

Environmental Assessment Registration Document

HAQ FEL Concrete Batch Plant

Submitted to:

Minister of Environment and Climate Change

P.O. Box 8700

St. John's, NL A1B 4J6

Attention: Director of Environmental Assessment

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1.0 Name of Undertaking

HAQ FEL Concrete Batch Plant

2.0 Proponent

2.1 Name of Corporate Body

Farrell's Excavating Limited

2.2 Address

P.O. Box 909

Mount Pearl, NL

A1N 3C8

2.3 Chief Executive Officer

William Farrell (President and CEO)

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3.0 The Undertaking

3.1 Nature of the Undertaking

Farrell's Excavating Limited (FEL) is applying to construct and operate a temporary (8-12 months)

portable concrete batch plant within the City of St. John's limits on their current quarry permit (7115784)

in Paddy's Pond. The desired area for the batch plant is approximately 6.5 ha with dimensions of 400m

by 180m. This undertaking will be developed on a quarry lease for sourcing sand and gravel and will

provide FEL with the ability to continue their current operation on adjoining properties. Access to this area will be an existing access road that is currently in use to access the quarry.

3.2 Purpose of Undertaking

Farrell's Excavating Limited is a well-established construction company that has been in business since 1992 currently with a Quarry, Office, laydown yard, Aggregate Rock Crusher and Asphalt Plant near Paddy's Pond. This development will allow FEL to expand their operation and allow them to produce quality ready-mix concrete products for sale and in their own various heavy civil projects.

Farrell's Excavating Limited employes over 400 people during the summer months, completing various heavy civil projects ranging from highway construction and redevelopment to commercial and residential paving. Expanding the operation and having a concrete batch plant on one of their adjoining properties will prevent unprocessed material being transported to the plant for processing, increasing public safety and reducing their carbon footprint as material will be located on the property next to the plant reducing transportation. FEL will be processing the raw material extracted from nearby quarries into various types of concrete cement commonly used in highway and residential construction.

There is no other viable alternative to the location of the project, as FEL already owns the property, and is already set up with access to the materials needed on site. Any other location FEL would have to transport materials to the other site to be processed which would increase the carbon footprint due to all the excess handling and further distance for moving the materials.

4.0 Description of the Undertaking

4.1 Geographic Location

The undertaking is approximately located 900m west of the TCH and 1800m from TCH Irving. This area currently has several other approved quarries nearby with varying types of production such as Asphalt Plants, Ready-Mix Concrete plants and Barite processing plants. A small body of water (Torbaymans Pond) located approximately 1200m to the North of the proposed quarry and 700m East of Three Arm

Pond, FEL operates their office and maintenance garage 600m to the Northeast, Capital Ready Mix office 450m to the East and Municipal Construction's office 650m to the Southeast.

The adjacent land to the undertaking is currently being used as other approved quarries and processing plants of comparable size and usage. The new processing development will provide Farrell's Excavating Limited the ability to produce quality concrete products for use in construction. This application area lies within the City of St. John's boundary (Industrial Zone). This site is in the Maritime Barrens Eco-Region in Conception Bay Newfoundland it generally has cool summers with rain, fog and high winds with temperatures averaging 14 degrees Celsius followed by mild winters with an average temperature of -1 degrees Celsius. This geographical area sees a yearly precipitation of 1500mm with elevations ranging from sea level to just over 250m. The area contains a great abundance of sedimentary and granite rock as well as sand and gravel sources.

