Environmental Assessment Registration Document

Deer Lake Commercial - Retail Land Development

Prepared for:

Town of Deer Lake
6 Crescent Street, Deer Lake, NF A8A 1E9

Prepared by:

RTGO Developers Inc
P.O. Box 4848, Deer Lake, Newfoundland A8A 1W6

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Section 1

1.0 Background Information

1.1 Name of Undertaking

Deer Lake Commercial - Retail Land Development

1.2 The Proponent

Name of Corporate Body:	Town of Deer Lake
Address:	6 Crescent Street, Deer Lake, Newfoundland A8A 1E9
Chief Executive Officer:	
Name:	Mr. Walter Dominie
Official Title:	Town Manager
Telephone Number:	(709) 635-2451
Principal Contact Person:	(for purposes of environmental assessment)
Name:	Mr. Greg Osmond, B.Comm.
Address:	P.O. Box 4848, Deer Lake, Newfoundland A8A 1W6
Official Title:	Vice President, RTGO Developers Inc
Telephone Number:	(709) 634-4690

Section 2

2.0 The Undertaking

2.1 Nature of the Undertaking

The proposed development will involve the development of land for the establishment of various retail and commercial businesses. The Town of Deer Lake will obtain the land from Crown Lands and will be working with a local developer to develop and market it to businesses that wish to locate on the site. All businesses that become part of the development will need to meet the Town of Deer Lake's building and development guidelines. The project will involve the development of approximately 37 acres of land into a quality retail commercial area with sites available for qualifying businesses. A road will be constructed to run from Route 430 connecting the development area with the Trans Canada Highway (TCH). Proposed business concepts will be reviewed by RTGO Developers Inc to ensure that they are quality developments that are consistent with the quality nature of the overall project. Types of businesses that will be considered for this development will include automotive dealers, accommodation facilities, restaurants, retail stores, grocery chains, department stores plus many other retail businesses.

2.2 Rationale for the Project

Deer Lake presently lacks a large area for future development of retail commercial businesses. The Town is growing and is an ideal location for new business development given its position as a centre for transportation in Western Newfoundland. The Town now would like to spur economic growth by bringing new businesses into the area. At present there are few locations close to the TCH and Route 430 where businesses can locate to take advantage of the traffic that passes through the town. The proposed

development provides the necessary space for commercial retail expansion in Deer Lake.

Section 3

3.0 Description of the Undertaking

3.1 Geographical Location

The project is located in Western Newfoundland in the municipality of Deer Lake close to the TCH and the Humber River. The site consists of approximately 37 acres of undeveloped land that is bounded by Route 430 on the northeast side, the Humber River on the northwest side, a residential area on the southwest side and the Deer Lake Motel and several other businesses on the southeast side. Access to the site will be provided through a road that will connect to Route 430 and the TCH. Figure 3-1 shows the planned development superimposed on an aerial photo of the area.

3.2 Physical Features

3.2.1 Major Physical Features of the Undertaking

The proposed land development consists of the development of individual serviced lots for suitable retail commercial businesses along with a road to connect Route 430 with the development and connect to the TCH on the southeast section of the project.

