

Honourable Clyde Jackman
Minister

January 22, 2007

GUIDELINES

for

Environmental Preview Report

**ST. JOHN'S MOTOR SPORT
PARK (RESUBMISSION)**

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following guidelines are intended to assist the proponent, Extreme Promotions Inc. with the preparation of the Environmental Preview Report (EPR) for the proposed St. John's Motor Sport Park (Resubmission). The EPR is a report that presents the results of an investigation based on readily available information that supplements the information already provided by the proponent upon registration of the undertaking. The purpose of the information in the EPR is to assist the Minister of Environment and Conservation in making a determination as to whether an Environmental Impact Statement (EIS) will be required for the proposed undertaking. The EPR is expected to be as concise as possible while presenting the comprehensive information necessary to make an informed decision.

The EPR should include and update the information provided in the original registration and focus on the information gaps identified during the government and public review of the registration. The EPR should address the information gaps in sufficient detail to enable the Minister of Environment and Conservation to make an informed decision as to the potential for significant environmental effect from the undertaking.

The contents of the EPR should be organized according to the following format:

1. NAME OF UNDERTAKING:

The undertaking has been assigned the Name "St. John's Motor Sport Park (Resubmission)."

2. PROPONENT:

Name the proponent and the corporate body, if any, and state the mailing address.

Name the chief executive officer if a corporate body, and telephone number, fax number and E-mail address (if any).

Name the principal contact person for purposes of environmental assessment and state the official title, telephone number, fax number and E-mail address (if any).

3. THE UNDERTAKING:

State the nature of the project.

State the purpose/rationale/need for the project. If the proposal is in response to an established need, this should be clearly stated.

4. DESCRIPTION OF THE UNDERTAKING:

Describe the technically and economically feasible alternative locations that meet the project need and their biophysical and socio-economic selection criteria. State reasons for the rejection of alternative locations.

Provide complete information concerning the preferred choice of location, design, construction standards, maintenance standards, etc.

4.1 Geographical Location:

Describe the proposed site, planned layout and infrastructure, borrow pits and excavations, including boundaries, for each viable alternative. A site plan showing the layout and infrastructure should be drawn to scale. Also attach 1:50,000 original base maps. The appropriate National Topographic Survey edition should be affixed on the maps.

4.2 Construction:

State the total construction period (if staged, list each stage and its approximate duration) and proposed date of first physical construction-related activity for each viable alternative.

The details, materials, methods, schedule, and location of all planned construction activities must be presented.

4.3 Operation:

All aspects of the operation and maintenance of the proposed development should be presented in detail.

5. ENVIRONMENT:

Complete a noise study and management plan related to the surrounding environment, including neighboring residents and businesses.

Components of the noise study and management plan shall include:

- An overview of the noise types and levels associated with the proposed motor sports park.
- An overview of existing baseline noise levels in the area of the proposed motor sports park.
- Establishment of what is expected in terms of noise levels and quality in the surrounding environment, recognizing the nature of the existing

adjacent land uses. This shall be based on, as a minimum, a thorough review of existing policies, regulations and requirements in other jurisdictions in Canada and elsewhere for Motorsport park operations.

- A plan, including mitigative measures to be administered, that once implemented will result in acceptable noise levels in the surrounding environment. This plan should also include provisions for handling any noise complaints and alternative actions to be administered if actual noise levels become a problem once the motor sports park is operational.
- A statement of the predicted noise levels after mitigations are applied and an explanation of their significance in terms of their loudness (decibels), duration (time of day, time of year) and relative magnitude to ambient sound.

6. OCCUPATIONS:

Provide an enumeration and breakdown of occupations anticipated for the construction and operation phases.

7. PROJECT-RELATED DOCUMENTS:

Provide a bibliography of all project-related documents already generated by or for the proponent (e.g., business plan, feasibility study, engineering reports).

8. APPROVAL OF THE UNDERTAKING:

List the main permits, licences, approvals, and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them (e.g., federal government department, provincial government department, municipal council, etc.).

9. FUNDING:

If this undertaking depends upon a grant or loan of capital funds from a government agency (federal, provincial or otherwise), state the name and address of the department or agency from which the funds have been requested.

The required 10 copies of the EPR, and an electronic version for posting to the Environmental Assessment website, should be sent together with a covering letter to:

Minister
Environment and Conservation

P.O. Box 8700
St. John's, NF
A1B 4J6