

ENVIRONMENTAL ASSESSMENT

**PROPERTY: Property at 28 Milords Arm Road
Stanhope, NL.**

FOR



**Mr. Steve Warren
Aurora Holdings Inc.
Stanhope, NL.**

PREPARED BY: CECON LTD.

Project # : 22632



*Central Engineering Consultants
of Newfoundland Limited*

NAME OF UNDERTAKING:

Aurora Holdings Inc. Laydown Area

PROPONENT:

(i) Name of Corporate Body: Aurora Holdings Inc.

(ii) Chief Executive Officer:

Name: Steve Warren

Official Title: President

Address: 28 Milords Arm Road, Stanhope, NL A0G 3A0

Telephone No. : 1-709-541-7449

(iii) Principal Contact Person for purposes of environmental assessment:

Name: Mr. Bradley Burton, P. Eng.

Official Title: Civil Engineer, Cecon Ltd.

Address: 93 Edinburgh Avenue, Gander, NL A1CV 1C9

Telephone No. : 1-709-256-7112

Date: January 23, 2023

THE UNDERTAKING:

(i) Name of the Undertaking: Aurora Holdings Inc. Laydown Area

(ii) Purpose/Rationale/Need for the Undertaking:

Additional laydown space needed for import of products from China. These items include but not limited to ATV trailers, portable saw mills, log loading trailers and farm equipment.

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

Situated in Stanhope just 3km Northwest of Lewisporte, Aurora Holdings is located on Route 341 with existing buildings on a parcel of land on the south shoulder roughly 3,600 sq.m in area. In addition to the existing land the company is looking to extend roughly an additional 25,000 sq.m (160m x 160m) further. See attached maps and aerial photos for reference.

(ii) Physical Features:

Laydown operations will include four (4) main areas, one involving the construction of a new

storage building. As per attached land layout the owner is planning to build a cold storage building to house boats, RV's and automobiles. This building will be located on a 20m x 60m piece of land and have a footprint of 5,000 sq.ft (50' by 100'). The remaining three (3) locations will be used for outdoor RV/Trailer storage, small outdoor commercial sawmill and a seacan personal storage area which will use all seacans used for shipping as personal storage units.

The small proposed commercial sawmill is currently approved on the owners existing land, however he wishes to move it to the new location as per location plans. The sawmill is only a small commercial use mill which plans to produce a max board feet per year of 25,000 slabs and the sawdust from cutting is to be sold and not stored on site. The sawmill will run off a small gas engine with a maximum of 5gallons fuel on site at any given day.

The proposed outdoor RV & Trailer storage is planned to be 90m x 40m giving it a footprint of 3,600 sq.m, this only involves the site development required to provide safe parking for these items. No buildings or services will be required for this location.

The final area of storage is planned to house multiple seacans which will be used as personal storage units. These will only require another small laydown area measuring roughly 70m x 20m providing a footprint of 1,400 sq.m. This location will not require any services as it is proposed to be cold storage as well.

(iii) Construction (if applicable):

The clearing of land and setup will take approximately one (1) month. The start date will be dependant on the approval of this application however it is expected to start in the Spring of 2023. During construction the sources of pollution will only be from cutting of a chainsaw and grubbing using an excavator, in addition the will be tandem trucks used for hauling of materials (rock and base materials for parking lots). Once sitework is completed there will be a contractor required to install the pre-engineered storage building planned for cold storage, the contractor will require some lifts and possibly cranes which pose the same environmental risks as other equipment. These risks are limited to fuel or hydraulic spills which will all have measures in place to prevent and contain in the event of a leak. These measures will include spill kits on all heavy machinery along with local emergency spill numbers available to all workers. Noise pollution will be reduced to a minimum by completing construction during daytime hours only, these hours will range from 7am to 7pm.

Wildlife impacts are also minimal for the property as the overall area of clearing is quite small. The main impacts will be on small rodents in the area such as squirrels and rabbits. Along with these rodents some birds may notice a reduction in trees for nesting, however this reduction is very small for the area of wooded land that remains surrounding the property.

(iv) Operation:

The proposed development will operate mainly as storage which will only involve the parking of trailers/RV's. This operation will only require one vehicle on any given day to move equipment

around the storage area.

The sawmill will be the only location which will have periodic operations. Between 6-8 months a year the owner plans to have one mill operator cutting for small individual projects. No large scale cutting operations will be handle on site. Maximum board feet per year production will be around 25,000 slabs and sawdust will be sold to other parties which will create no accumulation on site. This operation is already approved for the owner on his current land however he wishes to have it moved to a new location.

