

Environmental Assessment Registration

For

Wrecking Harbour Hospitalities

Submitted To

The Minister
Department Of Environment and Climate Change
Environmental Assessment Division

Submitted By

Wrecking Harbour Hospitalities Inc.

Jan 2024

NAME OF UNDERTAKING: Wrecking Harbour Hospitalities

PROPONENT: WRECKING HARBOUR HOSPITALITIES INC.

[REDACTED]
Lumsden, NL
[REDACTED]

(i) *Name of Corporate Body:* Wrecking Harbour Hospitalities Inc.

(ii) *Chief Executive Officer:* Matthew Gibbons

Name: Matthew Gibbons

Official Title: President

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

Name: Matthew Gibbons

Official Title: President

Email: [REDACTED]

Phone: [REDACTED]

THE UNDERTAKING:

(i) *Name of the Undertaking:* Wrecking Harbour Hospitalities

(ii) *Purpose/Rationale/Need for the Undertaking:* Wrecking Harbour Hospitalities is a project that will eventually consist of luxury rental cabins, a brewery/taproom with food service, an inn/hotel and a dedicated event hosting facility. Currently, there are 4 cabins under construction at the site with the second stage of development being the brewery/taproom, which is currently in the design stage. Additional cabins, the inn/hotel, and event hosting facility will be built in the future.

This environmental assessment was triggered when we applied for a land use amendment for the plot of land already owned by Wrecking Harbour Hospitalities (crown lands app# 152711) to include a brewery/taproom in addition to accommodations, restaurant, and an events hall. An assessment is also required for a piece of land we have applied for (crown lands app# 161759) that would serve as a path from the aforementioned land that we already own to Lumsden Front Beach.

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

The entrance to Wrecking Harbour Hospitalities is located at 80A Memorial Drive, Lumsden, NL - an address that is soon to be changed to "Wrecking Harbour Road". The parcel of land starts between 80 and 82 Memorial Drive in Lumsden and extends out approximately 700 ft toward Lumsden Front Beach. The only structures currently located on this piece of land are 4 cabins that will serve as nightly rentals upon completion.

The next stage of development for the project, the microbrewery/taproom, will also be located on this piece of land near the aforementioned cabins. The final design of this structure is not yet completed, but it will be located in the place indicated in the attached site plan.

The piece of land that we have applied for (crown lands app# 161759) is located between the border of the currently developed land and Lumsden Front beach. This piece of land slopes down from its beginning near the accessible cabin unit to the edge of the beach. It will feature a pathway that meanders on its way down the hill in order to reduce its grade, making it more suitable for guests with mobility issues. Firepits are planned to be placed just off to the sides of the path as well as cabanas near the end of the path, closer to the beach. Refer to the attached site plan for details.



Map 1: Location of Lumsden in NL

**Government of Newfoundland & Labrador
Department of Fisheries, Forestry and Agriculture**



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damage and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

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Crown Lands Administration Division

