

# Environmental Assessment

## Registration Document

### Eastern Ready Mix and Precast Ltd. Concrete Batch Plant

Submitted to:

Minister of Environment and Climate Change

P.O. Box 8700

St. John's, NL A1B 4J6

Attention: Director of Environmental Assessment

Prepared By:

Eastern Ready Mix and Precast Ltd.

P.O. Box 245

Mount Pearl, NL

A1N 3C8

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## 1.0 Name of Undertaking

Eastern Ready Mix and Precast Ltd.

## 2.0 Proponent

### 2.1 Name of Corporate Body

Eastern Ready Mix and Precast Ltd.

### 2.2 Address

P.O. Box 245

Mount Pearl, NL

A1N 3C8

### 2.3 Chief Executive Officer

Whitney Farrell

P.O. Box 245

Mount Pearl, NL

A1N 3C8

Tel: (709) 699-4053

Email: [whitney@easternrmp.ca](mailto:whitney@easternrmp.ca)

### 2.4 Principal Contact Person

Whitney Farrell

P.O. Box 245

Mount Pearl, NL

A1N 3C8

Tel: (709) 699-4053

Email: [whitney@easternrmp.ca](mailto:whitney@easternrmp.ca)

## 3.0 The Undertaking

### 3.1 Nature of the Undertaking

Eastern Ready Mix and Precast Ltd. is applying to construct and operate a concrete batch plant within the City of St. John's limits on their current quarry permit file number (7110643) in Paddy's Pond. The desired area for the concrete batch plant is approximately 5.0 ha with dimensions of 215m by 230m. This undertaking will be developed on a quarry lease for sourcing granular materials and will provide Eastern

Ready Mix and Precast Ltd. with the ability to create quality concrete and precast items. Access to this area will be an existing access road that is currently in use to access the quarry.

### 3.2 Purpose of Undertaking

Eastern Ready Mix and Precast Ltd. is a new ready-mix and precast product company that is looking to create valuable and high-quality concrete products for construction companies and residents on the Avalon and surrounding areas. Eastern Ready Mix and Precast Ltd. will be supplied with the raw material extracted from nearby quarries to manufacture various types of concrete products commonly used in highway and residential construction.

## 4.0 Description of the Undertaking

### 4.1 Geographic Location

The undertaking is approximately located 300m west of the TCH and 725m from TCH Irving. This area currently has several other approved quarries nearby with varying types of production such as Asphalt Plants, Ready-Mix Concrete plants and Barite processing plants. A body of water (Torbaymans Pond) located approximately 300m to the North of the proposed, Farrell's Excavating Limited operates an office and maintenance garage 300m to the South, Newcrete Investments Ltd. Partnership office and quarry 550m to the South, Department of Industry, Energy and Technology holds a Quarry Permit approximately 300m Southwest, Provincial Paving operates approximately 200m West, Challenger Construction operates approximately 450m West, and Universal Environmental Services Inc. is 400m Northwest.

The adjacent land to the undertaking is currently being used as other approved quarries and processing plants of comparable size and usage. The new processing development will provide Eastern Ready Mix and Precast Ltd. with the ability to produce quality concrete and concrete products for use in various types of construction projects. This application area lies within the City of St. John's boundary (Industrial Zone). This site is in the Maritime Barrens Eco-Region in Conception Bay Newfoundland it generally has cool summers with rain, fog and high winds with temperatures averaging 14 degrees Celsius followed by

mild winters with an average temperature of -1 degrees Celsius. This geographical area sees a yearly precipitation of 1500mm with elevations ranging from sea level to just over 250m. The area contains a great abundance of sedimentary and granite rock as well as sand and gravel sources.

