

**ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT**

CAPITAL AGGREGATES LTD
PROPOSED WHITE HILLS ROCK QUARRY DEVELOPMENT
ST JOHN'S, NL

Submitted by:

Capital Aggregates Ltd.
1309 Topsail Road
PO Box 8274 Stn A
St. John's, NL
A1B 3N4

May 2019

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- 1.0 NAME OF UNDERTAKING** White Hills Rock Quarry Development
- 2.0 PROPONENT**
- 2.1 Name of Corporate Body** Capital Aggregates Ltd
- 2.2 Address** 1309 Topsail Road
St. John's, NL AIB 3N4
- 2.3 Chief Executive Officer** Larry Puddister
1309 Topsail Road
P.O. Box 8274, Station A
St. John's, NL AIB 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 AIB 3N4
Tel: (709) 782-3404
Fax: (709) 782-0129

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed White Hills quarry development site is 13.92 hectares in size and is located off East White Hills Road in St. John's, Newfoundland. The proposed development is next to an existing quarry (104167) owned and operated by Capital Ready Mix (a Newcrete company), and is also adjacent to the Robin Hood Bay Waste Management Facility. Site access will be via the East White Hills road and the existing access road into the Capital Ready Mix quarry. The proponent proposes to develop the area as a source of rock fill, crushed stone, bedding, and filter stone.

3.2 Purpose/Rationale/Need for the Undertaking

The purpose of this project is to provide in-demand rock aggregate for the St. John's area and surrounding area markets.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The proposed project is located immediately adjacent to the existing Capital Ready Mix White Hills quarry (Lease 104167), and West of the Robin Hood Bay Waste Management Facility, in St John's, Newfoundland. Please refer to Figure 1. Location of Project Area, Figure 2. Detailed Project Area Map, and Figure 3. Quarry Permit Application Area Map.

The proposed quarry site is located within the City of St John's municipal boundary, on land owned by Capital Aggregates. The land is currently zoned as Industrial General (IG) Zone, and falls under the St. John's Regional Plan, St. John's Municipal Plan, and St. John's Development Regulations. History of the zoning was recorded by the St. John's Department of Planning (St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013 and St. John's Development Regulations Amendment Number 568, 2013). Parcel "A" was re-zoned in August 2016 to Industrial General (IG), as per approval letter from the St. John's Department of Planning, Development, and Engineering – attached in Appendix C.