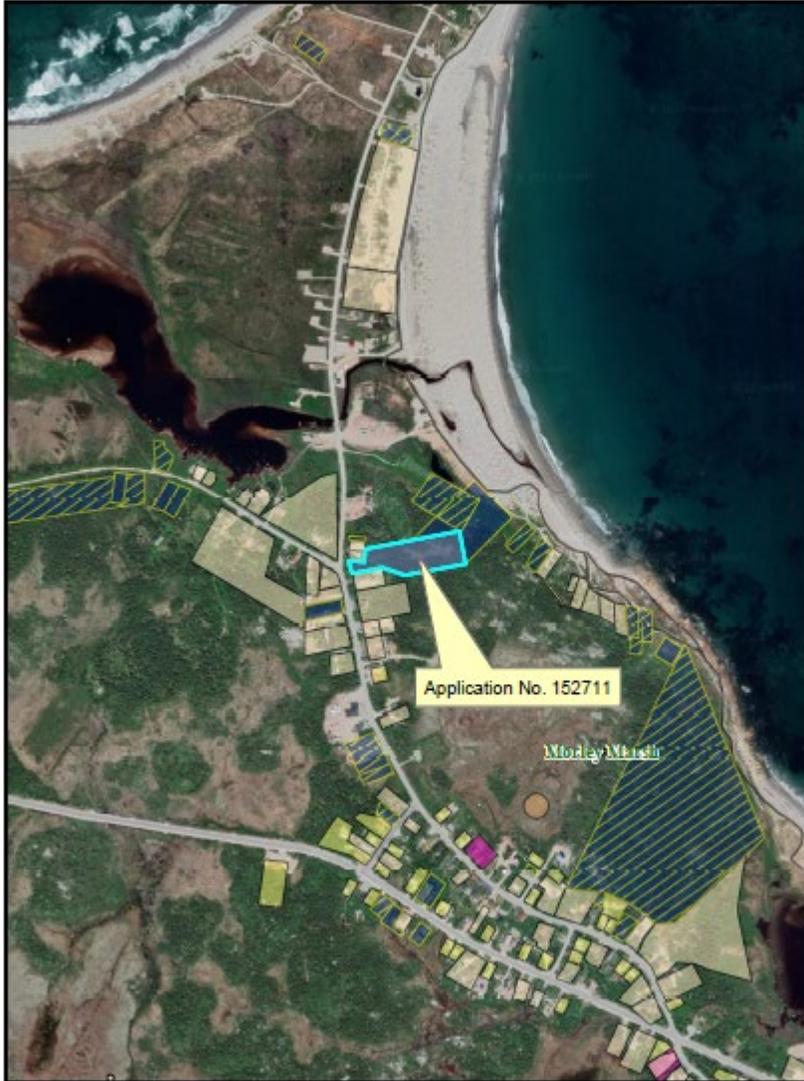
Scale 1:1,500

Compiled on October 12, 2022



Map 2: Location of the undertaking

**Government of Newfoundland & Labrador
Department of Fisheries, Forestry and Agriculture**



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Crown Lands Administration Division

Scale 1:10,000

Compiled on October 12, 2022



Map 3: Surrounding community

(ii) Physical Features of On-Site Structures:

Cabins:

Currently, there are 4 cabins on Wrecking Harbour Hospitalities land. Construction is nearing completion on them with mostly interior work remaining. 3 of the 4 cabins have identical layouts with the remaining cabin being an accessible design, as per Service NL requirements. They all have the following features:

- 1 full bath & 1 half bath.
- A kitchen/dining area.
- Lounging area.
- Private balconies on each floor.
- 2 Bedrooms.
- Laundry room.
- 3 zone Fujitsu heat pump system.



The Wrecking Harbour Hospitalities cabin units as of Dec, 2023.

Brewery/Taproom:

There are no drawings of the building design yet; the designer is just beginning the preliminary work on it. However, the design will match the aesthetic of the existing cabins and will feature the following:

- Dedicated brewing space to accommodate brewing equipment.
- Tap room opening into an outdoor space overlooking the beach.
- Kitchen facilities in which to prepare food for the tap room.
- Space suitable for hosting small events.
- Merchandise area.
- Bathroom facilities.
- Office space.
- Storage space.

Hotel/Event Hosting Facility & Additional Cabins:

The future expansions of the business that include a hotel, a dedicated event hosting facility, and additional cabins are far into the future and so have no concrete plans as of yet. However, they will be designed and built to match our current cabins' aesthetics and quality.

Beach Access Path (Crown Lands app#161759):

As mentioned above, this pathway will connect the main portion of Wrecking Harbour Hospitalities' land to Lumsden Front Beach. It will have the following characteristics/features:

- A meandering path that reduces the slope of the hill it's on, making the path more practical for people with mobility issues.
- Firepit areas located off to the side of the path that will feature sunken firepit and seating for guests.
- Cabanas near the beach for guests to use.

(iii) Brewery/Taproom Construction

Currently in the design phase, construction of the microbrewery is expected to begin in 2-3 years and last about a year. As can be seen in the attached site plan, it will be built near the existing cabins in an area that consists mainly of exposed granite rock with some surrounding coniferous trees that were mostly cleared during prior construction phases. There will be no bodies of water affected by the

construction of the brewery and any flora that have to be cleared during the build are in no way unique or uncommon in the area. The chances of any wildlife species being adversely affected by the proposed development are minimal and we have seen no sign of any such disturbances during the construction that has already taken place on site.

