

***Environmental Assessment
Registration Document***

***X-treme Promotions - Recreational
Motor Sport Park***

**Location:
St. John's, Newfoundland and Labrador**

Submitted to:
Environmental Assessment Division
Department of Environment and Conservation

Submitted by:
X-treme Promotions Inc.

Date Submitted:
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ATTACHMENTS

1.0 NAME OF UNDERTAKING

Outdoor Motor Sport Park (Recreation Facility)

2.0 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 Environmental Assessment:

Name: Barry Parsons
Official Title: President
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3.0 THE UNDERTAKING:

3.1 Nature of Undertaking:

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

3.2 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 if he or she is into snowmobiles, bicycles or dirt bikes.

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.

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

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

4.0 DESCRIPTION OF THE UNDERTAKING:

4.1 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).

4.2 Physical Features:

Please refer to maps: map 1 shows the current undeveloped land layout and map 2 shows the proposed facility layout. As shown by map 1 one part of the land consists of a paved entrance, exit and a paved lot.

4.3 Construction:

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.

A car parking lot will be added to the site.

4.3.1 Site Access:

Access to the site will be from the existing entrance to the property which is located on the Cochrane Pond bypass road, off the Trans Canada Highway.

4.3.2 Salvageable Timber (Clearing) and Grubbing:

Any merchantable timber removed in the process of constructing the Park will be salvaged, and possibly used for fencing etc.

4.3.3 Wildlife:

Construction will commence in September to avoid and/or minimize the impact of construction on wildlife species in the area during the breeding period. We will also construct and maintain permanent nesting boxes within the property.

4.4 Operations:

There will be various competitions involving dirt bikes, ATV's and snowmobiles scheduled **between September (after Labor Day holiday weekend) through May up to May 24th holiday weekend**). We anticipate an average of 10 organized events throughout the year. Along with scheduled races there will be practice runs leading up to a race to hone the skills of the participants. There will also be general admission/use to the site on selected days when special events are not scheduled.

The operation will require scheduling, supervision and control that will be provided through X-treme Promotions Inc.

During the operation of the facility there will be a low risk of pollutants, and all precautions will be put in place to minimize risk by abiding by the rules and regulations enforced by various agencies that 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 to and from the property being via a service road, which exits off the TCH.

4.4.1 Emissions Control:

All equipment used on site will have appropriate emission-control equipment. Dust control measures, such as application of water, will be provided on an as-required basis.

4.4.2 Noise pollution:

- Obviously a grouping of motorized vehicles will produce a noise factor. However, all of these vehicles must conform to government standards for vehicles of this type, including for noise and emissions. Further, the proposed facility is adjacent to the Trans Canada Highway, from which general truck traffic alone generates a considerable and constant volume of motor vehicle noise.
- The track location is directly across from an overpass, which serves the large quarry and other plant operations located just off the TCH on the west side. This overpass is the primary and only source of turnaround for these vehicles. This overpass is constantly and heavily used by all sorts of large commercial equipment under heavy load, and sees a very large volume of use daily.
- Paddy's pond is also in the area of this park. Paddy's Pond is used as float plane base, recreational powerboat/watercraft area and a designated area for water bombers to pickup water. That area in itself creates a great deal of noise during the summer months.
- There is a Commercial / Industrial Chicken Broiler operation (largest of its kind in Canada) over 1 km. away which uses the Cochrane Pond bypass road to access its operation. This type of operation creates a great deal of noise in itself. From independent university and Provincial studies of this type of operation, some of the key sources of noise besides the barns themselves are noises outside the barns. This includes the arrival and departure of feed trucks, loading trucks, and the clean out equipment.
- There is a commercial peet farm operation between the park and the poultry farm. Heavy commercial equipment is also used at this site, which is accessed by the Cochrane Pond bypass road.
- There is also an operating quarry located on the Northern Pond Road that is accessed by the Cochrane Pond bypass road which, again, adds commercial traffic to this road.

- This area already has a very heavy use of recreational vehicles throughout the year. One of the purposes of this facility would be to encourage the use of these off road vehicles in a defined area whereas, at present, and despite the best efforts of government and its regulations, we are all aware that these vehicles continue to operate in broad areas adjacent to communities, residences, etc.

For the above reasons the facility will not introduce a new type of noise, nor create noise where none has existed before.

4.4.3 Oil Pollution:

Our facility will be operated as a “drop and ride” venue. This means that routine and major maintenance of the off road vehicles will be carried at the owner’s premises or other repair facilities and not at this site. Any unexpected spills will be rare and confined to single vehicles with minimum oil capacity. It is our intention to deal with any spills promptly if and when they occur.

4.4.4 Sewage:

Sewage will be handled by approved portable facilities during construction and operation. Holding tanks will be pumped on an as-required basis.

