

Dog Hill's Quarry

Environmental Assessment



Submitted By:

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June 28, 2019

File Ref #'s:

Department of Municipal Affairs and Environmental: 200.20.2842

Mineral Land's: 71112622

City St. John's: DEV1900109 - 4157 T.C.H

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1.0 Proponent

1.1 Name of Corporate Body

Black Diamond Construction Ltd.

1.2 Address

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1.3 Chief Executive Officer

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2.0 The Undertaking

2.1 Name of the Undertaking

The name of the undertaking is Black Diamond Construction, Dog Hills Quarry

2.2 Purpose for the Undertaking

Black Diamond Construction is seeking a new rock and sand quarry located off Pasture Lands Road near the Foxtrap Access Road in Conception Bay South, NL. The purpose of this undertaking is to manufacture construction materials such as Class A, Class B, sand bedding, and structural rockfill for use in various municipal and government construction projects throughout the Avalon Peninsula.

Black Diamond Construction is a new construction company, looking to acquire a quarry and become long term occupants of the proposed area. Although, the company is just forming, the partners have a combined experience of 18 years in the heavy-civil construction industry and are familiar with the procedures and guidelines that must be followed to ensure a safe, sustainable quarry operation.

3.0 Description of the Undertaking

3.1 Geographical Location

The proposed undertaking is located within the City of St. John’s municipal boundaries near the southwest limits. Furthermore, the site is located off Pasture Lands Road near the Foxtrap Access Road and TCH Interchange. It is situated on Crown Land with no active leases or grants. The parcel is located approximately 500m from the highway ramp and the land is currently zoned for Forestry Use (F), however The City’s development regulations state that it can be applied for under Discretionary Usage if the Mineral Workings requirements are maintained, and the proper procedures followed. The proposed site is enclosed to the east and west by Dog Hills, to south/east by the City of St. John’s Watershed Boundary, the north boundary is offset from a crown land grant. The site is 600m from the Trans -Canada Highway, and accessible from Pasture Lands Road, off the eastbound on and off ramp of the highway. See the figures on the following pages to assist in the description.