During the construction period, potential sources of pollutants will primarily consist of residuals from the construction process itself – saw dust, nails, discarded pieces of construction material, etc. These waste materials will be collected daily and properly disposed of. In the unlikely event that hydrocarbons are spilled due to equipment malfunction, the spill will be mitigated using a spill kit and cleaned up accordingly afterward.

The site itself, by design, is fairly isolated from the surrounding community and so light, noise, and air pollution will be minimized in terms of its effect on the surrounding population. In fact, most of the work that affects the general population has already taken place – the construction of the road into site and the installation of water and sewer mains are already mostly complete.

No resource or land use issues are expected as the land that the microbrewery is to be built on is already owned by Wrecking Harbour Hospitality. There has never been any indication of this type of issue arising before and there is no reason to think there may be issues in the future.

The ocean is approximately 250m from the proposed brewery site. There is also a freshwater system that runs through the adjacent beach to the ocean that varies in its distance from the brewery site depending on its path through the sand and the level of the freshwater system that feeds it. It can be as close as approximately 100m from the site. It is very unlikely that the construction of the brewery/taproom will affect these bodies of water.

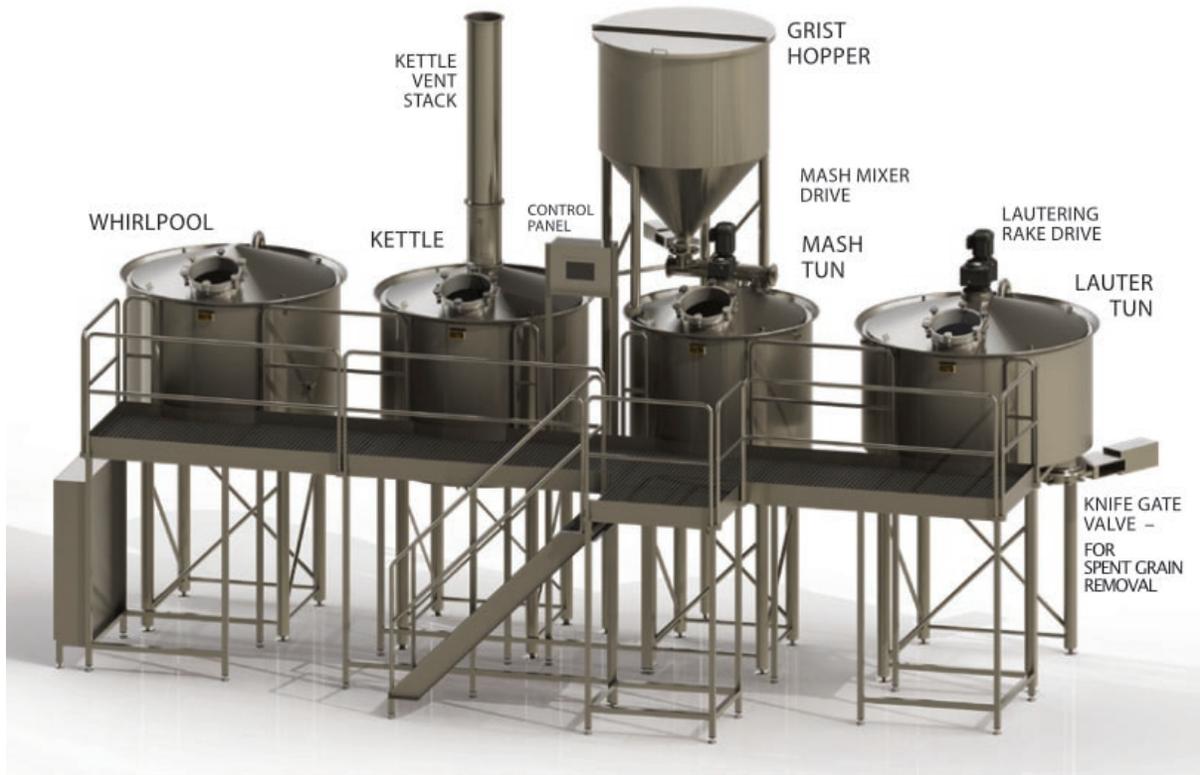
(iv) Brewery/Taproom Operation:

