ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT



MARBLE ZIP TOURS INC. P. O. Box 223, RR1 Steady Brook, NL A2H 2N2

PREPARED BY:

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1.0 NAME OF UNDERTAKING

Marble Zip Tours Inc.

2.0 PROPONENT

2.1 Name of Corporate Body

Marble Zip Tours

2.2 Address

P.O. Box 223 Steady Brook, NL A2H 2N2

2.3 Chief Executive Officer

Name:	Mr. Martin Flynn
Official Title:	President
Telephone No.:	(709) 632-6662

2.4 Principal Contact Person for Purposes of Environmental Assessment

Name:	Mr. Walter Anderson, P.Eng.		
Official Title:	President, Anderson Engineering Consultants		
	Ltd.		
Telephone No.:	(709) 634-9944		

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed development represents an investment in the adventure/tourism development potential in the Humber Valley and is the result of a year of investigating and market research. The proponents are proposing a year-round operation capitalizing on the high numbers of tourists moving through the Humber Valley, in addition to the local market.

3.2 Purpose/Rational/Need for the Undertaking

The proposed development, which will be located within the boundaries of the Marble Mountain Development Corporation, will serve to enhance the adventure/tourism portion of existing facilities already present at the base of Marble Mountain. The development proponents who have an agreement with Marble Mountain Development Corporation will, however, operate independently from the Corporation. They will, in addition to drawing on the activity at the Marble Mountain Ski Resort in the winter months, will also capitalize on the economic potential of tourist passing through the area in late spring, summer and late fall.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographical Location

The proposed development will be located within the boundaries of the Marble Mountain Development Corporation adjacent to the Town of Steady Brook, 8km east of the City of Corner Brook. The Zip Tour will start near the existing Town of Steady Brook's water treatment building and span across the waters of Steady Brook at six locations, terminating halfway down the hill between the treatment building and the base of the mountain. Access to the start of the development will be via an existing gravel access to the water treatment building as noted on drawing C-01, shown on the National Topographic System Map 12A13-357 at a scale of 1: 3000 which is attached to this document.

4.2 Physical Features

4.2.1 Major Physical Features of the Undertaking

The proposed tourism development will consist of a series of galvanized steel cables across the waters of Steady Brook, complete with takeoff and landing platforms, cable termination structures and walkway trails.

- (a) The developer proposes to place six (6) galvanized steel cables across the waters of Steady Brook. The corrosion resistant wire rope will be designed to a factor safety of three (3) with a maximum of two (2) individuals on the cable at one time. It should be noted that the normal operation allows for only one (1) individual at a time to use the zip line between termination points. Having the cable capable of supporting two (2) individuals with a factor safety of three (3) will allow the guide to access an individual that may have incurred a problem between both termination points.
- (b) The proposed development will require ten (10) cable termination structures. Eight (8) structures will support one (1) cable only while two (2) structures will support two (2) cables. The structure will be of corrosion resistant construction either galvanized steel or pressure treated timber anchored to the existing bed rock (where possible) or to buried concrete anchors. Each tower will be high enough to allow for the safety operation of participants entering and exiting the landing/takeoff platforms.
- (c) The project will require four (4) takeoff platforms, four (4) landing platforms and two (2) combination takeoff and landing platforms. All

platforms will be constructed on site utilizing pressure treated timber and placed just in front of the cable termination structures.

(d) A series of walking trails will be required to connect the individual takeoff and landing platforms. Trails will also be required to connect both the start and finish locations of the zip cables to the existing access trails and roads on the west side of Steady Brook. A new trail system utilizing a portion of an existing trail on the east side of Steady Brook will also be required to provide emergency access to that side of Steady Brook.

4.2.2 Area to be Affected by the Undertaking

Negative impact on the surrounding area will be minimal. Utilizing the existing access to the base area of Marble Mountain will ensure a smooth flow of traffic to and from the base of operation for the proposed development.

Positive impact to the surrounding area will be in the form of economic activity through the spending by the users of the development and the employment opportunities for the construction, operation and maintenance of the proposed adventure tourism development.

Impact from construction will be minimal. Where possible, exposed rock will be utilized to anchor the zip cable termination structures and the takeoff and landing platforms. Required excavation will be by hand due to the remoteness of the proposed termination points. Where concrete anchors are required, ready mix concrete will be flown in by helicopter. Development of walking trails will require minor clearing of trees. Some clearing of trees will also be required at the takeoff and landing platform locations.

During construction, every effort will be made to conserve the natural environment and promote vegetative growth at all disturbed areas.

(a) Geology

The proposed project is located within the Humber Zone, which contains the oldest bedrock in the province of Newfoundland, consisting predominantly of the Granite Group and Limestone Group compositions.

(b) Climate

The climate in the vicinity of the proposed development is characterized by cool temperatures, as compared to the interior of the island, with temperatures ranging from a summer mean of 14° to a winter mean of -6°. The area receives moderate amounts of precipitation as compared to the rest of the island with a mean range 1050-1150mm of annual precipitation.

