

ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT

File Ref No. 200.20.1200

PROPOSED EIGHTEEN HOLE PITCH AND PUTT GOLF COURSE

September 2003

ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT**1.1 Name of Corporate Body and Address:**

Crosswinds Enterprises Ltd.
Golden Sands Resort
P. O. Box 1269
Marystown, NL A0E 2M0

1.2 Chief Executive Officer:

Mr. Barry Lee
Owner
Golden Sands Resort
P.O. Box 1269, Marystown, NL
A0E 2M0
Tel 709 832 5188; 709 891 2400

1.3 Principal person for purposes of environmental assessment:

Harold Bungay
Resource Person
32 Spratt Place
St. John's NL A1E 4M2
Tel 709 745 5774; 689 2062
Fax 709 739 0330

2.0 THE UNDERTAKING

2.1 Nature of the Undertaking

The Proposed undertaking is the expansion of an existing Family Vacation Resort by adding an eighteen hole Pitch and Putt family recreational golf course.

2.2 Rationale

Golden Sands Resort is a very popular family vacation spot located on the Burin Peninsula. There is a fantastic sandy beach, waterslide, kids play area, an older mini putt golf course and a mini train ride. All the cabins are booked solid during the season and the tenting and camper sites are well used. We emphasize the Family at our resort and want to provide the ultimate vacation experience for those who visit. We are planning to enhance our facilities by offering more opportunities for enjoyment for children as well as parents. We believe that an 18 hole Pitch and Putt golf course would provide us with the opportunity to attract even more families to the Burin Peninsula and give them a quality vacation at affordable prices. The course will be designed so that children as young as five can play the game. Children as young as nine and ten should be able to reach most of the greens in one shot. We will have two holes about 100 yards so that the parents will also get some practice and enjoy the experience as well.

3.0 DESCRIPTION OF UNDERTAKING

3.1 Geographical Location

The site of the proposed Pitch and Putt is adjacent to the present Golden Sands Resort. The Resort is located on Freshwater Pond, Burin Peninsula and is accessed by an existing gravel road. The area for the Pitch and Putt is in a natural state and is primarily bog and low brush with some water areas. The total area is 62 hectares or 148 acres.

3.2 Physical Features

The Pitch and Putt will have the following features

- ◆ Parking area for 30 cars
- ◆ Registration office and pro shop (20' by 25')
- ◆ Equipment and materials storage warehouse (20' by 20')
- ◆ 18 holes with tees, fairways, bunkers and greens
- ◆ Irrigation system with water supply including pump house
- ◆ Walkways between greens and tee off areas will be gravel.
- ◆ Practice Facility including Putting Green (Approx. 200m by 500m)

The Registration Office will be connected with the existing sewage and electrical system as the resort. The tees will be constructed in such a way that we won't need fertilizer to keep green. We will use artificial surfaces for the Tee Off areas.

3.3 Areas affected by the undertaking

Construction of the course will include approximately 20,000 cubic ft. of earth fill to make the bog solid enough for seeded grass areas or grass sods. The course will be designed in such a way that we will only disturb the areas that are necessary for the tees, fairways and greens. The natural environmental areas not used will retain its original beauty. The parking lot will be constructed where there is an existing gravel pit and will not need to be cleared of any vegetation.

See attached conceptual drawing.

3.4 Description of the physical and biological environments

The area consists of mostly bog and water areas. The vegetation is consistent with wetlands. There are no trees, and very little low brush growth. There is about 12 small water holes which we will use in the design of the course to make it somewhat challenging. There are two streams that flow into Freshwater Pond from this area.

3.5 Construction

3.5.1 Construction period

The entire 18 hole Pitch and Putt will be constructed in the Fall of 2004 depending upon approval of application.

Trucks and tractors and backhoes will be used for the construction.

3.5.2 Construction impacts on natural environment

- ◆ Petroleum, oil and lubricant spills from the equipment
- ◆ Disposal of any debris and solid waste
- ◆ Construction noise
- ◆ Airborne emissions from construction equipment
- ◆ Increase in nutrient loading on watercourses due to fertilization during seeding stage.