Figure 1. Project Area Location Map

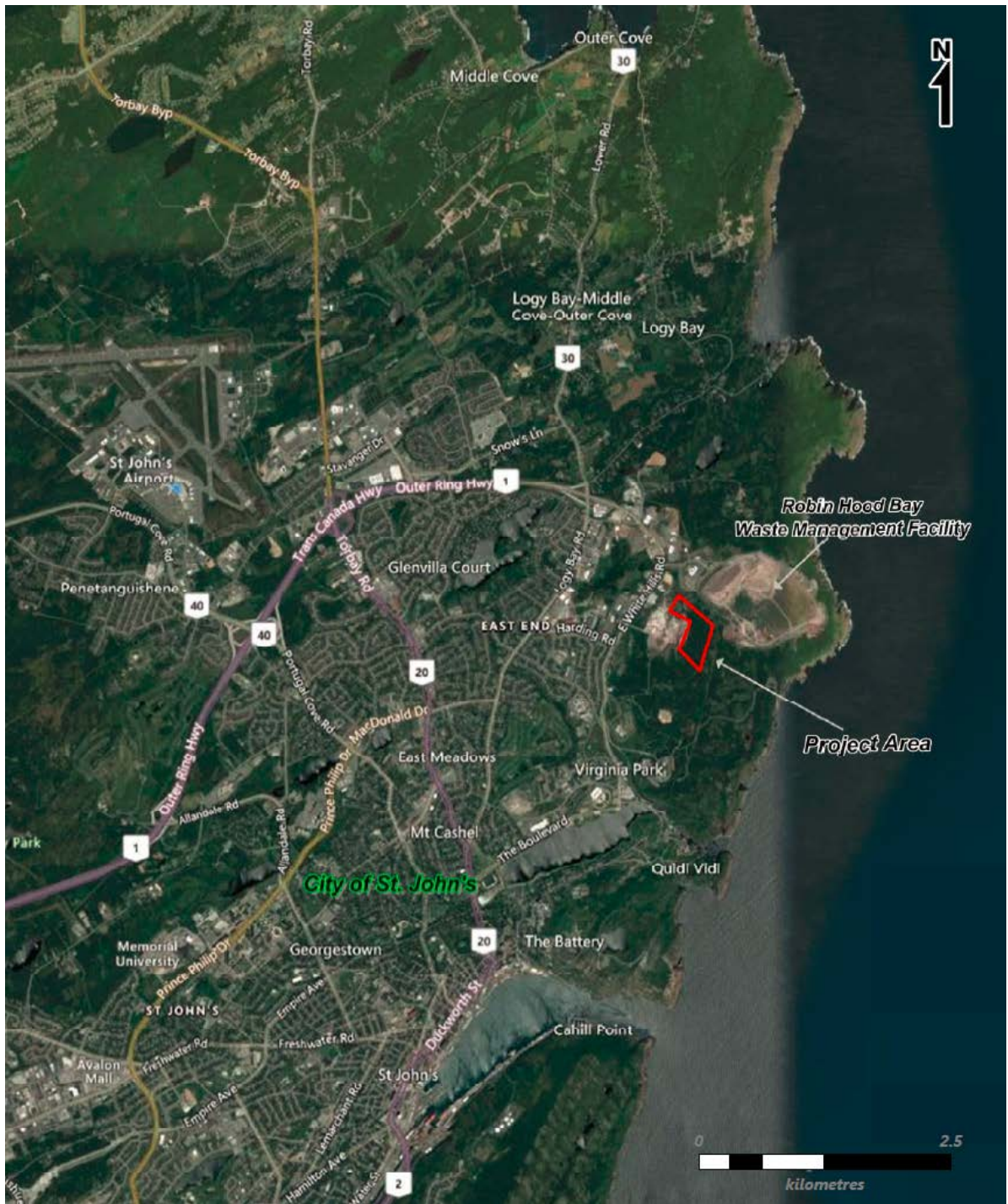


Figure 2. Detailed Project Area Location Map

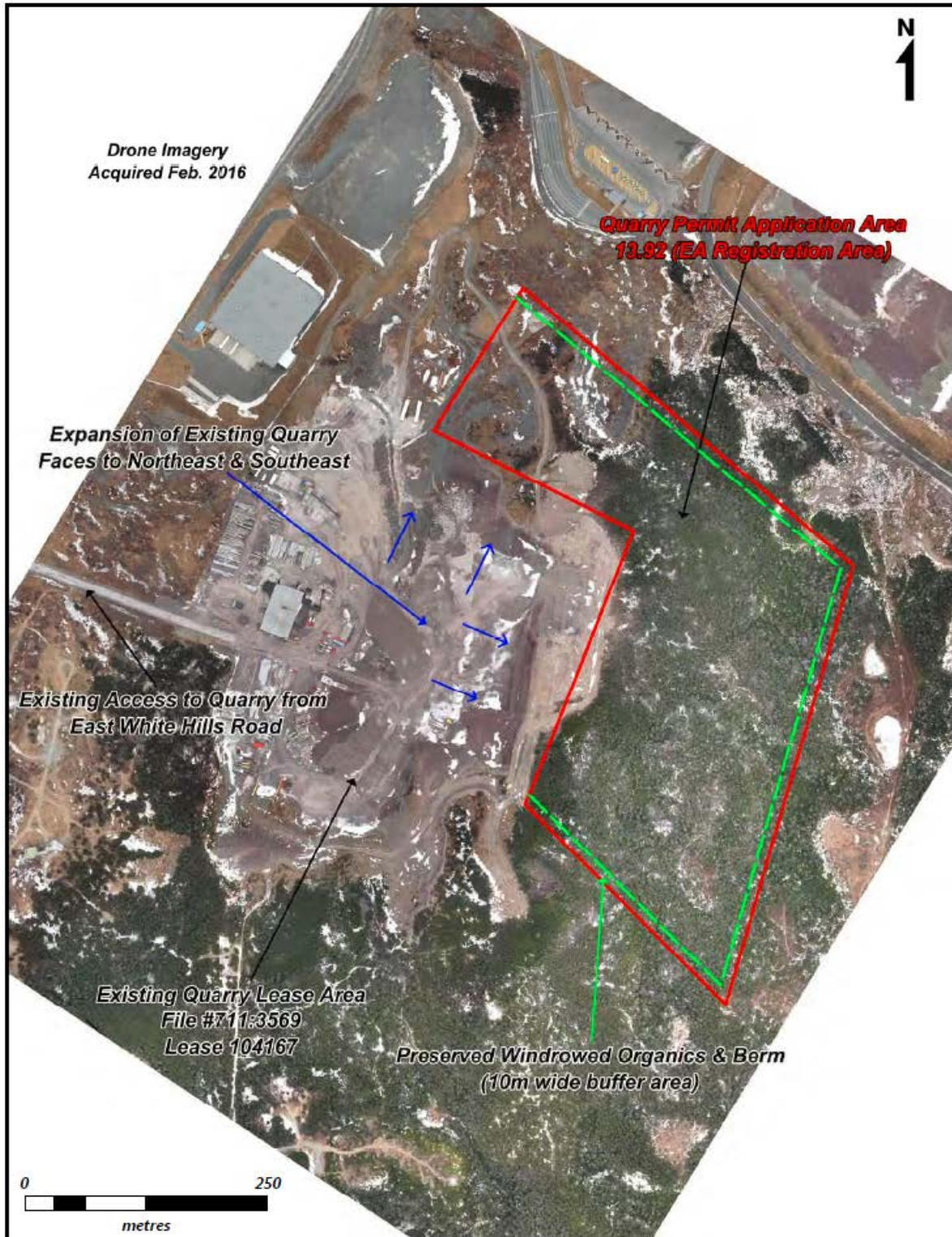


Figure 3. Quarry Permit Application Area Map

4.2 Physical Features

4.2.1 Project Site Description

The primary physical feature of this project will be the quarry itself. Access to the site will be from East White Hills road, via an existing access road into the existing Capital Ready Mix White Hills quarry site, which will be extended as required.

4.2.2 Existing Biophysical Environment

Climatic conditions in the region are characterized by cool summers with frequent fog and strong winds. Winters are relatively mild with intermittent snow cover, particularly near the coastline. Annual precipitation averages exceed 1250 mm.

The site is located within the Southeastern Barrens Subregion (of the Maritime Barrens Eco-region), which includes the Southern and central portion of the Avalon Peninsula, as well as most of the Burin peninsula.

The Southeastern Barrens subregion is characterized by exposed bedrock and extensive barrens — especially on the northern half of the Burin Peninsula and the islands of Placentia Bay— with tree growth often limited to protected valleys and coves. The proposed quarry site is mostly forested in undisturbed areas.

The topography of the Southeastern Barrens dramatically reflects glacial activity that occurred here more than 10,000 years ago. Most of the area is covered by gently rolling ground moraine (till deposits), but scattered throughout are boulders left by retreating glaciers (erratics), and hundreds of lakes and ponds created by glacial gouging of the earth's surface.

In the barrens of this subregion, a plant community known as "dwarf shrub heath" is common. Sheep laurel is the most common of these —particularly in protected valleys where it forms a dense cover — but purple-flowering rhodora and low bush blueberry are also well represented, as are larch, dogberry, mountain holly, and stunted balsam fir. Forests here are limited to isolated, protected pockets; where they do occur, balsam fir is the dominant tree. Mosses, such as broom moss and feathermoss, are abundant on the ground in these small forested areas.

In the scattered forests of this subregion ruby-crowned kinglet, northern waterthrush, whitethroated sparrow, hermit thrush, fox sparrow, and yellow-rumped warbler occur as migratory breeders (birds that breed here but migrate elsewhere for winter). Dark-eyed junco and pine grosbeak are both residents (present year-round) in this same habitat. On the barrens, residents include willow ptarmigan, while the savannah sparrow, American pipit, and horned lark occur as migratory breeders. Swamp sparrow, and shorebirds such as the common snipe, greater yellowlegs, and least sandpiper, are

migratory breeders in wetland habitats. A number of seabird colonies occur on offshore islands in the Southeastern Barrens subregion, however these are far removed from the proposed area of development.

Moose, mink, snowshoe hare, and red fox live in the forest and shrub habitats of this subregion, while beaver and muskrat can be found in the vicinity of ponds and streams. Other mammals include the red squirrel, little brown bat, meadow vole, masked shrew, and chipmunk.

