

Stanley N. Clinton, MCIP

51 Long Pond Road
St. John's, NL A1B 1N9
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December 17, 2014,

Mr. Corrie Davis, MCIP, Land Use Planning,
Department of Municipal and Intergovernmental Affairs,
PO Box 8700,
St John's, NL,
A1B 4J6



Dear Mr. Davis,

RE: St. John's Urban Region Regional Plan Amendment No. 3, 2014.

In accordance with section 22 of the Urban and Rural Planning Act I hereby submit my report with recommendations arising from the December 4th 2014 scheduled Public Hearing, which went ahead.

I have also attached my invoice for services rendered.

If you require any clarification on these matters do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Stanley N. Clinton".

Stanley N. Clinton, MCIP

Enclosures

Urban and Rural Planning Act

Commissioners Report Into Proposed

**St. John's Urban Region Regional
Plan Amendment No. 3, 2014**

Prepared by
Stanley N. Clinton, MCIP

1.0 Introduction

Your Commissioner was appointed to conduct a public hearing should objections or representations be made to the proposed St. John's Urban Region Regional Plan Amendment No. 3, 2014. I was provided with a copy of the Amendment and background material from the consultation process and a copy of the Notice of Public Hearing, which was inserted in the *Telegram* on the 19th and 29th November, 2014. After a review of the material I was satisfied that due process had been followed and that should a hearing be necessary it would be in order to proceed.

Prior to the scheduled Hearing set for the 4th December, 2014, two written representations (copies attached) were received concerning the proposed amendments from the City of Mount Pearl and the Town of Conception Bay South and I was informed that the Town of Portugal Cove-St Philip's and Newcrete Investments Limited Partnership intended to make representations. Consequently it was necessary for the Hearing to take place.

2.0 The Proposed Amendments

The proposed St. John's Urban Region Regional Plan Amendment No.3, 2014 will repeal the existing 1976 Regional Plan Map and replace it with a new digitally produced map showing in terms of the Regional Plan's land use designations the content of the region's fifteen municipal plans and the Butterpot-Witless Bay Line Environs Development Control Regulations.

In addition it is proposed to include in the new map eleven amendments ten of which were requested by municipalities, mainly to permit residential development, and one proposed by the Minister of Municipal and Intergovernmental Affairs. These amendments are ;

- 1) In the Town of Bauline on the southwest shore of Duck Pond, land with 'Rural' and 'Restricted Development' designations is amended to the 'Urban Development' designation.
- 2) In the Town of Flatrock land at Bakeapple Marsh is amended from the 'Rural' to the 'Urban Development' designation.
- 3) In the Town of Logy Bay-Middle Cove-Outer Cove land off Pine Line and Logy Bay Road is amended from the 'Rural' to the 'Urban Development' designation.
- 4) In the City of Mount Pearl land in the vicinity of Kenmount Hill is amended from the 'Rural and 'Restricted' designations to the 'Urban Development' designation.
- 5) In the Town of Paradise land off St. Thomas Line is amended from the 'Rural' to the 'Urban Development' designation.
- 6) In the Town of Portugal Cove-St. Philip's land off Old Broad Cove Road is amended from the 'Productive Forest' to the 'Urban Development' designation.
- 7) In the Town of Portugal Cove-St. Philip's land off Thorburn Road is amended from the 'Rural' to the 'Urban Development' designation.
- 8) In the Town of Pouch Cove land in the 'Restricted Development' and 'Rural' designations is amended to the 'Urban Development' designation.

- 9) In the Town of Torbay land off the Bauline Line is amended from the 'Rural' to the 'Urban Development' designation.
- 10) In the Town of Paradise land near Bremigen's Boulevard is amended from the 'Regional Industrial' to the 'Urban Development' designation.
- 11) In the Butterpot-Witless Bay Line Environs Development Control Regulations on Map No.1 a 25.19 hectare block of land south of Black Mountain Pond is amended from the 'Recreation Open Space' to the 'Rural' zone to permit quarry development.

3.0 The Hearing

The Public Hearing convened at 7 pm on the 4th December, 2014 at the Fairfield Inn and Suites, Kenmount Road, St. John's. Present were your Commissioner and Mr. Corrie Davis, Ms. Anna Myers and Mr. Robert Cotter from the Department of Municipal and Intergovernmental Affairs, Mayor Ken McDonald and Ms. Elaine Mitchell from the Town of Conception Bay South, Mayor Moses Tucker, Mr. Chris Milley and Mr. Les Spurrell from the Town of Portugal Cove-St. Philip's, Ms. Lindsay Lyghtle Brushett of the City of St. John's and Mr. Larry Puddister, Mr. Jason Coish, Ms. Sarah Constantine, Mr. Brad Dyke, Ms. Deidre Puddister and Mr. Roderick Mercer all from Newcrete.

Initially your commissioner outlined his role to hear representations and to convey them in report form to the Minister with recommendation(s) as to whether the proposed Amendment should be approved, adopted, modified or rejected. It was noted that the Commissioner's recommendations are not binding.

I then asked Mr. Davis to outline the proposed amendment and he explained that it is only a map amendment and it does not alter the policies or text of the Regional Plan. The original Regional Plan Map was prepared in 1976 and although it has been amended several times it is still only a chronoflex based product and difficult in part to read, amend and reproduce. What is more since it was produced all of the Region's municipalities have prepared their own municipal plans, which in some cases have designated land for development in excess of or for uses not contemplated in the Regional Plan.

The new Regional Plan Map proposes to take the designations of each of the Region's municipalities and the eleven amendments noted above, and apply to them the appropriate Regional Plan land use designations. For example land designated in a municipal plan for a range of urban uses such as 'residential' 'commercial' and 'open space' would be expected to appear as 'Urban Development' on the Regional Plan Map. This consolidation is only seen as an interim measure, (a complete Regional Plan review is likely over a year away) to establish compliance and consistency and to facilitate implementation at the municipal level.

As noted earlier a written submission was received from the Town of Conception Bay South (CBS) and Mayor McDonald was asked to outline the town's concerns. He stated that it is the proposed amendment to the Butterpot-Witless Bay Line Environs

Development Control Regulations which is of concern to the Town. The purpose of the proposed 'Rural' zone south of Black Mountain Pond is to allow for the expansion of a quarry into that area. Other quarrying has and is taking place in this general area, which is in the vicinity of the head waters of the Kelligrews River, the Lower Gullies River and the Seal Cove River. In the Town's opinion further quarry activity will put these rivers at greater risk and restrict the recreational use of this area by CBS residents. The Town recognizes the economic importance of aggregate but before further development is allowed would like to see an assessment of the cumulative environmental effects of these activities.

As Newcrete had requested the proposed amendment to the Butterpot-Witless Bay Line Environs Development Control Regulations to allow it to expand its quarry operation into land to the west of its existing quarry, I then called upon representatives of that company to address that matter.

