

ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

**Pasadena Equipment Services
Office Building and Concrete Batch Plant**

Prepared by:
Johnson's Construction Limited
P.O. Box 103
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A2H 6C3

September 2015

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1.0 NAME OF UNDERTAKING

Pasadena Equipment Services
Office Building and Concrete Batch Plant

2.0 PROPONENT

2.1 Name of Corporate Body

Pasadena Equipment Services Inc.

2.2 Address

P.O. Box 282
Corner Brook, NL
A2H 6C9

2.3 Chief Executive Officer

Brian R. Johnson
1 Massey Drive Access Road
P.O. Box 458
Corner Brook, NL
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Fax: (709) 639-2312

2.4 Principal Contact Person

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3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed project involves the construction of a single storey administrative office, and the installation of a fixed concrete batch plant in the Town of Conception Bay South, Newfoundland and Labrador; The site is located immediately off Fowlers Road in the CBS Industrial Park; site access will be via an established Roadway, Hops Street within the Park.

3.2 Purpose/Rationale/Need for the Undertaking

The purpose of this project is to construct an administrative office to house corporate staff who presently support company-wide operations, and also to establish a facility that produces ready mix concrete and concrete products for the local market.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The proposed project will be located in Conception Bay South, civic number 80-88 Hops Street. The site to be developed is approximately 5 acres in size and is currently partially developed. It is located directly on Hops Street within the town of Conception Bay South planned industrial park, NTS Map Sheet 01N10.

The proposed undertaking is contained fully within an approved, planned industrial park. Adjacent land use is a mix of undeveloped land, and the industrial park where commercial/industrial properties are under development. To the east, off of Fowlers Road, is undeveloped land; north of the site are designated building lots within the industrial park. To the west is a property presently under development; undeveloped lands exist to the south of the site where the Manuel's River abuts an environmental buffer which in turn abuts the property under consideration.

4.2 Physical Features

The proposed site is located within the *Maritime Barrens Ecoregion*, Southeastern Barrens Subregion (see Appendix A). A detailed description of the Subregion is not included here because the proposed project will be located in an established town, and contact with, or effects to, wildlife, forested areas are not expected.

4.2.1 Manuels River

The proposed site boundary is adjacent to an environmental buffer which abuts the Manuels River at its southern extent which itself is located in the eastern portion of the town of Conception Bay South, Newfoundland and Labrador. The river forms on the high lands of the central Avalon Plateau and is approximately 10 kilometers long. The Manuels River is particularly rich in plant and animal life, hosting a variety of aquatic plants, trees and shrub and a range of wildflowers. Some aquatic plants that have been identified along the shoreline include sedges, bull rushes, and bladderworts. Species of trees and shrubs common to the boreal forests are common along the river and include species such as fir, black spruce and juniper. Small and large

mammals are also located in and around the Manuels River and include moose, red fox, barren ground caribou which all inhabit the upper reaches of the watershed. Hare, squirrels, beaver, and muskrat are also present but prefer the lower river channel or the mouth. Bird life is present along the river as well which may include belted kingfishers, pigeons, crows, juncos, gulls, and sandpipers.

4.2.2 Project Site Description

The property boundary encompasses approximately 10 acres of land although the development plan will only be for approximately 5.0 hectares. This plan will take into account all of the features described here. The physical features for this project will include a concrete batch plant and associated components, including truck wash water settling ponds, and an administrative office (approximately 5000 square feet).

4.3 Construction

Construction will be as per approved site plans from the Town of Conception Bay South (see Figure 3) and will consist of the following main components:

- Site development
- Installation of components necessary for connection to town water, completion to sub-grades, septic disposal field,
- Installation of concrete foundations and housing for batch plant;
- Installation of the batch plant itself and associated components, including wash water settling ponds; and
- Installation of administrative office.

4.3.1 Site Access

Access to the site will be directly from Hops Street.

4.3.2 Site Development

The proposed site development covers a total area of approximately 5.0 acres. Initial construction activities will involve clearing and grubbing, grading, servicing from the Town of CBS (water only), septic disposal field, storm water controls, and placing of granular, followed by installation of the batch plant, wash water settling ponds, and an administrative building. Construction of the proposed facility will begin upon issue of the various approvals, with an anticipated construction period of 5 months.

To date, the Proponent has received discretionary approval from the Town of CBS for the development. This approval process included multiple consultations with the Manuels River Heritage Society to ensure appropriate development that does not negatively impact the Manuels River. The process also included a two week public review and comment period. In

providing discretionary approval, the Town Council of CBS considered feedback from the Manuels River Heritage Society and from comments that were provided through the public notice period.

