

Environmental Assessment Registration Document

**Pyramid Construction Limited
Quarry North of Portugal Cove Road, St. John's, NL**

File Ref. No. 200.20.2505

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NAME OF UNDERTAKING:

Quarry North of Portugal Cove Road (File Ref. No. 200.20.2505)

PROPOSER:

(i) Name of Corporate Body:

Pyramid Construction Limited

(ii) Address:

178 Major's Path
St. John's, NL
A1A 5A1

(iii) Chief Executive Officer

Mr. Wilf Curran
President/Owner
178 Major's Path, St. John's, NL, A1A 5A1
Tel: (709) 576-8802

(iv) Principle Contact Person

Mr. Alvin Brake
Project Manager
178 Major's Path, St. John's, NL, A1A 5A1
Tel: (709) 576-8802
Email: abrake@pcltd.ca

THE UNDERTAKING:

(i) Nature of the undertaking:

This proposed project involves the development of 10.9 hectare of gravel and rock quarry completely located within Pyramid Construction's property boundary and adjacent to its two existing quarry leases.

(ii) Purpose/Rationale/Need for The Undertaking:

There are two main reasons for this undertaking as follows:

- To combine two quarry leases into one lease where one lease plan could be developed.
- The additional area will yield more recoverable product that will be used for production of road gravel, asphalt aggregate and rock borrow in the great St. John's area.
- This undertaking has the potential to extend the life of our quarry operations by approximately ten years.

DESCRIPTION OF UNDERTAKING:

(i) Geographic Location:

The proposed project is located North of Portugal Cove Road, approximately 700 meters west from the intersection of Portugal Cove Road and Airport Heights Drive

Please refer to:

- Figure 1. Pyramid property sketch on 1:50,000 MAP 1N/10
- Figure 2. Hatched area within Pyramid property boundary
- Figure 3. Aerial picture showing site relative to transportation facilities

(ii) Physical Features:

The area is mostly part of the active Quarry with a small portion within the north-east corner being tree covered. There is no stream or pond within 200m of the site and site will be accessed by the existing road to Pyramid's Quarry.

(iii) Operation:

This undertaking will operate the same as our existing quarry with the removal of gravel and rock for processing into road gravel, asphalt aggregate and rock borrow. The removal will be by drilling and blasting & ripping, and processed by screening and crushing.

Operations will involve the use of the following equipment:

- Dump Trucks
- Front End Loaders
- Excavators
- Dozers
- Crusher/Screening Plant

The estimated period of operation will be May to November each season. The existing quarry work force will be used at a crew size of 6-8 employees.

Potential Sources of Pollution:

- Hydrocarbons
- Air/Noise Pollution

To reduce the chance of spilling of hydrocarbons, petroleum products will be stored in approved tanks/containers and machinery will be maintained and kept in proper working condition. Should a spill occur, there will be emergency spill kits available on site and employees will have training on how to use.

Our equipment will have all emission control devices in proper working condition along with proper mufflers per manufacturer standards. Operation will comply with local bylaws.

(iv) Project Related Documents:

- Development Agreement, City of St. John's (signed August 23, 2016) (Appendix 'A' attached for your reference). The Department of Natural Resources are in agreement with this proposal to combine leases and incorporate the additional area. To the best of my knowledge the Environment Assessment is the final authorization required for the undertaking.

APPROVAL OF THE UNDERTAKING:

- Application for Quarry Permit, Department of Natural Resources – Mineral Lands Divisions, Gerald Kennedy (Appendix 'B' attached for reference).
- Commercial Cutting Permit No. 17-01-01988 (Appendix 'C' attached for reference).

SCHEDULE:

Upon receiving this approval our next step is to prepare a new quarry lease document and submit to the Department of Natural Resources for their approval. Once they approve we would start construction, anticipated start is Spring 2017.

FUNDING:

This project will be funded by Pyramid Construction Limited.

Feb 24, 2017

DATE

W. Form

SIGNATURE OF CHIEF EXECUTIVE OFFICER

DEVELOPMENT AGREEMENT
(DISCRETIONARY USE PERMIT)

THIS AGREEMENT made at St. John's in the Province of Newfoundland this 9th day of

August, 2016.

