

ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

FOR

GRANDE MEADOWS GOLF COURSE EXPANSION

DATE: FEBRUARY 07, 2005

NAME OF UNDERTAKING: Expansion of Grande Meadows Golf Course from 9-holes to 18-holes

PROPONENT:

(i) Name of Corporate Body: Grande Meadows Golf Course Association Inc.

(ii) Address: P.O. Box 80
Frenchman's Cove, FB, NL
A0E 1R0

(iii) Chief Executive Officer:
Name: Keith Roberts
Official Title: Chairperson
Telephone No: (709) 279-4192 (H) (709) 279- 4488 (W)

(iv) Principal Contact Person for purposes of environmental assessment
Name: William Lee
Official Title: General Manager/Superintendent
Telephone No: (709) 832-0164 (H) (709) 826-2600 (W)

THE UNDERTAKING:

(i) Nature of the Undertaking
To expand Grande Meadows Golf Course from 9-holes to 18-holes

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

(a) When Grande Meadows Golf Course opened in 1995 there were eight (8) golf courses in the province. Now there are twenty (20) golf courses in the province most of which are 18-hole courses. Consequently there is now an obvious requirement to develop the Grande Meadows 9-hole course into an 18-hole course.

(b) The expanded 18-hole golf course would complement the existing Frenchman's Cove Provincial Park to be marketed as a top-of-mind travel destination of choice so as to offer competitive, distinctive tourism products and experiences to maximize the Burin Peninsula tourism potential. This of course would contribute in a very meaningful way towards the development and growth of the Burin Peninsula economy as a major contributor to value, income and employment.

- (c) The existing 9-hole golf course has contributed significantly to the fund-raising activities undertaken by Burin Peninsula organizations. The Burin Peninsula Health Care Foundation alone has raised in excess of \$400,000 through tournaments. The extra revenue potential for this type of fund-raising would be considerably increased with a top of the line expanded 18-hole golf course.
- (d) Every year twenty thousand plus tourists visit St. Pierre et Miquelon by way of Fortune. Additionally businesses looking to expand into the European Union should be aware that the Burin Peninsula is strategically located near St. Pierre et Miquelon. The Burin Peninsula can act as a double gateway by offering many European firms access to the large North American marketplace and by taking advantage of the North American Free Trade Agreement. The expanded 18-hole golf course along with the existing Frenchman's Cove Provincial Park could play a major role in the spin-off interaction associated with these types of activities.
- (e) In today's working environment everyone strives to ensure there are recreational, relaxation and social activities. The quality of life on the Burin Peninsula is excellent and the expanded 18-hole golf course along with the existing Frenchman's Cove Provincial Park will enhance and reinforce that quality

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

Grande Meadows Golf Course is located in the community of Frenchman's Cove, Fortune Bay, on the Burin Peninsula. The existing 9-hole golf course, with the Great Garnish Barasway bordering the perimeter, is built on a peninsula of level land adjoining the Frenchman's Cove Provincial Park. This existing course is referenced on the topographic map, scale 1:50000, attached hereto as "Exhibit 1". The proposed 9-hole golf course expansion will utilize the land areas shown as parcels "A", "B", "C" and "D" on the map, scale 1:5000, attached hereto as "Exhibit 2" and more particularly described below. This "Exhibit 2" map also shows the relativity of the proposed 9-hole expansion to the existing 9-hole course.

- Parcel "A" which is five (5) hectares of existing park land allows for three (3) holes
- Parcel "B" which is approximately four (4) hectares of crown land on the north side of highway route 213 and running parallel to the Fortune Bay shoreline allows for one (1) hole
- Parcel "C" which is approximately three (3) hectares of private land on the south side of highway route 213 and adjacent to the Great Garnish Barasway allows for one (1) hole

- Parcel “D” which is approximately ten (10) hectares allows for four (4) holes. The south section consisting of approximately six (6) hectares is part of the existing golf course. The north section consisting of approximately four (4) hectares is private land currently under option to purchase

A site layout map, scale 1:2500, is attached hereto as “Exhibit 3” and references the following:

- Existing 9-hole course
- Proposed 9-hole golf course expansion
- Frenchman’s Cove Park boundaries
- Residences
- Frenchman’s Cove Community well
- Fortune Bay
- Great Garnish Barasway
- Ponds existing and proposed labeled as “P”