(c) Vegetation

The proposed project is located in an area with the dominant forest cover being Balsam Fir, Spruce and White Birch. Much of the original forest cover has been harvested with the present growth being regenerated from natural reforestation.

(d) Fish and Fish Habitat

Steady Brook Stream flows into the Humber River System which is a scheduled Atlantic Salmon River with population of brook trout. It is the largest salmon producing river in western Newfoundland. All work associated with this project will adhere to the Federal Department of Fisheries and Oceans Canada regulations and guideline to ensure as little impact as possible on the salmon populations.

(e) Mammals and Furbearers

The proposed development is located in moose/black bear hunting area 7, South Brook. The bear hunting season runs from the last week in August to the first week in September, while the moose hunting season runs from mid September to mid December.

The surrounding area supports high numbers of furbearing animals such as beaver, lynx, snowshoe hare, muskrat, mink, weasel, red fox, coyote and otter.

(f) Waterfowl and Raptors

Surveys of the Humber River System shows the presence of American Black Duck, Green-Winged Teal, Ring-Necked Duck, Common Merganser, Common Golden Eye, Common Pintail and Canada Geese in the area.

(g) Human Activities

The proposed development will be located on the most easterly boundary of the Marble Mountain Ski Resort. The start of the Zip Tour will be located adjacent to the Town of Steady Brook's water treatment building. The road accessing the proposed development is used regularly by the Town of Steady Brook's personnel to service the water treatment building and the water intake up stream in Steady Brook. Marble Mountain Ski Resort also utilizes the access road to service their snowmaking water intake. There are also a number of cabin owners who also utilize the access road to get to their cabins located in the upper water shed of Steady Brook. Hikers use a trail system on the lower section of Steady Brook to access the Steady Brook Falls.

In the winter months, snowmobilers will utilize a trial which will run adjacent to the proposed development. No ski trails are present in the proposed development area.

Except for the existing hiking trails, there will be a forested buffer between the proposed development and all other users.

4.2.3 Conceptual Drawings

The attached site location plan C-01 identifies the six (6) zip cable locations as well as the existing access road, Marble Mountain Resort, the base development area and the Town of Steady Brook.

4.3 CONSTRUCTION

4.3.1 Construction Period

The proposed development, which will include for the construction of ten (10) cable termination structures, ten (10) takeoff and landing platforms, six (6) zip cables and access trails, is scheduled to start in the fall of 2007.

4.3.2 Potential Sources of Pollutants

Due to the remoteness of the development no construction equipment will be employed. All excavation will be by hand. Where drilling of rock is required for the placement of anchor dowels, a small portable air compressor will be used.

Potential sources of pollutants during the construction phase of this project are:

- silt and sediment
- dust
- construction debris
- sewage
- risk of fuel, lubricant and hydraulic fuel release
- airborne emissions
- noise pollution

4.3.2.1 Mitigation Measures

(a) Silt and Sediment

Since this project may require only minor hand excavation the potential for silt runoff will be limited. However, due to the steep grade and proximity to Steady Brook Stream, silt fences will be utilized during construction to ensure silt does not enter the brook.

(b) Dust

The creating of dust will be minimal during construction. Any dust created during rock drilling for anchor dowels will be controlled with the use of water. No chemicals or oils will be used to control dust.

(c) Construction Debris, Solid Waste and Garbage

Solid waste and garbage from construction activities will be very minimal. Materials will be collected on a regular basis and disposed of at an approved disposal site. Construction debris will not be permitted to be disposed off on site. It may be contained on site for short periods of time prior to disposal at an approved disposal site.

(d) Sewage

Construction workers will have access to bathroom facilities at the base of Marble Mountain, which is a very short distance away, when working on the west side of Steady Brook. The use of a sanitary pit privy will be employed when working on the least accessible east side of Steady Brook.

(e) Risk of Fuel, Lubricant and Hydraulic Fluid Release

No hydraulic fluids or lubricants will be required for the construction of this project. The limited use of a hand-held rock drill and portable air compressor will significantly reduce the potential for a fuel spill. The transportation and storage of fuel will employ the use of an approved portable container.

(f) Airborne Emissions

Airborne emissions will be limited to the restricted use of the portable air compressor and possible use of a small portable electric generator.

(g) Noise Pollution

All efforts will be made to minimize the risk of construction activity disturbing wildlife. Disturbance or displacement of wildlife by construction activities will generally be limited to incidental encounters.

4.3.3 Resource Conflicts

(a) Integrity of the site

In an effort to maintain the integrity of the site as a natural setting, only areas that are required for placement of infrastructure will be disturbed.

(b) Mammals and Furbearers

There is a possibility that some furbearers may be displaced from their habitat that will be disturbed during the construction of the project. No long term effect is anticipated on the disruption or movements of big game animals or furbearers.