4.4 Potential Sources of Pollution during Construction

The potential sources of pollution during the construction phase include waste and litter, air emissions, noise, dust, site run-off, and release of hydrocarbons.

Waste generated during construction will be collected and disposed of at Robin Hood Bay Landfill, as per the *Waste Material Disposal Act*. Sewage will be handled by an approved portable facility during construction. It will be serviced on a regular basis and disposed of in an appropriate manner.

All equipment will have appropriate emission controls and will be properly maintained to minimize noise. All vehicles will have exhaust systems regularly inspected and mufflers operating properly. Dust control measures will be provided on an as-required basis when conditions warrant.

Erosion and sedimentation controls will be employed during construction to avoid sediment laden runoff from leaving the property. Typical applications include silt fence and check flow dams. Where appropriate, surface runoff will be directed over undisturbed, vegetated areas in order to filter out sediment and suspended solids.

Petroleum products will not be stored on site during construction; petroleum products will be handled as per *Storage and Handling of Gasoline and Associated Product Regulations*, under the *Environmental Protection Act*.

4.5 Operation

The batch plant will operate year round, in accordance with local demand. Typical best-practice batching methods will be employed. Raw materials (aggregates) will be sourced and processed offsite, trucked to site and stockpiled for use as required at the proposed location.

The operation of the facility will follow the Environmental Code of Practice for Concrete Batch Plant Operations as published by the Department of Environment and Conservation.

4.6 Potential Sources of Pollution during Operation

The potential sources of pollution during operation include waste and litter, including waste concrete, air emissions, noise, dust, site run-off, wash water and potential release of hydrocarbons or other hazardous materials, including concrete additives.

Domestic waste generated during construction will be collected and disposed of at Robin Hood Bay Landfill, as per the *Waste Material Disposal Act*.

Sewage will be treated onsite using a septic disposal field that has been designed and approved in accordance with the *Service NL Private Sewage Disposal Standards*. All waste water, including water used for washing mixer trucks, will be routed to onsite containment ponds; waste water will not be discharged directly to the environment. Erosion and sedimentation controls will be employed during operation to avoid sediment laden runoff from leaving the property.

Leftover concrete from mixer trucks will be utilized in the production of precast concrete products so that no concrete is wasted.

All vehicles will have exhaust systems regularly inspected and mufflers operating properly. All vehicles will be properly maintained to minimize noise.

Dust control measures, such as water applications, will be provided on a regular basis as required. Raw materials will be washed offsite prior to stockpiling at the proposed location, minimizing the potential for dust generation.

Vehicles and mechanical equipment will be maintained in good working order to prevent leaks and spills. All vehicles/equipment will be equipped with a portable spill kit.

A 10,000 liter above-ground double-walled fuel storage tank will be installed on site. All fuel handling and storage will comply with The Storage and Handling of Gasoline and Associated Products (GAP) Regulations and Amendments and Dangerous Goods Transportation Act (2006). All waste oil generated will be disposed of by a licensed disposal agent and in accordance with Used Oil Control Regulations (82/02).

All hazardous materials will be handled according to the provincial Environmental Protection Act (2013) and disposed of in accordance with government laws and regulations at an appropriate off-site hazardous waste disposal facility.

Concrete additives will be stored in sealed containers inside the batch plant and transferred and used in a manner that avoids loss of material to the environment.

4.7 Potential Resource Conflicts during Operation

Resource conflicts are not expected

4.8 Occupations

Site construction and operations for the proposed concrete batch plant will include the following occupations, classified as per *National Occupational Classification, 2006*, and equipment.

Construction Phase

- 1 Superintendent (0711)
- 4 Heavy Equipment Operators (7521)
- 2 Carpenters (7271)
- 2 Labourers (7611)
- 1 Plumber (7251)
- 1 Electrician (7241)

Operations Phase

- 1 General Manager (0911)
- 1 Office Manager (1411)
- 1 Dispatch/Batch Plant Operator (7421)
- 1 Heavy Equipment (Loader) Operator (7421)
- 6 Truck Drivers (7411)

4.9 Project Related Documents

There are no project related documents.

5.0 APPROVAL OF THE UNDERTAKING

| Approval Required | Issuing Authority |
|--|--|
| Environmental Assessment – Permit to Proceed | Department of Environment & Conservation |
| Development Plan Approval | Town of Conception Bay South |
| Building Permit(s) | Town of Conception Bay South |
| Private Sewage Disposal System | Service NL |
| Storage of Fuel Products (GAP) | Service NL |

6.0 SCHEDULE

Registration Document Submission
Government Review and Decision
Construction/Operations

September 28, 2015
November 7, 2015
Fall 2015

7.0 FUNDING

The funding for this project will be provided entirely by Pasadena Equipment Services Inc.

