

**ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT**

SUBJECT

PROPOSED EIGHTEEN HOLE GOLF COURSE

LOCATION

**BROAD LAKE
BELLEVUE, TRINITY BAY**

**CROWN LAND APPLICATION
NO. E-117227**

MAY, 2012

1.0 NAME OF UNDERTAKING

- 1.1** Environmental Assessment Registration Document for proposed golf course, subject of Crown Lands Application No. E-117227.

2.0 PROPONENT

- 2.1** L'Mareido Enterprises Limited

- 2.2** Chapel Arm, Trinity Bay, NL

- 2.3** Chief Executive Officer

Name: Melvin Conrad Reid
Official Title: President
Telephone No: (709)592-2402

- 2.4** Proponent's Curriculum Vitae. (See attached Appendix E)

- 2.5** Principal Contact Person for purposes of environmental assessment.

Name: Melvin Conrad Reid
Official Title: President
Telephone No: (709)592-2402
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3.0 INTRODUCTION

3.1 Background

The proposed development is the subject of:

(a) Crown Land application No 117227

This application was registered on May 3, 2000. It was approved for survey on October 28, 2002 subject to the conditions and provisions specified by all appropriate government(s) departments and/or agencies.

An authorization to survey was issued to the proponent's surveyor on November 12, 2003. He encountered a possible adverse claim and could not complete the survey. Also, the survey overlapped a well head (drinking water) buffer zone which required mitigation. During the interim the Crown Land application remained active but was held in abeyance pending a resolution of these issues.

(b) Application for an 'Undertaking'

The proponent filed an application for an 'undertaking' in accordance with the Environmental Assessment Act on June 8, 2001. The application was released from the 'undertaking' on August 15, 2002. It was then considered withdrawn by the proponent after a legislated period of one year as construction of the project had not commenced. The proponent is now required to file a new application for 'undertaking'. The Crown Land application, while still active, will not be processed further until the 'undertaking' is released.

3.2 Objectives

This document will:

- (a) Address the resolution of concerns identified in Section 3.1
- (b) Provide details regarding a revised golf course layout and accompanying infrastructure.
- (c) Provide details on the proponent's background.
- (d) Provide details of approval for the previous application for "Undertaking".
- (e) Provide information concerning available public and corporate support for this project.

4.0 THE UNDERTAKING

4.1 Nature of the Undertaking

Proposed eighteen hole public golf course, together with accompanying infrastructure (See section 5.2.1).

4.2 Proposal Rationale

Currently, there are eight golf courses located on the Avalon Peninsula. One course is located in Whiteway servicing the Conception Bay North and Trinity Bay North. Two courses are geographically located adjacent to or east of the Salmonier Line, which extends from Holyrood to Salmonier. These two courses as well as five courses located in and adjacent to St. John's service mainly the St. John's, Mount Pearl and Conception Bay South areas. These courses continually operate at high capacity.

Based on the escalating popularity of the sport, a demand has been created for a golf course to service the increasing population of Trinity Bay South and Placentia Bay East areas. A golf course located at Bellevue would be strategically positioned to accommodate the golfing demand in these areas. It would also serve to capture a portion of the tourist trade entering the province via the Argentia ferry.

4.3 Socioeconomic Considerations

4.3.1 Economic Potential

The site of the proposed golf course is located on the eastern end of Economic Zone Number 15 near the boundaries of Economic Zones 17 and 18 (See Appendix 'A, map 4). Recent and impending large scale and long term industrial projects at Bull Arm, Long Harbour and Argentia have resulted in these Zones very quickly becoming a major population and economic growth area.

This golf course will complement future development by servicing the increased demand for commercial recreational facilities. It will also create permanent and seasonal employment as well as an economic spinoff which will enhance existing local business; some of these being the Bellevue Beach Park, building suppliers, service stations and convenience stores. The potential also exists to create other related businesses such as boat tours, sea kayaking and restaurants.

4.3.2 Population

Statistics Canada has grouped the communities of Bellevue, Bellevue Beach and Thornlea under one umbrella for statistical purposes. The total population of these three communities in 1991 was 1,114 persons. In 1996 the population stood at 1,039 persons, which meant it declined by 6.7 percent during that period. The population declined by a further 21.5 percent from 1996 – 2001.

This out migration has now reversed. The statistics covering the period 2001 – 2006 shows a population increase of 10%. Similarly, the population of Placentia, has increased 6.2%. Current statistics are not available. Indications are that the population of Zones 15,17 and 18 has increased dramatically and continues to do so.

