

**Environmental Assessment Application**

**for**

**Deer Lake Commercial Sub-Division**

**by**

**V & J Tectonic INC  
11 Chaulk's Lane  
Deer Lake, NL  
A8A 1C8**

**Executive Officer  
Wilmore V. Williams (PhD)  
vjtectonic@yahoo.ca**

**Date: January 5, 2013**

## Table of Contents

<b>NAME OF UNDERTAKING .....</b>	2
<b>PROPOSER .....</b>	2
<b>THE UNDERTAKING.....</b>	2
Name of the Undertaking.....	2
Preliminary Business Concept Strategy, Purpose and Rationale.....	2
<b>DESCRIPTION OF THE UNDERTAKING.....</b>	3
Geographical Location.....	3
Crown Lands Division Map.....	3-4
BAE – Newplan Group Engineering Company Preliminary Concept Design, Related Divisions of the V & J Tectonic Inc. Project and Route of Access.....	4-5
Proximity Maps for Spillway and St. Jude's.....	5-7
Crown Lands Registration of V & J Tectonic Inc. application.....	7-8
Physical Features.....	9
Construction (Civil Works).....	10
Operation.....	11
Occupations.....	11
<b>APPROVAL OF THE UNDERTAKING.....</b>	11
<b>SCHEDULE.....</b>	12
<b>FUNDING.....</b>	12

## **Environmental Assessment Application**

**NAME OF UNDERTAKING:** Deer Lake Commercial Sub-Division (West Haven Estates if name is approved.)

**PROPOSER:** V & J Tectonic INC.

(i) Name of Corporate Body: V & J Tectonic INC.

(ii) Address: 11 Chaulk's Lane, Deer Lake, NL. A8A 1C8

(iii) Chief Executive Officer:

Name: [Wilmore Vaden Williams](#)

Official Title: [Managing Director](#)

Address: [11 Chaulk's Lane, Deer Lake, NL. A8A 1C8](#)

Telephone No: [709-635-2597](#)

Email Address: [<vjtectonic@yahoo.ca>](mailto:<vjtectonic@yahoo.ca>)

(iv) Principal Contact Person for purposes of environmental assessment:

Name: [Wilmore Vaden Williams](#)

Official Title: [Managing Director](#)

Address: [11 Chaulk's Lane, Deer Lake, NL. A8A 1C8](#)

Telephone No: [709-635-2597](#)

Email Address: [<vjtectonic@yahoo.ca>](mailto:<vjtectonic@yahoo.ca>)

### **THE UNDERTAKING:**

(i) Name of the Undertaking: Deer Lake Commercial Sub-Division (West Haven Estates)

(ii) Purpose/Rationale/Need for the Undertaking is as follows:

### **Preliminary Business Concept Strategy, Purpose and Rationale**

### **Submitted to Deer Lake Municipal Council**

**Date:** October 23, 2012

**Applicant Corporate Name:** V&J TECTONIC INC.

It is the desire of the Corporation to develop a large tract of land in the Deer Lake Municipal Region to encourage, enhance and facilitate future regional growth of the [Oil Research Industry, Hydro Electric Industry and the Mining Industry.](#)

Furthermore, Deer Lake is strategically located with the potential of positioning itself as a **Regional Transportation Hub** for Western Newfoundland, The Great Northern Peninsula and Southern Labrador. Thus, development of appropriate infrastructure to attract and accommodate potential commercial clients will have to be put in place.

**Warehousing, transport container lift facilities and metal fabrication facilities** will be encouraged to establish their businesses in this new development park to service the transportation hub and the oil, hydro and mining industries.

Subsequently, related **Commercial Office Complexes** to accommodate the afore mentioned industries plus medical/emergency office services; governmental (local, provincial & federal) services; wildlife and environmental services; legal and paralegal services; and other office spaces for extra provincial corporations from Atlantic Canada, Ontario and Alberta corporations desiring to come and establish a business base here in this region will have to be established.

Space will be provided to attract potential **Regional Business Clients** such as Costco, Dominion Store, Swiss Chalet, McDonalds and other highly recognized names to create anchor points for other businesses to come and create a holistic business synergy.

In addition to the commercial component, a **New Residential Sub-Division** will have to be established to provide close proximity housing for new families moving into the area to work in the transportation and commercial hub.

**Green spaces** including walking trails, playgrounds and a soccer pitch will be incorporated into the overall development of the new commercial and residential park.

Please see Crown Lands geographical and topographical land location and engineering concept design map which is attached in a second document.