Attached is a copy of the Newcrete Power Point presentation. All members of the Newcrete team listed above addressed the hearing, but rather than identifying specifically what each member said I will treat the presentation as that of the team. Newcrete has operated a quarry without incident at Black Mountain since 2011. It has a 90 hectare lease which has allowed a phased approach and progressive reclamation. The aggregate is of high quality needed for the company's product line supplied to the province's residential, commercial and offshore construction sectors. The same high quality resource extends to the west of the current site and would provide for an extended four years of quarry life. It was noted that the area which the company has applied for is the limit of the aggregate available in the area and so the company would not be requesting any further extensions.

The company outlined its environmental record which includes membership in a number of environmental organizations, and its activities at Black Mountain, which include, progressive reclamation, water quality monitoring and mitigation measures such as the use of sump pumps, silt fencing and hay bales. This year 9 hectares have been reclaimed and 10,000 tree seedlings planted. A further 10-12 hectares are scheduled for reclamation in 2015.

Mr. Chris Milley then addressed the hearing on behalf of the Town of Portugal Cove-St. Philip's. Maps were provided(attached) which are said to outline areas of conflict between the draft sector of the Regional Plan Map provided by the Town with its suggested changes to the draft, the new Regional Plan Map as adopted and the Town's Municipal Plan. The conflicts are claimed to concern lands designated for agriculture (lands both in the St. John's Urban Region (Agriculture) Development Area and outside of it) and an area with an open space designation on the Town's Municipal Plan, The Town believes this land should be shown as 'Public Open Space' on the Regional Plan Map.

Ms. Lindsay Lyghtle Brushett then spoke on behalf of the City of St. John's. She recognized that discrepancies noted earlier by the City had been addressed. However she still thought there was potential for confusion between the designations of the Regional Plan and those of the City's Municipal Plan. For instance quarry development is provided for in the 'Rural' designation of the City's plan but the Regional Plan has a separate

quarry designation. Would the Regional Plan Map be further amended or replaced and such matters clarified when the Regional Plan is reviewed in its entirety?

It is also the City's opinion that The C. A. Pippy Park, because of its unique nature should have a distinct designation and that the Regional Plan Map should include a more comprehensive coverage of shore lines and rivers.

As noted above the City of Mount Pearl submitted a written representation but did not indicate that anyone would attend to address the matter. Indeed no one was present from Mount Pearl. The City's letter points out that the alignment of the Team Gushue Highway is incorrectly located on the Regional Plan Map and as result the current alignment the function of Brookfield Road will not be upgraded to that of a 'Collector'. The City recommends that the correct alignment of the Team Gushue Highway be shown and the incorrect one removed. As a result appropriate designations should be applied to the lands from which the alignment is removed and those would be 'Urban Development' and 'T Railway' in order to conform to the Mount Pearl Municipal Plan.

There were no other interventions so again your commissioner informed those present of his role to report on what was presented, to analyze this input and recommend whether the proposal should be approved as adopted, approved with modification or not be approved at all. The Public Hearing was then adjourned.

4.0 Analysis

I will deal with the representations in the order that they were dealt with at the Public Hearing.

The Town of Conception Bay South is concerned that additional quarry development at Black Mountain will impact negatively on rivers flowing from the area through the Town and into Conception Bay. It is true that quarry and other industrial development have or are taking place in this general area but within the City of St. John's. It is also true to the best of my knowledge that these developments if assessments have taken place have been done only on a case by case basis. Hence the Town would like to see a comprehensive and cumulative assessment before further development is permitted.

On the other hand the evidence presented by Newcrete indicates that it has carried out its current quarry operation in the area in cooperation with concerned groups such as the Kelligrews Ecological Enhancement Program and as a member of the Incinerator Road Environmental Committee. Furthermore it has had no pollution problems, carries out remedial work such as grading and tree planting when an area is worked out and has posted a Reclamation Bond with the Province.

I appreciate the concerns expressed by the Town but it was unable to show any actual damage has been caused or in view of Newcrete's mitigation practices, reclamation program and record that damage may occur in the future. I know quarries are not

aesthetically pleasing sites but they are necessary. In my opinion I do not have grounds to recommend against this aspect of the proposed amendment.

As for the issues raised by the Town of Portugal Cove-St. Philip's it is clear to me that both the Regional Plan Map and the Town's Municipal Plan Map should show the correct boundary of the St. John's Urban Region (Agriculture) Development Area (ADA) and the area within that boundary should have an 'Agriculture' designation. In fact it appears that on the proposed Regional Plan Map there is land designated for 'Urban Development' which is in the ADA and land designated for 'Agriculture' which is not in the ADA. Although the issue was raised by the Town of Portugal Cove-St. Philip's for lands within its jurisdiction it appears that there may be similar problems elsewhere in the Region. In the case of the Regional Plan Map these errors must be corrected before approval is considered. In my opinion the Regional Plan Map should show only land in the ADA as being designated for 'Agriculture'. If there are similar errors in Municipal Plans amendments will be necessary.

The ADA depicts lands which are of regional significance. If a municipality wishes to set aside and designate other lands within its jurisdiction and outside of the regional 'Urban Development' for 'Agriculture' it is free to do so but in my view those lands should more appropriately have a 'Rural' designation on the Regional Plan Map. This too would be consistent with other jurisdictions in the Region.

My argument against the Town's proposal to see open space within the Town shown as 'Public Open Space' on the Regional Plan Map is similar. Yes if it is of Regional significance, but if it is local in nature then at the Regional Plan level it should be included within the 'Urban Development' designation. A town in its municipal plan has a whole range of land use options within that broad designation one of which is 'open space'.

As for the issues raised by the City of St. John's I see the conflict as minor in the short term. When the Regional Plan is reviewed in its entirety there may be a whole range of different policies and for that matter some different land use designations to be incorporated into a new Regional Plan Map. However the proposal I have before me at this time is to consider a new Plan Map and not a policy change. However I do agree that when a new Regional Plan is prepared a specific designation for the C. A. Pippy Park should be considered and that more importance should be placed on shore line and river corridor preservation,

The matter raised by the City of Mount Pearl appears to be quite straight forward and the shown alignment of the Team Gushue Highway should be deleted and replaced by the correct one. As a consequence the lands which were the location of the deleted alignment should be given the appropriate Regional Plan designation(s) to conform to the Mount Pearl Municipal Plan.

