

# ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

## TIMBERLAND GOLF RESORT



Timberland Golf Development Corporation  
Eastern Brook  
Pasadena, NL  
AOL 1K0

Prepared By:  
Timberland Golf Development Corporation  
November 2003

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## 1. NAME OF UNDERTAKING:

Timberland Golf Resort

## 2. PROPONENT

### 2.1 *Name of Corporation*

Timberland Golf Development Corporation

### 2.2 *Address*

Eastern Brook  
Pasadena, NL  
A0L1K0

### 2.3 *Chief Executive Officer*

Name: Mr. Brian Pike  
Official Title: Chief Executive Officer  
Telephone #: (709) 686-5375

### 2.4 *Principal Contact Person for purposes of environmental assessment:*

Name: Mr. Brian Pike  
Official Title: Chief Executive Officer  
Telephone #: (709) 686-5375  
Email: b.pike@nf.sympatico.ca

### **3. THE UNDERTAKING**

#### **3.1 *Nature of the Undertaking***

The development is comprised of an 18 hole championship golf course, a driving range, an integrated residential component, a hotel, an R.V. park, walking/ski trails and access to the present system of snowmobile trails. The development will be located on approximately 290 ha. of land to the east of the Town of Pasadena along the south side of the Trans Canada Highway.

#### **3.2 *Purpose/Rationale/Need for the Undertaking***

The tourism industry in Newfoundland and Labrador is based upon our natural and cultural resources. Tourism in Western Newfoundland has experienced unprecedented growth in the past decade. The region needs hotel accommodations, RV Parks and recreational facilities to maintain this growth.

Golf has become a major recreational activity worldwide. The concept of integrating residential lots within a golf course has been used all across North America for many years. This concept will provide a special attraction to many who are seeking a quality life-style and who will relocate to the region.

The development will complement and be complemented by the many other attractions within the region including Marble Mountain, Gros Morne National Park, other golf courses, hotels and RV Parks, the snowmobile trail system, and Outfitting operators. The golf course component will go a long way to making Western Newfoundland a “golfing destination” for many tourists.

The project will provide land along the service road for Commercial/Tourism development, which will also complement the over all resort and the region. It will also provide new business opportunity for the business sector and is in keeping with the approved planned use of this land.

### **4. DESCRIPTION OF THE UNDERTAKING**

#### **4.1 *Geographical Location***

The Timberland Golf Resort will be located on the South side of the Trans Canada Highway east of the Town of Pasadena. It will occupy approximately 139 ha. of land presently owned by Island Farms Ltd and an application has been made to Crown Lands to obtain an additional 77 adjacent

ha. An application for a permit to occupy a further 75 ha. at the rear of the site for the development of walking/ski trails will be made in 2004. Access to the site will be via the exit 13 south-east service road extension constructed by Work, Services and Transportation during the reconstruction of the Trans Canada Highway at the east of Pasadena. The general location is outlined on the attached Concept Plan and Topographical Map.

## **4.2 Physical Features**

### **4.2.1 Major Physical Features of the Undertaking**

The proposed undertaking consists of a golf course, roads, utilities, a club house/pro shop, walking trails, 240 residential building lots, a hotel, an RV park, and commercial tourism lots.

#### **4.2.1.1 Golf Course**

An 18-hole golf course as illustrated on the attached concept plan will be constructed. The golf course and the hotel will utilize on-site water for drinking and for the irrigation system. More specifically, the course will include:

- (A) 18 holes with tees, fairways, bunkers, greens, etc.
- (B) a practice driving range
- (C) a practice putting green
- (D) a Club house and pro shop
- (E) a gravel parking lot
- (F) a network of narrow roads with paved and gravel surfaces for maintenance equipment, golf carts and golfers
- (G) bridges for foot and cart traffic
- (H) an underground irrigation system

#### **4.2.1.2 Roads**

Roads will be constructed throughout the development as outlined on the attached concept plan. They will be graded to Parks Canada standard. All roads and parking lots servicing the golf course, the residential and commercial lots and the main access road will be topped with a 100 mm layer of class A base material and 50 mm hot mix asphalt cement surface courses. The existing access road will be paved to the Department of Works Services and Transportation specifications. Other roads servicing the RV park, maintenance area, agriculture area, etc. will be topped with 100 mm maintenance grade No. 1.

