

*Environment Assessment
Registration Document*

*X-treme Promotions - Recreational
Motor Sport Park*

Location:

St. John's, Newfoundland and Labrador

Submitted to:
Environment Assessment Division
Department of Environment and Conservation

Submitted by:
X-treme Promotions Inc.

Date Submitted:
August 22, 2005

NAME OF UNDERTAKING

Multi-Seasonal Outdoor Motor Sport Park (Recreation Facility)

PROPONENT:

- (i) Name of Corporate Body: X-treme Promotions Inc
- (ii) Address: 270 Portugal Cove Road, St. John's, NL, A1B 4N6
- (iii) Chief Executive Officer:

Name: Barry Parsons
Official Title: President
Address: 270 Portugal Cove Road, St. John's, NL, A1B 4N6

- (iv) Principle contact person for purpose of Environment Assessment:

Name: Barry Parsons
Official Title: President
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THE UNDERTAKING:

(i) Nature of Undertaking:

The proponent proposes a modern year round Motor Sport Park, catering to a variety of outdoor recreational interests, including snowmobiling; motocross; and biking. The project will require the construction of a parking lot and the construction of a snowmobile and bike track.

(ii) Purpose/Rationale/Need for the Undertaking:

Presently this type of Motor Sport Park does not exist in the St. John's area. The development of this park would cater to both the leisure rider, and the competitive racing enthusiast by providing a park that would attract all parties. The competitive racer will enjoy the professionally designed racecourses regardless if he or she is into snowmobiles, bicycles or dirt bikes.

From a public perspective, a designated motor sports park that provides a controlled and safe racing/riding environment, will entice riders to utilize these tracks rather than the current practice of riding in unauthorized areas that causes disturbance to other residential/business ventures in the surrounding area.

The steadily growing interest in track competitions in this area indicates a need for a challenging course venue for properly supervised and safe competition. It is the intention of X-treme Promotions Inc. to provide a flexible design incorporated into the course, thus ensuring that any number of course layouts could readily be achieved.

Motocross and Snowmobiling has many dedicated participants and fans, but currently lacks a formal site for the related activities to take place. It's an untapped market in this region. Recreational Sports Park are extremely popular across North America, and these parks provide much economic benefit, including tourism, promotion and development of local business.

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

The project is located on Northern Pond Road (parallel to the Trans Canada Highway), adjacent to the northern boundary of Cochrane Pond Park. Access to the site is located on a ramp to Paddy's Pond Overpass. (See Map 1).

(ii) Physical Features:

Please refer to maps, map one (1) shows the current layout and map two (2) shows the proposed layout. As shown by map one the land consists of a paved entrance, exit and a paved lot.

(iii) Construction:

A car parking lot will be added to the site.

An 8-acre track will be developed. Based on preliminary design the course construction will not require the removal of overburden material for the entire area.

(iv) Operations:

There will be various race events involving dirt bikes, bicycles, ATV's and snowmobiles scheduled during a given year. We anticipate that there may be an average of 10 organized events throughout the year. Along with scheduled races there will be practice runs required leading up to a race to hone the skills of the participants. There will be general use/admission to the site on the days when special events are not scheduled. The day-to-day operation will require scheduling, supervision and control that will be provided through X-treme Promotions Inc.

During the operation of this facility there is a low risk of pollutants, and all precautions will be put in place to minimize any risk by abiding by the rules and regulations enforced by various agencies that would govern such a facility as this.

Negative impact on the surrounding areas will be minimal with no traffic flow problems anticipated due to the access on the property leading to a service road, which exists off the TCH.

(v) Occupations:

The following list outlines anticipated occupations, which will be employed during construction and operation of facility:

Construction:

- 1 – Engineer
- 1 – Engineering Technicians
- 1 – Project Manager
- 6 – Labourers
- 2 – Heavy Equipment Operators
- 2 – Truck Drivers

Operation:

Day to Day

- 1 – Manager
- 1 – Site Supervisor
- 3 – Site Workers

Special Events

- 1 – Manager
- 4 – Site Supervisors
- 16- Site Workers

APPROVED OF THE UNDERTAKING:

The application for the Motor Sport Park has been submitted to Crown Lands (application # 127223) and the City of St. John's.

SCHEDULE:

Once approval has been received construction will commence immediately and take about 3 months to complete.

FUNDING:

100% paid by Proponent.

Date

Signature of Chief Executive Officer