5.0 Recommendations

After considering the representations of the Town of Conception Bay South, the Town of Portugal Cove-St. Philip's, the City of St. John's, the City of Mount Pearl and Newcrete and based on the previously noted Analysis, I recommend that;

The St. John's Urban Region Regional Plan Amendment No. 3, 2014 as adopted by the Minister of Municipal and Intergovernmental Affairs now be approved by the Minister of Municipal and Intergovernmental Affairs with the following amendments;

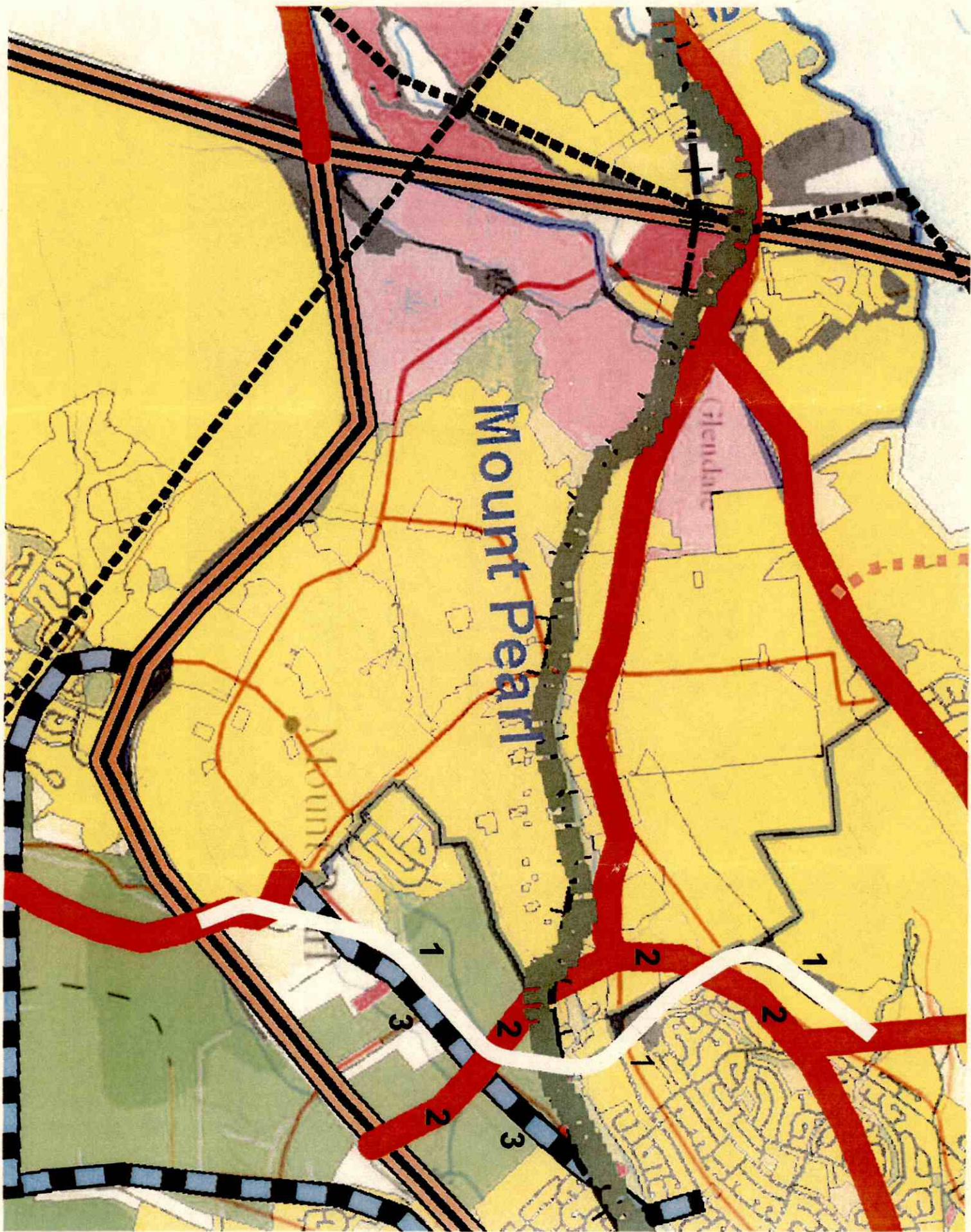
- a) a review be undertaken of the 'Agriculture' designation to ensure that only lands falling within the St John's Urban Region (Agriculture) Development Area are designated for 'Agriculture' and that any lands removed from the 'Agriculture' designation be designated 'Rural' except where in a Registered Municipal Plan they are designated for some other purpose, in which case the appropriate Regional Plan designation should be applied,
- b) the alignment of the Team Gushue Highway be corrected to reflect the actual alignment and that the incorrect segment of the alignment be removed,
- c) those lands where the Team Gushue Highway alignment is removed be designated 'Urban Development' and 'T'Railway' consistent with the Mount Pearl Municipal Plan and,
- d) the 'Collector' designation for Brookfield Road be removed.

Respectfully submitted,



Stanley N. Clinton, MCIP

Dated December 17, 2014





December 4th, 2014

Hand-Delivered

Stan Clinton
Commissioner
c/o Land Use Planning
Department of Municipal and Intergovernmental Affairs
West Block, Confederation Building
P.O. Box 8700
St. John's, NL
A1B 4J6

Re: Proposed St. John's Urban Region Regional Plan Amendment No. 3, 2014

Dear Mr. Clinton:

On September 24th, 2014 the Draft Regional Plan Map accompanying St. John's Urban Region Regional Plan (SJURRP) Amendment No. 3, 2014 was released by the Department of Municipal and Intergovernmental Affairs (MIGA). This map was reviewed by the Town of Portugal Cove-St. Philip's, two proposed changes were identified, and these proposed changes were subsequently incorporated into the Adopted Regional Plan Map being considered at this Public Hearing. A copy of the Draft Regional Plan Map (identifying the Towns proposed changes) submitted to MIGA has been attached to this correspondence as Map # 1.

The Town of Portugal Cove-St. Philip's recently completed a review of the Adopted Regional Plan Map being considered at this Public Hearing. The Town has identified areas of conflict between the Draft Regional Plan Map submitted to MIGA (Map # 1), the Adopted Regional Plan Map being considered at this Public Hearing and the Towns Future Land Use Map. The areas of conflict between the three maps include Agriculture (ADA and non-ADA) and Public Open Space land throughout the Town. A map identifying the areas of conflict has been attached to this correspondence as Map # 2.

The Town of Portugal Cove-St. Philip's is requesting that the Adopted Regional Plan Map being considered at this Public Hearing be revised so that the conflicts identified in Map # 2 are resolved.

I trust this information is satisfactory. Should you require any additional information, please contact the Town Office at 895-8000.