(c) Waterfowl and Raptors

The construction of the project should not adversely affect waterfowl or raptor populations since construction will take place well back from Steady Brook Stream. No construction will take place in localized nesting areas. If a nesting raptor or waterfowl is encountered, then construction work will avoid the area until the chicks have left the nest. The Wildlife Division will be consulted to ensure the protection of the nesting birds or any other waterfowl or raptors that may visit the site.

(d) Human Activities

During the construction of the project, which will employ a relatively small work force, there should not be an extra demand placed on the services provided in the local area. Since most of the work force will be from the local area, the project will not negatively impact those resources, but will provide positive economic benefits.

The use of the local transportation network will not be a problem since the area is adjacent to the Trans Canada Highway.

There should not be a conflict with members of the local population since the land is not normally used for hunting or fishing activities. There will be no significant negative impact on the hunting population. There may be a short term impact on hikers who may utilize area.

4.4 OPERATION

4.4.1. Description of Operation

Operation of the adventure tourism development will be restricted to the daily guided tours and daily inspections and maintenance.

4.4.2 Period of Operating

The development will be a year-round operation with the major periods of operation being January to March and May to October.

4.4.2.1 Potential Sources of Pollutants

Potential sources of pollutants during the operation phase of the project are:

- sewage
- solid waste

(a) Sewage

Sewage facilitated will be provided at the base area only, utilizing the existing facilities.

(b) Solid Waste

There will be provision for the deposit of solid waste at a number of the platform location to collect waste that may be deposited by the users of the facility. That waste which is expected to be minimal will be collected on a daily basis by the operation's guides before they leave the site each day.

4.4.3.2 Resource Conflicts

(a) Vegetation

The proposed development will occur on property owned by Marble Mountain Development Corporation; therefore, a conflict with Corner Brook Pulp and Paper Ltd. over wood harvesting will not be a problem.

(b) Fish and Fish Habitat

There should be no deleterious materials entering water bodies through runoff or leaching through the ground.

(c) Mammals and Furbearers

There will be no hunting or trapping within the boundaries of the proposed development. No effect is anticipated on the distribution or movements of big game animals or furbearers.

(d) Waterfowl and Raptors

The operation of the development should not adversely affect waterfowl or raptor populations. Nesting waterfowl or raptors will only add to the ecotourism potential of the area. Waterfowl and Raptors will not be discouraged from nesting in the development area.

(e) Human Activities

Patrons of the proposed development will utilize the existing amenities and services located at the base of Marble Mountain, generating a positive economic impact for those facilities. During winter operations, the development will utilize the Marble Mountain Ski Resort as the base of operation. During the remaining months, the development will utilize the existing facility located at the base of the mountain.

The Zip Tour Guides, in addition to instructing the patrons in the safety aspects of the tour will also inform the patrons of the guidelines associated with the protection of the existing eco-system.

4.5 Occupations

4.5.1 Construction

During the construction of the proposed adventure tourism development, it is expected that thirteen (13) people will be employed as a direct result of the project. The number of positions anticipated during the construction phase of the project, using the National Occupational Classification System are as follows:

National Occupational Classifications Applicable Classifications for Marble Zip Tours Inc. Based on NOC 2001

NOC Occupational Title Code	Title	# of Positions Anticipated		
0015	Senior Managers	1		
0711	0711 Construction Manager			
1111	1111 Financial Auditors and Accountants			
2131	Civil Engineers	1		
2231	Civil Engineering Technologists and Technicians	2		
2253	Drafting Technologists and Technicians	1		
7215	Contractors and Supervisors, Carpentry Trades	1		
7271	Carpenters	2		
7612	Other Trades Helpers	3		
	Total	13		

4.5.2 . Operation

For the operation of the proposed adventure tourism development it is expected that three (3) people will be employed as a direct result of the project. The number of positions anticipated for the operation of the project using the National Occupational Classification system are as follows:

National Occupational Classifications Applicable Classifications for Marble Zip Tours Inc. based on NOC 2001				
NOC Occupational Title code	Title	# of Positions Anticipated		
6441	Tour and Travel Guides	2		
6434	Sales Agent (Counter)	1		
	Total	3		

4.6 Project Related Documents

There are no project related documents at this time.

5.0 APPROVALS REQUIRED FOR THE UNDERTAKING

The following permits, approvals and authorizations may be required:

APPROVAL REQUIRED	APPROVAL AUTHORITY
Approval for the Undertaking	Minister, Environment and Conservation
Authorization for work or undertaking affecting fish habitat	Department of Fisheries and Oceans Canada
Permit to cut	Newfoundland Forest Services
Certification of Guide/Operator	Department of Environment (Training Certificate Section)
Facility Inspection	Government Service Center
Public Safety	Government Service Center

6.0 SCHEDULE

The developer plans to start the project in the fall of 2007. It is important that this project receive a release from the Environment Assessment Process prior to that time.

7.0 FUNDING

Funding for this project has been acquired from private sources as well as several Federal and Provincial Agencies; namely:

- Atlantic Canada Opportunities Agency
- o Innovation Trade and Rural Development
- Self Employment Benefits.

DATE: June 21, 2007

Signature of Chief Executive Officer



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