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Appendices

Chapter 1 Proponent

1.1 Name of Undertaking

Birch Grove Estates

1.2 Corporate Body

Elcon Holdings Inc.

1.3 Address

PO Box 2113
RR#1
Corner Brook, NL A2H 2N2

1.4 President

Name: H. John Lundrigan
Official Title: President
Address: PO Box 2113
RR#1
Corner Brook, NL A2H 2N2
Telephone No.: (709) 634-5232

1.5 Principle Contact Person for Purposes of Environmental Assessment

Name: Paul Desjardins
Official Title: Senior Project Manager
Address: 38 Main Street, 2nd Floor
Corner Brook, NL A2H 6E3
Telephone No.: (709) 639-4225

Chapter 2 The Undertaking

2.1 Nature of the Undertaking

The proposed project will consist of the development of 83 ha of land consisting of 28 ha Crown land, and 55 ha of freehold land owned by the proponent. The development will consist of 59 one hectare lots.

2.2 Purpose/Rationale/Need

The Humber Valley region is an ideal location for outdoor enthusiasts and those wanting a more rural living environment. The location offers year round outdoor activities including salmon and trout fishing, swimming, hiking, and golf during the summer/fall, and winter/spring to snowmobiling, downhill and cross-country skiing. The clean environment and location to the many outdoor activities make it a very attractive location for residents.

Chapter 3 Description of the Undertaking

3.1 Geographical Location

The project is located in the north side of the Humber River in the Humber Valley region of Western Newfoundland adjacent to the existing Humber Village community, a rural residential community. Access to the project site will be via existing access roads, and bridge through Humber Village. Drawing SP-01 in Appendix A identifies the proposed development location.

3.2 Physical Features

Drawing SP-02 in Appendix A shows the proposed development site lot layout; topographic features of the site; and identifies flood risk areas adjacent to the Humber River.

3.2.1 Roads

The access road to the property will be constructed to Government of Newfoundland and Labrador municipal standards.

3.2.2 Utilities

3.2.2.1 ELECTRICITY

The development will reserve an electrical right-of-way to provide electrical service to each lot within the development area. Newfoundland Power will provide electrical power to all of the units within this development.

3.2.2.2 WATER

Water will be supplied by individual ground wells owned and maintained by the individual lot owners.

3.2.2.3 SEWER

Each property will be individually serviced by an on-site sewerage disposal system. The on-site sewerage disposal systems will be maintained by the individual lot owners.

3.2.2.4 STORM SEWER

Storm water will be controlled with the use of culverts and drainage ditches. Natural vegetation will be maintained where possible to aid in the control of storm water and prevent erosion of soil. The culvert ends will be rip-rapped to reduce the erosion of native soil at culvert locations.

3.3 Area to be Affected by Undertaking

Negative impacts to the surrounding area will be minimal. Vegetation will be maintained between the proposed development and the Humber River as well as vegetative cover will be reinstated during the construction of the development to conserve the natural environment. A small portion of the development will be located within a designated flood zone.

3.3.1 Climate

Information from Environment Canada shows that the Humber Valley region of Western Newfoundland is characterised by cool temperatures from an average temperature of 14 degrees Celsius in the summer and -6 degrees Celsius in the winter. The area receives an annual precipitation of 1,100 mm.

3.3.2 Geology

The development site is located in the Humber Zone, which is one of four tectonic divisions in Newfoundland. The Humber Zone contains the oldest bedrock in Newfoundland. The bedrock geology of the area consists mainly of granite compositions.

3.3.3 Vegetation

The development area is predominantly covered with Balsam fir, Black spruce and White Birch.

3.3.4 Fish and Habitat

The proposed development is located next to the Humber River which is a scheduled Atlantic salmon river with populations of brook, and sea trout's. The work on the development will adhere to all federal Department of Fisheries and Oceans, provincial and local regulations and guidelines to ensure the minimal impact to the Humber River and local streams running through the development area.

3.3.5 Wildlife

The proposed development is located in Moose Hunting Area No. 5 (Trout River). Although a portion of the area is farmland, much of the area can support wildlife. Several species of furbearing animals are present in the surrounding areas such as beaver, fox, lynx, snowshoe hare, weasels and coyote. Water fowl in the area include Canada geese and several species of ducks.

3.3.6 Human Activities

The development is located close to the Humber River, and Humber Village where use of watercrafts, and snowmobiles are common.

3.4 Construction

3.4.1 Construction Time Frame

The developer intends to commence work at the development in July 2006. The initial development work would include the installation of road infrastructure and legal surveys for the building lots. The construction of the dwellings on the individual lots would be dictated by the demand.

3.4.2 Potential Sources of Pollutants

Potential sources of pollution during the construction phase of this project include:

- Silt and sediment
- Dust
- Construction debris
- Sewerage
- Risk of fuel, lubricant and hydraulic fuel spills
- Airborne emissions from heavy equipment
- Noise pollution

3.4.3 Mitigation Measures

3.4.3.1 Silt and Sediment

The developers will ensure that silt and sediment from runoff during construction will not be permitted to enter any waters. Silt fences and check dams will be utilized to remove silt and sediment prior to final release of the runoff water. When necessary, runoff water will be diverted to settling ponds to settle out any silt and sediment prior to release of the runoff water.

