

## **1.0 NAME OF UNDERTAKING**

**1.1** Environmental Assessment Registration Document for proposed golf course, subject of Crown Lands Application No. E-117227.

## **2.0 PROPOSER**

**2.1** L. Mareido Enterprises Limited

**2.2** Chapel Arm, Trinity Bay, NF

**2.3** Chief Executive Officer

Name: Melvin Conrad Reid

Official Title: President

Telephone No: (709)592-2402

**2.4** Proponent's Curriculum Vitae. (See attached Appendix E)

**2.5** Principal Contact Person for purposes of environmental assessment.

Name: Melvin Conrad Reid

Official Title: President

Telephone No: (709)592-2402

Cell No: 685-3273

## **3.0 INTRODUCTION**

### **3.1 Background**

The proponent previously filed an application for an undertaking in accordance with the Environmental Assessment Act for a proposed golf course at Bellevue. The proposal was registered on June 8, 2001, reviewed by various Government Departments and Agencies as well as given to the public for an opportunity to comment.

Based on comments received, the Minister of Environment and Labor concluded that the registration document did not contain sufficient information to decide if the undertaking will have significant environmental impacts. Therefore, the Minister required that the Proponent prepare an Environmental Preview Report (EPR). The Minister then appointed an Assessment Committee which prepared guidelines to assist in the preparation and submission of the EPR.

During the EPR consultation process with several government departments, it became apparent that there were two distinct interpretations of the site map filed with the previous registration document. This site map was copied from the Crown Lands Atlas (Department of Government Services and Lands). Its purpose was to identify the location of the proposed golf course in relation to its proximity with the protected watershed of Bellevue. Instead, lack of

clarifying information on the map, in some instances conveyed the incorrect impression that the proposed golf course might be located totally within the watershed instead of being located adjacent to it.

This information was clarified with several members of the Assessment Committee which resulted in a number of previous concerns and issues no longer being relevant. Subsequent to further discussions with the Chairman of the Assessment Committee, the proponent decided to withdraw the previous application and reregister the project under a new application.

### **3.2    Objectives**

This document has been expanded to:

- (a) Address the resolution of previous concerns that are still relevant.
- (b) Address previously identified concerns.
- (c) Provide more details with respect to the golf course layout and accompanying infrastructure.
- (d) Provide details on the proponent's background.
- (e) Provide information concerning the overwhelming public and corporate support for the project.

## **4.0    THE UNDERTAKING**

### **4.1    Nature of the Undertaking**

Proposed eighteen hole public golf course, together with accompanying infrastructure (See section 5.2.1).

### **4.2    Proposal Rationale**

Currently, all existing golf courses on the Avalon Peninsula are geographically located adjacent to or east of the Salmonier Line, which extends from Holyrood to Salmonier. These courses continually operate at peak capacity and service mainly the St. John's and Conception Bay South areas.

Based on the escalating popularity of the sport, a demand has been created for a golf course to service the Conception Bay North, Trinity Bay South and the Placentia Bay East areas. A golf course located at Bellevue would be strategically positioned to accommodate the golfing demand in these areas. In addition, it would also serve to capture a portion of the tourist trade entering the province via the Argentia ferry.

## **4.3 Socioeconomic Considerations**

### **4.3.1 Economic Potential**

The site of the proposed golf course is located in Economic Zone Number 15 which encompasses the isthmus area of the Avalon Peninsula. This area has been economically depressed since the downturn in the fishery and the closing of the Erco phosphorus plant at Long Harbour.

In addition to creating badly needed employment, the golf course operation will create an economic spinoff which will enhance existing local businesses; some of these being, the Bellevue Beach Park, building suppliers, service stations and convenience stores. The potential also exists for other related businesses, such as boat tours, sea kayaking and restaurants.

### **4.3.2 Population Decline**

Statistics Canada has grouped the communities of Bellevue, Bellevue Beach and Thornlea under one umbrella for statistical purposes. The total population of these three communities in 1991 was 1,114 persons. In 1996 the population stood at 1,039 persons, which meant it declined by 6.7 percent during that period. The population declined by a further 21.5 percent from 1996 – 2001 and is currently 816 persons.

It is quite evident that this out migration trend will continue and the viability of these communities is continuing to suffer without an economic stimulus.

### **4.3.3 Public Support**

Via a letter dated August 10, 2001 (see attached Item 1, Appendix “B”) the proponent solicited support for the proposed golf course from the citizens of Bellevue, Bellevue Beach and Thornlea as these communities will be directly impacted by its construction.

The results of this solicitation are as follows;

<u>Community</u>	<u>For</u>	<u>Against</u>
Bellevue	91	8
Bellevue Beach	91	0
Thornlea	61	0

Some of those opposing the project did so only if the watershed would be negatively impacted.

