

**ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT**

**HUMBER VALLEY RESORT
DEVELOPMENT EXPANSION**

Humber Valley Resort Corporation
P.O. Box 296, Station C
Suite 300, 187 Gower Street
St. John's, Newfoundland
A1C 5J2

Prepared By:

Anderson Engineering Consultants Ltd.

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APPENDIX

1.0 NAME OF UNDERTAKING

Humber Valley Resort Development Expansion

2.0 PROPONENT

2.1 Name of Corporate Body

Humber Valley Resort Corporation

2.2 Address

P.O. Box 296, Station C
Suite 300, 187 Gower Street
St. John's, NL
A1C 5J2

2.3 Chief Executive Officer

Name: Mr. Brian Dobbin
Official Title: Chief Executive Officer and President
Telephone No.: (709) 754-4091

Principal Contact Person for purposes of environmental assessment

Name: Mr. Allen Vansen
Official Title: Managing Director, Humber Valley Resort Corporation
Telephone No.: (709) 686-7008

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed development consists of the expansion of the world class four season resort destination located on the west side of Deer Lake and the Lower Humber River, in Western Newfoundland. The resort expansion will encompass up to 2250 hectares (5560 acres) of forested land and will include for; development of an additional 700 chalets on 1, 2 and 3 acre lots, a club house complex, a 18 hole championship golf course and driving range, roads, water and sewer infrastructure, utilities, and various vacation amenities including walking/skiing and snowmobile trails, tennis courts, swimming and recreational boating (Canoe and kayak)

3.2 Purpose/Rationale/Need for the Undertaking

Based on the overwhelming success of the first phase of Humber Valley Resort to provide its guest with a world class wilderness vacation area, there is an overwhelming need for expansion. Canadian tourism has continued to experience significant growth over the last decade driven by good economic returns on investments and including employment opportunities. To expand potential tourism revenues from both national and international clients, there is a need to ensure that additional infrastructure is in place to meet that demand.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographical Location

The site of the proposed expansion to Humber Valley Resort is adjacent to the original development located on the west side of Deer Lake and the Lower Humber River, on the west coast of the island of Newfoundland. The resort expansion will encompass an additional 2250 hectares (5560 acres) of forested land. Access to the site is via the existing bridge crossing the Lower Humber River immediately after the river leaves Deer Lake. The road to the bridge intersects with Route 1 near Little Rapids. The attached location plan identifies the proposed expansion planned for the resort shown on a reproduced National Topographic System (NTS) map 012H04 at a scale of 1:30,000.

4.2 Physical Features

4.2.1 Major Physical Features of the Undertaking

The original resort development consists of a bridge over the Lower Humber River, roads, utilities, central clubhouse complex, golf course, office building, warehouse and 318 vacation chalets.

Humber Valley Resort is presently negotiating with the Government of Newfoundland and Labrador for the acquisition of an additional 2250 hectares (5560 acres) required for the proposed resort expansion.

(A) Roads

A Road network will be established within the proposed expansion development area similar to the network in the original development and as outlined on the 1:20,000 scale site development plan attached. Road construction will be to municipal standard gravel surface, having a 150 mm class "A" driving surface. Asphalt pavement will be applied to the main traveled sections of the road way. Road surface drainage will be controlled with the use of strategically placed curb in addition to rock lined ditching and culverts.

(B) Utilities

(1) Electrical

The resort has reserved an electrical Right-of-Way easement for provision of electrical services to the existing Chalets and Central Complex. The installation of the electrical service is contracted to Newfoundland Power. This service will be extended to provide service for the proposed extension.

(2) Water

The source of water supply for the original development is Little North Pond, which provides irrigation water for the Golf Course, in addition to both domestic and fire flows to the central complex area. A chlorination building is being constructed in the original development to provide disinfection for the domestic water supply. This system will also supply water to the proposed expansion.

(3) Sewer

The resort will utilize decentralized waste water treatment and disposal technologies. Each Chalet will be provided with on site on-site sewage treatment prior to disposal in an absorption trench. The central complex and service buildings will be provided with on-site secondary treatment. Small treatment units similar to the Waterloo Biofilter or BioGreen technologies will be placed adjacent to each building to provide secondary treatment with the effluent proceeding to the absorption trenches. The design of each decentralized treatment system will meet all Environmental Health standards and will be submitted to the Government Service Center for approval prior to installation.

Culverts will be utilized to control storm water at all road crossings. Culverts will also be placed for all driveway ditches leaching and at stream crossings. Rock lining on steep grades and natural vegetation on shallow grades will be used where possible to help control storm water runoff.

(C) Central Complex

The expansion of the Central Complex will have a total floor area of two thousand square meters (2000 m²) and will be a three story building containing:

- Club House and Pro-Shop (1st floor)
- Central Resort Office and Restaurant (2nd Floor)
- Meeting Rooms and Office Space (3rd Floor)

(D) Golf Course

The golf course will be comprised of:

- 18 holes with tees, fairways, bunkers and greens
- A driving range.
- Proshop and Club House located in the expansion Central Complex.
- A parking surface.
- Narrow, gravel surface road network for maintenance vehicles and golf carts.
- Foot/cart bridges.
- A short access road from the main resort road.
- A shallow bury irrigation system.

(E) Walking/Hiking Trails

A series of walking/hiking and riding trails will be constructed to provide for the enjoyment of the natural beauty of the area for the Chalet Owners, and Tourists trails will be separated from the lots by a natural tree barrier where ground conditions dictate, a boardwalk system will be constructed to mitigate damage to vegetation.

(F) Chalets

There is a choice of fifteen chalets designs used for the original development. That choice will be available for the development expansion. The Chalets will also consist of wooden frame buildings with living space plus a two car garage on 1, 2 and 3-5 acre lots. Each Chalet will have natural spruce log or wooden clapboard exterior, which must conform to a pre-set color scheme. The interior will be in compliance with all the relevant codes and will have the following amenities:

- Propane or wood burning fire place
- Washer and Dryer
- Electric Range
- Electric Refrigerator
- Microwave Oven
- Dishwasher

4.2.2 Area to be affected by the Undertaking

The areas affected by the undertaking include the physically impacted areas and additional impacts to the surrounding areas. The impacts to the surrounding area will be the positive economic impacts through increased spending by the occupants of the village and more importantly, the employment created through the provision of services required for such a development and associated tourist industry.

During the construction and operation of the resort all efforts will be made to preserve and conserve the natural environment. Vegetation will be maintained to provide natural buffer zones and any exposed slopes will be stabilized with natural vegetation where possible but in extreme cases 150 mm minus blasted rock rip-rap will be used.

(a) Climate

The climate in the vicinity of the proposed development is characterized by cool temperatures, as compared to the interior of the island with temperatures ranging from a summer mean of 14° to a winter mean of -6°. The area receives moderate amounts of precipitation as compared to the rest of the island with a mean range of annual precipitation of 1050 -1150 mm.

(b) Geology

The proposed project is located within the Humber Zone, one of the four principal tectonic divisions of Newfoundland. The Humber Zone contains the oldest bedrock in the province. The bedrock geology of the area consists predominantly of gneisses and other granitic compositions.

(c) Vegetation

The proposed project is located in the Northern Peninsula ecoregion with the dominant forest cover being Balsam, Fir, Spruce and White Birch. Some of the area is covered by wetlands characterized by bogs and marshes.

Much of the forest cover has been harvested with the present growth being regenerated from natural reforestation.

(d) Fish and Fish Habitat

The Humber River is a scheduled Atlantic Salmon (*Salmo salar*) River with populations of brook trout (*Salvelinus fontinalis*). It is the largest salmon producing river in Western Newfoundland. All work on the project will adhere to the Federal Department of Fisheries and Oceans Canada regulations and guidelines to ensure as little impact as possible on the salmon populations.

(e) Mammals and Furbearers

The proposed development is located in Moose/Black Bear Hunting Area 5, Trout River. The Bear Hunting Season runs from the last week in August to the first week in September, while the Moose hunting season runs from mid September to mid December.

The general area supports high numbers of furbearers and trapping may occur for beaver (*Castor Canadensis*), Lynx (*Lynx Canadensis*), snowshoe hare (*Lepus americanus*), muskrat (*Ondatra Zibethicus*), mink (*Mustela vison*), red fox (*Vulpes vulpes*), ermine (*Nustela erminia*) and otter (*Lontra Canadensis*).

(f) Waterfowl & Raptors

Surveys of the Humber River show the presence of American black duck (*Anas rubripes*), green-winged teal (*Anas crecca*), ring-necked duck (*Aythya collaris*), common merganser (*mergus merganser*), common golden eye (*Bucephala clangula*), common pintail (*Anas acuta*) and Canada Geese (*Branta canadensis*) in the area. The Harlequin duck (*Histrionicus Histrionicus*) may occur in lakes and reservoirs in the surrounding areas.

Raptors are known to exist in the general area.

(g) Human Activities

The project expansion area is currently accessible via the original development and by a series of abandoned forestry roads from many years of previous wood harvesting activities. These routes are easily accessed in the winter by snowmobile.

