

Environmental Assessment  
Registration Document

# **NORDHAVEN LANDING**

Resort Development  
Conche, NL

Prepared by:

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November 2005

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Section 1.0 NAME OF THE UNDERTAKING

Nordhaven Lodge and Luxury Chalets

Section 2.0 PROPONENT

2.1 Name of Corporate Body

Nordhaven Landing, Inc.

2.2 Address

P.O. Box 100  
Main Brook  
Newfoundland and Labrador  
A0K 3N0

2.3 Chief Executive Officer

Name: Barbara Genge  
Official Title: Chief Executive Officer and President  
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2.4 Principal Contact Person

Name: Ed Lally  
Official Title: Treasurer  
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## Section 3.0 THE UNDERTAKING

### 3.1 Nature Of The Undertaking

The Undertaking consists of the environmentally sensitive utilization of a total of 95 hectares of primarily wooded land just east of the developed portion of Conche Village for a Luxury Resort Lodge, Restaurant and approximately 32 Luxury Chalets. The Five-Star Scandinavian Style Lodge will be set among the spruce at the very top of Conche Peninsula with views of the Atlantic Ocean and the Grey Islands to the east and Conche Harbour to the west. The architect-designed Luxury Chalets will be situated along the headlands and the harbour-facing slope to provide privacy, views and minimal disturbance to the site. The Resort will utilize roads, storm drainage, water and sewer facilities constructed specifically for this project and will not utilize any existing village infrastructure.

### 3.2 Purpose/Rational/Need for the Undertaking

The directors of Tuckamore Lodge Ltd. have provided quality services to the tourism industry for over 20 years and have been continually reminded by guests, as well as by domestic and foreign travel agencies, that Newfoundland is a wonderful place to visit but is seriously deficient in quality accommodations necessary to draw national and international tourists seeking a complete five-star eco-tourism experience. Everyone knows of the island's innumerable five-star natural, cultural, historic and recreational amenities, however, five-star tourist accommodations are almost non-existent on the Island.

Accordingly, the directors of Nordhaven Landing, Inc., in concert with Tuckamore Lodge Ltd., propose to address a tourism deficiency long recognized by the Product Market Match Study and change the course of Newfoundland tourism history with the construction of the five-star luxury Nordhaven Lodge and Luxury Chalets in the Village of Conche on the Great Northern Peninsula. The development of this eco-tourist destination, perched on a rocky headland overlooking the Atlantic Ocean, will offer the demanding tourist an unforgettable five-star experience that will delight all five senses.

Conche was selected for the Undertaking because it has remarkable beauty and an educated and trained population ready to work. The applicant has made a public commitment to the residents of Conche, promising to make all project employment available to qualified residents prior to offering employment to others, therefore, the construction of the Nordhaven Lodge, Chalets and related infrastructure will proceed on a custom construction basis over several years, will provide much needed long-term employment. Additionally, the Resort will result in increased tourism, creation of spin-off business, increase local tax revenues for draw former residents back to their homes, all to the benefit of the residents of Conche.

Discussions with the people of Conche, both before, during and after the well attended Public Town Meeting that was called for review of this proposal indicate the desperate need of these people for a more vibrant economy. Without economic growth in Rural Newfoundland the villages and small towns will loose residents. Reduced population in the villages will increase per capita governmental expenditures for education and services. Continued reduced population in the villages will necessitate the implementation of forced relocation programs.

## Section 4.0 DESCRIPTION OF THE UNDERTAKING

### 4.1 Geographical Location

Conche Village was selected for the site of the Luxury Nordhaven Resort Lodge, Restaurant and Luxury Chalets because of the remarkable beauty of the surrounding area, its unique geology, the abundance of terrestrial and ocean dwelling birds, mammals, fish and other wildlife and the variety of flora found in the region. The actual site sits at the very top and along the west facing slope of a spruce covered ridge on the eastern portion of the Conche Peninsula, overlooking the Atlantic Ocean and Conche Harbour. It is situated approximately 1km east of the village center and contains a total of 95 hectares. The Village of Conche is located approximately 26 km from Roddickton on the east coast of the Great Northern Peninsula and is reachable by Route # 434.

### 4.2 Physical Features

#### 4.2.1 Major Physical Features of the Undertaking

The proposed five-star luxury Nordhaven Lodge and Luxury Chalets Resort consists of the development of a luxury Scandinavian Style Lodge and Restaurant and support infrastructure and approximately 32 custom sited, architect-designed luxury Chalets individually serviced by a new road network, state-of-the-art septic systems and individual wells.

