

La Scie Sports and Country Club

Environmental Protection Plan

Introduction

The La Scie Sports and Country Club committee was formed in July 2004 for the development of sport facilities in La Scie. We believe in enjoying the outdoors and sharing in the wonder of Newfoundland and Labrador's magnificent nature. We feel strongly about the need to protect and preserve our natural environment for generations to come.

We are trying to establish a year round sporting facility including an 18 hole golf course and driving range, cross country ski trail, swimming pool and the last leg of the Baie Verte to La Scie snowmobile trail (which falls under the Dorset Snowmobile Association) ending at a chalet, on Line Walk hill, next to the La Scie Stadium, in La Scie at the site of the sporting facility.

Part 1 - Site preparation and construction

General Protection Measures during Construction and Operational Phases

It will be our policy to protect the environment in all areas of the project. We are committed to appropriate and cost effective environmental protection measures that will prevent serious or irreversible environmental damage through the planning and implementation phases of the project. The work at all times will be subject to inspection by the committee or project supervisor.

The committee will ensure that all necessary regulatory permits and approvals are obtained prior to specific work activities and that the terms and conditions of all are followed.

The contractor will be referred to the following Environmental Guidelines regarding construction procedures at watercourses: Chapters 5, Culverts and 13, General Construction Practices, and must be referred to regulatory permits and approvals.

Guidelines and permits apply to all bodies of water, not only ones that supply water to town. No major water bodies supplying water to the town is in the area but care will still be taken to ensure water quality is not affected.

The contractor and subcontractors' personnel will not harass wildlife or birds. Native plant and wildlife habitats will be preserved to the greatest extent practicable.

Even though the contractor will be responsible for clean-up and/or restorative measures associated with their work done, the owner is ultimately responsible for the contractor's actions.

Exposed soil areas must be minimized by limiting the area exposed at any one time and by limiting the amount of time that any area is exposed. Revegetation of disturbed areas should be

immediate, or covering disturbed areas with a thin layer of brush is recommended to prevent erosion. Exposed soil should be stabilized with anti-erosion devices such as wood chip mulches or gravel.

Buffer zones must be identified and flagged off prior to the start of construction and maintained, as appropriate, to protect surface waters.

1.Storage, handling and transfer of fuels and other hazardous material

Fuel storage and hazardous material will not be permitted in the vicinity of any watercourse or 1 water body. The contractor will consult with the project supervisor for approval of site locations for fuel storage. The contractor and their personnel will take all necessary precautions to prevent the spillage, misplacement, or loss of fuels and other hazardous material.

The contractor will ensure that all fuels and hazardous material are handled only by personnel who are trained and qualified in handling these materials.

Oils, greases, diesel, hydraulic and transmission fluids or other fuels will be stored at least 100m from any watercourse, water body or wetland.

Handling and fueling procedures will be carried out to prevent the contamination of soil or water.

Waste oils and lubricants will be retained in a tank or closed container and disposed of in a proper way.

The contractor will ensure that all mechanical equipment is free of leaks and no servicing or washing of equipment occurs within 100m of a water course or water body except within a designated area.

Smoking will be prohibited within 10m of a fuel storage area or during refueling operations.

The contractor will have onsite suitable oil spill response equipment.

.

2.Cutting and Clearing

A permit is required for cutting and burning during fire season which will be applied for at the District Forest Resources Office in Springdale . Cutting will be restricted to designated areas. Burning will only be done on days when the weather conditions are favorable.

Clearing and grubbing entails removing trees, brush vegetation and debris to expose the topsoil for earthmoving and seedbed preparation. The desired result is complete removal of trees, brush,

saplings, roots, from all fairway lines or areas of grade change. This is commonly done first by cutting and salvaging usable timber and then removing stumps with a hydraulic backhoe or using a bulldozer. 2

Clearing will involve cutting 100 foot wide swaths down the centerline of the hole, then reassessing it, and adjust the second cut width to save or highlight trees or vegetation along the edge of the hole. The removed material will be stacked into piles to be burnt at selected times when conditions are favorable. During clearing and grubbing every effort will be made to save the topsoil to be used later.

All necessary precautions will be taken to prevent forest fires and the job-site will be kept free of all flammable waste.

No person will disturb, destroy, or take a nest, egg, nest shelter, of a migratory bird without a permit.