3.4.3.2 Dust

The creation of dust during construction activities will be minimized through the use of water during activities that may produce excessive dust. No oils or chemicals will be used to control dust.

3.4.3.3 Sewerage

The sewerage generated during the construction activities will be collected in portable toilets that will be cleaned by licensed operators on a regular basis. No sewerage will be released into the local environment during construction activities.

3.4.3.4 Construction Debris

Construction debris will not be disposed of on site. The material will be contained on site until it is disposed of at an approved disposal site. Solid waste and refuse will be minimized. Disposal of collected material on site will be disposed of regularly at an approved disposal site.

3.4.3.5 Petrochemical Spill

To minimize the risk of a fuel, lubricant or hydrocarbon release construction equipment will not be permitted to be fuelled within 30 metres of a water body and equipment will be well maintained and any worn hydraulic lines will be replaced immediately. If fuel storage is required, it will only occur in approved containers with all required permits in place.

3.4.3.6 Airborne Emissions from Construction Equipment

Construction equipment will have their exhaust systems maintained to release emissions that conform to the manufacturers and the Canadian Emission Standard guidelines.

3.4.3.7 Noise Pollution

Exhaust systems for the equipment used on site will be maintained to ensure that the noise levels are within the design specifications.

3.5 Resource Conflicts

3.5.1 Vegetation

Vegetation not required to develop the site will not be disturbed. It is anticipated that the amount of vegetation to be removed will be minimal. Any wood that is cut during the development of the site will be salvaged for either lumber or firewood.

3.5.2 Fish and Fish Habitat

A minimum fifteen metre buffer zone between the development site and the Humber River will be maintained. This buffer zone along with other mitigates measures, such as silt fences, will ensure that the development does not have any impact on fish or fish habitat.

3.5.3 Mammals and Water Fowl

The development is not anticipated to have an impact on the behaving of big game animals or furbearers. There is a possibility that some furbearers will be displaced from the habitat that is developed on the site. It is not anticipated that the construction will have a negative impact on waterfowl. No construction will take place in local nesting areas and will be stopped should any nesting areas be discovered during the development. The Wildlife Division will be consulted to ensure the protection of the nesting birds or any other waterfowl that may frequent the site.

3.5.4 Human Activities

There may be a conflict with the local residents who presently use the site for hiking or snowmobiling activities. The shoreline of the Humber River will not be affected by the development and will remain accessible to the public throughout the development construction.

3.6 Operation

The operation of the rural residential development will entail the ongoing maintenance including garbage collection, snow clearing and street maintenance. The operation in the development would begin in Mid-2007.

3.6.1 Potential Sources of Pollutants

Potential sources of pollution during the operation phase of this project include:

- Silt and sediment
- Sewerage
- Solid waste

3.6.2 Mitigation Measures

3.6.2.1 SILT AND SEDIMENT

The control of silt and sediment will be controlled mostly by the natural vegetation in the development after the construction phase has been completed. Additional measures such as rock rip rap at the end of pipe culverts and vegetation buffer zones will be used to reduce the impact to waterways.

3.6.2.2 SEWERAGE

Each residence will be serviced by an on-site sewerage disposal system. The sewerage treatment system will be designed by approved designers listed by the Department of Government Services.

3.6.2.3 SOLID WASTES

Solid waste will be collected on a regular basis by a private contactor and disposed of at an approved solid waste disposal facility.

3.7 Occupations

The majority of the construction activity will be by private contractors on behalf of the individual lot owners. The developer will require the following labour requirements (see Table 3.1) to develop the site to a stage suitable for the land purchasers.

Table 3.1: National Occupations Classifications - Applicable Classifications for the Birch Grove Estates Development

Job Title Code	*Title*	*No. of Positions*
0711	Project Manager	1
1111	Financial Auditors and Accountants	1
1131	Bookkeepers	1
2131	Civil Engineers	2
2154	Land Surveyor	1
2231	Civil Engineering Technologists and Technicians	2
2253	Drafting Technologists and Technicians	2
7244	Electrical Power Line and Cable Workers	3
7246	Telecommunications Installations and Repair Workers	1
7421	Heavy Equipment Operators	6
7441	Truck Drivers	4
7611	Construction Trades Helpers and Labourers	12

3.8 Project Related Documentation

At this time there are no related documents for this development project.

Department	***Approval / Permit***
FEDERAL	
Department of Fisheries and Oceans	• *Authorization for Undertaking Affecting Fish Habitat*
PROVINCIAL	
Minister of Environment and Conservation	• *Approval for the Undertaking*
Water Resources Division, Department of Environment and Labour	• *Small brook crossings* • *Construction site drainage* • *Culvert installation* • *Water course alteration* • *Water supply and distribution*
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* • *Electrical Permits*
Department of Forest Resources and Agrifoods	• *Permits to burn* • *Operating Permit/Fire Season*

Chapter 5 Funding

The development is funded through private sources and is not dependant on funding from any government agency.

President

Date

Appendix A
Development Drawings