Sincerely,

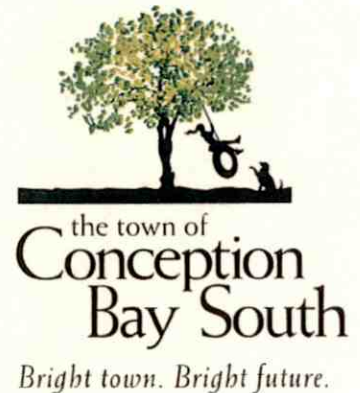


Chris Milley, P.Eng.
Town Manager

Att. Map # 1 - Proposed Changes Map
Map # 2 - Conflict Comparison Map

December 1, 2014

Land Use Planning
Department of Municipal and Interprovincial Affairs
West Block, Confederation Building
P.O. Box 8700
St. John's, NL A1B 4J6



To Whom It May Concern:

St. John's Urban Region Regional Plan Amendment No. 3, 2014

The Town of Conception Bay South is giving notice that a Town representative will be in attendance at the statutory public hearing scheduled for Thursday December 4, 2014 at 7 p.m. at the Fairfield Inn and Suites to present Council's concerns with respect to the proposed change to Map No. 1 for the Butterpot-Witless Bay Line Environs. This proposed change rezones land from "Recreation Open Space" to "Rural" in order to accommodate quarry development.

The land identified on Map 1 lies at the end of Incinerator Road. Over the years, a number of quarry developments have occurred in this area. The Town of Conception Bay South is concerned about the cumulative impacts of quarry development from an environmental and economic perspective. While recognizing that these aggregate resources are an important contributor to the economy of the region, no comprehensive evaluation has been undertaken to ensure that further quarry expansion is warranted or that the cumulative environmental impacts are mitigated.

Kelligrews River, Lower Gullies River and Seal Cove Road originate in proximity to this site. The Town is concerned that the proposed rezoning to allow for the expansion of quarry activity will put these rivers under increased risk.

Further quarry activity will impact on the quality of life of Town residents. Access to traditional land uses such as berry picking, hiking and ATV/snowmobiling will be eroded. Residents will be negatively impacted by noise, dust and traffic originating from this site.

The Town requests that the amendment to Butterpot-witless Bay Line Environs Map No. 1 rezoning land from "Recreational Open Space" to "Rural" be deferred until such time as an appropriate evaluation of the proposed quarry has been undertaken.

A representative from the Town of Conception Bay South will be in attendance at the statutory public hearing to address the Commissioner and outline these concerns in further detail.

In the meantime, please do not hesitate to contact me at 834-6420 or by email at emitchell@conceptionbaysouth.ca if you have any questions or require any further information.

Yours truly,

A handwritten signature in black ink, appearing to read 'Elaine Mitchell', written over a horizontal line.

Elaine Mitchell, MCIP
Director of Planning and Development

cc Mayor McDonald
K. Arns, Chief Administrative Officer

December 3, 2014

File: 122-1-1

Mr. Corrie Davis
Manager, Land Use Planning
Department of Municipal and Intergovernmental Affairs
West Block, Confederation Building
P.O. Box 8700
St. John's, NL A1B 4J6

Dear Mr. Davis:

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 3, 2014

On behalf of the City Council of Mount Pearl, I am pleased to bring forward the following recommended change to the Regional Plan Map to be considered and incorporated as part of St. John's Urban Region Regional Plan Amendment No. 3, 2014

In reviewing the proposed amendments to the regional plan map, the City of Mount Pearl notes that the alignment for the Team Gushue Highway, which is a designated 'Arterial' has not been revised to reflect its approved routing, much of which is currently under construction. As a result, a portion of the Team Gushue Highway, as a designated 'Arterial' in this regional plan map amendment, is incorrectly located to the west of its approved right of way and has direct implications for land uses in the City of Mount Pearl.

The City Council of Mount is recommending to the Commissioner that the accurate Team Gushue Highway right of way be identified on the regional plan map as part of this regional plan amendment. Attached to this letter is the Team Gushue Highway road right of way as approved by the provincial Department of Transportation and Works.

Also attached to this letter is a map illustrating the changes as recommended by the City Council of Mount Pearl as follows, with the numbering on the attached map correlating with the numbering below:

1. correct the location of the Arterial right of way of the Team Gushue Highway as approved by the Department of Transportation of Works;
2. remove the former location of the Team Gushue Highway Arterial right of way as illustrated on the regional plan map; and
3. as the road function of Brookfield Road will not be upgraded to a 'Collector' as a result of confirming the road right of way for the Team Gushue Highway, remove the 'Collector' designation from Brookfield Road.

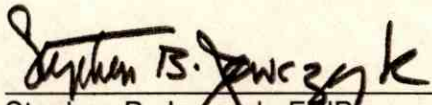
To: Corrie Davis, Manager, Land Use Planning
Re: St. John's Region Regional Plan Amendment No. 3, 2014
From: Stephen B. Jewczyk, FCIP, Director of Planning and Development
Date: December 3, 2014
Page: 2 of 2

This information can be confirmed by the provincial Department of Transportation and Works.

The identification of the correct alignment of the Team Gushue Highway right of way on the regional plan map will result in the lands previously affected by the right of way to be part of the regional plan designations of either Urban Development or T'Railway, which is consistent with the Mount Pearl Municipal Plan 2010 currently in effect.

I thank you for your consideration of this recommended change to the St. John's Urban Region Regional Plan Amendment No. 3, 2014

Respectfully submitted,



Stephen B. Jewczyk, FCIP
Director of Planning and Development

SBJ/paf

Attachments: Team Gushue Highway Map- Provincial Department of Transportation and Works
Changes to Regional Plan Map as proposed by the City Council of Mount Pearl

Copy: ✓ Stan Clinton, MCIP, Commissioner
Mona Lewis, Deputy City Clerk
Julia Schwarz, Manager of Planning and Inspection Services
Christopher Hardy, Planner



DEPARTMENT OF
TRANSPORTATION & WORKS

REALTY SERVICES DIVISION

LEGEND:

