

Environmental Assessment Registration Document



North Atlantic Ziplines Inc.

North Atlantic Ziplines

General Delivery

Tors Cove, NF

AOA 4A0



Document completed by Rob Carter in cooperation with **Universal Ziplines Technology.**

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1.0 NAME OF UNDERTAKING

North Atlantic Ziplines Inc.

2.0 PROPONENT

2.1 Name of Corporate Body

2.2 Address

General Delivery
Tors Cove, NL
A0A 4A0

2.3 Chief Executive Officer

Name: Mr. Rob Carter
Official Title: President
Telephone No: (709) 334-1068

2.4 Principal Contact Person for Purposes of Environmental Assessment

Name: Robert Carter
Official Title: President
Telephone No: (709) 334-1068

3.0 THE UNDERTAKING

3.1 Nature of the undertaking

North Atlantic Zip Lines is an Eco-Adventure Tourism business. This project will allow the town of Petty Harbour/Maddox Cove an opportunity to attract visitors all year round and increase the economic and social situation. At the same time provide the tourists with a unique opportunity to zipline along the rugged coast of Newfoundland.

3.2 Purpose/Rational/Need for the Undertaking

This project is located on the north hills of Petty Harbour and extends along the ridge to the west of First Pond. Its purpose is to take advantage of the untapped Adventure/Tourism sector in Eastern Newfoundland. The opportunity to develop this project will stimulate the business sector locally and draw more tourists to enhance their community.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographical Location

This project will be located on hills northeast of Petty Harbour. The office will be located in the town. The access to the first site will via Cribbies lane and with some improvements to an existing trail an all wheel vehicle or 4x4 will be used to transport the participants. The course will include 9 launch pads, several elevated walking bridges and 7 ziplines that extend along the west side of First Pond and terminate just west of Crocker's Bridge. For reference to the roads, pads and zip lines please see the attached map.

4.2 Physical Features

4.2.1 Major Physical Features of the Undertaking

This Adventure tourism project will consist of elevated walking bridges, galvanized steel cables and wooden landing pads.

Where trees are unavailable or the terrain dictates other options, it is occasionally necessary to install posts or landing/take-off structures. A variety of options exist and designs can be easily tailored to meet the aesthetic and structural needs of the course.

These sites may include roofs, staircases, course facilities, and in some cases provide launching pads for other adventure elements.

It is often necessary to supplement utility poles or other structures as anchors. Whether because of a lack of suitable trees or personal preference, utility poles can provide a variety of options in the design of the course.

In this particular course all there will be 7 ziplines erected. All the posts and anchors required will be hand drilled into the existing bedrock.

4.2.2 Area to be affected by the Undertaking

A commercial zip line is 99% green. It produces no waste and uses no fuel or electricity. The town of Petty Harbour has the existing road infrastructure to support the expected traffic. The tourism chalet offers enough commercial space to accommodate this business.

1. The property is currently being utilized by hikers, cyclists, dog walkers, bird watchers and other outdoor enthusiasts. A commercial zip line course would not impede, disturb or limit any of these activities.

2. The topography of this property is extremely suitable for the installation of a commercial zip line course made up of six or seven cables with future expansion possible.

3. A zip line course would add economic stimulus while maintaining an Eco-friendly coexistence with the community and nature.

4. Elevated swinging bridges will set up between launch pads whenever there is a requirement to gain elevation for the next zipline.

All of the posts and anchors for this course will be hand drilled in the existing bedrock. There will be no need to dig or bury any anchors for the guide wires.

There is an existing trail that branches off the old Kilbride Road and goes to the starting point. It will need to be upgraded and maintained to allow for the customers to be transported by a van.

During construction all materials will be carried in by hand or where necessary a helicopter will be used.

i. Climate

St. Johns has a humid continental climate with cool-to warm summers, and relatively mild winters, which is due to the Gulf Stream influence. Mean temperatures range from $-5.4\text{ }^{\circ}\text{C}$ ($22.3\text{ }^{\circ}\text{F}$) in February to $15.5\text{ }^{\circ}\text{C}$ ($59.9\text{ }^{\circ}\text{F}$) in August.

ii. Vegetation

The native vegetation is dominated by coniferous trees such as black spruce, white spruce and balsam fir. The surrounding area in Petty Harbour also consists of barren land with small fruit bearing plants, such as blue berries and partridge berries.

iii. Fish and Fish Habitat

This project will follow along the ridge that is adjacent to First Pond. There are native Brook trout located in the body of water. There will be no impact to the fish or aquatic life in the pond during the construction or lifespan of this project.

iv. Mammals and Furbearers

This project is located within the moose hunting Area 35 St. Johns. The hunting period starts the first week of October and extends until mid January. This area also supports a number of smaller animals such as beavers, rabbits, fox mink and coyote.

v. Waterfowl

There a number of duck species that inhabits the eastern region of Newfoundland and Labrador. They are the American Black Duck, Teal Duck, Common Merganser and Canada Geese.

vi. Human Activities

The property is currently being utilized by hikers, cyclists, dog walkers, bird watchers and other outdoor enthusiasts. The East Coast Trail is located in the area. In the winter months local snowmobilers take advantage of the existing trail network.