#### (A) Lodge

The Scandinavian styled log lodge will contain a large lounge focused on a great fireplace and a separate dining room with an observation deck overlooking the Atlantic Ocean and Conche Harbour. The guests at Nordhaven Lodge will be treated to the following luxurious five-star accommodations in each suite:

- Two queen-size beds.
- Gas fireplace with remote control.
- In-suite baths with double sinks, jacuzzi soaking tub and a separate double shower.
- Individually controlled heat and air conditioning.
- Wall art, sculptures and carvings by local craft persons and artists.
- Wet bar and entertaining area, satellite TV.
- Desk/computer station with phone and Internet connection.
- Private sheltered deck overlooking the Atlantic Ocean and the Grey Islands.

#### (B) Restaurant

The Dining room, overlooking the Atlantic Ocean will be supported by a state-of-the-art gourmet kitchen, which will delight the guests with native and exotic meals of salmon, cod, seafood and beef, garnished with homegrown and imported vegetables and followed with deserts featuring partridge berries, bake apples and native blueberries, all prepared by chefs locally trained and seasoned with international experience.

## (C) Chalets

The Architecturally Designed Chalets will resemble large luxury single-family homes, each containing four or five bedrooms, with king and queen sized beds and in-suite baths with double sinks, jacuzzi soaking tubs and separate double showers. The Chalets will be individually designed to take advantage of character of the land on which they are to be constructed, with emphasis on large living and entertaining areas with lofted ceilings, exceptional views, completely equipped gourmet kitchens and sheltered parking.

## (D) Roads

A completely new road network will be constructed within the proposed Resort substantially as shown on the Detailed Site Development Plan in the Appendix. Final surveys and detailed engineering design may result in environmentally driven modifications to this plan. Road construction is currently proposed to include compact granular base material and a paved asphalt surface to minimize dust and control erosion. Construction of the first phase of the roads and related infrastructure will provide access to the site of the Lodge and Restaurant and subsequent roads and their related infrastructure will be phased to reduce the total site area being disturbed at any one time, thereby reducing the potential for environmental impacts.

## (E) Utilities

All utilities will be installed in phases to appropriate industry standards at the time of construction of the road network to provide timely service to the Lodge and each Chalet.

### (1) Electrical, Phone & Cable Services

The Proponent desires to break new ground, literally, in the creation and installation of the electrical system to service this Resort. We propose to work with Newfoundland Power for approval and installation of an underground electrical distribution system. There are those who view the myriad web of electrical lines crossing the Newfoundland countryside as a sign board of progress, proclaiming the distribution of electrical power to almost every corner of the province. While this effort and its results are commendable, the resulting profusion of electrical and other overhead wires has created irreparable scars on the landscape that many find repulsive. Achieving the goal of underground services and the preservation of the current landscape will undoubtedly be the most difficult task for the Proponent.

### (2) Water

Water supply to the Nordhaven Landing Resort Lodge, Restaurant and Chalets will be by individual drilled wells. The water yielded by each individual well will be tested for purity, color, ph, hardness and contaminants and, if required, individual filtering or treatment systems will be installed in each structure. The entire area up-gradient of the site is currently undeveloped and is proposed to be controlled by the Proponent, virtually eliminating the possibility for pollution of the water source.

### (3) Sewer

The site does contain areas of granular soils suitable for subsurface disposal of septic tank effluent; however, the Proponent will utilize the Peat Bale Filter System developed by Dennis Martin, P.E. for the filtration and treatment of post septic tank effluent. This system causes little disturbance to the site being served, uses all-natural renewable resources and yields perfect results. Four systems are currently in place within the province, including a school site, a facility at Forteau/English Point and the Parks Canada Visitor Center at Western Brook Pond in Gross Morne. The Peat Bale Filter System facility Gross Morne served 27,000 visitors last summer with perfect results. Conventional septic tanks will be utilized, with discharge filters in the piping outlet, up stream of the Peat Bale Filter Systems to insure no pollution of the ground or surface water resources of the area. All septic tanks will be pumped and cleaned on a three year rotation, with the Restaurant septic tank being pumped and cleaned every two years.

### (4) Storm Sewer

The storm system will be minimalist in concept, yet designed to appropriate engineering standards to safely collect and convey the storm water runoff from a 25-year storm event. Multiple minor discharge points will minimize concentration of flow, reduce the potential for erosion and sedimentation and allow the Proponent to maintain current storm water flow patterns. Properly designed structural and passive erosion controls, including but not limited to rip-rap erosion controls, stone aprons, plunge pools, level spreaders and similar devices, utilized both during construction and after the Resort is complete, will further minimize environmental impacts of the development.