8.0 SUBMISSION

Date

Name: Brandon MacDonald, P.Eng, MCSCE

Position: Vice President, Johnson's Group of Companies

Figure 1. Proposed Site Location

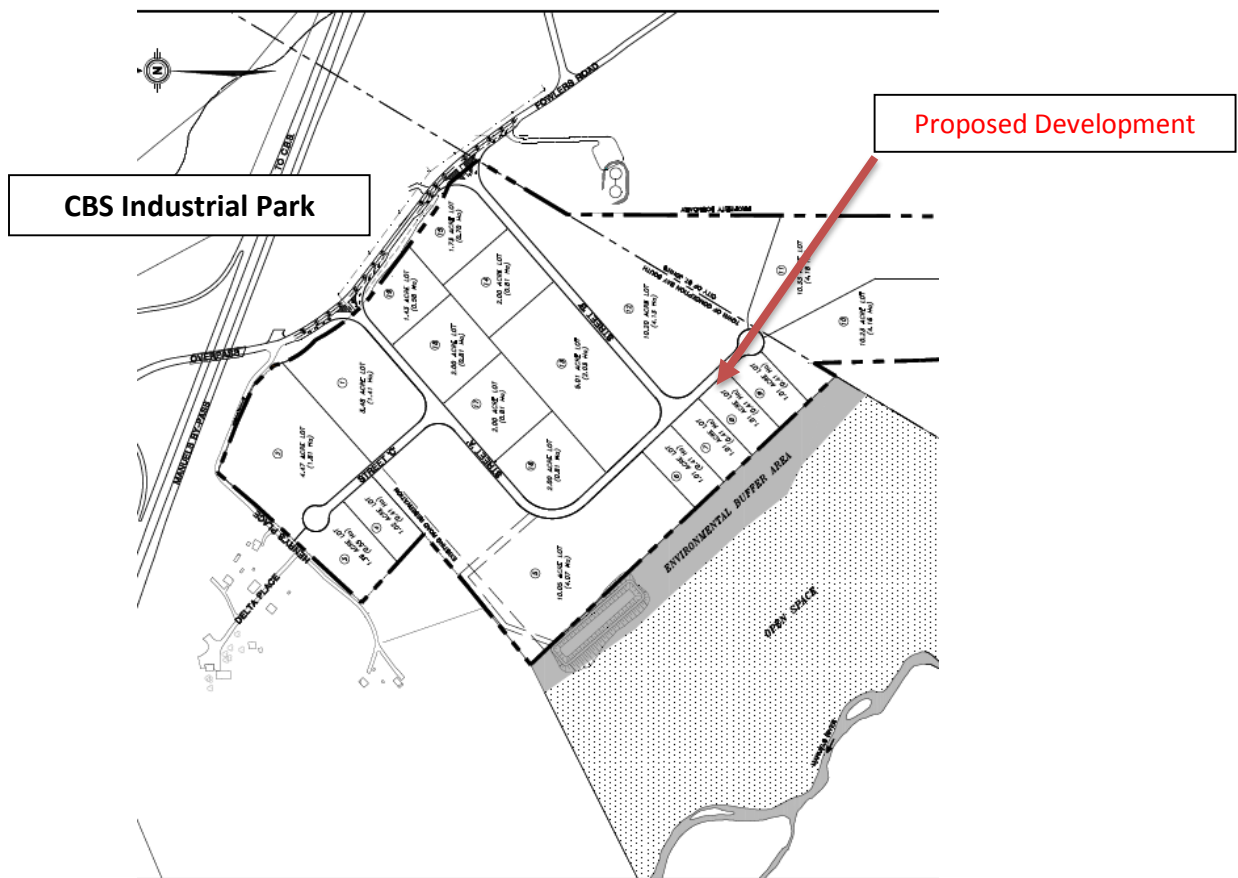
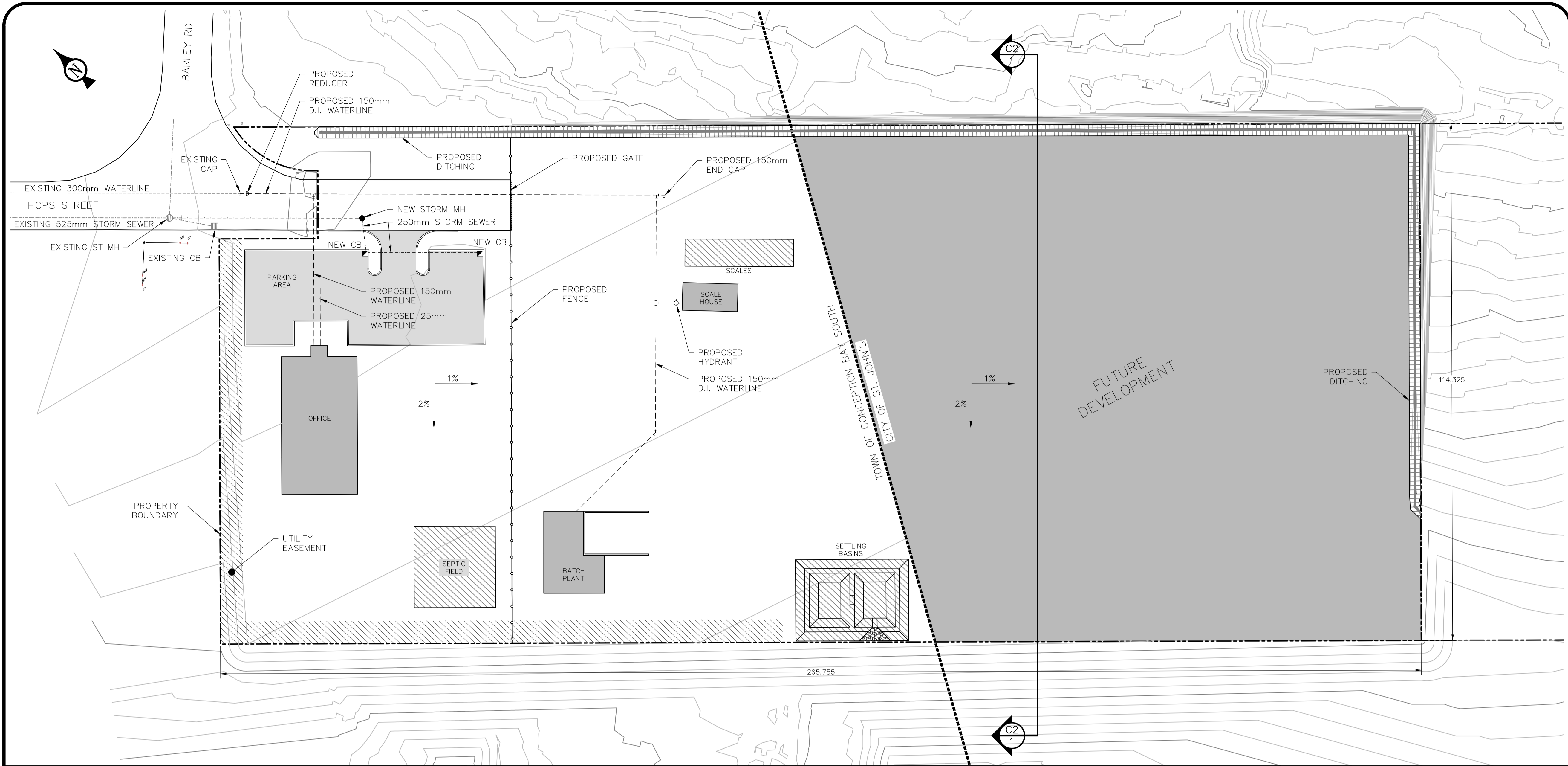