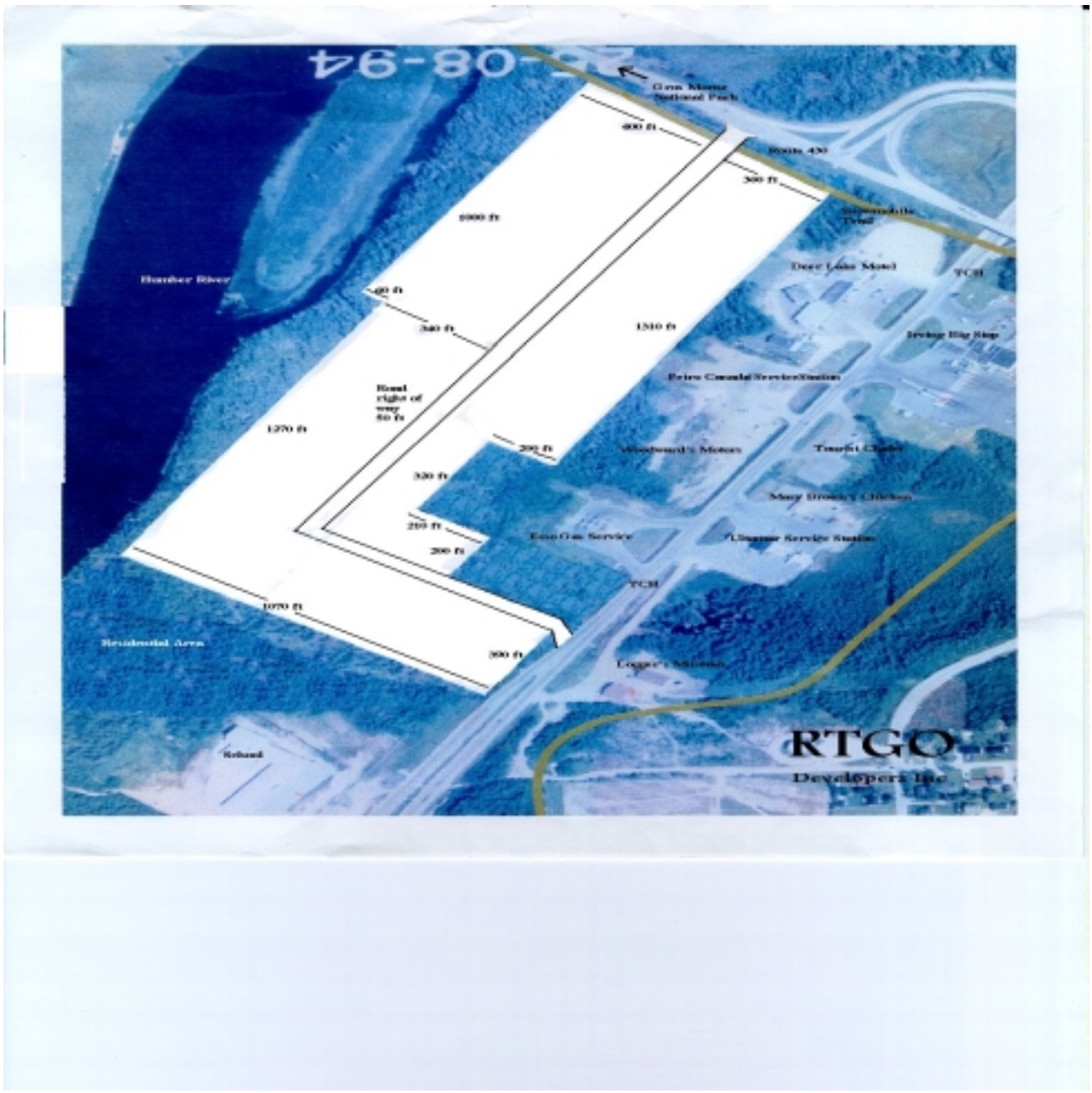
A. Land Development

The property will be subdivided to meet the requirements of individual businesses with a minimum 15-metre buffer between the Humber River and the development. Each lot will have access to water, sewer, electrical services and the road that runs through the development.

B. Access Road

The access road through the property will be constructed to municipal standards. The connections to the TCH and Route 430 will be completed in accordance with provincial standards.

Figure 3-1



C. Utilities

(1) Electrical

The development will reserve an electrical right-of-way to provide electrical service to each lot within the development area. Newfoundland Power will provide electrical power to businesses that are part of the development.

(2) Water

The source of water for the development will be the Deer Lake municipal water system. The water supply from the municipality will be extended to the site with access provided to each business as required.

(3) Sewer

The developers will connect the businesses within the development to the Deer Lake municipal sewer system.

Culverts will be utilized to control excess water within the perimeters of the development. Appropriate approvals will be obtained prior to the installation of culverts.

3.2.2 Area to be Affected by the Undertaking

Research of available literature and personal communications with various sources have helped to provide the information contained herein related to the physical, biological and socio-economic features of the project. The area affected by the proposed project includes the physically impacted area within the development site and areas indirectly impacted by the development in the surrounding areas. The main impact outside of the immediate area will be economic in nature as the development creates more economic activity in the Town of Deer Lake.

