



**Environmental Assessment  
Registration Document**

For  
**Steady Mix Concrete  
Mobile Batch Plant**

6 Route 412, Baie Verte, NL

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

Attention: Director of Environmental Assessment

Prepared By:  
Steady Mix Concrete  
8 Gullage Ave  
COrner Brook, NL  
A2H 7J4

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# 1.0 Name of Undertaking

Steady Mix Concrete Batch Plant

## 2.0 Proponent

Steady Mix Concrete

### 2.1 Name of Corporate Body

Steady Mix Concrete

*Steady Mix Concrete is affiliated with/a sister company of Brook Construction, a Newfoundland and Labrador-based construction company established in 1990.*

### 2.2 Address

8 Gullage Ave  
Corner Brook, NL  
A2H 7J4

### 2.3 Chief Executive Officer

Trent Burden

### 2.3 Principal Contact Person

Stephen Savard, P. Tech, Project Manager  
8 Gullage Ave.  
Corner Brook, NL  
A2H 7J4  
709-638-4879  
[stephen.savard@brookconstruction.ca](mailto:stephen.savard@brookconstruction.ca)

### 2.5 Site Authority

Steady Mix Concrete will operate under a lease or written authorization from landowner Guy J. Bailey Ltd. The undertaking will be confined to the authorized lease area. (Please see the landowner Authorization letter in the Appendices.)

## 3.0 The Undertaking

### 3.1 Nature of the Undertaking

Steady Mix Concrete is applying to operate a mobile concrete batch plant within the Town of Baie Verte at 6 Route 412, Baie Verte, NL. The proposed location is within an active industrial construction yard owned by Guy J. Bailey and operated as part of Guy J. Bailey construction operations.

The property continues to function as a construction and heavy equipment support yard, including an internal heavy-duty repair shop, storage of construction-related equipment, storage and movement of mobile heavy equipment, and related industrial construction support activities. The proposed batch plant would therefore be located in an active industrial section of town and compatible with the existing use of the property.

The proposed location is also the site of a former concrete batch plant that operated in support of previous industrial and construction activities until 2023, after which the plant was relocated. The proposed undertaking represents the re-establishment of a compatible industrial use within an already developed and actively used industrial yard, rather than a new greenfield development.

The desired area for the batch plant is approximately 40 metres by 50 metres. The undertaking is expected to operate for up to four years, subject to project demand, regulatory approvals, and any conditions of release.

### 3.2 Purpose of the Undertaking

Steady Mix Concrete proposes to establish a local concrete supply source to support construction and mining-related development in the Baie Verte area, including work associated with a gold mine under development by New Found Gold. Brook Construction is expected to begin Early Works and Civil/Foundation Construction activities in spring 2026.

Some project activities require consistent concrete pours and uninterrupted concrete placement. Establishing a mobile concrete batch plant closer to the construction area will reduce haul distances, improve quality control, reduce the risk of delivery interruption, and support efficient project execution.

## 4.0 Description of the Undertaking

### 4.1 Geographical Location

The undertaking is located within the Town of Baie Verte off of NL 412, at 49.92376263425142, -56.22939286318789. The proposed location is within the existing Guy J. Bailey Ltd. industrial construction yard at 6 Route 412, Baie Verte, NL.

The site is located in an established industrial area with existing access to provincial and municipal infrastructure. The location has historically supported concrete batch plant activities and continues to support industrial construction operations.



Figure 1. Regional map overview of the proposed batch plant location. (Please see the scaled map in the Appendices.)



Figure 2. Proposed batch plant location. (Please see the scaled map in the Appendices.)

## 4.2 Project Components

- Mobile concrete batch plant unit
- Cement silo equipped with high-efficiency silo-top dust collector / reverse-pulse baghouse
- Electrical service container and connection to existing Newfoundland Power supply, subject to confirmation and approval
- Aggregate storage bins or bunker areas
- Dedicated truck loading area; Designated returned-concrete and precast-block forming area
- Washout and wash-water collection area
- Settling pond or equivalent contained wash-water management system
- Admixture storage within secondary containment
- Spill response equipment and emergency contact information
- Access through existing industrial yard entrance and internal routes