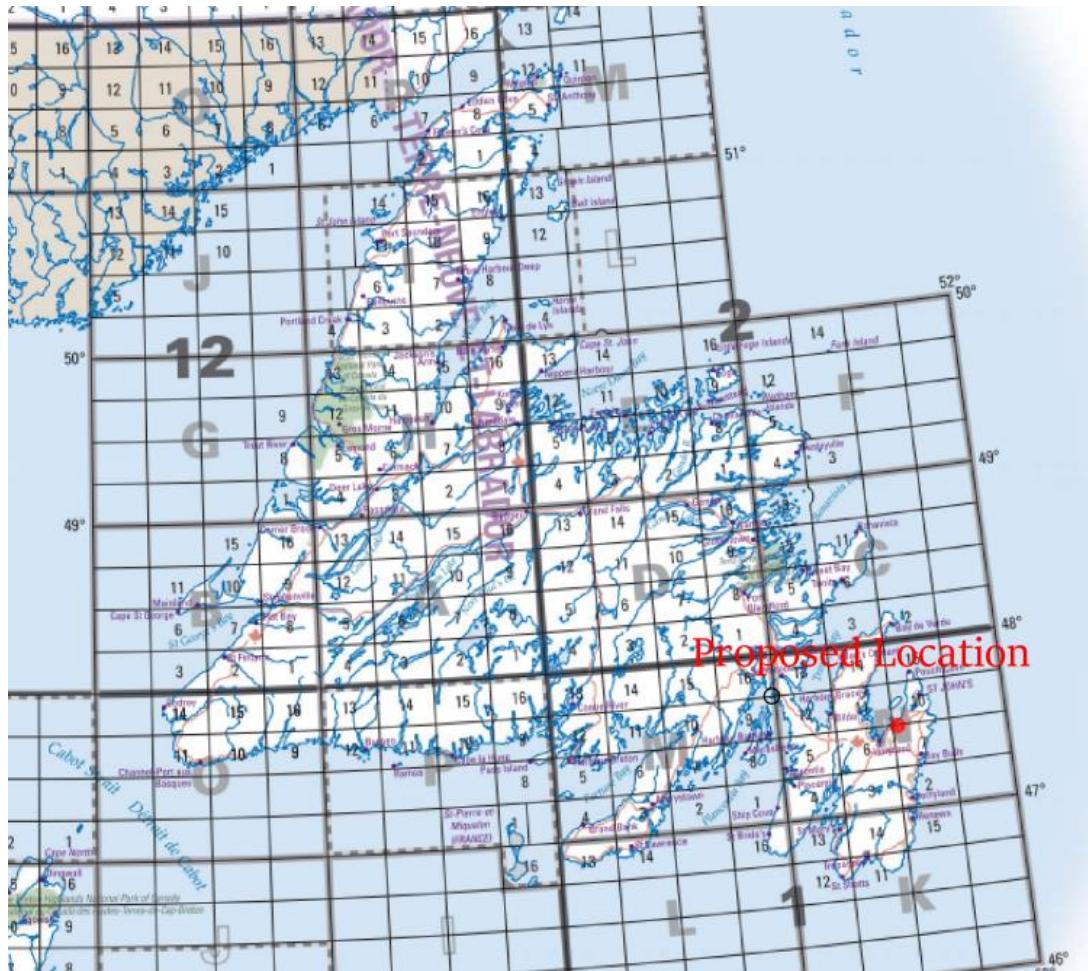


Figure 1: Proposed Site Location in Newfoundland

## 4.2 Physical Features

### 4.2.1 Vegetation

This region has sparse forests mainly containing balsam fir and black spruce with white and yellow birch sparsely throughout. Young alder growth can be noticed along streams and rivers. The barren land consists of thick low-lying bushes and shrubs such as Dogberry, Larch, Partridgeberry, Blueberry, and Crowberry. The quarry area has already been cleared by previous use, therefore a minimal impact to vegetation will be present.

#### 4.2.2 Wildlife

Native animals to the region will consist of the Newfoundland Moose, Coyotes, Red Foxes, Squirrels, Mink, and Snowshoe Hare. Other Mammals to include would be the Brown Bat, Common Vole, and Shrews. Several Migratory birds have been known to frequent the area including Canadian Geese, Wood Duck, Blue-winged teal, Black Duck, Pintail, Eider, Goldeneye, Merganser, Seagulls, Crows, Bald Eagle, Spruce Grouse, Ruffed Grouse, Rock and Willow Ptarmigan. There are no rare or endangered species identified in the area. This area is currently open cleared land with no known wildlife living in the area as this is already a high traffic and industrial area so no wildlife shall be impacted with loss of habitat.

