

**ENVIRONMENTAL ASSESSMENT  
REGISTRATION DOCUMENT**

**Quarry Permit File No. 71113445  
Thorburn Lake Area, Newfoundland**

**Prepared For:**

L'Tuek Construction Inc.

**Submitted to:**

Environmental Assessment Division  
Department of Environment, Conservation and Climate Change

**March 2026**

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## 1.0 NAME OF UNDERTAKING

Quarry Permit No. 71113445, Thorburn Lake

## 2.0 PROPONENT

*2.1 Name of Corporate Body* L'Tuek Construction Inc.

*2.3 Principal Contact Person* Chris Dunne  
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## 3.0 THE UNDERTAKING

### 3.1 Nature of the Undertaking

The proposed quarry site is 5.0 hectares in size, to be developed for the purpose of sand and coarse aggregate removal. The site is located approximately 4.5 kilometers southwest of the intersection of the TCH, and Thorburn Lake Access Road. Site access will be via an existing 4.5 km haul road, as well as established access roads developed within the existing quarry.

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

The development is required to supply concrete aggregates to our sister company's concrete batch plant operations in Clarendville. The current supplier of aggregates has given notice that they cannot commit to supplying materials to the batch plant this coming construction season.

This undertaking is being registered pursuant to the **Environmental Assessment Regulations, 2012** under the following provisions:

- **Section 28** – An undertaking that will occur within 200 meters of the high-water mark of a river that is a scheduled salmon river under the Fisheries Act (Canada) shall be registered.
- **Section 52** – Notwithstanding that an undertaking is not required to be registered because it is smaller than a specified limitation with respect to time, area, length, volume, size or output, where:
  - (a) there is an extension of or a new undertaking adjacent to that existing undertaking; and
  - (b) the total size of the extended or new undertaking added to the existing undertaking will exceed the specified limitation with respect to time, area, length, volume, size, or output, that extended or new undertaking shall be registered.

## 4.0 DESCRIPTION OF THE UNDERTAKING

### 4.1 Geographic Location:

UTM: 21U 708072.45 m E/ 5348294.59 m N

The proposed project is located approximately 4.5 km southwest of Thorburn Lake Access Road. Refer to Appendix A.

**Northern boundary:** Gravel Haul Road.

**Southern Boundary:** Small Stream/Wetland area

**Eastern Boundary:** Wet Land area

**Western Boundary:** Small Stream/ Wetland area.

## **4.2 Physical Features**

The proposed quarry area consists of approximately 5.0 hectares of partially forested upland, and an area mainly consisting of sparse spruce trees and caribou moss.

Vegetation includes black spruce, balsam fir, alders, and caribou moss

Fish species include brook trout and mud trout and Atlantic Salmon. Wildlife species may include moose, caribou, snowshoe hare, coyote, fox, and squirrel. Bird species may include common loon, American black duck, Canada goose, and others typical of boreal wetland environments.

No endangered species have been identified.

## **4.3 Construction and Site Development**

The proposed quarry is 5.0 hectares in size. The construction phase of the site development will consist of the following main components:

- Site Access
- Site Clearing, and
- Quarry development.

### **4.3.1 Site access**

Access to the site will be via an existing 4.5 km forest access road. A 165-meter-long access road will be constructed from the existing road to the quarry boundary. There will be a gate constructed at the entrance. The existing road will not need any upgrades as a result of the new quarry.

### **4.3.2 Site clearing**

Initially, some tree clearing will take place and will be harvested manually. Merchantable timber will be salvaged using a handheld chainsaw. The wood will be stacked and removed from the site to be used primarily as firewood. Once all trees in the area have been harvested, the topsoil and grubbing will be removed and stockpiled for rehabilitation purposes. The clearing will be done in phases, only clearing and grubbing the area required to mine each year.

### **4.3.3 Quarry development**

The proposed quarry site will be mined using heavy equipment such as excavators and trucks and will have a gravel screener. Settling ponds and a wash plant will not be required for production at the site. The screener will be placed in close proximity to pit faces to maximize productivity and will be moved as necessary.