Once completed, the brewery/taproom will operate year-round producing beer, serving food and drinks and hosting small events. The building will be connected to municipal water and sewer services (6" water main and 8" sewage lines run adjacent to the brewery) and brewery processes will be electrically powered, thus minimizing any impact the facility will have on the surrounding environment. The municipal water supply will be used for all brewing, drinking, washing, etc. that occurs on site.

Operation of the brewery will produce minimal atmospheric pollutants as the energy source for the brewing process will be electric. Wastewater will drain into the municipal sewer line and solid waste will be either disposed of through municipal garbage collection or used as compost when possible. As stated above, the building will be mostly hidden from the residential area of Lumsden and so noise and light pollution should have a minimal affect the neighboring homes. We will also be designing our buildings in a way that minimizes the amount of light and noise pollution they emit into the surrounding environment.

We will likely operate as a taproom for the first year, selling craft beer produced by different breweries from around Newfoundland & Labrador. This way we will know how much product we can expect to sell and we will size our brewing equipment accordingly. Once we know how much beer we should produce, we will purchase the appropriately sized brewing system.

The system itself will be an electrically heated 4-vessel brewhouse system manufactured by Specific Mechanical Systems Ltd. based out of British Columbia. An example of such a system is pictured below.



An interactive guide to the processes carried out by this system can be found by visiting the following link:

<https://specificmechanical.com/brewing/process/>

The facility will use LED lights throughout and will be heated using a heat pump system with wood fire in the taproom primarily for its atmospheric effect. There will be no heating oil on site. If a forklift is needed once we are up and running, we will use an electric forklift in order to avoid exhaust fumes and propane storage.

(v) Occupations:

The construction phase of the project and all associated employment will be handled by a certified contractor that will likely employ 6 people consisting of one site supervisor, 2 experienced carpenters (all NOC TEER 2), 2 carpenter's apprentices (NOC TEER 3), and a labourer (NOC TEER 5). Once in operation, we will likely have three of the current owners filling management positions (NOC TEER 0) that handle advertising/promotions, day to day operations, and financial matters. In addition to the management

positions, there will likely be 6 to 10 employees that handle the day-to-day tasks of brewing, serving, cleaning, etc. (NOC TEER 4). The same staff will be responsible for the daily tasks associated with the rental cabins which primarily consists of cleaning and restocking items such as drinks and toiletries.

We plan to advertise and hire locally and we do not anticipate needing to hire international workers. However, it can sometimes be challenging to find workers in this area of the province and although ensuring a good mix of age and genders will be a challenge, we will try our best to accrue such a staff.

(vii) Approval of the Undertaking:

The project will need the approval of the following entities:

Municipal

- The Lumsden Town Council construction and operational approval.

Provincial

- Service NL - building accessibility, fire, and life safety approval.
- Service NL – Food establishment license.
- NLC – manufacturer license.
- NLC – brewer’s agent license.
- NLC – Restaurant/lounge license.
- Department of Environment and Climate Change – Environmental assessment registration.

Federal

- CRA – Excise duty license.
- CFIA – Labelling requirements.

(viii) Capital Cost and Funding

The cost of the building project is not yet known as it still in the design stage. It will likely be funded through a combination of cash from Wrecking Harbour Hospitalities Inc and loans from the NL Department of Industry, Energy, and Technology and CBDC.

