

# **ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT**

## **Seal Cove Quarry Development**

Submitted to:  
Minister of Environment and Climate Change  
P.O. Box 8700  
St. John's, NL A1B 4J6

Attention: Director of Environmental Assessment

Prepared by:  
JCL Investments Inc.  
80 Hops Street  
Conception Bay South, NL

**May 2023**

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## 1.0 NAME OF UNDERTAKING

Seal Cove Quarry Development

## 2.0 PROPONENT

### 2.1 Name of Corporate Body

JCL Investments Inc.

### 2.2 Address

80 Hops Street  
Conception Bay South, NL  
A1W 0E8

### 2.3 Chief Executive Officer

Darryl Gillingham, P. Eng.  
President and CEO, JCL Investment Inc.

### 2.4 Principal Contact Person

Chris Dunne  
1 Massey Drive Access  
Corner Brook, NL  
A2H 6E6  
Tel: (709) 639-2303  
Email: [cdunne@jclinc.ca](mailto:cdunne@jclinc.ca)

## 3.0 THE UNDERTAKING

### 3.1 Nature of the Undertaking

JCL Investments is seeking a new rock and sand quarry located in Conception Bay South, near JCL's office and Concrete Batch Plant, located at 80 Hop's Street, CBS. The proposed quarry will be 16.0 Ha, measuring approximately 620 meters x 260 meters. The purpose of this undertaking is to produce quality aggregates and concrete sand for use in various construction projects throughout the Avalon and surrounding regions. Site access will be via an established private access road and/or through an approved Quarry Application held by Butler's Sand & Stone. Permission to access the quarry through the access road and the quarry has been granted which, along with utilizing existing established corridors within the other quarries, will allow us to access the proposed new development area. See Figure 2, in Appendix A for location and orientation of the access roads.

### ***3.2 Purpose/Rationale/Need for the Undertaking***

JCL Investments currently has an established office, Concrete Batch Plant, and Yard in the general vicinity of the quarry, 80 Hops St. warranting the requirement for an aggregate source close by. From the JCL Seal Cove Quarry raw insitu materials will be excavated, processed (crushed, screened, washed) to produce aggregates, concrete coarse and fine aggregates, rip rap, armour stone, etc. to be used or sold in ready mix concrete / products, and general construction uses in the local market.

