

Environmental Assessment Application

Penney's Pitstop Scrapyard

RE: Crown Lands Application 157014

PROPONENT

- (i) Penney's Pitstop Ltd.
- (ii) 200 Route 510, Port Hope Simpson, NL A0K-4E0
- (iii) **Chief Executive Office – Herman Penney**
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penneypitstop@outlook.com

Principal Contact Person for purposes of environment assessment:

Charlene Penney, Manager
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THE UNDERTAKING

- (i) Name of the Undertaking: Penney's Pitstop Scrapyard
- (ii) Purpose/Rationale/Need for the Undertaking:
 - a. Purpose – to store Vehicles no longer road safe will be drained of all fluids, usable parts removed and placed in inventory and stored on site
 - b. Rationale – the construction of the TransLabrador Highway has increased the number of vehicles in communities and wrecks are piling up in community dumps and illegal dumping sites or at the end of residential properties because there is no ideal place to store them.
 - c. Need - The scrapyard will provide an organized, safe way to store wrecks and a high fence will help with the aesthetics of town instead of the eyesores that are piling up in neighbours. Right now, those vehicles are not being properly drained of toxic fluids (if at all), and through the Penney's Pitstop Scrapyard all wrecks will be free for fluids before being stored in the scrapyard.

DESCRIPITION OF THE UNDERTAKING:

(i) Geographical Location:

