

**ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT**

**BAY BULLS PROPERTIES
PROPOSED ROCK LOADING WHARF AND LAYDOWN AREA
FORTEAU, LABRADOR**

Submitted by:

Bay Bulls Properties Ltd.
1309 Topsail Road
PO Box 8274 Stn A
St. John's, NL
A1B 3N4

September 2012

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1.0 NAME OF UNDERTAKING Forteau Rock Loading Wharf

2.0 PROPONENT

2.1 Name of Corporate Body Bay Bulls Properties Ltd

2.2 Address 650 Water Street
PO Box 1083
St. John's, NL
A1C 5M5

2.3 Chief Executive Officer Mr. Edward Murphy

1309 Topsail Road
P.O. Box 8274, Station A
St. John's, NL A1B 3N4
Tel: (709) 782-3404
Fax: (709) 782-0129

2.4 Principal Contact Person Deidre Puddister

Environmental Manager
1309 Topsail Road
P.O. Box 8274, Station A
St. John's, NL A1B 3N4
Tel: (709) 782-3404
Fax: (709) 782-0129

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed project involves the development of approximately 7 hectares of land in the Town of Forteau. Site access will be via the Trans Labrador Highway (TLH) and an access road (~ 700 m), which will be developed upon approval. The proponent proposes to develop the area as a rock-loading wharf (~1 hectare) and laydown area (~6 hectares).

3.2 Purpose/Rationale/Need for the Undertaking

The purpose of this project is to develop an area suitable for the loading of rock from a nearby quarry for future use in local (Newfoundland and Labrador) markets.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The project is located in the Town of Forteau, Labrador in the electoral district of Cartwright – L'Anse au Clair. Please refer to Figure 1. Location of Town of Forteau, Figure 2. Approximate location of project site Forteau, NL and Figure 3. Proposed wharf development, Forteau, NL.