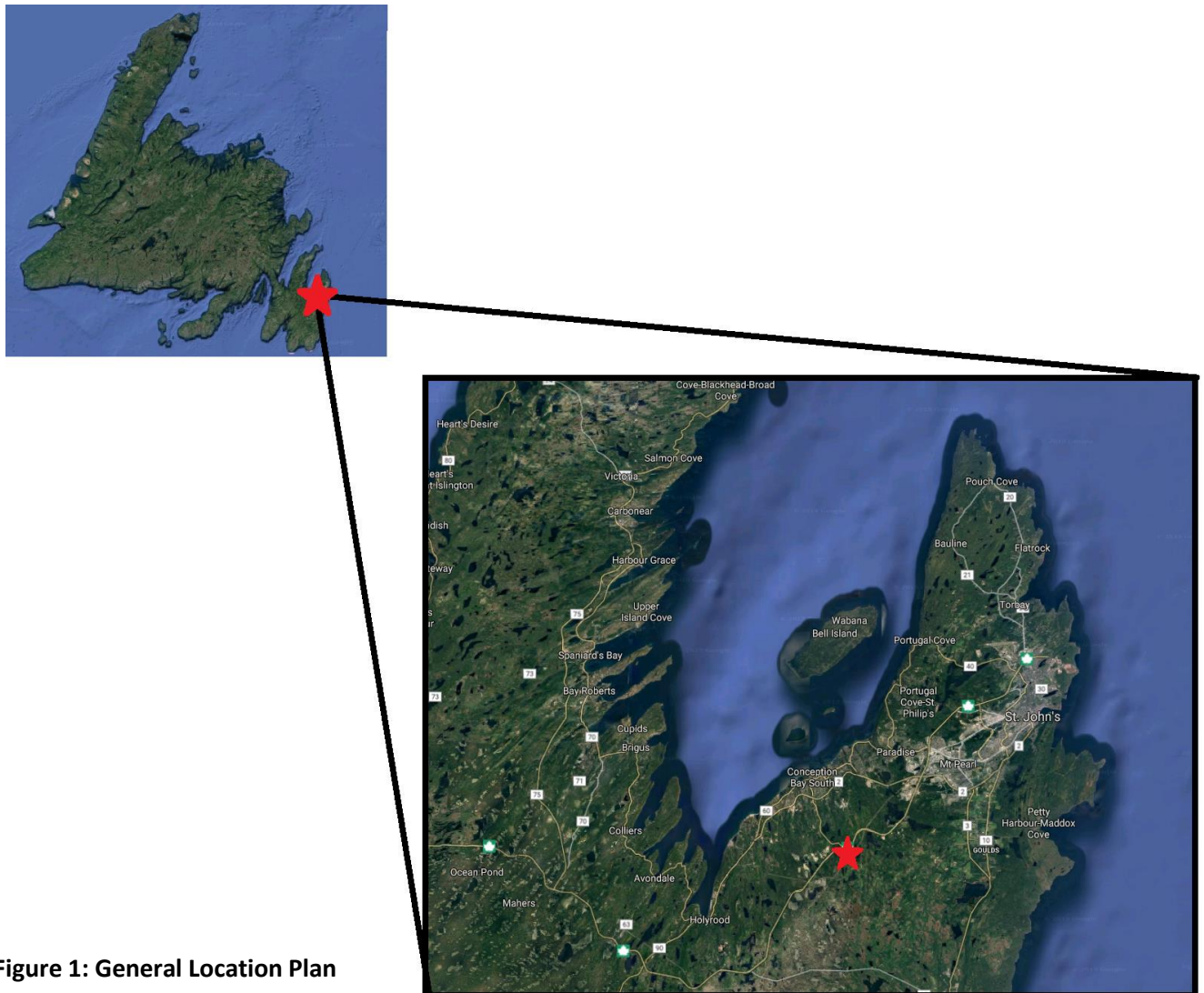


Figure 1: General Location Plan



Figure 2: Specific Location Plan

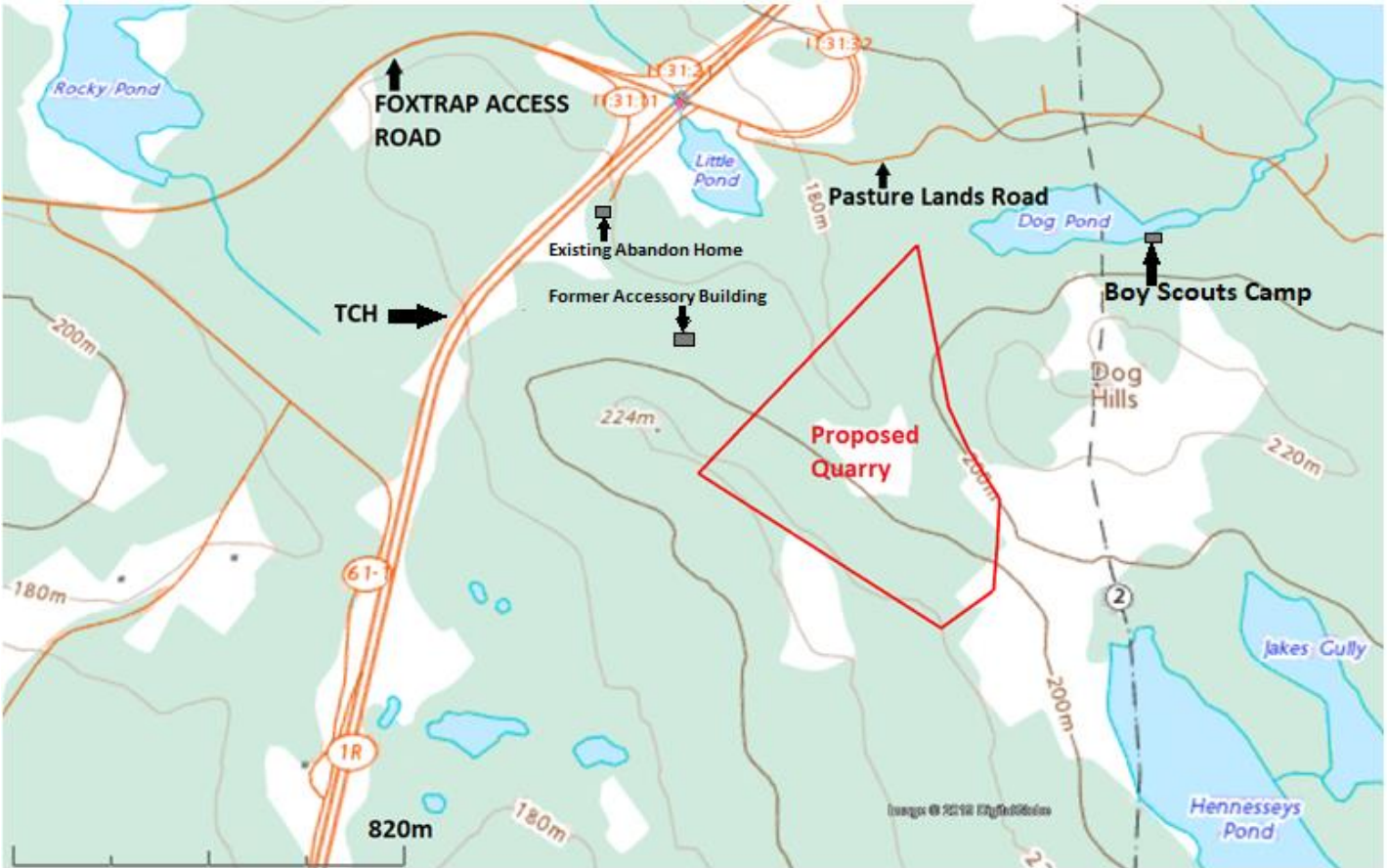


Figure 3: Topographic Map

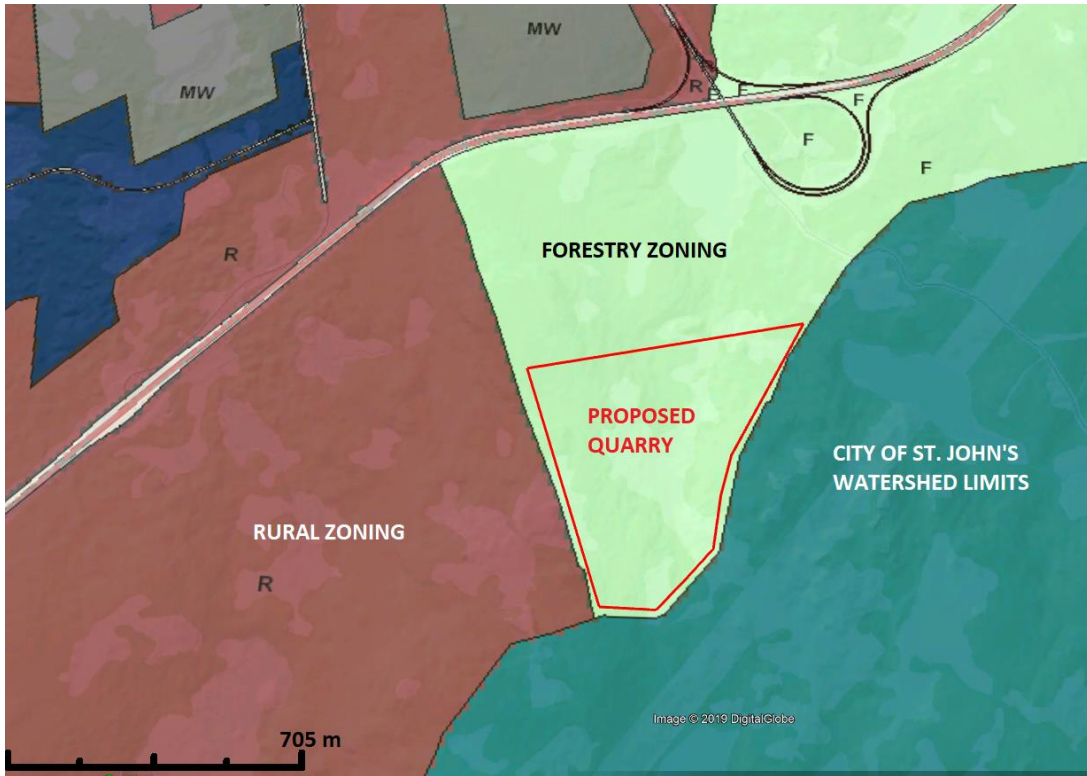


Figure 4: City St. John's Land Zoning

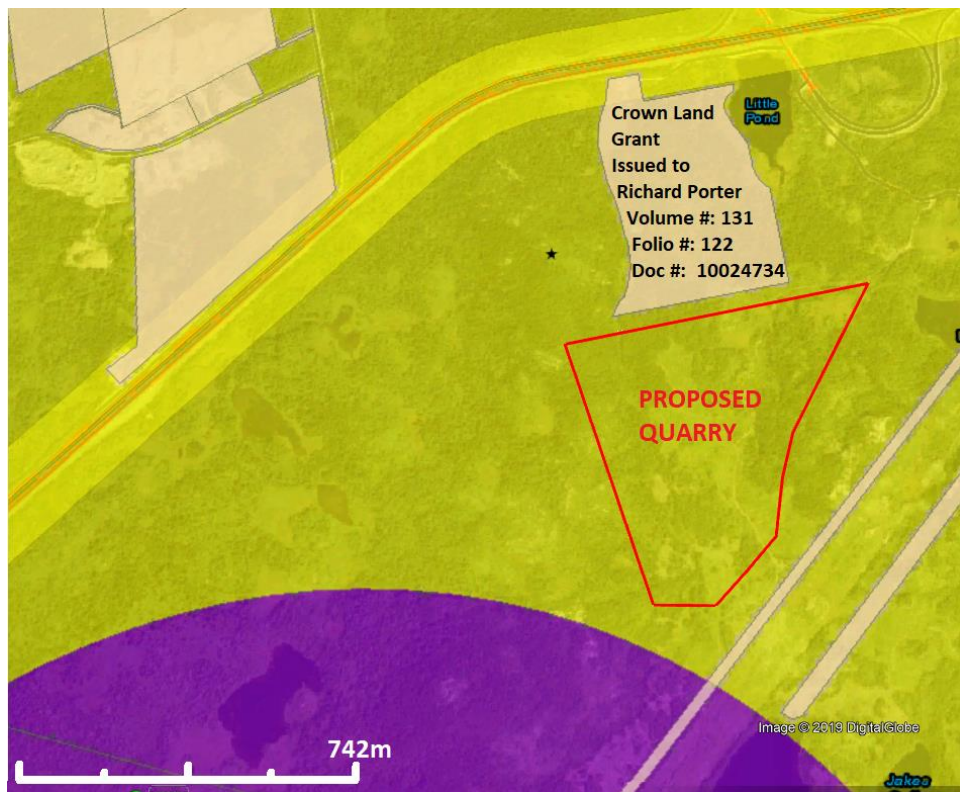


Figure 5: Crown Lands Usage

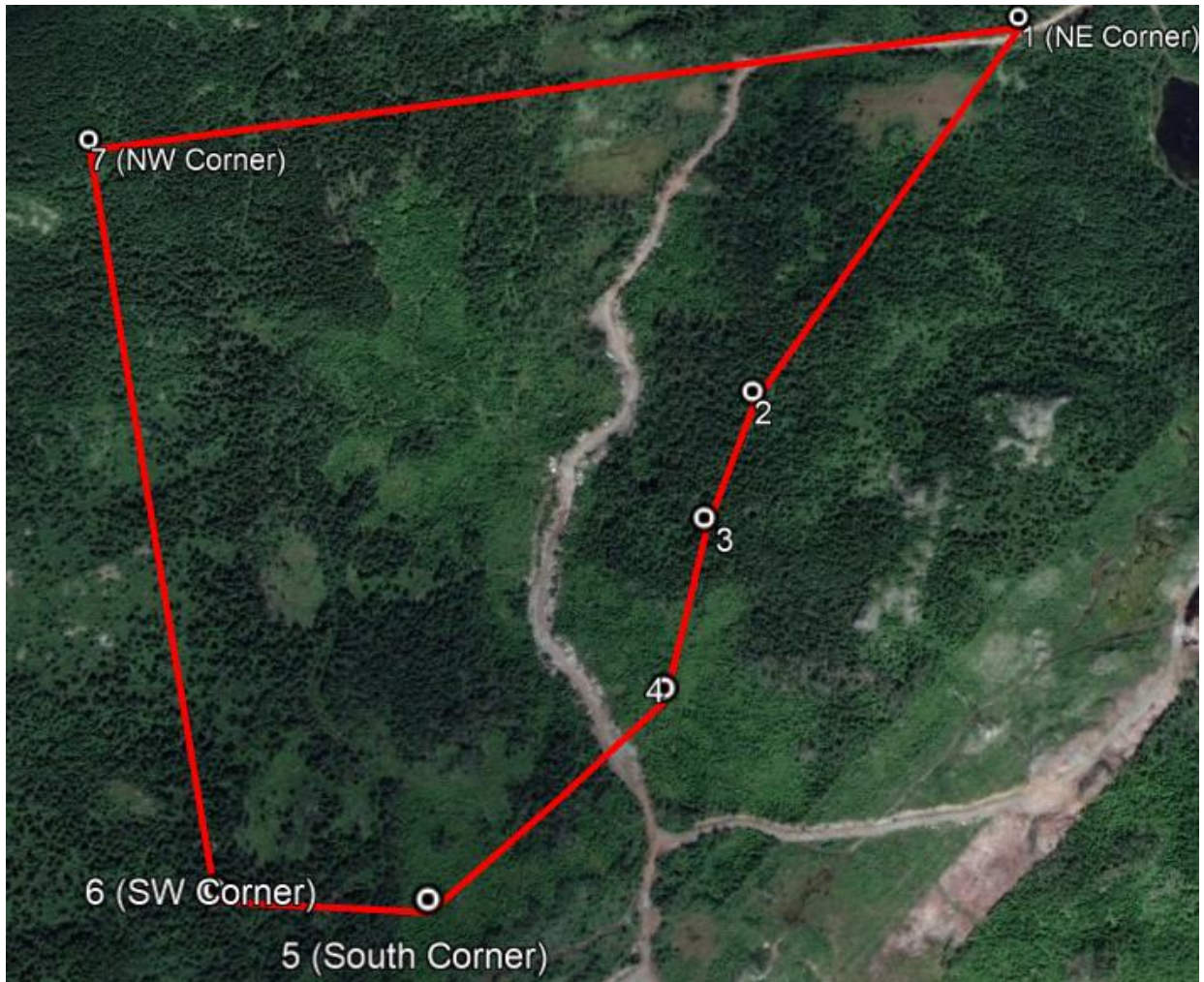


Figure 6: Coordinate Reference

Table 1: Coordinates

| Point | Easting | Northing |
|------------------|---------|----------|
| 1 (NE Corner) | 352884 | 5256117 |
| 2 | 352694 | 5255761 |
| 3 | 352667 | 5255655 |
| 4 | 352650 | 5255522 |
| 5 (South Corner) | 352509 | 5255370 |
| 6 (SW Corner) | 352368 | 5255376 |
| 7 (NW Corner) | 352158 | 5255990 |

WGS84 Datum (Google Earth Pro)

3.2 Physical Features

The proposed undertaking will encompass an area of 29.8 hectares and will be developed and reclaimed in six phases, between 3.25 - 7.5 hectares each. The land being applied for is in a valley and the base of the slope between the Dog Hills. Within the boundaries of the proposed undertaking the land slopes gradually upwards towards the east and west from the access road. The western boundary is on the crest of a large hill and the eastern is on the base of the adjacent hill. The western hill will be utilized to eliminate the sight lines from the traffic eastbound on the Trans-Canada Highway ([See Figure 3](#)).

The vegetation present on site consists mostly of a heavy to medium density boreal coniferous forest containing mainly spruce trees. The forest is mostly aged however, there is a patch of young trees in the area, which sprouted after Nalcor's activities, another operation, or forest fire. This area is present in the light green colour on the plan view in **Figure 6** and drone footage in **Figure 7**. The new growth could be salvaged and used for reclamation purposes in the future. The wildlife expected to be present in the area would consist of small to medium sized animals that are native to the area.

There are two small wetlands within the undertaking's boundaries combined for a total area of 1 hectare. These wetlands can be classified as a bog using the Canadian Wetland Classification System (CWCS). Five classes are recognized under the CWCS; bog, fen, swamp, marsh and shallow water. They are classified according to vegetation, amount of water present and source of the water. Bogs are peat-covered wetlands, in which the vegetation shows the effects of a high-water table and a general lack of nutrients. The bog surface is often raised relative to the surrounding landscape and isolated from mineralized soil waters. The surface waters of bogs are strongly acid and the upper peat layers are generally nutrient poor. At least 40 cm of peat is typically present. The plant community consists of Sphagnum mosses (peat mosses), ericaceous shrubs and black spruce trees. The St. John's watershed area borders the west and south side ([See Figure 4](#)) and it is at a higher elevation than the quarry, to prevent any waterflow towards these boundaries. This can be seen from the topographic map ([See Figure 3](#)) in comparison as well.

Physical features that will be present on the undertaking will include portable weigh scales and a temporary office trailer to serve as a scale house. An access road has already been constructed by Nalcor / NL Hydro, as an area within the boundaries was previously occupied by them during the construction of the Transmission Line running from Soldier's Pond to St. John's, which is 230m south of the quarry's boundary. There will be no excavation, quarrying or restriction to the access road at anytime during the proposed development. The access road will be upgraded to handle the influx of heavy equipment traffic (dump trucks, front-end loaders, etc.) to a RLU 60

(MODIFIED) as per the Department of Transportation and Work's Drawing 1111-1, **with exception to the asphalt.** We will maintain a 20m right of way and restrict access to the quarry by means of armour stone running parallel to the road and a gate at the entrance of the quarry. Please see [Figure 9](#) through [Figure 11](#) to accompany this description. Truck turning signs will also be installed on the access road to warn the public.

