ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

TAYLOR ESTATES

RURAL RESIDENTIAL DEVELOPMENT LITTLE HARBOUR, DEER LAKE

Lakeside Investments Inc.
P.O. Box 197
Pasadena, Newfoundland and Labrador
A0L 1K0

Prepared By:

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March 2004

anderson engineering consultants ltd.
civil,structural,municipal engineers and project managers

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1.0 NAME OF UNDERTAKING

Taylor Estates

2.0 PROPONENT

2.1 Name of Corporate Body

Lakeside Investments Inc.

2.2 Address

P.O. Box 197
Pasadena, Newfoundland and Labrador
A0L 1K0

2.3 Chief Executive Officer

Name: Mr. Thomas Jones
Official Title: Chief Executive Officer and President
Telephone No.: (709) 686-2412

2.4 Principal Contact Person for purposes of environmental assessment

Name: Mr. Walter Anderson, P.Eng.
Official Title: President, Anderson Engineering Consultants Ltd.
Telephone No.: (709) 634-9944

3.0 THE UNDERTAKING

3.1 NATURE OF THE UNDERTAKING

The proposed development consists of the development of a rural residential development along the shores of Deer Lake adjacent to Little Harbor. The residential development will encompass up to 17.7 hectares of forested land and will include for the development of fifty-five (55) rural residential lots on lots ranging in size from 0.3 hectares to 0.4 hectares (0.75 acres – 1.0 acres) and the construction of roads, water and sewer infrastructure and utilities.

3.2 PURPOSE/RATIONAL/NEED FOR THE UNDERTAKING

There has been an ever increasing request for rural development within the Humber Valley. The appeal of the four season wilderness area has drawn inquires from local, provincial, national and international potential clients.

Front door adjacency to the wilderness via boat, snowmobile, cross country skiing and hiking as well as near by golf courses and down hill skiing is overwhelming to a more physical active society. Full year residency is not always possible at the Humber Valley Resort located down stream on the opposite side of Deer Lake. Taylor Estates will cater more to those individuals who will be permanent year round residents.

Economic spin off in the form of goods and services required by the full time residence of Taylor Estates, as well as the goods and services required for construction will provide economic return for the developer, sub-contractors and supplies is the catalyst for this development. However, the developer is ever cognizant of the fact that aggressive conservatism policies must be maintained to ensure minimal impact to the ecosystem of that area and thus ensuring the prestige's appeal of the area.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 GEOGRAPHICAL LOCATION

The site of the proposed rural residential development is located on the South Shore of Deer Lake adjacent to Little Harbor 5 kilometer west of the Town of Deer Lake on the West Coast of the Island of Newfoundland. The development will encompass 17.7 hectares. Access to the site will be via an existing extension to the access road off the Trans-Canada Highway servicing the residence of Little Harbor. Figure SK1 identifies the proposed planned site development. Shown on the National Topographic System (NTS) map 2H04289 and 2H04299 at a scale of 1:3500 is appended to this document.

4.2 PHYSICAL FEATURES

4.2.1 MAJOR PHYSICAL FEATURES OF THE UNDERTAKING

The proposed development consists of roads and utilities for the fifty-five (55) lot rural residential development.

(a) Roads

A road network will be established within the proposed development as outlined on the proposed site development plan. Road construction will be to municipal standard with granular base and asphalt surface to reduce dust.

(b) Utilities

(1) Electrical

The development has reserved an electrical right-of-way easement for provision of electrical service to each lot. The installation of electrical service will be contracted to Newfoundland Power.

(2) Water

The source of water supply for the development will be Deer Lake. Water will be collected, treated and stored for domestic use.

(3) Sewer

The resort will utilize the latest in primary waste water treatment and disposal technologies. Each residence will provide on-site treatment prior to disposal in an absorption field. The design of each primary treatment system will meet all requirements of the Government Service Centre and Environmental Health Standards. In addition, an Engineering Assessment Report will be submitted to the Government Service Centre for review prior to development of the proposed undertaking.

(4) Storm Sewer

An integrated Storm Sewer System will not be provided. However, culvert and drainage ditching will be used to control storm water. Culverts will be at all road crossings and at all driveway locations. Culverts will be sized for anticipated flows based on sound Engineering practice. Natural vegetation will be maintained where possible to help control the storm water removal. Where necessary catch basins deemed will be placed to collect or redirect storm water. Rip-raping of culvert ends and placement of rock aprons will be used to also reduce erosion of native soil at culvert locations.

4.2.2 AREA TO BE AFFECTED BY THE UNDERTAKING

Negative impact on the surrounding area will be minimal. The close proximity of the Trans Canada Highway will ensure a smooth flow of traffic in and out of the development.