The Lower Humber River, adjacent to the development area, supports recreational salmon fishing. In terms of other recreational pursuits, some trapping and hunting may occur in the development area and Deer Lake is used by a variety of pleasure craft. Also in general area is the Marble Mountain Ski Resort, Gros Morne National Park, and Deer Lake Airport.

4.2.3 Conceptual Drawing

The Humber Valley Resort Location Plan attached identifies the original development, proposed expansion and buffer zone. The Humber Valley Resort Development Site Plan attached identifies the location of the Chalet lots for both the original development and the proposed expansion area. It also identifies the location of the original golf course and proposed new course, as well as the road network.

4.3 Construction

4.3.1 Construction Period

The development expansion will take place in five phases. The initial site clearing and pioneer road construction will be carried out under Phase 1. Phase 2 will include for partial road infrastructure development and Chalet construction. Phase 3 will see further road development and Chalet construction in addition to development of the 18 hole golf course. Phase 4 will include for more road and Chalet constructing, completion of the golf course and construction of a Club house. Phase 5 will see the completion of the development expansion including construction of and the remaining Chalets. Refer to Proposed Development Expansion Schedule.

4.3.2 Physical Construction Related Activity Dates

The dates that physical construction activities related to the five phases will commence as follows:

Phase	Description	Schedule (Year) Start of Construction
Phase 1	Preliminary site clearing and pioneer road construction	2004
Phase 2	Partial construction of roads and chalets	2005
Phase 3	Partial construction of roads, chalets and construction of the golf course	2006
Phase 4	Partial construction of roads, chalets and Club House	2007
Phase 5	Completion and construction of the Chalets	2008

4.3.3 Potential Sources of Pollutants

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

- Silt and sediment
- Dust
- Construction debris
- Fertilizers
- Pesticides
- Sewage
- Risk of fuel, lubricant and hydraulic fluid release

- Airborne emissions from construction equipment.
- Noise pollution

4.3.3.1 Mitigation Measures

(a) Silt and Sediment

Silt fences will be utilized during and shortly after construction to ensure silt does not enter any water bodies. Run off from construction areas will not be permitted to discharge directly to any body of water. Run off will be diverted to settling basins to ensure silt is settled out prior to the final release of run off water.

(b) Dust

The creation of dust will be minimized during construction. During activities that generate dust, water will be used as the preventive measure. No chemicals or oils will be used to control dust.

(c) Construction Debris, Solid Waste and Garbage

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. Construction debris will not be permitted to be disposed of on site. It will be contained on site for disposal at an approved disposal site.

(d) Fertilizers

The application of lime and fertilizer will not be permitted within 30 m of any water body. Samples of topsoil will be analyzed to determine application rates for fertilizer and lime necessary for grass production. This will ensure that over fertilization does not occur and will minimize the nutrient loading on water bodies.

(e) Pesticides

Pesticides will only be applied when necessary in localized areas as a defense against insect infestation that threatens vegetated areas. Only pesticides approved by the Pesticides Control Division of the Department of Environment will be used. Construction workers will be licensed with the Pesticide Section of the Department of Environment. All pesticides will be applied as per regulations with no pesticide programs conducted within the regulated buffer zones.

(f) Sewage

The sewage generated during construction activities will be collected using portable toilets which will be cleaned out by a licensed operator on a regular basis. This practice will control any release of fecal coliforms to the local ecosystem.

(g) Risk of Fuel, Lubricant and Hydraulic Fluid Release

To minimize the risks of a fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to be re-fueled within 30 m of any water body and equipment will be well maintained with any worn hydraulic lines replaced immediately. If it is necessary for fuel storage then it will only be stored in approved containers with all necessary permits in place.

(h) Airborne Emissions

Construction equipment will have their exhaust systems maintained to provide emissions released to the standards, the equipment was designed by the manufacturers, to meet Canadian emission standard guidelines.

(i) Noise Pollution

All efforts will be made to minimize the risk of construction activities disrupting wildlife. If any blasting is required then a ground level visual reconnaissance will be conducted one hour prior to blasting. Blasting will be postponed if moose are within 500 m of the blasting zone. Blasting mats will be used to reduce noise and dust and ensure the safety of the public and wildlife. Disturbance or displacement of wildlife by construction activities will generally be limited to incidental encounters.

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

4.3.4 Resource Conflicts

(a) Vegetation

The project area may have the potential for wood harvesting by Corner Brook Pulp and Paper Ltd. The construction of this project will not negatively impact the overall available wood harvesting resources of Corner Brook Pulp and Paper Ltd.

