

Denise Butt
P.O. Box 128
Gander, NL.
A1V 1S3

May 18, 2017

Minister of Environment and Conservation
PO Box 8700
St. John's, NL.
A1B 4J6

Attn: Director of Environmental Assessment

Dear Director:

I am pleased to submit for your review and consideration, the Environmental Assessment Registration for the establishment of a proposed Trauma Recovery Centre on New Bay Road which is located 6.5 km north of the Wooddale Farm in Grand Falls - Windsor, NL.

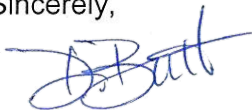
Enclosed please find a cheque for the amount of \$460.00, ten(10) paper copies plus one(1) digital copy of an Environmental Assessment for a proposed Trauma Recovery Centre

I respectfully request your attention to this registration, and if I can be of any assistance to you or your officials during the process, please do not hesitate to contact me.

CECON Engineering of Gander, NL. (in conjunction with Wiseman Architecture) are our consultants for this project and can be reached by phone at (709)256-7112 if any additional information is required.

Thank you for your assistance in this matter.

Sincerely,



Denise Butt, Registered Psychologist.

Environmental Assessment Registration

**Chiron Wellness Centre
New Bay Road, Wooddale
Grand Falls - Windsor, NL.**

Prepared by: CECON Ltd.

May 2017

Prepared for:

Department of Environment
Environmental Assessment Division
P.O. Box 8700
St. John's, NL.
A1B 4J6

Chiron Wellness Centre

1.0	Name of Undertaking	3
2.0	Proponent	3
2.1	Name of Body	3
2.2	Contact Information	3
3.0	The Undertaking	3
3.1	The Name of the Undertaking	3
3.2	Purpose of the Undertaking	3
4.0	Description of the Undertaking	4
4.1	Geographical Location	4
4.2	Major Physical Features	4
4.3	Physical and Biological Environments	4
4.4	Construction	4
4.5	Operation	5
4.6	Occupations	5
4.7	Project Related Documents	5
5.0	Approval of the Undertaking	5
6.0	Schedule	5
7.0	Funding	6
8.0	Signature/Date	6
9.0	Google Earth Maps	7
	Map 1: Supplied by Crown Land Division including application number	8
	Map 2: Supplied by Crown Land Division including application number	9

Chiron Wellness Centre Environmental Assessment Registration

1.0 Name of Undertaking

Trauma Recovery Centre on New Bay Road which is located 6.5 km north of the Wooddale Farm in Grand Falls - Windsor, NL. (see maps Pg 7)

2.0 Proponent

2.1 Name of Body: Chiron Wellness Centre

2.2 Contact Information: Denise Butt, Registered Psychologist
P.O. Box 128
Gander, NL. A1V 1S3
Ph# (709)256-4420 or (709)630-2046
E-Mail: info@chironwellnesscentre.ca

3.0 The Undertaking

3.1 Name of the Undertaking:

The nature of the undertaking consists of developing a 930 sq/M Chiron Wellness Centre building with several accessory buildings, a network of walking trails, a driveway with a parking lot and a septic field. This area is accessed by New Bay Road which is paved approximately 6.5 km north of the Wooddale Farm in Grand Falls - Windsor, NL.

3.2 Purpose for the Undertaking:

This development is an effort of Denise Butt, Registered Psychologist to secure land solely for the purpose of building and operating a 16 bedroom Chiron Wellness Centre (CWC). The CWC is a 16 bedroom trauma recovery centre (wellness) facility located in a peaceful rural setting that will provide treatment to a market segment who suffer with trauma.

4.0 Description of the Undertaking

4.1 Geographic Location:

The proposed site is on New Bay Road, located 6.5 km north of the Wooddale Farm in Grand Falls - Windsor, NL.(see map 1 Pg 6)

4.2 Major Physical Features

The proposed development consist of a lot approximately 19.32 ha in size to allow for the main 930 sq/M building along with several accessory buildings, a network of walking trails, a driveway with a parking lot and a septic field. (See map) The proposed lot is bounded by a small Pond on the western side. This water system is habituated by trout, frogs and migratory water fowl. Wild life such as beaver, moose and bear are typical of this area. No development will encroach upon this sensitive area. All government guidelines regarding boundaries - buffer zones to the pond would be met.

4.3 Physical and Biological Environments

The landscape is predominately dry flat land with no standing or moving water. Vegetation is mainly Shrub, Black Spruce, Aspen, Alder, Birch and sparse Red Pine. Ground cover is humus and moss this is also typical of this region. Access to the land will require limited construction to access the current roadway. The appropriate permits will be obtained from the proper Government Department to allow for approximately 100 meters of roadway to be constructed in order to gain access to the property.

