture Land Road area.

“We’re obviously not happy with the situation,” Barnes said of the various quarries that have popped up over the years. “They have gone under the radar without providing adequate consultation ... They’ve followed (governmental guidelines) to a T, but haven’t gone in any direction in terms of providing good will to the historical users of that area. In fact, it’s rather discouraging for our youth. They’re asking questions that we as their parents and leaders end up having to address.”

The paperwork for the quarry is still underway. As of the Thursday meeting, C.W. Parsons was still going through its various stages of approval, including an environmental assessment.

Scanned with CamScanner

Figure 19: Article in Shoreline

10.0 Approval of 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

February 18, 2021
Date

A handwritten signature in black ink, appearing to read "Alan Harvey", is written over a light-colored rectangular background.

Signature