To maintain the integrity of the site as a natural resort, the golden rule during construction will be to leave every tree possible in place. It is the mandate of Humber Valley Resort Corporation to ensure maximum use of all wood fiber removed for construction of the golf course, chalets and roads.

(b) Mammals and Furbearers

Some furbearers will be displaced from habitat that is lost during the construction of the project. No effect is anticipated on the distribution or movements of big game animals or furbearers.

(c) Waterfowl and Raptors

The construction of the project should not adversely affect waterfowl or raptor populations. No construction will take place in localized nesting areas. If a nesting raptor or waterfowl is encountered then construction work will avoid the area until the chicks have left the nest. The Wildlife Division will be consulted to ensure the protection of the nesting birds or any other waterfowl or raptors that may visit the site.

(d) Human Activities

During the construction of the project there will be an extra demand placed on the services provided in the local area. The Humber Valley Area (Corner Brook to Deer Lake) provides an abundance of accommodations and amenities. The projected workforce will not negatively impact these resources but will provide positive economic benefits.

The use of the local transportation network will not be a problem since the area is adjacent to the Trans Canada Highway. The completion of an on ramp onto the TCH to minimize traffic flow through Little Rapids will be required.

There may be a conflict with members of the local population that use the area for hunting, hiking and fishing activities. There will be no significant negative impact on the hunting population. There will be a short term impact on the hunting population. There will be a short term impact on hikers who may utilize the area. The effect on fishing activities should be minimal since the project affects a very minute area of the Humber River and will proceed in a manner that will have the least effect on the salmon population. The shoreline of Deer Lake and the Humber River will remain accessible to the public at all times.

4.4 Operation

4.4.1 Description of the Operation

Chalets

Humber Valley Resort will be a world class four season resort destination in Western Newfoundland. The primary accommodations of the resort will be the privately owned Chalets spread throughout the property.

Each Chalet owner shall have free hold title to their Chalet and the lot containing it, subject to certain restrictions. Each Chalet owner will be bound to contribute to the costs resulting from the maintenance and operation of the Resort and particularly the costs of conservation, maintenance and administration of the Resort.

All Chalet owners will be subject to certain restrictions on the use of their Chalets which include:

- Chalets may not be used for the practice of any business or commercial enterprise other than the rental pool agreement put in place at the time of purchase.
- Under the Rental Pool Agreement, a Chalet owner, whether a participant in the voluntary rental pool or not, may not lease their Chalet through any broker, agent or other intermediary, other than the Corporation. A Chalet Owner, who does not participate in the Rental Pool Agreement but decides to rent their Chalet, can only do so through the Corporation.
- Chalet owners are required to keep their Chalets and the contents thereof in good order.
- The Corporation is responsible to repair any damage that may occur while the Chalet is rented to Corporation guests.
- Chalet owners are responsible, at their expense, for operating, maintaining, repairing and replacing all pipes, plumbing, vent lines, conduits, ducts, electrical panel and electrical wiring situated in and exclusively servicing their Chalet.
- Chalet owners must pay to the Corporation resort fees as set out in the Resort Fees Agreement.

Golf Course

The new golf course constructed on the Resort shall be a public course. Members of the general public may only book tee times 48 hours in advance. Chalet owners, whether participating in the Rental Pool or not, shall be entitled to book tee times four days in advance.

4.4.2 Period of Operation

4.4.3

The operation of the resort through the rental of chalets shall be a four season operation operating 365 days of the year.

The golf course will operate approximately between the end of May and the end of October each year. During this period it will be open daily between dawn and dusk.

4.4.3.1 Potential Sources of Pollutants

Potential sources of pollutants during the operation phase of the project are:

- Silt and sediment
- Dust
- Fertilizers
- Pesticides
- Sewage
- Airborne emissions
- Solid Waste
- Noise Pollution

4.4.3.1. Mitigation Measures

(a) Silt and Sediment

Silt and sediment may affect water bodies through the runoff of storm water. Vegetated buffer zones will be maintained to keep the impact to a minimum. Settling ponds or basins will be used in areas where silt or sediment runoff could be of concern. The Water Resources Division of the Department of Environment will be consulted on the design of all settling ponds or basins to ensure all applicable design standards are met.

(b) Dust

The main thoroughfare through the development will be paved, thus eliminating the major contribution of road dust.

The potential exists for the creation of dust from unpaved roads. These roads will have a surface coat of 150 mm of gravel. If dust becomes a nuisance, then during extra dry conditions, water will be spread on the roads as a deterrent.