Photo 2

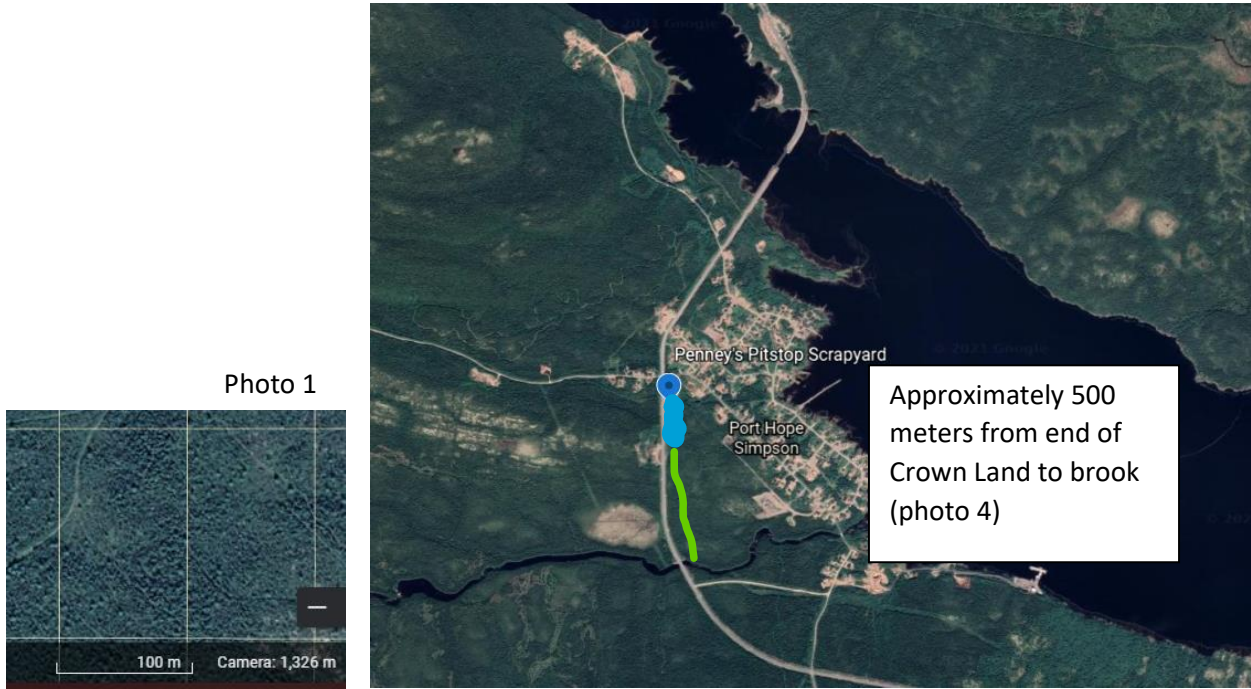
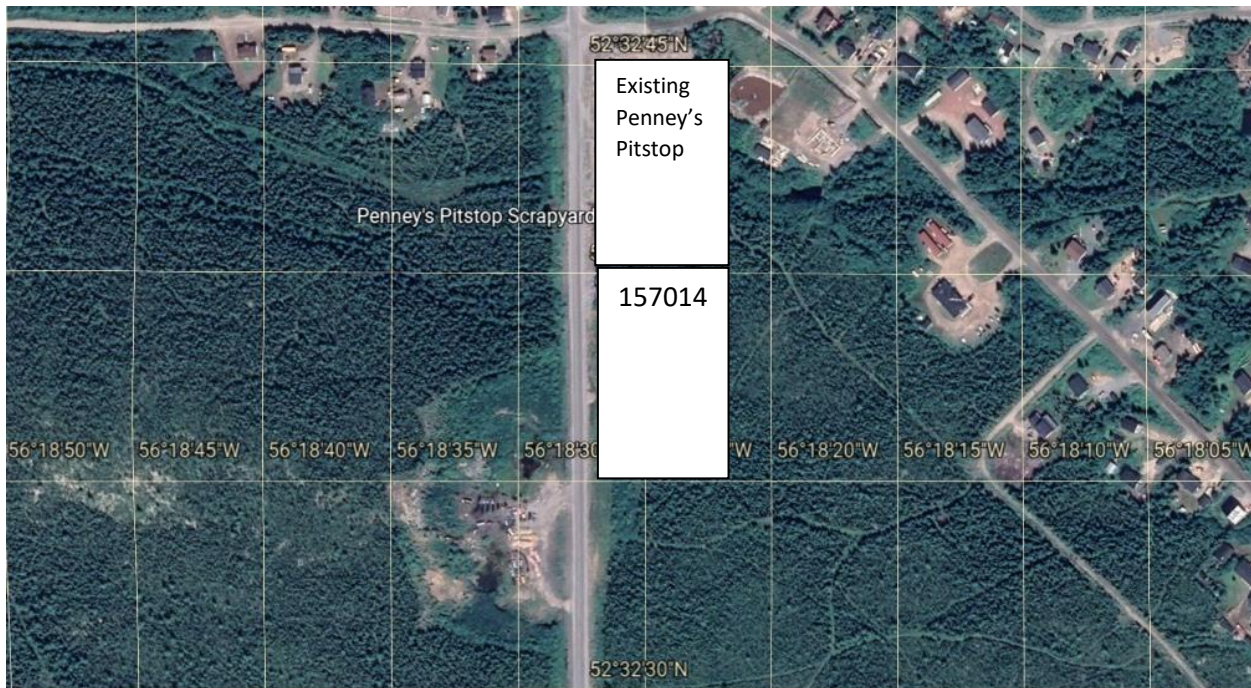
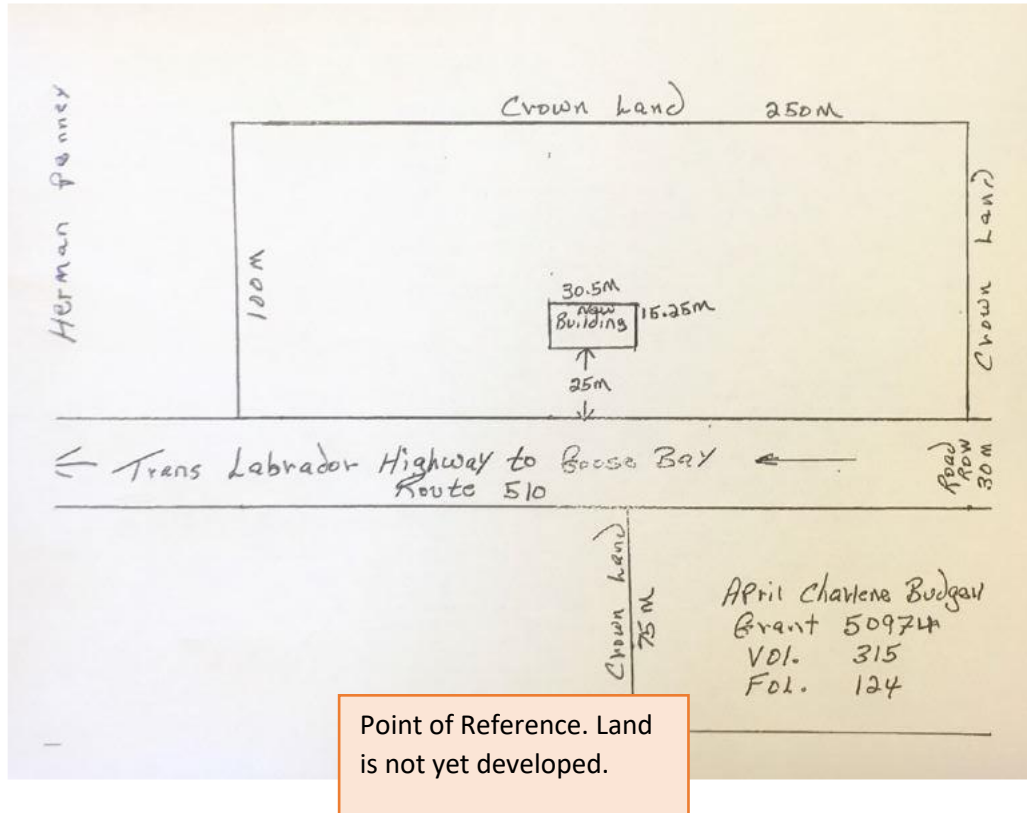