During the implementation of this project all efforts will be made to protect the environment and to have minimal impact on the natural environment in the immediate area. Vegetation will be maintained to provide an effective buffer between the project and the Humber River. No activity will take place in the 15 metres between the development and the Humber River.

(a) Climate

Environment Canada information reveals that the area adjacent to the proposed development is characterized by cool temperatures with an inland influence due to its distance from the Gulf of St. Lawrence. Tables 3-1 below shows the average monthly highs and lows and average monthly precipitation for the development site.

Table 3-1

Month	Avg. High	Avg. Low	Avg. Precip.
January	-4/-2° C	-12/-10° C	95/100 mm
February	-4/-2° C	-14/-12° C	70/75 mm
March	-0/2° C	-10/-8° C	70/75 mm
April	5/7° C	-4/-2° C	60/65 mm
May	11/13° C	0/2° C	65/70 mm
June	17/19° C	5/7° C	80/85 mm
July	21/23° C	10/12° C	80/85 mm
August	20/22° C	10/12° C	100/105 mm
September	16/18° C	6/8° C	90/95 mm
October	10/12° C	1/3° C	100/105 mm
November	4/6° C	-3/-1° C	105/110 mm
December	-1/1° C	-9/-7° C	100/105 mm

(b) Geology

In terms of geology, the site is located within the Humber Zone, which is one of four principal tectonic divisions in Newfoundland. The Humber Zone contains the oldest bedrock in the province. Geological sources state that the area consists predominantly of gneisses and other grantitic compositions.

(c) Vegetation

The proposed development is situated in an area that is predominantly covered with Balsam fir and black spruce.

(d) Fish and Fish Habitat

The proposed development is located in close proximity to the Humber River. The Humber River is a scheduled Atlantic salmon (Salmo salar) river with populations of brook trout (Salvenlinus fontinalis). The river is the largest salmon producing river in Western Newfoundland. All work done on the site will adhere to federal, provincial and local regulations and guidelines to ensure as little impact as possible on the river and the salmon population.

(e) Mammals, Furbearers, & Waterfowl

The proposed development is located in Moose Hunting Area 5 (Trout River), however, given the location of the project in the municipal boundaries of the Town of Deer Lake no hunting is permitted in the proximity of the development. The site is in close proximity to the Humber River, which has been known to have many species of waterfowl including the American black duck (Anas rubripes), green-winged teal (Anas crecca), ring-necked duck (Aythya collaris), common meganser (mergus merganser), comon goldeneye (Bucephala clangula), common pintail (Anas acuta), Canada geese (Branta canadenis) and Harlequin ducks (Histrionicus histrionicus). Several varieties of furbearers including beaver (Castor canadensis) and muskrat (Ondatra Zibethicus) are sometimes present along the Humber River shoreline but no specific concentrations have been identified close to the development area.

(f) Human Activities

The proposed development site is close to the Humber River where use of water craft is common. Plans are being made for a walking trail close to the shoreline of the river within the confines of the minimum 15-metre buffer zone between the project and the Humber River. At present a snowmobile trail runs through a portion of the proposed site but the developers plan to redirect this trail to the edge of the property.

3.3 Construction and Operational Issues

3.3.1 Construction Time Frame

The developer plans to start work on the project in the summer of 2002. The first phase of the project will entail the completion of some preliminary roadwork and providing services to individual sites as necessary. This phase will start in the summer of 2002. The second phase will involve the completion of the roadwork and the completion of individual lots for specific businesses. This phase will be ongoing over a 36-month period as dictated by demand.

3.3.2 Potential Sources of Pollutants

Potential sources of pollutants during the construction phase of the project include:

- silt and sediment
- dust
- construction debris
- sewage
- risk of fuel, lubricant and hydraulic fluid spillage
- airborne emissions from construction equipment
- noise pollution

3.3.2.1 Mitigation Measures

(a) Silt and Sediment

The developers will ensure that run off from construction areas will not be permitted to discharge directly into any body of water. Silt screens will also be utilized to prevent silt from entering any body of water. Where necessary, run off will be diverted to settling basins to ensure silt is settled out prior to the final release of the water.