(c) Fertilizers

The application of lime and fertilizer will not be permitted within 30 m of any water body. Lime and fertilizer will be applied at rates suggested by the Provincial and Federal Agriculture Departments. They will be applied once yearly, in early spring. This will minimize the potential for nutrient loading on water bodies.

(d) Pesticides

Pesticides will only be applied when necessary in localized areas as a defense against insect infestation that threatens vegetated areas. Only pesticides approved by the Pesticides Control Division of the Department of Environment will be used. Construction workers will be licensed with the Pesticide Section of the Department of Environment. Pesticides will only be used where they are permitted to be used under applicable regulations.

(e) Sewage

Each Chalet and Central Complex will provide on-site secondary treatment prior to disposal in an absorption trench. Small treatment units similar to the Waterloo Biofilter or BioGreen Technologies will be placed adjacent to each building to provide primary and secondary treatment with the effluent proceeding to the absorption trenches. This process will ensure the absorption trenches do not become overloaded and result in a leaching entering the local groundwater system. The use of these treatment units will ensure that all effluent meets or exceeds regulations and will prevent pollution from entering nearby water bodies.

(f) Airborne Emissions

Maintenance equipment will have their exhaust systems maintained to provide emission releases to the standards the equipment was designed by the manufacturers to meet Canadian Emission Standard Guidelines. Golf carts will be electric.

(g) Solid Waste

The resort will contract out the collection of Municipal Solid Waste to a qualified contractor who will dispose of the waste at an approved disposal facility. Waste will be collected on a regular basis.

(h) Noise Pollution

The levels of noise expected during the operation of the resort should be minimal. All maintenance equipment will have their exhaust systems maintained to ensure noise levels are within the design standards. Golf carts will be electric which produce very little noise.

4.4.4 Resource Conflicts

(a) Vegetation

The project area may have the potential for wood harvesting by Corner Brook Pulp and Paper Ltd. The resort will not negatively impact the overall available wood harvesting resources of Corner Brook Pulp and Paper.

(b) Fish and Fish Habitat

The bridge during the operational phase will have a minimal impact on fish habitat with the only interference being the piles protruding through the riverbed.

The resort will be designed so that there should be no deleterious materials entering water bodies through runoff or leaching through the ground.

(c) Mammals and Furbearers

During operation there will be some displacement of furbearers, but to be consistent with the ecological theme of the Resort, there will be no hunting or trapping within the boundaries of the resort. No effect is anticipated on the distribution or movements of big game animals or furbearers.

(d) Waterfowl and Raptors

The operation of the project should not adversely affect waterfowl or raptor populations. Nesting waterfowl or raptors will only add to the eco-tourism potential of the resort. Waterfowl and Raptors will not be discouraged from nesting in the resort area.

(e) Human Activities

During the operation of the resort, there will be an extra demand placed on the services provided in the local area. The occupants of the resort will utilize the many facilities located in the area like Marble Mountain and Gros Morne National Park. These activities will place a positive economic impact on these facilities.

There may be a conflict with members of the local population that use the area for hunting, hiking and fishing activities. There will not be a significant impact on the hunting population. Hikers will be able to utilize the trails both in summer and winter where they may be used for cross country skiing. The effect on fishing activities should be minimal with the added benefit that fishers will now be able to access both sides of the river by crossing the bridge:

There will also be an added demand on hunting or fishing licenses. People using the resort may apply for hunting and fishing licenses to take advantage of the opportunities that exist in the area.

4.5 Occupations

4.5.1 Construction

It is expected that during the construction of the expansion for Humber Valley Resort, there will be 400 people employed as a direct result of the project. A breakdown and number of positions anticipated during the construction phases of the Project using the National Occupational Classification System are as follows.

National Occupational Classifications Applicable Classifications for Humber Valley Resort based on NOC 2001		
NOC Unit Group Occupational Title Code	Number of Anticipated Positions	Description
0114	1	Other Administrative Services Manager
0211	1	Engineering Manager
0711	2	Construction Managers