BETWEEN:

CITY OF ST. JOHN'S, a statutory corporation under the City of
St. John's Act, R.S.N. 1990, c.C-17, as amended (hereinafter called
the "City")

AND:

Pyramid Construction Ltd. (hereinafter called the "Developer")
P.O. Box 681, 178 Major's Path
St. John's NL A1C 5L4

WHEREAS pursuant to the provisions of the St. John's Land Use Zoning and Subdivision Regulations, (hereinafter called the "Development Regulations"), the Municipal Council of the City in Regular Session convened on the **6th day of June 2016**, granted approval to the Developer for the Development hereinafter described.

AND WHEREAS the Development Regulations require the Developer to enter into this Development Agreement with the City.

NOW THEREFORE THIS AGREEMENT WITNESSETH for and in consideration of the sum of One Dollar (\$1.00) paid by each party hereto to the other (the receipt of which is hereby acknowledged), the covenants contained herein and other good and valuable consideration, the parties hereto agree as follows:

1. The City hereby grants permission to the Developer to develop property situate at **970 Portugal Cove Road** for the purpose of expanding the Mineral Working area by 10.9 Hectares, subject to the following conditions:
 - A) Conformity with the application/site development plan/floor plan submitted to the City's Department of Planning, Development and Engineering on **July 6, 2016**, by the Developer as described in Schedule 'A' attached hereto which Schedule forms part of this Agreement;
 - B) The Proponent should ensure that all sediment & control measures must be kept in place according to the provincial government regulations during operations in the quarry;
 - C) The approved expansion is for 10.9 Hectares, for the production of road gravel, asphalt aggregate, rock borrow, and stock piling of the same;
 - D) Compliance with all applicable Municipal regulations and by-laws, and all other applicable Provincial and Federal laws and regulations;
 - E) Compliance with all requirements of the Planning, Development and Engineering Divisions.
2. No final approval or permits will be issued until this Agreement has been signed by the Developer, the Mayor and the City Clerk. This Agreement shall be signed within six (6) months of the date of the approval granted by the City.
3. The Development is deemed to be/shall be an Unapproved Use if the Developer is, in the sole opinion of the City, in violation of any terms of this Agreement or any other applicable Municipal, Provincial, Federal regulation, by-law or statute.
4. The Developer agrees and acknowledges that this Agreement is non-transferable and non-assignable.

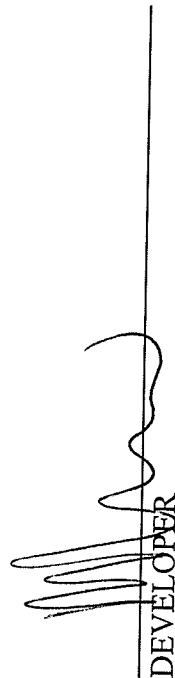
5. Upon approval of a request for a change in the Use or terms and conditions of this Agreement, a new Agreement shall be entered into between the City and the Developer.

IN WITNESS WHEREOF the parties hereto have caused this Development Agreement to be duly executed in accordance with their respective regulations.

THE DEVELOPER



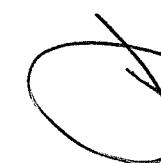
WITNESS



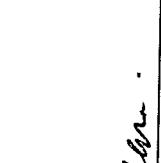
DEVELOPER

August 9, 2016.
DATE

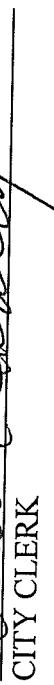
THE CITY OF ST. JOHN'S



Jenni O'Rourke
MAYOR



Jacqueline Clarke Dean
CITY CLERK



WITNESS

JACQUELINE CLARKE DEAN

A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2021.

August 23, 2016.
DATE

Original: City Clerk

Copy: Developer
Manager of Assessment
Manager of Development Engineering
Inspection Services Coordinator

"APPENDIX B"



Government of Newfoundland and Labrador
Department of Natural Resources
Mineral Lands Division

APPLICATION FOR A QUARRY PERMIT

The information you are providing will only be used for the purpose for which it has been provided.

Instructions:

- Please type or print clearly
- Mail or email completed form with rental fee and a site location map. Faxes are NOT accepted.
- Use additional sheets if necessary

GENERAL INFORMATION

All applications for regular quarry permits are referred to the appropriate government departments and municipal authorities, etc., for comment before a final decision is made regarding whether to issue a permit. This process normally takes two weeks.

In many cases, depending upon the location of a proposed quarry development, municipalities and departments other than the Department of Natural Resources have legislative control over certain aspects of the development. We endeavor to get approval from all other departments prior to issuing a permit. However, development permits from municipalities or certificates of approval or authorizations from other government departments may be necessary before quarrying or development of the quarry can commence. The issuance of a quarry permit from this department does not relieve the applicant of the obligation to obtain all other permits that may be required by law respecting a quarry development.