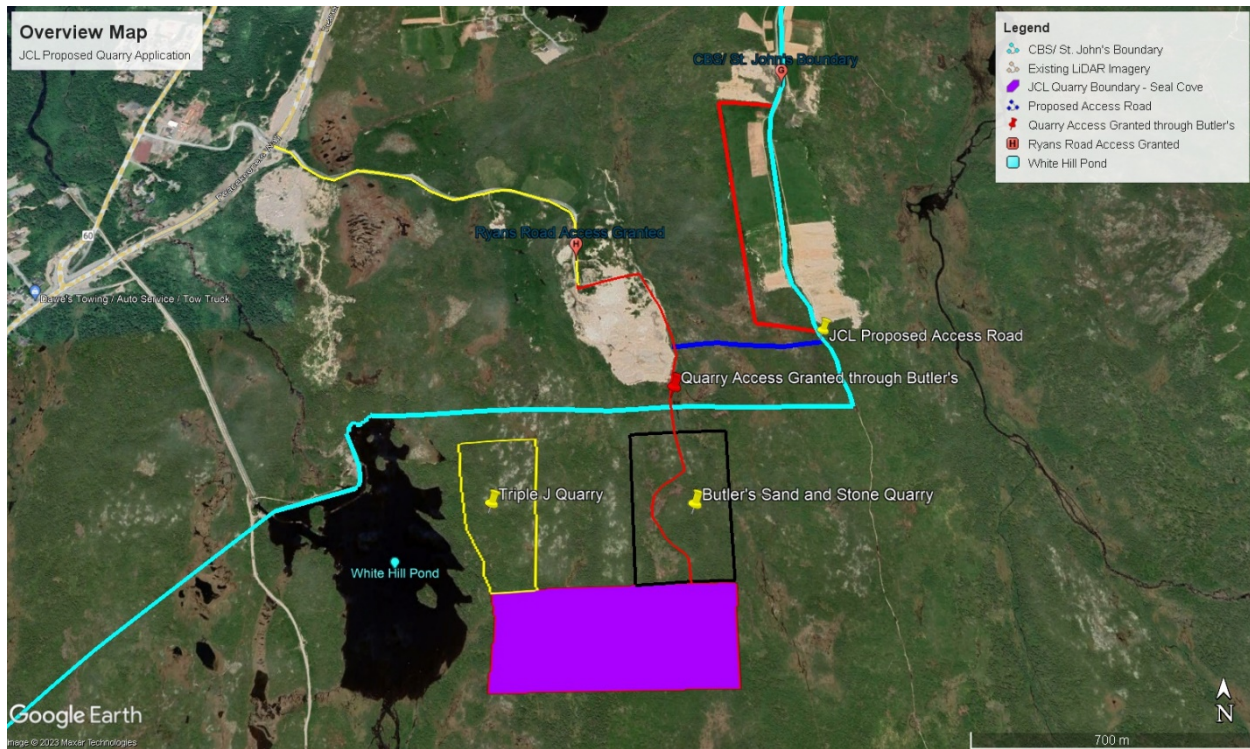
## **4.0 DESCRIPTION OF THE UNDERTAKING**

### ***4.1 Geographic Location:***

Quarry Coordinates: UTM: 22U 345786 E/ 5256713 N  
Quarry Size: 16 Ha, See Quarry application Appendix B.

The proposed undertaking is located 1.6 Km Southeast of the intersection of Peacekeeper's Way and Route 60 in Seal Cove, on the Avalon Peninsula, located in the Electoral District of Harbour Main. The proposed quarry site is in an area where multiple other approved quarries, and areas of undeveloped forest and scrub exist.

The adjacent land to the proposed project is approved quarries of similar usage. The JCL Quarry falls within the Witless Bay Environs zoned as Rural with Conservation buffer just north and east of the project boundary to the east, is undeveloped crown land; and to the North is an approved quarry (File No: 71111039). The development of this location as a quarry will provide sufficient supply of raw materials consist with the production of appropriate coarse aggregates and concrete sand, in an area where similar quarry developments are currently in use and operating. While the quarry development will change the natural topography, the general use of the area for quarrying operations will be of the same nature as the other surrounding area.



**Figure 1: Overview of the proposed area (yellow and red line)**

## 4.2 Physical Features

### General Information

The proposed site is located within the *Maritime Barrens Ecoregion*, Northeastern Barrens. This subregion borders the Trinity and Conception Bays and is the largest of the Island’s ecoregions. It is characterized by cool summers, with frequent fog and strong southerly winds, and short, somewhat moderate winters. The mean annual temperature is around 5.5°C, with a mean summer temperature of 11.5°C and a mean winter temperature of -1°C. The mean annual precipitation ranges from 1200 mm to over 1600 mm. Elevations range from sea level to approximately 250 m above sea level. A mixture of sedimentary rocks and granites are most common. The uplands are rugged and rocky due to erosion, while lower areas have a rolling topography.

## **Vegetation**

This subregion is characterized by extensive barrens, forest cover is greater here than in the rest of the Maritime barrens. Balsam fir dominates these forests, followed by black spruce and a scattering of white birch. On forest floors, broom moss, feathermoss, and other mosses generally abound. Mountain alders form dense thickets along the edge of brooks and streams. These are replaced by speckled alder in the western subregions of the Maritime Barrens. Yellow birch is virtually absent in this subregion. On the open barrens “dwarf shrub health” predominates. Sheep laurel is the most common of these, although rhodora and low bush blueberry are well represented. Dogberry, larch, mountain holly and small pockets of stunted balsam fire are also commonly found here. On exposed sites such as interior uplands and coastal headlands, partridgeberry and black crowberry replace sheep laurel-though on the coldest and windiest of these sites, pink crowberry become more common than black crowberry.