## 4.2.2 Area to Be Effected By the Undertaking

Negative impact on the surrounding area will be minimal due to the environmental concerns of the Proponent and its international design team. The negative effects on the Village of Conche are minimized by the low population density and light traffic, the creation of separate utility systems and the preservation or replacement of local hiking and snowmobiling trails. The Proponent has conceived the Undertaking to place the Lodge at the focal point of the Resort and to distribute the Chalets very sparsely about the property, not just to retain significant vegetation between the units but also to enjoy the significant aesthetic and economic benefit that can only be achieved by providing a prominent site for the Lodge and a truly unique site for each Chalet. These sites will provide each Chalet with a natural setting, exciting views, abundant privacy and the feeling of being the only dwelling in the Resort.

Negative impacts from construction will be minimal. The construction will be phased to limit the area disturbed at any one time, thereby limiting the potential for erosion and sedimentation. Prior to beginning construction, the limits of vegetation preservation will be clearly marked by the project surveyor to insure that over-clearing does not occur. Local labour will be utilized for all clearing operations with the local population given preferential access to all cut trees for firewood. Grubbing material will be removed from the site, stockpiled in an abandoned gravel pit for aging and burned in the appropriate season.

Materials for road construction will be obtained off site, from licensed sources, and trucked to the site. The electrical distribution system will be installed, if at all possible, underground to eliminate tree removal for overhead lines and the loss of aesthetic value caused by the erection of poles and overhead wires. Best Construction Management Practices, including the proper and timely installation and maintenance of erosion controls will be used throughout construction of the roads, infrastructure and buildings to minimize pollution from dust and the creation of erosion and sedimentation. Exposed or disturbed soils will be rough graded, spread with top soil and organic matter and seeded to promote re-vegetation and stabilization as soon as possible.

The Chalets are proposed to be sparsely distributed throughout the site, minimizing vegetation removal and preserving large wooded buffers. All utilities are proposed to be underground, minimizing the visual and aesthetic impacts to the site.

### (A) Climate

Environment Canada meteorological data indicates that the climate in the vicinity of the Undertaking is characterized by temperatures which are seasonally moderated by the adjacent Atlantic Ocean. Temperatures range from a daily average in January of approximately -11 to a daily average in July of approximately +13. Annual rainfall averages 660 mm, snowfall averages 315 cm and total equivalent precipitation is about 975 mm. Environment Canada data for St. Anthony and Roddickton are included in the appendix.

### (B) Geology

In terms of geology, the site of the Undertaking is located on the eastern edge of the Great Northern Peninsula in the Humber Zone, one of four principal tectonic divisions in Newfoundland. The Humber Zone contains the oldest bedrock in the Province. The site geology consists of allochthonous sedimentary, mafic volcanic and minor metamorphic rocks. The subsurface consists of sandstone shale and conglomerates and the surficial geology is primarily concealed bedrock.

### (C) Vegetation

The Undertaking is located in the Northern peninsula eco-region with the dominant forest species being Balsam, Fir, Spruce and White Birch with the White Birch being the least predominant. Some of the area is wetlands characterized by bogs, marshes and associated vegetation. Most of the vegetation is first growth with some minor cutting for firewood being evident at the lower elevations.

### (D) Fish and Fish Habitat

There are no actively flowing streams, brooks or rivers providing fish habitat on or adjacent to the property proposed for the Undertaking. A small body of water exists in the center portion of a small wetlands area, fed by both surface runoff and ground water and forms a streamlet which flows off of the property. This streamlet is 1 m wide, very shallow, probably intermittent and appears to support no fish. An area of non-disturbance is proposed around this small



body of water and the streamlet to protect it, both during construction and after the project is complete as it adds to the environmental diversity of the site and is therefore of value.

### (E) Mammals and Furbearers

The Undertaking is located in Moose/Black Bear Hunting Area 40 and Caribou Hunting Area 76. The Bear Season starts in May and runs to the first of July, begins again in August and ends the first week of November. The Moose and Caribou season starts with archery season at the end of August. Rifle season starts the second Saturday of September and both archery and rifle seasons end on the 2<sup>nd</sup> Saturday of December. The general Conche area supports many furbearers including beaver, lynx, hare, muskrat, mink, ermine, otter and rabbit. The lack of water resources in the area of the Undertaking and the extreme lack of a rabbit population due to over-snaring has resulted in most of these species populating other habitats more suited to their needs.

### (F) Waterfowl and Raptors

While several species of ducks and seabirds inhabit the general Conche area, the lack of water resources on the site of the Undertaking minimizes the use of this property for breeding, nesting or feeding activities. Seabirds which inhabit the shore of the Atlantic Ocean and the adjacent cliffs will continue to do so with out disturbance.

Raptors are known to exist in the general Conche area.