4.3 Construction and Operation

The proposed quarry development site is 13.92 hectares in size. The construction phase of site development will consist of the following main components:

- Site access;
- Site clearing; and
- Quarry development.

4.3.1 Site Access

Access to the site will be from East White Hills road, which leads into the existing quarry operated by Capital Ready Mix – this road will be maintained by both Capital Ready Mix and Capital Aggregates. Access to the proposed development will be through the existing quarry - Capital Aggregates will develop and maintain an access road into the proposed development beginning at the Western boundary of the existing Capital Ready Mix quarry. No new access roads outside of the proposed quarry footprint are required for this quarry development, as the existing quarry faces will be extended to the boundary of the current application area, where Capital Aggregates will begin operations. All other access will be along the existing road. Refer to Figure 4 for details.



Figure 4. Access Road Location Map

4.3.2 Site Preparation

The quarry site will be cleared and grubbed incrementally over the years of quarry development, keeping the vegetation cover of undeveloped sections intact for as long as possible. Trees will be harvested both manually and utilizing mechanical equipment (i.e.

a mulcher attached to an excavator). Merchantable timber will be salvaged, and stacked in 6' to 8' lengths and subsequently removed from the site to be used primarily as firewood. Once trees in an area have been harvested, the topsoil and grubbing will be removed and stockpiled. Where feasible, the topsoil and grubbing will be windrowed along the perimeter of the lease.

4.3.3 Quarry Development

Site development will be limited to tree clearing, grubbing, and stockpiling of overburden. Development of the site will not extend past cut survey lines. The existing vegetation screen between the operation and adjacent thoroughfares will be maintained such that the site does not become more visible to the travelling public. Simulated imagery of the site before and after development are shown in Figures 5 and 6.

The limits of the proposed quarry site were defined by field observations of bedrock, and the general terrain in the area. Critical items that were taken into consideration were the depth and quality of the aggregate material that was extracted from the existing quarry.

The proposed site will be mined in approximately 55 phases, with each phase roughly corresponding to a production year, based on estimated demands. Final design of the quarry will be confirmed after issuance of the Mineral Lands Division quarry permit and associated conditions.



Figure 5. Current Site Conditions and Existing Quarry.



Figure 6. Simulated Imagery of Area after Quarry Development.

Throughout the development and production phases of the proposed quarry, the crusher will be positioned in close proximity to the mining face in order to maximize productivity and will be moved as necessary to facilitate efficient production.

Typical rock quarrying methods will be utilized at the site. The operation will include the blasting, excavation, crushing, stockpiling, loading, and transport of the aggregate. Blasting will be completed through a certified third party subcontractor capable of producing the required rock size per blast. Quarry benches be blasted on <10m lifts, with the blast volume to be determined by the anticipated demand forecast for the upcoming 12-24 months.

Subsequent to the rock being blasted, it will be crushed to a specific aggregate size by a mobile crushing contractor, dependent on the demand at that time. There will not be aggregate washing operations and associated infrastructure set up in the quarry. Oversized material will be stockpiled for future use (armourstone and backfill).

On a demand-basis, aggregate will be trucked from the quarry to the St John's area by a licensed third party contractor.

4.4 Potential Sources of Pollution during Construction and Operation

The construction phase of the development will consist of tree-clearing and earth-moving activities. The potential sources of pollution during these activities include site drainage, waste production, noise, dust, air emissions from fossil fuel combustion, and potential spills from heavy equipment to the environment.

There are two small waterbodies and a wetland located within 100m (30m, 60m, and 40m respectively) downslope of the Eastern boundary, shown in Figure 7. Though their proximity to the proposed development introduces the potential for sedimentation from airborne dust, proper dust suppression employed during quarry construction and development phases should mitigate this risk. Though these sensitive receptors are downslope of the quarry, all sediment-laden runoff water from precipitation/melt will be contained within the quarry area through the use of erosion and sediment control structures (i.e. settling ponds, diversion ditches, straw bales and sediment fence) which will be installed and monitored as required.

Additionally, due to the vegetation buffer and the planned windrowed layers of organics at the quarry perimeter it is unlikely that there will be any negative sedimentation impacts to nearby waterbodies and wetlands resulting from the proposed work. Efforts will be made to reduce the likelihood of any erosion during quarry development, and any potential sediment-laden runoff from the site will be appropriately handled and monitored.

Capital Aggregates assumes responsibility for all waste generated at the proposed site. Access to the site will be restricted to the public in order to prevent the occurrence of indiscriminate dumping. Domestic waste generated during construction will be collected and disposed of weekly at Robin Hood Bay landfill, per the Waste Material Disposal Act. Sewage will be handled by approved portable facilities during construction, and holding tanks will be pumped on an as-required basis by a licensed third party service provider.

Equipment on site will have appropriate emission-control equipment. Dust control measures, such as application of water to access roads and laydown areas, will be provided on an as-required basis. Noise levels associated with the work is not expected to increase over typical operations in the area associated with the existing quarry (i.e. blasting operations).

All on-site fuel storage will be registered with Service NL, and all handling of petroleum products on site will comply with the Storage and Handling of Gasoline and Associated Products Regulations. Spills in excess of 70 litres and any leaks to water will be reported immediately to the Environmental Emergencies Telephone Line at (709) 772-2083 or 1-800-563-9089. All spills and leaks will be cleaned up immediately regardless of volume, and the area will be inspected for confirmation.



Figure 7. Waterbodies in Proximity of the Proposed Development.

4.5 Wildlife Protection Measures

All development of the quarry development will operate under established regulations and guidelines with respect to wildlife and its habitat to minimize any adverse impacts (as per Section 106 of the Wild Life Regulations under the Provincial *Wild Life Act* (CC. 96-809) and the federal *Migratory Birds Convention Act* (MBCA).

In order to reduce any adverse impacts to wildlife, the following will be adhered to:

- a) Where possible, any tree or vegetation clearing will take place outside of the nesting, breeding, and brood rearing period (May-August) when disturbance to wildlife would be most critical;
- b) Where clearing must take place from May-August, avifauna surveys will be conducted <1 week in advance of clearing to monitor for the presence of active nests;
- c) Personnel will be trained in order to ensure that all necessary precautions are taken to ensure that no avifauna species are harassed or harmed;
- d) If an active nest is found, the nest and a 30m or greater buffer of vegetation will be left undisturbed until nesting is completed;
- e) If active nests are found with special restrictions (i.e. species at risk, raptors, migratory birds, waterfowl), buffering and construction will proceed in consultation with the provincial Wildlife Division; and
- f) Vehicles and other equipment will not be operated in a manner that harasses any wildlife.