#### 4.3 Construction of Concrete Batch Plant

The construction of the development will begin by constructing a level area for the batch plant to be built on, no access road needs to be developed as existing access will be used and since this is formally an active quarry there will be no excavation required. Eastern Ready Mix and Precast Ltd. may be required to import some stone to create a leveling pad for the batch plant footings to lay on but excavation and clearing of land is not required. Excavators and loaders will be utilized for the construction of leveling pads.

The development of the land for the proposed quarry area will consist of the following:

- a) Survey the proposed land
- b) Completion of groundwork and construction of the footings of the batch plant
- c) Installation of batch plant and its components
- d) Development of settling ponds to reduce contaminating runoff.

#### 4.4 Operation of Concrete Batch Plant

For this site to become operational it will require approximately 15 full-time employees in various positions such as.

- 3-Heavy Equipment Operators (73400)

- 6-Transport Truck Drivers (73300)
- 1-Heavy Equipment Mechanics (72401)
- 1-Batch Plant Supervisor (82020)
- 4-Laborers/Batch Plant Operators (75100)

All new employees will be hired to fill the vacant positions, these employees will be hired based on their education and previous relevant work experience. These employees' positions will be heavy equipment operators, laborer and mechanic, these positions will last for the life of the concrete batch plant 25+years.

Aggregate inputs will be transported to the batch plant by use of a loader, while the water source will be from recycled water from the site and when necessary, from imported water from a water truck. This batch plant will be powered by diesel generators which will be stored on site. All materials get dispensed into cement trucks where the truck mixes the cement mixture in the revolving drum that they have attached. Concrete outputs will be delivered by the uses of cement trucks to their desired location on or off site, this plant is expected to produce 5000 cubic meters of concrete annually. Any leftover concrete from projects will be used to create precast structures onsite.

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

During the construction and operation of the quarry various types of construction equipment will be utilized such as excavators, dump trucks, and bulldozers. These pieces of equipment represent potential noise, air, and water way pollution.

##### **4.5.1 Noise Pollution**

The development and processing of the raw material will require the use of heavy equipment and diesel-powered equipment. This should have a noise level very comparable to the existing quarries and industrial businesses surrounding the area, all equipment will be kept in good working order to prevent excessive noise and all workers will have proper hearing protection on while in the area.

#### 4.5.2 Air Pollution

During normal batch plant operations, there is potential for dust particles to become airborne during the mixing process. Adding the cement powder and other additives into the mixtures will cause particles to be disturbed; to mitigate this these will be added slowly in a contained environment with proper filters and ventilation. All concrete additives will be stored in properly sealed and stored containers to prevent a loss of material to the environment. All equipment used for the operation of the plant will have all functioning emission control systems to reduce hydrocarbon air pollution.

#### 4.5.3 Fuel

Diesel fuel will be mainly used to operate the equipment used to develop the site. The fuel will be delivered on site and only trained personnel will be able to access this for refueling. All fuel tanks on the equipment will be regularly inspected for leaks/damage, if identified, use of equipment will be immediately stopped until the issue(s) have been rectified. Spill kits will be readily available in case of an incident where petroleum of any kind was wasted. All heavy equipment on site will be in good working order with regular inspections to prevent spills and leaks. All fuel spills greater than 70 liters will be immediately reported to the Provincial Environmental Emergency Telephone Line and cleaned up.

#### 4.5.4 Runoff

When the plant is in operation there is a potential for runoff, this will be mitigated by the usage of settling ponds. Settling ponds will be used to control sediment particles and to prevent them from entering waterways, and due to the elevation of the quarry and the surrounding land no runoff is expected as there will be no area for the water to flow. Water from the settling pond will be used for dust control during the dry summer months as well as for the standard operation of the Batch Plant, the water will be recycled and reused for the mixing of the concrete. No bodies of water are anticipated to be impacted by this development, as there will be limited disturbances to the existing landscape, and all wastewaters will be treated appropriately (stored in settling ponds to be reused in production).