4.3.3 Public Support

See Appendix 'B' - Letters

4.3.4 Corporate Support

See Appendix 'B' - Letters

5.0 DESCRIPTION OF UNDERTAKING

5.1 Geographic Location

The site of the proposed golf course is located in the community of Bellevue, Trinity Bay. It is situated between the established residential area of the community on the north and a Crown Land cottage development area on the south. On the east it is bounded by Route No. 201, which is the main access through Bellevue. As well, it has a common boundary with a small portion of the Bellevue watershed, which is located on the west side of Route No. 201. (No portion of the proposed golf course will be located within the watershed.) On the west it is bounded by the waters of Broad Lake and situated directly opposite Bellevue Beach Park. (See Items 1, 2 & 3 Appendix "A" for location map and site layout.)

5.2 Physical Features

5.2.1 Infrastructure

The proposed golf course infrastructure will consist of the following:

- registration office, pro-shop
- dining and club facilities
- equipment storage area
- access road from Route No. 201 together with associated driveways and parking areas
- 18 hole golf course, with practice green and 5 tees

- mechanical infrastructure for irrigation system
- irrigation water supply from catch basins and/or shallow drilled wells
- potable water supply from community water system or drilled wells
- infrastructure associated with sewage treatment system (See further information in Appendix "C")

5.2.2 Areas Affected By Undertaking

The survey undertaken by the proponents surveyor in 2003 identified possible adverse land claims (sect 3.1 refers). The proponent will not be challenging any land claims. The completed survey will follow all identified adjacent land claim boundaries.

The above noted survey also overlaps a well head (drinking water) buffer zone which requires mitigation. A recent site inspection has established that the well head was not shown in the correct location on the 'land use mapping' provided by the Department of Environment and Conservation. The area of the overlay is considerably less than previously identified. The course layout in this area has been revised to ensure there will be no environmental impact on the well.

5.3 CONSTRUCTION

5.3.1 Construction Period

This project will be constructed in phases.

Phase 1 will consist of the construction of the first nine holes, access roads, driving range, parking areas and clubhouse. The clubhouse will contain the registration office, pro-shop, dining facilities and equipment storage facilities. This phase is expected to take two years.

Phase 2 will consist of constructing the second nine holes, additional parking areas and any additional equipment storage and servicing facilities. This phase is expected to take two years.

5.3.2 Construction Start Date

Construction is expected to commence in the spring of 2013, subject to appropriate approval dates and issuance of a Crown title.

5.3.3 Potential Construction Pollutants

- airborne emissions and dust created by construction equipment

- solid waste material disposal
- gasoline and lubricant spills from construction equipment
- increased runoff owing to vegetation removal
- noise from construction equipment
- application of fertilizers and pesticides

5.3.4 Mitigation

An environmental monitoring program will be put in place during the construction and operation stages to monitor all toxic substances and harmful impacts produced by the undertaking.

Construction equipment will be properly maintained to reduce noise, exhaust emissions and lubricant spills.

Petrol and associated petroleum products will not be stored on site during the construction stages.

Equipment will be refueled and maintained in accordance with Environment Regulations.

Waste construction materials will not be disposed of on site or buried. Disposal will be at designated waste disposal facilities.

Silt runoff will have little or no impact on Broad Lake. The course layout is designed to follow contour levels where possible, therefore preventing any fast or high volume runoff. Also, there are no water courses on the site to be silted up or carry silt into Broad Lake.

Fertilizers and lime will be applied at rates to be determined by appropriate soil analysis. Impact on watercourses will be negligible owing to the reasons stated above.

Approved pesticides will be used only in the event of infestation. Application will be in accordance with consultation with the Pesticide Licensing and Enforcement Specialist with the Department of Environment and Conservation.

Vegetation removal will be kept to a minimum. The course layout is designed to Take full advantage of existing open and previously cut over areas.

5.3.5 Potential Resource Conflicts

Watershed

No portion of the proposed golf course will be contained within the Bellevue Protected Watershed. (The Environmental Act precludes any development within any protected watersheds.) Also, a Crown reservation, fifty meters wide, will be reserved along the shoreline of Broad Lake. This will ensure that a sufficient tree screen will be maintained in order to minimize wind damage and protect the fairways.

