

June 4, 2012

Minister of Environment and Conservation
P. O Box 8700
St. John's NF A1B 4J6
Attention: Director of Environmental Assessment

Re: Proposed Subdivision, Clarenville

Dear Sir :

We would like to register the above project with your department.

The intent of the project is to provide quality residential building lots.

The project consists of construction of a new street complete with asphalt, curb, sidewalks, water and sewer services, and storm sewer. It will entail, clearing, grubbing, roadway construction and trenching for utilities. The actual home construction will be done by the individual home owners.

Part of the site is within a 200m distance from the Shoal Harbour River however the existing Newfoundland T'Railway Park (former rail bed) is located between the site and the river and provides a natural barrier to silt and organics flowing to the river. This will be augmented by silt fences where required.

Following are the particulars of the project.

Yours truly,

Peter Martin
Clearwater Developments Ltd.

Name of Undertaking : New Subdivision - Clarenville

Proponent : **Clearwater Developments Ltd.**
8 Church Road Extension
Clarenville, NL
A5A 4G1

Principal Contact -
Peter Martin, President
709-466-6016

The Undertaking :

The intent of the project is to provide quality residential building lots. The project consists of construction of a new street complete with asphalt, curb, sidewalks, water and sewer services, and storm sewer. It will entail, clearing, grubbing, roadway construction and trenching for utilities.

Description of the Undertaking :

Location :

The project is located in the Town of Clarenville, between Shoal Harbour Drive and the right of way for the Newfoundland T'Railway Provincial Park. The site is located at approximately UTM 5340700N and UTM 277500E. Please see the included maps and drawings for further information, as follows:

- Figure 1 - Large Scale 1 : 50,000
- Figure 2 - Google Earth Image
- Figure 3 - Proposed layout

Physical Features :

The development will consist of approximately 22 lots. It will be built on property owned by Clearwater Developments Ltd. plus a small portion of Crown Land (presently applied for).

Construction :

Construction will consist of 300m of roadway with asphalt, curb, and sidewalk. Water mains, sanitary sewer mains, and storm sewer shall be installed to Dept. of Municipal Affairs standards and services provided to each lot.

The water and sewer mains will be tied into the existing mains at the eastern edge of the property.

About 75% of the development is within 200m of the Shoal Harbour River however the abandoned railway bed (now Newfoundland T'Railway Provincial Park) provides a barrier to the flow of any silt produced as a result of construction operations. This will be augmented by the installation of silt fencing, settling pond, and stand-by pumps where required.

In addition a small stream flows to the river at the western end of the site. We have purposely ended the development short of this to create a buffer. Since the existing land and our road grade slopes away from this stream, no silt will flow towards it.

Clearwater Developments Ltd.

Other than silt associated with construction operations, the only other potential pollutants would be fuel spills from equipment. This is always a possibility however we only hire experienced contractors with well maintained equipment and have completed two other developments in the area with no mishaps. Also, the silt fences and natural terrain should eliminated the possibility of any pollutants reaching the river. To provide further protection the contractor will be required constantly monitor equipment for oil leaks and to have adequate oil spill kits on hand. There will be no fuel stored on site.

The development will be turned over to the Town of Clarenville when completed. House construction and lot landscaping will be done according to Town regulations.

Occupations :

During construction it is anticipated that approximately 6 workers will be on site for a period of 6 to 8 weeks. These workers will consist of equipment operators, labourers, and pipe fitters, as follows:

Heavy Equipment Operators (7521)
Construction labourers (7611)
Pipefitters (7203)

Approval of the Undertaking :

The following approvals will be required :

Town of Clarenville (Preliminary approval granted)
Department of Environment & Conservation - Lands Branch
Department of Municipal Affairs

Schedule :

Road and utilities are planned to begin in August 2012 and will be completed in 2 months. Individual homes will be built at the owners schedule.

Funding :

All funding will be by Clearwater Developments Ltd.

Submitted :

Peter Martin, Clearwater Developments Ltd.

Date