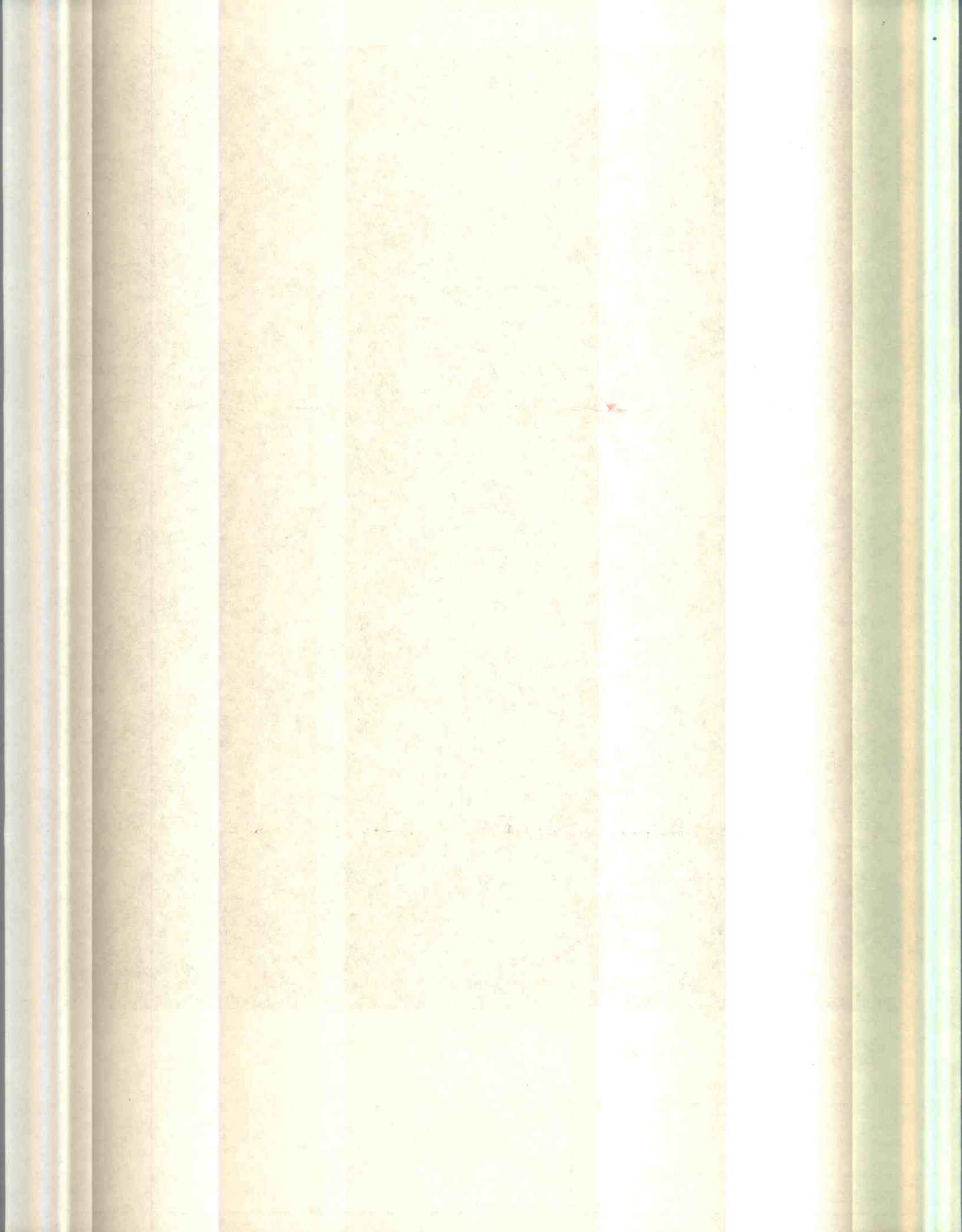
TEAM GUSHUE HIGHWAY

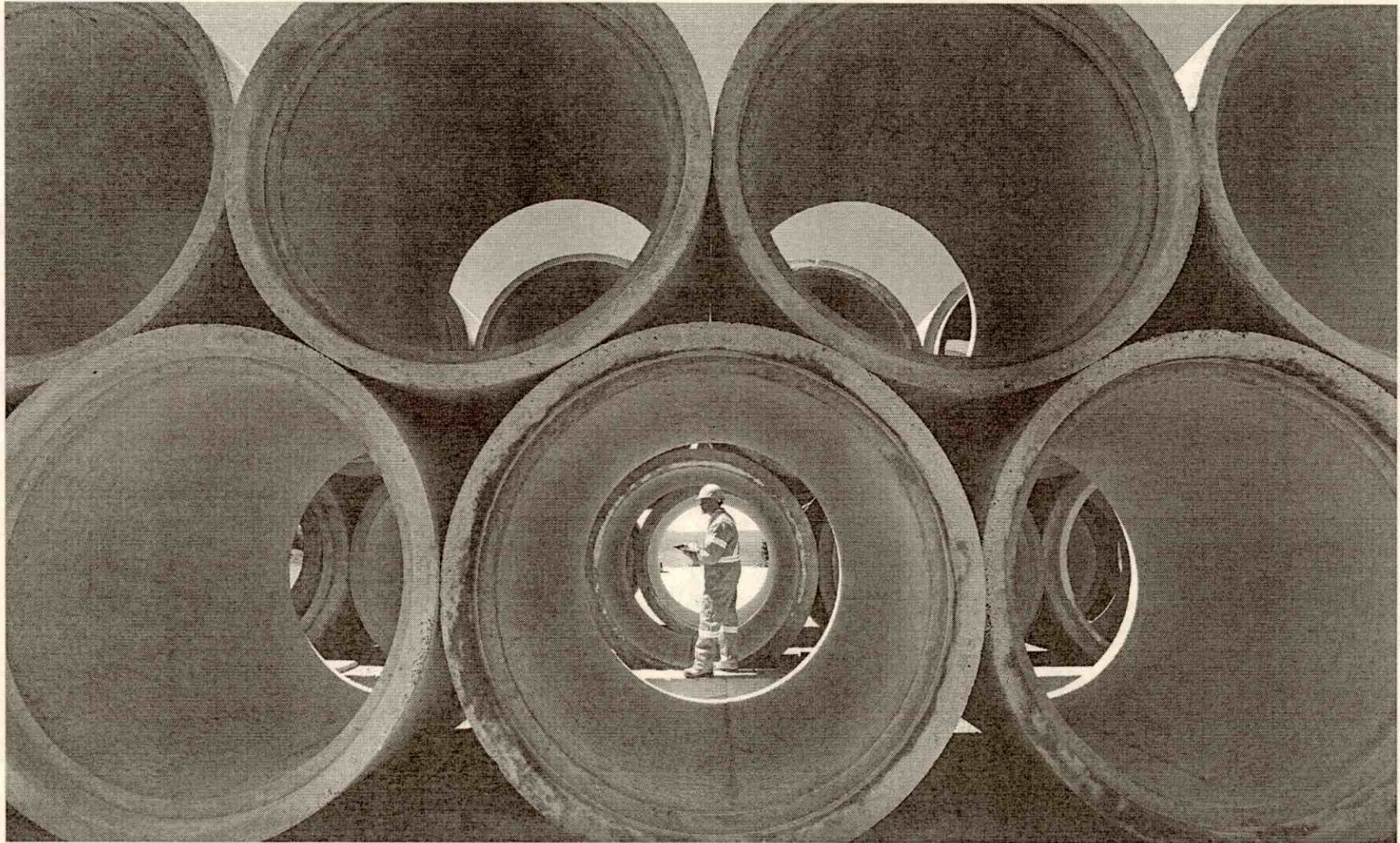
PROJECT
TEAM GUSHUE HIGHWAY

DATE
NOVEMBER 18, 2010

SCALE
1:40,000

DRAWN BY
ANDREW MURRIN



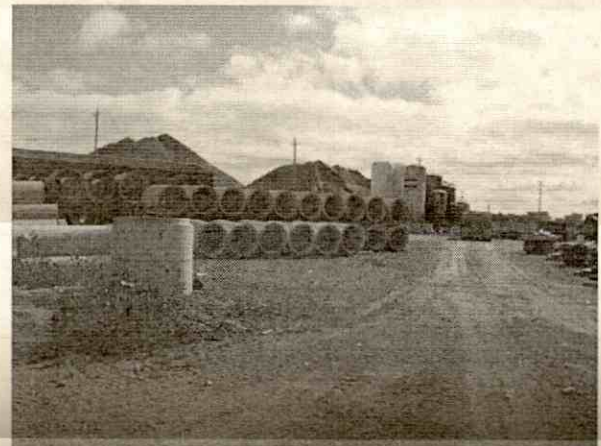
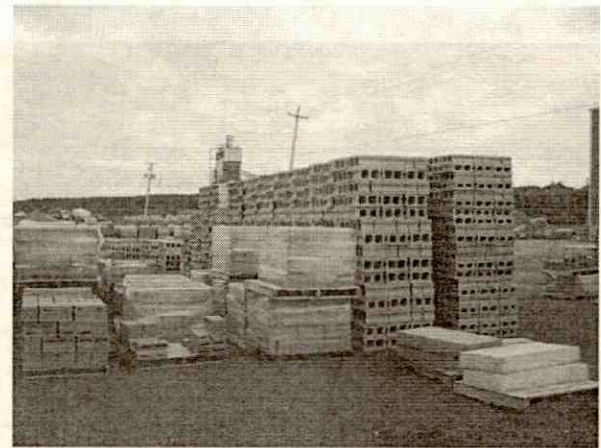
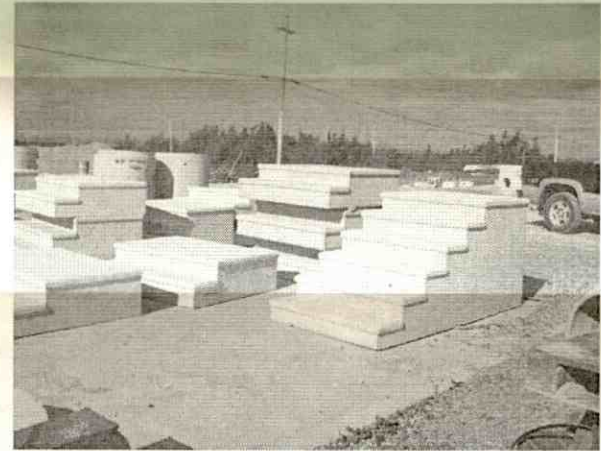


St. John's Urban Region Regional Plan Amendment

NC NEWCRETE

Presentation Outline

- About Newcrete
 - Our environmental commitment
 - Our reclamation process
- Our Black Mountain operations
 - Environmental measures at Black Mountain
- Expansion at Black Mountain
 - Proposed area of expansion
 - Proactive measures
- Questions?



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About Newcrete

- Newcrete is the parent company of Capital Ready Mix, Concrete Products, Capital Precast, CP Masonry



- Leading supplier of concrete aggregate, ready-mix concrete, precast concrete, masonry products.
- 150+ employees (varying seasonal employment)

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Our Environmental Commitment



- **Environmental Program**
 - Environmental Policy
 - Environmental Sustainability Policy
 - Currently pursuing ISO 14001 registration
 - Internationally accepted system for Environmental Management
 - Newcrete will be registered to the revised standard by 2015-16
- **2013 Atlantic Concrete Association's Environmental Award**
 - Environmental Leadership, Innovation and Achievement
- **Community Partners**
 - Kelligrews Ecological Enhancement Program (KEEP)
 - Forests Without Borders
- **Active participant in the Incinerator Road Environmental Committee (IREC)**
- **Active member of NEIA**

NC NEWCRETE