### **4.2.1.3 Utilities**

#### **8. (i) Electrical/Telephone/Cable TV**

Newfoundland Power will install all electrical services. Aliant will install all telephone services.

The resort will reserve utility easements and provide land for substations, switching, satellite receivers, etc. as required.

#### **9. (ii) Water**

There are three possible sources of water available to the resort.

1. a bank of wells,
2. an intake system from a brook located on the development, and
3. individual artisan wells.

It is anticipated that the primary source of water will be a bank of wells with an associated treatment and storage facility to ensure a consistent supply of safe water in accordance with provincial legislation and policy guidelines. A consulting engineer will be contracted to investigate all possible water sources and a report will be provided to the developer and government services prior to the selection of the supply system or systems.

#### **10. (iii) Sewers**

The resort will be serviced with separate lot disposal systems from either of:

1. traditional septic tanks with distribution and disposal fields,
2. BioGreen technology, or
3. any other system or systems that the Engineer may deem appropriate.

All systems will be designed by a civil Engineer and approved by authorities prior to installation with proper inspection as required.

Storm Water will be controlled by planned site grading, ditching, culverts, bridges, French drains, settling ponds, etc. A storm water management plan will be designed and implemented as part of the Environmental Plan. This plan will focus on preventing any negative effect on the environment and will aim to utilize the storm water to the maxim benefit of the environment and the resort.

### **4.2.1.4 Walking/Crossing Country Skiing**

A network of walking trails will be constructed within the developed areas of the resort. These trails will be accessible and amenable to people of all abilities and ages including seniors and the disabled. Trails in the conservation area will be constructed with minimal impact on the

environment and will be topped with pavement, crushed gravel, wood chips, or boardwalks to insure minimum impact on vegetation.

#### **4.2.1.5 Club House/Pro Shop**

The Club House/Pro Shop will be an 800 m<sup>2</sup> two-story building of authentic post and beam design structure or compatible thereto. The first floor (basement) will contain the pro shop, a locker room, shower rooms, washrooms, offices, etc. with a ground level entrance facing north-west. The second floor (main floor) will contain an open concept great room, lounge, dining area, washrooms, wrap around deck, and kitchen. The main entrance to the second floor will be ground level facing southeast. Stone from the Fisher hill quarry will be widely used in the finishing of the Club House/Pro Shop and the landscaping.

#### **4.2.1.6 Residential Building Lots**

The residential component will be integrated with the golf course. Lots will be a minimum of 20,000 ft<sup>2</sup> and will be serviced with metered water and on-site approved septic systems.

A Corporation will be established to maintain services for the residents and each resident shall be a shareholder in this corporation. The shareholders shall elect the board and executive which will set maintenance standards and costs.

This residential component of the development is consistent with the Town of Pasadena Municipal Plan. It will provide affordable housing for a social-economic group that is located throughout Western Newfoundland and other parts of Eastern Canada. It will enhance the planned future use of adjacent lands.

The development is modeled after the Glen Arbour Golf Resort in Bedford, Nova Scotia, a resort that has provided many positive benefits to the surrounding region of Bedford.

#### **4.2.1.7 Hotel**

The hotel will be located to the southeast of the Clubhouse and will overlook the golf course and Deer Lake. The hotel design will be compatible to the Club House/Pro-Shop structure with blending landscaping. It will be one of the few structures that will be visible from the TCH. The main road to the resort will service it year round. Stone from the Fisher hill quarry will be widely used in the finishing of the Hotel and the landscaping.