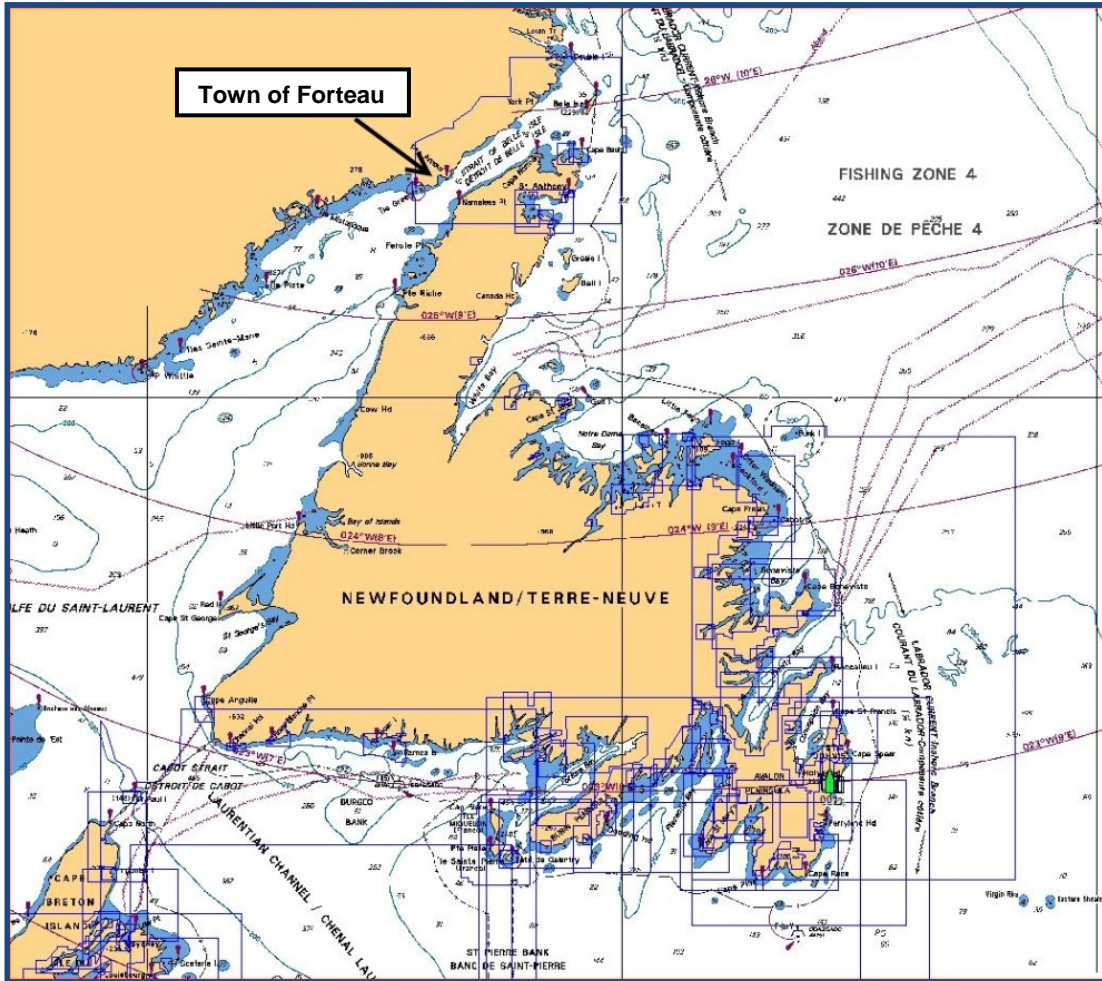


Figure 1. Location of Town of Forteau

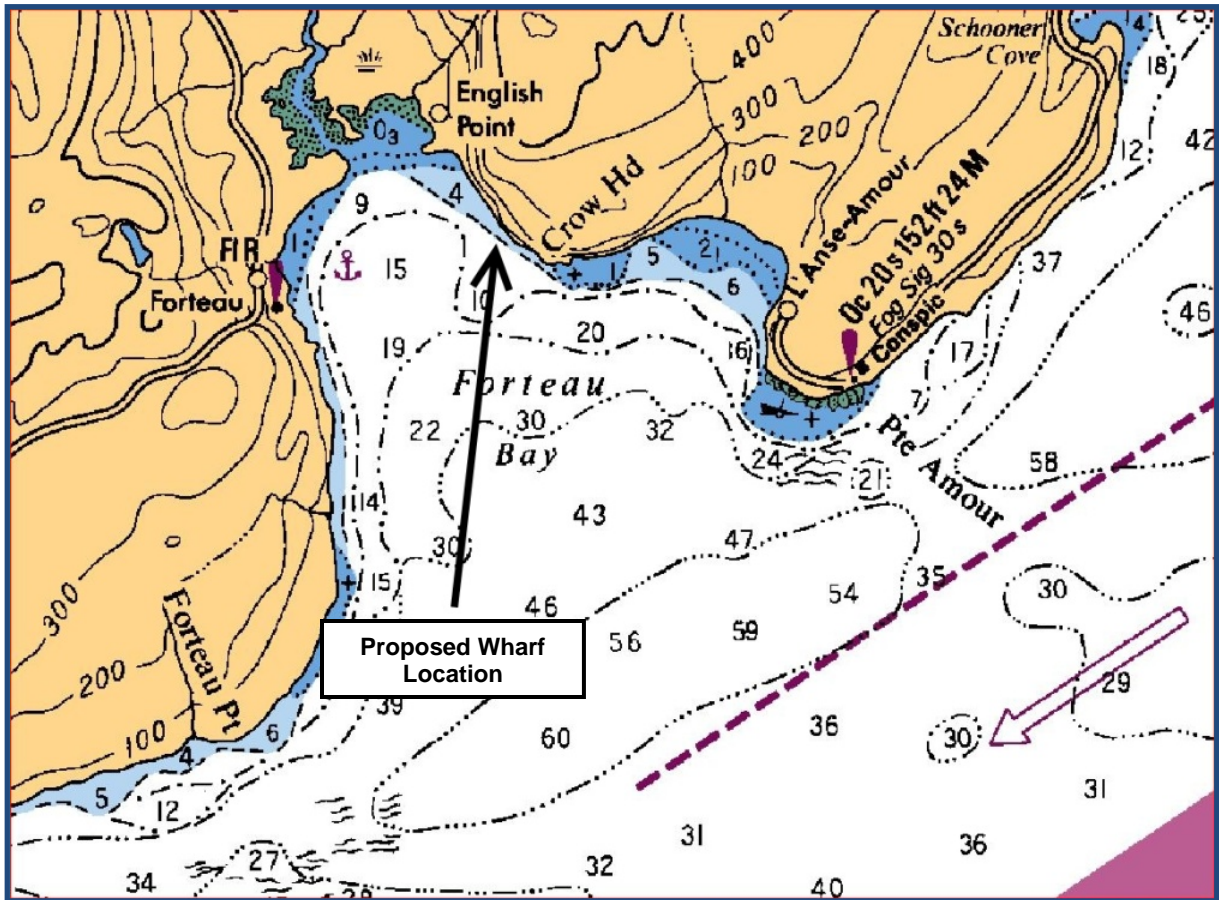
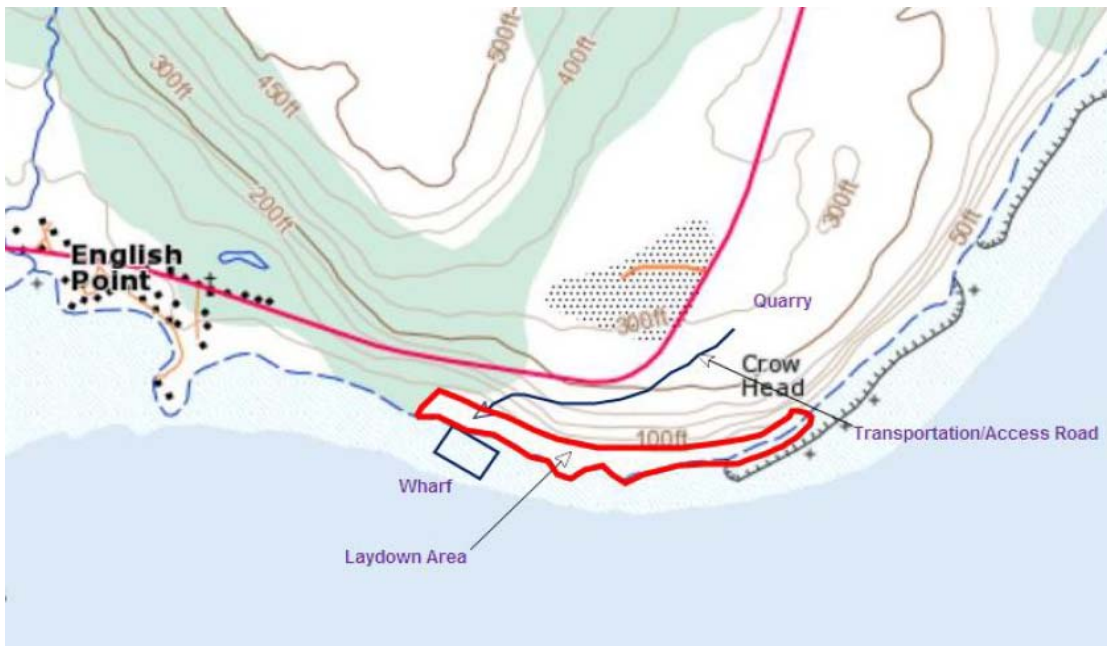


Figure 2. Approximate location of project site, Forteau, NL



Google earth



Figure 3. Proposed wharf development, Forteau, NL

4.2 Physical Features

4.2.1 Project Site Description

The primary physical feature of this project will be the wharf itself. Access to the site will be via an existing partially-developed access road, which will be upgraded and extended as required. In addition, temporary infrastructure will include: a security trailer (12' portable trailer) with an associated portable washroom facility at the site entrance, as well as a trailer (40') to be used for lunchroom/storage space and portable washroom facility at the main laydown area.