### (G) Human Activities

The site of the Undertaking is near Conche Road Route #434 and access to the Lodge and Chalets will be provided from that road via a newly constructed roadway network within the site. Several paths and trails currently provide access to the site via foot and ATV and by snowmobile in the winter. The major trails will be kept open or relocated, using local labour, wherever their routes interfere with the orderly development of the Undertaking. A new and expanded walking and hiking trail system will be added to the project to increase the ability of the guests of the Lodge and the residents of Conche to enjoy this special area.

Hunters may occasionally search the site for moose, however, during many visits and inspections of the site, there was no evidence of bear and the topography and vegetation are unsuited for caribou.

There is evidence of some minor cutting for firewood at the lower elevations of the hillside, however, most, if not all, of this cutting is outside the limits of the site of the Undertaking.

The founding philosophy of Nordhaven Lodge and Luxury Chalets is sustainable tourism and the non-consumptive utilization of and appreciation for the resources of the Great Northern Peninsula. Accordingly, in addition to splendid five-star accommodations and gourmet meals, the Nordhaven Lodge & Luxury Chalets guests can elect to participate in the following activities:

- Photographic Instruction Experiences with internationally renowned Professional Photographer Rolf Hickel.

- Day trips by van or helicopter to L'Anse Aux Meadows, the Grey Islands, Grose Morne National Park, Western Brook Fjord, Norstead-Viking Trade Mission and the Grenfell Museum.
- Guided Interpretive Explorations of fossil sites, areas of geological interest, Burnt Cape Ecological Reserve, Hare Bay Seabird Sanctuary, boreal barrens, fishing villages, coastal beaches and tidal pools.
- Inland, Coastal and Offshore Birding trips in search of eagles, loons, puffins and their brethren by foot, van or boat with local University trained and experienced Naturalists.
- Hands-on Participatory Learning Vacations including Remote Locations, Newfoundland Culture, Exotic Islands, Fisheries, Northern Silva-Culture Practices, The Eider Duck Project, and other regional ecologically restorative projects.
- Sea Kayaking trips among the worlds largest congregation of seabirds, humpback whales and icebergs.
- Guided Day Trips for hikers, cross country skiers and snowshoers.
- Whale Watching and Iceberg Trips by helicopter or local boat from Conche Harbour.
- Professional Massage, Professional Body and Beauty Care, Indoor and Outdoor Saunas.
- Transportation by Plane, Float Plane or Helicopter to airports and appropriate attractions.
- The knowledge that a portion of the income of Nordhaven Landing, Inc. is contributed to local ecologically and socially restorative projects, which will benefit the local environment and stimulate the local economy.

## 4.3 Construction

### 4.3.1 Approximate Total Construction Period

The construction of the Nordhaven Lodge, Luxury Chalets and related infrastructure will proceed on a custom construction basis over several years, beginning with the start of construction of the main access road in the fall of 2006, followed by the construction of the Lodge and restaurant in 2007 through 2008 and continuing in a rolling construction process to the construction of the Chalets during the next 6 to 10 years. The construction will proceed at an orderly pace to insure minimal environmental impact, optimal control of cash flow, and maximize conservation of personnel, financial and environmental resources and to insure quality construction.

### 4.3.2 First Physical Construction Related Activity Date

Construction will start with the clearing of the land for the access road. Pending the receipt of all approvals, it is anticipated that this will start in late 2006.

### 4.3.3 Pollutants

#### 4.3.3.1 Potential Sources of Pollutants

Potential sources of Pollutants during the construction phase of the Undertaking are:

Silt and Sediment  
Dust

Construction Debris, Solid Wastes and Garbage  
Sewage  
Fertilizers  
Pesticides  
Airborne Emissions  
Risk of Fuel, Lubricant and Hydraulic Fluid Release  
Noise Pollution

#### 4.3.3.2 Pollution Mitigation Measures

##### (A) Silt and Sediment

Silt fences will be utilized during construction to control erosion and to insure that silt and sediment do not enter any water body or cover the roots of native vegetation. Silt fences will be replaced and repaired as necessary to insure proper function. Runoff from construction areas will not be permitted to discharge directly to any body of water. Sedimentation ponds and traps will be utilized to treat the storm water flow from larger areas to insure that silt and sediments are settled out prior to the discharge of the treated storm flows. Construction will occur with a rolling sequence to minimize the area of the site subject to disturbance at any one time, thereby minimizing the area that is capable of generating silt and sediment and establishment of vegetative cover will be done as soon as possible after construction.

##### (B) Dust

The creation of dust will be minimized during construction by minimizing the disturbed area and by stabilizing disturbed areas as soon as possible. Water will be used for dust suppression during dry periods. No chemicals or oils will be used for dust control.