Our Environmental Commitment

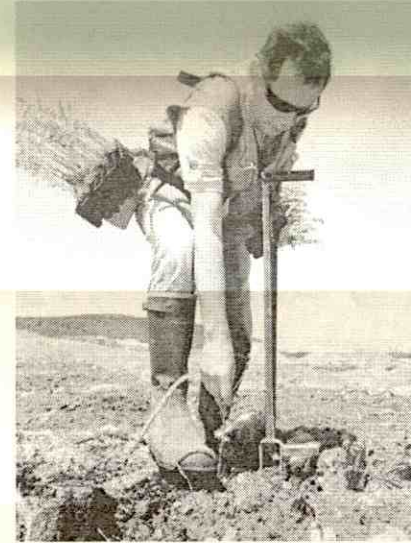


- Undertaking a forest regeneration study
 - Scientifically valid 5-year trial at our Black Mountain site will determine which native tree species grow most successfully
 - Mr. William Clarke, Forests Without Borders and Ecosystem Manager with the Provincial Department of Natural Resources
 - Mr. Cyril Lundrigan a Research Silviculturist with the Provincial Department of Natural Resources
- The results of the trial will inform methods to support continuous improvement of Newcrete's reclamation process.

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Our Reclamation Process

- Best practice approach to reclamation
 - Goal: reclaim the site back to its natural state
 - Recontouring, resspreading stockpiled composted organics, hydroseeding, re-planting of native tree species
- Our process has demonstrated planted areas reach “free to grow” status in 5+ years
- Newcrete’s previously reclaimed site demonstrated successful re-growth
 - 30+ species of vegetation
 - Wildlife returning to these areas



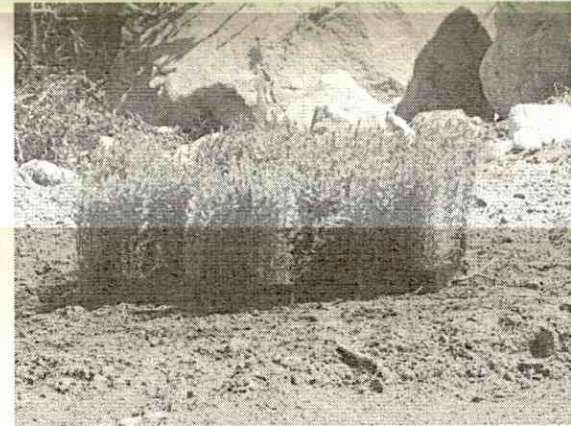
NC NEWCRETE

Our Black Mountain Operations



- Newcrete has operated at Black Mountain since 2011
 - Incident free operation
- High quality, desirable aggregate
 - Meets Canadian Standards Association specifications
 - Product supplies NL's residential and commercial construction as well as offshore infrastructure projects
- Large volume of aggregate
 - Decreases our environmental footprint
 - Lowers the end cost to our customers
- Currently lease ~ 90 hectares
 - Phased approach allows us to progressively reclaim the area
 - Progressive reclamation is ongoing