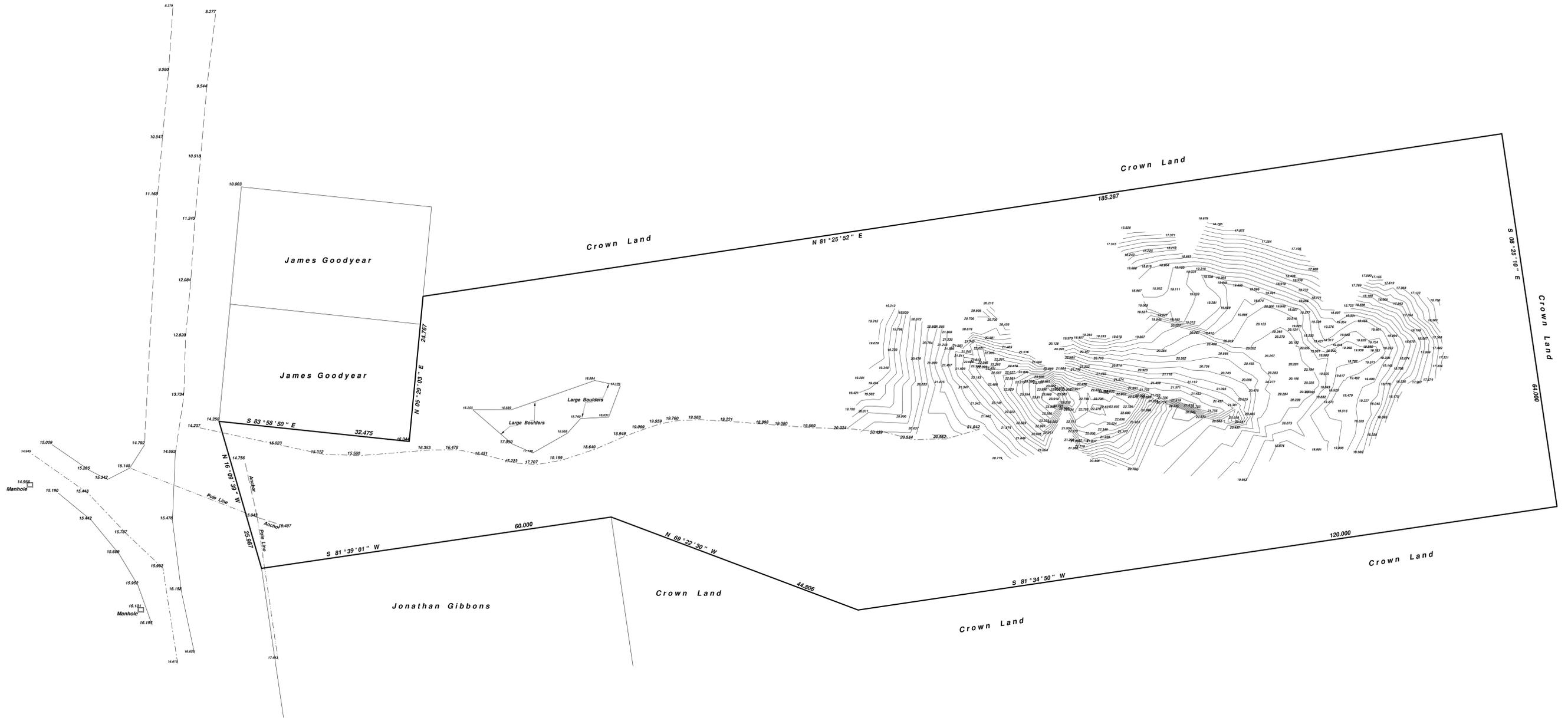
(ix) Project Related Documents:

-Please see the following attached documents:

- Topographic survey of the area.
- A satellite view of the site taken before any development started.
- Drawing showing the location of the existing buildings and the proposed brewery.
- Beach access site plan (crown lands application #161759)