There is also an existing trail within the limits that will be maintained, so locals can still visit the nearby ponds for recreational use. Please see [Figure 8](#), on the following page displaying the existing hiking trail, access road and the phase development plan (phases depicted in the white circles).

Within the existing Crown Lands grant north of the proposed quarry (displayed in [Figure 5](#)) There is an abandoned residential dwelling ([See Figure 3](#)), that has been vacant for several years and it is highly likely that it will be condemned if an inspection is made on the premises. The building itself and land is permeated with garbage and the building hasn't been protected from the elements. This building is approximately 550m from the quarry's boundaries, there was also an accessory building (barn) that was on the grant, it has since been demolished. ([Figures 12 & 13](#)). There is a cabin 600m to the east, opposite the transmission line, on Dog Pond. Owned by the Boy Scouts of Canada, due to the topography of the area, we do not expect to interfere with their inhabitancy. See ([Figure 3 & 14](#))



Figure 7: Drone Footage Showing Layout

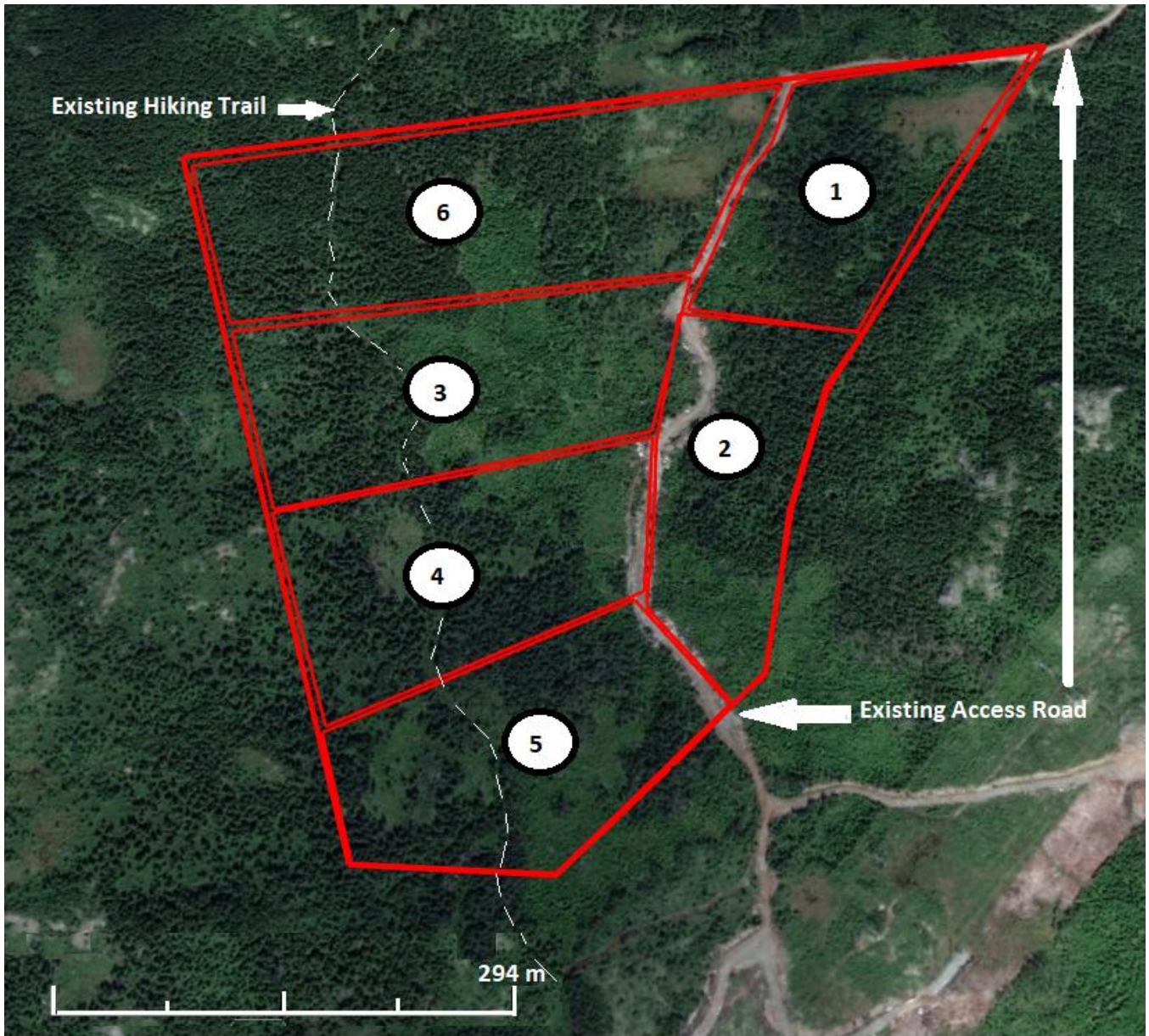


Figure 8: Phase Construction Plan

Phases denoted in the white circles

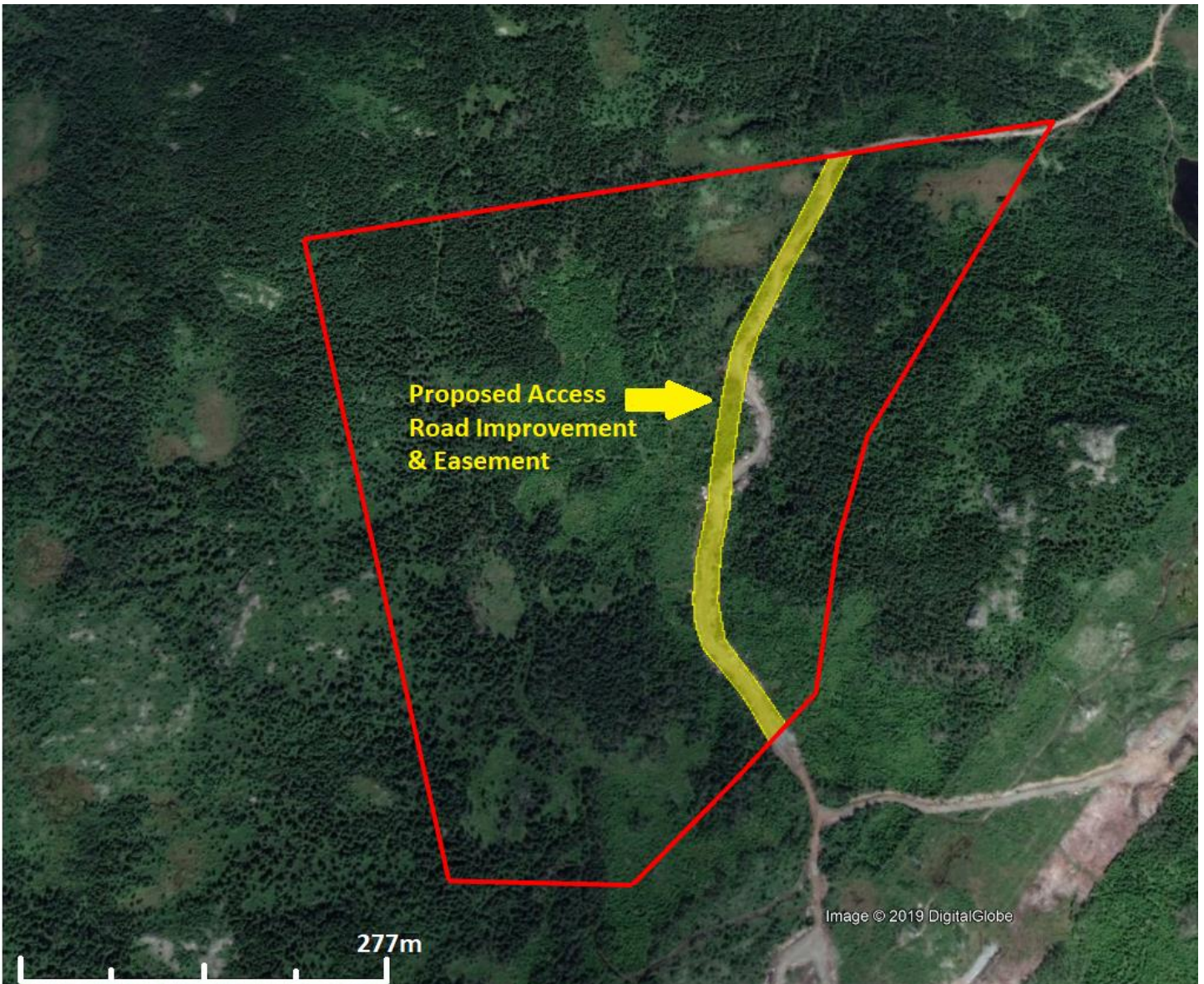
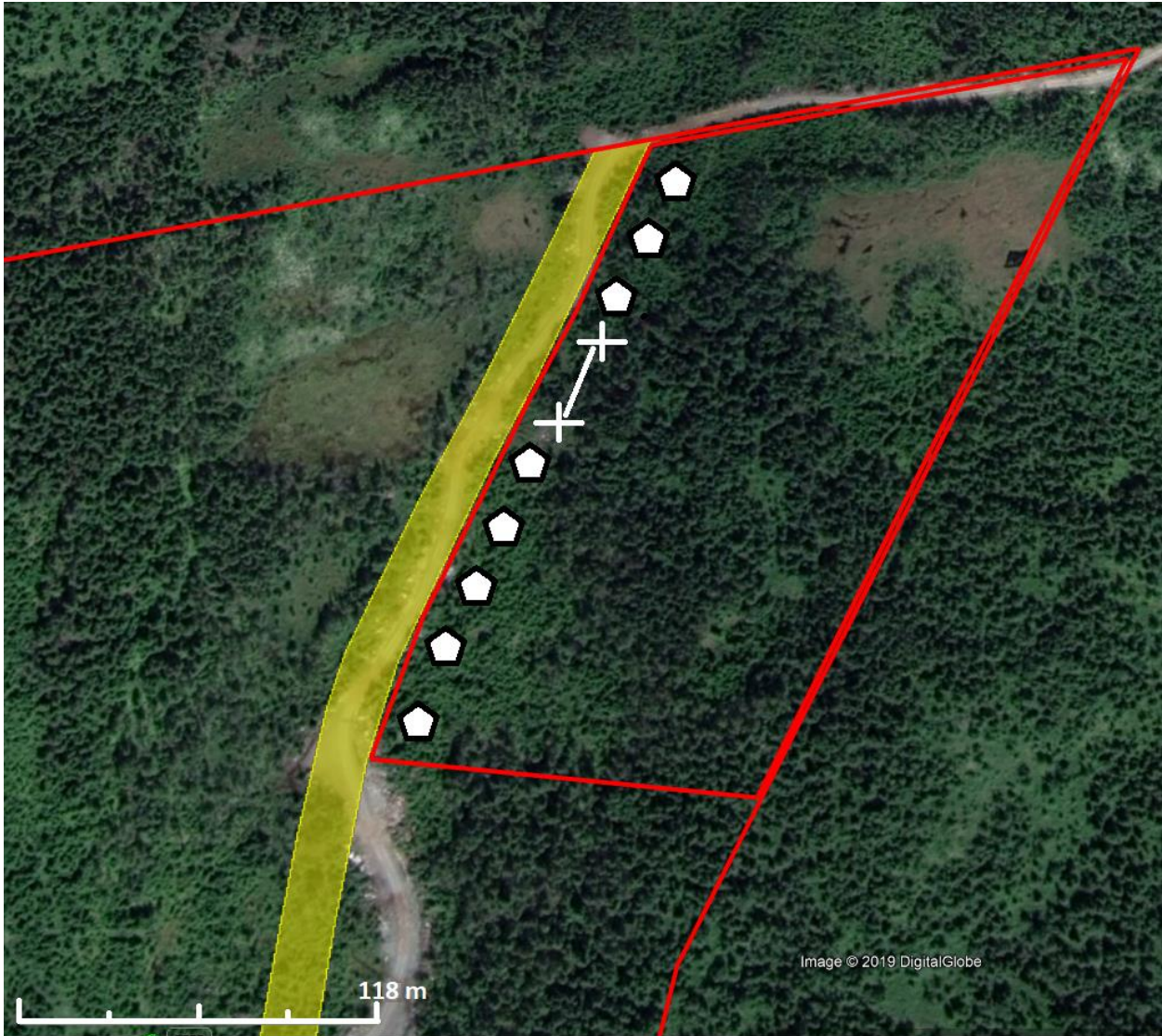