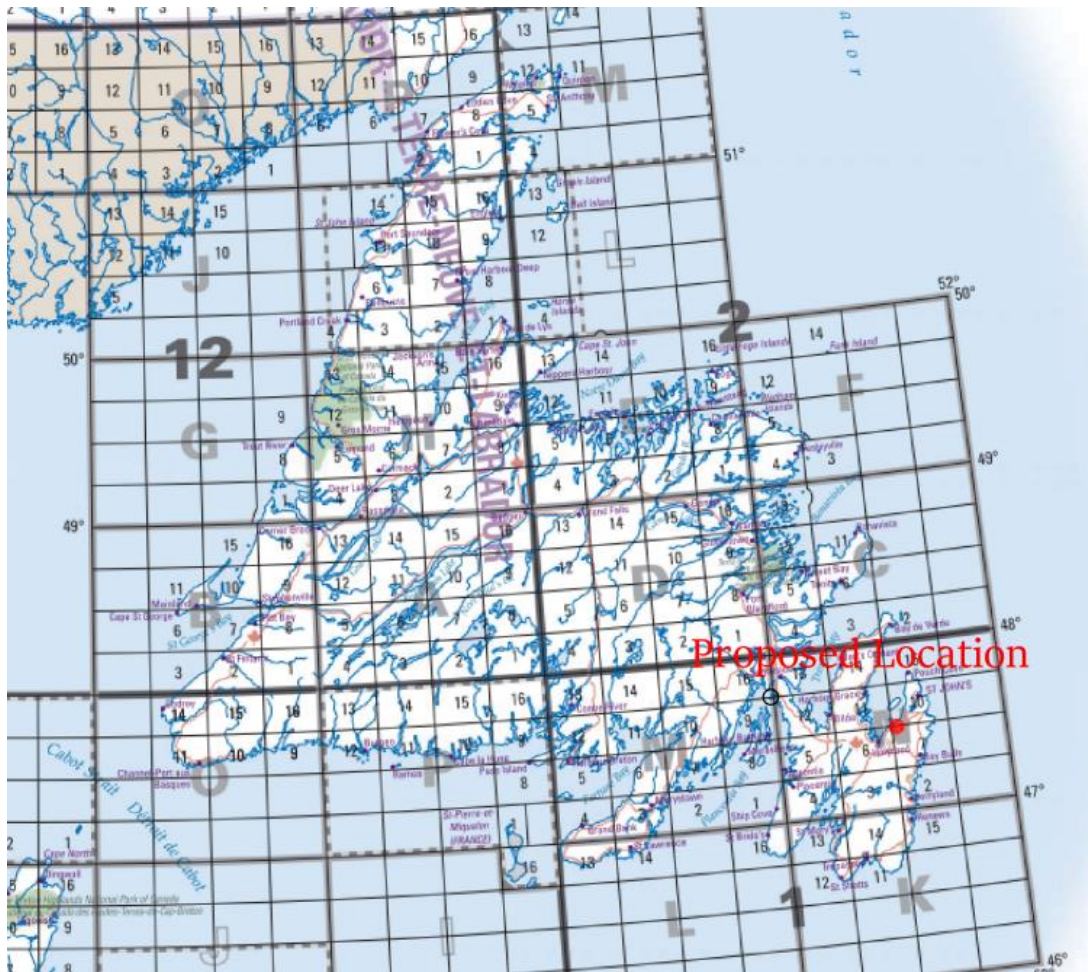


Figure 1: Proposed Site Location in Newfoundland

4.2 Physical Features

4.2.1 Vegetation

This region has sparse forests mainly containing balsam fir and black spruce with white and yellow birch sparsely throughout. Young alder growth can be noticed along streams and rivers. The barren land consists of thick low-lying bushes and shrubs such as Dogberry, Larch, Partridgeberry, Blueberry, and Crowberry.

4.2.2 Wildlife

Native animals to the region will consist of the Newfoundland Moose, Coyotes, Red Foxes, Squirrels, Mink, Snowshoe Hare. Other Mammals to include would be the Brown Bat, Common Vole, and Shrews. Several Migratory birds have been known to frequent the area including Canadian Geese, Wood Duck,

Blue-winged teal, Black Duck, Pintail, Eider, Goldeneye, Merganser, Seagulls, Crows, Bald Eagle, Spruce Grouse, Ruffed Grouse, Rock and Willow Ptarmigan. There are no rare or endangered species identified in the area. This area is currently open cleared land with no known wildlife living in the area as this is already a high traffic and industrial area so no wildlife shall be impacted with loss of habitat.