##### (C) Construction Debris, Solid Wastes and Garbage

Solid waste and garbage from construction activities will be minimized by proper construction estimating, an organized construction procedure and control of the extent of the construction area and each individual site. Materials will be collected on a regular basis and disposed of at the regional land fill. Construction debris will not be disposed of on site, with the exception of the burning of unusable wood scraps at an approved location. All other debris will be containered on site and trucked to an approved disposal site.

##### (D) Sewage

The sewage generated during construction will be collected using portable toilets cleaned by a licensed operator on a regular basis, thereby insuring that wastes and any associated fecal coliforms are not released into the local environment.

##### (E) Fertilizers

The application of lime and/or fertilizers will not be permitted within 30 meters of any water body. Samples of topsoil will be analyzed to determine ph and proper application rates of

fertilizer and lime to provide optimal conditions for the establishment of grasses, both for initial soil stabilization and permanent lawn areas resulting in minimal costs, maximum results and the protection of water bodies from undesirable nutrient loading.

#### (F) Pesticides

It is anticipated that there will be no use of pesticides during construction of the Undertaking.

#### (G) Airborne Emissions

All construction equipment used on the Undertaking shall be designed by the manufacturer to meet Canadian emissions standards and all equipment and their exhaust systems shall be maintained to the manufacturers' standards.

#### (H) Risk of Fuel, Lubricant and Hydraulic Fluid Release

A construction vehicle refueling and storage area will be selected to maximize separation from all water bodies and all swales, ditches or other conveyances that may drain to a water body. This area will be located no less than 50 meters from any water body. All fuel will be stored in approved containers and all permits will be in place prior to placing the fuel storage area in service.

#### (I) Noise Pollution

All efforts will be made to minimize the effects of noise pollution activities on wildlife and the residents of Conche. Any required blasting activities will be confined to normal working hours. Prior to any blasting, a ground level survey of the area within 500 m of the blast site will be conducted and if any moose or bear are spotted within this area, the blasting will be postponed. Blasting mats will be utilized to reduce noise as well as dust and to insure the safety of the public and wildlife. Disturbance or displacement of wildlife will generally be limited to incidental encounters. Exhaust systems will be maintained to manufacturers' standards to insure noise levels are within the design specifications of the specific piece of construction machinery.

### 4.3.4 Resource Conflicts

#### 4.3.4.1 Potential Sources of Resource Conflicts

Potential sources of Resource Conflicts during the construction phase of the Undertaking are:

- Vegetation
- Mammals and Furbearers
- Waterfall and Raptors
- Fish and Fish Habitat
- Human Activities

#### 4.3.4.2 Resource Conflict Mitigation

##### (A) Vegetation

The area of the Undertaking contains few if any trees of commercial value for pulp as evidenced by the lack of significant stands of trees with any height or girth. There is evidence of some minor cutting for firewood at the lower elevations of the hillside, however, most, if not all, of this cutting is outside the limits of the site of the Undertaking. The general area of Conche contains many stands of trees that are of more appropriate size for pulp wood and more accessible for firewood. The current aesthetic of the hillside and ridge is the existing vegetation. During construction and by restriction thereafter, only those trees necessary for the construction of the improved infrastructure will be removed. All vegetation removal will be by local labour and the local population given preferential access to all cut trees for firewood.

##### (B) Mammals and Furbearers

Some mammals will be displaced by the construction of the project, however, the sparseness of development and the preservation of naturally vegetated areas will allow most species to remain undisturbed. There will be no hunting or trapping permitted within the boundaries of the Undertaking. No significant effect is anticipated on the distribution or movements of big game animals or furbearers.

##### (C) Waterfowl and Raptors

The construction of the Undertaking should not adversely affect waterfowl or raptor populations. There are no waterfowl nesting or breeding areas within the boundaries of the undertaking. If a nesting raptor or waterfowl is encountered during construction, then construction activities will be suspended in that area until the chicks have left the nest. The Wildlife Division will be consulted to ensure the protection of any nesting birds that are encountered. Where ever possible, any raptor nesting site encountered will be preserved and the project revised to protect that site and the adjacent habitat as a nesting site will add significantly to the eco-tourism value of the Undertaking. There will be no hunting or trapping permitted within the boundaries of the Undertaking.

##### (D) Fish and Fish Habitat

There are no actively flowing streams, brooks or rivers providing fish habitat on or adjacent to the property proposed for the Undertaking. A small body of water exists in the center portion of a small wetlands area, fed by both surface runoff and ground water and forms a streamlet which flows off of the property. This streamlet is 1 m wide, very shallow, probably intermittent and appears to support no fish. An area of non-disturbance is proposed around this small body of water and the streamlet to protect it, both during construction and after the project is complete as it adds to the environmental diversity of the site and is therefore of value.