0712	1	Residential Home Builders and Renovators
1111	4	Financial Auditors and Accountants
1131	3	Bookkeepers
1241	5	Secretaries
2131	3	Civil Engineers
2132	2	Mechanical Engineers
2151	1	Architects
2152	1	Landscape Architects
2154	2	Lands Surveyors
2225	4	Landscape and Horticultural Technicians and Specialists
2231	6	Civil Engineering Technologists and Technicians
7215	6	Contractors and Supervisors, Carpentry Trades
7217	6	Contractors and Supervisors, Heavy Construction Equipment Crews
7219	12	Contractors and Supervisors, Other Construction Trades, Installers, Repairers and Servicers
7241	6	Electricians
7244	9	Electrical Power Line and Cable Workers
7246	6	Telecommunications Installation and Repair Workers
7247	3	Cable Television Service and maintenance Technicians
7251	12	Plumbers
7264	2	Ironworkers
7265	2	Welders
7271	80	Carpenters
7272	14	Cabinetmakers
7281	10	Bricklayers
7282	12	Cement Finishers
7283	8	Tilesetters
7284	15	Plasterers, Drywall Installers and Finishers and Lathers
7291	18	Roofers and Shinglers
7292	8	Glaziers
7293	14	Insulators
7294	19	Painters and Decorators
7295	12	Floor Covering Installers
7312	4	Heavy-Duty Equipment Mechanic
7371	1	Crane Operators
7373	5	Water Well Drillers
7411	10	Truck Drivers
7421	9	Heavy Equipment Opertors
7444	2	Pest Controllers and Fumigators
7611	42	Construction Trades Helpers and Labourers
7612	13	Other Trade Helpers and Labourers

4.5.2 Operation

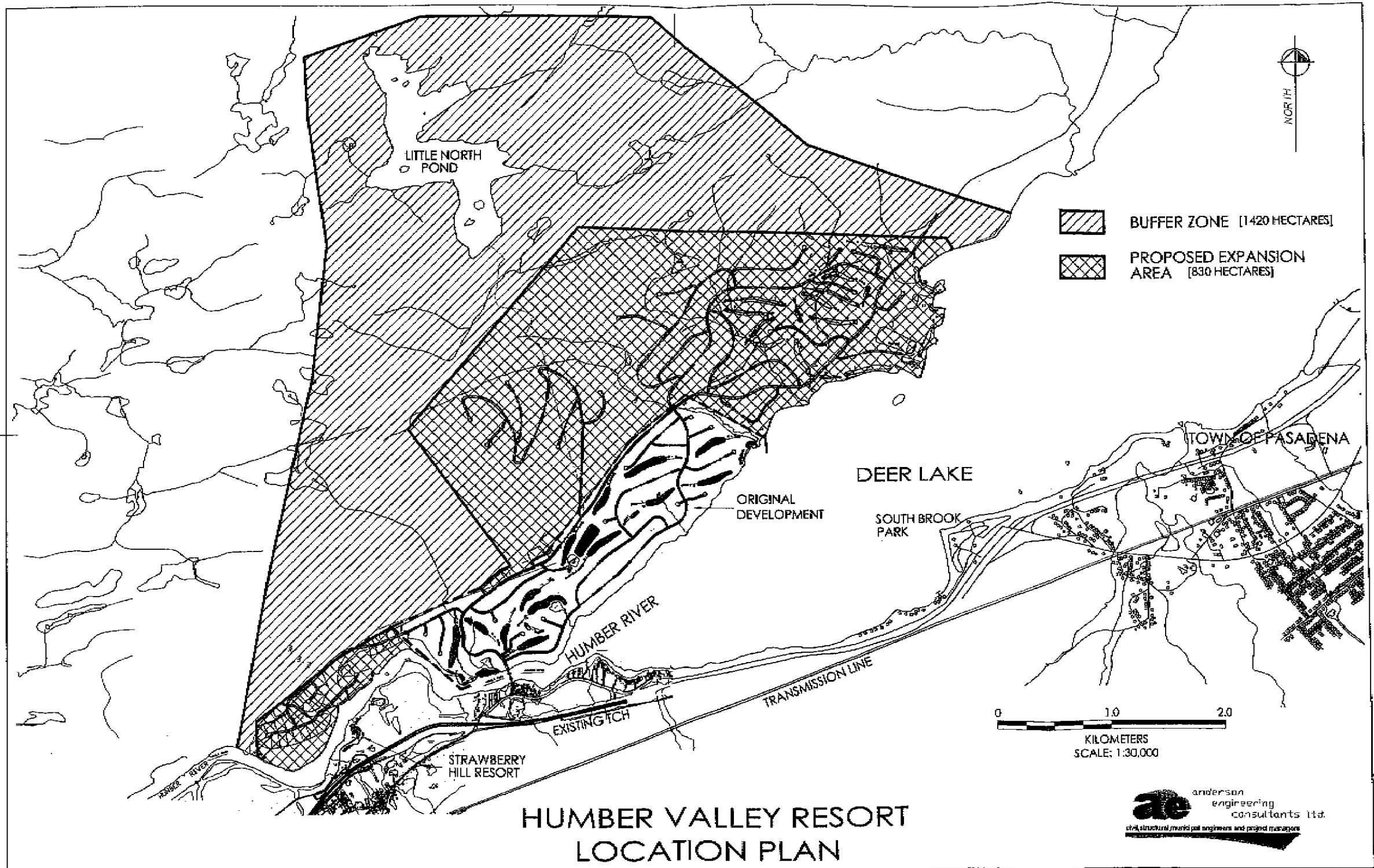
The original development when completed is expected to employ between 950 and 1400 individuals, while the expansion is expected to generate between 750 and 1200 jobs. The total complement of personnel required to operate the resort when completed is expected to be between 1700 and 2600. A breakdown of positions based on the National Occupation Classifications System is outlined below, however cannot be completed until actual numbers have been confirmed.