4.6 Potential Resource Conflicts

The proposed development is located on private land, which minimizes the potential for resource conflicts, such as hunting or use for recreational purposes (i.e. hiking, etc).

Any sources of noise and dust caused from the proposed development will be similar to those from the existing Capital Ready Mix quarry operation. The surrounding area will not be exposed to excessive noise or dust, and the quarry/access roads will be watered as required for dust suppression.

Distances to potential receptors in the area are shown in Figure 8.



Figure 8. Distances to Potential Receptors.

4.7 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 (< 1 year)

1	Site Foreman/Supervisor (7217)
3	Heavy Equipment Operators (7421)
1	<u>Labourer (7611)</u>
5	Total

Operations (~55 years)

1	Quarry Manager (0811)
1	Quarry Foreman/Supervisor (8221) - 1
3	Heavy Equipment Operators (7421) – Loader, excavator, fork lift
3	Crushing Equipment Operator - Screening/Crusher (7421)
1	<u>Labourer (7611)</u>
9	Total

Capital Aggregates Ltd is committed to equity in employment and will encourage all qualified individuals to apply.

4.8 Reclamation and Closure

4.8.1 Reclamation Methods

All benches will be sloped as per conditions set out in the Quarry permit. There will be no re-vegetation for this development, as the planned end use for the land will be commercial/industrial.

4.9 Project Options Considered

Consideration has been given to alternate project locations, however the current location was selected as the preferred site due to the known availability of acceptable aggregate resources, proximity to existing quarry with infrastructure, as well as a more localized project footprint for future rehabilitation.

4.10 Project Related Documents

A Quarry Permit Application with revised boundaries was submitted to the Department of Natural Resources, Forestry and Agrifoods Division on May 6th, 2019 (Appendix A), and

a development application was submitted in July 2016 to the St John’s Department of Planning, Development and Engineering (Appendix B). It should be noted that this application was for an area of 17.7 hectares, however the revised proposed development is for 13.92 hectares (a portion of “Parcel A” - zoned as Industrial General).

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 4.10.

APPROVALS/CERTIFICATE/PERMITS	REGULATORY AUTHORITY
NL Environmental Assessment Registration	NL Department of Municipal Affairs and Environment, Environmental Assessment Division
Development Permit	St John’s Department of Planning, Development and Engineering (submitted)
Quarry Permit	NL Department of Natural Resources, Mineral Lands Division (submitted)
Preliminary Application to Develop Land	Service NL
Commercial Cutting Permit	NL Department of Natural Resources, Forestry and Agrifoods Agency

6.0 SCHEDULE

Registration Document Submission	May 2019
Government Review and Decision	July 2019
Site Clearing and Preparation	Spring 2020
Operations	Spring 2021

7.0 FUNDING

The approximate cost of the project will be 500,000 CAD. The funding for this project will be provided by Capital Aggregates Ltd.

8.0 SUBMISSION

Date

Name:

Position:

APPENDIX A
Quarry Permit Application

QUARRY PERMIT APPLICATION

I/We Capital Aggregates Limited

Address: 1309 Topsail Road, PO Box 8274, Stn A, St. John's, NL Postal Code: A1B 3N4

Hereby apply for a quarry permit for 13.92 hectares to expire December 31st, 2019 under the terms and conditions of the *Quarry Materials Act, 1998, SNL 1998*.

Previously applied for under File 711:11507. Reduced due to

QUARRY HISTORY: *zoning restrictions within the City of St. John's.*

Have you had permits for this site previously? YES NO

If Yes, please list the permit or file numbers associated with that site: _____

Are you applying for a permit to the same area you held under permit last year? YES NO

If yes, please complete **ONLY** the following section.

QUARRY PERMIT RE-APPLICATION SECTION

File Number: _____ Previous Permit Number: _____

I certify that there are no changes or modifications to the size, boundaries or location of the existing quarry permit area or to the method of removal or processing planned at the location.

NOTE: If there are any changes to the size of the quarry, the method of removal or processing, a new application MUST be completed for the site.

Date: _____ Name: _____
Signature: _____
Position: _____

CONTRACT INFORMATION:

Complete this section if the quarry material is required for a specific contract.

Agency Awarding Contract _____

Address: _____ Phone No.: _____

Contract No. _____ Tender Closing Date: _____

Anticipated Starting Date: _____ Anticipated Completion Date: _____

Amount of material required:

Class A: _____ Class B: _____

Asphalt aggregate: _____ Other (please specify): _____

Have you been awarded the contract? YES NO

LAND OWNERSHIP:

Ownership of the land, best of your knowledge: CROWN PRIVATE

If private, complete the following and attach a letter from the owner authorizing you to occupy the property for the purpose of removing quarry material; confirmation of the title and ownership must be included.

Name of property owner: Capital Aggregates Limited

Address of property owner: 1309 Topsail Road, St. John's, NL

Form of Title:

Crown Grant: _____ Date Issued: _____ Volume: _____ Folio: _____

Crown Lease: _____ Date Issued: _____ Number: _____

Other (specify): _____

QUARRY INFORMATION:

For the purpose of removing:

- Sand
- Gravel
- Rock
- Borrow material
- Horticulture peat
- Stockpiled material
- Other (please specify)

The quarry operation will involve:

- drilling and blasting
- Ripping
- Crushing
- Screening
- Washing
- Use of settling ponds
- Pit run removal
- Asphalt batch plant
- Concrete batch plant
- Other (please specify) _____

NOTE:
Topsoil removal is NOT permitted

Proposed end use of material: Rock Fill, crushed stone, bedding and filter stone
 Location of end use material: St. John's and surrounding area

SITE PREPARATION:

At the time of application, the site being applied for must be clearly marked on the ground with a company sign and flagging to mark the corners and to outline the area.

- Is the site visible from nearby highways or main roads? YES NO
 Is there existing access to the quarry site (e.g., road, trail)? YES NO

Describe the type of vegetation cover over the area to be quarried (e.g., forest, scrub, barren, etc.):

Forest cover _____

Describe marking, if any in addition to the above required markings:

Site has been legally surveyed with iron pins with cut boundary lines and flagging.