4.2.2 Existing Biophysical Environment

The proposed wharf is located within the Forteau Barrens Ecoregion. Due to its proximity to the ocean, this ecoregion experiences a more maritime climate than the rest of Labrador, with relatively mild winters and cool, rainy summers. Coastal waters generally freeze in mid-January and break-up in mid-April.

The topography of this ecoregion consists of mainly low, flat-topped hills that rise from sea level to about 500 metres. The crests of hilltops are frequently strewn with loose rock, and the hills themselves are dissected by streams. Soils are thinnest on slopes and hilltops, and deeper on valley floors.

The landscape is characterized by pockets of scrubby black spruce, barrens, and poorly drained peatlands composed primarily of slope bogs of varying sizes. Most trees form tuckamore due to the strong winds and wet soils.

Mammals occurring in the forest/shrub habitats of the ecoregion include moose, woodchuck, red squirrel, re-backed vole, star-nosed mole, little brown bat, lynx, pine marten, flying squirrel, heather vole, woodland jumping mouse, porcupine, mink, snowshoe hare, rock vole and masked shrew. Northern bog lemming and arctic fox are found in the barrens.

American pipit and horned lark are birds characteristic of the barrens. Rough-legged hawk nest commonly on cliffs. Forest nesting birds include fox sparrow, pine grosbeak, northern water thrush, and American robin. Shoreline nesting in the Forteau Barrens include greater yellowlegs, semipalmated plover, least sandpiper, and spotted sandpiper.

Migrating shorebirds – golden plover and whimbrel – are very common. Nesting seabirds include the black guillemot and various gulls and terns. Other seabirds present include dovekeys, black-billed murre, and common murre.

4.3 Construction

The construction phase of site development will consist of the following main components:

- Access road development;
- Site development; and
- Rock loading wharf construction.

4.3.1 Access Road Development

Access to the site will be from an existing access road (~300 m), which will be upgraded as required and extended approximately 700 m. Construction of the access road is expected to take approximately 4 weeks. The access road will be used to transport equipment necessary for the construction of rock loading wharf. The road will then be used to transport rock from the quarry during the operational phase. Typical construction equipment involves excavators, loaders, dozers, rock trucks etc.

4.3.2 Site Development

The current proposed laydown area is approximately 50 m wide and extending 1200 m along the shoreline (see Figure 3). Approximately 600 m of this area is within Forteau's recently rezoned Industrial Marine area, while the remaining 600 m extends outside of this rezoned area. Local topography (i.e. nearby cliffs) is such that extending the width of the laydown area beyond the proposed 50 m and remaining inside the boundary of the Industrial Marine area would not be a viable option, hence the requirement for 1200 m of laydown area along the shoreline. In addition, it was not considered a viable option to store material at the quarry area until needed due to space constraints at the quarry.