Photo 3



- (ii) **Physical Features:** the features of the land as seen above is tree covered, the area is mostly rocky with just a few inches of ground. To level the ground, the ground on location will be redistributed in the area for this purpose. North of the parcel of land is the primary business Penney's Pitstop Ltd there is a brook south of the area of interest (not within the boundaries). The land of interest is directly across the road currently owned by April Budgell.

Photo 4



(iii) **Construction**

The land will be cleared to make provisions for storage of vehicle wrecks. It will take approximately two (2) weeks to complete the work, with an extra week to erect a tall fence. Prior to storing wrecks all fluids will be drained at the Penney's Pitstop garage, this will ensure that there is no risk to environment because of toxic spills or leakage.

A Fence will be erect parallel to the highway, on the west side.

A driveway connecting the driveway to the TLH will be constructed (6 meters wide).

(iv) **Operation**

The facility will store damage vehicles (wrecks) throughout the year. However, it will only accept vehicle (apart from vehicles involved in accidents that are no longer road safe) from May – November. The vehicle will first be received at Penney's Pitstop garage by appointment only, and all fluids (approximately 120 litres per year) removed before placed

on salvage yard. Penney's Pitstop garage will remove all materials that can be reused on site, and place in inventory. They will also make available parts to other garages upon an agreed upon price. Each year a contract will be made with Newco Metals to crush and transport wrecks to their authorized vehicle recycling depot. Newco Metals currently have environmental bonding and environmental insurance. As per recommendation from Don Drew with Newco Metals it is in our future plans along with this project to invest in a waste burning furnace to dispose of the fluids and heat our buildings however, at this time the waste oil will be used at Red Roof for their waste furnace.

(v) Occupations

It is estimated that two (2) heavy equipment operators (NOC 7521) will be needed to clear the land after two (labours/construction workers) have harvest the trees (NOC 7611). Those workers will also be responsible to erect are high fence to obscure the view of road traffic unto a salvage yard. Heavy Equipment Operators are paid \$21hr/ Labourers are paid \$16.00

(vi) Project Related Documents


The Penney's Pitstop Scrapyard project began in 2017 with inquires to Crown Land and then the long process of due diligence. With support from the town and user group for the running trail that is incorporated in the development plan of this project the formal application was submitted to Crown Lands a year ago. Plans to develop this land site will begin as soon as approval is given, clearing the land and fencing would hope to begin at the earliest convenience.

SCHEDULE

Upon approval of the land, preparation of the site will begin as early as September and as late as November 2021. This is to ensure the site is ready to open the scrapyard early in 2022.

FUNDING

Penney's Pitstop is investing in the scrapyard, no other sources of funding are being pursued to prepare the land. Proposals will be made to assist with staffing, signage and other marketing.

A handwritten signature in blue ink that reads "H. Penney". The signature is written over a horizontal line.

Herman Penney, Owner
August 8, 2021