TOPOGRAPHIC SURVEY FOR MATTHEW GIBBONS LOCATED AT LUMSDEN

SCALE 1 : 250







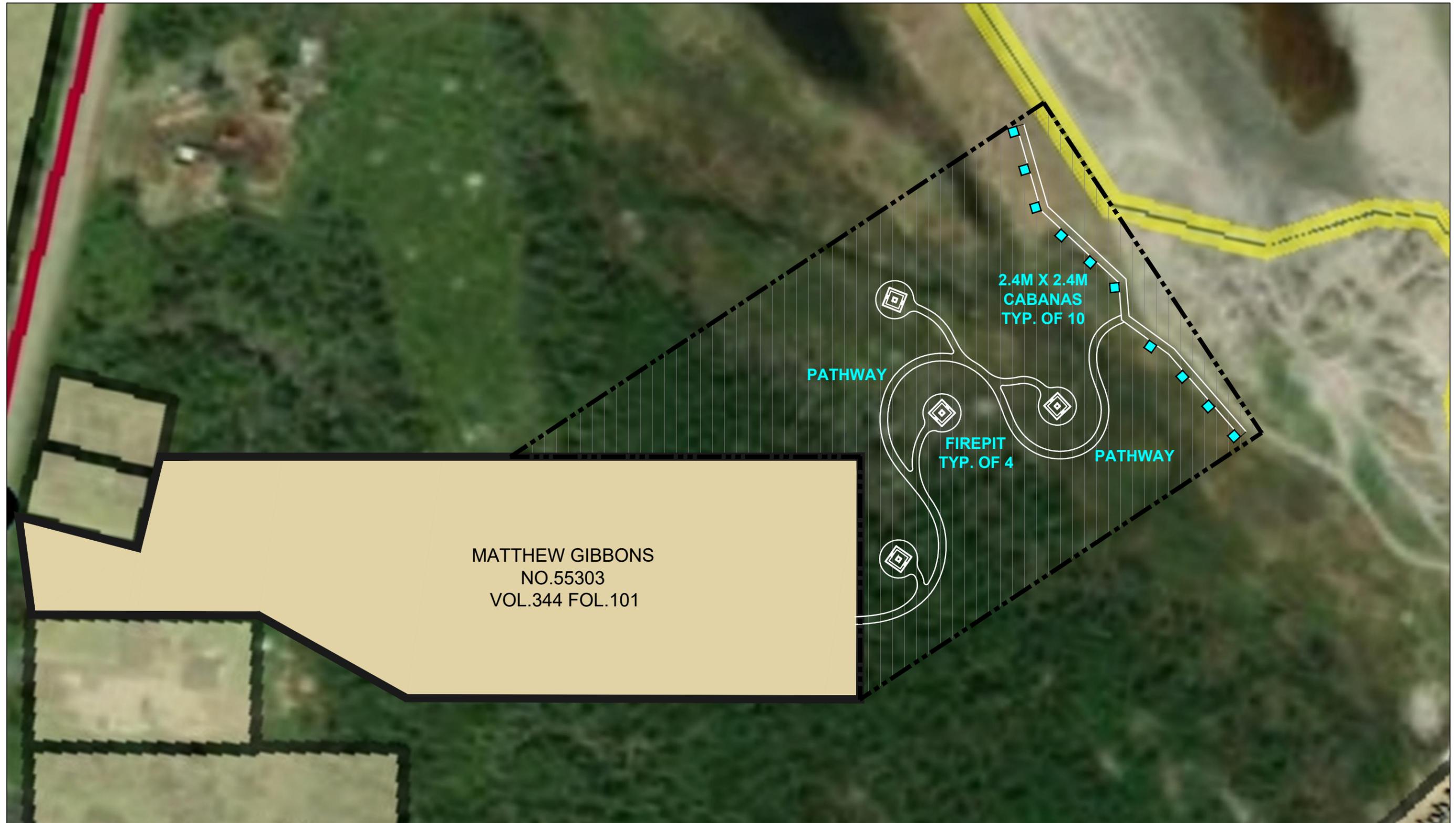
Client:
 Matthew Gibbons
 Lumsden, Newfoundland

**PRELIMINARY
 NOT FOR CONSTRUCTION**

WRECKING HARBOUR CABINS
 Site Plan
 Scale: 1"=30'
 Date: March 31, 2022

aaron architecture + design
 e aaronarchitecture@outlook.com
 p 416 894 4076
 Toronto Canada

S-1



NOTE:
LAND PARCEL APPLICATION

CONTACT INFO:

Land Application - Lumsden, NL

Scale: 1:1000

Date: February 6, 2024

LEGEND:

 Proposed Cabana Area: 60 sq m

 Land Application Site: 3.1 Acres