##### (E) Human Activities

During the construction of the project, there will be an extra demand for labour and materials

at the site of the Undertaking. The construction schedule is intentionally designed to provide for an orderly and properly paced construction. This will also result in the required labor pool being a manageable size. It is anticipated that most, if not all of the labour force will be provided by the current and returning residents of Conche, Crogue, Roddickton and Main Brook. Accordingly, there will be little demand on temporary housing for labourers as they will mostly be commuting to the construction site from their homes. The transportation of materials and labour to the construction site will be eased by the anticipated paving of Route #434 from Roddickton to Conche.

There may be a slight conflict with members of the local population who may have hunted on the site of the Undertaking in the past, however, there exists large, undisturbed areas with significantly better habitat and larger populations of game animals in the Conche area that are available to these hunters. The potential for this conflict was discussed at a Town Meeting attended by most of the local residents held on June 19, 2005, and the residents voted enthusiastically and unanimously to approve the project. There are no fishing or birding areas on the site.

Local residents enjoy the use of several paths and trails which currently provide access to the site via foot and ATV and by snowmobile in the winter. The major trails will be kept open or relocated, using local labour, wherever their routes interfere with the orderly development of the Undertaking. A new, expanded walking and hiking trail system will be added to the project to increase the ability of the guests of the Lodge and others to enjoy this special area.

## 4.4 Operation

### 4.4.1 Description of Operation

The Five-Star Luxury Nordhaven Lodge and Luxury Chalets will be operated by the managers of Tuckamore Lodge as a world class four season resort, providing a unique Five-Star Lodging experience and an unforgettable Five-Star Eco-Tourism experience. Nordhaven Landing, Inc. will combine the principals' proven first class eco-tourism management experience, internal financing, land development expertise and business acumen with the spectacular natural beauty of the Village of Conche to create a Destination Resort. This excellence will relate to a successful and profitable project, providing the funds necessary for proper operational control and maintenance of the facilities.

### 4.4.2 Estimated Time of Operation

It is anticipated that the Undertaking will be open on a year round basis.

### 4.4.3 Pollutants

#### 4.4.3.1 Potential Sources of Pollutants during the Operation

Potential sources of Pollutants during the Operation of the Undertaking are:

Airborne Emissions

Sewage Effluent  
Fertilizer  
Pesticides  
Noise Pollution  
Garbage  
Silt and Sediment  
Dust

#### 4.4.3.2 Pollutant Mitigation Measures

##### (A) Airborne Emissions

All Maintenance equipment used on the Undertaking shall be designed by the manufacturer to meet Canadian emissions standards and all equipment and their exhaust systems shall be maintained to the manufacturers' standards. All combustion equipment such as oil fired furnaces, propane fired furnaces, back-up power generators and the like will be specified to generate super low emissions and will be maintained to manufacturers specifications,

##### (B) Sewage Effluent

The Proponent will utilize the Peat Bale Filter System developed by Dennis Martin, P.E. for the filtration and treatment of post septic tank effluent. This system causes little disturbance to the site being served, uses all-natural renewable resources and yields perfect results. Four systems are currently in place within the province, including a school site, a facility at Forteau/English Point and the Parks Canada Visitor Center at Western Brook Pond in Gross Morne. The Peat Bale Filter System facility at Gross Morne served 27,000 visitors last year with perfect results. Conventional septic tanks will be utilized, with discharge filters in the piping outlet, up stream of the Peat Bale Filter Systems to insure no pollution of the ground or surface water resources of the area. All septic tanks will be pumped and cleaned on a three year rotation, with the Restaurant septic tank being pumped and cleaned every two years.

##### (C) Fertilizers

Fertilizer will be applied to lawn and landscaping areas in the spring and fall, but only as required to maintain the health of these areas. The application of lime and/or fertilizers will not be permitted within 30 meters of any water body. Prior to application, samples of topsoil will be analyzed to determine ph and proper application rates of fertilizer and lime to provide optimal conditions for the maintenance and health of lawns and landscaping, resulting in maximum results and the protection of water bodies from undesirable nutrient loading.

##### (D) Pesticides

If, during the operation of the undertaking, pesticide application is determined necessary, it will be applied utilizing Best Management Practices consistent with a program of MUC (minimum use of chemicals). The MUC program requires that a certain minimum tolerance to pests be necessary, that the tolerance level be exceeded prior to pesticide application, that the pesticide chosen for application be organic when ever possible and that the application

treat only effected areas with the lowest effective application rate possible, consistent with the necessary results. This will insure minimum use of chemical pesticides and minimal potential for chemical pollution. In any case, the application of pesticides of any type will not be permitted within 30 meters of any water body.