(v) Occupations:

The additional laydown areas for the owner will not require any additional occupations. The sawmill will however produce employment for one individual for 6-8 months a year. The National Occupation Classification would be Labourer with additional skills in Forestry.

(vi) Project Related Documents:

There are no additional project related documents for this project.

APPROVAL OF THE UNDERTAKING:

No formal approval from the Town of Stanhope or from the Town of Lewisporte is required. The only approval in which the owner is awaiting will be the Environmental Assessment approval.

SCHEDULE:

The anticipated schedule would be starting construction in the Spring of 2023 and having the operations available for the Summer of 2023 with approvals.

FUNDING

The entire project will be privately funded by the Owner. No grants or loans will be required. The owner has predicted roughly \$150,000 - \$200,000 cost involved in the development of land and construction of cold storage building.

Date

Signature of Proponent/Chief Executive Officer

The completed Registration and the digital and paper copies should be sent, together with a covering letter, to:

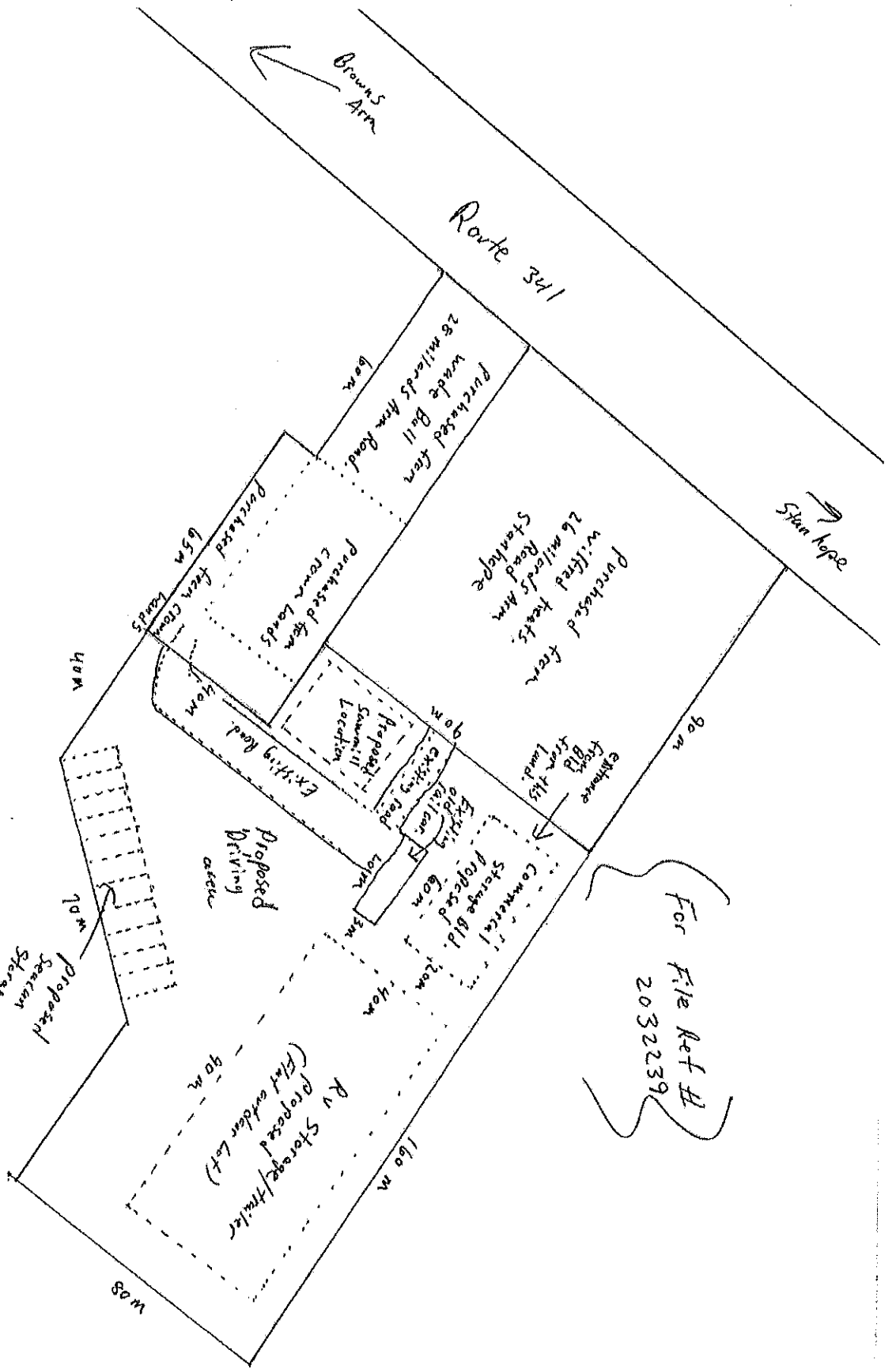
Minister of Environment and Climate Change