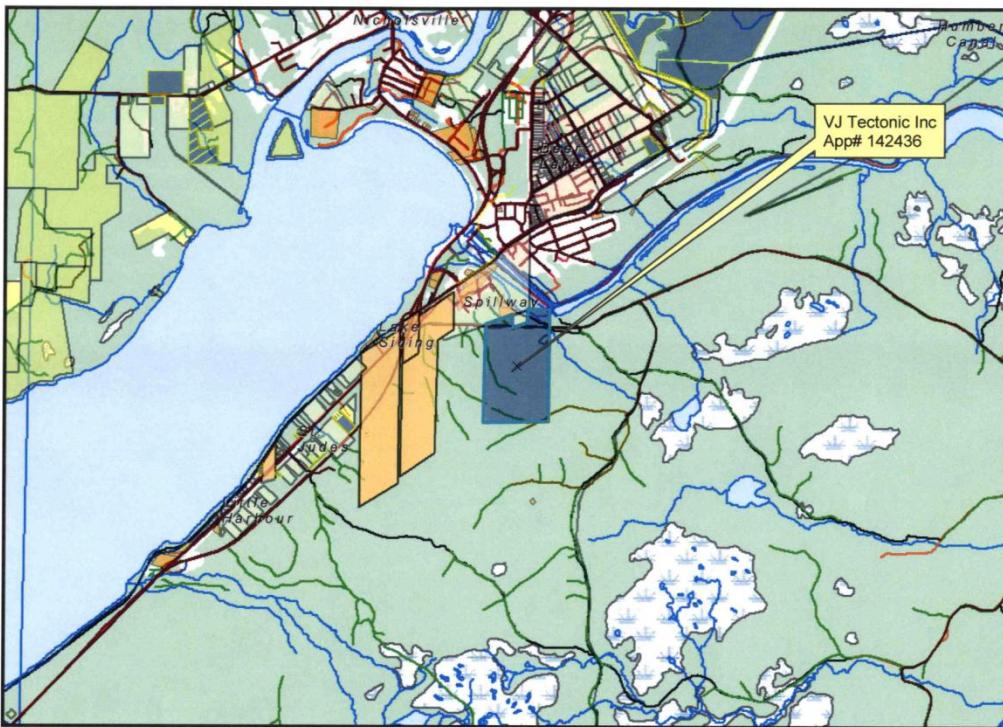
Respectfully submitted for your consideration,

*Wilmore V. Williams*

#### **DESCRIPTION OF THE UNDERTAKING:**

- (i) Geographical Location: Please see as follows Crown Lands Map of Deer Lake and the proximity location of the applied for lot App # 142436.
- (ii) Crown Lands Division Map