National Occupational Classifications		
Applicable Classifications for Humber Valley Resort		
based on NOC 2001		
NOC Unit Group Occupational Title Code	Number of Anticipated Positions	Description
0015		Senior Managers – Trade, Broadcasting and Other Services
0016		Senior Managers – Good, Production, Utilities, Transportation and Construction
0111		Financial Managers
0112		Human Resources Managers
0113		Purchasing Managers
0513		Recreation and Sports Program and Service Directors
0611.1		Sales Managers
0611.2		Marketing Managers
0621		Retail Trade Managers
0631		Restaurant and Food Service Managers
0632		Accommodation Service Manager
0711		Construction Managers
0721.1		Facility Operation Managers
0721.2		Maintenance Managers
1111.2		Accountants
1121		Specialists in Human Resources
1122		Professional Occupations in Business Services to Management
1211		Supervisors, General Office and Administrative Support Clerks
1212		Supervisors, Finance and Insurance Clerks
1221		Administrative Officers
1222		Executive Assistants
1223		Personnel and Recruitment Officers
1226		Conference and Event Planners
1241		Secretaries
1411		General Office Clerks
1414.1		Receptionists
1422		Data Entry Clerks
1431		Accounting & Related Clerks

1432		Payroll Clerks
1442		Personnel Clerks
2132		Mechanical Engineer
2152		Landscape Architects
2154		Land Surveyors
2171		Information Systems Analysts and Consultants
2172		Database Analysts and Data Administrators
2173		Software Engineers
2253		Drafting Technologists and Technicians
3124		Physiotherapists
3253.4		Massage Therapists
4112		Lawyers and Quebec Notaries
4167		Recreation, Sport and Fitness Program Supervisors and Consultants
4214		Early Childhood Educators and Assistants
5124		Professional Occupations in Public Relations and Communications
5221		Photographers
5254		Program Leaders and Instructors in Recreation and Sport
6212		Food Service Supervisors
6213		Executive Housekeepers
6251		Cleaning Supervisors
6232		Real Estate Agents and Salespersons
6214		Chefs
6252		Bakers
6421		Retail Salespersons and Sales Clerks
6435		Hotel Front Desk Clerks
6442		Outdoor Sport and Recreational Guides
6451		Maitre'd – Host/hostesses
6452		Bartenders
64536		Food and Beverage Servers
6482		Estheticians, Electrologists and Related Occupations
6641		Food Counter Attendants, Kitchen Helpers and Related Occupations
6651		Security Guards and Related Occupations
6672		Other Attendants in Accommodations and Travel
7241		Electricians
7251		Plumbers
7271		Carpenters
7272		Cabinet Makers
7284		Plasterers, Drywall Installers and Finishers and Lathers
7294		Painters and Decorators
7421		Heavy Equipment Operator
7441		Residential and Commercial Installers and Services
7611		Construction Trades Helpers and Labourers
8612		Landscaping and Grounds Maintenance Labourers
3124		Physiotherapists
3253.4		Massage Therapists
4112		Lawyers and Quebec Notaries
4167		Recreation, Sport and Fitness Program Supervisors and Consultants
4214		Early Childhood Educators and Assistants

