Sharpe's Frozen Foods
P.O. Box 2131
Corner Brook, NL
A2H 2N2

Minister of Environment and Conservation
P.O. Box 8700
St. Johns, NL
A1B 4J6

Attn: Director of Environmental Assessment

Please accept the following Environmental Assessment Registration Document for the proposed ***Marble View Estates*** residential development.

Enclosed are 40 copies of our document as requested. If you have any questions or comments or require further information please feel free to contact me at the above address or by telephone at 634-1208.

Regards,

Delilah Sharpe

ENVIRONMENT ASSESSMENT REGISTRATION DOCUMENT

MARBLE VIEW ESTATES

Sharpe's Frozen Foods
P.O. Box 2131
Corner Brook, NL
A2H 2N2

Prepared by:

Darren Pilgrim CET
October 29,2004

1.0 NAME OF UNDERTAKING

Marble View Estates

2.0 PROPONENT

2.1 Corporate Body:

Sharpe's Frozen Foods

2.2 Address:

P.O. Box 2131
Corner Brook, NL
A2H 2N2

2.3 Chief Executive Officer:

Name: Delilah Sharpe
Official Title: Vice President
Telephone No.: (709)634-1208

2.4 Principle Contact Person:

Name: Darren Pilgrim
Official Title: Development Control Officer
Telephone No.: (709)686-2705

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed project will consist of the development of twenty 2.4 acre rural residential building lots from the property currently known as Sharpe's Farm. This 50.5 acre parcel of land is currently owned by the proponent.

3.2 Purpose/Rational/Need

The Humber Valley is finally being recognized as one of the most desirable places to live in Atlantic Canada. For the outdoor enthusiast this area has a

tremendous amount to offer. Just minutes from your door (depending on the time of year) you can alpine or cross country ski, snowmobile, golf, salmon/trout fishing, swim, hike, rock climb, mountain bike ect. For these reasons and more waterfront/water view properties in the Humber Valley are in high demand..

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

This project is situated in the beautiful Humber Valley region of Western Newfoundland adjacent to Humber Village Ltd., an existing private rural residential community on the north shore of the Humber River. Access to the development will be via existing roads currently being used to access the property. See appendix A for aerial photo of property and concept plan.

4.2 Physical Features

The proposed development will involve the transformation of 50 acres of farm land into twenty 2.4 acre rural residential building lots.

A) Roads:

Roads for this development will consist of the upgrading of approximately 2 km's of existing roadway, and construction of approximately 0.3 km's of new road. Roads will be upgraded to RLU 60 standard (excluding asphalt) as outlined in the provincial Department of Transportation and Works Specifications book. This standard of road will match existing roads in the Humber Village.

B) Utilities

1) Electricity

The proponent will reserve an electrical easement to provide electricity to each building lot. Newfoundland Power will provide electrical service.

2) Water

Water will be supplied by individual artesian wells owned and maintained by individual property owners.

3) Sewer

Each property will be serviced by its own on site sewerage disposal system. It will be designed and submitted for approval by an approved septic system designer.

4) Storm Sewer

Storm water will be controlled with the use of culverts and drainage ditching. Culvert dimensions and locations will be determined by standard construction and engineering practices. All culvert ends will be rip rapped, and natural vegetation, where possible, will be maintained to minimize erosion of existing soils.

4.3 Area to be affected by the Undertaking

Environmentally this development will have a less negative impact than current farming operations on the property. Successful farming requires the use of various quantities of chemical fertilizers and pesticides. Residential properties can get away with minimal usage.

The proponents of this project fully understand that maintaining the environmental integrity of the area only increases its marketability.

A) Climate

Statistical data from Environment Canada shows the Humber Valley region of Western Newfoundland is characterized by cool temperatures ranging from an average of 14 degrees Celsius in the summer and -5 degrees Celsius during the winter. Annual precipitation is in the neighborhood of 1100 mm.

B) Geology

The proposed development is situated within the “Humber Zone”, one of the four principle tectonic divisions of Newfoundland. Locally the area is characterized by a mixture of clays, sand ,and organic peat.