Government of Newfoundland & Labrador  
Department of Environment & Conservation



Scale 1:50,000

Compiled on Nov 19, 2012

Crown Lands Division

0 700 1,400 2,800 4,200 5,600 Meters



**NOTE TO USERS**

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

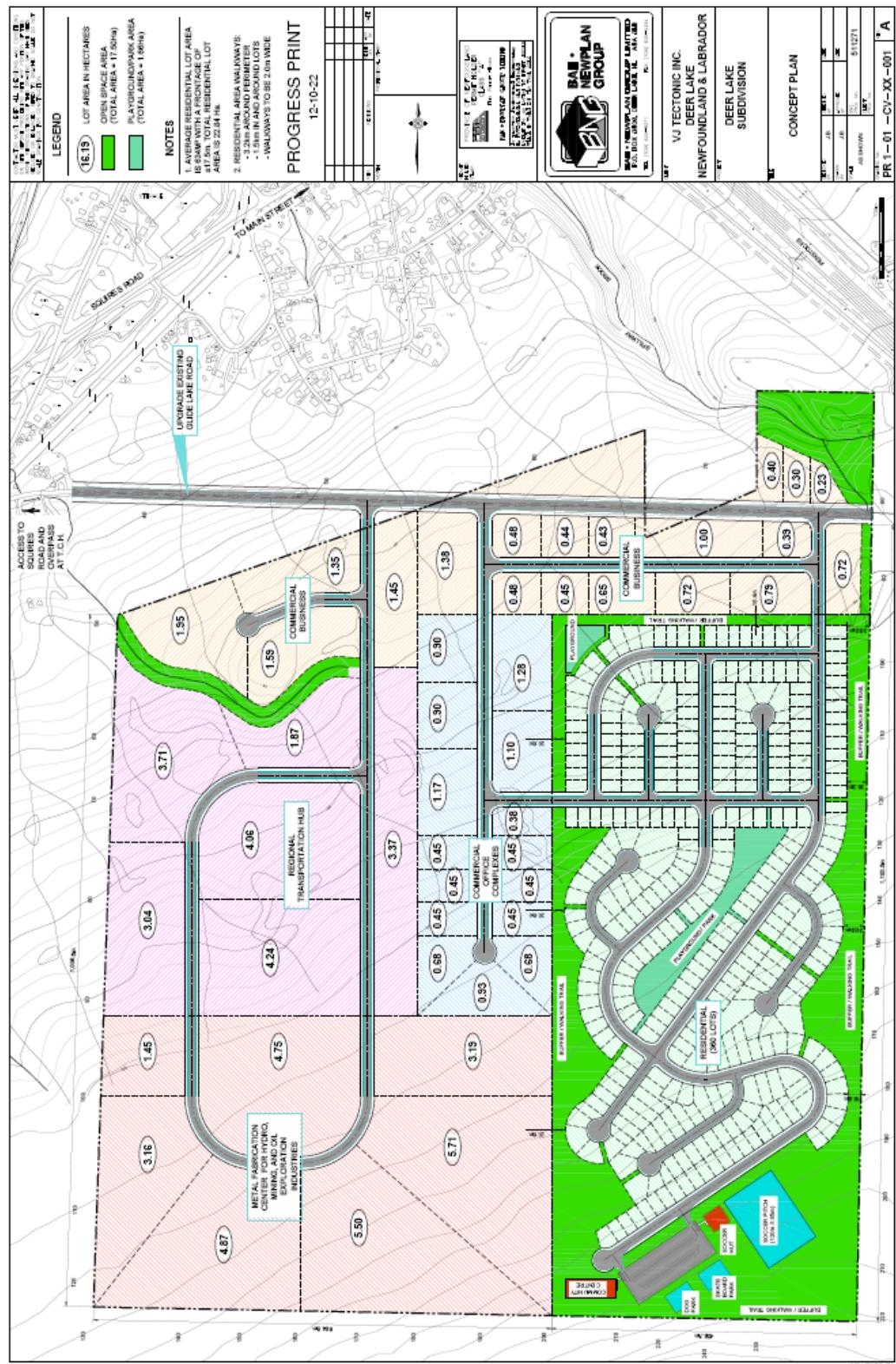
Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's, Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Land voluntary releases from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities and costs of any kind or actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of or resulting from incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.  
Corner Brook - 637-2387  
Gander - 256-1400  
Goose Bay - 896-2488  
St. John's - 729-2654  
Clarenville - 466-4074

BAE – Newplan Group Engineering Company Preliminary Concept Design, Related Divisions of the V & J Tectonic Inc. Project and Route of Access. Please see as follows:



Also, please see Proximity Maps for Spillway and St. Jude's.

Government of Newfoundland & Labrador  
Department of Environment & Conservation



**NOTE TO USERS**

The information on this map was compiled from surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

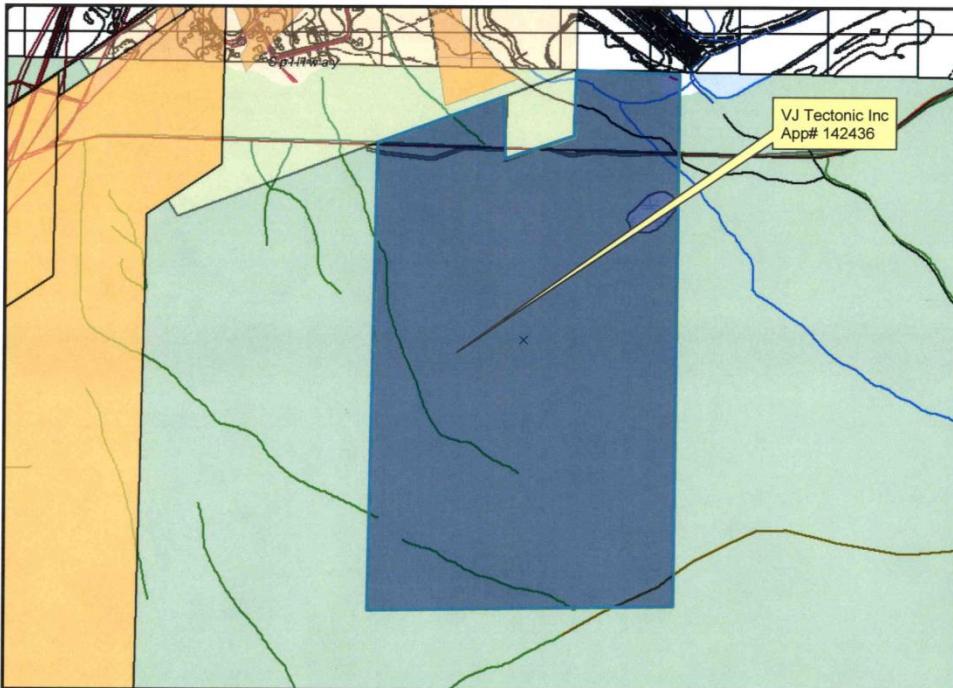
The boundary lines shown are intended to be used as an index to land titles registered by the Crown. The accuracy of the plots is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Section, 2nd Floor, Harvey Building, Higgins Line, St. John's, Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Survey plots may not be plotted due to Crown Lands violations arising from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damage and related (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or inaccurate Crown titles, and the Minister, or his officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact  
a Regional Lands Office.  
Corner Brook - 637-2387  
Gander - 256-1400  
Goose Bay - 896-2488  
St. John's - 729-2654  
Clarenville - 466-4074