4.4 Construction

Development of the proposed lot could begin with brush cutting, land clearing and site development to begin during the 2017 fall season pending approval. Construction to begin on the new Trauma Recovery Centre building during the 2017/2018 fall, winter and spring seasons pending approval. The new Trauma Recovery Centre is proposed to open its doors in the summer of 2018 pending approval. Permission to burn brush would be obtained from Forest Fire Protection Specialist, Forest Resources. Required road construction would follow when the proper road construction permits are received and the proper weather allows. The various sections of the lot would be developed on an individual basis, but an effort would be undertaken to maximize the efficiency and economics of any construction equipment required while minimizing any environmental impact – ground/noise disturbance. Ground disturbance on the lot would consist of the digging of an approved Septic field, clearing of ground cover necessary for driveways, parking lots and excavating for building foundations. Any possible run off during construction would be controlled to minimize in the environmental impact, using berms and silt screens. No fuel would be stored on site during construction being limited to daily usage only.

4.5 Operation

The proposed development will be used solely for the purpose of treatment by the proponents. Usage would be a full time Trauma Recovery Centre. Human waste would be contained within an approved septic system. Storm water would be handled through site grading and the use of open ditching. Application to develop will be submitted to the local representatives of Environmental and Conservation Division for initial approval.

4.6 Occupations

During the development of the Trauma Recovery Centre professional contractors with the necessary skills and equipment required to complete the construction of the buildings, approved sewage disposal system and site work will be hired. After the development, staff required to provide both support and professional services for a 16 bedroom Trauma Recovery Centre will be hired.

4.7 Project Related Documents

Crown land application number 151021 for Denise Butt.

5.0 Approval of the Undertaking

Minister, Environment and Conservation—Approval for the project
Division of Natural Resources for Road Construction permit
Forest Fire protection Specialist, Forest Resources—Permit to burn brush
Department of Government Services and Lands—Septic tank and disposal field permit
Service NL—Registration of building plans

6.0 Schedule

Brush cutting, land clearing and site development to begin during the 2017 fall season or when approval is obtained. Construction to begin working on the new Trauma Recovery Centre building during the 2017/2018 fall, winter and spring seasons or when approval is obtained. The new Trauma Recovery Centre is proposed to open its doors in the summer of 2018.

7.0 Funding

Development to be privately funded by Denise Butt.

8.0 Signature/Date



Denise Butt (Signature of Proponent)