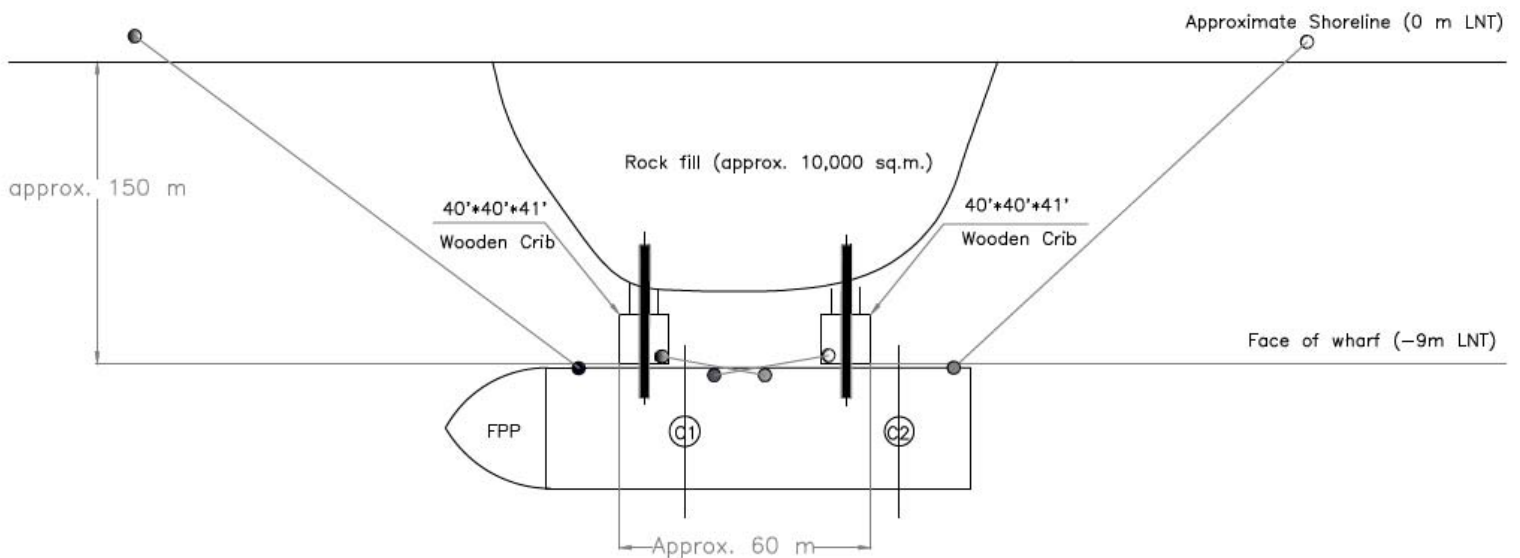
Site development will be limited to a minimal amount of grubbing and levelling, as the proposed laydown area is currently fairly level and mostly free of vegetation.

4.3.3 Wharf Development

The Rock Loading Wharf is designed to handle vessels less than 25,000 DWT; the marine footprint will be approximately 10,000 m². It will consist of 2 wooden cribs, approximately 12.2 x 12.2 m² and 12.5 m deep filled with blast rock (refer to Figure 4. Concept drawing of rock loading wharf). Cribs will be constructed on a sloped rock fill launch pad to a height of approximately 3 m. Timber cribs will be constructed of 250 mm x 250 mm x 12.2 m long timber. They will then be launched, towed to the final location, and sunk in position with ballast rock. When cribs are firmly seated on the bottom, they will be built-up to the final elevation, leveled if necessary, and completely filled with

ballast rock. Ballast rock will range in size from 250 mm – 500 mm and will be placed by an excavator from a barge.

The construction of the rock loading wharf will take approximately 5 months. The approximate location of wharf is (51°28'42.03"N, 56°55'17.65"W) in WGS84 Map Datum.



Notes:

- 1) All dimensions are in "m" ONO
- 2) C1,C2 – Excavators
- 3) FPP – Fall Pipe Pontoon (Rock dumping)

Figure 4. Concept drawing of the rock loading wharf

4.4 Potential Sources of Pollution during Construction

The most probable sources of potential pollutants are related to the use of heavy equipment, including accidental spills of heavy equipment fuel, engine oil, and hydraulic fluids. Short-term sedimentation as a result of the placement of rock material into the marine environment can also be anticipated. Other impacts may include dust and noise impacts to nearby residents and wildlife.