(b) Dust

The creation of dust will be minimized during the construction process through the use of water during activities that create excessive dust. No chemicals or oils will be used to control dust.

(c) Construction Debris

Construction debris will not be permitted to be disposed of on site and will be contained on site until it can be disposed of at an approved disposal site. Solid waste and garbage from construction activities will be minimized. Materials will be collected on a regular basis and disposed of at an approved disposal site.

(d) Sewage

The sewage generated during construction activities will be collected using portable toilets that will be cleaned by a licensed operator on a regular basis. No sewage will be permitted to be released into the local ecosystem.

(e) Fluid Spillage

To minimize the risk of a fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to be refueled within 30 metres of any water body and equipment will be well maintained with any worn hydraulic lines to be replaced immediately. If fuel storage is necessary, it will only be done in approved containers with all necessary permits in place.

(f) Airborne Emissions

Construction equipment will be required to have their exhaust systems maintained to provide emission releases that conform to the manufacturers and Canadian emission standard guidelines.

(g) Noise Pollution

Exhaust systems will be maintained to ensure that noise levels are within the design specifications for the equipment.

3.3.3 Resource Conflicts

(a) Vegetation

The developers will not cut any vegetation that is not necessary for the development. Any wood cut during the project will be salvaged for either logs or firewood. Individual businesses will be encouraged to keep as much green space as possible on the site.

(b) Fish and Fish Habitat

A minimum 15-metre buffer will be maintained between the development and the Humber River. This buffer, along with the other mitigation measures outlined in this

document, will ensure that this project has no effect on the fish or fish habitat in the Humber River.

(c) Mammals and Waterfowl

The development is anticipated to have no effect on the distribution of big game animals or furbearers. The construction at the site is not anticipated to have any negative effects on waterfowl populations. No construction will take place in any area that a local nesting site is found and if nesting waterfowl are encountered, construction work will be stopped in the nesting area until the chicks have left the nest. The Wildlife Department will be consulted to ensure the protection of any nesting birds or other waterfowl that may visit the site.

(d) Human Activities

There may be a conflict with members of the local population who presently use the site for hiking or snowmobiling activities. The shoreline of the Humber River will not be affected by the project or construction activities. An alternative Route for snowmobilers will be identified and developed by RTGO Developers Inc.

3.3 Occupations

There will be a limited number of construction and operational jobs involved with the project since the project involves developing land that will be used by other businesses.

Job Title Code	# of Jobs:	Description:
0711	1	Project Manager
2154	1	Land Surveyor
7411	6	Truck Drivers
7421	6	Heavy Equipment Operators
1131	1	Bookkeeper
7251	2	Plumber
7611	6	Labourers

Section 4

4.0 Approvals Required for Undertaking

4.1 Approvals Required by Department

The proposed project or components of the project may require some or all of the following approvals. The following section lists the issuing agencies and the permits, approvals or authorizations that may be required.

Minister, Environment and Labour

- Approval for the project

Water Resources Division, Department of Environment and Labour

- Water course crossings, Certificate of Environmental Approval
- Construction site drainage, Certificate of Approval
- Culvert installation, Certificate of Approval

Roads & Highways Division, Department of Works, Services & Transportation

- Approval to access the highway

Engineering Services, Department of Government Services and Lands

- Approval under the National Building Code of Canada
- Approval under the National Fire Code of Canada

Operations Division, Department of Government Services and Lands

- Building accessibility design registration
- Fuel storage and handling
- Food establishment license

Customer Services, Department of Government Services and Lands

- Crown Lands applications/licenses
- Approval to erect private signs
- Electrical permits

Forest Fire Protection Specialist, Forest Resources and Agrifoods

- Permit to burn brush

Newfoundland Forest Service, Forest Resources and Agrifoods

- Permit to cut timber on Crown Lands
- Operating permit for fire season

Section 5

5.0 Schedule

The developer plans to start work on the property in the summer of 2002.

Section 6

6.0 Project Funding

This project is being privately funding and is not dependent on a loan or grant from any government agency.

Section 7

7.0 Signature

Date: Signature of Chief Executive Officer