
ENVIRONMENTAL ASSESSMENT REGISTRATION ADDITION TO THE WILDS GOLF COMPLEX

Salmonier, NL

Prepared for:
Department of Environment
Environmental Assessment Division
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Appendices:

A – Maps and Sketches

B – Related Project Documents

1 NAME OF THE UNDERTAKING

Addition to the Wilds Golf Complex – 19 Lot Development

2 PROPONENT

2.1 NAME OF CORPORATE BODY

The Wilds at Salmonier River Inc.

2.2 ADDRESS

The Wilds at Salmonier River Inc.
P.O. Box 851, Station C
St. John's, NL
A1C 5K4

2.3 CONTACT

Name: Glen Roebottom
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2.4 PRINCIPAL CONTACT PERSON FOR PURPOSES OF ENVIRONMENTAL REGISTRATION

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3 THE UNDERTAKING

3.1 NATURE OF THE UNDERTAKING

The purpose of the proposed project is to establish a 19-lot development adjacent to the Wilds at Salmonier River Golf Course in Salmonier, NL. The proposed site is located approximately 45 minutes from St. John's, NL, on the Salmonier Line (Route 90), approximately 16 km south of the Trans Canada Highway (Route 1) on the Avalon Peninsula. (Refer to Appendix A, Figure 1).

The proposed development will contain 19 lots ranging in size from 0.2161 hectares (0.52 acres) to 0.577 hectares (1.39 acres) and will include a total of 580 m of roadway (Refer to Appendix A, Figure 2b) .

Future aspects of this development will see the construction of privately-owned chalets on the aforementioned lots. It is proposed that each chalet be constructed and maintained under the guidelines set forth by the proponent. These guidelines will be based on provincial government approvals and subject to review by the Department of Environment and Conservation and the Department of Health inspection authorities. The lots shall be developed to retain characteristics of the surrounding environment and land shall be cleared at a minimum to accommodate the necessary space required for home construction only. Homes shall be constructed slab-on-grade without basements, and all plans shall be subject to the resort owner's approval.

Based on information previously submitted to the Department of Government Services and on inspections conducted on site, the proponent has obtained an approval-in-principle from the Department of Government Services to proceed with development (Refer to Appendix B, Letter of Approval).

3.2 NEED FOR THE UNDERTAKING

This development will attract individuals wanting an executive standard of living in a rural and recreational environment. The project aims to enhance the attraction of the

current golf facility and resort and aims to increase opportunities for local businesses and tourism industries.

4 DESCRIPTION OF THE UNDERTAKING

4.1 GEOGRAPHIC LOCATION

The proposed site is located approximately 45 minutes from St. John's, NL, on the Salmonier Line (Route 90), approximately 16 km south of the Trans Canada Highway (Route 1) on the Avalon Peninsula (Refer to Appendix A, Figure 1).

4.2 PHYSICAL FEATURES OF THE UNDERTAKING

The development will consist of the following components:

- 19 individually-owned lots ranging from 1.39 acres to 0.52 acres;
- Road;
- Water;
- Sewer;
- Electrical services;
- 15 m right-of-way between lot rear boundaries and the Salmonier River.

(Refer to Appendix A Figure 2a, & 2b).

Site Access

Access to the development would be via a dedicated two-way, paved, all-season access road between the lots. The total length of roadway is approximately 580 m.

Site Electricity and Telephone

Three-phase power would be required to service the site. Telephone and electricity lines would be brought in along the site roadway from existing resort facilities.

Water and Sewer Services

Water and sewer services will consist of an individual well and a secondary sewage treatment facility for each chalet.

Site Buildings

Upon lot development, prospective buyers would be responsible for the construction of any residential buildings. Approval from the proponent and from all applicable government authorities would be required prior to any residential construction. The proponent requires that each lot containing a residential building adhere to landscaping restriction guidelines to ensure that there is no conflict with the natural environment and integrity of the natural landscape.

4.3 CONSTRUCTION ACTIVITIES

Construction of this addition is proposed to begin in the fall of 2007 and be fully completed in 2008. Construction of the site will involve the removal of vegetation, and grubbing and grading of soil material for the access road and lots. Realizing that some impact is likely on certain areas, the proponent is committed to keeping those impacts to a minimum. During the construction and operation of the development, all efforts will be made to preserve and conserve the natural environment. Vegetation will be maintained to provide natural buffer zones and any exposed slopes will be stabilized with natural vegetation where possible. A 15 m right-of-way will be maintained between the lot rear boundaries and the Salmonier River.

All construction activities will be conducted involving mitigation measures as per Section 4.3.2.