4.5 Operation

The operational phase will consist of transporting rock from the nearby quarry and loading rock onto rock placement vessels.

4.6 Potential Sources of Pollution during Operation

Reasonably foreseeable pollutants occurring during the operational phase of the proposed project include: accidental discharges of vessel fuels and engine oils; accidental spills of heavy equipment (rock truck) fuel, engine oil, and hydraulic fluids; and dust from rock truck traffic.

4.7 Potential Resource Conflicts

Resource conflicts are not expected. The area is currently not in use by fishers and the nearest residence is at English Point, approximately 750 m northwest of the proposed project.

If, however, historic resources are encountered, work in the area of the discovery will stop and the proper authorities will be notified in accordance with the *Historic Resources Act* (1985).

4.8 Occupations

Site construction and operations for the proposed quarry will likely include the following occupations, classified as per *National Occupational Classification, 2006*, and equipment. All listed personnel are anticipated to be direct-hires, if available.

Construction Phase (~6 months)

1	Health, Safety and Environment Advisor (2263)
1	Site Foreman/Supervisor (7217)
3	Heavy Equipment Operators (7421)
3	Truck Drivers (7411)
2	Heavy Equipment Mechanics (7312)
1	<u>Labourer (7611)</u>
11	Total

Operations (~3 years)

1	Health, Safety and Environment Advisor (2263)
1	Security Attendant (6541)
1	Site Foreman/Supervisor (7217)
3	Heavy Equipment Operators (7421) – Loader, excavator, fork lift
4	Truck Drivers (7411)

1	Heavy Equipment Mechanic (7312)
1	<u>Labourer (7611)</u>
12	Total

Bay Bulls Properties Ltd is committed to equity in employment and will encourage all qualified individuals to apply.

4.9 Rehabilitation Plan

A Rehabilitation Plan is under development and will be finalized upon project approval, inclusive of conditions associated with the approval.

4.10 Project Options Considered

Consideration has been given to alternate means of carrying out this proposed development, including different locations for the wharf and laydown area.

In terms of wharf location, consideration was given to a location approximately 300 m southeast of the current location. A marine survey was conducted in the area and a report prepared and submitted to DFO. This area was later changed to the current preferred location due to wave and wind action.

In addition, consideration was given to several alternative locations for a laydown area, including directly across Forteau Bay. However, the current location was selected as the preferred site due to proximity to the quarry, shorter travel distances for rock trucks (hence less noise and dust), and a more localized project footprint for future rehabilitation.

4.11 Project Related Documents

The project has been submitted to the Department of Fisheries and Oceans Canada for review and assessment.

Applications have been submitted to Crown Lands for the Laydown Area/Wharf (Application No. 141520) and the Access Road (Application No.141521).

The Town of Forteau has provided a “Municipal Recommendation Form for Crown Land Applications within Municipal and Planning Area Boundaries” (Appendix A) and the area has been successfully rezoned.

5.0 APPROVAL OF THE UNDERTAKING

The following is a list of the likely permits, licences and approvals required for this project, some of which are already in progress, as noted in Section 4.9.

APPROVALS/CERTIFICATE/PERMITS	REGULATORY AUTHORITY
NL Environmental Assessment Registration	NL Department of Environment and Conservation, Environmental Assessment Division
Fish Habitat Approval	Fisheries and Oceans Canada, Habitat Protection Division
Application to Alter a Body of Water	NL Department of Environment and Conservation, Water Resources Division
Navigable Waters Protection Approval	Transport Canada
Lease / Permit to Occupy Crown Lands	NL Department of Environment and Conservation, Crown Lands Division

6.0 SCHEDULE

Registration Document Submission	September 2012
Government Review and Decision	November 2012
Road Construction	April 2013
Wharf Construction	May 2013
Operations	September 2013

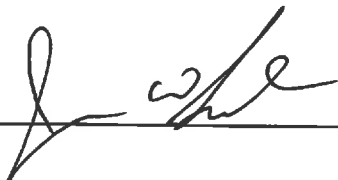
7.0 FUNDING

The approximate cost of the project will be 1.75 million CAD. The funding for this project will be provided by Bay Bulls Properties Ltd.