Typical quarrying methods will be utilized to collect overburden, sand and gravel deposits at the site. The operation will include excavation, screening, and loading of sand and gravel materials at the working face of the quarry. Materials will be processed to required specifications and stockpiled on site for transportation. The stockpiled materials will then be loaded onto dump trucks and transported off site as required. Waste and oversized rock will also be stockpiled for future use. No drilling or blasting will be involved. The life expectancy of the 5.0-hectare quarry is approximately 20 years.

## **4.4 Potential Sources of Pollution**

The construction phase of the development will consist of earth-moving activities. The potential sources of pollution during these activities include site drainage, waste and litter, noise, air emissions and potential release of petroleum hydrocarbons.

Domestic waste will be collected and disposed of per the Environmental Protection Act. Sewage will be handled by approved facilities during construction, and holding tanks will be pumped on an as-required basis.

Equipment on site will have appropriate emission-control equipment. Dust control measures, such as application of water, will be applied as needed. Noise levels are not expected to increase over typical operations.

The handling of petroleum products on site will comply with the Storage and Handling of Gasoline and Associated Products Regulations. In the event of an oil/fuel spill, there will be emergency spill kits always located on site. There will not be any fuel storage on site. Fuel will be delivered to site as required. It will be transported in certified fuel containers.

Proper ditching techniques along with filtered ditches will be used for site drainage as needed.

#### 4.5 Potential Resource Conflicts during Operation

Potential resource conflicts are limited due to restricted site access but could include the potential use of the area for recreational purposes or domestic firewood cutting.

Potential receptors include:

- Adjacent water bodies
- Fish habitat
- Wildlife habitat
- Recreational users of nearby lands

No residential dwellings are located in the immediate vicinity.

#### 4.6 Occupations

It is anticipated that the following occupations will be represented throughout the life of the project.

Occupation	Number of Positions	National Occupational Classification
Foreman/ Supervisor	1	72021
Crusher Operator	1	73400
Heavy Equipment Operator	2	73400
Truck Driver	1	73300
Laborers/ Cutters	2	75110

#### 4.7 Reclamation and Closure

JCL Investments Inc. standard reclamation practices, in keeping with permit conditions include:

- Surficial soils, subsoil, and grubbing will be stripped to the top of the aggregate to prepare each excavation phase.
- This material will be used as required for on-going and future reclamation.
- Sloping around the perimeter of the area will be achieved by leaving a buffer of sufficient aggregate in place along the boundary so that when re-contoured, the pit-face of the mined-out area can be sloped to the required angle.
- Following final sloping and contouring of the pit floor, the preserved organic material and subsoil will be spread and seeded.

## 4.8 Project Related Documents

See Appendix A.

- Location Map
- Google Earth Location Plan
- Development Plan

## 5.0 APPROVAL OF THE UNDERTAKING

The following are a list of likely licenses, permits and approvals required for this project.

Approval Required	Issuing Authority
NL Environmental Assessment Registration	Department of Environment and Climate Change, Environmental Assessment Division
Commercial Cutting Permit	Department of Forestry, Agriculture and Lands
Preliminary Application to Develop Land	Digital Government Services NL
Water use Permit	Department of Environment, Conservation and Climate Change
Quarry Permit	Department of Energy and Mines

## 6.0 SCHEDULE

The earliest start date of this undertaking is mid-2026, as soon as the approval is given, and will continue until completion.

### Summary

Registration Document Submission	April 2026
Government Review and Decision	May 2026
Construction/ Operations	June 2026

## 7.0 FUNDING

The funding for this project will be provided entirely by L'Tuek Construction Inc

### **Capital Costs and Funding**

Total approximate cost: \$25,000 in quarry development.

## 8.0 SUBMISSION

March 25, 2026

Date

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L'Tuek Construction Inc.