Positive impact to the surrounding area will be in the form of economic activity through spending by the residence of the development and the employment opportunities for the operation and maintenance of the development infrastructure.

Impact from construction will be minimal. Grubbing material will be removed from the site. Materials necessary for road building will be obtained off site. After completion of the development those affected areas will be reinstated with organic cover to promote vegetative growth. During construction, every effort will be made to conserve the natural environment. Exposed slopes will be stabilized with rock cover and vegetative growth promoted.

(a) Geology

The proposed project is located within the Humber Zone, one of the four principal tectonic divisions of Newfoundland. The Humber Zone contains the oldest bedrock in the province. The bedrock geology of the area consists predominantly granite compositions

(b) Climate

The climate in the vicinity of the proposed development is characterized by cool temperatures, as compared to the interior of the island, with temperatures ranging from a summer mean of 14° to a winter mean of -6°. The area receives moderate amounts of precipitation as compared to the rest of the island with a mean range 1050 -1150 mm of annual precipitation.

(c) Vegetation

The proposed project is located in an area with the dominant forest cover being Balsam Fir, Spruce and White Birch. Some of the area is covered by wetlands characterized by bogs and marshes.

Much of the forest cover has been harvested with the present growth being regenerated from natural reforestation.

(d) Fish and Fish Habitat

The Humber River System is a scheduled Atlantic Salmon) River with populations of brook trout. It is the largest salmon producing river in Western Newfoundland. All work on the project will adhere to the Federal Department of Fisheries and Oceans Canada regulations and guidelines to ensure as little impact as possible on the salmon populations.

(e) Mammals and Furbearers

The proposed development is located in Moose/Black Bear Hunting Area 7, South Brook. The Bear Hunting Season runs from the last week in August to the first week in September, while the Moose hunting season runs from mid September to mid December.

The surrounding area supports high numbers of furbearer animals such as beaver, lynx, snowshoe hare, muskrat, mink, wisel, red fox, coyote and otter.

(f) Waterfowl & Raptors

Surveys of the Humber River System show the presence of American black duck green-winged teal, ring-necked duck, common merganser, common golden eye, common pintail and Canada Geese in the area.

(g) Human Activities

The project site was once occupied by Camp Harty, a Summer Camp operated by the Roman Catholic Parish of Corner Brook. The site is accessible by the original Camp access road and the old abandoned Canadian National Railway rail bed. Additionally, the site is also accessible by boat in the summer and by snowmobile in winter.

In summer, Deer Lake provides access to both the upper and lower Humber River, which supports a recreational salmon fishing. Deer Lake is used by a variety of pleasure craft including power, sail, jet-ski canoe and kayak. Other human activities include hunting and trapping, hiking, cross country skiing and snow shoeing, in addition to snowmobiling which has become very popular due to the adjacently of groomed snowmobile trails.

The development is in close proximity to the Deer Lake Airport, Gros Morne National Park, Marble Mountain and the City of Corner Brook.

4.2.3 Conceptual Drawing

The proposed site development plan SK-01 identifies the proposed lot layout as well as the proposed road network. The project is located between the shores of Deer Lake and the Trans Canada Highway as indicated on the plan.

4.3 CONSTRUCTION

4.3.1 CONSTRUCTION PERIOD

The proposed development will be completed in one phase. It will include for the development of 55 lots, road construction and the installation of a domestic water supply system, including a water intake from Deer Lake complete with water treatment and disinfection. The schedule start of construction is August 2004.

4.3.2 Potential Sources of Pollutants

Potential sources of pollutants during the construction phases of the project are:

- Silt and sediment
- Dust
- Construction debris
- Sewage
- Risk of fuel, lubricant and hydraulic fluid release
- Airborne emissions from construction equipment
- Noise pollution

4.3.2.1 Mitigation Measures

(a) Silt and Sediment

Silt fences will be utilized during and shortly after construction to ensure silt does not enter any water bodies. Run off from construction areas will not be permitted to discharge directly to any body of water. Run off will be diverted to settling basins to ensure silt is settled out prior to the final release of run off water.

(b) Dust

The creation of dust will be minimized during construction. During activities that generate dust, water will be used as the preventive measure. No chemicals or oils will be used to control dust.

(c) Construction Debris, Solid Waste and Garbage

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. Construction debris will not be permitted to be disposed of on site. It may be contained on site for short periods of time prior to disposal at an approved disposal site.

(d) Sewage

The sewage generated during construction activities will be collected using portable toilets which will be cleaned out by a licensed operator on a regular basis. This practice will control any release of fecal coli forms to the local ecosystem.

(e) Risk of Fuel, Lubricant and Hydraulic Fluid Release

To minimize the risks of a fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to be re-fueled within 30 m of any water body and equipment will be well maintained with any worn hydraulic lines replaced immediately. If it is necessary for fuel storage then it will only be stored in approved containers with all necessary permits in place.

(f) Airborne Emissions

Construction equipment will have their exhaust systems maintained to provide emissions released to the standards, the equipment was designed to, by the manufacturers, in accordance with Canadian Emission Standard guidelines.

(g) Noise Pollution

All efforts will be made to minimize the risk of construction activities disrupting wildlife. If any blasting is required then a ground level visual reconnaissance will be conducted one hour prior to blasting. Blasting will be postponed if moose are within 500 m of the blasting zone. Blasting mats will be used to reduce noise and dust and ensure the safety of the public and wildlife. Disturbance or displacement of wildlife by construction activities will generally be limited to incidental encounters.

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

4.3.3 Resource Conflicts

To maintain the integrity of the site as a natural setting, only areas that are required for placement of infrastructure will be removed. All wood that has to be cut for that purpose will be salvaged for use by Corner Brook Pulp and Paper or local sawmills.

(b) Mammals and Furbearers

There is a possibility that some furbearers may be displaced from habitat that is lost during the construction of the project. No effect is anticipated on the distribution or movements of big game animals or furbearers.

(c) Waterfowl and Raptors

The construction of the project should not adversely affect waterfowl or raptor populations. No construction will take place in localized nesting areas. If a nesting raptor or waterfowl is encountered then construction work will avoid the area until the chicks have left the nest. The Wildlife Division will be consulted to ensure the protection of the nesting birds or any other waterfowl or raptors that may visit the site.

(d) Human Activities

During the construction of the project which will employ a relatively small work force, there should not be an extra demand placed on the services provided in the local area. Since most of the work force is from the Pasadena and Deer Lake area, this will not negatively impact those resources but will provide positive economic benefits.

The use of the local transportation network will not be a problem since the area is adjacent to the Trans Canada Highway.

There should not be a conflict with members of the local population since the land has been privately owned for many years and is not normally used for hunting, hiking and fishing activities. There will be no significant negative impact on the hunting population. There may be a short term impact on hikers who may utilize the area. The effect on fishing activities should be minimal since the project affects a very small area of the Humber River System and will proceed in a manner that will have the least effect on the salmon population. The shoreline of Deer Lake will remain accessible to the public at all times.

4.4 Operation

4.4.1 Description of Operation

Operation of the rural residential development would be restricted to the ongoing daily maintenance, including garbage collection, snow clearing, water pumping and treatment, and street maintenance.

4.4.2 Period of Operating

The period of operation would start in the second year of the development and be an ongoing operation.

4.4.2.1 Potential Sources of Pollutants

Potential sources of pollutants during the operation phase of the project are:

- Silt and sediment
- Dust
- Sewage
- Airborne emissions
- Solid Waste
- Noise Pollution

4.4.3.1. Mitigation Measures

(a) Silt and Sediment

Silt and sediment may have an affect on existing water bodies and the low lying and marsh land areas during periods of heavy runoff of storm water. The use of rock aprons and rip rap around pipe culverts and the use of vegetated buffer zones will reduce the impact on the adjacent areas. Settling ponds or basins will be used in areas where silt or sediment runoff could be of concern especially during the first few years of operation. The regulations of regulatory bodies would be adhered to in regard to preventative measures undertaken to control runoff.

(b) Dust

All road-way with the development will be paved after the first full year of operation, thus eliminating the major contribution of road dust.

(c) Sewage

Each residence will use traditional on-site sewage disposal depending on the soil conditions encountered. The use of septic tanks in addition to absorption trenches will ensure that all effluent meets or exceeds the regulations of the Government Service Centre and will prevent pollution from entering nearby water bodies.

(d) Emissions

Maintenance equipment will have their exhaust systems maintained to provide emission releases to the standards for which the equipment was designed, by the manufacturers to meet Canadian Emission Standard Guidelines.

(e) Solid Waste

Municipal solid waste will be collected by a private contractor specializing in the collection of Municipal Solid Waste who will transport and dispose of the waste at an approved disposal facility. Waste will be collected on a regular basis to ensure that the pristine beauty of the area is maintained.

4.4.3.2 Resource Conflicts

(a) Vegetation

The proposed development will occur on private land, therefore a conflict with Corner Brook Pulp and Paper Ltd. over wood harvesting will not be a problem.

(b) Fish and Fish Habitat

The water intake in Deer Lake will in be operated in accordance with the Department of Fisheries and Oceans requirements. There should be no deleterious materials entering water bodies through runoff or leaching through the ground.