## **Wildlife**

Several mammal species occur in Northeastern barrens subregion, including moose, snowshoe hare, red fox, and mink in the forest and shrub habitats, and beaver and muskrat near pond and streams. Other mammals, including the little brown bat, eastern chipmunk, masked shrew, meadow vole, and red squirrel is also known to occur in the area. In addition, the Northeastern Barrens is home to a small herd of about 100 caribou located in the Bay de Verde area. They inhabit both barrens and woodland areas where they feed on lichens, shrubs, and grasses. Migratory bird species found in forested areas of the subregion include ruby-crowned kinglet, northern water thrush, hermit thrush, white-throated and fox sparrow, and yellow-rumped warbler. Dark-eyed junco and pine grosbeak are found year-round in forested areas. On barrens, partridge (“willow ptarmigan”) are present year-round, while the American pilot, savannah sparrow and horned lark appear as migratory species. Swamp sparrow and shorebirds, e.g. Common snipe, greater yellowlegs, and least sandpiper, are migratory breeders found in wetlands in the subregion.

## **Reptile/Amphibians**

There are no reptiles recorded for this subregion. One species of amphibian has been recorded in the subregion in low numbers, the green frog.

### **4.3 Development**

The development of the proposed quarry area will occur in a number of phases:

Initial Access:

- a. Upgrading of existing gravel trail if required to access Larch Grove Road,
- b. Upgrading of the existing access road from Route 60 through the Butler's Quarries.

Quarry Area:

- a. Surveying of the proposed quarry boundaries.
- b. Cutting / salvaging of the timber on the quarry footprint.
- c. Stripping of vegetation and organic material to be stockpiled for future rehabilitation.
- d. Setting up weight scales.
- e. Stockpiling of organic material (including topsoil and grubbing) for rehabilitation and development of laydown areas
- f. Construction of settling pond(s) and sediment control barriers to capture and control runoff and to be used / recycled in a washing operation. (if required)
- g. Phased development of quarry operations
  - i. Excavation, drilling, blasting, crushing/screening, washing (if required), stockpiling and loading of quarry materials (rock, sand and gravel).
- h. Stockpiling of manufactured products.
- i. Transportation of product to market

Pending approval, site development is expected to commence within 30 days of receipt of the appropriate development permits (e.g., quarry, cutting permits).

#### **4.4 Operation**

The project area will be regulated under the Quarry Materials Act, 1998 and the Mining Act, 1999. Operations will include, but are not limited to, tree clearing with any merchantable timber salvaged for use as firewood, the removal of overburden material to expose raw materials. The raw materials will be excavated crushed, screened, and washed as required to meet the specifications for the finish materials.. The finished products will be stockpiled on site for future sale /use. Materials that are by-products of the manufacturing process will be used in the development of roads, access and future rehabilitation of the quarry at the end of life.

As required for resale or in the concrete operation, the stockpiled aggregates will be loaded into various sizes of dump trucks for transportation to market, or our concrete operation at 80 Hops St. Non-licensed dump trucks (e.g., rock trucks) may be used within the quarry development area for grubbing and overburden removal where larger quantities of material are present or where stockpiles are a longer distance from the crusher belts.

Quarries are inspected regularly by the Department of Industry, Energy and Technology (DIET) Materials Compliance Officers to ensure compliance with the Quarry Materials Act, 1998 and Mining Act, 1999, and terms and conditions of the quarry permit/lease.

#### **4.5 Potential Sources of Pollution**

Some possible sources of pollutants include site drainage, noise, airborne emissions and possible fuel or oil spills.

- During development, as quarry material is excavated and moved from the site, there is potential for off-site drainage. These drainage risks will be mitigated by sedimentation control structures (e.g., silt fences, ditches, rock check dams, etc.) being installed where required or as recommended by appropriate departments through the Department of Natural Resources' quarry permit referral process. Any off-site runoff will be directed to vegetated areas to prevent siltation of waterbodies.



- Crushing and screening equipment will be furnished with dust suppression systems to minimize any airborne dust generated by crushing activities.
- Domestic waste generated will be collected and disposed of as per the Waste Management Regulations.
- All equipment on site will be furnished with appropriate emission and noise control devices and all vehicles will be properly maintained to minimize noise and exhaust.
- Petroleum products will be handled and stored as per Storage and Handling of Gasoline and Associated Products Regulations, and associated products regulations, under the Environmental Protection Act SNL 2002.
- All equipment will be equipped with emergency spill kits, and larger spill kits will be placed on site for easy access.