#### **4.2.1.8 RV Park/Camp Grounds**

RV parking will be provided in two areas on the section of land situated between the Trans Canada Highway and the hydroelectric line as indicated on the concept plan.

One site will be a fully serviced drive-through Park which will accommodate larger units. This site will be located on the western end of the development and will be the main RV area.

The second site located further to the east and fronting the Works Services and Transportation road reserve will be a traditional style campsite with limited services. This will accommodate smaller RV's.

#### **4.2.1.9 Tourism/Commercial Lots**

Lots will be provided for the establishment of commercial enterprises consistent with the overall concept of the resort. The concept plan depicts four lots along the existing public service road. The sizes and number of these lots may be adjusted in keeping with the Town of Pasadena municipal town plan. Approximately fifty acres in the northeast section of the land, between the Trans Canada Highway and the hydroelectric line will be used as "passive agriculture". Sanctioned activities here will consist of horseback riding, vegetable and fruit production, turf grass production and other activities designed to complement and/or service the needs of the resort. Should future tourism/commercial development lands be required, this area will be converted to that use.

#### **4.2.2 Area to be affected by the Undertaking**

The development area is within the planning area of the Town of Pasadena. The front portion of the undertaking is in a Tourism/Recreation-Comprehensive Development Area (TR-CDA)<sup>1</sup>. The rear portion of the development is in a rural zone (R)<sup>2</sup>. The development complies with the general intent of the policies of Town of Pasadena Municipal Plan and the Town is in the process of engaging its town planner to provide the required changes to the town plan to facilitate this development.

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<sup>1</sup>See page 23 of the Town of Pasadena development regulations 2000-2010

<sup>2</sup>See pages 40-43 of the Town of Pasadena development regulations 2000-2010



In addition to the physical aspects of this development, the resort will have a positive social and economic impact on the Town of Pasadena and the region. It will provide employment opportunities as well as business opportunities. It will also promote continued growth in the tourism industry.

Many interest groups including municipal leaders, tourism operators, environmental groups, etc. have expressed a strong desire to preserve the integrity of the views for tourism traffic through the Humber Valley from Steady Brook to Deer Lake. This Undertaking will complement the objectives of these groups and preserve the natural views.

Corner Brook Pulp and Paper CBPP) presently holds the timber rights of the Crown land portion of the Undertaking. Talks are ongoing to implement an agreement between the developer and CBPP regarding timber suitable for pulp and paper production that has to be removed to facilitate the undertaking. The agreement may provide fiber from land held by Island Farms Inc. to make up for any shortfall in fiber removed from CBPP timber holdings as a result of selective cutting thereby having no negative effect on the available fiber resource of the mill.

#### **4.2.3 Maps and Concept Plan**

A 1:50,000-scale site location map outlining the three areas of land required for the undertaking is enclosed as Schedule "1". Area A is presently owned by Island Farms Inc. and the Proponent has entered into an agreement with that Company to acquire this portion of the development; a Crown land application has been filed to acquire area B. Area C is the proposed conservation area.

The concept plan (area A and B) is enclosed as Schedule "2". It depicts the general layout of the undertaking showing the location of the roadways, the golf course, the clubhouse/proshop, the hotel, the commercial and residential lots, the RV parks and the future commercial tourism land area.

#### **4.2.4 Description of physical and biological environments potentially affected by the project.**

##### **4.2.4.1 Geology**

According to local geologist John Tuach, the development site is predominantly underlain by red and gray sandstone with pebble and cobble conglomerate of the Carboniferous (Visean) North Brook Formation of the Deer Lake Group. The higher ground in the eastern part of the property is underlain by ultramafic and gabbroic rocks of the Ordovician Glover Formation. These units are separated by a steep-dipping north-trending fault. The Proponent foresees no negative impact on the landscape or mineral production capability of the area.

#### **4.2.4.2 Vegetation**

The site is predominantly boreal forest with some small areas of bogs and marsh. There is an old abandoned sawmill located between hole #10 and hole #11 on the concept plan. The site has a general mix of local trees dominated by balsam fir and black spruce. Several areas in the proposed conservation zone have old growth pine and along the brook there is a little old growth forest. Natural forest regeneration has occurred over the remaining property and the Proponent foresees minimal impact on vegetation.