#### **4.3.4 Corporate Support**

The proponent has also solicited and received considerable corporate support for the project. Letters to this effect are found in Item 4, Appendix "B".

### **5.0 DESCRIPTION OF UNDERTAKING**

#### **5.1 Geographic Location**

The site of the proposed golf course is located in the community of Bellevue, Trinity Bay. It is situated between the established residential area of the community on the north and a Crown land cottage development area on the south. On the east it is bounded by Route No. 201, which is the main access through Bellevue. As well, it has a common boundary with a small portion of the Bellevue watershed, which is located on the west side of Route No. 201. No portion of the proposed golf course is located within the watershed. On the west it is bounded by the waters of Broad Lake and situated directly opposite Bellevue Beach Park.  
(See Items 1,2 &3 Appendix "A" for location map and site layout.)

## 5.2 Physical Features

### 5.2.1 Infrastructure

The proposed golf course infrastructure will consist of the following:

- registration office, pro-shop
- dining and club facilities
- equipment storage area
- access road from Route No. 201 together with associated driveways and parking areas
- 18 hole golf course, with practice green and 5 tees
- mechanical infrastructure for irrigation system
- irrigation water supply from catch basins and/or shallow and drilled wells
- potable water supply from community water system or drilled wells
- infrastructure associated with sewage treatment system (See further information in Appendix "C")

### 5.2.2 Areas affected by undertaking

A small portion of the protected water supply area for the community of Bellevue is located on the west side of Route No. 201. Access to the site is proposed through the watershed. (See Item 2, Appendix "A") This is a permitted use in accordance with the Environment Act. It is also the most centrally located and direct means of access and will keep road construction to a minimum. Furthermore, in order to avoid traffic congestion, access from Route 201 in the location shown is preferable to access off a community road.

Any potential drainage from the access road will easily be directed away from the water supply as Route No. 201 in this area basically acts as a buffer. In addition, there are no highway culverts in the area that would allow runoff towards the water supply.

The Department of Works Services and Transportation has Inspected the proposed access location. It meets the site distance specifications for safe highway access.

Vegetation removal as well as soil grading and seeding will be required along fairways, road systems, buildings and parking areas.

The Proponent is intending to register the proposed golf course for certification under the Audubon Cooperative Sanctuary Program for Golf Courses. This program is designed to promote ecologically sound land stewardship, natural resource conservation and wildlife habitat management. (Further information can be found in Appendix "D")

## **5.3 CONSTRUCTION**

### **5.3.1 Construction Period**

This project will be constructed in phases.

Phase I will consist of the construction of the first nine holes, access roads, driving range parking areas and clubhouse. The clubhouse will contain the registration office, pro-shop, dining facilities and equipment storage facilities. This phase is expected to take two years.

Phase II will consist of constructing the second nine holes, additional parking areas, and any additional equipment storage and servicing facilities. This phase is expected to take two years.

### **5.3.2 Construction Start Date**

Construction is expected to commence in the early summer of 2002 subject to appropriate approval dates and issuance of a Crown title.

### **5.3.3 Potential Construction Pollutants**

- airborne emissions and dust created by construction equipment
- solid waste material disposal
- gasoline and lubricant spills from construction equipment
- increased run off owing to vegetation removal
- noise from construction equipment
- application of fertilizers and pesticides

### **5.3.4 Mitigation**

An environmental monitoring program will be put in place during the construction and operation stages to monitor all toxic substances and harmful impacts produced by the undertaking.

- Construction equipment will be properly maintained to reduce noise, exhaust emissions and lubricant spills.
- Petrol and associated petroleum products will not be stored on site during the construction stages.
- Equipment will be refueled and maintained in accordance with Environment Regulations.
- Waste construction materials will not be disposed of on site or buried. Disposal will be at designated waste disposal facilities.
- Silt runoff will have little or no impact on Broad Lake. The course layout is designed to follow equal contour levels where possible, therefore preventing any fast or high volume runoff. Also, there are no water courses on the site to be silted up or carry silt into Broad Lake.
- Fertilizers and lime will be applied at rates to be determined by appropriate soil analysis. Impact on watercourses will be negligible owing to the reasons stated above.
- Approved pesticides will be used only in the event of infestation.

ation. Application will be in accordance with consultation with the Pesticide Licensing and Enforcement Specialist with the Department of Environment.

-Vegetation removal will be kept to a minimum. The course layout is designed to take full advantage of existing open and previously cut over areas.

### **5.3.5. Potential Resource Conflict**

#### Watershed

No portion of the proposed golf course will be contained within Bellevue Protected Watershed. (The Environment Act precludes any development within any protected watersheds.) Also, a sufficient tree screen will be maintained along the shoreline of Broad Lake in order to minimize any wind damage and protect the fairways.