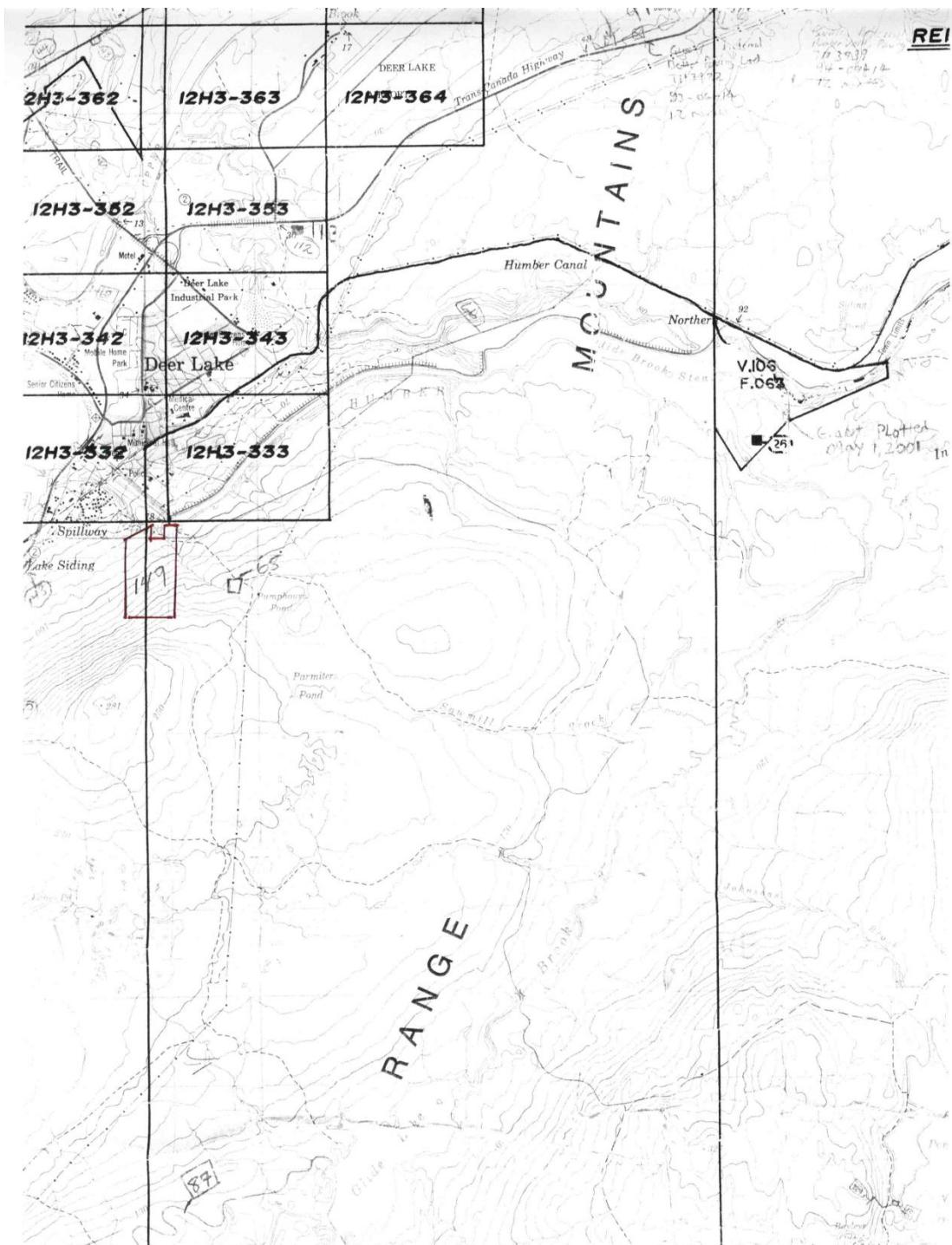


Scale 1:10,000

Compiled on Nov 19, 2012

Crown Lands Division





As follows please see the Crown Lands Registration of V & J Tectonic Inc. application.



Government of Newfoundland and Labrador  
Department of Environment and Conservation

Lands Branch  
Western Regional Lands Office

In Reply Please Quote  
File Reference No.

NOVEMBER 20, 2012

3019263

V & J TECTONIC INC.  
per Wilmore V. Williams  
11 Chaulks Lane  
Deer Lake, NL A8A 1C8

Dear Sir/Madam

**RE: APPLICATION NO.: 142436**  
**TYPE: Grant**  
**PURPOSE: Commercial**  
**LOCATION: Deer Lake**

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

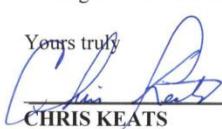
Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

**Please note that the land is not to be occupied until you receive a fully executed title document.**

If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly



\_\_\_\_\_  
CHRIS KEATS  
Lands Officer I

Attachment(s)

P.O. Box 2006, Lower Level, Sir Richard Squires Building, Corner Brook, NL, A2H 6J8  
Telephone (709) 637 - 2390 or 2391, Facsimile (709) 637 - 8032

ARE PLotted NUMBER REFERENCE AS INDICATED	
<b>TITLE</b>	
we	L.T.O. 75006 cot L.T.O. 74581 rb Vol 171 Fol 56 L.T.O. 76264 cot
ers	L.T.O. 75925 rb
ighton	L.T.O. 76722 cot <i>Sec 4 85</i>
& Fishing	L.T.O. 94299 out
ughton)	L. 50450 comm GP
1	vol 220 Fol 67
idge	Vol 199 Fol 6 A.L. 75462 agr
um	Vol 164 Fol 5
ay	Vol 215 Fol 90
	Vol 190 Fol 60
	Vol 177 Fol 109
Canada	L. 89849 comm Transfer 52376 A.L. 89143 agr
Rod & Gun Club	L. 54068 eas
Rod & Gun Club	L. 74701 eas
ederick Langdon	C.L. 77627 comm
xander	Vol 159 Fol 59 File # 300-1979
ake	L. 53740 eas L.T.O. 94822 cot L. 104113 cot
	App. 104297 comm ATV Trail ATV Trail ATV Trail W - 132030 131239
6. Snowmobile Federation	Grant Vol 248 F 1 Vol 243 Fol 46
e Arnold	Vol 245 Fol 57
i Baggs	V 247 F 142 V 247 F 4
	V 261 F 7 V 247 F 20
	Vol 245 Fol 12 Quarry Permit-12 months-referred File # 7114268 Action Quarry Permit - 12 months - referred 95/09/28 - 1 ha - File # 7113839 L.T.O. 105876 cot Dev Assoc. App. 105922 oth L.T.O. 105038 cot L. 111076 res L.T.O. 111273 cot ev Assoc. App. 111281 oth V 251 F 144 V 261 F 146 td. Quarry referral Provisional # 104716 4 ha - 12 mths 97/09/10 tries Quarry referral File # 7114847 - 5 ha 97/09/08 - 12 mths

## (ii) Physical Features:

- The project is adjacent to a portion of the Old Glide Lake Woods Road which connects into Squire's Road and Access Road to the Spillway/St Jude's Overpass on the TCH.
- We would like to attract major Anchor Point Businesses such as Costco; MacDonald's; Dominion Stores plus other commercial developments, yet not excluding a New Deer Lake Town Office, Medical and Emergency Facilities, Legal, Provincial and Federal Offices, plus Training Schools for Aviation Development, Hydro- Electric Development Industries, Provincial Wildlife Training Center and an Eastern

Canada Center of Excellence exploring new and forward thinking innovations for Rural Community Sustainability Development.