February 13, 1998 Grande Meadows Golf Course Association registered an undertaking to construct a nine-hole golf course extension to the existing nine-hole golf course at Frenchman's Cove. Two sites were considered for the expansion. Site "A" on land that was used for an airstrip and bounded by Fortune Bay and Highway 23. Site "B" on Frenchman's Cove Provincial Park land. If Site "B" was chosen, the proponent proposed to relocate the provincial park to one of three possible sites in the area. Construction was tentatively scheduled to begin in September of 1998. The project was registered on February 12, 1998 with public comments to be received by March 15, 1998 and the minister's decision due on March 29, 1998. April 15, 1998 the minister directed the proponent to prepare an environmental impact statement (EIS) on the Site A (Airstrip proposal) to determine if the project would have significant environmental impacts.

April 16, 1999 Grande Meadows Golf Course Association registered an undertaking to construct a nine-hole golf course expansion to the southwest of the existing nine-hole golf course at Frenchman's Cove. The proposed nine-hole expansion was to be located between highway 213, highway 220 and Frenchman's Cove Barasway. A bridge and three meter wide by 750 meter long trail was to link the nine-hole expansion to the existing nine-hole course. The undertaking was registered on April 9, 1999 with public comments due on May 14, 1999, and the Minister's decision due on May 24, 1999. June 4, 1999 the Minister decided that an Environmental Impact Statement was not required.

The proposed undertakings of February 13, 1998 and April 16, 1999 did not proceed primarily because of land considerations that could not be resolved. The registration of this Environmental Assessment Application is with anticipated confidence that any and all potential conflicts have been or will be resolved to the satisfaction of all stakeholders.

(ii) Physical Features:

- Tees, fairways, greens and bunkers for the expanded 18-hole course will generally be in accordance with the tees, fairways, greens and bunkers on the existing 9-hole course. Land clearing will be minimal as most of the areas are clear of trees. Clearing will be done in accordance with all the rules, regulations and standards of the various provincial government departments. Infilling on the lands under construction will be as required to provide the golf course features.
- The existing parking lot and the existing driving range will be utilized to provide the golf course holes as shown in parcel “D”. A new parking lot will be arranged immediately adjacent and to the left of the access road to the golf course. The expanded 18-hole golf course will not include a driving range.
- The existing access road, clubhouse, maintenance facility and other such amenities are adequate to service the expanded 18-hole course
- The existing irrigation pond will be deepened and marginally enlarged to supply adequate water to service the 18-hole course.
- A shallow bury irrigation system services the existing 9-hole course and this same type extended system will service the 18-hole expanded course
- Water hazards such as ponds and the barasway are referenced on the “Exhibit 3” site layout map
- The Gravel surface cart trail system as used for the existing 9-hole course will be extended to include for and cover the expanded 18-hole course
- Parcel “A” consisting of five (5) hectares will contain three (3) holes ie one 100 yard par 3, one 310 yard par 4 and one 320 yard par 4
- Parcel “B” consisting of approximately four (4) hectares will contain one (1) hole a 525 yard par 5
- Parcel “C” consisting of approximately three (3) hectares will contain one (1) hole a 340 yard par 4
- Parcel “D” consisting of approximately ten (10) hectares will contain four (4) holes ie one 150 yard par 3, one 175 yard par 3, one 350 yard par 4 and one 505 yard par 5
- Pedestrian and equipment bridge to be erected crossing over the Barasway to access the holes on parcels “B” and “C”. The bridge dimensions will be approximately 70 meters long X 4 meters wide. Bridge will be steel and/or wood and will be constructed in accordance to all provincial rules, regulations and standards.
- Pedestrian and equipment access to the hole on parcel “B” will be across highway route 213. The construction of an underpass is not possible because of the water table levels in that area. The alternative method of an overpass would be cost prohibitive to the overall project viability. For information it is noted that courses in both Prince Edward Island and New Brunswick have courses that cross the highway. The speed limit at the proposed crossing is 30 km an hour and there is a low flow of traffic. There will be appropriate and adequate markings and signage to ensure the highest possible level of safety standards and in accordance with all the applicable rules and regulations of the various government departments.
- Existing nature trails within the 5 hectare parcel “A” existing park land will be relocated and/or modified in consultation with all the appropriate stakeholders