4.3 Construction of Batch Plant

The construction of the development will begin by constructing a level area for the batch plant to be built on, no access road needs to be developed as existing access will be used and since this is already an active quarry used by FEL there will be no excavation required. FEL may be required to import some stone to create a leveling pad for the batch plant footings to lay on but excavation and clearing of land is not required. Excavators and loaders will be utilized for the construction of leveling pads.

The development of the land for the proposed quarry area will consist of the following:

- a) Survey the proposed land
- b) Completion of ground work and construction of the footings of the batch plant
- c) Installation of batch plant and its components
- d) Development of settling ponds to reduce contaminating runoff.

4.4 Operation of Batch Plant

For this site to become operational it will require approximately 6 full-time employees in various positions such as.

- 3-Heavy Equipment Operators (73400)
- 1-Heavy Equipment Mechanics (72401)
- 1-Batch Plant Supervisor (82020)
- 1-Laborers/Batch Plant Operators (75100)

Three new employees will be hired to fill the vacant positions, these employees will be hired based on their education and previous relevant work experience. The three employees' positions will be two heavy equipment operators and one laborer, these positions will last for the life of the batch plant (8-12 months).

Aggregate inputs will be transported to the batch plant by use of a loader, while the water source will be from recycled water from the site and when necessary, from imported water from a water truck. This batch plant will be powered by diesel generators which will be stored on site. All materials get dispensed into cement trucks where the truck mix the cement mixture in the revolving drum that they have attached. Concrete outputs will be delivered by the uses of cement trucks to their desired location on or off site, this plant is expected to produce 5000 cubic meters of concrete annually. Any leftover concrete from projects will be used to create precast structures onsite.

4.5 Potential Sources of Pollution

During the construction and operation of the quarry various types of construction equipment will be utilized such as excavators, dump trucks, and bulldozers. These pieces of equipment represent potential noise, air, and water way pollution.

4.5.1 Noise Pollution

The development, and processing of the raw material will require the use of heavy equipment and diesel-powered equipment. This should have a noise level very comparable to the existing quarries and industrial businesses surrounding the area, all equipment will be kept in good working order to prevent excessive noise and all workers will have proper hearing protection on while in the area.

4.5.2 Air Pollution

During normal batch plant operations, there is potential for dust particles to become airborne during the mixing process. Adding the Portland cement and other additives into the mixtures will cause particles to be disturbed, to mitigate this these will be added slowly in a contained environment with proper filters

and ventilation. All concrete additives will be stored in properly sealed and stored containers to prevent a loss of material to the environment. All equipment used for the operation of the plant will have all functioning emission control systems to reduce hydrocarbon air pollution.

4.5.3 Fuel

Diesel fuel will be mainly used to operate the equipment used to develop the site. The fuel will be stored in permanent and mobile petroleum storage tanks located on site and only trained personnel will be able to access this for refueling. FEL will obtain all required petroleum storage permits and the registration of Gasoline and Associated Products. All fuel tanks will be regularly inspected for leaks/damage and will immediately stop being used until the issues are rectified. Storage tanks will have spill kits readily available in case of an incident where petroleum of any kind was wasted. All heavy equipment on site will be in good working order with regular inspections to prevent spills and leaks. All fuel spills greater than 70 liters will be immediately reported to the Provincial Environmental Emergency Telephone Line and cleaned up.

4.5.4 Runoff

When the plant is in operation there is a potential for runoff, this will be mitigated by the usage of settling ponds. Settling ponds will be used to control sediment particles and to prevent them from entering waterways, and due to the elevation of the quarry and the surrounding land no runoff is expected as there will be no area for the water to flow. Water from the settling pond will be used for dust control during the dry summer months as well as for the standard operation of the batch plant, the water will be recycled and reused for the mixing of the concrete. No bodies of water are anticipated to be impacted by this development, as there will be limited disturbances to the existing landscape, and all wastewater will be treated appropriately (stored in settling ponds to be reused in production).