A commercial zip line course would not impede, disturb or limit any of these activities.

4.3 Construction

This project will include 7 ziplines, 8 launch pads, 3 elevated bridges. There is an existing trail that will have to be improved to gain access to the start of the course. The start date for this development is Late Spring 2011.

4.4 Potential Sources of Pollutants

This project will be located on the remote and isolated side of First Pond. There will be no way to access this area with any type of construction machinery. At each site the use of a rock drill will be required to set the post and anchors.

Potential pollution during this phase is:

Dust

Any dust created during the drilling process will be controlled by water.

Debris

The debris from the construction will be carried away from the site on an ongoing process each day.

Noise

Due to the remote location of the project there will be no loud noise that will affect any dwellings.

Construction materials

At each site there will be a lot of lumber and other materials used for the process to be completed. The site will be cleaned on an ongoing basis to ensure no garbage or materials are left behind.

Sewage

On sites that will be worked on in remote areas and do not allow for portable washrooms, the use of a sanitary pit will be used.

Fuel

During the construction phase of the entire project it will be necessary to use power tools such as rock drill and chain saws. In this case the fuel will be transferred by an approved container.

4.5 Resource Conflicts

While developing this course there will be little to no long term affect on any wildlife or habitat. Each site has been chosen specifically to ensure there is as little effect on the environment as possible.

The area being developed is remotely located and will not affect any hikers or outdoor enthusiasts.

Access to each site will vary from walking to the use of helicopter.

During this phase there will be a small construction crew that will need to access the local amenities. This will offer the local businesses an opportunity to reap the benefits brought on by this project. In time this zipline course will appreciate the value of the area both economically and socially.

5.0 OPERATION

5.1 Daily operations

This zipline course will operate daily for commercial use with professional and certified guides. The course will operate year round with closures during weather days where it is not possible to operate. All customers will be briefed on the correct use of all safety gear and will be required to sign a waiver prior to each tour.

5.2 Possible Pollutants

There will be washroom facilities at the office site. Once the tour starts there will be nowhere for the customers excuse themselves for two hours during the tour. At each site there will be a receptacle for waste management. This garbage will be removed at the end of the day.

5.3 Conflict Resolutions

During the operation of the daily tours there will be no adverse effect on any of the aquatic life in First Pond, adjacent to the course. The surrounding wildlife will not be disturbed or any migratory game trails. Due to the remote location of the course it will not take away from the area esthetically, and will not impede any outdoor enthusiast in any activity.

6.0 CONSTRUCTION PHASE

The construction phase of the project will take about 60 days and will require approximately 15 employees to finalize the course for commercial use and industry certification. The National Occupational Classification for these positions is listed below:

National Occupational Classifications

Classifications for North Atlantic Ziplines Inc.

NOC Occupational Title Code

Positions Anticipated

2131	Civil Engineers	1
2231	Civil Engineering Technologists and Technicians	2
0015	Senior Managers	1
0711	Project Construction Manager	1
1111	Financial Auditors and Accountants	1
2253	Drafting Technologists and Technicians	1
7215	Contractors and Supervisors, Carpentry Trades	1
7271	Carpenters	1
7611	Construction Trades Helpers and Labourers	2
6442	Tour Guides	3
2271	Helicopter Pilot	1
Total		15

6.1 Operational Requirements

Once the course is open for daily commercial operations it is expected to employ a minimum of 5 full time employees and up to 10 part- time seasonal worker as required. The National Occupational Classifications for these positions are listed below:

NOC Occupational Code

Positions Anticipated

0015	Senior Manager	1
6441	Tour and Travel Guides	3
1221	Administrative Officers	1
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Total		5

7.0 APPROVALS REQUIRED FOR THE UNDERTAKING

The following permits, approvals and authorizations may be required:

Approval Required

Approval Authority

Approval Required	Approval Authority
Approval for the zipline project	Minister, Dept Environment
License to operate a business in Petty Harbour	Town of Petty Harbour/Maddox Cove
Permit to cut trees	Department of Forestry
Certification of the operation and guides	Universal Zipline Technology
Facility Inspection	Government Services

8.0 Schedule

The company would like to begin constructing the course by late spring or early summer 2011. It would be very beneficial to start commercial operations prior to the summer season to capture the high volume of tourist that frequent Newfoundland.

9.0 Funding

The breakdown of the proposed funds is as listed below:

- Atlantic Canada Opportunities Agency
- Private invested Capital
- Innovation Trade and Rural Development

Robert Carter

President

North Atlantic Ziplines Inc.

Date: 26 January 2011