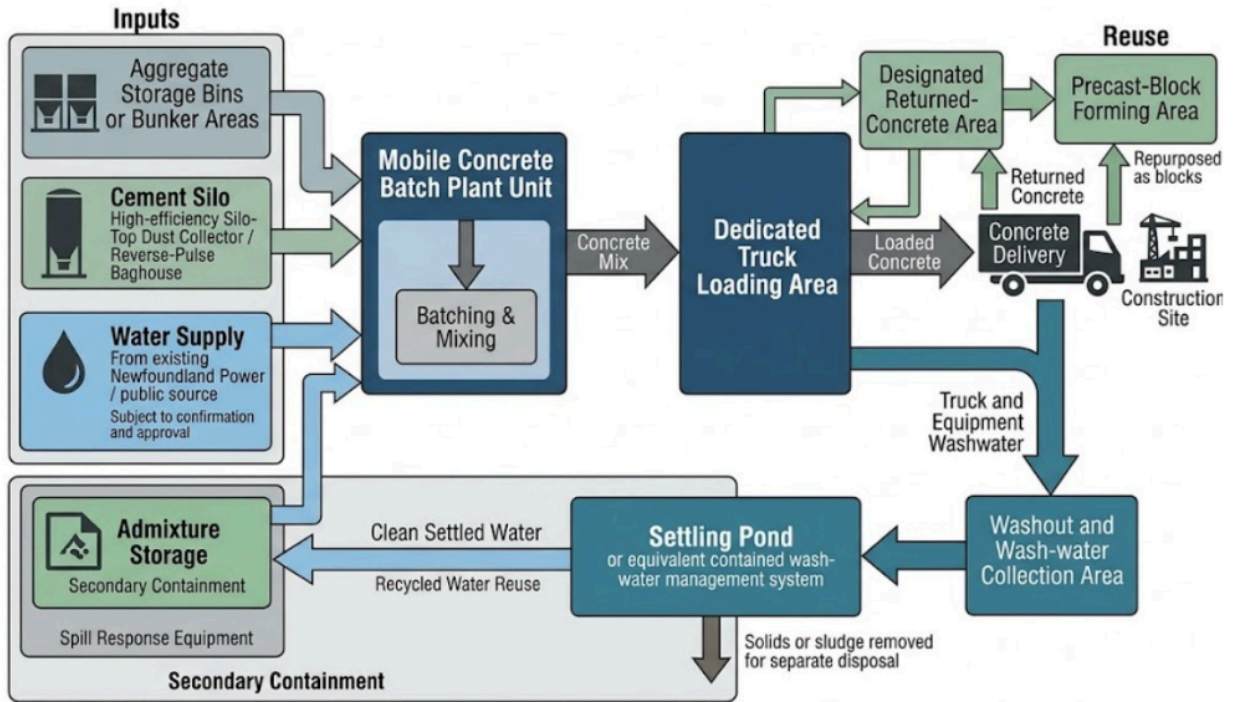


Figure 3. Concrete Batch Plant Process Flow diagram

## 5.0 Existing Environment and Site Conditions

### 5.1. Site History and Current Use

The property is owned by Guy J. Bailey Ltd. and remains in active industrial use as part of Guy J. Bailey Ltd. construction operations. Existing site activities include an internal heavy-duty repair shop, storage of construction-related equipment, movement and storage of mobile heavy equipment, and other construction support activities.

The site was previously owned and operated by Barker's Construction and used as an industrial construction service yard, including heavy equipment storage, industrial garage activities, construction equipment support, and concrete batch plant operations. Concrete batching occurred at the proposed location until approximately 2023, after which the plant was relocated. Steady Mix Concrete now proposes to relocate the mobile plant back to the original industrial location where supporting infrastructure remains in place.

This site history supports the conclusion that the proposed undertaking is compatible with the existing and historical industrial use of the property. The project does not require conversion of undeveloped land and will be confined to an already disturbed industrial footprint.

### 5.2 Physical Features

The site consists primarily of compacted granular surfaces, industrial yard areas, existing building/service infrastructure, and areas modified through previous industrial use. The proposed batch plant area is generally flat and has been previously developed for similar industrial operations.

No significant clearing, grubbing, blasting, excavation, or new road construction is anticipated. Existing municipal services, electrical supply, yard access, and supporting infrastructure are available within the broader property, subject to confirmation and approval from the applicable service providers.

### 5.3 Vegetation

The proposed footprint is located within an active industrial yard and is largely devoid of mature forest or original vegetation cover. Vegetation is limited to opportunistic grasses, alders, and small shrubs around the perimeter of the disturbed granular pad.