#### ***4.6 Potential Resource Conflicts during Operation***

There should be no potential for conflicts. The local area is familiar with quarry operations as the adjacent vicinity to the Quarry has decades of quarry operations. On the chance there is interactions with outside individuals or other quarry operators, JCL will install signage around the property for notification of active Quarry Operations, will interface with individuals or quarry operators on the operations JCL are completing and explain the area is restricted in access.

#### ***4.7 Occupations***

Occupations (subject to ongoing work) at the site will include the following:

- 4-8 - Heavy Equipment Operators (e.g., excavator, loader and crusher operators) (7421)
- 2-5 - Dump truck drivers (7411)
- 1 - Quarry foreman/supervisor (8221)
- 1-2 - Laborer (7611)
- 1 - Heavy Equipment Mechanic (7311)

JCL is an equal opportunity employer, hiring qualified individuals for the applicable roles.

#### 4.8 Project Related Documents

See Section 5 and Appendix A & B for related documents.

### 5.0 APPROVAL OF THE UNDERTAKING

Approval Required	Issuing Authority
Quarry Permit 71113123 – Submitted March 27, 2023	Mineral Lands Division, Department of Natural Resources
Commercial Cutting Permit – will be acquired with quarry permit	Forestry Services Branch - Department of Fisheries and Land Resources
Operating Permit Development Permit (Butter Pot – Witless Bay Line Environs -will be acquired with quarry permit	Forestry Services Branch – Department of Fisheries and Land Resources
Water Use License – will be acquired with quarry permit	Water Resources Management Division, Department of Municipal Affairs and Environment
Witless Bay Line Environs Development Control Regulations Access to Quarry – will be acquired with quarry permit	Service NL
Access approval	Approved – Appendix B

### 6.0 SCHEDULE

The earliest start date of this undertaking is early fall of 2023, as soon as approved Quarry Permit is received. The other permits will be secured after the quarry permit. The Quarry Operations will continue annually until seasonal constraints make aggregate production no longer economical feasible. This timeline assumes approval of the quarry permit by July 2023 and all required documents and in receipt by end of August 2023. The Quarry will be operated for the life of the materials, estimated at approximately 20 years.

#### Summary

Registration Document Submission	May 2023
Government Review and Decision	July 2023
Construction/Operations	September 2023


## 7.0 FUNDING

The funding for this project will be provided entirely by JCL Investments Inc.