C) Vegetation

Due to the fact that this property is currently operating as a farm there is there is not a lot of permanent vegetation. However some areas are covered with

typical native Newfoundland trees i.e.: black spruce, balsam fir, larch, pines, and white birch. Efforts will be made to incorporate existing vegetation into the development and additional vegetation will be added.

D) Fish and Fish Habitat

The proposed development is located directly adjacent to the Humber River, a scheduled Atlantic salmon river with brook trout populations. The Federal Department of Fisheries and Oceans Canada have strict guidelines with regards to work being carried out near such areas and therefore this project would have to meet those guidelines.

E) Wildlife

Although currently used for farming, this property and surrounding properties still support various wildlife. Furbearing animals such as moose, beaver, snowshoe hare, fox, coyote, weasels, and mink are native to the area as are waterfowl such as Canada geese and several species of duck. Efforts will be taken to ensure that impact to wildlife in the area would be minimal.

4.4 Construction

4.4.1 Construction Time Frame

The proponent plans to commence work in the spring of 2005. Initial construction would involve upgrading existing road infrastructure and legal surveys of building lots. Actual construction of homes would be dictated by demand.

4.4.2 Potential Sources of Pollutants

- silt and sediment
- dust
- sewerage
- construction debris
- petrochemical spillage (i.e.: fuels, grease, hydraulic fluid)
- airborne emissions from heavy equipment
- noise pollution

4.4.2.1 Mitigation Measures

A) Silt and Sediment

The developer will ensure that silt and sediment created from runoff of disturbed areas will not enter into any body of water. Where necessary silt fences and check dam sediment traps will be utilized to ensure silt and sediment is settled out prior to final release of runoff water.

B) Dust

Dust will be controlled by using both water and calcium chloride. The Provincial Department of Transportation and Works currently uses rates as high as 9 kg's /m^2, we have found that rates as low as 1 kg/m^2 are effective. Guidelines for bulk storage of calcium chloride will be strictly adhered to.

C) Sewerage

Sewerage generated during the construction stages of this development will be contained in portable toilets handled by a licensed operator on a regular basis.

D) Construction Debris

Refuse collected during the construction stages will be placed in dumpsters and trucked to an approved dump site.

E) Petrochemical Spillage

Construction equipment will not be permitted to be fuelled, greased, or maintained within 30 meters of any body of water. This will minimize the potential risk of any fuel, lubricant, or hydrocarbon from entering our waters. On-site fuel storage will done so in approved containers with all permits in place.

F) Airborne Emissions from Construction Equipment

Construction equipment will have exhaust systems which conform to Canadian Emission Standard guidelines.

G) Noise Pollution

It appears at this time that no rock excavation will be required for this project. Therefore the use of drilling and blasting or rock busters will not be an issue. Exhaust systems for each piece of equipment will be maintained to the design specifications of the equipment.

4.4.3 Resource Conflicts

A) Vegetation

As mentioned prior, this property is currently used for farming purposes, therefore little permanent vegetation exists. As individual properties develop, trees, turf grasses, and other permanent vegetation will be planted.

B) Fish and Fish habitat

There is a 30 meter reserve between the Humber River and the proposed development. No work will be carried out in this area. This reserve and other safeguards such as silt fences and check dams will ensure there will be no adverse effects on fish or fish habitat.

C) Mammals and Water Foul

Due to the current farming operations on this property it appears that no large wildlife permanently occupies this area. It is also anticipated that potential encounters or conflict between construction activity and wildlife to be minimal.

D) Human Activities

The proposed development should have no impact on the activities of others. Anyone who occupied or used this property in the past done so without the permission of the owner. The shoreline of the Humber River will not be affected by the development and will remain accessible to the public at all times.

4.5 Operation

It is unknown at this time if the governing and managing of these properties (i.e.: tax collection and services) will be performed by Humber Village Ltd. or a private management company. Regardless, this operation would begin in mid 2005 and be an ongoing operation.