8.0 SUBMISSION

Sept 12/12

Date



Name: Mr. Jerry White

Position: CFO, Bay Bulls Properties Ltd

APPENDIX A

Municipal Recommendation Form for Crown Land Applications within
Municipal and Planning Area Boundaries

MUNICIPAL RECOMMENDATION FORM FOR CROWN LAND APPLICATIONS
WITHIN MUNICIPAL AND PLANNING AREA BOUNDARIES

THIS FORM IS MUST BE SUBMITTED WITH YOUR CROWN LANDS APPLICATION
TO THE APPROPRIATE REGIONAL OFFICE


TO BE COMPLETED BY APPLICANT - PART A

NAME OF APPLICANT BAY BULLS PROPERTIES LTD.		DATE OF APPLICATION 24 APRIL 2012	
MAILING ADDRESS 650 WATER STREET, PO BOX 1083			
CITY/TOWN ST. JOHN'S		PROVINCE NL	POSTAL CODE A1C 5M5
HOME TELEPHONE 709-334-2820	BUSINESS TELEPHONE 709-334-2236	FACSIMILE 709-334-2123	
LAND TO BE USED FOR ROCK LOADING WHARF (CONSTRUCTION)-TEMPORARY, LAYDOWN, TRANSFER ROAD			
LOCATION OF LAND FORTEAU, LABRADOR		DIMENSIONS OF LAND FRONTAGE APPROX. 1,200^m DEPTH APPROX. 50^m	

TO BE COMPLETED BY MUNICIPAL COUNCIL - PART B

DOES YOUR COMMUNITY HAVE <input checked="" type="checkbox"/> AN APPROVED MUNICIPAL PLAN <input type="checkbox"/> CONCEPT PLAN <input type="checkbox"/> NEITHER	
ACCORDING TO THE DEVELOPMENT REGULATIONS THE AREA APPLIED FOR IS ZONED AS: Industrial Marine	
IS THE PROPOSED USE A: <input checked="" type="checkbox"/> PERMITTED USE <input type="checkbox"/> DISCRETIONARY USE <input type="checkbox"/> A USE NOT INCLUDED IN THE DEVELOPMENT REGULATIONS (ATTACH COPY OF ZONING MAP SHOWING LOCATION OF SITE)	
DOES THE PROPOSED USE CONFORM TO THE STANDARDS AND CONDITIONS SET OUT IN THE DEVELOPMENT REGULATIONS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
DESCRIBE THE LAND USE IN THE SURROUNDING AREA <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> UNUSED <input type="checkbox"/> OTHER	
NORTH SIDE CROWN LAND	EAST SIDE ROAD / CROWN LAND.
SOUTH SIDE CROWN LAND	WEST SIDE Water.
IF THE PROPOSED USE WILL CONFLICT WITH EXISTING LAND USE IN THE GENERAL AREA, PLEASE EXPLAIN _____ _____	
INDICATE WHICH OF THE FOLLOWING MUNICIPAL SERVICES ARE AVAILABLE AT THE SITE <input type="checkbox"/> WATER AND SEWER <input type="checkbox"/> WATER ONLY <input type="checkbox"/> SEWER ONLY <input checked="" type="checkbox"/> NO SERVICES	
DESCRIBE TYPE AND CONDITION OF THE ROAD TO THE SITE No road to site	
IS THE ROAD PRESENTLY MAINTAINED YEAR ROUND <input type="checkbox"/> YES <input type="checkbox"/> NO	BY WHOM <input type="checkbox"/> COUNCIL <input type="checkbox"/> DEPT. OF TRANSP. AND WORKS <input type="checkbox"/> APPLICANT
WILL ROAD EXTENSION OR IMPROVEMENTS BE NEEDED IF THE APPLICATION IS APPROVED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
IN THE OPINION OF THE COUNCIL, THE LAND APPLIED FOR IS <input checked="" type="checkbox"/> CROWN <input type="checkbox"/> PRIVATE <input type="checkbox"/> OWNERSHIP UNCLEAR IF PRIVATE OR OWNERSHIP UNCLEAR, EXPLAIN IN COMMENTS BELOW. ADDITIONALLY, IF SITE IS PRESENTLY OCCUPIED, PLEASE GIVE DETAILS. _____ _____	

