

1.0 NAME OF UNDERTAKING:

Eastport Pitch and Putt

1.1 Proponent:

Graham C. Feltham, Proprietor
22 Grieve Cres.
Gander, NL A1V 1P3
Telephone: 709-651-2842 (home) 709-677-3002 (business)
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1.2 Chief Executive Officer:

As above

1.2 Principal Contact Person for Environmental Assessment:

As Above

2.0 THE UNDERTAKING

2.1 Nature of the Undertaking

The proposed project involves development of a nine-hole golf course known as a “**Pitch and Putt**” adjacent to an existing business consisting of a five-bedroom Bed and Breakfast operating as “*Inn By The Sea*”.

2.2 Rationale for the Undertaking

The Eastport Peninsula is a very popular vacation destination for tourists from all over the world. There are three beaches in the area – Eastport Beach, Eastport North Beach and Sandy Cove Beach. All are popular with tourists in addition to Family Funland Resort, three fine restaurants, the Shriners’ RV Park, several craft shops and a growing arts community. During peak periods, all accommodations in the area are booked to capacity including cabins, motels, bed and breakfasts, inns, and campgrounds.

We believe that a nine-hole pitch and putt golf course will further enhance tourism on the Eastport Peninsula. It will be situated so as to provide a breathtaking view of Eastport Beach and Salvage Bay, and will be designed to be challenging for young and old alike.

3.0 DESCRIPTION OF THE UNDERTAKING

3.1 Geographic Location

The Pitch and Putt will be located on Route 310, on the road to Salvage. It will be accessed by an existing gravel road leading to a five-bedroom tourist business operating as *Inn By The Sea*.

The area to be developed consists of approximately fifteen (15) acres in its natural state, heavily treed with approximately 15% bog. It lends itself well to the proposed project since very little fill is required.

3.2 Physical Features

- ✓ Parking for 15 cars
- ✓ Registration Office / Pro Shop – 24' x 32' story and a half
- ✓ Equipment and storage shed – 24' x 32' single story
- ✓ Nine (9) holes with tee-offs, fairways, bunkers and greens
- ✓ Irrigation supplied by the existing Eastport water supply system
- ✓ Pathways between greens and tee-offs will be crushed stone
- ✓ Surfaces of greens and tee-offs will be artificial turf

The Registration Office will be connected to the same water/sewage system as the bed and breakfast, on the Town of Eastport system. The electrical system for the registration and storage buildings will also be from the same system as the bed and breakfast.

3.3 Areas to be Affected by the Undertaking

Construction of the Pitch and Putt will require very little backfill. The land lends itself well to cultivation as is common to the Eastport area. The Pitch and Putt will be designed to conserve the maximum number of trees and foliage in order to enhance the natural beauty of the area. Land clearing will occur only in areas where tee-offs, walkways, fairways, greens and bunkers are to be located. The parking lot will be adjacent to the bed and breakfast and will be located in an area that has already been backfilled. Drainage from wetlands is provided by a

small brook which drains into a larger brook and subsequently empties into Salvage Bay.

3.4 Potential Impact on Physical and Biological Environment

The project is designed to maximize existing wetlands, forestation and foliage in their natural state to minimize environmental impact as well as for esthetic enhancement; therefore, biological and physical concerns are minimal. There are no domestic wells in the area since the community is serviced by the town water supply. The area is well drained. Environmentally friendly products will be utilized as much as possible and the use of petroleum products and other potential pollutants will be kept to a minimum. Storage areas and operational controls will be inspected on a regular basis to ensure that the integrity of the environment is not compromised.

3.5 Construction

3.5.1 Construction Period

- ✓ Construction will be completed by the autumn of 2006
- ✓ Chainsaws and brush cutters will be used to clear land
- ✓ Trucks, tractors and backhoes will be used during the construction phase.

3.5.2 Construction Impact on Natural Environment

Potential Exposures

- ✓ Petroleum, oil and lubricant spills from equipment.
- ✓ Disposal of debris and solid waste.
- ✓ Increased noise levels from construction activities.
- ✓ Airborne emissions from construction equipment.
- ✓ Increased run-off during fertilization.

Mitigation Measures

- ✓ Construction equipment will not be refueled within 100 metres of the project.
- ✓ Regular inspections will be conducted to ensure that equipment is properly maintained to prevent oil spills and minimize exhaust emissions.
- ✓ No storage of fuel or petroleum products will be permitted onsite during construction.
- ✓ Appropriate permits will be obtained for burning brush on site.
- ✓ Rocks exposed during clearing will be utilized for backfill in parking area.
- ✓ Environmentally friendly fertilizers will be used.
- ✓ Soil will be tested to determine application rates for lime and fertilizer.
- ✓ Only those pesticides approved by the Pesticide Control Division of the Dept. of Environment will be used.