## 8.0 SUBMISSION

May 18, 2023

Date



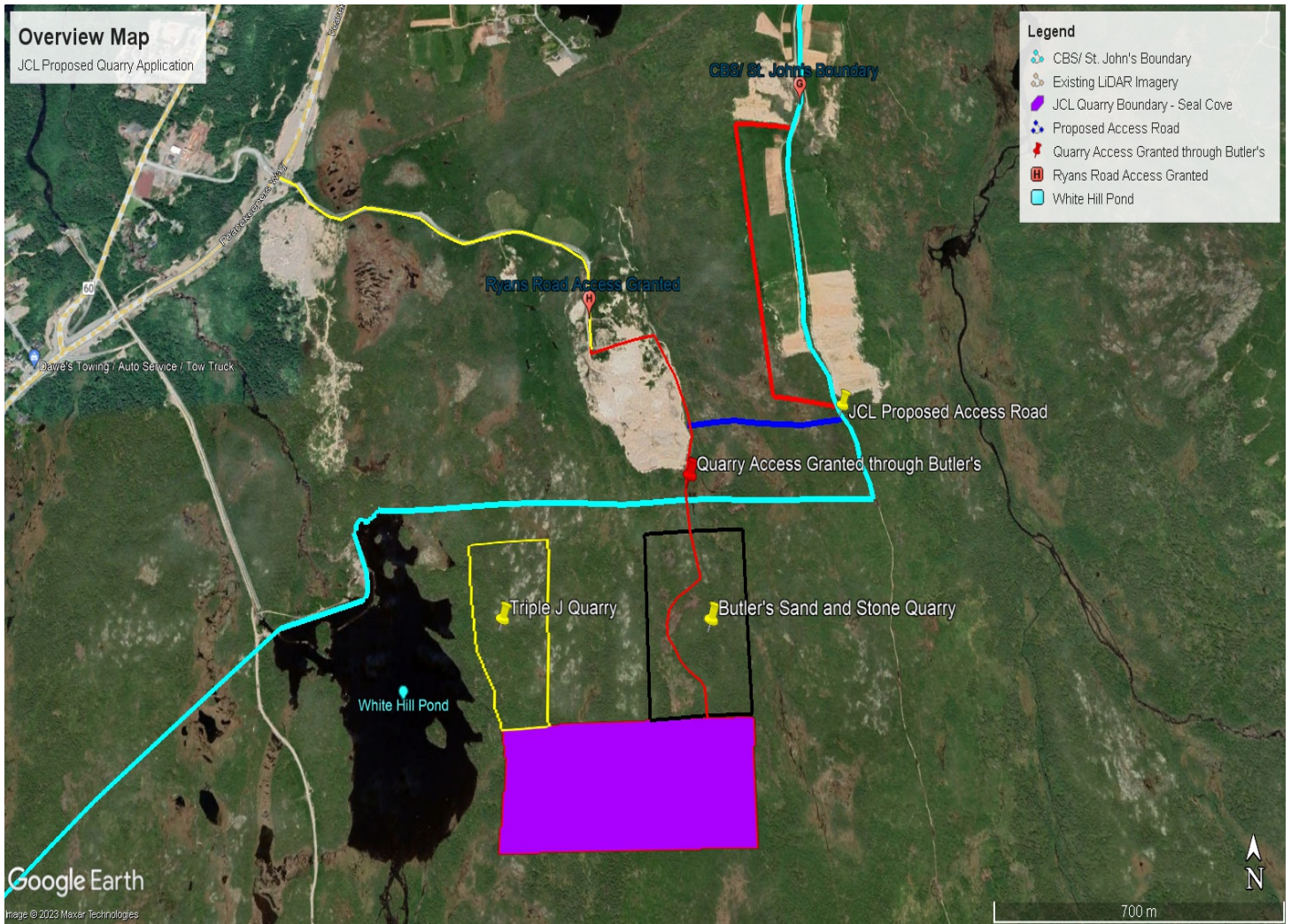
Robert McGinn, Concrete Operations Manager – JCL Inc.