4.5.5 Visibility

The proposed area is located 900m from the TCH Highway on the west side of the development. The elevation difference in the area is approximately 30m with the batch plant being at the lowest point the

surrounding companies (Farrell’s Excavating Limited, Capital Ready Mix and Municipal Construction) will be the only companies that can see the area.



Figure 2: View of the Proposed Site from TCH (Lat 47.49 Long -52.7).



Figure 3: View of the Proposed Site from Peacekeeper's Way (Lat 47.5 Long -52.89)

4.5.6 Garbage Disposal

All domestic waste and commercial waste will be collected and disposed of at its approved waste disposal facility (Robin Hood Bay) as per Eastern Waste Management.

5.0 Potential Resource Conflicts

There are no resource conflicts that are expected at this time, as all materials for the Batch Plant will be produced from one of the neighboring quarries that FEL owns and operates.

6.0 Regulations and Approvals

This industrial development will be in coherence with the Department of Industry, Energy and Technology rules and regulations and with the Environmental Protection Act 2002. FEL will also follow all regulations set out by the Crown Lands Division and will obtain the proper land use permit.

7.0 Schedule

This project will commence as soon as approval of the Environmental Assessment and all other permits are received, with a tentative start date of May 2024 and full operation starting later that month. The Batch Plant will be in operation annually creating suitable concrete products.

Submission of Application –March 2024

Approval of Development–April 2024

Construction Begins – May 2024

Batch Plant becomes Operational – May 2024

8.0 Conclusion

Farrells Excavating Limited strives to minimize the environmental impact that the Batch Plant will have on the area while yielding the most usable product and ensuring the sustainability of the area. All risk of contamination will be monitored closely and in case of spillage emergency kits will be administered immediately to prevent any further damage from occurring. Any concerns or recommendations from

department members will be taken into effect as well. This project will be fully funded by Farrell's Excavating Limited and cost approximately \$10,000 to become operational.