Mitigation Measures

An Environmental Protection Plan (EPP) will be prepared to ensure that construction of the course will proceed with the least possible impact to the natural environment. The EPP will outline protection measures as follows:

- Construction equipment would not be permitted to be refueled within 100 meters of any watercourse. Equipment will be properly maintained to prevent any oil spills. There will be no storage of fuel or petroleum products on site during construction.
- Construction debris will not be permitted to be disposed of on site. It will be contained in disposal bins and taken to proper waste disposal sites.
- Equipment will be maintained to minimize exhaust emissions.
- The existing vegetation will be protected and will not be indiscriminately encroached upon. The existing streams will remain as the natural run off areas.
- The application of environmentally friendly fertilizer will be applied and care and attention will be given to the sensitive areas. Soil will be analyzed to determine application rates for fertilizer and lime that are necessary for grass growth.
- Pesticides will only be applied when necessary as a defense against insects and infestation that threaten vegetative areas. Only pesticides approved by the Pesticides Control Division of the Department of Environment will be used.

3.5.3 Resource Conflicts

Fisheries:

The Tides River is a Salmon River and flows into Freshwater Pond. We will seek to satisfy all stake holders that we will not pollute the area with any dangerous run off. The EPP stated earlier shows our concern with fertilizer and pesticides, and every effort will be made to enhance the environment.

Wildlife:

There is minimal wildlife in this area, however, care will be taken to preserve as much of the pristine natural environment as possible. The EPP also speaks to this issue.

Existing Recreational areas:

Freshwater Provincial Park has swimming areas. The Golden Sands Resort owned and operated by Mr. Barry Lee has a fantastic beach and swimming area. It is in our best interest to keep this area protected from any run off or pollutants. We are not prepared to have this resort jeopardized in any way by any new development.

4.0 OPERATION

The Pitch and Putt will operate between June and September with the concentration of our time being July and August. It will operate from dawn to dusk daily.

4.1 Potential sources of operational pollutants

The potential sources of operational pollutants include:

- Fertilization and application of pesticides
- Possible spills from maintenance equipment
- Exhaust from maintenance equipment
- Noise from maintenance equipment

Mitigation Measures

An Environmental Protection Plan (EPP) will be prepared to ensure that the operation of the Pitch and Putt proceeds with the least possible impact to the natural environment.

The EPP will outline protection measures as follows :

- Lime and fertilizer will be applied at rates suggested by the Provincial and Federal Agriculture Departments. These soil conditioners will only be applied as needed and suggested by the above. Every effort will be made to secure environmentally friendly fertilizer.
- Only pesticides approved by the Pesticide Control Division (PCD) of the Department of the Environment (DOE) will be used when necessary in defense against insect and infestation. Also only workers licensed with the use of pesticides will be permitted to use them.
- Recommendations will be adhered to regarding the storage and usage of lime, fertilization, and pesticides.
- Golf maintenance equipment will not be permitted to be refueled within 100m of any watercourse. All equipment will be well maintained and any

leaking hydraulic lines will be replaced. There will be no storage of large quantities of fuel or petroleum products on site.

- Exhaust systems of golf maintenance equipment will be maintained to minimize and prevent emissions.
- Temporary storage of solid waste will be provided for at the site.

4.2 Resource Conflicts

4.2.1 Land Use

The area of the site is zoned for recreational and seasonal residential. The Town of Burin has already given approval in principle for this project to go ahead. (See enclosed letter)

4.2.2 Fisheries

Our EPP plan as outlined above shows our commitment to keeping the natural environment protected from any kind of run off from fertilizer or pesticides.

4.2.3 Wildlife

Since the site is within a wildlife area, every possible effort to protect wildlife habitat will be implemented. We intend to preserve the natural beauty of the area and enhance it with the addition of an 18 hole family Pitch and Putt.

5.0 Occupations

5.1 Construction occupation

It is anticipated that the construction phase will include the following:

- ◆ Legal surveyor 1
- ◆ Backhoe operator 1
- ◆ Labourers 3
- ◆ Truck driver 1
- ◆ Construction manager 1

5.2 Operational Staff

The operation of the Pitch and Putt will require the following staff:

- Manager 1

- Office Clerical 1
- Customer service 3 Part time
- Maintenance 3

6.0 Approval of Undertaking:

We need approval from the Department of the Environment with the Assessment.

We need approval from the Town of Burin.

We need to secure a deed for the land from the Lands Registry, Provincial Government.

7.0 Funding

This project will be seeking federal and provincial funding through loans and grants as well as being privately funded.

Grants and loans will be applied for from the following departments:

Atlantic Canada Opportunities Agency (ACOA)
 Cabot Place, 11th Floor
 P. O Box 1060, Station "C"
 St. John's NL A1C 5M5

Business Development Bank of Canada (BDC)
 Atlantic Place
 Water Street
 St. John's NL

Department of Industry Trade and Technology

Department of Tourism

Burin Peninsula Development Authority

Date _____

 Chief Executive Officer