LAND USE INFORMATION:

- ◆ Is the site being applied for an existing quarry? YES NO
 If yes, what are the dimensions of the quarry? Width: ~300m Length: ~300m Average face heights: 10m
- ◆ Are there any structures (e.g., house, fence, pole line) within the boundaries of the quarry site? YES NO
 If yes, describe the structures & give distances from the site: _____
- ◆ Are there any brooks, rivers, ponds or streams within the boundaries of the quarry site? YES NO
 If yes, specify type of water body: _____
- ◆ Are there any brooks, rivers, ponds or streams within 200 metres of the boundaries of the quarry site? YES NO
 If yes, specify type of water body and give distances from the site: _____
- ◆ Is there any land being used within a 300 metre radius of the boundaries of the quarry site? YES NO
 If yes, describe the land and give distances to the site: Robin Hood Bay Waste Management Facility located approximately 300 meters from northeastern boundary.

LOCATIONAL INFORMATION:

Describe the location of the proposed quarry with reference to the UTM grid (NAD 1927) on a 1:50,000 topographic map. Description must include NTS map sheet, UTM zone and the co-ordinates. List co-ordinates of each corner in the spaces provided below. Additional coordinates may be listed on an additional sheet and attached to this application.

Digital Goggle Earth and shape files have been provided

NTS MAP SHEET (e.g., 01N/10): 01N/10 UTM ZONE: 19 20 21 22
 UTM's are in NAD83 Zone22 Projection

1. <u>374,329</u> mE <u>5,273,273</u> mN	5. <u>373,901</u> mE <u>5,273,421</u> mN
2. <u>374,188</u> mE <u>5,272,825</u> mN	6. <u>373,996</u> mE <u>5,273,565</u> mN
3. <u>373,986</u> mE <u>5,273,034</u> mN	7. _____ mE _____ mN
4. <u>374,104</u> mE <u>5,273,314</u> mN	8. _____ mE _____ mN

Describe the location of the proposed quarry with reference to nearby prominent landmarks (road intersections, bridges, etc.) to nearest tenth of a kilometre: Please see attached.


SKETCH OF QUARRY SITE

In the space below, draw a sketch showing the following:

- the boundaries and distance between corners of the site being applied for,
- outline of existing quarry (if one exists), See attached map
- distances of all features within the quarry site,
- all features within a 300 metre radius of the boundaries of the quarry site, including all features listed in the "Land Use Information" section of this application.
- the proposed access to the site and the distance the quarry site is set back from the highways or main roads.
- the location of where the UTM co-ordinates were taken

Sketch map may be a detailed survey of the area of the permit; location of the permit on a detailed cadastral or forest inventory map; a detailed aerial photograph or a Google Earth Image.

I certify that the information contained in this application is correct.

Name:	<u>Brad Dyke</u>	Phone No. (Business):	<u>(709) 781-3773</u>
Signature:	<u></u>	Fax No.	<u>n/a</u>
Position:	<u>NCD Owner/Operator</u>	Email address:	<u>brad.dyke@ncdconsulting.ca</u>
Date:	<u>May. 6, 2019</u>	Reviewed & Approved by Mr. Rod Mercer of Pennecon Limited	