#### 4.5.5 Visibility

The proposed area is located 375m from the TCH Highway on the east side of the development. The development will be surrounded by a tree buffer and an existing berm. The surrounding company; Farrell's Excavating Limited; will be the only companies that can see the area.



Figure 2: View of the Proposed Site from TCH (Lat 47.49 Long -52.86).



Figure 3: View of the Proposed Site from Peacekeeper's Way (Lat 47.5 Long -52.87)

#### 4.5.6 Garbage Disposal

All domestic waste and commercial waste will be collected and disposed of at its approved waste disposal facility (Robin Hood Bay) as per Eastern Waste Management. All concrete additives will be stored in 1000L containers, and they will be recycled and refilled. No hazardous waste will be on site.

## 5.0 Potential Resource Conflicts

There are no resource conflicts that are expected at this time, as all materials for the Concrete Batch Plant will be produced from one of the neighboring quarries that Eastern Ready Mix and Precast Ltd. will be supplied with.

## 6.0 Regulations and Approvals

This industrial development will be in coherence with the Department of Industry, Energy and Technology rules and regulations and with the Environmental Protection Act 2002. Eastern Ready Mix and Precast Ltd. will also follow all regulations set out by the Crown Lands Division and will obtain the required land use permit.

## 7.0 Schedule

This project will commence as soon as approval of the Environmental Assessment and all other permits are received, with a tentative start date of September 2024 and full operation starting later that month.

The Concrete Batch Plant will be in operation annually creating suitable concrete products.

Submission of Application – August 2024

Approval of Development – October 2024

Construction Begins – October 2024

Concrete Batch Plant becomes Operational – October 2024

## 8.0 Conclusion

Eastern Ready Mix and Precast Ltd. strives to minimize the environmental impact that the Concrete Batch Plant will have on the area while yielding the most usable product and ensuring the sustainability

of the area. All risk of contamination will be monitored closely and in case of spillage emergency kits will be administered immediately to prevent any further damage from occurring. Any concerns or recommendations from department members will be taken into effect as well. This project will be fully funded by Eastern Ready Mix and Precast Ltd. and will cost approximately \$50,000 to become operational.