#### **4.2.4.3 Fish and Fish Habitat**

Small brook trout are present in the brook that crosses the land. The project should have no significant negative impact on these trout.

#### **4.2.4.4 Mammals and Furbearers**

The proposed development is located in Moose/Bear Hunting Area #7. Moose, Black Bear, Snowshoe hare and rabbits frequent the property to a limited degree. Again, because of the nature of the undertaking, there should be minimal impact in this regard.

#### **4.2.4.5 Human Activities**

The project area is presently accessible by a service road, which was constructed by the department of Works, Services and Transportation during the recent TCH reconstruction near Pasadena. Island Farms Inc. is presently farming a small part of the property. The forest within the development area of the undertaking has previously been harvested and a power transmission line owned by Deer Lake Power Company passes through the property. There will be no more hunting in the development area but the increase in recreational activity will more than compensate for this.

### **4.3 Construction**

#### **4.3.1 Construction Period**

Construction is scheduled to commence in April, 2004. During that year, the roads, easements, golf course and roads will be grubbed, the surveys will be completed and site drainage will be carried out.

Construction during the years 2005 and 2006 will consist of the completion of the golf course, the clubhouse, the water system and some residential lots. The RV park will be constructed in the year 2006.

Construction during the year 2007 will consist of paving the roads, the construction of the hotel, further residential lot development and some residential construction.

Commercial and residential construction will continue at a market-dictated rate.

#### **4.3.2 Potential Sources of Pollutants during construction**

Potential pollutants during the construction phase are:

1. dust
2. fuel and oils
3. sewage
4. silt and sediment
5. solid waste
6. noise
7. fertilizers
8. pesticides
9. smoke from brush fires

*Mitigation measures are discussed below under the operations stage.*

#### **4.3.3 Potential Resource Conflicts**

##### **4.3.3.1 Vegetation**

Natural vegetation cover is an important integrated component of the overall development. CBPP presently holds the timber rights of the Crown land portion of the Undertaking. The proponent hopes to reach an agreement with CBPP regarding timber suitable for pulp and paper production that has to be removed. The agreement contemplates providing fiber from land held by Island Farms Inc. to make up for any shortfall in fiber removed from CBPP timber holdings and selective cutting. This should minimize any negative effect on the available fiber resource of the mill.

To maintain the integrity of the natural landscape the undertaking will provide for a conservation area extending south east of the development area.

#### **4.3.3.2 Fish and Fish Habitat**

Small brook trout are present in the brook that crosses the parcel of land presently owned by Island Farms Inc. but not in sufficient numbers or size to support any recreational trouting. The construction of the proposed lakes will expand and improve the habitat for the brook trout.

#### **4.3.3.3 Mammals and Furbearers**

There will be minimal displacement of some mammals and furbearers but the conservation area of the undertaking will provide protected habitat.

#### **4.3.3.4 Human Activities**

There may be some minimal conflict with members of the local population that have used the area for moose hunting and trapping of snowshoe hare however a lot of this activity occurs on the private property of Island Farms Inc.

There will be extra demand on human resources and business services within the region as a result of this undertaking, which will have a positive economic benefit on the local economy.

A power transmission line owned by Deer Lake Power Company passes through the property. Planning and construct of the road crossing the transmission line and any other activities will be done with the involvement of Deer Lake Power Company.

### **4.4 Operations**

#### **4.4.1 Description of the Operation**

##### **4.4.1.1 Golf Course**

The golf course is the main component of the resort. It will be an eighteen-hole championship course complete with a clubhouse/pro shop and it will be open to the general public. It will operate from mid May to late October. Facilities for cross-country skiing, snowmobiling, and hiking will be readily available and adjacent to the golf course for the enjoyment of the residents and visitors to the resort. The clubhouse will be open year round to compliment these activities.