White Hills Quarry Permit Application Area - Revised



E White Hills Rd

373,901mE/5,273,421mN

373,996mE/5,273,565mN

374,104mE/5,273,314mN

374,329mE/5,273,273mN

**Quarry Lease 104167
File Number 711-3569**

**Quarry Permit
Application Area
13.92 Ha
(reduced from 17.7 Ha)**

373,986mE/5,273,034mN

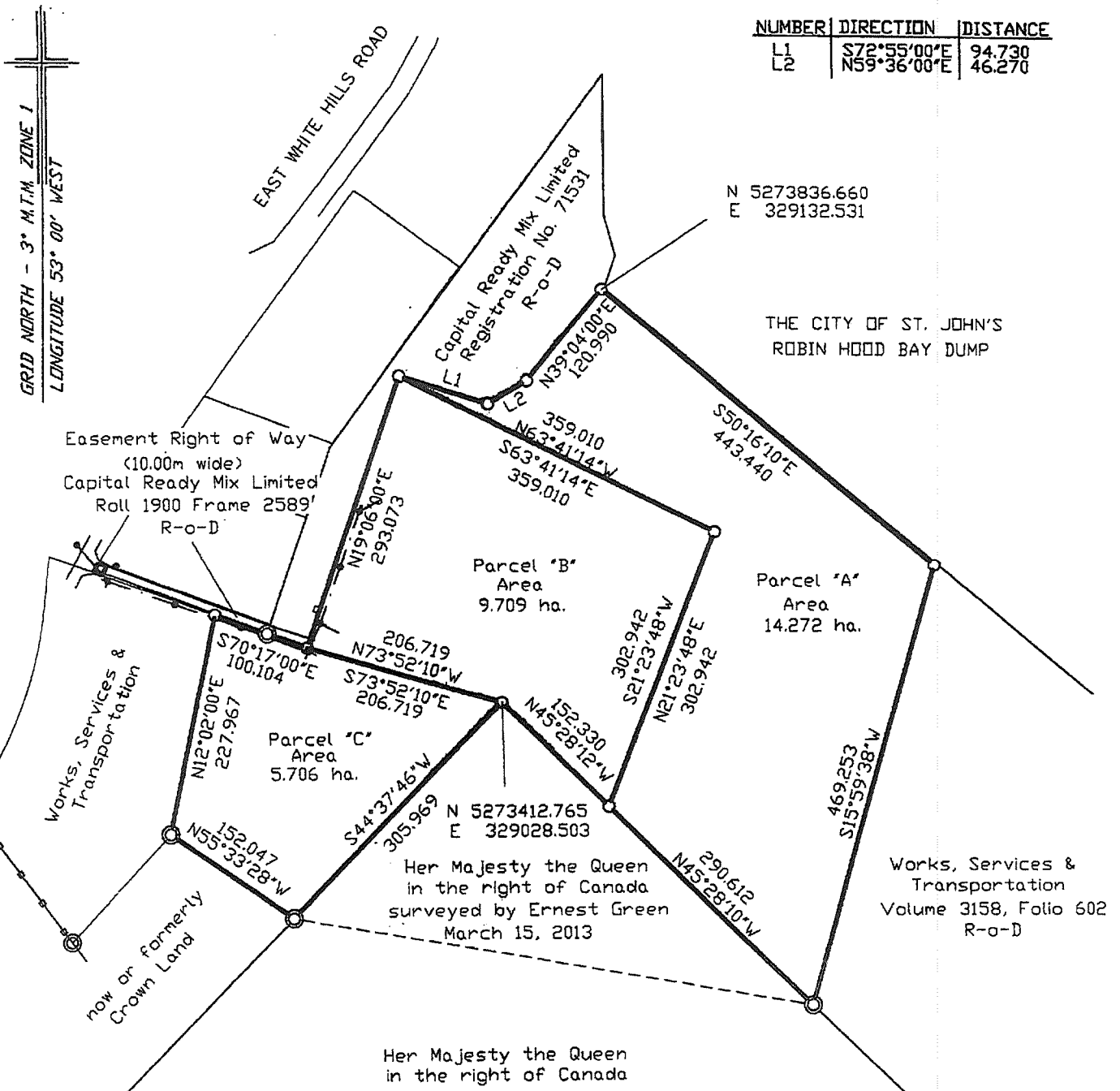
374,188mE/5,272,825mN



Drafted On: May 6, 2019

Schedule "B"

NUMBER	DIRECTION	DISTANCE
L1	S72°55'00"E	94.730
L2	N59°36'00"E	46.270



NOTE :

- Fenceline
- Placed Iron Pin
- ⊙— Found Iron Pin
- I.F.P.— Iron Fence Post
- W.F.P.— Wooden fence post
- Utility Wires
- Utility Pole
- △— Fire Hydrant
- ⊗— Manhole
- Catch Basin
- Utility Line Easement
- |— Guy Wire

— All Distances are Horizontal Ground Distances and are in Metres.

— Coordinates based on NAD83.

— Reference Monuments : 029044 N 5274663.242 029045 N 5274820.273
 E 328228.073 E 328221.248


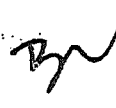
— Scale factor used is 0.999893.

— This plan and the accompanying description of Richard V. Legge, N.L.S., form an integral part of the whole and are not separable.

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However, use and reproduction thereof by or on behalf of the person for whom this report is certified is permitted, provided that NO alterations whatsoever are made thereto.

LEGGE SURVEYS LIMITED 1288 TOPSAIL ROAD, PARADISE, NL Tel: 709-782-5920 Fax: 709-782-5921	
SURVEY FOR CAPITAL READY MIX LIMITED EAST WHITE HILLS ROAD, ST. JOHN'S, NL PARCEL "A", PARCEL "B", PARCEL "C"	
SCALE : 1 : 6000	JOB No. : 2013-3802
DATE : August 15, 2013	SURVEY : G.C. \ D.B.

APPENDIX B
Development Permit Application



PLEASE PRINT

PDE - 3003

Department of Planning, Development and Engineering

BUILDING/DEVELOPMENT APPLICATION

Parcel ID 47406

SECTION 1

PROPERTY LOCATION

Civic Address The White Hills, St. John's adjct to Robin Hood Bay Waste Mgmt. Facility (East White Hills Road)
Suite/Floor _____ Subdivision Electoral District: Virginie Waters - Pleasantville Lot # _____
Account # _____ Date (yyyy-mm-dd) 2016/07/12

SECTION 2

CONTACT INFORMATION

Applicant Capital Aggregates Limited
Email brock.dylke @ penncon.com
Mailing Address 1309 Topsail Road, P.O. Box 8294
Str. A, St. John's, NL Postal Code A1B 3N4
Telephone (Home) nila (Work) (709) 782-5027
(Fax) (709) 782-0129 (Cell) (709) 685-1800

Property Owner _____
Email _____
Mailing Address _____
Postal Code _____
Telephone (Home) _____ (Work) _____
(Fax) _____ (Cell) _____

Contractor _____
Email _____
Mailing Address _____
Postal Code _____
Telephone (Home) _____ (Work) _____
(Fax) _____ (Cell) _____

Consultant _____
Email _____
Mailing Address _____
Postal Code _____
Telephone (Home) _____ (Work) _____
(Fax) _____ (Cell) _____

SECTION 3

PROJECT INFORMATION

Have you applied for or will you receive Affordable Housing Funding? YES NO
Tenant, Occupancy, Trade Name, # of Employees _____
Building floor area _____ Project floor area _____ Property/lot area _____ # of on-site parking spaces _____

Please check all that apply:
Electrical work Plumbing work Private well installation (Must be drilled) Private septic installation (GSC approval required) Culvert installation (Must be approved by Streets Dept.)

Description of project Quarry expansion of the existing white hills quarry site.
Estimated cost of project (\$) _____

APPLICANT SIGNATURE OF AGREEMENT

SECTION 4

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested.

Note: Where the applicant and property owner are not the same, the signature of the property owner may be required before the application can be accepted for processing

Applicant B. Dyke Henneon Ltd. Date (yyyy-mm-dd) 2016-07-12
 Property Owner N/A Date (yyyy-mm-dd) N/A
 Staff signature _____ Date (yyyy-mm-dd) _____

FOR INTERNAL USE ONLY

SECTION 5

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City Staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee _____ Budget Number _____

Inspection Services

Roll # _____ File # _____ Class _____

Work type _____ Structure type _____ Sub type _____ Inspector _____

Planning, Development, and Engineering

File # _____ Application Type _____

Date Entered (yyyy-mm-dd) _____ Staff initials _____

Use _____ Land Use Zone _____

	Permitted use	Discretionary Use	Change to non-conforming use	
Heritage area or designated building			Yes	No If yes, area: _____
Department of Historic Resources Notification Required			Yes	No
City Services	Water		Yes	No
	Sanitary Sewer		Yes	No
	Storm Sewer		Yes	No
	Street Excavation Permit required		Yes	No

Fee charges required

Notes

Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2	Call: 311 or 709-574-2489 Where 311 is unavailable, call 709-754-CITY (2489) Fax: 709-576-7688 Email: service@stjohns.ca
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Message

Supplier
City Of St. John's

Number
CIT13

Date
2016/07/11

Cheque
N° 000000032

Date	Invoice	Project	Balance	Disbursement	Discount	Holdback Bal.	Holdback Disb.
07/11/2016	2016-07-11	IS	0.00	300.00	0.00	0.00	0.00
Totals				300.00	0.00	0.00	0.00

Supplier copy
PRINT SHOP 709-368-2561 OR 1-877-222-2561

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

Capital Aggregates Ltd.