# APPENDIX A – Project Location & Site Plan Maps



**Figure 1: Location of the project in Newfoundland**





**Figure 2: Overview of the Project Location**



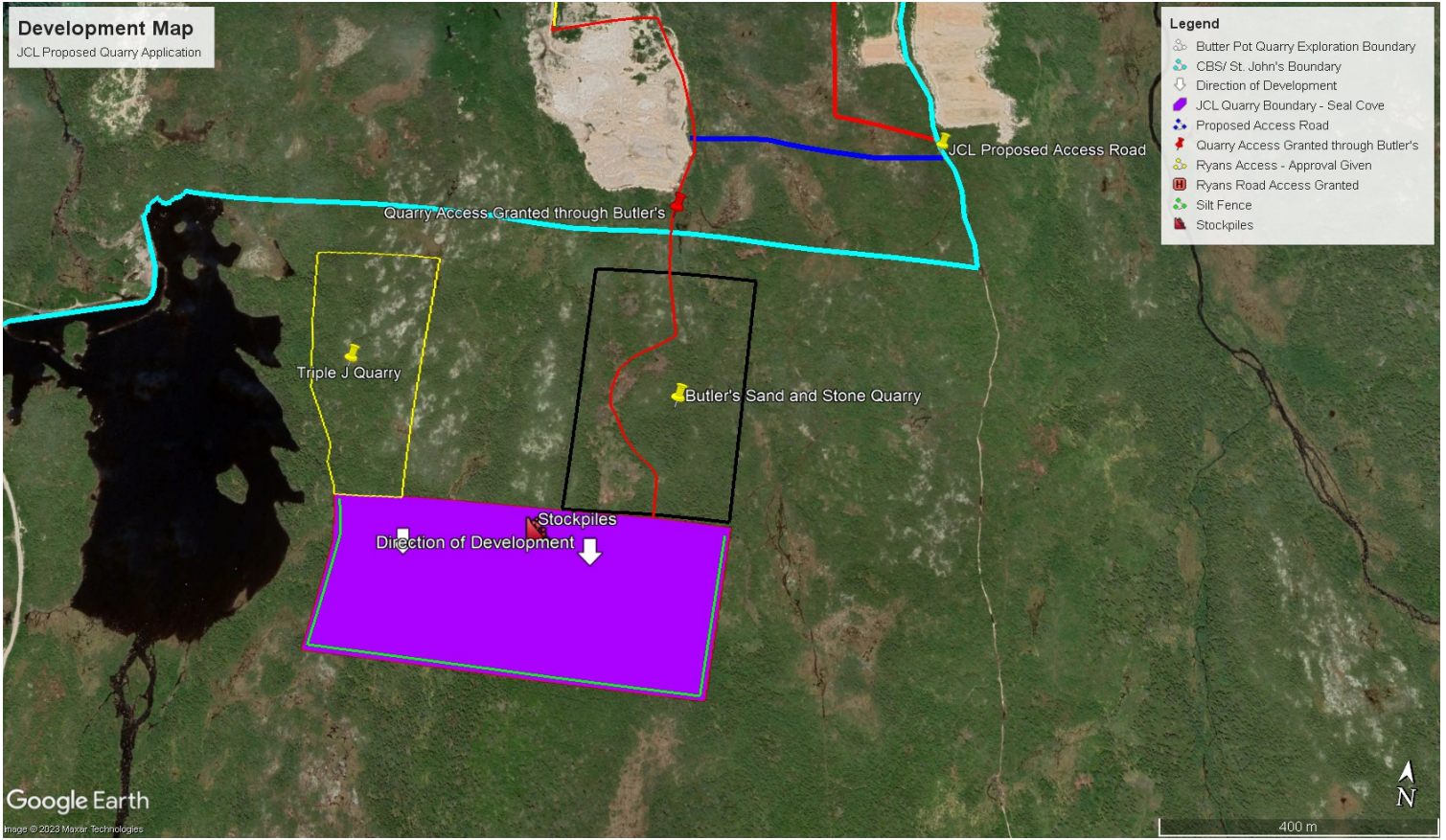


Figure 3: Site Plan as submitted to Mineral Lands

# Appendix B – Quarry Permit Application



## QUARRY PERMIT/LEASE APPLICATION

Section A: Applicant Information	
Applicant:	
Address:	Contact Person:
	Phone Number:
	E-mail Address:

Section B: Quarry Area Information											
What are you applying for:	<table border="0"> <tr> <td><b>Quarry Permit</b></td> <td>1 year</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Quarry Lease</b></td> <td>5 years</td> <td>10 years</td> <td>15 years</td> <td>20 years</td> </tr> </table>	<b>Quarry Permit</b>	1 year				<b>Quarry Lease</b>	5 years	10 years	15 years	20 years
<b>Quarry Permit</b>	1 year										
<b>Quarry Lease</b>	5 years	10 years	15 years	20 years							
Location of proposed quarry (with reference to nearby landmarks such as road intersections, bridges, etc.):											
Size of proposed quarry (in hectares):											
<p><b>*All applications must be accompanied by a digital boundary file (e.g., kmz, shapefile) outlining the proposed quarry area and access road.*</b> Follow the link below for instructions on how to use Google Earth Pro for creating a digital boundary file:</p> <p><a href="https://www.nr.gov.nl.ca/nr/pdf/MLD-Q-G-01.pdf">https://www.nr.gov.nl.ca/nr/pdf/MLD-Q-G-01.pdf</a></p>											
Name of digital boundary file:											

Section C: Land Ownership	
The proposed quarry is located on: <i>Please, select one or the other</i>	
Crown Land	<b>Privately Owned Land</b>
	Property Owner:
	Contact Person:
	Phone Number:
	E-mail Address:
	Land Title Information:(e.g., Grant, Lease) <i>*deed or title document required</i>

**Section D: Quarry materials and operation specifics**

**Removal of topsoil is not authorized under this permit.**

<b>Quarry materials to be extracted: <i>Select all that apply</i></b>		<b>Quarry operations to occur: <i>Select all that apply</i></b>	
Sand		Drilling & Blasting	
Gravel		Ripping	
Rock		Crushing	
Horticultural peat		Screening	
Stockpiled material		Washing	
Armour stone		Use of settling ponds	
Borrow material		Pit run removal	
Other (please specify):		Asphalt batch plant	
Other 1:		Other (please specify):	
Other 2:		Other 1:	
Other 3:		Other 2:	

Additional notes/comments:

Where will this material be used (e.g., municipality, export, etc.)?