3.5.3 Resource Conflicts

Wildlife Habitat

There is no concern with effect on fisheries due to the location of the project. Wildlife in the area consists of moose, bear, fox, coyote, rabbit, grouse and many species of birds. There is no reason to believe that the natural habitat of these species will be adversely affected due to the minimal disturbance to forestation and wetlands. The natural habitat of the area will be preserved to the maximum level possible.

Existing Recreation Area

Eastport Beach has a swimming / recreation area located approximately 250 metres away, on the opposite side of Route 310. It is our intention to protect this area from any runoff or pollutants.

Existing Residential Area

There are no neighbours close enough to be affected by stray balls; see attached site map.

4.0 OPERATION

The Pitch and Putt will operate from the Victoria Day weekend through to Thanksgiving weekend, opening from sun up to sun down each day.

4.1 Sources of Operational Pollutants

Potential Exposures

- ✓ Fertilization and application of pesticides.
- ✓ Possible spills from maintenance equipment.
- ✓ Exhaust emissions from maintenance equipment.
- ✓ Noise from maintenance equipment.

Mitigation Measures

- ✓ The Pitch and Putt will operate with the least possible effect on the environment
- ✓ Lime and fertilizer will be applied at rates suggested by provincial and federal agriculture departments.
- ✓ Use of soil conditioners will be kept to a minimum and will be applied in accordance with appropriate guidelines.
- ✓ Organic fertilizers and other environmentally friendly products will be utilized as much as possible.
- ✓ Natural, non-chemical methods of pest control will be utilized as much as possible. When required for insect infestation, pesticide use will be in accordance with the Pesticide Control Division of the Department of Environment. Pesticide applicators will require licensure in accordance with the appropriate regulating agency.
- ✓ Storage of lime, fertilizers and pesticides will be in accordance with appropriate regulations and standards.
- ✓ Golf equipment will not be refueled within 100 metres of a natural drain. All equipment will be put on a preventive maintenance schedule to ensure that it is in good working order to minimize emissions and prevent fluid leakage.
- ✓ Temporary storage of solid waste will be provided onsite in a manner which ensures compliance with municipal regulations.

4.2 Resource Conflicts

4.2.1 Land Use

The Town of Eastport has given full support for this project. See enclosed letter.

4.2.2 Fisheries

We are committed to protecting the natural environment from any kind of runoff from fertilizers and pesticides.

4.2.3 Wildlife

The site is surrounded by an area inhabited by moose, bear, fox, coyote, and many bird species. Our intention is to preserve the beauty of the area by retaining forestation and foliage in its natural state to the fullest extent possible, thereby minimizing the effects on wildlife habitat.

5.0 OCCUPATIONS

5.1 Construction Occupations

It is anticipated that the construction phase of the project will require persons working in the following capacities:

- ✓ Legal surveyor
- ✓ Backhoe operator
- ✓ Labourer
- ✓ Truck driver
- ✓ Construction Manager (The applicant/proponent will personally manage and oversee all aspects of the construction phase as well as participate in a significant portion of the labour work.)

5.2 Operational Staff

The operation of the Pitch and Putt will required the following staff:

- ✓ Manager (1)
- ✓ Customer Service Personnel (2)
- ✓ Maintenance Worker (1)

6.0 APPROVAL OF UNDERTAKING

The following permits and authorizations are required for this project:

- ✓ Release of undertaking from the provincial Dept. of Environment.
- ✓ Municipal approval from the Town of Eastport.
- ✓ Deed for Crown Land from the Crowns Registry, Government of Newfoundland and Labrador.
- ✓ Cutting and burning permits from Forest Resources.

7.0 SCHEUDLE

The construction phase of the project is scheduled to commence during the spring of 2004 with completion expected approximately two years later in the spring of 2006. These dates were selected in order to coincide with the retirement of the proponent / applicant to allow for full time commitment to the project.

8.0 FUNDING

The project will be funded primarily from private sources; however the project may seek financing from the following agencies:

Atlantic Canada Opportunities Agency (ACOA)

Cabot Place, 11th Floor

P. O. Box 1060, Station c

St. John's, NL A1C 5M5

Dept. of Tourism, Government of Newfoundland and Labrador

Gander and Area Development Corp. (GADCO)

175 Airport Blvd.

Gander, NL

Bank of Nova Scotia

Elizabeth Drive

Gander, NL

TD / Canada Trust

Elizabeth Drive

Gander, NL

8.1 Cost of Project

The overall cost of the project is expected to be in the area of \$100,000

Date

Chief Executive Officer