## APPENDIX A – Site Location Detail



Figure 4: Site Plan for Concrete Batch Plant inside Permit 116801 Boundaries

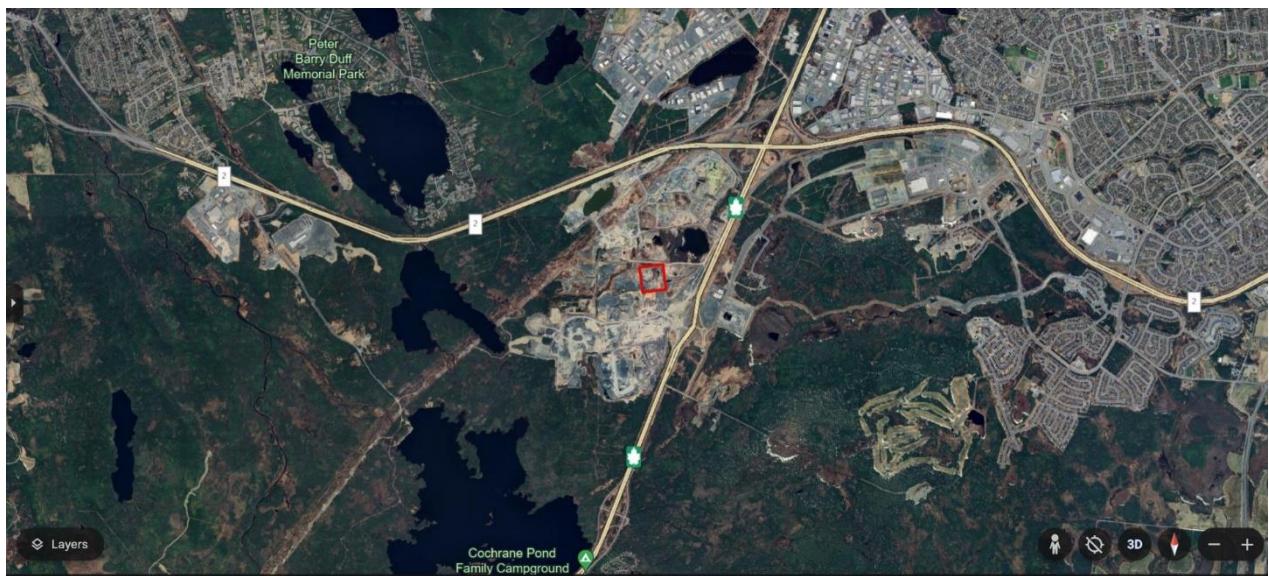


Figure 5: Quarry Permit No. 116801 location

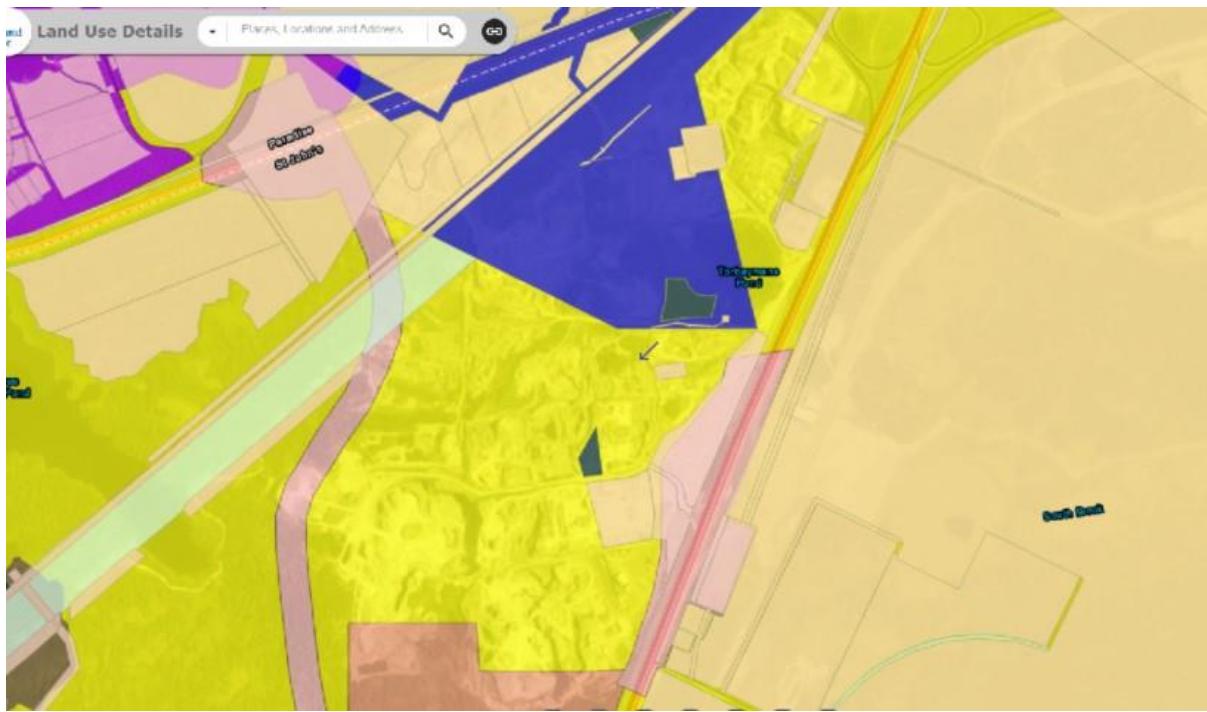


Figure 6: Land Use Map with Blue Arrow Showing Approximate Concrete Batch Plant Location in Quarry Permit 116801