Vegetation Clearing

Potential concerns associated with vegetation clearing include loss of habitat, as well as sedimentation of watercourses. All vegetation clearing and associated activities will adhere to all applicable acts, regulations, and permits. Also, mitigation measures will be implemented to reduce the potential effects of vegetation removal. A cutting

permit will be obtained prior to the start of any site clearing. Clearing and removal of trees will be restricted to the minimum areas needed for the site requirements and will not be outside of the permitted limits. Limits of clearing will be shown on all drawings "Issued for Construction".

Disposal of cleared timber and slash will be in compliance with the Forest Fire Regulations, Environmental Code of Practice for Open Burning, and the Permit to Burn.

Grubbing and Disposal of Related Debris

The principal concerns associated with grubbing are the potential effects of erosion on marine and freshwater ecosystems, as well as water quality. All grubbing and disposal of related debris near watercourses will adhere to relevant regulatory requirements, including permits from the Department of Environment and the formal "Letters of Advice" and Authorizations for Works and Undertakings Affecting Fish Habitat from the Department of Fisheries and Oceans. Grubbing activities shall be minimized where possible and limits of stripping shall be placed on all drawings "Issued for Construction".

Measures will be implemented to minimize and control runoff of sediment-laden water during grubbing, and the re-spreading of the grubbed material. Erosion control measures will be implemented in areas prone to soil loss.

Grubbed materials will be stockpiled for use in other areas of the project or resort. Areas used for stockpiling will not be adjacent to any water bodies.

Filling, Excavation, Embankments, and Grading

Excavation, embankment, and grading will only be carried out upon completion of grubbing and stripping. Where engineering requirements do not require grubbing and stripping, filling shall occur without any disturbance to the vegetation or upper soil horizons. Excavation, embankment, and grading shall be done in a manner which ensures that erosion and sedimentation will not impact watercourses in the area.

4.3.1 Potential Source of Pollutants During Construction

The potential sources of pollutants are generally those associated with land development and construction. Adherence to permit conditions and application of sound construction practices will protect against the release of pollutants into the surrounding environment.

Strict monitoring and sound construction practices will control activities to minimize risks associated with:

- Silt and sediment;
- Dust;
- Construction debris;
- Risk of fuel, lubricant and hydraulic fluid release;
- Airborne emissions from construction equipment; and
- Noise pollution from construction activities.

4.3.2 Mitigation Measures During Construction

Mitigation measures to reduce the environmental concerns associated with construction activities include:

- Silt laden runoff from construction areas will not be permitted to discharge directly into any body of water or watercourse. Runoff will be diverted to settling basins to ensure silt is settled out prior to release into the water. Silt fence construction of filter fabric will be used where necessary to preclude release of construction water directly into any body of water. The measures will include natural vegetation buffer, stone rip rap, wire mesh, settling ponds, and drainage channels.
- Efforts will be made to minimize dust generation during the construction phase of the project. Dust from construction activities will be controlled using the frequent application of water. Any application of calcium chloride will be in accordance with applicable guidelines from the Department of Works, Services, and Transportation.

- Solid waste disposal practices will be in compliance with the *Environmental Protection Act* and associated regulations. Any construction debris generated during the course of the project will not be permitted to be disposed of on site, but will be contained in steel boxes on site for disposal at a municipal solid waste disposal facility. Where possible, construction waste will be recycled.
- All machinery will be inspected for leakage of lubricants or fuel and must be in good working order. Any accidental spills or leaks will be promptly contained, cleaned up, and reported to the 24-hour environmental emergencies report system (1-800-563-2444).
- All fuel handling and storage will be in compliance with *The Storage and Handling of Gasoline and Associated Products Regulations*. Also, to minimize the risk of fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to be re-fuelled within 30 m of any water body. If fuel storage is necessary, it will be stored only in approved containers with all necessary permits in place. Basic petroleum spill clean-up equipment will be on-site and made accessible to all contractors and/or employees.
- Equipment exhaust systems will be maintained to provide emissions to the standard designed for by the equipment manufacturer.
- Exhaust systems will be maintained to ensure noise levels are within the design specifications of the machinery.

4.4 OPERATIONS

This addition to the Wilds Golf Complex is estimated to begin construction in the fall of 2007 and be fully completed in 2008. The following provides a summary of the development.

4.4.1 Potential Source of Pollutants During Operations

The potential sources of pollutants during construction will consist of those associated with daily transportation and storage of waste debris.

Strict monitoring and mitigation practices will control activities to minimize risks associated with:

- Silt and sediment;
- Dust;
- Sewage;
- Fuel and oils;
- Airborne emissions from automobiles;
- Noise pollution daily activities.