No clearing of merchantable timber or significant greenfield vegetation is required. Existing vegetated areas and buffers outside the project footprint will be maintained where practical.

## 5.4 Wildlife and Species at Risk

Given the site's location within the municipal boundaries of the Town of Baie Verte, its proximity to NL-412, and its active industrial construction use, the immediate project footprint is not considered primary habitat for sensitive wildlife. Wildlife activity is expected to be typical of an industrial-urban interface and may include common small mammals and avian species.

The proponent will avoid disturbing active bird nests and will maintain housekeeping practices that prevent attraction of nuisance wildlife. If species at risk or active nests are encountered within the work area, activities will stop in the immediate area until appropriate advice is obtained.

## 5.5 Watercourses, Drainage and Buffers

The facility is located approximately 15 metres from the nearest identified watercourse. NL-412 and a drainage ditch along with the existing topography provide a physical and drainage separation between the proposed batch plant footprint and the nearby river/watercourse corridor.



Figure 4. Proposed Concrete Batch Plant Water drainage

## 6.0 Construction and Installation

The proposed site is already developed as a flat granular industrial pad and is not expected to require major civil works. Installation will consist primarily of delivering and positioning mobile units, including the batch plant, silo, electrical service container, aggregate storage, admixture storage, and water/washout management infrastructure.

Any containment structures for admixtures, lubricants, wash water, or returned concrete will be installed before operation. Temporary washroom or sanitary facilities will either use existing site services where available or third-party service providers, subject to applicable approvals.

A pre-installation inspection will be completed to identify visible staining, buried waste, distressed vegetation, or other indicators of legacy impacts. If suspect soils or materials are encountered, work will stop in the affected area and the material will be assessed and managed in accordance with applicable provincial requirements.

## 7.0 Operation of Batch Plant

Once operational, the batch plant is expected to require approximately six full-time employees: one heavy equipment mechanic/operator (72401/73400), one batch plant supervisor/operator (82020/75100), and four concrete mixing truck operators (73300). Four new concrete mixing truck operator positions are expected to be created for the life of the plant.

Aggregate inputs will be transported within the site by loader. Cement will be stored in a silo equipped with dust collection. Water will be supplied from municipal infrastructure, subject to confirmation with the Town of Baie Verte. The plant will be powered by existing Newfoundland Power electrical service, subject to approval and connection requirements. The expected power usage for the batch plant is 5,000 to 11,000 kW per year.

Concrete will be dispensed into mixer trucks, where the concrete mixture will be mixed in the revolving drum. Concrete will be delivered to project sites in the Baie Verte area. The plant is expected to produce approximately 5,000 cubic metres of concrete annually.

Returned concrete will be directed to a designated onsite area and reused where practical to create precast blocks, barriers, or other useful products. Unusable hardened concrete will be managed separately for reuse or disposal at an approved facility.

## 8.0 Potential Environmental Effects and Mitigation

The batch plant will be situated on a brownfield site previously utilized for batch plant operations. This location strategy leverages existing industrial clearing, significantly reducing the environmental footprint and the need for new land disturbance.

### 8.1 Airborne Particulate Matter and Dust

Concrete batching involves handling fine dry materials and aggregates. Fugitive dust will be controlled through mechanical and operational measures.

- The cement silo will be equipped with a high-efficiency silo-top dust collector/ reverse-pulse baghouse to capture particulates during pneumatic loading
- Cement transfer and silo filling will occur only when the dust collector is operational.
- Cement unloading will be avoided during extreme wind conditions where dust transport cannot be controlled.
- Mixing and loading points will be partially enclosed or shielded where practical.
- Loader operators will use reduced drop heights when transferring aggregate to hoppers.
- Aggregates will be stored in bins, bunker areas, or designated stockpile areas designed to minimize wind erosion.
- Stockpiles and travel areas will be wetted during dry or windy conditions using recycled site water where practical.
- A site speed limit of approximately 15 km/h will be enforced to minimize road dust.
- Operations will be paused or corrective measures taken if visible dust leaves the controlled work area.

### 8.2 Emissions

The plant will be powered primarily by the provincial electrical grid, eliminating the continuous combustion emissions and noise associated with large diesel generators. Locating concrete production near construction demand will reduce overall truck haul distances compared with sourcing concrete from more distant industrial centres.

### 8.3 Noise and Vibration

- Noise will be consistent with existing industrial construction yard activities and nearby industrial uses.
- Grid power will reduce generator-related noise.