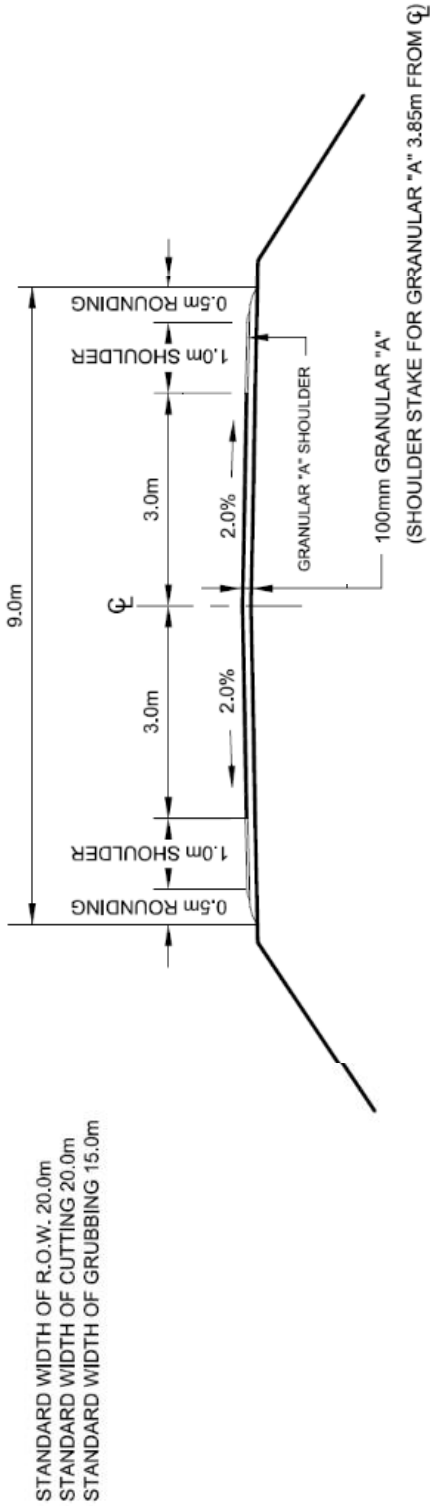
Figure 9: Access Road with 20m Right of Way



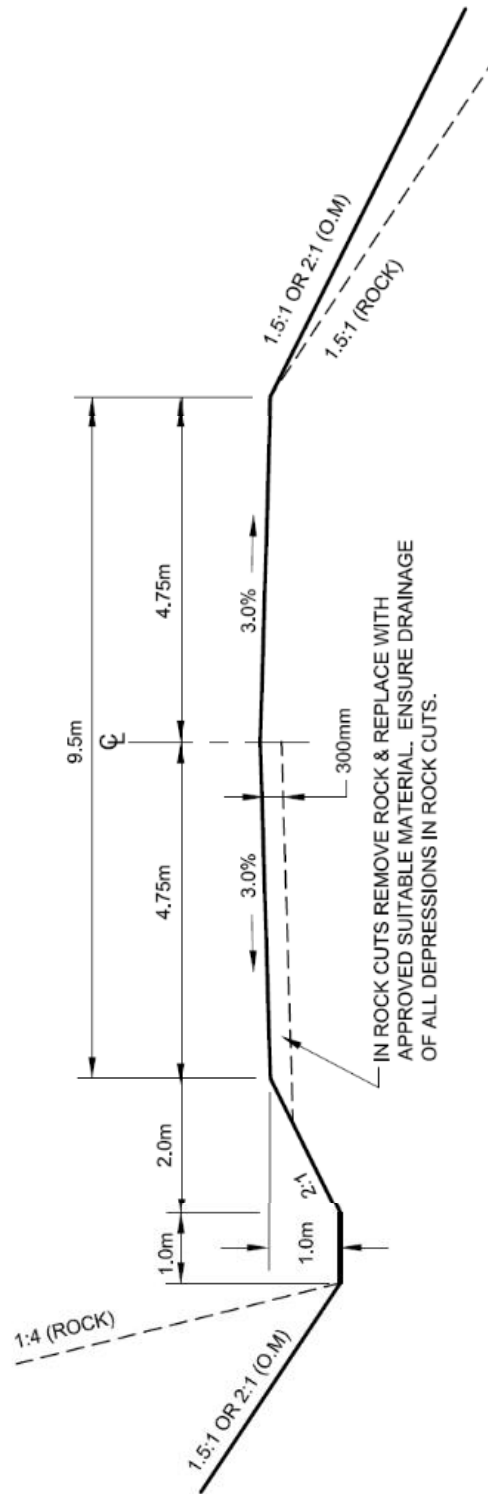
-  ARMOUR STONE
-  GATE

Figure 10: Restricted Access to Quarry, Phase 1 displayed as an example

RLU 60 (MODIFIED)



TYPICAL CROSS SECTION FOR RLU 60 FINAL CONSTRUCTION



TYPICAL CROSS SECTION FOR RLU 60 SUB-GRADE CONSTRUCTION

NOTE:
SHOULDER STAKE 4.25m FOR SHOULDERING MACHINE TO ACHIEVE REQUIRED ROUNDING.
IF SCARIFYING IS REQUIRED WIDTH OF SCARIFYING SHALL BE WIDTH OF PAVEMENT PLUS 300mm ON BOTH SIDES.

Figure 11: RLU 60 (MODIFIED)



Figure 12: Abandoned Building on Crown Land Grant



Figure 13: Former Accessory Building on Crown Land Grant

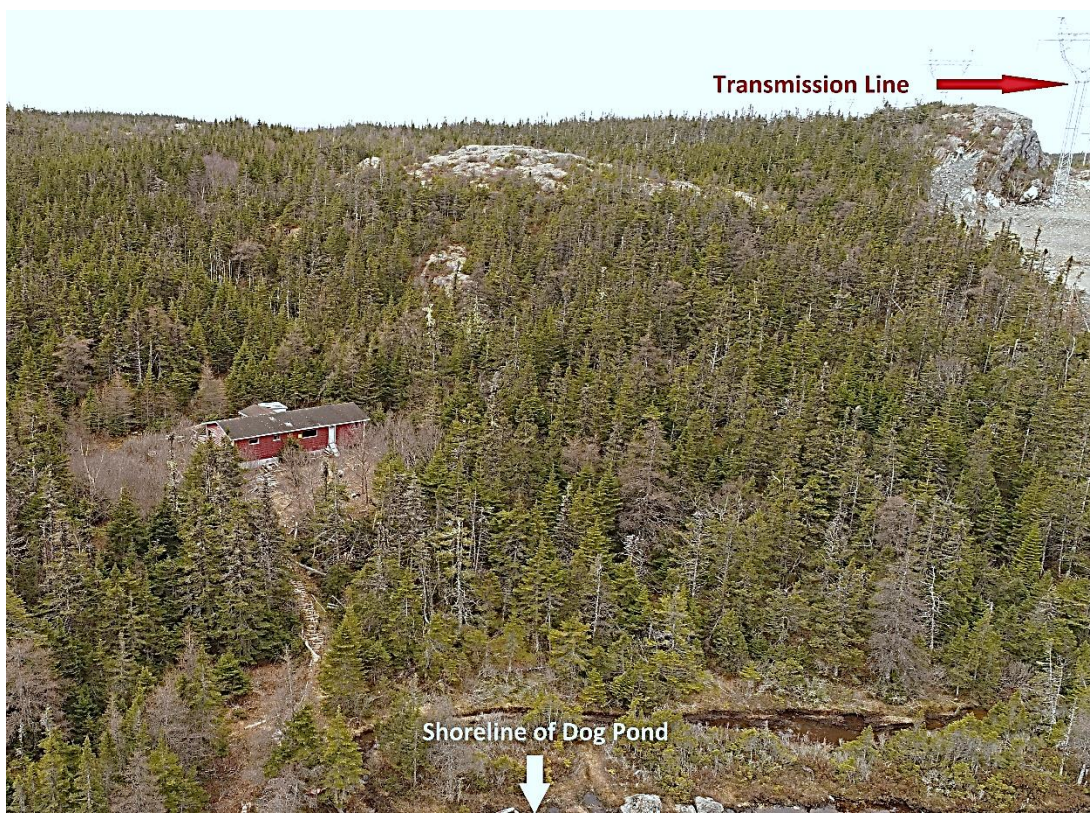


Figure 14: Boy Scouts Camp

3.3 Construction & Operations Potential Environmental Impacts with Mitigations

3.3.1 Clearing and Grubbing

Construction for this site would initially begin with clearing of the vegetation in phase 1 for quarrying operations and depletion of the material in that phase before any construction in future phases. Occupation and construction would be commencing in fall 2019, dependent on approvals and permits. The clearing will be conducted via chainsaws and suitable timber stacked neatly to be removed and utilized as firewood. Potential environmental concerns include the loss of animal habitat.

To mitigate the environmental impacts we propose to adhere to the nesting, breeding window, and brood rearing period running April 15 to August 15, in which all clearing will be conducted outside these periods. Should a nest be found; the nest and neighboring vegetation should be left undisturbed until nesting is completed and clearing activities will be minimized in the immediate area until nesting is complete. Dog Pond is located approximately 165m east from the proposed quarry boundary, combined with the vegetation buffer of 30m inside our boundary, there will be roughly 200m of undisturbed vegetation to ensure the fish habitats are left undisturbed.

A local tree harvesting company informed us that Department of Fisheries and Land Resources, Forestry Division had contacted them, as they have been operating in the area for the past 40 years. We will work with this organization so that no profitable timber will be cleared or destroyed by our work. We have discussed operating together, so that they can harvest any trees that would be of benefit to them before, we operate in that area. This relationship is beneficial to both parties as they would save us the cost of clearing some of the land and we are proposing to upgrade the access road.