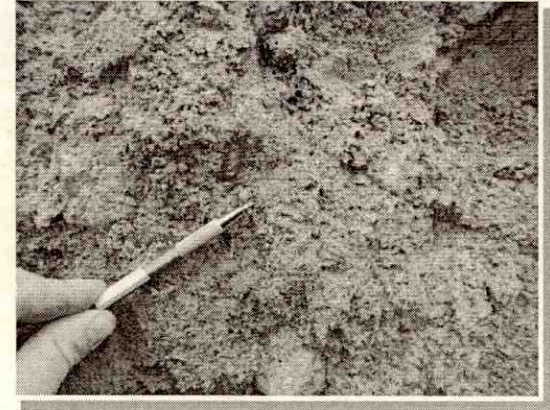
Environmental Measures at Black Mountain



- Progressive reclamation ongoing
 - This year, we reclaimed 9 hectares and planted >10,000 tree seedlings
 - Another 10-12 hectares being reclaimed in Spring 2015
- Ongoing water quality monitoring provided to the Department of Environment & Conservation
- Mitigation measures to control site runoff
 - Sumps
 - Several km of silt fence
 - Hundreds of hay bales
- Reclamation bond provided to the Department of Natural Resources to ensure the quarry site gets reclaimed

NC NEWCRETE

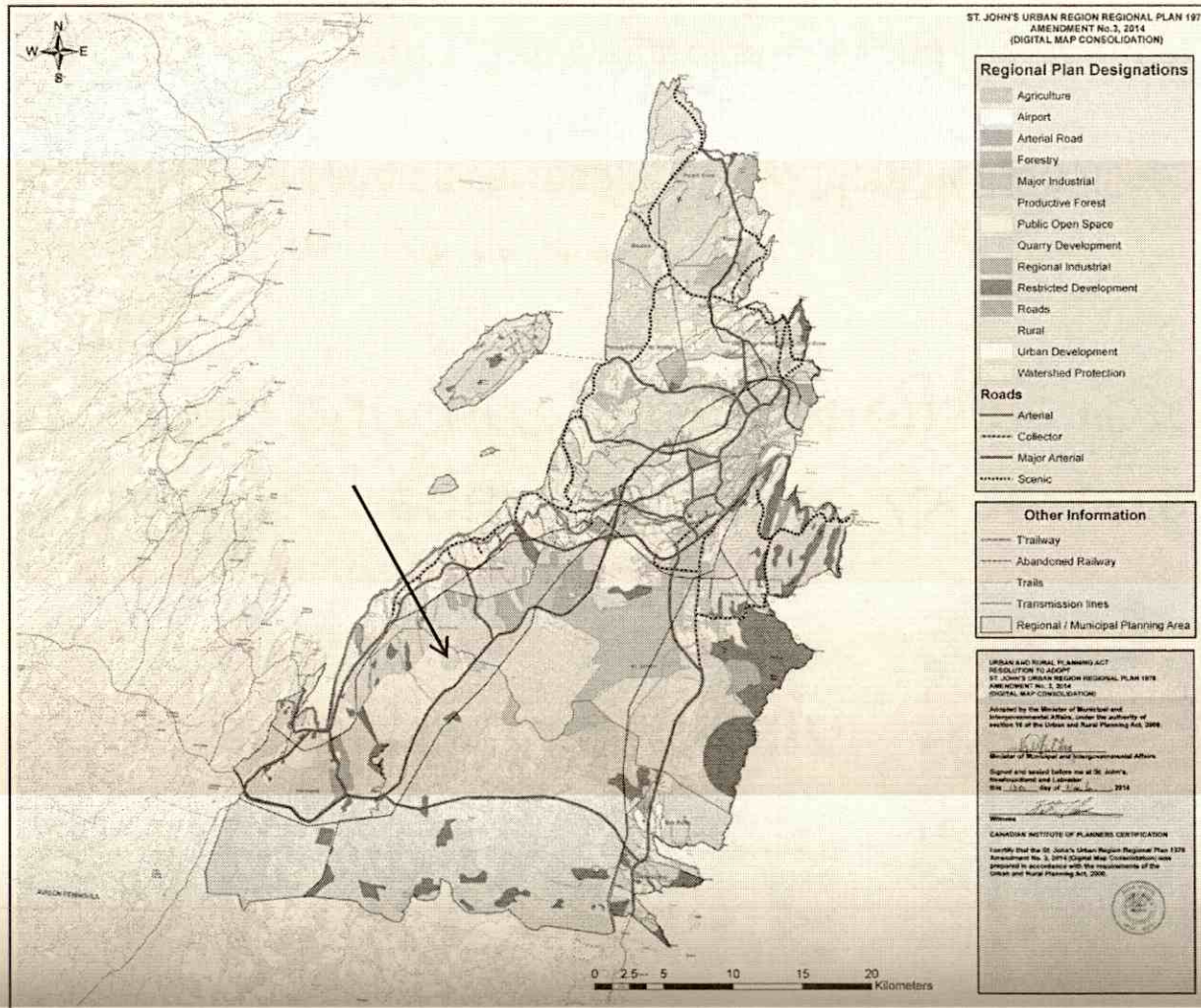
Expansion at Black Mountain



- Newcrete has requested that a 25 hectare area adjacent to our current operations be rezoned to “rural”
 - This is an extension of the existing quarry
 - Test pitting and geological mapping have identified 2 million tons of aggregate within a defined limit
 - There is no more suitable aggregate beyond the boundary we have requested
 - Will allow Newcrete to meet demand for another 4 years