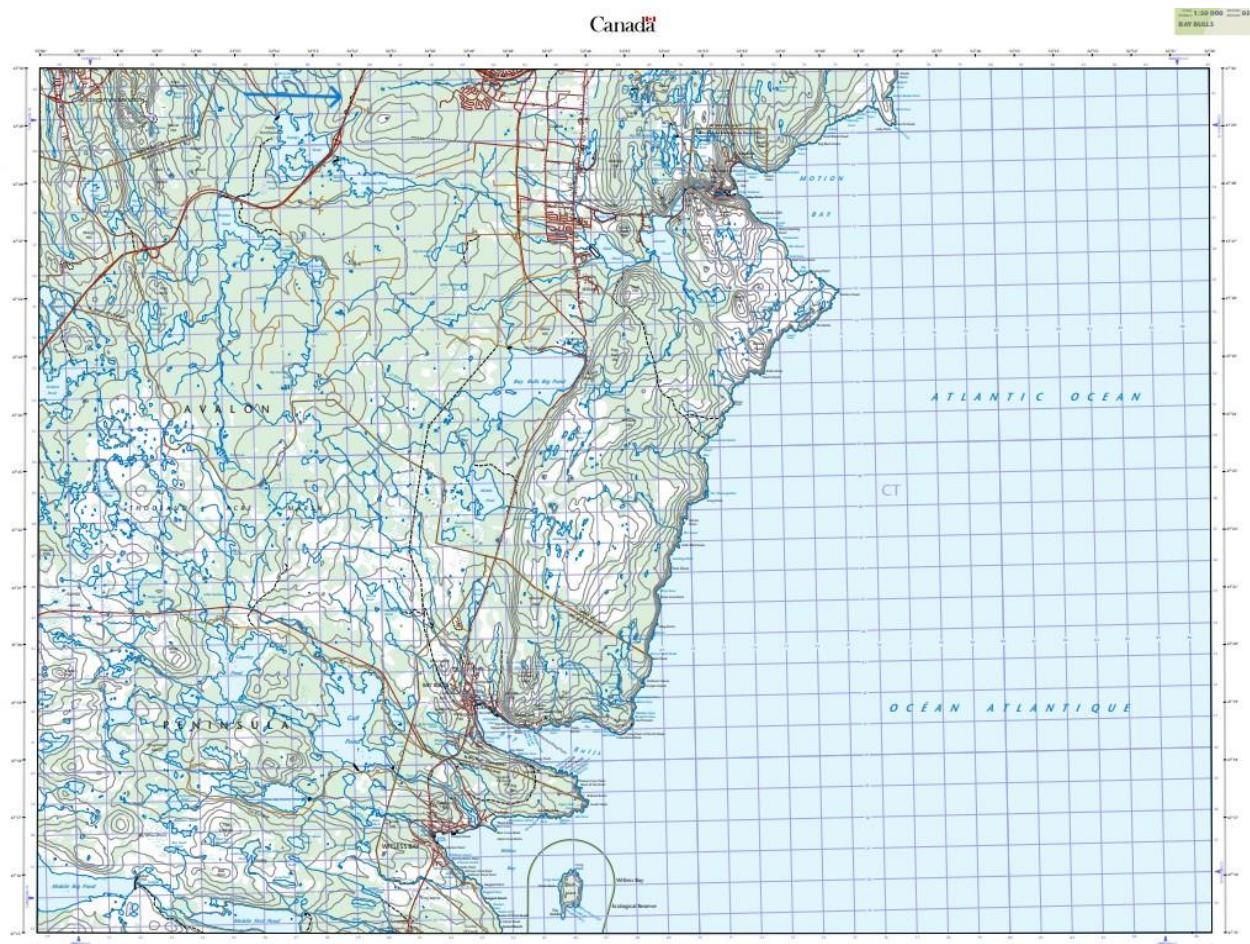


Figure 7 1:50000 Topographic Map of Concrete Batch Plant Location. Blue Arrow Shows Location of the Plant