PO Box 8700

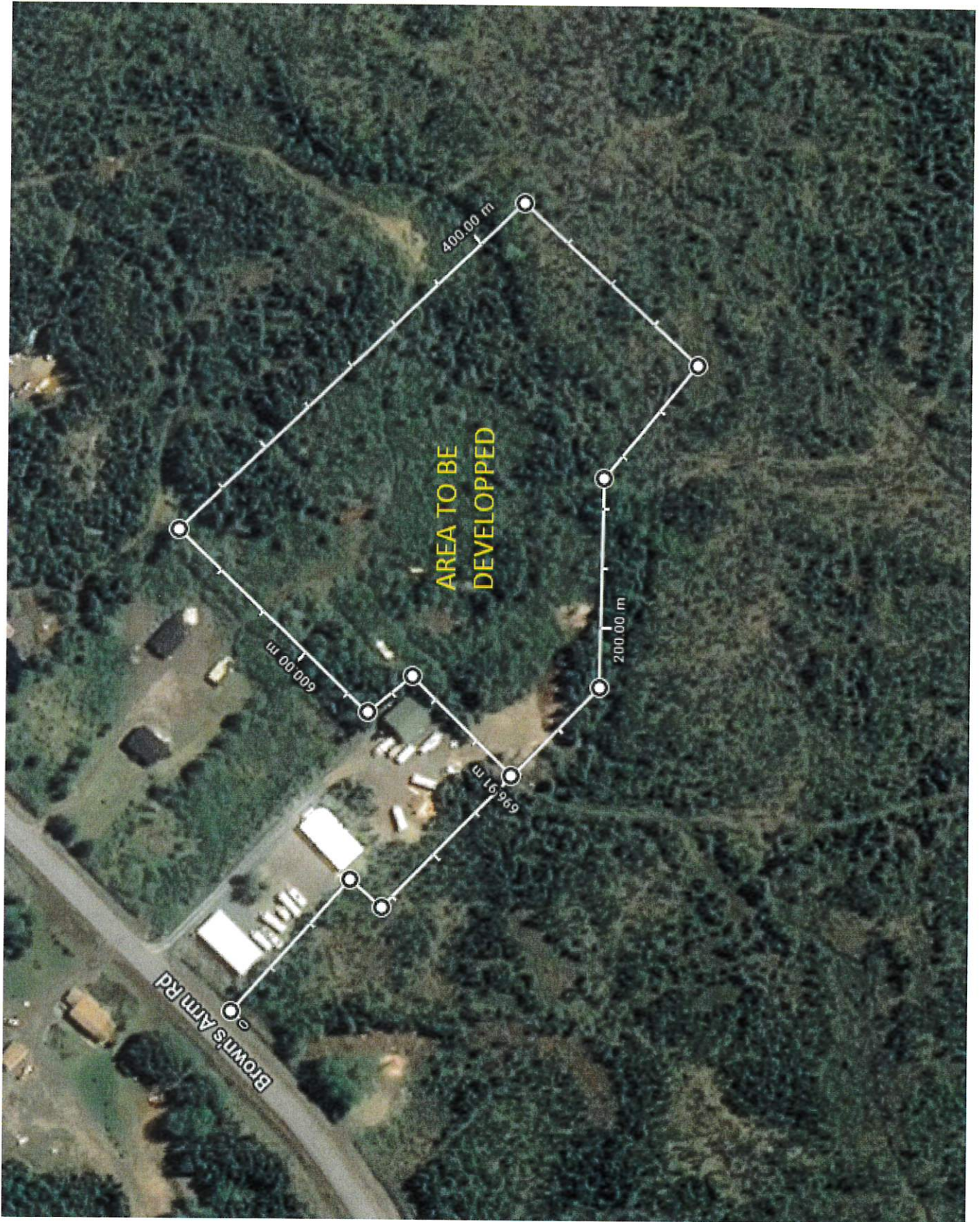
St. John's NL A1B 4J6

Attention: Director of Environmental Assessment

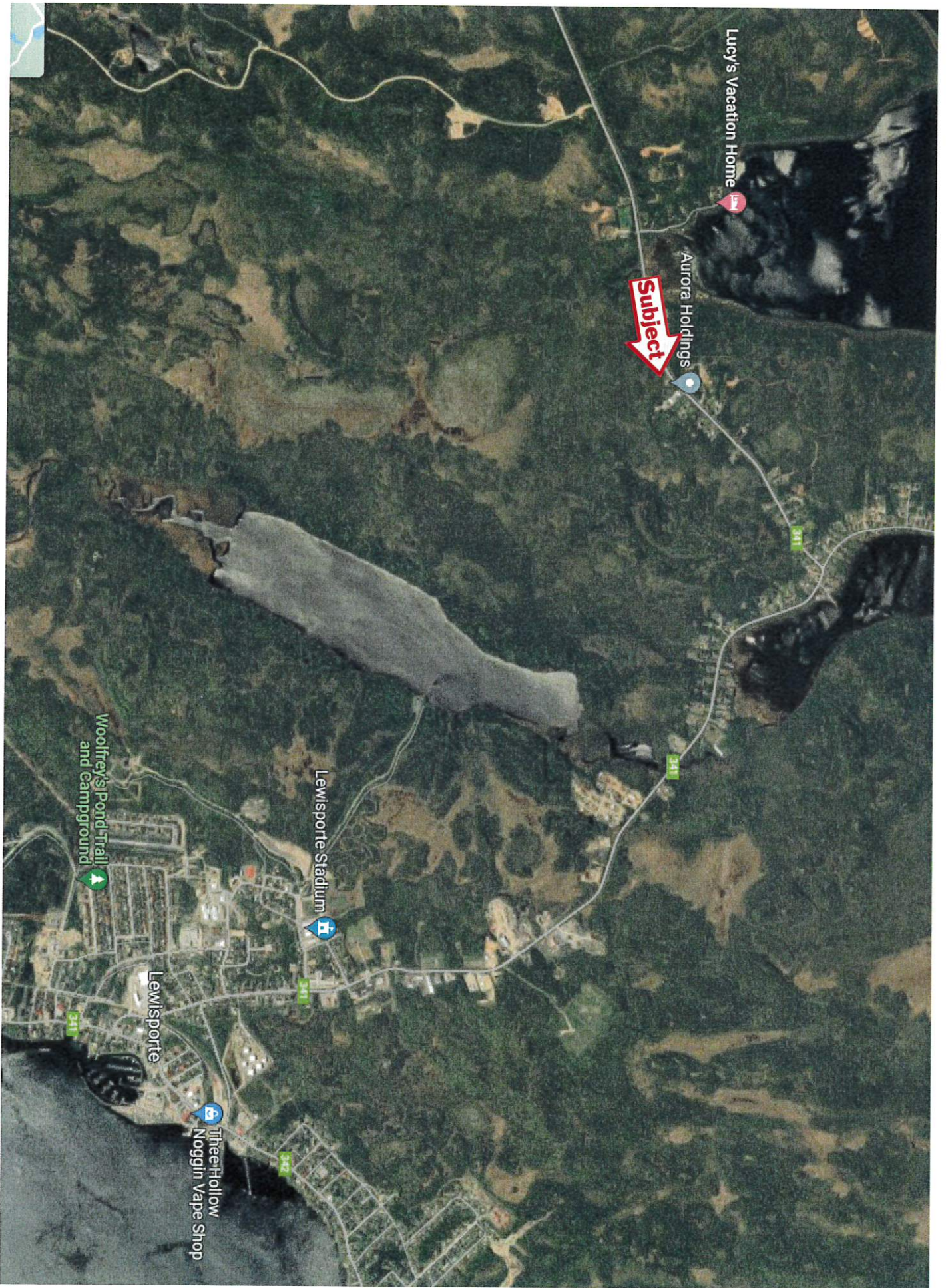
Aurora Holdings's proposed Property Sketch



For file Ref #
2032239







Lucy's Vacation Home

Aurora Holdings

Subject

Lewisporte Stadium

Lewisporte

Thee-Hollow
Noggin Vape Shop

Woolfrey's Pond Trail
and Campground