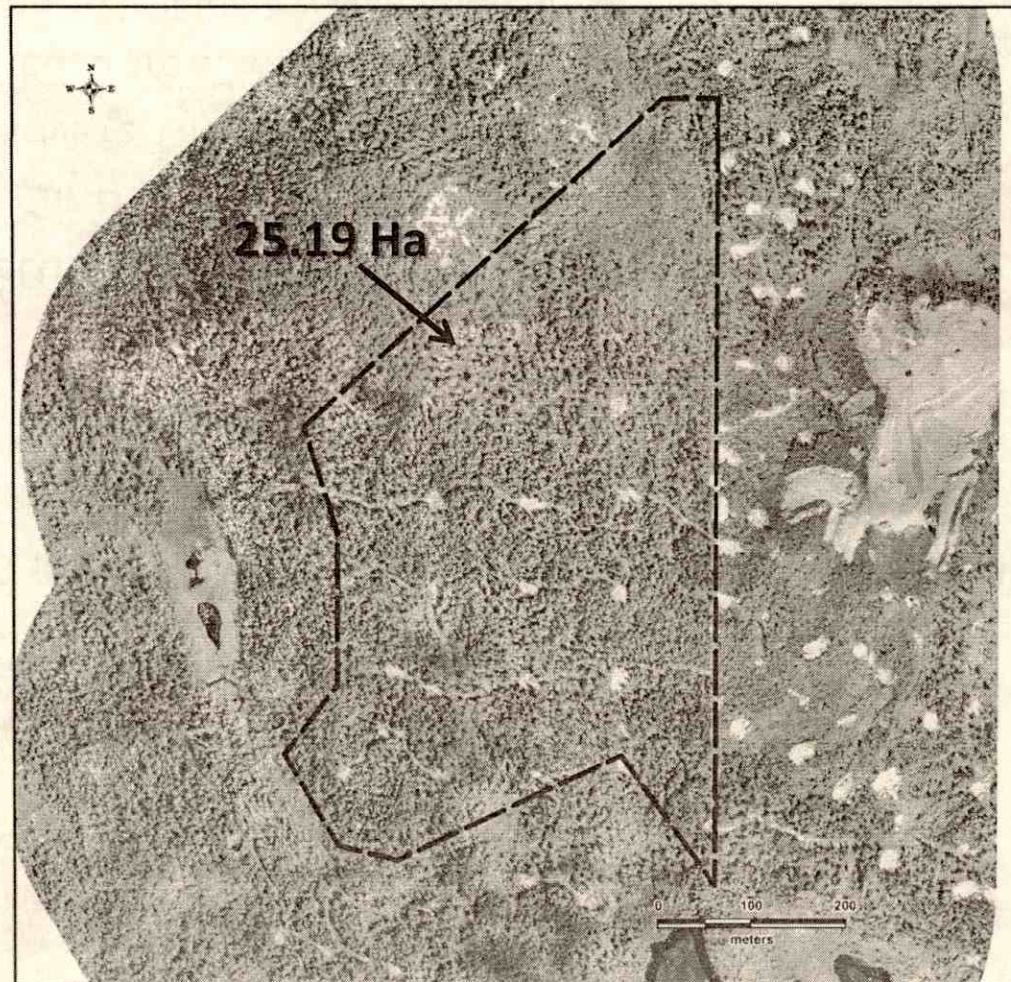
NEWCRETE

Proposed area for re-zoning



NC NEWCRETE

Proposed area for re-zoning



NC NEWCRETE

Proactive Measures for Expansion

- Surveys determined the baseline forest conditions:
 - Drone Survey
 - Forest Density Study
 - Forest Cataloging Study
- Newcrete's best practice approach
 - Goal: return the area back to its natural state
 - Progressive reclamation using our proven methods
 - "Free to grow" within 5+ years
 - Closure plan including reclamation bond



NC NEWCRETE



Summary

- Newcrete is an experienced company with a demonstrated and significant commitment to the environment
- Due to ongoing demand in NL's construction and oil and gas industries, Newcrete is requesting a 25 hectare expansion to our current operations at Black Mountain be rezoned to "rural"
- Several baseline studies have been completed (e.g., drone survey, forest density study & forest cataloging study)
- Our reclamation process is a proven method of returning the land to its natural state

NC NEWCRETE

Hydroseeding
May 2009



NC NEWCRETE

Tree Planting

May 2009



NC NEWCRETE

Tree Planting
May 2009



NC NEWCRETE

Tree Planting

May 2009



NEWCRETE

Tree Planting

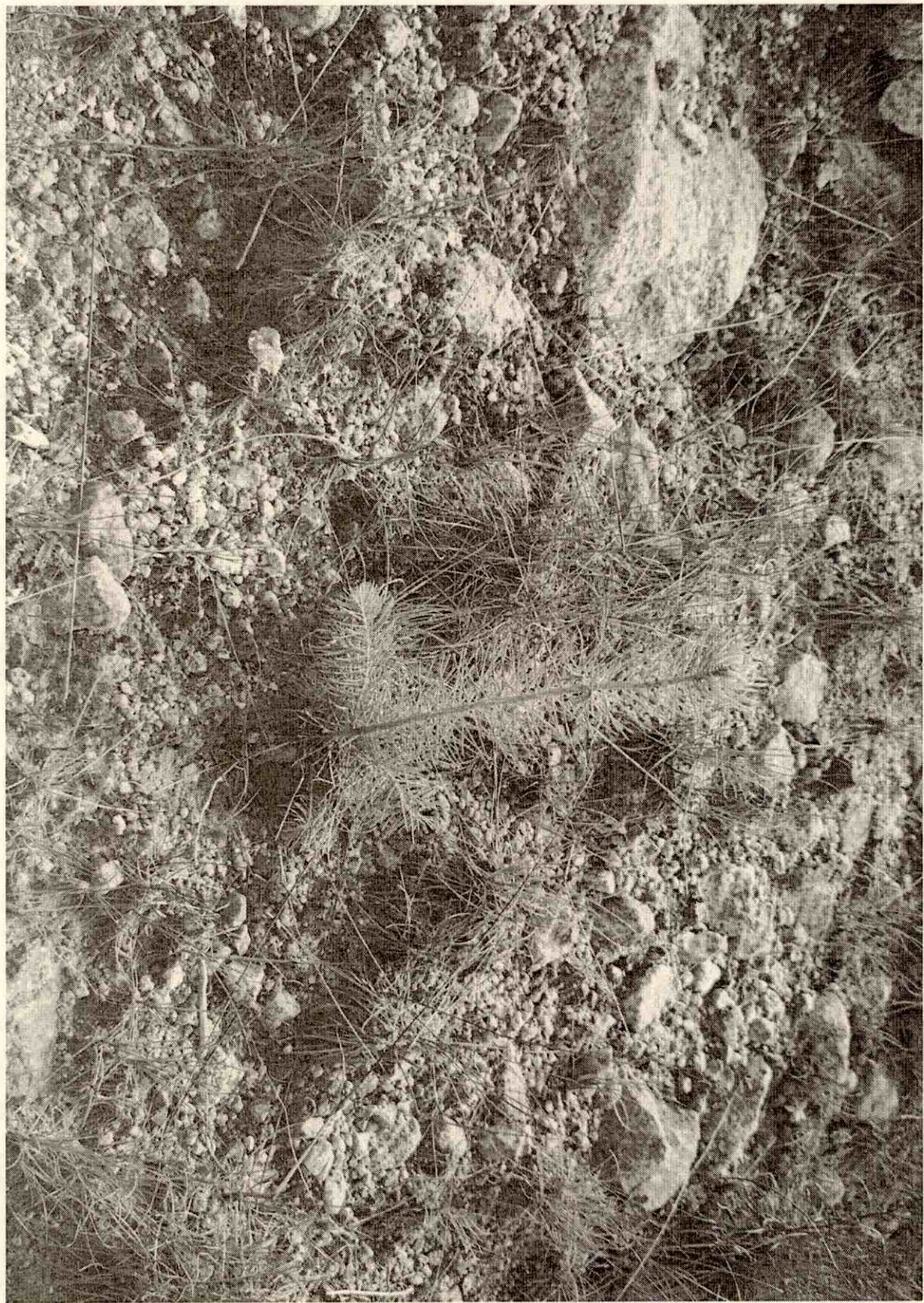
May 2009



NEWCRETE

Tree Seedling

May 2009



NC NEWCRETE

Free to Grow
Dec. 2014



NC NEWCRETE

Free to Grow

Dec. 2014