The grubbing will be removed in phase 1 initially and windrowed will the topsoil near the quarry boundary for future reclamation, and it will be conducted in other phases in a similar fashion. Grubbing activities will adhere to buffer zone requirements and during grubbing, care will be taken to ensure that grubbed material will not be pushed into areas that are to be left undisturbed.

3.3.2 Fuel and Hazardous Material Risks

A variety of potentially hazardous fluids will be used during construction and operation such as fuel hydraulic oil. The primary concern regarding the use and storage of fuel is accidental release into the environment. We are aware of the potential negative impacts associated with this hazard and are prepared to reduce or eliminate the sources of pollutants, utilizing our standard operating procedures and practices.

To reduce the impacts on the environment from a potential fuel/oil spill during the construction phase, Black Diamond will implement the following measures and practices; all employees operating equipment are required to complete a daily pre-trip inspection prior to using the equipment. These daily inspections will check fluid levels, condition of the lines and operational features to ensure the equipment is functioning properly. Even though inspections are made frequently, if a spill were to occur, spill control kits are readily available. Each kit includes oil absorbent water-resistant pads, highly absorbent granular particles (speedy dry), and absorbent oil booms/socks. Furthermore, Black Diamond Construction implements an inspection system after every scheduled break (three per day) as a standard practice. Every 1000 hours each piece of equipment is thoroughly inspected by qualified personnel for leaks, wear and tear on movable parts, and routine maintenance to prevent unnecessary breakdowns.

Fuel Tanks will be stored in aboveground, self-dyked tanks, registered with Service NL, and located in areas where spills, should they occur, are not likely to flow towards watercourses or our ditch system. Fueling and greasing of equipment will occur in designated locations, using a drip pan beneath the equipment to contain any spill or drips during the process. Oily rags or materials at risk of spontaneous combustion will be stored in a designated bin. These materials will be removed from the quarry on a regularly to the appropriate waste disposal facility.

Any hazardous spill greater than 70 Litres shall be reported immediately through the Environmental Emergencies Telephone Line at at (709) 772-2083 or 1- 800-563-9089. Additionally, each spill shall be reported to the company HSE Advisor and the manager in the area inspected and given clearance by a representative of Service NL by calling (709) 729-2550.

3.3.3 Airborne Emissions

Airborne emissions occur during heavy equipment operation coming from the exhaust systems of various types of machinery. Airborne emissions are dealt within strict accordance to Heavy-duty Vehicle and Engine Greenhouse Gas Emissions Regulations. These regulations are implemented prior to a given manufacturer being able to sell their product in Canada. Black

Diamond's standard inspections of the equipment check the operation of these features and ensure they are still in working order. These inspections are performed on a 1000-hour basis as well.

3.3.4 Water Management, Siltation and Erosion Prevention

Siltation of the waterway during the initially clearing process of each phase will follow proper procedures and recommendations as per DFO regulations such as use of silt fence and hay bails to mitigate the siltation of surface runoff. The silt fence and hay bails will be installed at 200m intervals in the existing ditch system along the access road. The existing ditch system will also be excavated to a 1m depth, with a side slope of 2:1 as shown in [Figure 11](#), stabilized with clean rock (200-300 in diameter). This ensures that the silt from the newly stripped land will be contained and not enter the watercourse. The silt fence will be inspected weekly by the manager on site to ensure it is working as intended, and to be replaced or repaired as needed. The natural topography of the area situates the quarry in a low-lying area, working with these features, the surface runoff will be controlled by sloping the stripped ground towards the central ditch system and reclaiming a quarried area with hydroseeding upon depletion. Phases one and two will be sloped to the west and phases three through six will be graded towards the east. Before any surface runoff enters the environment, it will be contained in a holding pond to allow any particles to settle before entering, then directed towards a vegetative area to act as a natural filter. The existing ditch system drains towards the bog in the north-west side of the quarry, we will continue to follow this grading system and manage the water and siltation. As shown in the topographic plan on the following page ([Figure 15](#)), the surface water runoff is identified with the large arrows. The siltation screens will be placed on the elevation of 171m on the north side of the vegetation buffer as well as 200m internals in the ditch system as stated earlier.

3.3.5 Solid Waste and Sewage

The solid waste or domestic refuse and sewage will be disposed of in an appropriate manner. Solid waste or common trash will be disposed of using an industrial sized dumpster and hauled away regularly. The quarry will be kept clear of waste and litter to reduce the potential for attracting wildlife. Regular inspections of the area will be conducted by the manager or HSE representative to ensure that no garbage is inadequately stored.

During the initial construction, sewage will be contained via portable toilets located in a central area, away from the ditch system. Sewage waste will be trucked off site regular through a licensed waste disposal subcontractor weekly.

3.3.6 Dust Suppression

Dust generation related to construction activities may result in human health effects, as well as negative impacts on ecosystems and vegetation. To mitigation any dust concerns all equipment will have the required dust and emission control filters. Dust created from travelling the access road and Pasture Lands Road will be controlled by water and calcium chloride, applied frequently via truck. Drilling subcontractors will be required to be fitted tested and wear half face respirators as well as anyone operating the crushers.

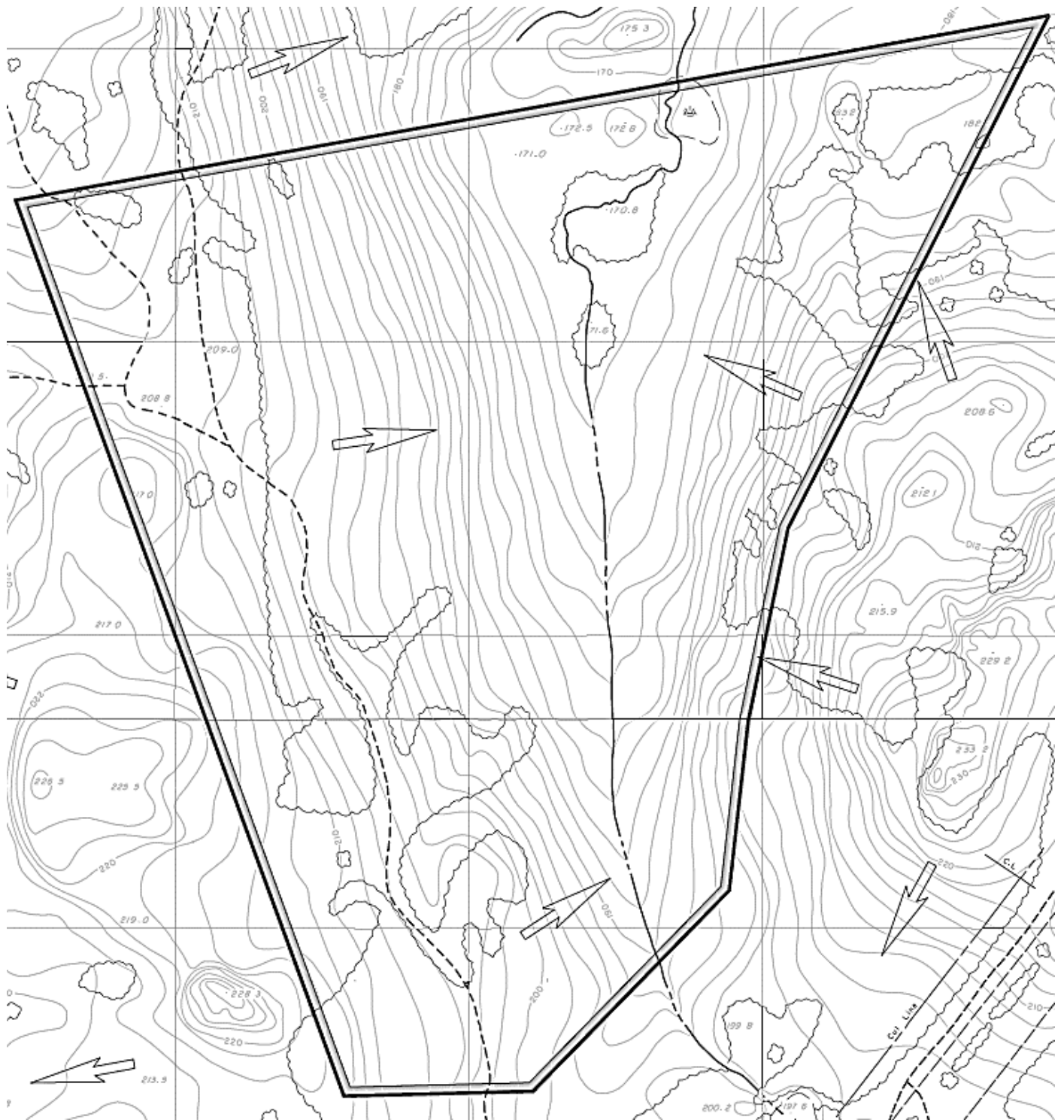


Figure 15: Topographic Water Management Plan

3.3.7 Blasting Management Plan

Blasting will typically occur once or twice per year, either in early spring or late fall. Potential impacts include the destruction of vegetation, noise disturbances to wildlife, and potential effects on fish or aquatic animals.

To lessen the negative impact, we propose to conduct all blasting work, handling, transportation, storage and use of explosives in compliance with the appropriate permits and/or approvals and authorizations, Newfoundland and Labrador Department of Government Services (NLDGS) and Newfoundland and Labrador Department of Natural Resources (NLDNR), and the Dangerous Goods Transportation Act (2006). Blasting activities will be coordinated and scheduled to minimize the number of blasts required. In order to minimize the seismic effect, blasting patterns and procedures will be used to reduce the shock wave and noise. Blasting will not occur near the fuel storage area and the use of explosives will be restricted to authorized personnel who have been properly trained.

Explosives will be used in a manner that will minimize damage of landscape features, trees and other surrounding objects by controlling the disbursement of blasted material, through the standard industry practices such as including time-delay blast cycles. Blasting can also be controlled to minimize the shock or magnitude of the explosion by capping the bore holes with a 3 m collar of 20 mm, clean, crushed stone to trap gases and dust during blasting; optimizing drill hole patterns; and using a reliable blast initiation system, which allow accurate firing of the explosives.

The immediate area of the site will be visually surveyed within three hours prior to a blast, to ensure no members of the public are within the blast area. operations will be delayed if large animals are observed within 100 m to allow them to pass. Blasting will not be conducted when there is low cloud cover in the area as this will magnify the shock to the surrounding area.

3.3.8 Noise Management Plan

Quarrying activities have the potential to generate noise from the use of heavy equipment, drilling and blasting, and the handling of construction materials. Noise generation has the potential to cause negative effects on wildlife in the area. Noise and vibration will be reduced by implementing best practice strategies from regulatory directives and guidelines. These mitigation measures will require short- and long-term monitoring, with regular reporting to address noise complaints or compliance issues. Equipment that emits noise and vibrations will be calibrated to perform using manufacturer specifications, and all equipment will be fitted with standard and

noise suppression devices. Construction and operations will occur during daytime hours and idling of equipment will be kept to a minimum. Also, as stated before blasting will only occur during clear, optimal conditions. Considering the distance of the proposed site from residential areas, it is highly unlikely that any negative noise effects will be caused as a result of quarrying operations. During crushing operations, employees working in the vicinity will be required to wear double ear protection.