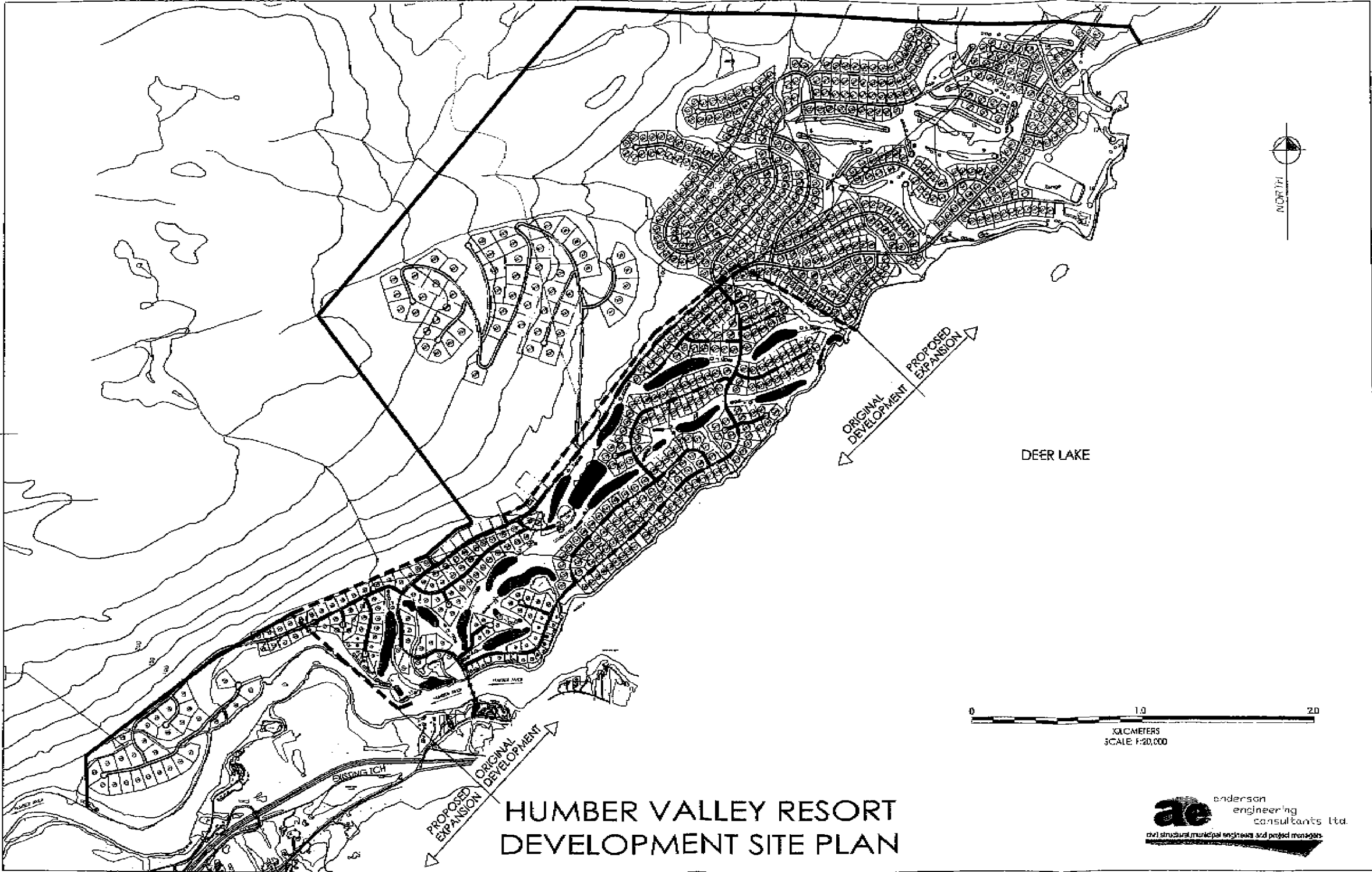
5124		Professional Occupations in Public Relations and Communications
5221		Photographers
5254		Program Leaders and Instructors in Recreation and Sport
6212		Food Service Supervisors
6213		Executive Housekeepers
6251		Cleaning Supervisors
6232		Real Estate Agents and Salespersons
6214		Chefs
6252		Bakers
6421		Retail Salespersons and Sales Clerks
6435		Hotel Front Desk Clerks
6442		Outdoor Sport and Recreational Guides
6451		Maitre'd – Host/hostesses
6452		Bartenders
64536		Food and Beverage Servers
6482		Estheticians, Electrologists and Related Occupations
6641		Food Counter Attendants, Kitchen Helpers and Related Occupations
6651		Security Guards and Related Occupations
6672		Other Attendants in Accommodations and Travel
7241		Electricians
7251		Plumbers
7271		Carpenters
7272		Cabinet Makers
7284		Plasterers, Drywall Installers and Finishers and Lathers
7294		Painters and Decorators
7421		Heavy Equipment Operator
7441		Residential and Commercial Installers and Services
7611		Construction Trades Helpers and Labourers
8612		Landscaping and Grounds Maintenance Labourers

“APPENDIX”



HUMBER VALLEY RESORT LOCATION PLAN





HUMBER VALLEY RESORT DEVELOPMENT SITE PLAN

