

**ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT**

**FOR**

**GRANDE MEADOWS GOLF COURSE EXPANSION**

**DATE: MAY 25, 2007**

**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: Jerry Pike
  - Official Title: Chairperson
  - Telephone No: (709) 891-2793 (H) (709) 891- 4010 (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 \$500,000 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.
- (f) The Burin Peninsula economy is currently experiencing an unfortunate stagnant period and this particular project will contribute in a meaningful way to a more positive climate.
- (g) Grande Meadows Golf Course Association has recently partnered with Services Canada of the federal government and Innovation, Trade and Rural Development of the provincial government for a major 15,000 square feet extension and upgrade to the clubhouse facilities.

## **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" and "C" on the map, scale 1:5000, attached hereto as "Exhibit 2" Revised March 15, 2007 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 approximately 3 hectares of land and 2 hectares of infill allows for two (2) holes
- Parcel "B" which is approximately 2.3 hectares of land to be reclaimed from the Barasway allows for two (2) holes
- Parcel "C" which is approximately ten (10) hectares allows for five (5) 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" Revised March 15, 2007 and references the following:

- Existing 9-hole course
- Proposed 9-hole golf course expansion
- Frenchman's Cove Park boundaries
- 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.

February 14, 2005 Grande Meadows Golf Course Association registered an undertaking to construct a nine-hole golf course expansion. The 9-hole expansion was to be located on the peninsula of land surrounded by the Great Garnish Barasway. The expansion was to include: 3 holes (5 hectares of land) in Frenchman's Cove Provincial Park on the north side; 4 holes (10 hectares of land) on the northwest side and adjacent to the Provincial Park; and, 2 holes (7 hectares of land) accessed by a bridge crossing the barasway outflow on the southwest side of the Town of Frenchman's Cove. The undertaking was registered on February 14, 2005 with public comments due on March 24, 2005, and the Minister's decision due on March 31, 2005. An amendment was registered on June 22, 2005 and was to include: 2 holes (3.5 hectares of land) in Frenchman's Cove Provincial Park on the north side; 4 holes (10 hectares of land) on the northwest side and adjacent to the Provincial Park; and, 2 holes (4 hectares of land) to be reclaimed from the barasway on the southwest side and adjacent to the existing 9-hole golf course. The area to be reclaimed was to require approximately 30,000 cubic meters of infill material. Public comments were due on July 28, 2005, and the Minister's decision due on August 6, 2005.

The proposed undertakings of February 13, 1998 and April 16, 1999 did not proceed primarily because of commercial land considerations that could not be resolved. The proposed undertaking of February 14, 2005 and as amended June 22, 2005 was withdrawn on May 25, 2007.

The registration of this Environmental Assessment Application now 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 approximate 4 hectares of infilled land will require approximately 30,000 cubic meters of infill material that will come from an approved quarry. The substrate of this Barasway Area is beach rock gravel and the perimeter of the infilled area will be completed with sand and gravel so as to be compatible with the existing natural environment. The infill material will be transported by trucks to the Barasway Area site via a Bailey bridge that will be temporally installed adjacent to hole 8 on the northwest side entrance to Frenchman's Cove.