Once the clearing is done, the selective thinning process will begin in areas adjacent to playing areas. Some vegetation will be preserved. Selective thinning encourages turfgrass growth in what will be lightly shaded spots and also more vigorous growth of the remaining trees.

3.Clean-up

On completion of any portion of the work, all equipment and surplus material will promptly be removed to an approved storage area.

All areas will be kept in a neat, clean and safe condition.

All lunch waste and empty oil containers will be recovered and disposed of appropriately. All litter and debris will be cleared. All waste material will be considered for reuse, recycling or resale.

4.Seeding and sodding

Native vegetation in grassy areas not in play will be retained. A few areas of mature forested areas will be retained which might also help reduce impact on migratory birds. There are already areas where existing vegetation was disturbed by local woodcutters, and these areas might be re-planted.

In the play areas, grasses that are best adapted to the local environmental conditions, will be selected. These grasses will meet the necessary characteristics of play area yet permit the use of environmentally sustainable maintenance techniques.

Greens and tee boxes will be built at a distance not closer than 50 meters from the nearest water body. Greens will be constructed using certain percentages of sand, soil and organic matter, and bent grass. Sand might have to be brought in. Local soil and organic material will be used. Soil samples will be taken before construction to determine chemical content and to set fertilizer application rates so as to correspond to nutrient uptake. The pH of the soil might have to be adjusted, even in the buffer zones. Six inches of topsoil is the absolute minimum for turf production without pesticides. Slow release fertilizers are available which would mitigate potential for runoff or leaching into waterbodies. If grass in buffer zones is not fed, there is a potential for erosion since grass root systems would not be strong enough to hold soil. Nutrients might have to be applied. Buffer zones will be utilized adjacent to surface water areas.

Erosion prevention and drainage control measures will be installed.

5. Watercourse crossings

There are no major stream crossings, only small brooks and drainage channels mainly related to spring run-off for which culverts would be necessary. The contractor will be aware that the work required in and around water crossings will be performed with due care and caution as to prevent pollution and or damage to downstream areas. The installation of culverts will be carried out in the dry by diverting water. A permit under Section 48 of the Water resources Act for storm drainage works or other works that significantly alter the natural runoff within the project area, will be applied for through: The Manager, Water Investigations Section 709-729-5713. Installation of culverts must be in accordance with Environmental Guidelines regarding construction procedures at watercourses: Chapter 5, Culverts.

A Water Use Licence for irrigation water and for any water used for non-domestic purposes, will be applied for through: The Manager, Water Rights Section 709-729-4795.

6. Earthmoving

After drainage is installed, attention will be turned to earthmoving. There are various degrees of refinement associated with earthmoving operations, including rough subgrade, design subgrade, rough finish grade and design finish grade. The equipment used depends on the scope of the operation, the distance the earth must be moved and the conditions of the site. Equipment need to be in good working condition and be checked on regular times to ensure no leaks etc which could affect the environment.

7. Buildings and roads

An access permit is required from the Maintenance and Engineering Projects Supervisor in Baie Verte at 709-532-4404.

A development permit is required from the Town of La Scie. Rezoning of the area to include recreation was approved.

Access and maintenance road would be constructed using local material from the site. It would be a gravel road and part of it, leading to the chalet/clubhouse, might be paved in the future.

The facility design would be designed and constructed so as to maximize energy efficiencies and minimize environmental impacts. The facility will not be occupied till it is connected to the Town's water and sewage disposal system.

An application will be made for Fire/Life Safety and building Accessibility.

The design and operation of a public pool will be in compliance with the Public Pool Regulations under the Public Health Act.

The sale of wine, beer or spirits will require a licence in compliance with the Liquor Licencing Regulations under the Liquor Control Act.

The operation of a restaurant or food establishment will require a licence in compliance with the Food Premises Regulations under the Food and Drug Act.