APPENDIX A – Site Location Detail



Figure 4: Site Plan for Batch Plant inside Permit 116797 Boundaries

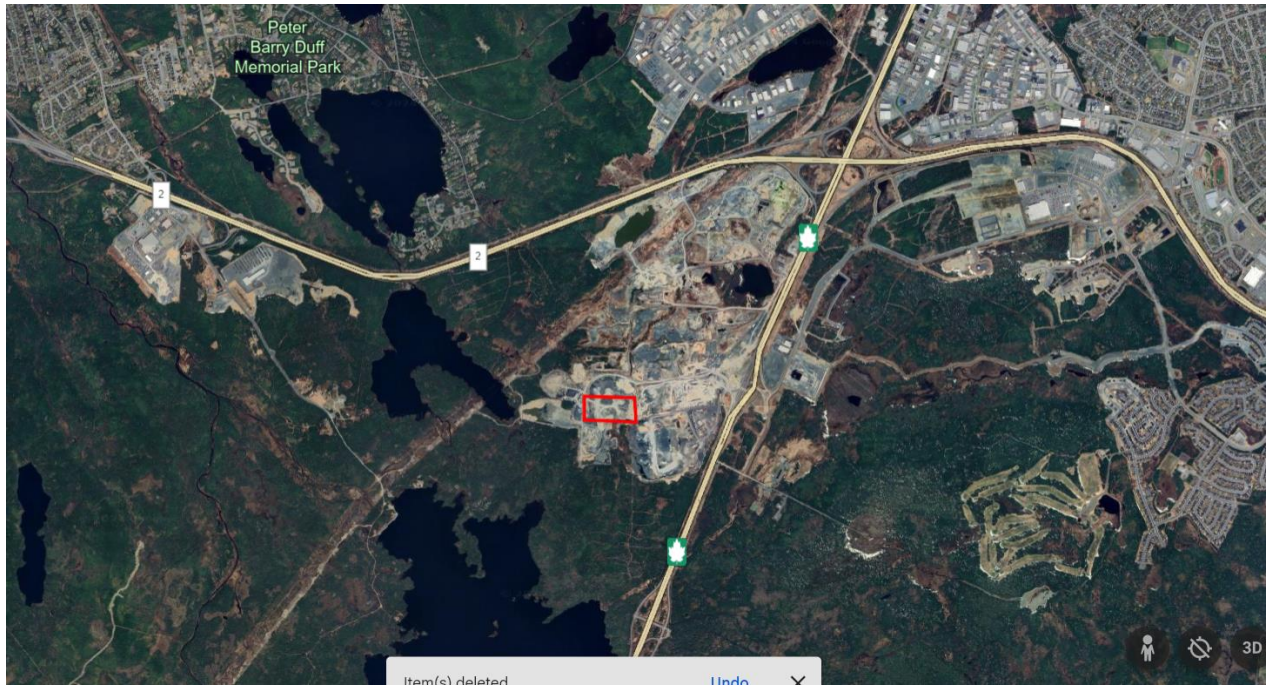


Figure 5: Quarry Permit No. 116797 location

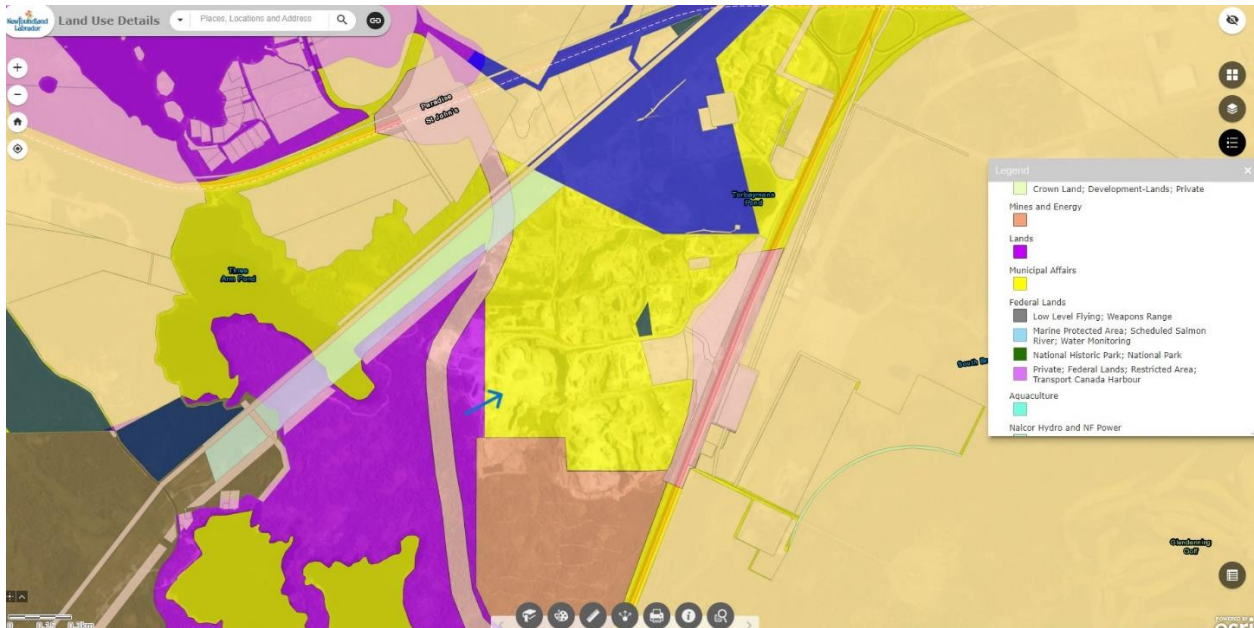


Figure 6: Land Use Map with Blue Arrow Showing Approximate Batch Plant Location in Quarry Permit 116797



Figure 7 1:50000 Topographic Map of Batch Plant Location. Blue Arrow Shows Location of the Plant