- Mobile equipment will be maintained with standard mufflers and functional noise control equipment.
- Operations will generally be limited to daytime hours, except where specific concrete pour requirements require otherwise and where permitted by applicable municipal requirements.
- The proponent will respond to any noise-related concerns and implement reasonable corrective measures where required.

## 8.4 Water Resources Management

The facility will primarily rely on municipal water for concrete production. The proponent will confirm availability and authorization for municipal water use with the Town of Baie Verte before operation.

If any non-municipal water source is proposed in the future, the proponent will obtain any required water use licence or approval before use. No untreated cement wash water, high-pH water, or sediment-laden process water will be intentionally discharged offsite.

- Site grading and containment berms will direct process water and washout water to the designated wash-water management system.
- Truck washout water will be directed to the settling pond or equivalent contained treatment system.
- Settling capacity will be designed to allow suspended solids to settle and pH to stabilize before reuse.
- Clarified water will be reused in concrete production or dust suppression where suitable.
- Settled solids will be periodically removed and managed as concrete solids or disposed of at an approved facility.
- If any berm or containment structure meets the definition of a dam or requires authorization under provincial water legislation, the proponent will obtain required approvals before use.
- If runoff leaves the site, it will be managed to comply with applicable provincial water and sewage/environmental control requirements.

## 8.5 Wastewater and Washout Management

The project will use a closed-loop water management approach to the extent practical. Wastewater from washing mixer trucks and related concrete-handling equipment will be channelled to a contained settling system. Straw bale check dams or equivalent

secondary sediment controls may be used to slow flow velocity and capture fine particulates, provided they do not create uncontrolled overflow or maintenance issues.

The project objective is zero routine discharge of process water. Any change to the wastewater system, water source, or discharge approach will be reviewed against applicable regulatory requirements before implementation.

## 8.6 Fuel, Lubricants, Admixtures and Spill Prevention

The project will not maintain bulk petroleum storage tanks onsite. Mobile equipment and mixer trucks will use a nearby commercial fueling station, eliminating the need for permanent onsite fuel infrastructure and associated storage tank permitting.

Minimal quantities of oils, lubricants, and maintenance fluids required for daily operations will be stored within weatherproof secondary containment. Admixtures and process chemicals will be stored on secondary containment pallets or within double-walled units in a dedicated, weather-protected area.

- Mobile equipment will be inspected regularly for hydraulic leaks and mechanical defects.
- Portable spill kits will be maintained on mobile equipment where appropriate.
- A high-capacity stationary spill kit will be maintained at the batch plant site.
- Staff will be trained in spill response procedures and emergency contact requirements.
- All spills will be treated as an incident and will be reported to Steady Mix Concrete's Health, Safety and Environmental Manager.
- Any spill or leak that may cause an adverse environmental effect, including any release entering or threatening to enter a watercourse, drainage pathway, ditch, or soil, will be reported immediately to the Provincial Environmental Emergencies Line at 1-800-563-9089.

## 8.7 Waste Management

A site-specific waste management approach will be implemented for domestic waste, industrial/commercial/institutional waste, returned concrete, hardened concrete, admixture containers, packaging, and maintenance-related wastes.

- Domestic and ICI waste will be stored in appropriate covered containers and disposed of through Central Newfoundland Waste Management or another approved facility.
- Returned concrete will be placed in designated forms for reuse as precast blocks, barriers, or other useful products where practical.

- Unusable hardened concrete will be stockpiled separately and reused as clean fill or recycled where feasible, or disposed of at an approved facility.
- Admixture containers will be returned to suppliers, recycled, or disposed of through approved facilities.
- Used filters, oily rags, and other maintenance-related wastes will be stored in approved containers, clearly labelled, and transported by a licensed waste receiver where required.
- No derelict equipment, scrap, or uncontrolled waste accumulation will be permitted within the batch plant footprint.