3.3.9. Viewscape Management and Buffer Zones

Due to the increase in the tourism industry, sightlines from the TCH to existing quarries in the general area (Harbour Arterial area and Incinerator Road), and the protection of animal habitats it is vital to enclose our proposed quarry by a vegetative buffer to ensure the operation remains concealed. Another potential impact is the erosion and siltation as a result of construction activities resulting in damage to water quality, and fish habitat. Without adequate buffer zone vegetation, streams, ponds and lakes can become laden with silt from run-off. Vegetative buffers are also necessary to provide stream bank stability and intercept runoff to absorb and slow down rainfall runoff before it enters a body of water.

The proposed quarry is offset approximately 640m from the TCH and 365m from nearest part of the eastbound on/off ramp. The land between the highway and the site contains a thick, mature forest which will serve as a broad buffer. However, we are planning our development with the allowance of a 30m buffer zone along the entire perimeter inside of our proposed area, should the Crown Land on our frontage be developed in the future ([See Figure 5](#)). If the crown land with a current grant on were to be developed, there is still a 45m separation between the two parcels of land, equally a minimal vegetation buffer northward of 75m, if the grant was developed to its extremities.

To obscure our quarry from the TCH, it is strategically situated in a natural valley, between Dog Hills. This will prevent us from being seen by approaching traffic both east and westbound. The height of the surrounding hills are at a peak elevation of approximately 230m, which is 50m above the neighbouring highway. You can view the full-size drawing in **Appendix 1**. The most vulnerable point to be seen by motorists is in the valley of the highway, between the two hills, overlooking Little Pond. Even though there is less of a vegetation buffer from the highway (340m vs 600m) the lowest point of the proposed quarry is still 5m higher than the highway, and the topography of the two hills almost shield the area entirely. Also, there is a small knoll just north of our boundary that is 9m above the highway at this point. If you take in consideration the height of a mature black spruce (15-20m) in span of 340m, this will provide adequate coverage from the highway. See [Figure 16](#)

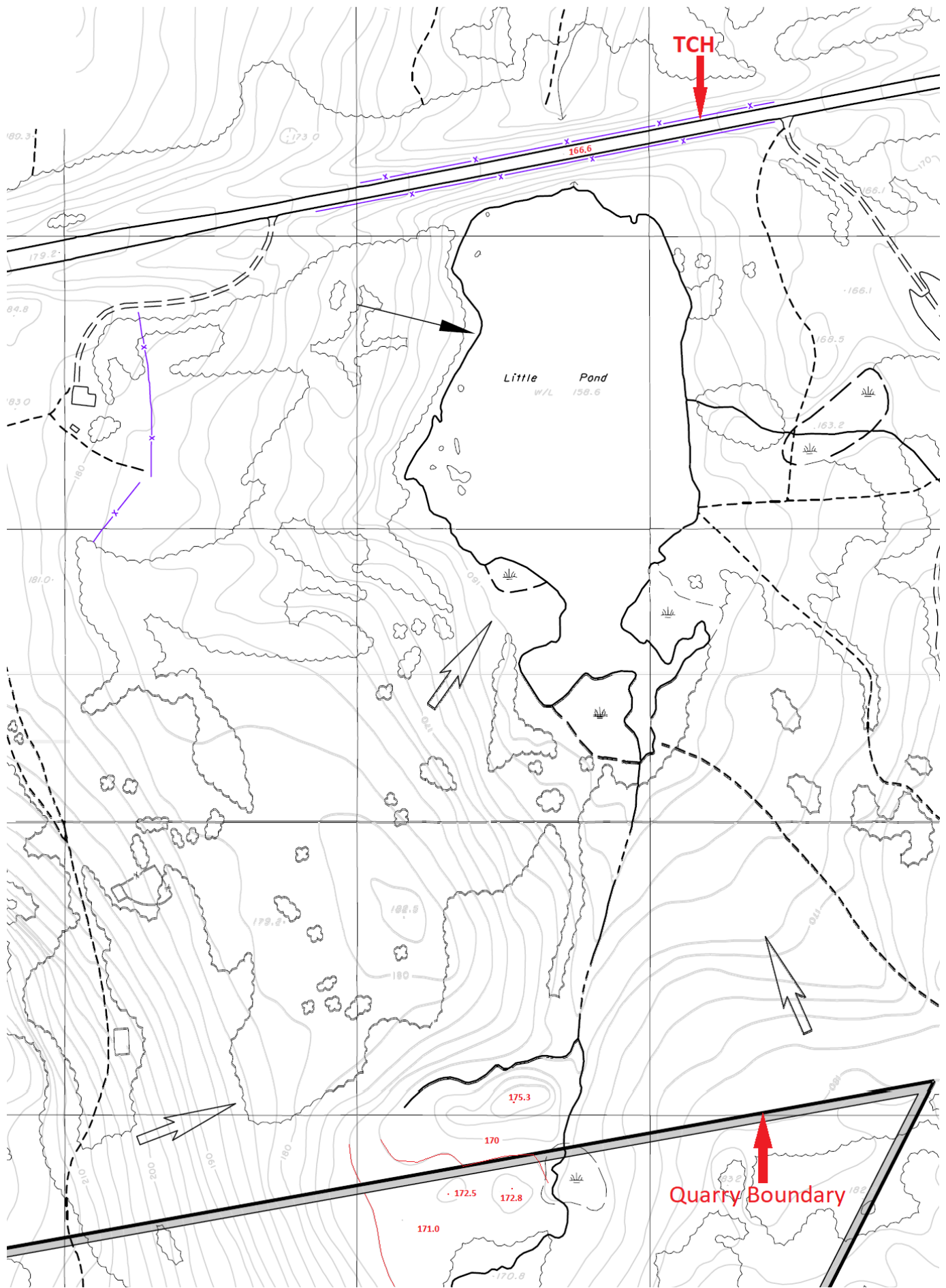


Figure 16: Viewscape Topoplan

In [Figures 17 through 19](#) the topographic map is used for referencing and the photos show the approximately location of view, with the red star denoting the peak of the hill on the west boundary of the quarry. As approaching the proposed site from the west, the large hill will block all view from traffic mature trees will obstruct the sightline of the proposed quarry.

With regards fish habitats, the nearest edge of the proposed quarry to a body of water is Dog Pond, located 165m East of the north-west corner. Taking into consideration our 30 m vegetation buffer, this would create nearly 200m of separation between the development and the pond. Dog pond's water level is also at 179m, the lowest point of our quarry is 171m, with all ground grading away from Dog Pond, this pond will have no interference. Heneessey's Pond is approximately 280m to the south and Little Pond 340m to the north. South Pond is the only pond in the are below our quarry in elevation and is currently where the bogs drain. The two bogs in the proposed quarry development will each have a 30m vegetative buffer left around them as well, to prevent siltation of these areas.