- such as Provincial Government Parks Department, Friends of the Park and Town of Frenchman's Cove. Additionally Grande Meadows Golf Course Association offers to work in consultation with all other stakeholders during the construction process in efforts to enhance the existing park to maximize potential benefits.
- The physical and biological environment will have minimal change. The existing 9-hole course is extremely well intrinsically and unobtrusively molded into the natural environment. The shaping and molding of the 9-hole extension will be in the same context so that there will be no negative effects but in fact have a very marked and pronounced positive impact on the environment. The existing 9-hole course was designed and built taking into account the optimum coexistence with the adjacent provincial park. The new expanded 18-hole course will be designed and built with the same sensitivity and guiding principles. The detailed design by the architect will ensure and provide for the optimum flow of play taking into consideration the highest possible safety standards.
 - Land use zoning will be in consultation with and in complete accordance with the requirements of the Town of Frenchman's Cove

(iii) Construction

- The expansion program will take place over a three (3) year period commencing immediately upon acceptance and approval of this Environmental Assessment Registration Document. Year one (1) will include detail design, site clearing and grubbing. Year two (2) will include shaping, forming and rough earthworks. Year three (3) will include final grading, irrigation system and seeding.
- There will be brush burning and the normal petroleum, oil and lubricant emissions from construction type equipment. Noise will be of a normal very low level as experienced in this type of earth construction atmosphere.
- The existing 9-hole course has been operating since July 1995 and there have not been any complaints from the environmental regulators. There is an approved chemical storage building constructed on site.
- Hydrological and flooding potential conditions are not expected to be an issues for resolution however in the unlikely event a requirement arises the appropriate containment of silt in surface water will be done by filtering materials and methods.
- Silt laden run-off from construction areas will not be permitted to discharge directly to any watercourse. Silt fences and settling basins will be used to preclude release of Construction water
- Construction equipment will be re-fuelled in accordance with all the current rules and regulations to ensure compliance with the sensitivity requirements of the surrounding environment. Equipment will be well maintained and any leaky hydraulic lines will be replaced immediately. There will be no storage of fuel or petroleum products on site during construction.
- Construction debris will not be permitted to be disposed on site. It will be contained on site for disposal at the Town waste disposal area

- Equipment exhaust systems will be maintained to provide emissions to the standard designed for by the equipment manufacturer
- The existing vegetation watercourse reservations will be protected and will not be indiscriminately encroached upon. This will act as a natural buffer and filter for removal of fugitive polluted run-off
- Buffer zones and shoreline reserve areas will be constructed to the same standard as the existing nine-hole course and will be maintained in the same manner
- The application of lime and fertilizer will be in accordance with all the necessary sensitivity requirements of the surrounding environment. Samples of topsoil will be analyzed to determine application rates for fertilizer and lime that are necessary for grass procedures. This will ensure that over fertilization will not occur and will minimize the nutrient loading to the watercourse.
- There are no anticipated negative impacts on aquatic life and the aquatic habitat
- There are no anticipated negative impacts on wildlife and the wildlife habitat
- The expansion program detailed design will be by Robert Heaslip and Associates who designed the existing course.
- The Frenchman's Cove Community Water Well is referenced on both of the maps Exhibits 2 and 3. There is a potential resource conflict with respect to the proposed holes on "Parcel B" and "Parcel C" in that it contains a portion of the Frenchman's Cove Wellhead Protection Area. The proposed hole on "Parcel B" is more than ½ km away from the community well and there is an existing recreation complex between the proposed hole and the community well. The proposed hole on "Parcel C" is further away from the community well and in addition is across the highway 213. There are also residences in the area of the community well some within a 30 meter proximity. The Town of Frenchman's Cove will be consulted, concurrently with the registration of this Environment Application Document, to explore all available options to resolve this conflict.

(iv) Operation

- The Golf Course operates yearly from last week of April to middle November and open daily between dawn and dusk.
- Chemicals will be used and placed on the course in relation to the growing of the course and in relation to controlling Turf Disease. All chemicals to be used have been authorized and sanctioned by all various government departments and are standard in the Golf Course industry. The chemicals to be used are the same as the chemicals that are now used on the existing 9-hole course and which are all approved by the various government departments involved.
- Organic products only will be used on the "Parcel B" and "Parcel C" land areas
- The application of lime and fertilizer will be in accordance with all the necessary sensitivity requirements of the surrounding environment. Samples of topsoil will be analyzed to determine application rates for fertilizer and lime that are necessary for grass procedures. This will ensure that over fertilization will not occur and will minimize the nutrient loading to the watercourse.