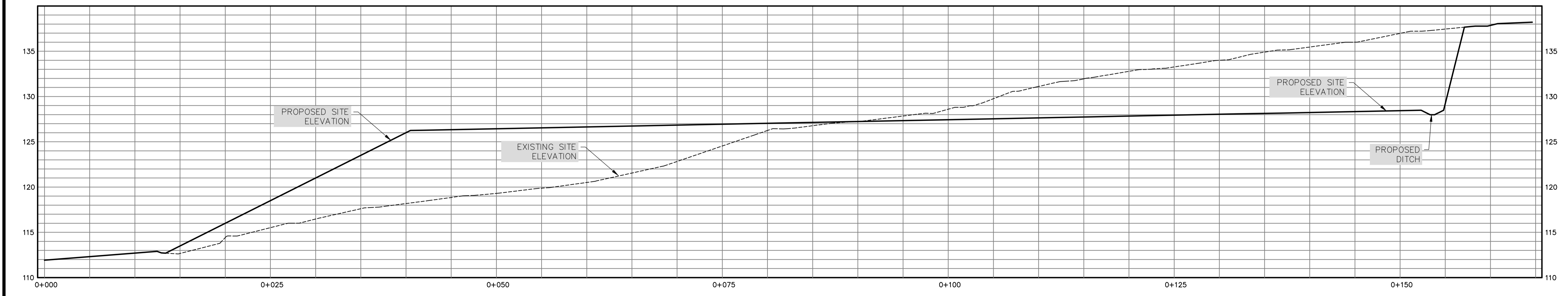
Figure 2. Site Plan

- NOTES:
- DO NOT SCALE FROM DRAWINGS.
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - SITE CONDITIONS TO BE CONFIRMED IN FIELD PRIOR TO START OF WORK.