- The existing parking lot and the existing driving range will be utilized to provide the golf course holes as shown in parcel “C”. A new parking lot will be arranged for the expanded eighteen-hole course. Various sections of land near the entrance gate have been identified as suitable for parking. 1) A portion of the existing driving range near the maintenance shed, 2) A section at the north side of the clubhouse, 3) A section at the entrance by the side of the river which has been identified and already prepared by the town, 4) A section of private land is also available for purchase at the north side of the entrance road. 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 has sufficient water resource 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 approximately 4 hectares will contain 2 holes ie each 330 yards par 4.
- Parcel “B” consisting of approximately 2.3 hectares will contain 2 holes ie one 320 yards par 4 and one 120 yards par 3.
- Parcel “C” consisting of approximately ten (10) hectares will contain five (5) holes ie one 150 yards par 3, one 175 yards par 3, one 350 yards par 4, one 505 yards par 5 and one 110 yards par 3.
- Pedestrian and equipment bridge to be erected crossing over the Barasway to access the holes on parcel “A”. The bridge dimensions will be approximately 60 meters long X 4 meters wide. Bridge will be steel and/or wood and will be constructed in complete accordance to all provincial and federal rules, regulations and standards.
- The physical and biological environment minimal changes will take place with the same sensitivity and care as the original nine-hole course. 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.
- The approximate 4 hectares of infilled land will require approximately 30,000 cubic meters of infill material that will come from one of the approved quarries in the immediate area. The substrate of this Barasway area is beach rock gravel and the perimeter of the infilled area will be completed with sand and gravel so as to be compatible with the existing natural environment. The infill material will be transported by trucks to the Barasway area site via a Bailey Bridge that will be temporally installed adjacent to hole 8 on the northwest side entrance to Frenchman's Cove. The exact location and placement details of the temporary Bailey bridge will be done in complete accordance to all provincial and federal rules, regulations and standards.
- There will be a small amount of 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 issue. The final design by the course architect will ensure no narrowing of the cross section of the inlet.
- Silt laden run-off from construction areas will not be permitted to discharge directly to any watercourse. Silt fences and settling basins will ensure 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 existing course has vegetative buffers of approximately 5 meters around most of the Barasway abutment areas. This is consistent with the golf courses throughout the province including Terra Nova, The Wilds, and Grand Falls. Many golf courses throughout the world have become masterpieces with the integration and co-existence of man made recreational facilities with the natural environment. Golf courses integrated into oceans, rivers and streams such as Pebble Beach and Sawgrass have become masterpieces while not compromising the natural environment. Grande Meadows is well known as a shining example for its enhanced beauty as a result of integration into the natural environment.
- 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 significant negative impacts on aquatic life and the aquatic habitat. The infilling area is less than one percent of the Barasway and consequently is such that any minimal lost habitat will be easily and readily adaptable by aquatic life.
- There are no anticipated significant negative impacts on wildlife and the wildlife habitat. The infilling area is less than one percent of the Barasway and consequently is such that any minimal lost habitat for staging and feeding will be easily and readily adaptable by wildlife. There is a perceived negative impact with respect to waterfowl in that some provincial government information indicates a geese-nesting site within the proposed project areas. However a survey of several long time residents of Frenchman's Cove and nearby Communities, indicate that geese do not in fact nest in the Barasway at all. Geese arrive in the Barasway early spring with the disappearance of the ice, stay for a few weeks and disperse to inland nesting areas. They come back in early autumn before leaving for their southern U.S. wintering grounds. The proposed construction area will also have little or no impact on the waterfowl in the Barasway in view of the fact they use portions of the Barasway far removed from human activity by the highways, the



golf course, the park and the community. They congregate in central and isolated areas of the Barasway and are rarely seen close to the proposed expansion area.

- 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 "A" in that it contains a portion of the Frenchman's Cove Wellhead Protection Area. We expect that this will be resolved and request that the provincial Water Resource Division make the necessary modifications to this boundary based on the following information: A) The proposed development area is more than one kilometer from the Community well. B) The subject lands are on the opposite side of the highway from the well. C) The "Proctor and Redfern Study" of The Frenchman's Cove Land Features to support the original nine hole irrigation requirements, showed that with the soil principally composed of sand and beach stones, and water to the well will be replenished from surface water in the immediate area. The separation of 1 kilometer from the project area will be more than adequate to ensure no impact on the well. D) The Province has allowed the Community to construct a recreation complex nearer the well than the proposed project area. E) 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 potential resource conflict. As at the registration date of this EAA we are of the opinion that the Department of Environment and Conservation and the Community Council of Frenchman's Cove have unofficially agreed to the necessary modifications to the boundary to exclude this area from the Watershed Area and that this agreement will soon be officially ratified.
- The impact of infilling a portion of the inlet adjacent to Parcel "A" is not expected to have any negative effect on the waterway for the following reasons: A) The Barasway is not tidal except for a small section of the river entrance which does not reach to the inlet entrance, thus the only water flowing past the entrance is that generated by a few small brooks on the far side of the Barasway. At this entrance the water is very shallow and the flow is minimal, thus the infilling is not expected to have a pronounced effect on this water flow.
- The bridge to access Parcel "A" should receive approval as part of this project for the following reasons: A) the bridge and the entrance support structure will be professionally designed and constructed in accordance with all federal and provincial regulatory requirements including Transport Canada and Department of Fisheries and Oceans. B) a bridge was constructed across the same waterway in 2005 by the provincial department of Transportation and Works with no known negative impacts. C) The bridge access was accepted when the April 16, 1999 Grande Meadows Golf Course Association EAA was released.
- The expansion program detailed design will be by Robert Heaslip and Associates who designed the existing course.

(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 will be used on the land areas with narrow buffers nearest the Barasway.
- 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 30 meters from the course.
- 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.

(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, and 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 Summer 2007

**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