(c) Mammals and Furbearers

There will be no hunting or trapping within the boundaries of the residential development. No effect is anticipated on the distribution or movements of big game animals or furbearers.

(b) Waterfowl and Raptors

The operation of the development should not adversely affect waterfowl or raptor populations. Nesting waterfowl or raptors will only add to the eco-tourism potential of the area. Waterfowl and Raptors will not be discouraged from nesting in the development area.

(c) Human Activities

Residence of the proposed development will utilize the existing amenities and services in the area, generating a positive economic impact for those facilities.

A strict set of guidelines will form part of the sales agreement with the proposed land purchaser. That set of guide lines will stipulate limitations on lot development, buffer zones, land clearing, regulatory regulations, commercial development, lakeside development and set backs.

Use of the existing old rail bed, which buffers the proposed development for hiking, cross country skiing, snowmobiles and A.T.V.'s will not be restricted. A slight realignment of the rail-bed during construction will ensure the ongoing year round use of the trail system

4.5 Occupations

4.5.1 Construction

During the construction of the proposed residential development, it is expected that 78 people will be employed as a direct result of the project. The number of positions anticipated during the construction phase of the Project, using the National Occupational Classification System are as follows.

National Occupational Classifications
Applicable Classifications for Lakeside Investments Inc.
based on NOC 2001

NOC Occupational Title Code	Title	# of Positions Anticipated
0015	Senior Managers	1
0711	Construction Manager	1
1111	Financial Auditors and Accountants	1
1131	Bookkeepers	1
1241	Secretaries	2
2131	Civil Engineers	1
2154	Land Surveyors	3
2225	Landscape and Horticultural Technicians	1
2231	Civil Engineering Technologists and Technicians	2
2253	Drafting Technologists and Technicians	2
7215	Contractors and Supervisors, Carpentry Trades	1
7217	Contractors and Supervisors, Other Construction Trades, Installers, Repairers and Services	1
7241	Electricians	3
7244	Electrical Power Line and Cable Workers	4
7246	Telecommunications Installation and Repair Workers	2
7251	Plumbers	3
7271	Carpenters	12
7272	Cabinetmakers	2
7281	Bricklayers	3
7282	Cement Finishers	2
7283	Tile-setters	1
7284	Plasterers, Drywall Installers and Finishers and Lathers	3
7291	Roofers and Shinglers	4
7293	Insulators	4

7294	Painters and Decorators	2
7295	Floor Covering Installers	3
7312	Heavy – Duty Equipment Mechanic	1
7411	Truck Drivers	2
7421	Heavy Equipment Operators	2
7611	Construction Trades Helpers and Laborers	4
7612	Other Trades Helpers	4
	Total	**78**

4.5.2 Operation

For the operation of the residential development it is expected that 7 people will be employed as a direct result of the project. The number of positions anticipated for the operation of the project using the National Occupational Classification system are as follows:

National Occupational Classifications
Applicable Classifications for Lakeside Investments Inc.
based on NOC 2001

NOC Occupational Title code	Title	# of Positions Anticipated
2225	Landscape and Horticultural Technicians and Specialists	2
7421	Heavy Equipment Operators	2
7612	Other Trades Helpers and Laborers	3
	Total	**7**

4.6 Project Related Documents

There are no project related documents at this time.

5.0 Approvals Required for the Undertaking

The following permits, approvals and authorizations may be required:

APPROVAL REQUIRED	APPROVAL AUTHORITY
Approval for the Undertaking	Minister, Environment and Conservation
Approval to service a development of more than 15 lots (on site sewage disposal)	Department of Government Services
Preliminary application to develop land	Department of Government Services
Protected road zoning and development control regulations	Department of Government Services
Approval for water and/or sewer servicing 26-100 services.	Department of Environment and Conservation
Water pumping/storage transmission or treatment	Department of Environment and Conservation
Approval for culverts less than 1200 mm in diameter	Department of Environment and Conservation
Approval for a water intake greater than 100mm diameter or an infiltration gallery.	Department of Environment and Conservation
Approval for storm drainage work involving discharge into a body of water	Department of Environment and Conservation
Approval for installation of a private septic system	Department of Government Services
Authorization for work or undertaking affecting fish habitat	Department of Fisheries and Oceans Canada
Permit to cut and burn	Newfoundland Forest Services

6.0 Schedule

The developer plans to start the project in the late summer of 2004. It is important that this project receive a release from the environment assessment process prior to August 02, 2004.

7.0 Funding

Funding for this project has been acquired from private sources and is therefore not dependent on grants or loan of capital funds from a Federal or Provincial Government Agency.

DATE: March 26, 2004

Signature of Chief Executive Officer