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

HSBC Bank Canada

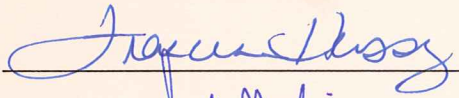
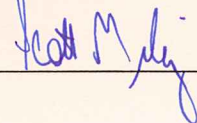
205 Water Street
St. John's, NL
A1C 5L7

000000032

DATE 1 1 0 7 2 0 1 6
D D M M Y Y Y Y

PAID ***** THREE HUNDRED 00/100 \$*****300.00

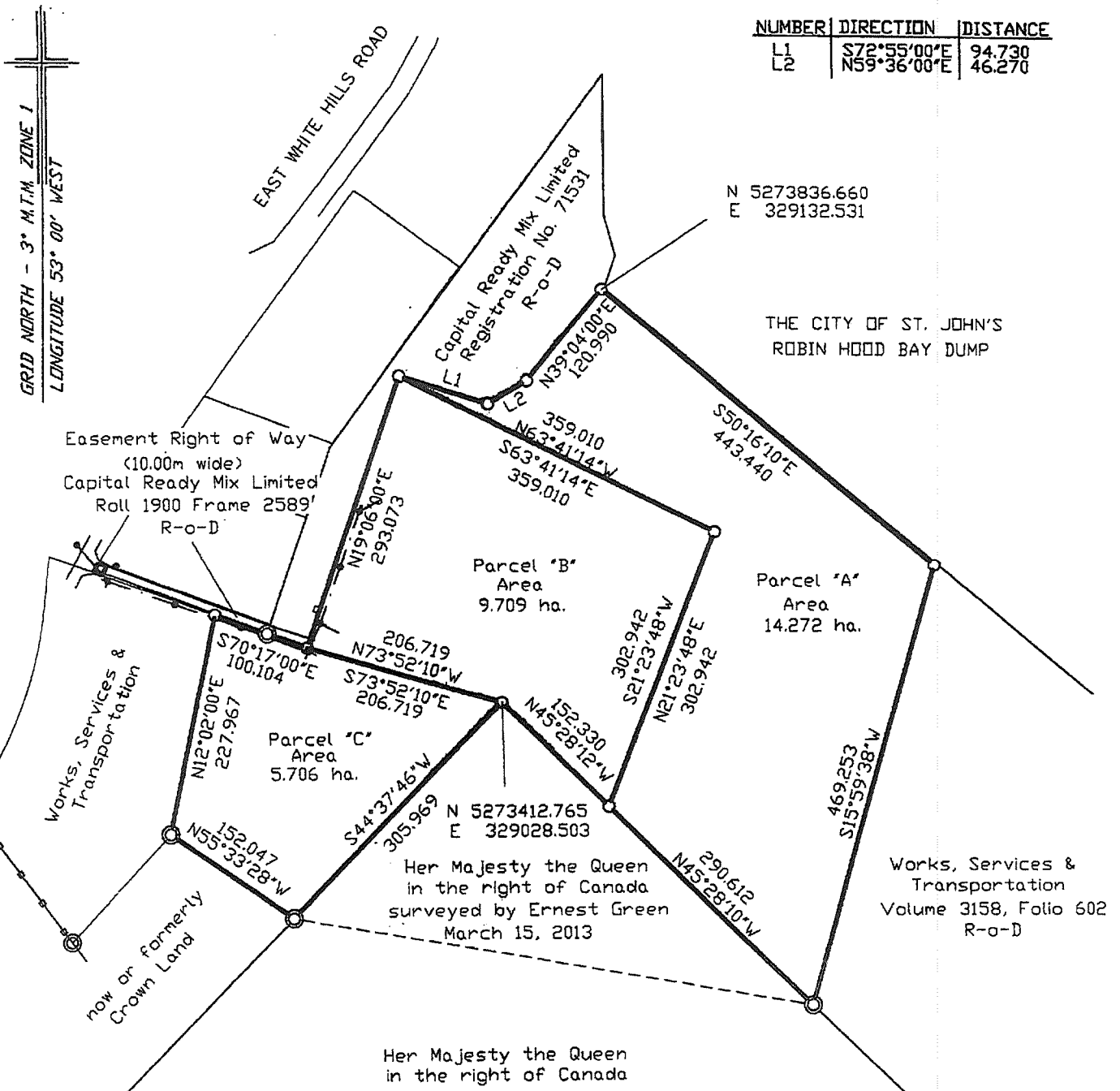
TO THE
ORDER OF
City Of St. John's
P.O. Box 908
St. John's NL A1C 5M2

PER 
PER 

⑈000032⑈ ⑆10043⑈016⑆ 107575⑈001⑈

Schedule "B"

NUMBER	DIRECTION	DISTANCE
L1	S72°55'00"E	94.730
L2	N59°36'00"E	46.270



NOTE :

- Fenceline
- Placed Iron Pin
- ⊙— Found Iron Pin
- I.F.P. — Iron Fence Post
- W.F.P. — Wooden fence post
- --- — Utility Wires
- Utility Pole
- △— Fire Hydrant
- ⊗— Manhole
- Catch Basin
- - - - - Utility Line Easement
- — — — Guy Wire

— All Distances are Horizontal Ground Distances and are in Metres.

— Coordinates based on NAD83.

— Reference Monuments : 029044 N 5274663.242 029045 N 5274820.273
 E 328228.073 E 328221.248

— Scale factor used is 0.999893.

— This plan and the accompanying description of Richard V. Legge, N.L.S., form an integral part of the whole and are not separable.

© RICHARD V. LEGGE, Newfoundland Land Surveyor, 2013. Unauthorized use, alteration or reproduction of this survey and attached description is prohibited by law as outlined in 'The Copyright Act'.

However, use and reproduction thereof by or on behalf of the person for whom this report is certified is permitted, provided that NO alterations whatsoever are made thereto.

LEGGE SURVEYS LIMITED 1288 TOPSAIL ROAD, PARADISE, NL Tel: 709-782-5920 Fax: 709-782-5921		
SURVEY FOR CAPITAL READY MIX LIMITED EAST WHITE HILLS ROAD, ST. JOHN'S, NL PARCEL "A", PARCEL "B", PARCEL "C"		
SCALE : 1 : 6000	JOB No. : 2013-3802	
DATE : August 15, 2013	SURVEY : G.C. \ D.B.	