### 8.7.1 Spill Response Contact Information

<b>Organization</b>	<b>Contact Number</b>	<b>Service/Expertise</b>
Provincial Spill Line	1-800-563-9089	Mandatory Reporting (24/7)
Pardy's Waste Management	(709) 686-2013	24-hr Emergency Response (Pasadena Office)
Marine Contractors Inc.	(709) 639-2330	Petroleum soil treatment & heavy hauling
GFL Environmental	(709) 753-3030	Industrial liquids / Hazardous waste (Corner Brook)
Central NL Waste Management	(709) 653-2900	Regional Authority / Norris Arm Facility
Heave Away Waste	(709) 685-6636	Asbestos and construction hazardous waste
Veolia Canada	(905) 286-4846	Complex chemical waste/small quantity pickups

## 8.8 Environmental Protection Plan Commitment

Prior to operation, the proponent will prepare and maintain an Environmental Protection Plan for installation, operation, and decommissioning of the mobile concrete batch plant. The plan will include site drainage, settling pond operation and maintenance, effluent/runoff controls, dust control, cement silo dust collection, spill prevention and response, waste management, noise controls, emergency contacts, and any EA release conditions.

## 9.0 Potential Resource Conflicts

### 9.1 Land Use and Zoning

The proposed undertaking is located within an active industrial section of the Town of Baie Verte. The property is owned by Guy J. Bailey Ltd. and continues to function as a construction and heavy equipment support yard. Current uses include an internal heavy-duty repair shop, storage of construction-related equipment, movement and storage of mobile heavy equipment, and other construction support activities.

The proposed mobile concrete batch plant is compatible with these existing industrial uses and with the historical use of the site as a concrete batch plant location. The project will not introduce a new type of land use to the area but will re-establish concrete batching within an existing industrial construction yard. The proponent will obtain confirmation from the Town of Baie Verte that the proposed use is consistent with municipal land-use requirements and will obtain any required development, building, occupancy, or business permits before operation. (Please see the conditional approval letter from the Town of Baie Verte in Appendices.)

### 9.2 Adjacent Resource Industries

The batch plant is designed to support local construction and mining-sector activity by providing concrete with reduced haulage times and improved reliability. The undertaking is expected to be complementary to nearby industrial and resource development activities and is not expected to conflict with forestry, outfitting, or other resource uses in the immediate industrial area.

### 9.3 Transportation and Infrastructure

The project will increase truck movements to and from the site during concrete production and delivery. However, the location near regional construction demand is expected to reduce total truck kilometres compared with sourcing concrete from more distant locations. All operations will comply with applicable provincial highway, axle-weight, commercial carrier, and municipal requirements.

### 9.4 Socio-Economic Integration

The operation will support local employment, local procurement, and regional construction capacity. Where feasible, the project will source aggregates, fuel, maintenance, and related services from local vendors. The operation is not expected to place undue strain on housing or community services.

## 10.0 Regulations and Approvals

The proponent will obtain all required approvals before construction, installation, and operation of the mobile batch plant. Environmental Assessment release does not replace other required permits, licences, authorizations, municipal approvals, or land-use permissions.

Approval / Requirement	Responsible Authority	Draft Commitment
Environmental Assessment release	Minister of Environment, Conservation and Climate Change	Required before operation, with compliance with all release conditions.
Landowner authorization / lease	Guy J. Bailey Ltd.	Steady Mix Concrete will operate only under lease or written authorization from the landowner.
Municipal development/building/business permit	Town of Baie Verte	To be confirmed and obtained before installation/operation, if required.
Municipal water authorization	Town of Baie Verte	Municipal water proposed. Availability and authorization to be confirmed before operation.
Water use licence if non-municipal source used	Water Resources Management Division	Required if the proponent proposes to use any non-municipal water source.
Settling pond/berm review	Water Resources Management Division	Confirm whether containment berms or ponds require authorization, including any dam-related review.
Fuel storage tank registration	Applicable provincial authority	No bulk onsite fuel storage proposed. If fuel storage changes, required approvals/registration will be obtained.
Waste disposal/recycling	Approved waste receiver / CNWM / applicable authority	Domestic, ICI, concrete, admixture, and maintenance wastes will be managed through approved pathways.
Commercial carrier / highway requirements	Provincial transportation authorities	Comply with axle-weight, highway, carrier, and oversize transport requirements.
Occupational health and safety	OHS Division	Comply with OHS requirements for machinery, dust exposure, traffic management, and industrial operations.