4.5.1 Potential Sources of Pollutants

Potential sources of pollutants during the operation of the development are as follows:

- Silt and sediment
- Sewerage
- Household waste

4.5.11 Mitigation Measures

A) Silt and Sediment

Once properties are constructed, sufficient vegetation should be present to control most silt and sediment issues. Until such time silt fencing and sediment traps will remain in place. Additional measures such as rock rip rap and aprons at culvert ends and vegetative buffer zones will further reduce the chances of silt and sediment from entering nearby bodies of water.

B) Sewerage

Each residential property will use an on-site sewerage disposal system. Systems will be designed by an approved septic system designer from a list of approved designers supplied by Provincial Government Services.

C) Household Waste

Household waste will be collected and contained in dumpsters and transported on a weekly basis to an approved disposal facility.

4.6 Occupations

The majority of construction activity will be performed by private contractors hired by individual land owners. Included in each sale will be a strict criteria stipulating limitations on lot developments, buffer zones, square footage requirements, electrical easements, and environmental regulations.

The following labor requirements will be required to bring this development to the land purchase stage:

1	Project Manager	#0711
1	Legal Land Surveyor	#2154
2	Heavy Equipment Operators	#7421
1	Truck Driver	#7411
1	Financial Auditor and Accountant	#1111
2	Construction Trades Helpers and Laborers	#7611

4.7 Project Related Documentation

Currently there are no project related documents.

4.0 APPROVALS REQUIRED FOR UNDERTAKING

The proposed development may require some or all of the following approvals:

Minister of Environment and Conservation
Approval for the undertaking

Water Resources Division, Department of Environment and Labor
Approval for culverts less than 1200mm in diameter

Department of Government services
Approval for installation of Private Septic Systems

Department of Fisheries and Oceans Canada
Authorization for Undertaking Affecting Fish Habitat

Forest Resources and Agrifoods
Permit to Burn Brush

7.0 PROJECT FUNDING

This project is privately funded and is not dependant on monies from any government agency.

Date Chief Executive Officer

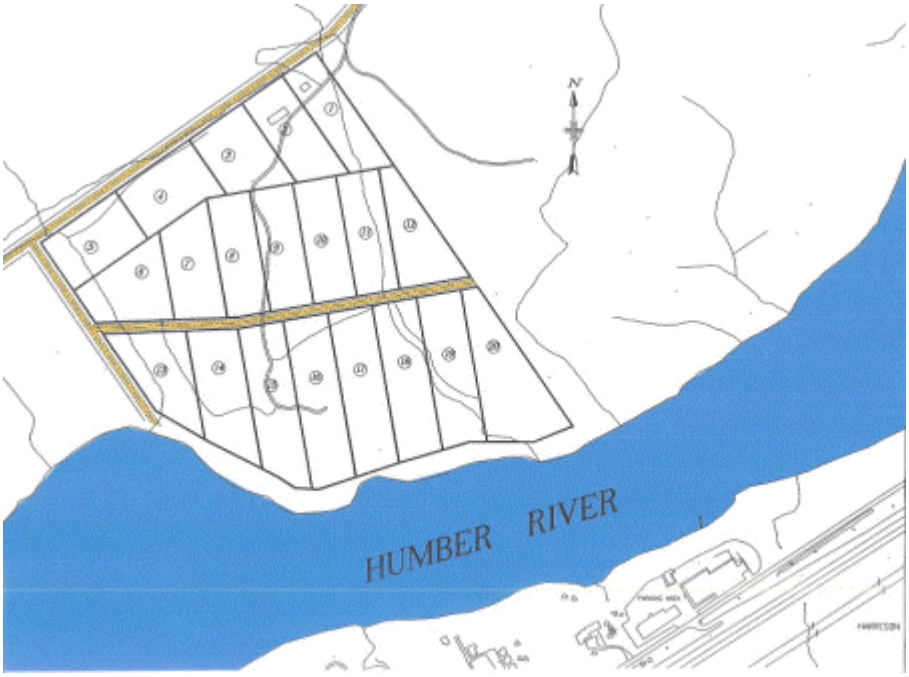
Appendix A:

i) Aerial Photo of Property

ii) Conceptual Plan

iii) Typical Road Cross Section

i) Aerial Photo of Property.



ii) Conceptual Plan View Drawing.