#### Impact on Fisheries

Fisheries and Oceans Canada officials have conducted an on site inspection and approved the project. There are no water courses located on the site to impact freshwater habitat. Also, there will be no impact on saltwater habitat as the course is designed to create a buffering effect which will prevent any possible contaminants from entering Broad Lake. Plans are required to be submitted to this department prior to starting site development.

#### Impact on Wildlife

Wildlife impact will be minimal as sufficient vegetation coverage will be retained to preserve the existing habitat. Also, ospreys will not be impacted as there are no active nests within 1200 meters of the site.

## **6.0 OPERATION**

### **6.1 Period of Operation**

The golf course will be a seasonal business, operating between May and October during the daylight hours. Dining/restaurant facilities will operate during the same period mainly to service the golfing community. This service may be extended on a demand basis.

### **6.2 Potential Sources of Operating Pollutants**

Exhaust emissions and noise from maintenance equipment are possible sources of operating pollutants as are petrol and/or oil spills from maintenance. Other possible sources are liquid effluents from sewage disposal systems or from fertilizer applications.

### **6.3 Potential Cause of Resource Conflicts**

#### **6.3.1 Land Use**

There are no conflicts with adjacent land uses. The site contains sufficient buffer to protect the integrity of a residential area to the north and a cottage area on the south. The exception is the watershed area which was previously addressed. There will be no development within the protected watershed with the allowable exception of the access road to the site.

#### **6.3.2 Archeological Sites**

A Stage I Historic Resource Impact Assessment is required by the Department of Tourism, Culture and Recreation. The Proponent is not required to have the Assessment form part of this document. However, it must be completed prior to any construction.

### **6.3.3 Forestry**

Forestry has no conflict with the proposal site with respect to domestic cutting. (See letter 2, Appendix "B")

### **6.3.4 Wildlife**

Wildlife officials have no concerns with respect to negative impact on the raptor population in the area. (See letter 3, Appendix "B") There are no nesting ospreys on the proposed site. Also, no portion of the site is within 800 meters of an active nest.

## **7.0 OCCUPATIONS**

### **7.1 Construction Occupations**

During the project construction period employment of the following occupations is anticipated.

Occupation	No of Personnel
Golf Course Architect	1
Civil Engineer	1
Surveyor	1
Construction Foreman	3
Heavy Equipment Operator	1
Truck Driver	1

Building construction and associated infrastructure will be undertaken and managed by the proponent. Employment of the following occupations is anticipated.

Occupation	No of Personnel
Architect	1
Construction Foreman	1

Carpenters	3
Laborers	2

## 7.2 Operations Occupations

The golf course operation is anticipating employment of the following occupations.

Occupation	No of Personnel
Manager	1
Clerical	2
Field Marshals	2
Equipment and	
Ground Maintenance	3

Restaurant service will operate under contract. Employment of the following occupations is anticipated.

Occupation	No of Personnel
Manager	1
Cooks	2
Waitresses	5

## 8.0 APPROVAL OF THE UNDERTAKING

The area required for the proposed golf course is the subject of Crown Lands application No 117227. In accordance with the Crown Land referral process, approval is required from the following agencies before the application can be approved.

1. Department of Environment
  - (a) Environmental Assessment Division – Permit required under Environmental Assessment Act
  - (b) Water Resources Division – Permit required under Environmental Assessment Act
  - (c) Pesticide Control Division – Permit required for pesticide use
  - (d) Civil Sanitary Division – Certificate required for installation of sewage treatment system
2. Fisheries and Oceans, Canada – Permit not required, development plans to be submitted for review prior to starting site development and subject to conditions specified through Crown Land application referral process
3. Department of Mines and Energy – Permit not required, approval subject to conditions specified through Crown Land application referral process.
4. Department of Works Services and Transportation – Access permit to site is required.
5. Department of Municipal and Provincial Affairs, Urban and Rural planning Division – Permit is not required. Approval is given subject to conditions specified through the Crown Land application process.
6. Department of Government Services and Lands, Government Services Center – Written approval and/or permit is required in accordance with the following;
  - (a) The Storage and Handling of Gasoline and Associated Products Regulations
  - (b) Fire Safety Regulations
  - (c) The Fire Prevention Act (National Building Code and NFPA Life Safety Code) and Building Accessibility Regulations
  - (d) Electrical Regulations
  - (e) Environment Act (sewage disposal)
7. Forest Resources and Agrifoods, Forestry Division – approval is subject to conditions specified through Crown Land application process.

## **9.0 SCHEDULE**

The Proponent would like to complete the requirements of the Environmental Assessment Act and seek approval for the undertaking in order to complete a Crown Lands Survey and obtain appropriate title by early summer of 2002. In order to have phase I operational by spring of 2004, it is critical that work commence by mid summer of 2002.

It is therefore requested that the undertaking be released from the environmental assessment process by June 2002.