#### (E) Noise Pollution

Noise levels during the operation of the Nordhaven Lodge and Luxury Chalets should be minimal. Exhaust systems of any maintenance equipment will be maintained to manufacturers' standards to insure noise levels are within the design specifications of the specific piece of maintenance machinery. Within the boundaries of the Undertaking, restrictions on the speeds of snowmobiles and ATV's will minimize noise generation.

#### (F) Garbage

All garbage generated by the operation of the Lodge, the Restaurant, and the Chalets will be stored in vermin proof containers and collected weekly for transport to the regional land fill by licensed garbage haulers.

#### (G) Dust

The project roads will be paved in phases, minimizing the generation of dust.

#### (H) Silt and Sediment

Since the construction is phased, certain areas will be operational while others are still under construction; accordingly, silt fences will be maintained until all areas of disturbance up-gradient of the silt fence are stabilized. Properly designed structural and passive erosion controls, including but not limited to rip-rap erosion controls, stone aprons, plunge pools, level spreaders and similar devices, utilized during construction will be retained, inspected on an annual basis and properly maintained after the Resort is complete to further minimize effects of silt and sedimentation.

### 4.4.4 Resource Conflicts

#### 4.4.4.1 Potential Sources of Resource Conflicts

Potential sources of Resource Conflicts during the Operation of the Undertaking are:

- Vegetation
- Mammals and Furbearers
- Waterfall and Raptors
- Fish and Fish Habitat
- Human Activities



#### 4.4.4.2 Resource Conflict Mitigation

##### (A) Vegetation

The vegetation remaining after construction will be maintained in its natural state. There will be a prohibition of removal of healthy vegetation for any purpose.

##### (B) Mammals and Furbearers

Some mammals will be displaced by the Undertaking, however, the sparseness of development and the preservation of naturally vegetated areas will allow most species to remain undisturbed. There will be no hunting or trapping permitted within the boundaries of the Undertaking. No significant effect is anticipated on big game animals or furbearers.

##### (C) Waterfowl and Raptors

There are no waterfowl nesting or breeding areas within the boundaries of the undertaking. If a nesting raptor or waterfowl area is discovered, an advisory will be issued to all employees and guests requiring them to stay clear of the area. The Wildlife Division will be consulted to ensure the protection of any nesting birds that are encountered. Where ever possible, any raptor nesting site encountered will be preserved as a nesting site will add significantly to the eco-tourism value of the Undertaking.

##### (D) Fish and Fish Habitat

There are no actively flowing streams, brooks or rivers providing fish habitat on or adjacent to the property proposed for the Undertaking. A small body of water exists in the center portion of a small wetlands area, fed by both surface runoff and ground water and forms a streamlet which flows off of the property. This streamlet is 1 m wide, very shallow, probably intermittent and appears to support no fish. An area of non-disturbance is proposed around this small body of water and the streamlet to protect it, both during construction and after the project is complete as it adds to the environmental diversity of the site and is therefore of value.

##### (E) Human Activities

There may be a slight conflict with any members of the local population who may have hunted on the site of the Undertaking in the past, however, there exists large, undisturbed areas with significantly better habitat and larger populations of game animals in the Conche area that are available to these hunters. The potential for this conflict was discussed at a Town Meeting attended by most of the local residents held on June 19, 2005, and the residents voted enthusiastically and unanimously to approve the project. Local residents enjoy the use of several paths and trails which currently provide access to the site via foot and ATV and by snowmobile in the winter. The major trails will be kept open or relocated, using local labour, wherever their routes interfere with the orderly development of the Undertaking. A new, expanded walking and hiking trail system will be added to the project to increase the ability of the guests of the Lodge and others to enjoy this special area.

## 4.5 Occupations

### 4.5.1 Occupations During Construction

It is expected that approximately 80 people will be employed during construction as a direct result of the Undertaking. The number of positions anticipated during the construction phase of the Undertaking, using the National Occupation Classification System is as follows:

**National Occupation Classifications**  
Applicable Classifications of Nordhaven landing Lodge and Luxury Chalets  
Based on NOC 2001