## 11.0 Schedule

<b>Milestone</b>	<b>Indicative Timing</b>
Submission of EA registration document	May 2026
Environmental Assessment review and decision	Subject to regulatory process
Municipal and other approvals	Following or concurrent with EA review, as required
Installation of mobile batch plant	Following EA release and receipt of required permits/approvals
Target operational start	June 2026, subject to regulatory approvals and site readiness
Expected project life	Up to four years

## 12.0 Conclusion

The proposed Steady Mix Concrete mobile batch plant is a temporary industrial undertaking located within an actively used Guy J. Bailey Ltd. construction and heavy equipment support yard in Baie Verte. The site historically supported concrete batch plant operations and remains an active industrial property with a heavy-duty repair shop, construction equipment storage, mobile heavy equipment activity, and supporting infrastructure.

The project will re-establish a compatible industrial use within an existing disturbed industrial footprint. It will avoid greenfield development, significant vegetation clearing, new access roads, and major civil works. The undertaking will support regional construction and mining activity by providing a reliable local concrete supply, reducing haul distances, improving construction efficiency, and supporting local employment and procurement.

Potential environmental interactions, including dust, noise, concrete wash water, stormwater, returned concrete, admixtures, waste, and spill risk, will be managed through site-specific controls, including dust collection, controlled unloading practices, closed-loop wash-water management, settling ponds or equivalent containment, secondary containment, spill response equipment, and approved waste disposal/reuse practices.

The proponent will obtain all required municipal, provincial, and other regulatory approvals before operation and will operate in accordance with applicable legislation and Environmental Assessment release conditions.

The cost to Steady Mix Concrete for establishing the concrete batch plant is \$20,000.

## Appendices



Guy J. Bailey Ltd. • Shoreline Aggregates Inc.  
325 Highway 410 PO Box 184  
Baie Verte, NL A0K-1B0  
T: (709) 532-4642 F: (709) 532-4643



May 13<sup>th</sup>, 2026

**Minister of Environment, Conservation and Climate Change**  
Government of Newfoundland and Labrador  
P.O. Box 8700  
St. John's, NL A1B 4J6

**Attention: Director of Environmental Assessment**

**Re: Landowner Authorization — Steady Mix Concrete Mobile Batch Plant  
6 Route 412, Baie Verte, Newfoundland and Labrador**

To Whom It May Concern:

Guy J. Bailey Ltd. confirms that it is the owner of the property located at **6 Route 412, Baie Verte, Newfoundland and Labrador**, being the proposed location for the **Steady Mix Concrete Mobile Batch Plant**.

Guy J. Bailey Ltd. hereby authorizes **Steady Mix Concrete**, including its employees, contractors, agents, and representatives, to access and use a defined portion of the property for the purpose of installing, operating, maintaining, and ultimately removing a mobile concrete batch plant and associated support infrastructure, subject to all applicable regulatory requirements, permits, approvals, and conditions.

The authorized use includes, where applicable, the placement and operation of the mobile batch plant, cement silo, aggregate storage, truck loading area, returned-concrete forming area, washout and water management infrastructure, admixture storage, spill response equipment, and related temporary or mobile support components necessary for concrete batching operations.

The property remains an active industrial construction yard used by Guy J. Bailey Ltd. for construction-related operations, including an internal heavy-duty repair shop, storage of construction equipment, mobile heavy equipment activity, and other industrial support uses. The proposed batch plant use is understood to be compatible with the existing and historical industrial use of the property, including prior concrete batch plant operations at this location.

This authorization is provided on the understanding that Steady Mix Concrete shall be responsible for ensuring that its activities are carried out in accordance with all applicable federal, provincial, and municipal requirements, including but not limited to:

- any Environmental Assessment release and associated conditions;
- municipal development, building, business, water, or other approvals required by the Town of Baie Verte;
- environmental protection, water resources, waste management, spill prevention, and reporting requirements;
- occupational health and safety requirements;
- transportation, commercial carrier, and highway requirements; and
- any other permits, licences, authorizations, or approvals required for the undertaking.



*Guy J. Bailey Ltd. • Shoreline Aggregates Inc.*  
325 Highway 410 PO Box 184  
Baie Verte, NL A0K-1B0  
T: (709) 532-4642 F: (709) 532-4643



Steady Mix Concrete shall be responsible for maintaining the authorized area in a safe, orderly, and environmentally responsible condition. This includes maintaining appropriate housekeeping, managing waste materials properly, preventing uncontrolled release of sediment, cement wash water, admixtures, hydrocarbons, or other contaminants, and immediately addressing any spills, leaks, nuisance conditions, or other environmental concerns that may arise from its operations.