CONTINUED ON PAGE 2

THE COUNCIL OF	FORTEAU	TELEPHONE NUMBER	709-931-2241
APPLICATION IS			
<input type="checkbox"/> APPROVED <input type="checkbox"/> REFUSED (GIVE REASONS) <input checked="" type="checkbox"/> APPROVED SUBJECT TO THE FOLLOWING CONDITIONS <input type="checkbox"/> DEFERRED (GIVE REASONS)			
COMMENTS			
- Minimal impact on Crow Head area of Pioneer Footpath - No access road will be constructed over the Pioneer Footpath at English Point all off parking area. - When project is completed there will be access through the City Hill property (ie: laid over area) for people to walk on Pioneer Footpath.			
SIGNED		DATE	
		June 29/12	
TITLE			
John Manager/Clark			

INSTRUCTIONS

A. APPLICANT:

1. THIS IS NOT A CROWN LANDS APPLICATION FORM
2. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department and no occupation or development of the site is permitted until a formal title document has been issued by the Department.
3. Complete part A of this form and include an accurate sketch of the area requested or attach a map.
4. Submit this form to the office of the Council in which the Crown land you would like to obtain is located.
5. When the Council has completed its recommendation you may submit your application along with this approval form to the appropriate Government Service Centre or Regional Land Office.
6. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department.
7. Upon issuance of a Crown Title, you are required to notify the Municipal Council.

B. MUNICIPAL COUNCIL:

1. Please complete this form and return it to the applicant. A copy may be taken for your records.
2. This form must be completed for all requests for Crown land within your Municipal planning area boundary.
3. If you have any questions on the proposed development, please contact the applicant directly.
4. Questions pertaining to the processing of applicants may be made to the nearest Regional Lands Office.
5. The Department reserves the right to accept an application without an approved Municipal Recommendation Form, when, in the opinion of the Department, the Recommendation Form had not been processed by Council in a timely manner. In such cases, the Regional Lands Office will proceed with referrals in the normal manner, including a referral to the Municipality.

REGIONAL LANDS OFFICES

Department of Environment and Conservation
 Eastern Regional Lands Office
 Howley Building, Higgins Line
 P.O. Box 8700
 St. John's, NL A1B 4J6
 Telephone: (709) 729-2654
 Facsimile: (709) 729-0726

Department of Environment and Conservation
 Central Regional Lands Office
 230 Airport Boulevard,
 Fraser Mill, P.O. Box 2222
 Gander, NL A1V 2N9
 Telephone: (709) 256-1400
 Facsimile: (709) 256-1095

Department of Environment and Conservation
 Western Regional Lands Office
 The Noton Building,
 P.O. Box 2006
 1 Rivalds Drive
 Corner Brook, NL A2H 6J8
 Telephone: (709) 637-2392
 Facsimile: (709) 637-2905

Department of Environment and Conservation
 Labrador Regional Lands Office
 The Thomas Building
 P.O. Box 3014, Stn. "B"
 13 Churchill Street
 Happy Valley-Goose Bay, NL A0P 1E0
 Telephone: (709) 896-2488
 Facsimile: (709) 896-9566

- also when project is finished the site be restored to as natural a condition as possible