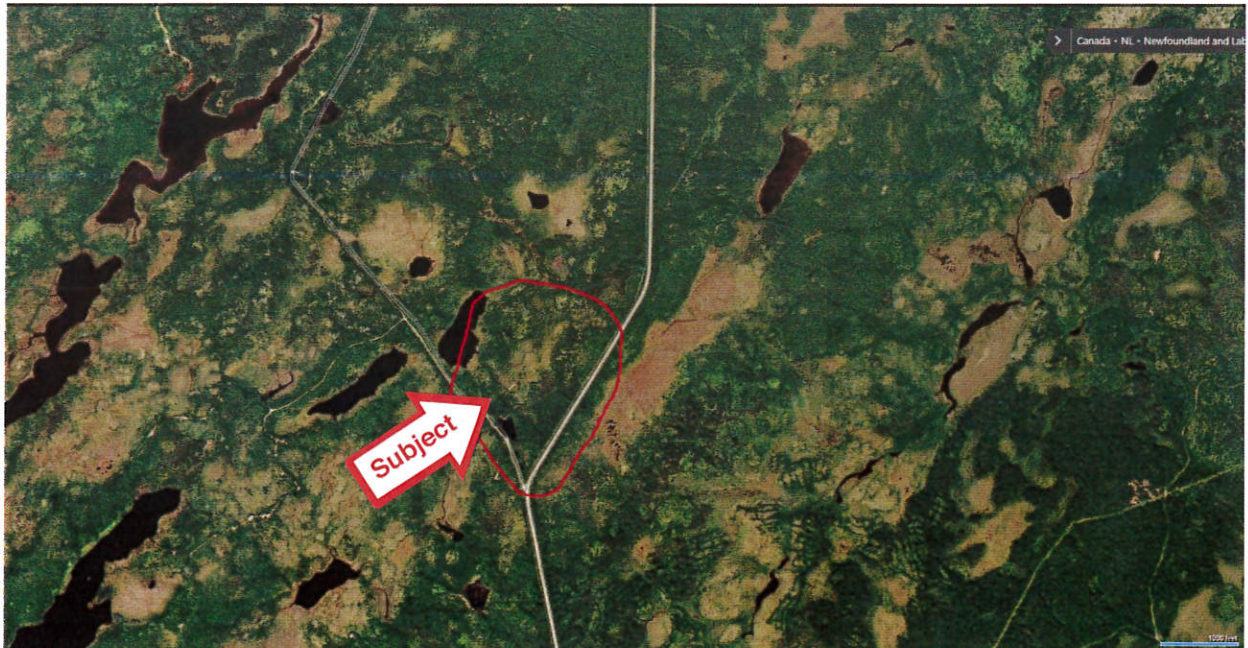
18-May-2017

Date

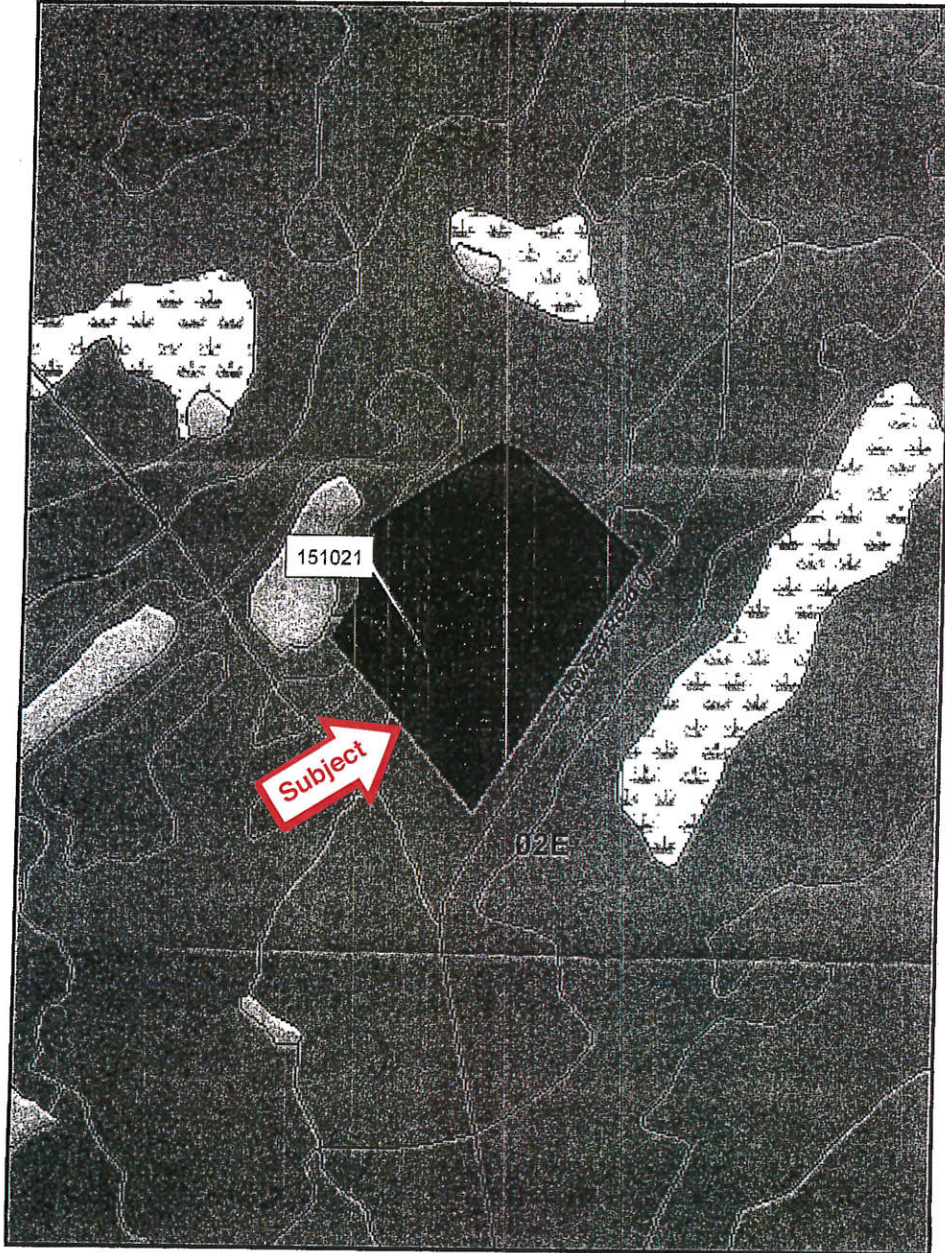
Location of Site



Blow up of proposed area of development



Government of Newfoundland & Labrador
Department of Municipal Affairs



NOTE TO USERS

The information on this map was compiled from land survey registered in the Crown Land Registry.