<b>CODE</b>	<b>TITLE</b>	<b># POSITIONS</b>
0015	Senior Manager	1
0711	Construction Manager	1
1111	Financial Auditor & Accountant	1
1131	Bookkeeper	1
1241	Secretary	1
2131	Civil Engineers	1
2151	Architects	1
2154	Land Surveyors	3
2225	Landscape and Horticultural Technicians	2
2231	Civil Engineering Technologists and Technicians	2
2253	Drafting Technologists and Technicians	2
7215	Contractors & Supervisors, Carpentry Trades	1
7217	Contractors & Supervisors, Other Construction Trades, Installers, Repairers & Servicers	3
7241	Electricians	3
7244	Electrical Power Line & Cable Workers	4
7246	Telecommunications Installation and Repair Workers	2
7251	Plumbers	3
7271	Carpenters	12
7272	Cabinetmakers	2
7281	Bricklayers	3
7282	Cement Finishers	2
7283	Tile Setters	1
7284	Plasterers, Drywall Installers, and Finishers and Lathers	2
7291	Roofers & Shinglers	3
7293	Insulators	2
7294	Painters and Decorators	2
7295	Floor Covering Installers	3
7312	Heavy-Duty Equipment Mechanic	1
7373	Water Well Drillers	2
7371	Crane Operators	1
7411	Truck Drivers	2
7421	Heavy Equipment Operators	2
7611	Construction Helpers and Labourers	4
7612	Other Trade helpers	4
	<b>TOTAL</b>	<b>80</b>



## Section 5.0 APPROVALS REQUIRED FOR THE UNDERTAKING

The following permits approvals and authorizations may be required by the Undertaking.

**Minister, Environment and Labour**

Approval for the Undertaking

**Water Resources Division, Department of Environment and Labour**

Approval of Construction of Site Drainage

**Roads & Highways Division, Department of Works, Services & Transportation**

Approval to Access Highway

**Engineering Services, Department of Government Services and Lands**

Approval under the National building Code of Canada

Approval under the National Fire Code of Canada

**Operations Division, Department of Government Services and Land**

Approval of Building Accessibility design Registration

Approval of Fuel Storage and Handling

Approval of Food Establishment License

Approval of Culverts Less Than 1200 Mm in Diameter

Approval of Installation of a Private Septic System

**Customer Services, Department of Government Services and Lands**

Approval of Crown Land Applications, Licenses and Grants

Approval to Erect Private Signs

Approval of Electrical Permits

**Forest Fire Protection Specialist, Forest Resource & Agrifoods**

Approval of Permit to Burn Brush and Vegetation

**Newfoundland Forest Service, Forest Resource & Agrifoods**

Approval of Operating Permit for Fire Season

## Section 6.0 SCHEDULE

The Proponent, upon receiving approval of Application NO. 120695, started design work on the Lodge and Restaurant and has contracted with the company that specializes with the design and installation of Peat Bale Septic Leaching Systems. Alternates for the Lodge and Restaurant water supply system are currently under review. Approval of this Undertaking will allow completion of a boundary survey of the entire property and finalization of schematic designs. The road and drainage designs will begin during early 2006. Detailed site topographic survey work for the septic systems will start in late May 2006, weather permitting, and soil testing will commence in the early summer of that same year. Detailed site plans including septic system designs, well field location and water distribution design will commence immediately upon completion of these field surveys and soils tests.

The completion of the final architectural designs and specifications for the Lodge and Chalets is anticipated in mid to late 2006. These plans and specifications will be submitted to Canada Select for review and pre-construction approval of the coveted Five-Star rating. Submissions to the many reviewing governmental agencies will follow. Upon approval, construction will start on the first phase of the roadway.

The First Phase will include the road from Route 434 up to the site of the Lodge, Restaurant and maintenance buildings. Construction of these structures and the septic system and well serving these facilities will commence once access is established. It is hoped that the foundations will be completed prior to the spring of 2007. The structural components of the log Lodge and all building materials will be transported to the site and constructed using local labor during the spring and summer of 2007. Interior construction will proceed during the winter with completion and a grand opening anticipated in the summer of 2008.

The Second Phase will include the road and related infrastructure to the north of the Lodge site and the construction of the Chalets in this area. Phase Three will consist of the road and related infrastructure to the south of the Lodge site and the construction of the Chalets in the southern portion of the site. Phase Four will include the completion of the loop road and the adjoining Chalets. The last Phase will consist of the short dead-end road in the center of the site and the adjacent Chalets. This phased construction will insure significant local employment for many years.

## Section 7.0 FUNDING

The Undertaking is being funded internally by the Proponent and is not dependent upon any loans, grants or financial assistance from any Federal, Provincial, or Local Government Agency.

## Section 8.0

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Executive Officer

\_\_\_\_\_  
Barbara Genge, President & CEO  
\_\_\_\_\_  
Print Name and Title

## APPENDIX

Page	Title
1	St. Anthony & Roddickton Climatological Data
2	Locus Plan – Conche Peninsula
3	Area Plan – Nordhaven Lodge & Chalets
4	Site Area – Nordhaven Lodge & Chalets
5	Detailed Site Development Plan – Nordhaven Lodge & Chalets