4.4.2 Mitigation Measures During Operations

The operation will be conducted in a fashion that:

- Protects public health and safety, and minimizes fire hazard;
- Does not create a nuisance to adjacent areas, and will not contaminate ground or surface waters off-site;
- Meets mitigation measures for vehicle use and silt/sediment controls that were implemented during the construction phases and will also apply during operation of the facility;
- Extends the current Fire Safety Program of the golf course and resort.

4.5 POTENTIAL VALUED ECOSYSTEM INTERACTIONS AND MITIGATION RESOURCE CONFLICTS

Fish & Fish Habitat

The Salmonier River is located along the southern portion of the subject property. A 15 meter buffer distance will be maintained between this river and the rear of the southern lots. Construction activities will be conducted in manner that prevents the release of sediment or other deleterious materials into any water bodies. These measures are discussed in previous sections.

Two small streams were identified on the site. These streams have been observed to have water flow only during times of seasonal run-off and are considered to be non-fish bearing, however it is the proponent's intent to maintain a full 15 m buffer to fully protect streams as if they were fish bearing.

Wildlife

Construction of the development is not expected to cause any direct conflicts with wildlife.

Forestry

The project area consists grass and forest cover. Construction activities will be carried out in such a manner that the clearing of forested areas will be minimized.

Adjacent Areas

During construction, equipment will be confined to the areas of the site and will not be permitted in adjacent areas in order to conserve their natural state.

Human Activities

There is no expected conflict with the surrounding natural environment as site-related activities will be conducted within the boundaries of the complex. Human activities will place extra demand on the local services available and, thus, are expected to have a positive economic impact.

5 OCCUPATIONS

5.1 CONSTRUCTION PHASE

It is expected that approximately fifty-five (55) people will be employed during the construction phase of the project. The Wilds Golf Complex offers an equal-employment opportunity, free of gender-specific qualifications.

National Occupational Classification Group Title Code	Potential Positions # Anticipated	Description
0711	3	Construction Managers
2152	1	Landscape Architect
2154	3	Land Surveyors
7217	7	Contractors & Supervisors, Heavy Construction Equipment Crews

National Occupational Classification Group Title Code	Potential Positions # Anticipated	Description
7219	5	Contractors & Supervisors, Other Construction Trades, Installers, Repairs & Services
7241	3	Electricians
7244	1	Electrical Power Lines & Cable Workers
7411	6	Truck Drivers
7412	3	Heavy Equipment Operators
7611	18	Construction Trades Helpers & Labourers
2264	1	Construction Health & Safety Inspectors
7612	20	Other Trades Helpers and Labourers

5.2 OPERATIONS PHASE

It is expected that approximately five (5) people will be employed during the operation phase of the facility.

National Occupational Classification Group Title Code	Potential Positions # Anticipated	Description
0912	1	Utilities Manager
1211	1	General Office and Administrative Manager
6651	2	Security Guards and Related Occupations
0721	1	Facility Operation and Maintenance Managers

6 APPROVALS REQUIRED FOR THE UNDERTAKING

The permits, approvals and authorizations that may be required for the undertaking include:

Permit, Approval or Authorization	Government Agency
Approval for the Undertaking	Minister of Environment and Conservation
Environmental Approval of Culverts Environmental Approval of Fording Environmental Approval of Small Bridges Certificate of Approval for Site Drainage Water Use Authorization Certificate of Approval – Water & Sewer Distribution System	Department of Environment and Conservation, Water Resources Division
Commercial Cutting/Operating Permit Burning Permit	Department of Natural Resources – Forestry Resources Branch
Certificate of Approval – Sewage Treatment Plant Certificate of Approval – Water Supply >4,500 L/day Certificate of Approval – Storage and Handling of Gasoline and Associated Products Compliance Standards – National Fire Code, National Building Code and Life Safety Code Building Accessibility Exemption	Department of Government Services
Compliance Standard – Historical Resources Act Archaeological Investigation Permit	Department of Tourism, Culture and Recreation
Letter of Advice (Stream Crossings)	Department of Fisheries and Oceans – Marine Environment and Habitat Management Division
Letter of Assessment for Stream Crossings (NWPA)	Canadian Coast Guard

7 SCHEDULE

Based on information previously submitted to the Department of Government Services and on inspections conducted on site, the proponent has obtained an approval-in-principle from the Department of Government Services to proceed with development (Refer to Appendix B, Letter of Approval).

Construction for this project is scheduled to begin in the fall of 2007 with a completion date for 2008. In order to meet this proposed scheduling, the requirements of the Environment Assessment Act must be completed as soon as possible.

8 FUNDING

The intent of The Wilds at Salmonier River Inc. is to finance the project privately.



Mr. Jerry Bishop, P. Eng.
BAE-Newplan Group Limited

September 26, 2007

Date