## 9.0 APPENDIX A



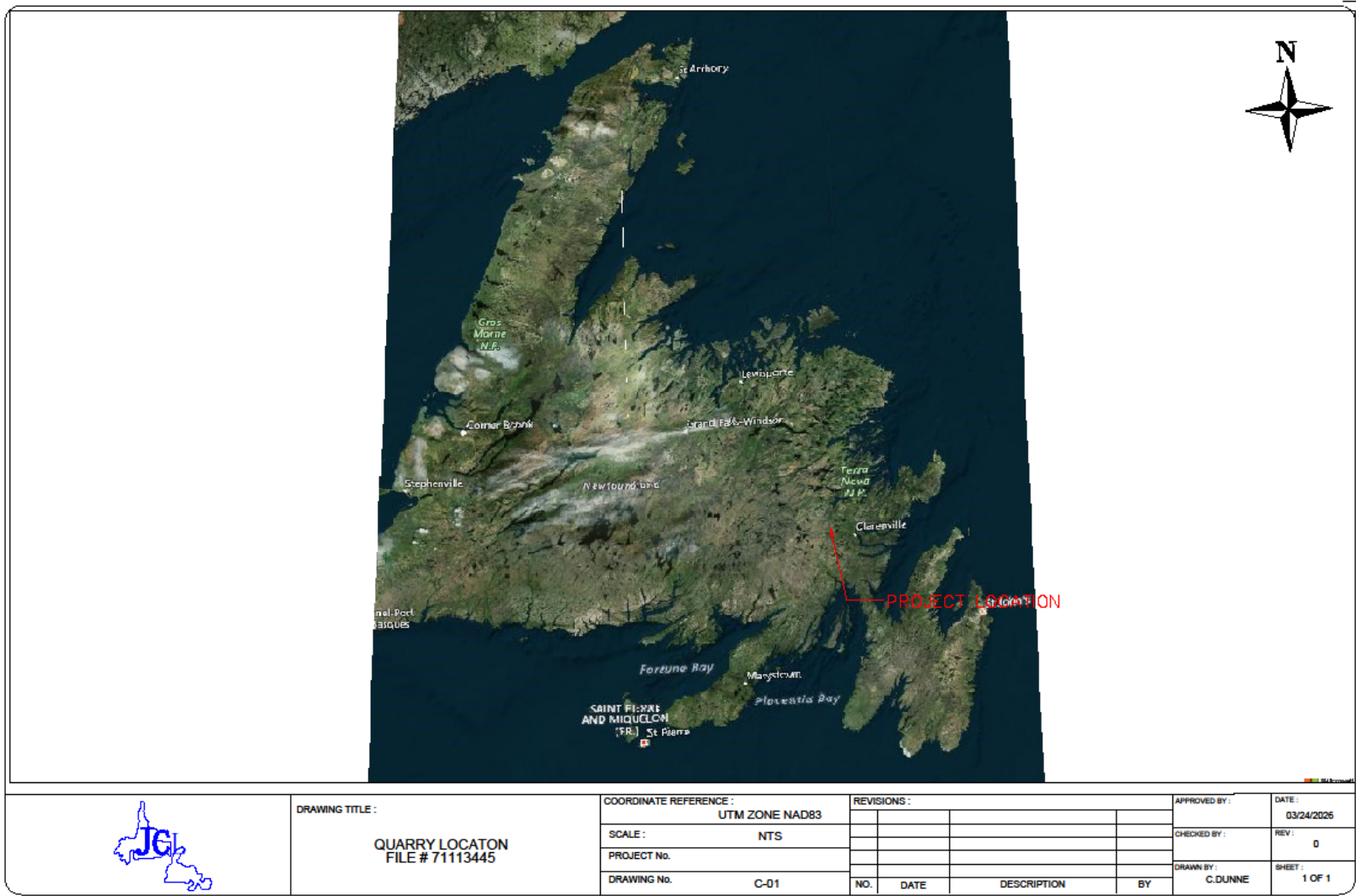
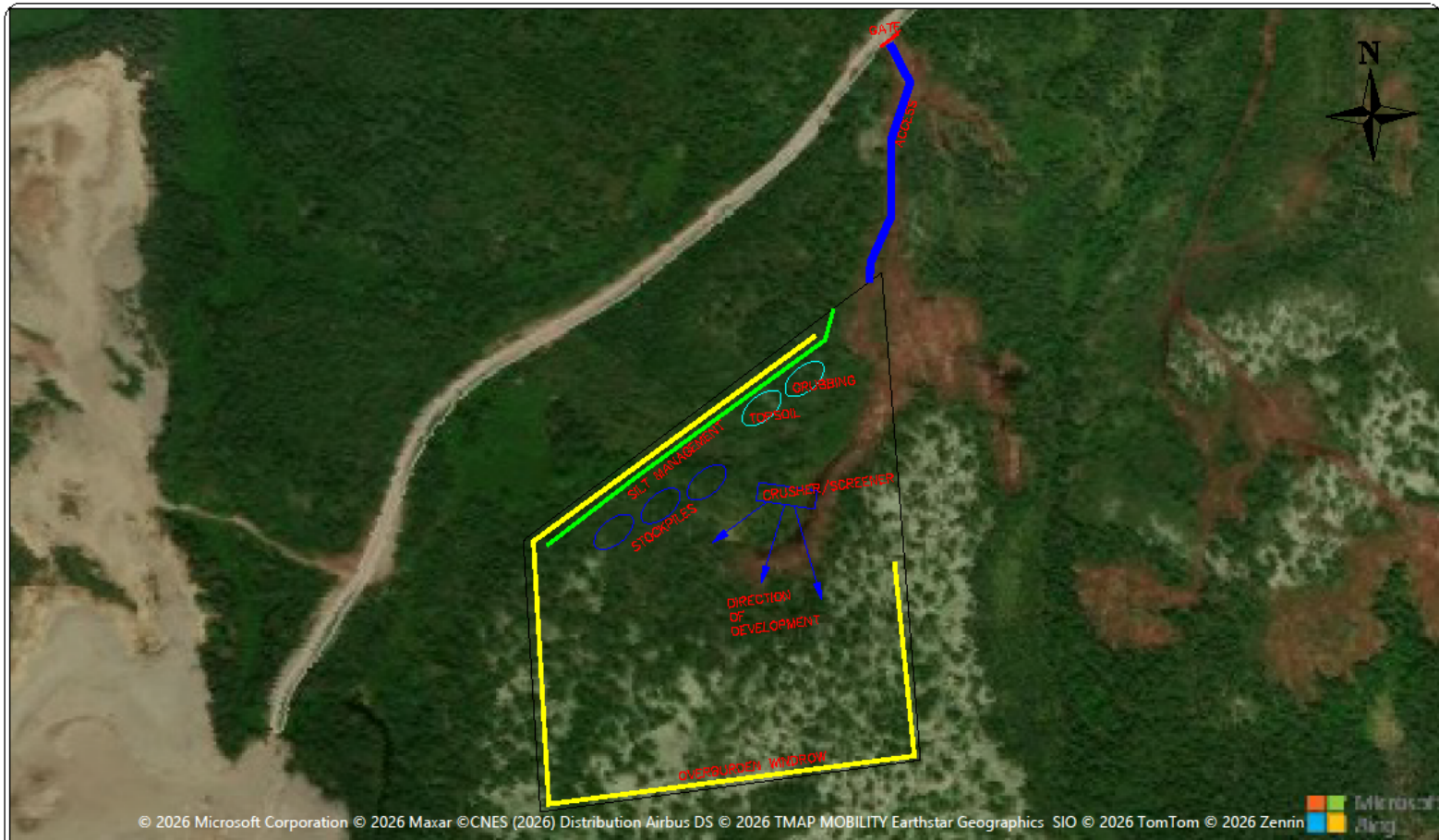


Figure 1: Proposed Quarry Location



*Figure 2: Proposed Quarry Location*




	DRAWING TITLE :	COORDINATE REFERENCE :	REVISIONS :				APPROVED BY :	DATE :
	<b>SITE DEVELOPMENT PLAN</b> FILE # 71113445	UTM ZONE NAD83					03/24/2026	
		SCALE :	NTS					CHECKED BY :
		PROJECT No.						REV : 0
DRAWING No.	C-01						DRAWN BY :	
			NO.	DATE	DESCRIPTION	BY	C. DUNNE	SHEET : 1 OF 1

Figure 3: Site Development Plan