Fees, rates and memberships have not been determined.

#### **4.4.1.2 RV Park**

RV Parking will be provided in two areas during the spring, summer and fall. Rates have not been determined.

#### **4.4.1.3 Hotel**

The hotel will be "high end" and open year round.

#### **4.4.1.4 Residential**

The development has a residential component integrated within the golf course. The property owners will be responsible for constructing their homes. Permits will have to be obtained from the Town of Pasadena in accordance with the Town's development regulations.

A resident association or corporation will be established to maintain residential services.

Residents will not be permitted to remove trees or other vegetation cover without the approval of the resident association.

#### **4.4.1.5 Commercial Tourism Component**

Lots will be provided for the establishment of business in keeping with the overall concept of the resort. The concept plan depicts this area as four lots along the existing public service road. The sizes and number of these lots may be adjusted in keeping with the Town of Pasadena municipal town plan to meet the needs of potential business. The campground area and future tourism area of the resort will provide room for further expansion of tourism businesses as need arises. The future tourism commercial area of the undertaking will be used for passive agriculture activities in the interim.

#### **4.4.1.6 Period of Operation**

The resort will operate year round for some activities and seasonally for other activities and will be a permanent facility.

### **4.4.2 Potential Sources of Pollutants during the operation phase**

Potential sources of pollutants during the operational phase are:

1. silt and sediment
2. dust

3. solid waste
4. fuel and oils
5. engine emissions
6. noise
7. sewage
8. fertilizers
9. pesticides

#### **4.4.3 Mitigation Measures (for both the construction and the operational stages)**

The environmental plan developed during the construction phase will be maintained during the operational stage of the development. The plan will be updated on an ongoing basis addressing any additional environmental concerns that may arise.

##### **4.4.3.1 Silt and Sediment**

Drainage, settling ponds, and vegetation cover will be maintained to ensure that silt and sediment does not enter directly into any body of water. Work in sensitive areas will only take place during favorable weather conditions.

##### **4.4.3.2 Dust**

All roads and parking lots servicing the golf course, the residential and commercial lots and the main access road will be topped with a 100 mm layer of class A base material and a 50 mm hot mix asphalt cement surface course. The existing access road will be paved to highway design specifications. Other roads servicing the RV park, the maintenance area, agriculture area, etc. will be topped with 100 mm maintenance grade No. 1. Using water or calcium chloride as a preventive measure on gravel roads will minimize the creation of dust.

##### **4.4.3.3 Solid Waste**

Solid waste will be collected on a regular basis and after recycling, will be taken to an approved solid waste disposal site.

##### **4.4.3.4 Fuel and Oils**

All fuels and oils will be transported, handled and stored in approved containers as required by government. Refilling will only take place in areas where a spill would have a minimum impact on the environment. Cleanup equipment, tools and supplies will be maintained on site at all times. In

the event that a spill does occur, cleanup will be immediate and the contaminants will be disposed in accordance with legislation. Repairs and refueling of equipment will not be permitted within 30 meters of any water body. All fuel and oil leaks will be repaired immediately.

#### **4.4.3.5 Engine Emissions**

All equipment will meet the Canadian emission standard guidelines. It will be serviced and tuned as per the manufacturer's specifications.

#### **4.4.3.6 Noise**

There will be no blasting or other significant noise pollution either during construction or operations. Wildlife in this area should be accustomed to the limited noise that will be created during both stages of the development.

#### **4.4.3.7 Sewage**

The resort will be serviced with decentralized sewerage treatment and disposal systems in accordance with legislation and policy guidelines. Either traditional septic tanks with a distribution and disposal fields or units utilizing "BioGreen" technology are contemplated.

Site grading, ditching, culverts, bridges, French drains and settling ponds will control storm water. The object will be to utilize the storm water to the maxim benefit of the environment and the resort.