4.5 Occupations:

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

Construction:

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

Operation:

General Operations:

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

Special Events

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

5.0 APPROVALS / “NON-OBJECTIONS” TO THE UNDERTAKING:

The application for the Motor Sport Park has been submitted to:

- Crown Lands application # **127223**
- Department of Environment and Conservation – Environmental Assessment
- City of St. John’s – **Rezoning Approved for above use.**
- Department of Environment and Conservation – Pollution Prevention Division - **Approved**
- Department of Environment and Conservation – Inland Fish and Wildlife Division **Approved**
- Department of Government Services OHS Division - **Approved**
- Department of Natural Resources – Forestry and Agrifoods Branches - **Approved**
- Department of Municipal and Provincial Affairs – Urban & Rural Planning - **Approved**
- Department of Transportation and Works – Highway Division - **Approved**
- Fisheries and Oceans Canada – **Approved**
- Environment Canada – Environmental Protection - **Approved**

(For above, see [ATTACHMENTS](#))

6.0 SCHEDULE:

Once approval has been received construction will commence in September (to avoid and/or minimized the impacts of construction on wildlife species in the area during the breeding period) and take about 3 months to complete.

7.0 FUNDING:

X-treme Promotions Inc. will be providing funding for the undertaking.

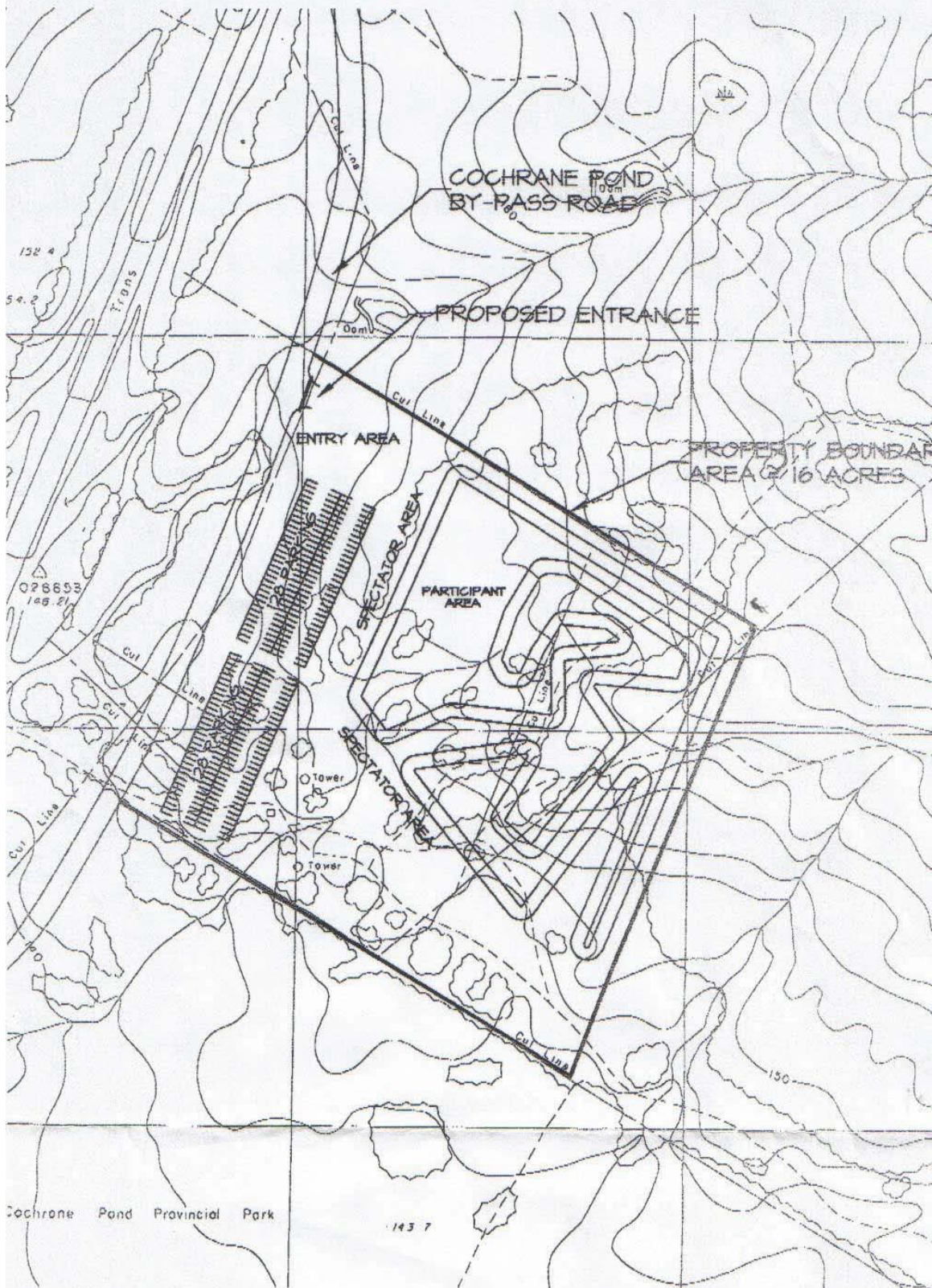
8.0 SUBMISSION:

Date

Signature of Chief Executive Officer

Map 1: Location Map (1:2500)



Map 2: Site Plan (1:2500)

ATTACHMENTS: