
*Environmental Assessment
Registration Document*

**Humber River Estates
Resort Development**



Prepared by:

RTGO Developers Inc

67 Shamrock Crescent, Corner Brook, NL A2H 7H5

February 23, 2004

Section
1

1.0 Background Information

1.1 Name of Undertaking

Humber River Estates Resort Development

1.2 The Proponent

Name of Corporate Body: RTGO Developers Inc

Address: 67 Shamrock Crescent, Corner Brook, NL A2H 7H5

Chief Executive Officer:

Name: Greg Osmond, B.Comm.

Official Title: President, RTGO Developers Inc

Telephone Number: (709) 634-4690

Principal Contact Person:

Name: Greg Osmond, B.Comm.

Address: 67 Shamrock Crescent, Corner Brook, NL A2H 7H5

Official Title: President, RTGO Developers Inc

Telephone Number: (709) 634-4690

Section
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2.0 The Undertaking

2.1 Nature of the Undertaking

The proposed development will involve the development of a resort property that will include the construction of up to 45 chalets that will be used as residential and/or rental units along with an Administration Building, a Riverfront Beach House and a Service Building. The development will also provide a permanently installed boat launch and floating docking facilities for guests and residents of the resort to utilize. The riverfront property will offer a variety of watercraft rentals including sea-doo's, power boats, kayaks, canoes, windsurfers and more.

The project will involve the development of approximately 54 acres of land presently owned by the proponent into a quality resort/residential area. Approximately two kilometres of road will be constructed from Goose Arm Road to provide access to the waterfront lots and the Riverfront Beach House.

2.2 Rationale for the Project

Over the past five years the popularity of the Humber River and Humber Valley area has grown significantly resulting in a growing demand for waterfront properties by both people in the Deer Lake-Pasadena-Corner Brook and people from various other parts of the world. The Town of Deer Lake has shown significant growth in recent times and is an ideal location for a resort development in the Humber Valley.

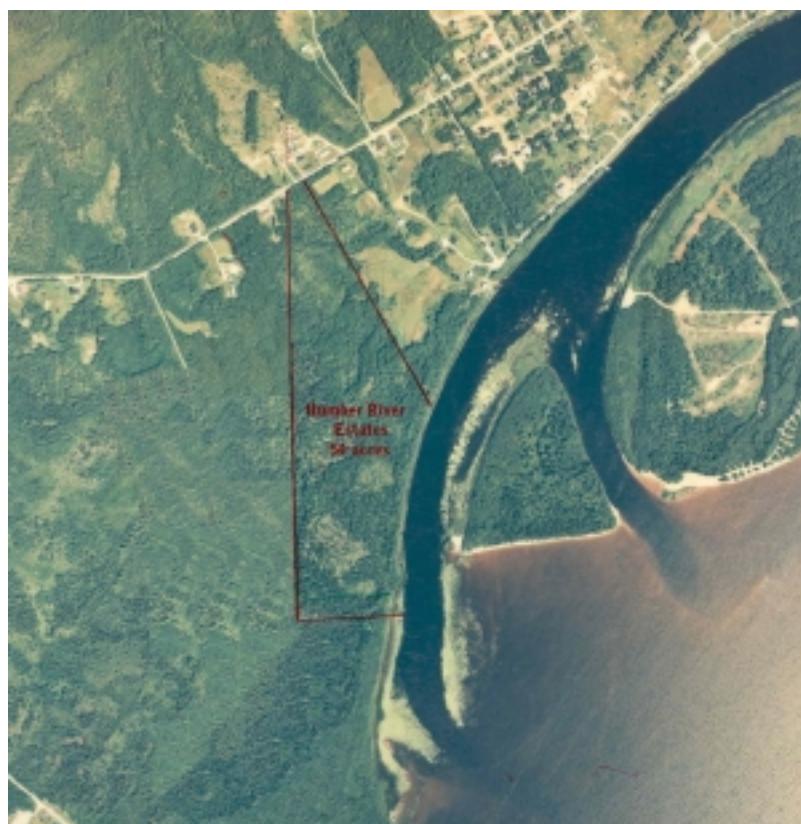
Section 3

3.0 Description of the Undertaking

3.1 Geographical Location

The project is located in the Humber Valley area of western Newfoundland in the Town of Deer Lake. The site consists of approximately 54 acres of undeveloped land that is bounded by Goose Arm Road on the north side, the Humber River to the south, a residential area along Riverbank Road to the east and agricultural land to the west. Access to the site will be provided through a two kilometre road that will connect to Goose Arm Road. Figure 3-1 shows the location of the proposed development superimposed on an aerial photo of the area.

Figure 3-1



3.2 Physical Features

3.2.1 Major Physical Features of the Undertaking

The proposed land development consists of the development of 45 individual serviced residential and commercial lots that will connect with Goose Arm Road by way of a paved service road. Residential style houses ranging in size from 1800 to 4500 square feet will be constructed on these blocks. In addition there will be a 3000 square foot Administration Building constructed near the entrance to the development, a 10,000 square foot Riverfront Beach House will be constructed near the shoreline and a 5000 square foot Service Building near the centre of the property.

A. Land Development

The property will be subdivided into one, three and five acre blocks according to the requirements of individual purchasers. Houses to be constructed on the waterfront properties will be a minimum of 15-metres from the edge of the property. Each lot will have water, sewer, electrical services and will be serviced by the main road through the development.

B. Access Road

The access road through the property will be constructed to municipal standards. The connections to Goose Arm Road will be completed in accordance with provincial standards.

C. Utilities

(1) Electrical

The development will reserve an electrical right-of-way to provide electrical service to each lot within the development area. Newfoundland Power will provide electrical power to all units within this development.

(2) Water

The source of water for the development will be the Deer Lake municipal water system. The water supply from the municipality will be extended to the site with access provided to each unit as required.

(3) Sewer

The developers will connect the units within the development to the Deer Lake municipal sewer system.

Culverts will be utilized to control excess water within the perimeters of the development. Appropriate approvals will be obtained prior to the installation of culverts.

3.2.2 Area to be Affected by the Undertaking

Research of available literature and personal communications with various sources have helped to provide the information contained herein related to the physical, biological and socio-economic features of the project. The area affected by the proposed project includes the physically impacted area within the development site and areas indirectly impacted by the development in the surrounding areas. The main impact outside of the immediate area will be economic in nature as the development creates more economic activity in the Town of Deer Lake.

During the implementation of this project all efforts will be made to protect the environment and to have minimal impact on the natural environment in the immediate area. Vegetation will be maintained to provide an effective buffer between the project and the Humber River. No activity will take place in the 15 metres between the development and the Humber River.

(a) Climate

Environment Canada information reveals that the area adjacent to the proposed development is characterized by cool temperatures with an inland influence due to its distance from the Gulf of St. Lawrence. Tables 3-1 below shows the average monthly highs and lows and average monthly precipitation for the development site.

Table 3-1

Month	Avg. High	Avg. Low	Avg. Precip.
January	-4/-2° C	-12/-10° C	95/100 mm
February	-4/-2° C	-14/-12° C	70/75 mm
March	-0/2° C	-10/-8° C	70/75 mm
April	5/7° C	-4/-2° C	60/65 mm
May	11/13° C	0/2° C	65/70 mm
June	17/19° C	5/7° C	80/85 mm
July	21/23° C	10/12° C	80/85 mm
August	20/22° C	10/12° C	100/105 mm
September	16/18° C	6/8° C	90/95 mm
October	10/12° C	1/3° C	100/105 mm
November	4/6° C	-3/-1° C	105/110 mm
December	-1/1° C	-9/-7° C	100/105 mm

(b) Geology

In terms of geology, the site is located within the Humber Zone, which is one of four principal tectonic divisions in Newfoundland. The Humber Zone contains the oldest bedrock in the province. Geological sources state that the area consists predominantly of gneisses and other granitic compositions.

(c) Vegetation

The proposed development is situated in an area that is predominantly covered with Balsam fir and black spruce.

(d) Fish and Fish Habitat

The proposed development is located in close proximity to the Humber River. The Humber River is a scheduled Atlantic salmon (*Salmo salar*) river with populations of brook trout (*Salvelinus fontinalis*). The river is the largest salmon producing river in Western Newfoundland. All work done on the site will adhere to federal, provincial and local regulations and guidelines to ensure as little impact as possible on the river and the salmon population.

(e) Mammals, Furbearers, & Waterfowl

The proposed development is located in Moose Hunting Area 5 (Trout River), however, given the location of the project in the municipal boundaries of the Town of Deer Lake no hunting is permitted in the proximity of the development. The site is in close proximity to the Humber River, which has been known to have many species of waterfowl including the American black duck (*Anas rubripes*), green-winged teal (*Anas crecca*), ring-necked duck (*Aythya collaris*), common meganser (*mergus merganser*), common goldeneye (*Bucephala clangula*), common pintail (*Anas acuta*), Canada geese (*Branta canadenis*) and Harlequin ducks (*Histrionicus histrionicus*). Several varieties of furbearers including beaver (*Castor canadensis*) and muskrat (*Ondatra Zibethicus*) are sometimes present along the Humber River shoreline but no specific concentrations have been identified close to the development area.

(f) Human Activities

The proposed development site is close to the Humber River where use of water craft is common.

3.3 Construction and Operational Issues

3.3.1 Construction Time Frame

The developer plans to start work on the project in the summer of 2004. The first phase of the project will entail the completion of some preliminary roadwork and providing services to individual sites as necessary. The second phase will involve the completion of the roadwork and the completion of individual lots for specific businesses. This phase will be ongoing over a five year period as dictated by demand.

3.3.2 Potential Sources of Pollutants

Potential sources of pollutants during the construction phase of the project include:

- silt and sediment
- dust

- construction debris
- sewage
- risk of fuel, lubricant and hydraulic fluid spillage
- airborne emissions from construction equipment
- noise pollution

3.3.2.1 Mitigation Measures

(a) Silt and Sediment

The developers will ensure that run off from construction areas will not be permitted to discharge directly into any body of water. Silt screens will also be utilized to prevent silt from entering any body of water. Where necessary, run off will be diverted to settling basins to ensure silt is settled out prior to the final release of the water.

(b) Dust

The creation of dust will be minimized during the construction process through the use of water during activities that create excessive dust. No chemicals or oils will be used to control dust.

(c) Construction Debris

Construction debris will not be permitted to be disposed of on site and will be contained on site until it can be disposed of at an approved disposal site. Solid waste and garbage from construction activities will be minimized. Materials will be collected on a regular basis and disposed of at an approved disposal site.

(d) Sewage

The sewage generated during construction activities will be collected using portable toilets that will be cleaned by a licensed operator on a regular basis. No sewage will be permitted to be released into the local ecosystem.

(e) Fluid Spillage

To minimize the risk of a fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to be refueled within 30 metres of any water body and equipment will be well maintained with any worn hydraulic lines to be replaced immediately. If fuel storage is necessary, it will only be done in approved containers with all necessary permits in place.

(f) Airborne Emissions

Construction equipment will be required to have their exhaust systems maintained to provide emission releases that conform to the manufacturers and Canadian emission standard guidelines.

(g) Noise Pollution

Exhaust systems will be maintained to ensure that noise levels are within the design specifications for the equipment.

3.3.3 Resource Conflicts

(a) Vegetation

The developers will not cut any vegetation that is not necessary for the development. Any wood cut during the project will be salvaged for either logs or firewood. Individual businesses will be encouraged to keep as much green space as possible on the site.

(b) Fish and Fish Habitat

A minimum 15-metre buffer will be maintained between the residential/rental units and the Humber River. This buffer, along with the other mitigation measures outlined in this document, will ensure that this project has no effect on the fish or fish habitat in the Humber River.

(c) Mammals and Waterfowl

The development is anticipated to have no effect on the distribution of big game animals or furbearers. The construction at the site is not anticipated to have any negative effects on waterfowl populations. No construction will take place in any area that a local nesting site is found and if nesting waterfowl are encountered, construction work will be stopped in the nesting area until the chicks have left the nest. The Wildlife Department will be consulted to ensure the protection of any nesting birds or other waterfowl that may visit the site.