What is the intended use for this material (e.g., backfill, winter sand, asphalt, concrete, etc.)?

Section E: Potential Land Use Issues or Concerns	
<b>Site Visibility</b>	<p>Is the proposed area visible from nearby highways or main roads?            YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><b>If yes,</b> you must clearly demonstrate how you will minimize the visibility of the site and operations (e.g., berm, operations sequencing, etc.). This information (e.g., photos, sketches, etc.) must be attached.</p>
<b>Existing Disturbances</b>	<p>Is the proposed area an existing/historic quarry?            YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><b>If yes,</b> what are the face heights of the quarry?</p>
<b>Site Access</b>	<p>Is there existing access to the quarry site (e.g., public road, trail)?            YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>The quarry access route <u>must</u> be identified on your application (e.g., .kmz, .shp)</p>
<b>Structures</b>	<p>Are there any structures within the boundaries of the quarry site (e.g., house, fence, pole line, etc).            YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><b>If yes,</b> please specify the structures and their location:</p>
<b>Vegetation Cover</b>	<p>What type of vegetation covers the area to be quarried? (select all that apply)            Forest <input type="checkbox"/> Wetland <input type="checkbox"/> Shrubs <input type="checkbox"/> Barren <input type="checkbox"/> Other:</p>
<b>Waterbodies</b>	<p>Are there any waterbodies (rivers, streams, ponds, wetlands) within 200 metres of the quarry (including within the proposed quarry area itself)?            YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><b>If yes,</b> specify what type of waterbodies exist and the direction and distances from the site:</p>
<b>Nearby Land Uses</b>	<p>Is there any land being used within 300 metres of the site (e.g., roads, residences, cabins, transmission lines, other quarries, agricultural land, etc.)            YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p><b>If yes,</b> please identify each land use and give their distance and direction from the site:</p>

## Section F: Fees

### Quarry Application Fee:

- All quarry permit applications must be accompanied by a \$100 application fee. This fee is **non-refundable**.

### Online Payment:

- Visit the GovNL Online Payments website - <https://www.gov.nl.ca/pay-online/>
- Select "Quarry Permit Application Fee".
- **Note:** A copy of the online payment transaction must be attached to this application.

### Other Matters:

- Please refer to the [Quarry Materials Act](#) and [Quarry Materials Regulations](#) for permit and lease requirements.
- Annual rent, financial assurance and site plans are not required at this step in the application process. They will be requested following initial quarry application review.

## Section G: Requirements Checklist

**Incomplete and/or inaccurate applications, or proposed quarry boundaries that encroach on the required set-back distances (see below) will not be accepted. Please note that the application fee is non-refundable. Please review and confirm the following:**

- All sections of this form are complete and accurate.
- The application is accompanied by a digital boundary file (e.g., kmz, shapefile) outlining the proposed quarry area and access road.
- The proposed quarry boundary does not encroach on any of the following buffer/set-back distances:
  - 15 metres from private property
  - 15 metres from a trail (e.g., cabin access trail, forest access road, etc.)
  - 50 metres from a road (e.g., paved municipal road, gravel rural road, etc.)
  - 90 metres from a Protected Road (see [Protected Road Zoning Regulations & Google KMZ Files](#))
  - 50 metres from a waterbody (e.g., stream, pond)
  - 30 metres from a wetland
- If "Site Visibility" [Section E] is determined to be "YES", then photos, sketches, etc. are attached showing how the visibility of the site and operations will be minimized.
- The application is accompanied by the required fee (Quarry Permit Application Fee - \$100)
- The application and related information will be submitted via email to [QuarryApp@gov.nl.ca](mailto:QuarryApp@gov.nl.ca)

**I hereby certify that all information provided in this application is truthful to the best of my knowledge. I understand that the submission of this application does not provide any rights to quarry the area outlined in this application and that no activity may occur until a signed quarry permit/lease has been received and all other required permits have been obtained.**

Name: \_\_\_\_\_

Title/Position: \_\_\_\_\_

Date: \_\_\_\_\_

Under the authority of the *Access to Information and Protection of Privacy Act, 2015* (ATIPPA, 2015), personal information is collected in order to process, manage and issue the programs or services of the Department of Industry, Energy and Technology. Personal information is kept confidential as required by ATIPPA, 2015, but may be released under request in accordance with ATIPPA, 2015. If you have questions pertaining to the collection, use and/or disclosure of this information please contact the ATIPP Coordinator at 729-0463.

# Appendix C – Permission Letters for Access

29 JUL 2021

Attention: Gerald Kennedy

Manager, Quarry Materials

Mineral Lands Division

Department of Industry, Energy and Technology

P: 709.729-6447 / C: 709.685.4506

E: geraldkenedy@gov.nl.ca

RE: Approval to Access Quarry Application – Seal Cove, East of White Hills Quarry

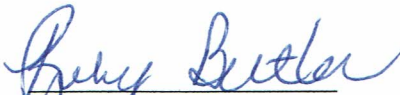
I, Kathy Butler, Ruby Butler, and Marvin Butler, Directors of Butlers Sand and Stone, hereby give permission to JCL Investments Inc. to access to their potential Quarry located behind our approved Quarries. JCL moving forward has permitting to travel though File No: 7118636 and File No: 71111746.

If I can be of any further assistance regarding this incident, please do not hesitate to contact me at 709-682-2121 or by email address at [butlerssand@bellaliant.com](mailto:butlerssand@bellaliant.com)

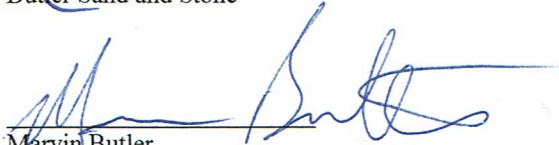
Thank You,



Kathy Butler  
Butlers Sand and Stone



Ruby Butler  
Butler Sand and Stone



Marvin Butler  
Butler Sand and Stone

29 JUL 2021

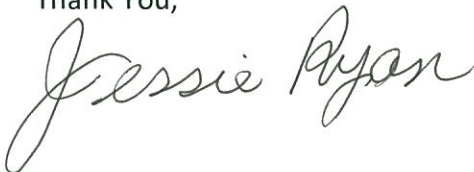
Attention: Gerald Kennedy

Manager, Quarry Materials  
Mineral Lands Division  
Department of Industry, Energy and Technology  
P: 709.729-6447 / C: 709.685.4506  
E: geraldkenedy@gov.nl.ca

RE: Approval to Access Quarry Application – Seal Cove, East of White Hills Quarry

I, Jessie Ryan of Conception Bay South, hereby give permission to JCL Investments Inc. to travel though Granny Till Road to access their potential Quarry.

Thank You,

A handwritten signature in cursive script that reads "Jessie Ryan". The signature is written in black ink and is positioned below the "Thank You," text.

Jessie Ryan  
P.O. Box 19023  
Conception Bay South, NL  
A1W 5C7

## Appendix D – Application Fee Receipt





Government of Newfoundland and Labrador

Environment and Climate Change

Environmental Assessment

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Transaction #:	7500JGR2	Approval Code:	059982
Date/Time:	5/18/2023 10:09:25 AM	Response Code:	27
Authorization #:	661682830016510470	ISO Code:	01
Amount:	\$460.00	Message:	Approved
Confirmation #:		Issuer Name:	
Card Type:	Master Card®		

®Trade-mark of Interac Inc. Used under licence.

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ENV-Environmental Assessment Registration Fee	
Environmental Assessment Registration Fee	\$400.00
HST	\$60.00
Total:	\$460.00

\*All amounts in Canadian currency

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Name Of Company/Individual: JCL INVESTMENTS INC.