#### **4.4.3.8 Fertilizers**

Fertilizer applications rates will be determined by an analysis of soil nutrient values and plant requirements to insure that over fertilizing does not occur. All use of fertilizers will be within government legislation and guidelines.

#### **4.4.3.9 Pesticides**

Pesticides will be transported, stored, and applied as per Government regulations in accordance with the manufacturer's directions by a licensed pesticide applicator.

## 5. Occupations Anticipated During Construction and Operations:

### 5.1 Construction

Number of persons	Job title
1	General Manager
1	Golf Course Architects
2	Project Manager
1	Accountant
1	Bookkeeper
2	Civil Engineer
1	Mechanical Engineer
2	Landscape architects
1	Surveyors
2	Green Keepers
2	Carpenter supervisors
2	Construction supervisors
6	Electricians
4	Linesmen
4	Plumbers
30	Carpenters
8	Cabinet Makers
10	Bricklayers
2	Cement finishers
10	Plasterers, drywall installers
10	Roofers
8	Insulators
10	Painters
10	Truck drivers
12	Heavy equipment operators
1	Pest controllers
14	Labourers



## 5.2 Operations

2	General Managers
2	Accountants
2	Bookkeepers
1	Secretaries
8	landscape specialists
1	Instructors Golf
1	Chefs
2	Cooks
6	Sales Clerks
3	Hotel Clerks
4	Cleaners
2	Pest Controllers
2	Heavy equipment operators
1	Electricians
2	Painters
1	Truck drivers

## 6. Approvals and permits for the Undertaking

The main permits, approvals and authorizations required and the issuing authorities are as follows:

6.1 Minister of Environment; *Release of the undertaking.*

6.2 Water Resources Division, Department of Environment;  
*Eleven small brook crossings, construction site drainage, culvert installation, water course alteration, license to drill water wells.*

6.3 Engineering Services, Department of Government Services and Lands;

*National Building Code of Canada, National Fire Code of Canada, water supply greater than 4,500 liters per day*

6.4 Operations Division, Department of Government Services and Lands

*Building Accessibility Design Registration, Inspection and approval of sewer disposal systems, Temporary fuel storage, Food and beverage establishment license*

6.5 Customer Services, Department of Government Services and Lands

*Crown Lands Application and approval, Protected Road Zoning and Development Control Regulations development approvals, Approval to erect private signs, and electrical Permits*

6.6 Town of Pasadena

*Zoning amendments, Development Permit and Building Permits*

6.7 Department of Forest Resources and Agrifoods

*Permits to burn and Operating Permit/Fire Season*

6.8 Department of Fisheries and Oceans Canada

*Authorization for works or undertakings affecting fish habitat*

## **7. Schedule for initial construction.**

The proponent plans to commence construction in April of 2004. It is important that this undertaking receive release from the environmental assessment process by February, 2004.

## **8. Funding**

Funding is being provided by private investments.

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Date

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Signature of Chief Executive Officer



# TIMBERLAND GOLF RESORT

SCHEDULE 2

# CONCEPT PLAN



**Proposed Scorecard**

Hole	Gold	Blue	White	Green	Red	Par
1	435	410	385	355	320	4
2	470	385	360	335	305	4
3	440	415	385	360	325	4
4	525	495	460	430	400	5
5	200	190	175	165	140	3
6	395	370	350	325	290	4
7	545	510	480	455	420	5
8	175	165	155	145	125	3
9	445	420	390	365	330	4
Out	3570	3360	3140	2935	2655	36
10	540	510	475	445	410	5
11	195	185	170	160	145	3
12	550	515	485	460	430	5
13	240	225	210	195	175	3
14	420	395	370	345	310	4
15	400	375	350	330	295	4
16	570	535	500	480	450	5
17	180	170	160	150	125	3
18	430	405	380	355	320	4
In	3525	3315	3100	2920	2660	36
Out	3570	3360	3140	2935	2655	36
Total	7095	6675	6240	5855	5315	72



Date: October, 2003

GOLF COURSE ARCHITECTS  
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