Part 2 - Operation of the Sports and Country Club

1. Workforce

One of the main ideas of this project is to create temporally and long term jobs for the local workforce: An estimate:

-	: Cutting and clearing: Laborers	7 teams of 3	=	21
	Supervisor		=	1
	Lead hand		=	2
		Total	=	24
-	: Construction of golf course+ driving range			
	Laborers		=	15
	Supervisor		=	1
	Lead hand		=	1
		Total	=	17
-	: Construction of maintenance-, swimming pool-, clubhouse building and snack hut:			
	Laborers/ carpenters		=	15
	Supervisor		=	1
	Lead hand		=	2
		Total	=	18
-	: Heavy duty machinery operators, truck drivers		=	3-5
-	: Operation/ maintenance of facilities:			
	General Manager		=	1

	Secretary	=	1
	Supervisor/ Groundskeeper	=	1
	Laborers	=	4
	Restaurant/bar/store manager	=	1
	Waiters	=	3
	Cooks	=	2
	Store clerks	=	2
	Pool attendants/ life savers	=	3
	Total	=	18
-	: Summer student projects	=	6

2. Land management

Crown land was applied for under application # 126604 and is now in final stage. The surveying of the land and cutting of a boundary began 28 November 2005 after which registration will take place and a yearly leasing fee be paid.

3. Wildlife management

There is the potential for human-wildlife interaction with aspects of this development, during and after construction. Notices/ information boards will be used to inform staff and visitors regarding wildlife such as fox, moose and various bird species in the area. Frequent inspections of all areas will be necessary at times.

There is no major water bodies in the area. A 50 meter buffer must be maintained on the high water mark of all water bodies to provide habitat for riparian species and to protect aquatic habitats for wildlife. If vegetation clearing occurs in the spring, trees will be examined for active nests. If a nest is found, the tree will be left standing till the young have fledged.

According to the list of Newfoundland and Labrador species at risk, this area is not the habitat of the following plant species: Barrens Willow, Boreal Felt Lichen, Fernald's Braya, Fernald's Milk- Vetch, Long's Braya, Low Northern Rockcress, and Porsild's Bryum.

4. Irrigation

An irrigation system must apply water where and when it is needed. Open surface water and municipal water will be used. The Town of La Scie doesn't have a chlorine system which could have been harmful to plants. Water analysis might have to be done from time to time. The buildings will use municipal water only.

5. Mining

The Town of La Scie Municipal Plan was amended in 2005 to "allow recreational and outdoor assembly uses, including golf courses, ski trails and related facilities as accessory uses in the Open Space and Mineral Workings designations as discretionary uses....". This amendment to the

Plan was made in consultation with the Department of Natural Resources and other government agencies.

The proponent shall develop the Sports facility as per the approved Plan. Any deviation from the Plan must be approved by the Department of Natural Resources.

Mineral exploration and mineral workings are permitted uses inside the Mineral Workings areas and all development in this (Mineral Workings) zone is subject to the approval of the Department of Natural Resources as well as the Town of La Scie, as per Condition 19 of the Development Regulations amendment.

6. Cultural Heritage

The provisions of the Historic Resources Act protect archeological sites and artifacts, and procedures to be followed in the event that either are found:

- A person who discovers an archeological object in, on or forming part of the land within the province shall report the discovery forthwith to the Minister stating the nature of the object, the location where it was discovered and the date of the discovery.
- No person other than one to whom a permit has been issued under this Act, who discovers an archeological object shall move, destroy, damage, deface, obliterate, alter, add to, mark or in any other way interfere with, remove, or cause to be removed from the province that object.
- The property in all archeological objects found in, on or taken from the land within the province, whether or not these objects are in the possession of Her Majesty is vested in Her Majesty.

Should any archeological remains be encountered, such as stone, bone or iron tools, concentrations of bone, charcoal or burned rock, fireplaces, house pits and /or foundations, activity in the area of the find must cease immediately and contact should be made with the Provincial Archeologist in St.John's 709-729-2462 as soon as possible.

7.Pesticide/ Nutrient/ Herbicide management

Pesticides or other toxic chemicals will be used subject to regulations under Part IX of the Environmental Protection Act. An integrated pest management system relies on preventing and controlling pests (e.g. weeds, diseases, insects) in which monitoring is utilized to identify pests, action thresholds are identified, management options are evaluated, and the most environmentally-beneficial control is implemented.

Appropriate pesticide technology will be used for application, clean-up and disposal of containers. Herbicides and pesticides is a potential source of pollution during operation.

There are no major water bodies, or small rivers in this area, only spring run-off and a few small bogs of which some will be filled and become part of the course.

A pesticide and nutrient management plan will be developed once soil samples have been tested.

It is difficult to get to some areas at the moment because of overgrowth and will only be reached after cutting and clearing has been done.

The La Scie Sports and Country Club will strive to develop this project in a way to preserve and protect the environment in this area to the maximum.

Thank you.

La Scie Sports and Country Club

- Chapter 5, Culverts