APPENDIX C

City of St John's Rezoning Approval Letter

August 23, 2016

Capital Aggregates Limited
1309 Topsail Road
P.O. Box 8274 Station A
St. John's, NL A1B 3N4

Dear Mr. Mercer;

**Re: Department of Planning, Development & Engineering File No. DEV1600132
Proposed Discretionary Use for Mineral Workings
Applicant: Capital Aggregates Limited
260 East White Hills Road – Ward 1
Industrial General (IG) Zone**

This is to inform you that your application as noted above was approved for **Use only** at the Regular Meeting of the St. John's Municipal Council held on **August 22, 2016**, subject to all applicable City requirements.

Please be advised a detailed site plan will be required to be submitted to include the following items;

1. Show the limits of work to be completed. Note all Mineral Workings must be contained within the boundaries of the Industrial General (IG) Zone (please see the attached zoning map).
2. As per Section 7.11.1(2) of the St. John's Development Regulations, A Landscaped Buffer not less than 50 m wide shall be provided between any Commercial or Public Use and a Mineral Working. Please note this buffer on site plan to be provided.

A Development Agreement will follow once Planning & Development has issued final approval.

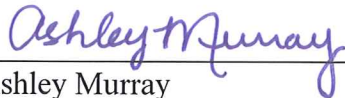
You should take note that the St. John's Development Regulations (the "*Development Regulations*") provide that any person may appeal the decision of the Development Officer to approve the application to the St. John's Local Board of Appeal (the "*Appeal Board*"), provided that **an appeal is filed with the Secretary of the Appeal Board within fourteen (14) days of the date the Development Officer's decision appears in the agenda for a Regular Meeting of the St. John's Municipal Council.** The Development Regulations provide that where an appeal is filed, the Development concerned shall not proceed pending a decision of the appeal and the subsequent issue of all required permits.

ST. JOHN'S

Page 2
260 East White Hills Road
August 23, 2016

If you have any questions pertaining to your application, please do not hesitate to contact the undersigned at (709) 576-8380, fax: (709) 576-8625 or by e-mail at amurray@stjohns.ca.

Yours truly,



Ashley Murray
Assistant Development Officer
Department of Planning, Development and Engineering

AAM/jw

pc Dave Wadden, M.Eng., P.Eng., Manager of Development Engineering
Jason Sinyard, MBA, P.Eng., Director of Planning & Development

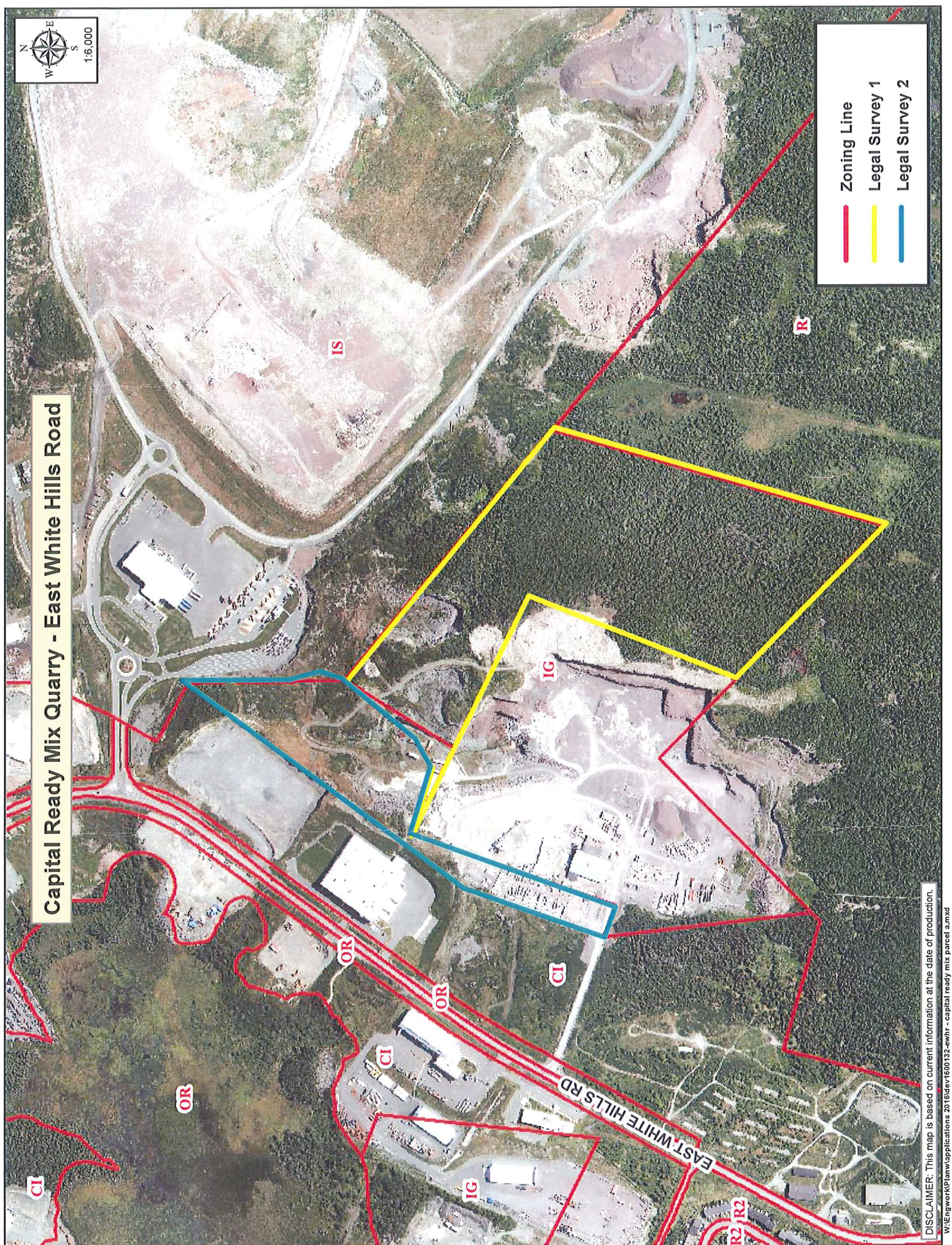


Capital Ready Mix Quarry - East White Hills Road

Zoning Line (Red line)

Legal Survey 1 (Yellow line)

Legal Survey 2 (Blue line)



DISCLAIMER: This map is based on current information at the date of production.
 W:\Engineering\Plan\applications\2016\dev\1600132-ewhr - capital ready mix parcel a.mxd