- Pesticides, approved by the Pesticides Control Division, will only be applied when necessary in localized areas as a defense against insect and infestation that threaten vegetated areas
- Golf maintenance equipment will be utilized in such a manner to ensure compliance with all the necessary sensitivity requirements of the surrounding environment. Equipment will be well maintained and leaky hydraulic lines will be replaced immediately.
- There will be no storage of large quantities of fuel or petroleum products on site.
- Ground water from golf course maintenance on the existing 9-hole course is in complete accordance with all the necessary environmental requirements and the proposed 18-hole expanded golf course will be handled in the same manner.
- Run-off from impervious surfaces will be diverted to flow over grassed or vegetated areas to filter out suspended particles
- Sewage disposal facilities already exist and are suitable to service the expanded golf course.
- The nearest residence is approximately fifty (50) meters from the course
- Section (ii) physical features under category “Description of the Undertaking” notes that pedestrian and equipment access to the holes on “Parcel B” and “Parcel C” will be by way of a bridge to be erected crossing over the Barasway. The pedestrian and equipment access to the hole on “Parcel B” will be across highway route 213. The construction of an underpass is not possible because of the water table levels in that area. The alternative method of an overpass would be cost prohibitive to the overall project viability. For information it is noted that courses in both Prince Edward Island and New Brunswick have courses that cross the highway. The speed limit at the proposed crossing is 30 km an hour and there is a low flow of traffic. There will be appropriate and adequate markings and signage to ensure the highest possible level of safety standards and in accordance with all the applicable rules and regulations of the various government departments.
- Highway route 213 will be a minimum of 20 meters from the course boundaries in all cases and the detailed architect design will have the golf flow of play directed away from the highway.
- Security and safety of golfers, workers, residents and the general public will not be compromised.
- Section (ii) Purpose/Rationale/Need for the Undertaking under category “The Undertaking “ describes that the expanded 18-hole golf course would complement the existing Frenchman’s Cove Provincial Park to be marketed as a top-of-mind travel destination of choice so as to offer competitive, distinctive tourism products and experiences to maximize the Burin Peninsula tourism potential. This of course would contribute in a very meaningful way towards the development and growth of the Burin Peninsula economy as a major contributor to value, income and employment.

- The proposed expansion of nine additional holes will have very positive enhanced effects on Frenchman's Cove Provincial Park. Throughout this Environmental Assessment Application emphasis has been not only placed on taking into account the optimum coexistence with the adjacent provincial park but of working in consultation with all other stakeholders in efforts to enhance the existing park to maximize potential benefits to the Burin Peninsula.
- The Frenchman's Cove Wellhead Protection Area is noted as a resource conflict under the construction category and as indicated therein and restated here the Town of Frenchman's Cove will be consulted, concurrently with the registration of this Environment Application Document, to explore all available options to resolve this conflict.

(v) Occupations:

- During the construction phase the type of worker will include architect, engineer, draftsman, surveyor, backhoe operator, dozer operator, truck driver, loader operator, labourer and office worker.
- During the operation phase the type of worker will include manager, superintendent, clubhouse clerk, greens keeper, maintenance person

(vi) Project-Related Documents:

- Town of Frenchman's Cove Letter of Support
- Friends of the Park Letter of Support
- Marystown-Burin Area Chamber of Commerce Letter of Support
- Schooner Regional Development Corporation Letter of Support

APPROVAL OF THE UNDERTAKING:

The following permits and authorizations are required for this project:

- Release of the undertaking from the provincial Department of Environment and Conservation.
- Municipal approval from the Town of Frenchman's Cove.
- Crown Land from the provincial Department of Environment and Conservation.
- Cutting and burning permits from provincial Department of Natural Resources

SCHEDULE:

- The Golf Course Expansion Project is anticipated to commence April 2005

FUNDING:

The undertaking will be funded from the cash flow resources of Grande Meadows Golf Course Association along with potential funding from Human Resources Skills Development Canada and commercial lending agencies.

Date

Signature of the Chief Executive Office