(d) Human Activities

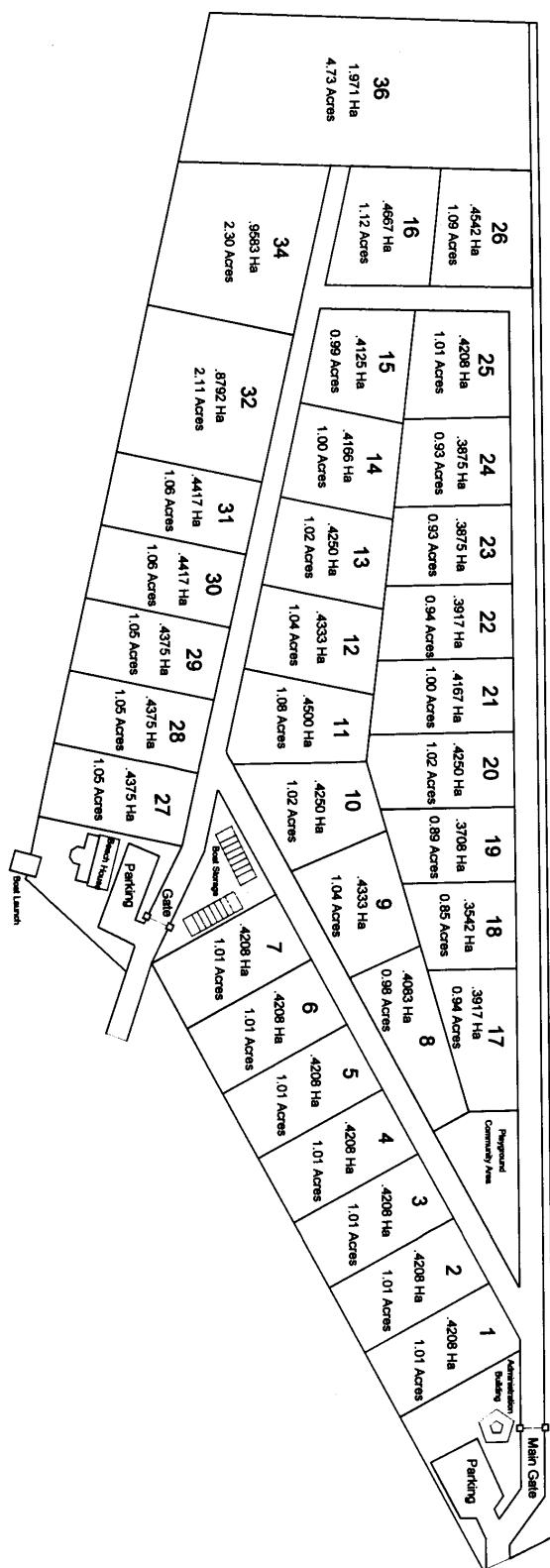
There may be a conflict with members of the local population who presently use the site for hiking or snowmobiling activities. The shoreline of the Humber River will not be affected by the project or construction activities.

3.3 Occupations

There will be a significant number of construction and operational jobs involved with the project since the project involves the construction of residences as well as service facilities for a resort operation.

Job Title Code	# of Jobs:	Description:
0711	1	Project Manager
2154	1	Land Surveyor
7411	3	Truck Drivers
7421	2	Heavy Equipment Operators
1131	1	Bookkeeper
7251	1	Plumber
7611	6	Labourers
0211	1	Engineering Manager
0712	2	Home Builders
2231	1	Civil Engineer Technologist
7271	4	Carpenters
7611	6	Construction Helpers & Labourers

Figure 3-2



Section
4

4.0 Approvals Required for Undertaking

4.1 Approvals Required by Department

The proposed project or components of the project may require some or all of the following approvals. The following section lists the issuing agencies and the permits, approvals or authorizations that may be required.

Minister, Environment and Labour

- Approval for the project

Water Resources Division, Department of Environment and Labour

- Water course crossings, Certificate of Environmental Approval
- Construction site drainage, Certificate of Approval
- Culvert installation, Certificate of Approval

Roads & Highways Division, Department of Works, Services & Transportation

- Approval to access the highway

Engineering Services, Department of Government Services and Lands

- Approval under the National Building Code of Canada
- Approval under the National Fire Code of Canada

Operations Division, Department of Government Services and Lands

- Building accessibility design registration
- Fuel storage and handling
- Food establishment license

Customer Services, Department of Government Services and Lands

- Crown Lands applications/licenses
- Approval to erect private signs
- Electrical permits

Forest Fire Protection Specialist, Forest Resources and Agrifoods

- Permit to burn brush

Newfoundland Forest Service, Forest Resources and Agrifoods

- Permit to cut timber on Crown Lands
- Operating permit for fire season

Section
5

5.0 Schedule

The developer plans to start work on the property in April, 2004.

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6.0 Project Funding

This project is being privately funding and is not dependent on a loan or grant from any government agency.

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7.0 Signature

Date:

Signature of Chief Executive Officer