DRAFT - NOT FOR CONSTRUCTION PURPOSES



C1 PROPOSED SITE PLAN
 SCALE : 1 : 500



C2 PROPOSED SITE PROFILE
 SCALE : HOR 1 : 250
 SCALE : VERT 1 : 250

LEGEND:

| | |
|--|---|
| | A - DRAWING NUMBER B - DRAWING NUMBER REFERENCED C - PAGE NUMBER REFERENCED |
| | A - SECTION DRAWING NUMBER B - SECTION PAGE NUMBER |

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |

ENGINEERING STAMP/PERMIT:

DRAWING TITLE:
SITE PLAN AND PROFILE

PROJECT:
ST JOHN'S JCL OFFICE

| | |
|--------------|----------------|
| APPROVED BY: | |
| CHECKED BY: | |
| DRAWN BY: | AW |
| SCALE: | AS SHOWN |
| PROJECT No.: | XXXX-XXX-XX-XX |
| DRAWING No.: | XXXX-XXX-XX-XX |
| REV: | 0 |
| DATE: | 09/28/2015 |
| SHEET: | 1 OF 1 |

Figure 3. Typical Ready Mix Batch Plant Configuration



Figure 4. Administrative Office Building



APPENDIX A

Description of *Maritime Barrens Ecoregion*,
Southeastern Barrens Subregion

General Information

The proposed site is located within the *Maritime Barrens Ecoregion*, Southeastern Barrens Subregion. This subregion covers the southern and central portions of the Avalon Peninsula, and most of the Burin Peninsula. It is characterized by cool summers, with frequent fog and strong southerly winds, and short, somewhat moderate winters. The mean annual temperature is around 5.5°C, with a mean summer temperature of 11.5°C and a mean winter temperature of -1°C. The mean annual precipitation ranges from 1200 mm to over 1600 mm. Elevations range from sea level to approximately 250 m above sea level. A mixture of sedimentary rocks and granites are most common. The uplands are rugged and rocky due to erosion, while lower areas have a rolling topography.

Vegetation

This subregion is characterized by extensive barrens, with scarce forested areas. On barrens, the plant community known as “dwarf shrub heath” is common, including sheep laurel, purple-flowering rhodera and blueberry bushes. Larch, dogberry, mountain holly and stunted balsam fir are also common on barrens in this subregion. Balsam fir is the dominant tree species, however forests are limited to isolated, protected pockets. Yellow birch is also present, but limited to moister areas. Historical fires have led to the replacement of fir by sparse stands of black spruce, tamarack, and shrubs, along with mosses and lichen. Dense thickets of mountain alder are common along the edges of brooks.

Wildlife

Several mammal species occur in Southeastern barrens subregion, including moose, snowshoe hare, red fox, and mink in the forest and shrub habitats, and beaver and muskrat near pond and streams. Other mammals, including the little brown bat, eastern chipmunk, masked shrew, meadow vole, and red-squirrel are also known to occur in the area. In addition, the Southeastern Barrens is home to the most southerly caribou herd in the world – the Avalon herd. This herd lives in an area known as the Avalon Wilderness Reserve located on the southeastern portion of the Avalon Peninsula, the closest boundary of which is approximately 10 km south of the proposed development. Migratory bird species found in forested areas of the subregion include ruby-crowned kinglet, northern water thrush, hermit thrush, white-throated and fox sparrow, and yellow rumped warbler. Dark-eyed junco and pine grosbeak are found year-round in forested areas. On barrens, partridge (“willow ptarmigan”) are present year-round, while the American pilot, savannah sparrow and horned lark appear as migratory species. Swamp sparrow and shorebirds, eg. Common snipe, greater yellowlegs, and least sandpiper, are migratory breeders found in wetlands in the subregion.

Inland Fish

The rivers and ponds of the Southeastern Barrens subregion are host to a number of fish species, including stickleback (three-spine and nine-spine), brook trout, brown trout, rainbow smelt, American eel, and Atlantic salmon. In addition, the banded killifish, which is designated “special

concern" in Newfoundland, has also been recorded in this subregion, but only on the Burin Peninsula.

Reptile/Amphibians

There are no reptiles recorded for this subregion. One species of amphibian has been recorded in the subregion in low numbers, the green frog.