Steady Mix Concrete shall also be responsible for ensuring that any equipment, temporary works, containment systems, signage, waste materials, and related infrastructure associated with the batch plant are maintained in good order during operations and removed or decommissioned appropriately at the end of the authorized use, unless otherwise agreed in writing by Guy J. Bailey Ltd.

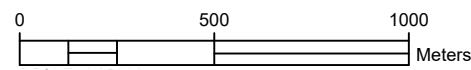
This authorization does not relieve Steady Mix Concrete of its responsibility to obtain and comply with all required permits, approvals, licences, authorizations, and regulatory conditions. Guy J. Bailey Ltd. reserves the right to require corrective action should Steady Mix Concrete fail to maintain the authorized area in accordance with good industrial practice, applicable regulatory requirements, or the terms of this authorization.


Please accept this letter as confirmation that Guy J. Bailey Ltd. authorizes Steady Mix Concrete to use the above-noted portion of the property for the proposed mobile concrete batch plant undertaking, subject to the conditions and responsibilities outlined herein.

Sincerely,

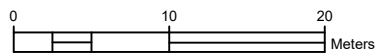
**Scott Bailey – CEO, Guy J. Bailey Ltd.**

Cc: Steady Mix Concrete  
Cc: Brook Construction  
Cc: Town of Baie Verte



<b>Steady Mix</b> <b>CONCRETE</b>	GENERAL CONTRACTOR		 ENVIRONMENTAL ASSESSMENT DIVISION	
			ENVIRONMENTAL ASSESSMENT	
			LOCATION OF UNDERTAKING	
		PLAN VIEW		REF NO. 1 OF 2
		VERIFICATION		REV. 0
				SIZE ANSI B

					BY	S.SAVARD
					DFTG	S.SAVARD
N/A	N/A	0	STATUS REVISION	20-MAY-2026	DATE	20-MAY-2026
REFERENCES			REVISIONS			VERIFICATION



<b>GENERAL CONTRACTOR</b>  	 <b>ENVIRONMENTAL ASSESSMENT DIVISION</b>		
	ENVIRONMENTAL ASSESSMENT LOCATION OF UNDERTAKING PLAN VIEW		
	<b>REF NO.</b> 2 OF 2	<b>REV.</b> 0	<b>SIZE</b> ANSI B
	<b>VERIFICATION</b>		

					<b>BY</b> S.SAVARD <b>DFTG</b> S.SAVARD <b>DATE</b> 20-MAY-2026
N/A	N/A	0	STATUS REVISION	20-MAY-2026	
<b>REFERENCES</b>			<b>REVISIONS</b>		

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TOWN OF BAIÉ VERTE  
32 HIGHWAY 410  
P.O. BOX 218  
BAIE VERTE, NL A0K 1B0  
TEL: 709.532.8222 FAX: 709.532.4134  
WWW.TOWNOFBAIEVERTE.CA  
[TOWNOFBAIEVERTE@HOTMAIL.COM](mailto:TOWNOFBAIEVERTE@HOTMAIL.COM)

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May 15, 2026

Brook Construction  
c/o Trina Burden  
8 Gullage Avenue  
Corner Brook, NL  
A1H 7J4

Dear Ms. Burden,

Re: Concrete Batch Plant at # 6 Route 412, Baie Verte

This letter is with reference to your request to re-establish a concrete batch plant at the above noted location in Baie Verte.

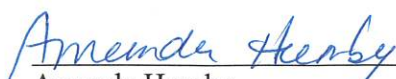
Please be advised that # 6 Route 412 is situated inside an area zoned as Industrial General by the Town of Baie Verte's Development Regulations. Inside this zone, development used principally for activities such as the processing of raw materials; the making, manufacturing or assembling of semi-finished or finished good, products or equipment, etc. are consider permitted uses. Examples include, but are not limited to, factories, freight depots, **concrete plants**, general garage and industrial-related warehouses, etc.

The proposed location is serviced by municipal water and sewer and the same batch plant was previously located at this site. To re-establish the concrete batch plant at this location a development permit will be required prior to any equipment being set up. This permit can be obtained by contacting the Town office once all required government approvals/permits are obtained and submitted to the town.

With that being said, the Town is pleased to offer this conditional approval as we feel the proposed development will support the industrial and economic growth being anticipated for the Baie Verte Peninsula.

I trust this letter is satisfactory, but if you require anything further, please do not hesitate to reach out to me at your convenience.

Kind Regards,

  
Amanda Humby  
Chief Administrative Officer  
Town of Baie Verte.