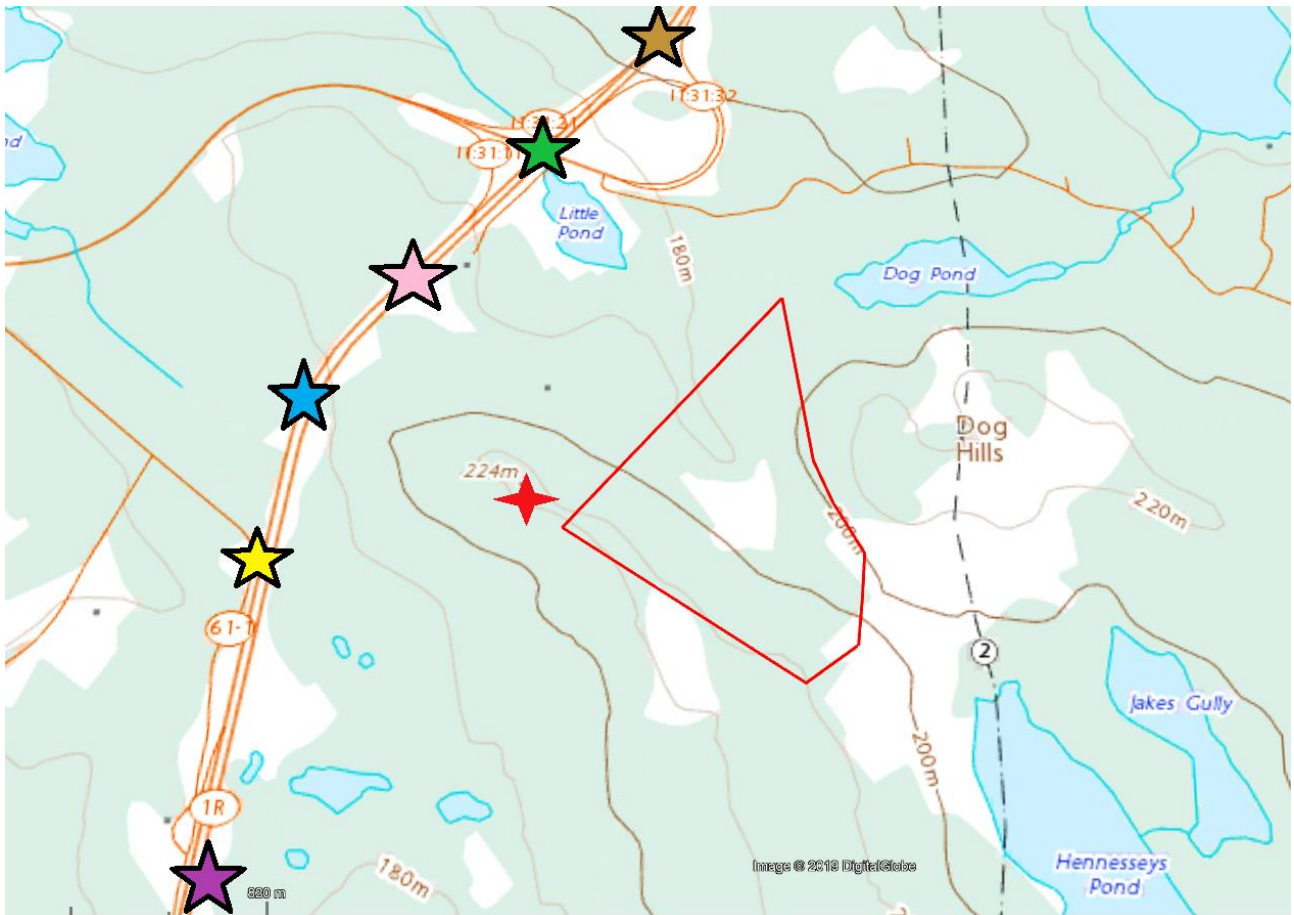


Figure 17: Viewscape From TCH Plan view

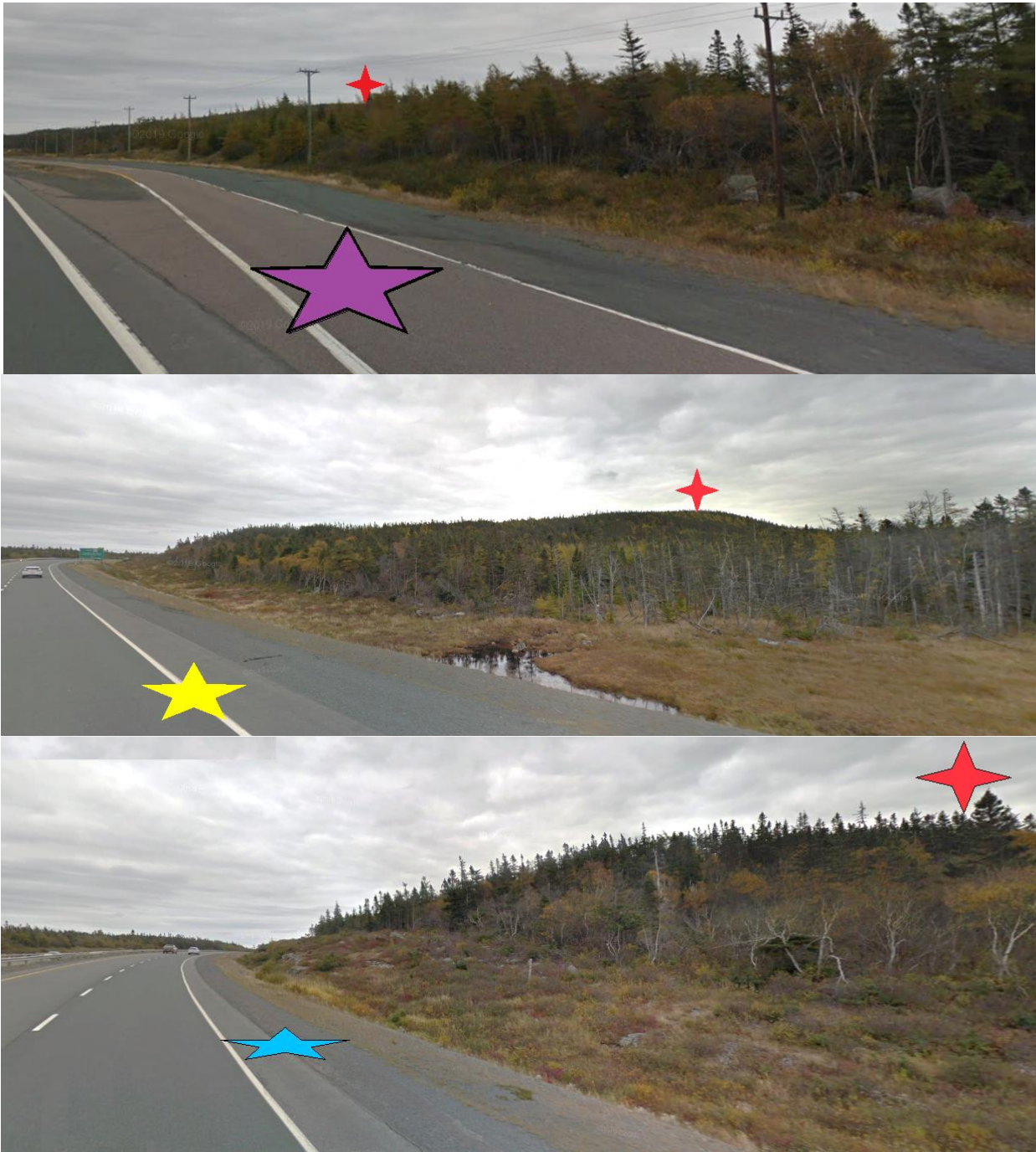


Figure 18: Viewscape From TCH Ground view 1



Figure 19: Viewscape From TCH Ground view 2

Elevation of the green star is 166.6m as displayed in [Figure 16](#), referencing [Figure 17](#), the north boundary is almost completely concealed with the 180m contour line and mature trees, eliminating us from sight of the public.

Maintenance of buffer zones will be verified by the construction manager on site. Siltation fences and hay bails will be placed around the two bogs as these areas are lowest elevation of the quarry, and the northern boundary at elevation 171m, this to prevent siltation of the environment from runoff. The construction manager and the HSE Advisor will inspect all buffer zones on a regular basis to ensure sediment is not migrating into or through the buffer zone. [See Figure 20](#) below.

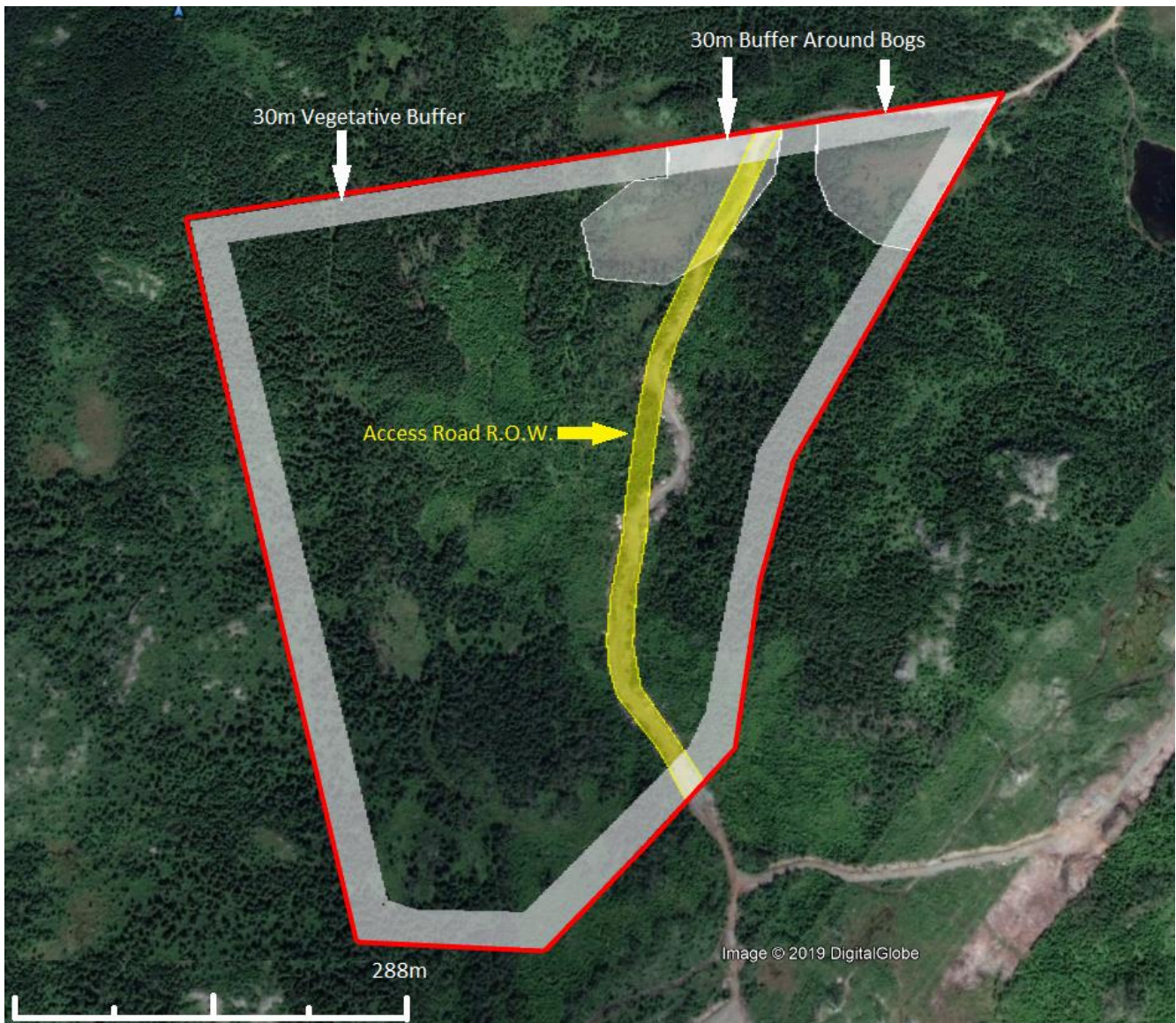


Figure 20: Buffer Zones

3.4 Operations

The primary intentions for this quarry will be to manufacture granular construction materials such as Class A, Class B, structural rockfill and sand for use in various government and municipal construction projects throughout the Avalon Peninsula. This operation will include stripping and stockpiling of any topsoil and root mat for reuse in the reclamation process, drilling and blasting of the bedrock and screening of sand. Once drilled and blasted, the rock will be crushed into various types of aggregates and stockpiled. The operation would be phased and developed in areas of 3.25 to 7 hectares in size, as shown in [Figure 7](#). With no more than one phase active at a time, once phase 1 is depleted, quarrying will begin in phase two and so forth. The average production will be approximately 10,000 to 15,000 tonnes annually. Our intent is to follow up this permit with an application to develop Crown Lands and apply for a long-term quarry lease.

3.4.1 Quarrying

The initial start-up phases of the Dog Hill's quarry operation will be completed by utilizing portable crushing equipment consisting of a jaw-crusher and a cone-crusher or a jaw-roll that will produce aggregate from the blasted rock. Throughout the development and the different phases of the proposed quarry, the crusher will be positioned near the rock face in order to maximize productivity and will be moved as necessary to keep up with production. The mobile jaw at the rock face will crush the blast rock to 150 mm minus material and the secondary crusher will produce the smaller granulars. Other types of heavy equipment on site will include excavators, front end loaders, dump trucks and a screening plant for sand extraction.

Typical quarrying methods will be used to save the overburden sand and gravel in the area. The operation will include the excavation, crushing and loading of the sand and gravel materials at the working face of the quarry, and transportation of these materials to processing equipment.

Materials will be processed into aggregates of required specifications and stockpiled on site. Waste and oversized rock will also be stockpiled for future use to restrict site access, or specific armour stone and riparian projects.

3.4.2 Occupations

The proposed undertaking will employ various occupations during its lifecycle. During the initial construction/development phase of the undertaking the operations will employ approximately five personnel including:

- 2 - equipment operator (NOC: 7521)
- 2 - labourer (NOC: 7611),
- 1 - construction manager (NOC: 0711).

All work for construction portion of the project will be direct hires. Black Diamond Construction is committed to employment equity and fair workplace hiring practices.

During the operation of the proposed undertaking it will employ on average eight personnel including:

- 2 - equipment operator (NOC: 7521),
- 2 - labourer (NOC: 7611),
- 1 - mechanic (NOC: 7312)
- 2 - truckdriver (NOC: 7511)
- 1- construction managers (NOC: 0711).

drillers and blasters (NOC: 7372)

The duration of operations is dependent on the demand for materials produced but should last between 25 to 30 years. All work for the operations will be direct hire except for the driller and blasting which will be completed by a qualified subcontractor.