Since the Registry does not contain information on all land owners within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index and titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

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For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 256-1400
Clareville - 466-4074
St. John's - 729-2854
Goose Bay - 896-2488



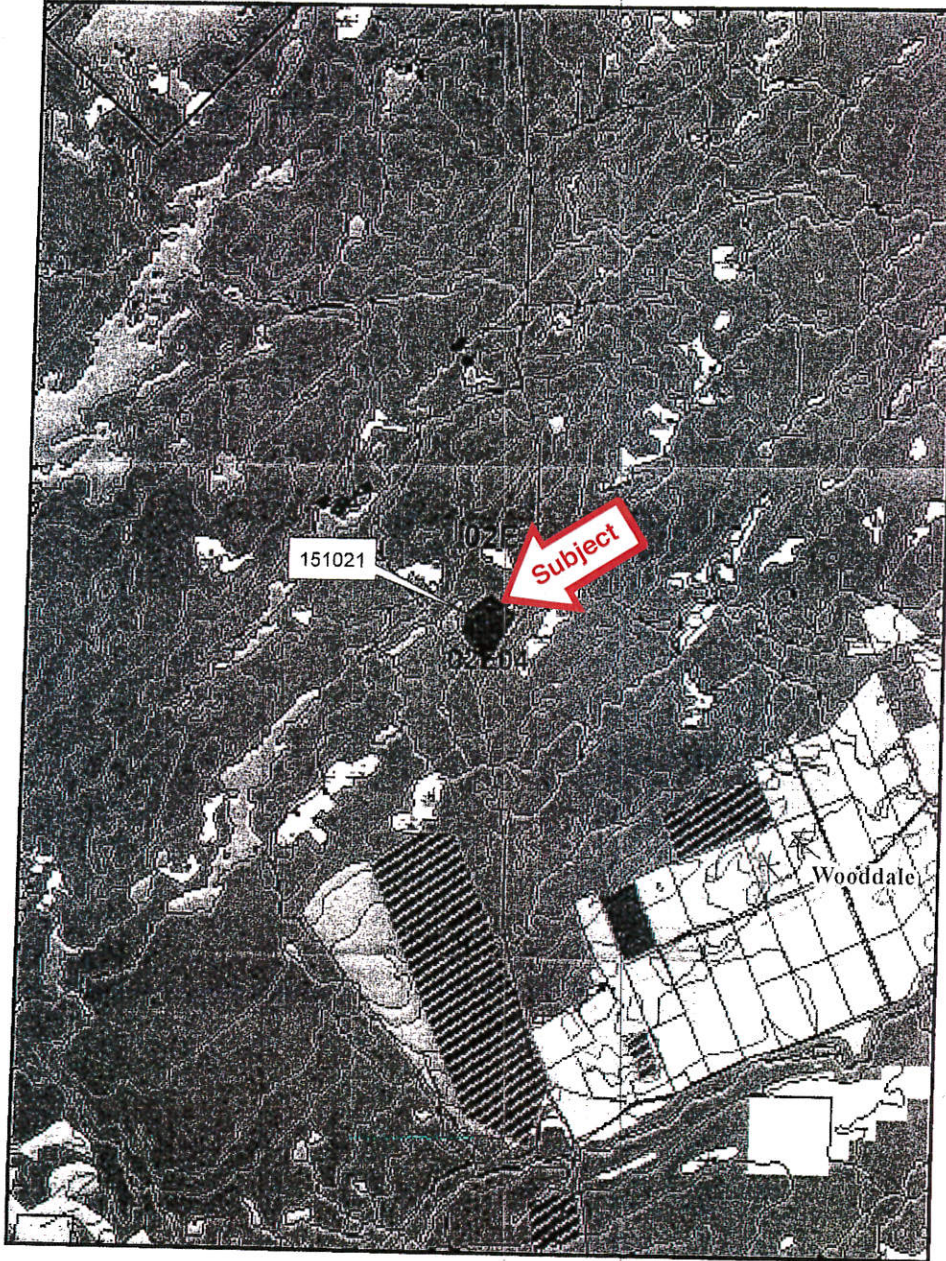
Crown Lands Administration Division

Scale 1:10,000

Compiled on February 17, 2017



Government of Newfoundland & Labrador
 Department of Municipal Affairs



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Crown Lands Administration Division



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