Impact on Fisheries

Fisheries and Oceans Canada officials have conducted an onsite inspection and approved the project. There are no water courses located on the site to impact freshwater habitat. Also, there will be no impact on saltwater habitat as the course is designed to create a buffering effect which will prevent any possible contaminants from entering Broad Lake. Plans are required to be submitted to this department prior to starting site development.

Impact on Wildlife

Wildlife impact will be minimal as sufficient vegetation coverage will be retained to preserve the existing habitat. Also, ospreys will not be impacted as there are no active nests within 800 meters of the site.

6.0 OPERATION

6.1 Period of Operation

The golf course will be a seasonal business, operating between May and October during the daylight hours. Dining/restaurant facilities will operate during the same period mainly to service the golfing community. This service may be extended on a demand basis.

6.2 Potential Sources of Operating Pollutants

Exhaust emissions and noise from maintenance equipment are possible Sources of operating pollutants as are petrol and/or oil spills from maintenance. Other possible sources are liquid effluents from sewage disposal systems or from fertilizer applications.

6.3 Potential Cause of Resource Conflicts

6.3.1 Land Use

There are no conflicts with adjacent land uses. The proponent met with the owners of the residential properties located on the northern boundary of the site. They were informed that the final property survey will agree with all existing boundaries. No adverse claims will be challenged by the proponent. Also, the course layout is designed to reduce public impact on the residential area.

6.3.2 Archeological Sites

A Stage 1 Historic Resource Impact Assessment is required by the Department of Tourism, Culture and Recreation. The proponent is not required to have the Assessment form part of this document, however, it must be completed prior to any construction.

6.3.3 Forestry

Recent consultation with Forestry reveals there is no conflict.

6.3.4 Wildlife

Wildlife officials have no concerns with respect to negative impact on the raptor population in the area. There are no nesting ospreys on the proposed site. Also, no portion of the site is located within 800 meters of an active nest.

7.0 OCCUPATIONS

7.1. Construction Occupations

During the project construction period employment of the following occupations is anticipated:

Occupation	No of Personnel
Golf Course Architect	1
Civil engineer	1
Surveyor	1
Construction Foreman	3
Heavy Equipment Operator	1
Truck Driver	1

Building construction and associated infrastructure will be undertaken and managed by the proponent. Employment of the following occupations is anticipated:

Occupation	No of Personnel
Architect	1
Construction Foreman	1
Carpenters	3
Laborers	2

7.2 Operations Occupations

The golf course operation is anticipating employment of the following occupations:

Occupation	No of Personnel
Manager	1
Clerical	2
Field Marshals	2
Equipment and Ground Maintenance	3

Restaurant service will operate under contract. Employment of the following occupations is anticipated.

Occupation	No of Personnel
Manager	1
Cooks	2
Waitresses	5

8.0 APPROVAL OF THE UNDERTAKING

The area required for the proposed golf course is the subject of Crown Lands application No 117227. In accordance with the Crown Lands referral process, approval is required from the following agencies before the application can be approved.

1. Department of Environment and Conservation
 - a. Environmental Assessment Division – Permit required under Environmental Assessment Act
 - b. Water Resources Division – Permit required under Environmental Assessment Act
 - c. Pesticide Control Division – Permit required for use of pesticide

- d. Civil Sanitary Division – Certificate required for installation of sewage treatment system
2. Fisheries and Oceans, Canada – Permit not required, development plans to be submitted for review prior to starting site development and subject to conditions specified through Crown Lands application referral process.
3. Department of Mines and Energy – Permit not required, approval subject to Conditions specified through Crown Lands application referral process.
4. Department of Works Services and Transportation – Access permit to site is required.
5. Department of Municipal and Provincial Affairs, Urban and Rural Planning Division – Permit is not required. Approval is given subject to conditions specified through the Crown Lands application process.
6. Department of Government Services and Lands, Government Service Centre
Written approval and /or permit is required in accordance with the following:
 - a. The Storage and Handling of Gasoline and Associated Products Regulations
 - b. Fire Safety Regulations
 - c. The Fire Prevention Act (National Building Code and NFPA Life Safety Code) and Building Accessibility Regulations.
 - d. Electrical Regulations
 - e. Environment Act (sewage disposal)
7. Forest Resources and Agrifoods, Forestry Division – approval is subject to conditions specified through Crown Lands application process.

9.0 SCHEDULE

The proponent would like to complete the requirements specified in the Environmental Assessment Act and seek approval for the undertaking in order to provide an amended survey and obtain appropriate title by fall of 2012. It is critical that work commence by spring of 2013 in order to have Phase 1 operational by 2014.