3.4.3 Reclamation and Closure

Reclamation will be conducted in phases progressively as the standard conditions of any quarry of substantial size. Our intentions are to quarry in phase one and reclaim that phase, then strip-clear and quarry phase two, then reclaim phase two, etc. This will cause preserve a healthier looking quarry, prevent a large amount of surface run-off pollution and create less of an environmental impact. Within each phase we intend to slope depleted areas and spread the original topsoil and organics from the site. Sloping around the perimeter of the site will be achieved by leaving a buffer of material in place along the boundary so that when re-contoured, the rock-face of the quarried area can be sloped to a 30-degree angle, not leaving a large sudden

drop off the rock face. Following this final sloping and the contouring of quarry, the preserved organic material and soil is spread, hydro-seeded with grass seed, and planted with tree seedlings native to the area, or salvaged young trees from the western side of the access road (located in phases 3). Each phase will take three to five years to fully develop and reclaim depending on demand for materials. (Refer to Figure 7 Phase Development Plan)

4.0 Project Related Documents



Government of Newfoundland and Labrador
Service NL

Application Acknowledgement **Quarry Referral**

June 7, 2019

Theresa Murphy
Regional Support Supervisor
Service NL
149 Smallwood Drive
P.O. Box 8700
St. John's, NL A1B 4J6

File No.: 71112622
Permit No: 141152
Applicant: Black Diamond Construction Ltd
Quarry Materials: Gravel, Rock, Sand
Quarry Location: Dog Hills, Pasture Lands Road

- Service NL would have no objection to this proposal provided the applicant adheres to the conditions of the standard quarry permit and the following specific conditions are included:
1. Gasoline and Associated Products Storage:
 - All on-site fuel storage must be registered with Service NL.
 - Spills in excess of 70 litres and all leaks must be reported immediately to the Environmental Emergencies Telephone Line at (709) 772-2083 or 1-800-563-9089.
 - All spills and leaks must be cleaned up immediately, regardless of size and the area inspected and given clearance by a representative of Service NL by calling (709) 729-2550.
 2. Waste Material:
 - All waste material produced on-site, including lunch waste, must be removed to an approved waste disposal site on a weekly basis.
 - Access to the site must be restricted at all times in order to prevent the occurrence of indiscriminate dumping.
 - The permit holder will be held responsible for all waste material located on site.
 3. All access roads are to be approved by Department of Transportation and Works.
 4. The quarry is not to extend beyond cut survey lines.
 5. The existing vegetation screen between the operation, the Trans-Canada Highway, and Pasture Lands Road is to be maintained such that the site does not become visible to the travelling public.
 6. The total area of the quarry must not exceed ten hectares. If it does, it must be registered as an undertaking with the Environmental Assessment Division. The Environmental Assessment Regulations under the *Environmental Protection Act* requires that a quarry development in excess of ten hectares shall not proceed or receive provincial approval until released or exempted under the Act.

Regards,

A handwritten signature in blue ink that reads "Chris Parsons".

Chris Parsons, B.Sc., ADSA, MTM
Environmental Protection Officer

Application or Permit No.: _____

File No.: 71112622

Applicant/Proposed Work: Black Diamond Construction Ltd. / Gravel, Rock, Sand

Recommendation:

- Approved
- Approval (Conditional)
- Rejection

Reason:

Must maintain a 30 m buffer from all water bodies including wetlands

Under the authority of the *Water Resources Act*, SNL2002 cW-4.01 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>, the Water Resources Management Division (WRMD) <https://www.mae.gov.nl.ca/waterres/> is responsible for the management of water resources of the province of Newfoundland and Labrador. The WRMD has programs to protect, enhance, conserve, develop, control, and effectively utilize the water resources of the province.

Application forms for permits and licences, fee schedules, and guidelines are available at: <https://www.mae.gov.nl.ca/waterres/regulations/appforms/>

Conditions

- The proponent must apply for and obtain a permit under the *Water Resources Act*, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work in any body of water (including wetland) prior to the start of construction.
- Any effluent or runoff leaving the site will be required to conform to the requirements of the *Environmental Control Water and Sewage Regulations*, 2003 <http://assembly.nl.ca/Legislation/sr/regulations/rc030065.htm>.
- Flood Risk Area
The proposed work is within a designated flood risk area. The proponent must apply for and obtain a permit under of the *Water Resources Act*, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work within this designated



Application or Permit No.: _____

File No.: 71112622

Applicant/Proposed Work: Black Diamond Construction Ltd. / Gravel, Rock, Sand

Recommendation:

- Approved
- Approval (Conditional)
- Rejection

Reason:

Must maintain a 30 m buffer from all water bodies including wetlands

Under the authority of the *Water Resources Act*, SNL2002 cW-4.01 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>, the Water Resources Management Division (WRMD) <https://www.mae.gov.nl.ca/waterres/> is responsible for the management of water resources of the province of Newfoundland and Labrador. The WRMD has programs to protect, enhance, conserve, develop, control, and effectively utilize the water resources of the province.

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Conditions

- The proponent must apply for and obtain a permit under the *Water Resources Act*, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work in any body of water (including wetland) prior to the start of construction.
- Any effluent or runoff leaving the site will be required to conform to the requirements of the *Environmental Control Water and Sewage Regulations*, 2003 <http://assembly.nl.ca/Legislation/sr/regulations/rc030065.htm>.
- Flood Risk Area
The proposed work is within a designated flood risk area. The proponent must apply for and obtain a permit under of the *Water Resources Act*, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work within this designated

flood risk area prior to the start of construction. Also, any work within this designated flood risk area must comply with this Department's Policy for Flood Plain Management:
https://www.mae.gov.nl.ca/waterres/regulations/policies/flood_plain.html

Non-Domestic Water Use for Any Purpose

Prior to the start of construction, the proponent must apply for and obtain a water use licence under the Water Resources Act, 2002 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for the use of water from any water source for any purpose. This must be stated for all non-domestic uses with an existing, new or planned water use from any water source.

Wharf/Boathouse/Slipway/Breakwater

A permit under the *Water Resources Act*, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> is no longer required for the applied structures. However, the proponent must follow the guidelines for the Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses which are available at: https://www.mae.gov.nl.ca/waterres/regulations/appforms/Guidelines_for_Wharves.pdf The proponent must apply for and obtain a permit under of the *Water Resources Act*, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any infilling or dredging work associated with these structures or other works in any body of water prior to the start of construction.

Development in Shore Water Zones

The proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work in Shore Water Zones prior to the start of construction. Also, any work in the Shore Water Zones must comply with this Department's Policy for Development in Shore Water Zones: https://www.mae.gov.nl.ca/waterres/regulations/policies/shore_water.html

Infilling within 15 metres of Bodies of Water

The proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 48 <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any infilling work within fifteen (15) metres of a body of water prior to the start of infilling. Also, any proposed infilling within fifteen (15) metres of a body of water must comply with this Department's Policy for Infilling Bodies of water: https://www.mae.gov.nl.ca/waterres/regulations/policies/bodies_of_water.html

Contact: Manager, Water Rights, Investigations and Modelling Section - (709) 729-2295,
waterinvestigations@gov.nl.ca

Date of Response:

June 14, 2019



PLEASE PRINT

PER - 3903

Department of Planning, Engineering and
Regulatory Services

BUILDING/DEVELOPMENT APPLICATION

Property Location

SECTION 1

Civic Address 4157 Trans-Canada Highway

Subdivision Name _____ Lot # _____

Account/Roll # _____ Date (yyyy-mm-dd) _____

Contact Information

SECTION 2

Applicant Black Diamond Construction Limited

Mailing Address 1 Centennial Street, Mount Pearl, NL

Postal Code A1N 0C9 Telephone (Daytime) 709-685-8819 (Fax) 709-745-0002

Email BlackDiamondConstructionNL@gmail.com

Same As Above

Property Owner _____

Mailing Address _____ City _____ Province _____

Postal Code _____ Telephone (Daytime) _____ (Fax) _____

Email _____

Same as Above N/A

Contractor/Consultant _____

Mailing Address _____

Postal Code _____ Telephone (Daytime) _____ (Fax) _____

Email _____

Project Information

SECTION 3

Have you applied for or will you receive Affordable Housing Funding? Yes No

Is selling price of dwelling less than \$275,000 Yes No

Building floor area Project floor area Property/lot area

Number of on-site parking spaces ____

Please check all that apply:

- Site Plan Included
- Building Plan Included
- Electrical work
- Plumbing work
- Private well installation (must be drilled)
- Private septic installation (GSC approval required)
- Culvert installation (must be approved by Roads Division)

Description of project

Quarry Development, see attached documents

Estimated cost of land/site development (\$) _____

Estimated cost of work on structure (\$) _____

| | |
|---|--|
| PER - 3003 Department of Planning, Engineering and Regulatory Services | |
| Privacy Notice | SECTION 4 |
| <p>Collection of Personal information via this form is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to process your application. Questions about the collection and use of the information may be directed to Randy Cerew, Manager, Regulatory Services Division, by email: building@stjohns.ca or by phone 709-576-8565.</p> | |
| Applicant Signature of Agreement | SECTION 5 |
| <p>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 and to pay all applicable fees as noted on the City's fee schedule (www.stjohns.ca). To view these fees, please click on the link below that pertains to your application:</p> <p>Planning and Development Fee Schedule Inspection Services Fees and Rates</p> <p>Note: Where the applicant and property owner are not the same, the signature of the property owner is required before the application can be accepted for processing.</p> <p>Applicant Signature <u><i>John G. White</i></u> Date (yyyy-mm-dd) <u>2019-06-10</u></p> <p>Property Owner Signature _____ Date (yyyy-mm-dd) _____</p> <p>Staff Signature _____ Date (yyyy-mm-dd) _____</p> | |
| Internal Use Only | SECTION 6 |
| <p>Fee charges required _____</p> <p>Notes</p> | |
| Please send completed form to: | <p>Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2</p> <p>Email: service@stjohns.ca Fax: 709-576-7688 Call: 311 or 709-754-2489</p> |

4.1 Approval of the Undertaking

Permits, licences and approvals that will/could be required for this development are:

| Governing Body | Type Approval/Permit/License |
|--|---|
| City of St. John's | Discretionary Use Application (In Process) Development Application |
| Mines and Energy Division, Department of Natural Resources | Quarry Permit |
| Department of Environment and Conservation | Release from the EA process |
| Forestry Division, Department of Natural Resources | Commercial Cutting Permit |
| Service NL, Government Services Centre | Fuel Storage and Handling |
| Water Resources Division, Department of Environment and Conservation | Permit to extract water from a water body |
| Government Services Centre | Preliminary Application to Develop Land and Permit to Develop |

5.0 Schedule

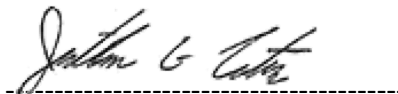
We would like to start ground work on this site in the fall of 2019, pending all permits and approvals. Access to this site this fall, will benefit us for upcoming St. John's, Municipal Affairs, and Transportation & Works tenders next season, as we can price the project with supplying our own aggregate and rock, opposed to purchasing them from another supplier.

6.0 Funding

The proponent will provide all funds necessary to develop this site and production of material. The funds will be recovered through the sale of granular materials, rockfill and sand along with the cost savings of using owned material opposed to purchasing.

28 June 2019

Date



Signature