- The Road Network within the project is shown in the BAE – Newplan Group Preliminary Engineering Design Plan.
- As we attract Transport Companies and Metal Fabrication Companies, there will be a need for large space turn around/s, load drop zones, metal fabrication zones for the hydro-electric industry, mining industry and potentially the oil and gas industries.
- In consultation with the Deer Lake Municipal Office and their Municipal Engineers, they would be pleased to advise best routing for water, sewer and storm sewer pipes. The Power Grid will have to be explored and advised by Newfoundland Power as the project is approved.
- The area to be affected by the undertaking will include: Open Spaces, Soccer Pitch, Green Belts and Walking Trails 17.50 ha; Playgrounds 1.66 ha; Residential Lots 22.84 ha; Commercial Businesses 15.20 ha; Commercial Office Complexes 10.72 ha; Transportation Hub 20.29 ha and the Metal Fabrication Zone 28.63 ha.
- The present physical and biological environments of the project zone are: there is a slight North West incline on the overall site, whereby little water in the way of ponds and lakes hold up. The only waterway in close proximity to the project site is the Spillway Brook. It is on the extreme NE Corner of the lot. In consultation with our engineers, it was advised to designate all of the Project Land in proximity to the Spillway Brook as a green belt and walking trails.
- The area forest has been harvested in the past and there are presently spruce, fir, birch and alder trees on the site.
- There are some signs of snow shoe rabbits in the area. As of now I am only aware of occasional moose sightings.

(iii) Construction (Civil Works):

- Phase 1. Initial Road Networks and Power Lines – year one after the approval is given
- Phase 2. Water, Sewer, Curbs, Gutters and Sidewalks – year two after approval is given
- Phase 3. First Layer of Asphalt – year three or sooner after approval is given
- Phase 4. Final layer of Asphalt, Walking Trials, Playgrounds - year three and four
- Phase 5. Complete all final details of the project

- describe the potential sources of pollutants during the construction period(s) including airborne emissions, liquid effluents and solid waste materials.

- There will not be any heavy industry in the project using hazardous chemicals.

- There will be bulldozers, excavators and dump trucks used initially.
- All sewer systems will be tied into the Deer Lake sewer treatment plant.
  
- describe any potential causes of resource conflicts.
  - The only potential resources conflict that we would be aware of would have been with the Town of Deer Lake and that has been resolved when the Town of Deer Lake gave the Municipal Assessment Approval to proceed with the Crown Lands Application and subsequent project.

**(iv) Operation:**

- describe how the undertaking will operate.
  - Initially, in consultation with the Deer Lake Municipal Committee, their engineers and their consulting engineers, we will devise a strategy plan to integrate the project into the Deer Lake Municipality.
  - Then the plan will be implemented in a timely fashion as permits and approvals are given.

**(v) Occupations:**

- Most of the initial work will have to be contracted out to road builders, utility companies, and water and sewer installation companies.
- Building Contractors will be engaged in the second phase of the development as businesses move into the project.

**(vi) Project Related Documents:**

- All related documents produced thus far are copied have been included above in this document.

**APPROVAL OF THE UNDERTAKING:**

List the main permits, licences, approvals and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them.

- Deer Lake Council Committee Municipal Assessment Approval;
- Crown Lands Application Approval;
- Environment and Conservation - Environmental Assessment Approval;
- Department of Government Services;
- Natural Resources – Minerals Branch;
- Department of Municipal Affairs;
- Corner Brook Pulp and Paper;
- Environment and Conservation – Water Resources;
- Tourism Cultural and Recreation – Culture and Heritage;
- Natural Resources – Forestry Branch;
- Deer Lake Power.

**SCHEDULE:**

Indicate the earliest and latest dates when project construction could commence (assuming all

approvals are in place). Briefly state the reasons for the selection of these dates.

- We will commence with the project construction as soon as all application approvals and permits are in place. We want to see the project go ahead sooner, rather than later.
- We have already had a number of meetings with the Deer Lake Town Manager re this project.
- We have already engaged the BAE – Newplan Group Engineering Company to do Initial Concept Design work with Access Routes, Road Networks, Commercial Businesses Plot Plan, Commercial Office Complexes Plot Plan, Transportation Hub Plot Plan, Metal Fabrication Zone Plot Plan and Residential Plot plan.

#### **FUNDING**

- This project will be privately funded.

January 5, 2013

*W.V. Williams*  
*W.V. Williams*

-----  
Date Signature of Chief Executive Officer