Quarry Permits are valid for a period not exceeding one year, and always expire on December 31 of the year issued. Normally quarry permits are issued for an area not exceeding 5 hectares. A rental fee of \$105.00/hectare must accompany the application. A royalty of 75 cents/cubic metre is payable within 60 days of the December 31 expiry date of this permit.

Completed application forms to be mailed/mailed to:

Contacts:

Mineral Lands Division
Department of Natural Resources
P.O. Box 8700
St. John's, NL
A1B 4J6

Gerald Kennedy: (709) 729-6447
GeraldKennedy@gov.nl.ca

Joanne Janes: (709) 729-4044
ijanes@gov.nl.ca

Fax: (709) 729-6782

Website: www.gov.nl.ca/nr/mines/quarries

This application is to be accompanied by a 1:50,000 topographic map showing the location of the site being applied for. These maps are available online on the Geoscience Resource Atlas (<http://geotlas.gov.nl.ca>) or at the Lands Branch, Department of Government Services in St. John's, Gander, Corner Brook and Goose Bay.

**THE DEPARTMENT HAS ISSUED NEW GEOREFERENCING STANDARDS FOR QUARRY PERMITS.
PLEASE REVIEW THESE STANDARDS PRIOR TO SUBMITTING YOUR APPLICATION.**

Incomplete application forms will NOT be processed and will be returned as submitted.

QUARRY PERMIT APPLICATION

I/We PYRAMID CONSTRUCTION LIMITED

Address: P.O. Box 681

Postal Code: A1C 5L4

Hereby apply for a quarry permit for 10.9 hectares to expire December 31st, 2016 under the terms and conditions of the *Quarry Materials Act, 1998, SNL 1998*.

QUARRY HISTORY:

Have you had permits for this site previously? YES NO

If Yes, please list the permit or file numbers associated with that site: 116351

Are you applying for a permit to the same area you held under permit last year? YES NO
If yes, please complete **ONLY** the following section.

QUARRY PERMIT RE-APPLICATION SECTION

File Number: _____

Previous Permit Number: _____

I certify that there are no changes or modifications to the size, boundaries or location of the existing quarry permit area or to the method of removal or processing planned at the location.

NOTE: If there are any changes to the size of the quarry, the method of removal or processing, a new application MUST be completed for the site.

Date: _____

Name: _____

Signature: _____

Position: _____

CONTRACT INFORMATION:

Complete this section if the quarry material is required for a specific contract.

Agency Awarding Contract: _____

Address: _____

Phone No.: _____

Contract No.: _____

Tender Closing Date: _____

Anticipated Starting Date: _____

Anticipated Completion Date: _____

Amount of material required:

Class A: _____

Class B: _____

Asphalt aggregate: _____

Other (please specify): _____

Have you been awarded the contract? YES NO

LAND OWNERSHIP:

Ownership of the land, best of your knowledge: CROWN PRIVATE

If private, complete the following and attach a letter from the owner authorizing you to occupy the property for the purpose of removing quarry material; confirmation of the title and ownership must be included.

Name of property owner:

PYRAMID CONSTRUCTION LIMITED (SEE ATTACHED DOCUMENTS)

Address of property owner:

P.O. Box 681 ST. JOHN'S NL

A1C 5L4

Form of Title:

Crown Grant: ✓

Date Issued: 04/21/1847

Volume: 46

Folio: 172

Crown Lease:

Date Issued: 04/02/1894

Number: 53

38

Other (specify):

PURCHASED BY PYRAMID CONSTRUCTION LIMITED MAY 1998.

QUARRY INFORMATION:

For the purpose of removing:

- Sand
- Gravel
- Rock
- Borrow material
- Horticulture peat
- Stockpiled material
- Other (please specify) _____

The quarry operation will involve:

- drilling and blasting
- Ripping
- Crushing
- Screening
- Washing
- Use of settling ponds
- Pit run removal
- Asphalt batch plant
- Concrete batch plant
- Other (please specify) _____

NOTE:

Topsoil removal is NOT permitted

Proposed end use of material:

*ROAD GRANULE, ASPHALT AGG. & ROCK BORROW.
ST. JOHN'S AND AREA.*

Location of end use material:

SITE PREPARATION:

At the time of application, the site being applied for must be clearly marked on the ground with a company sign and flagging to mark the corners and to outline the area.

Is the site visible from nearby highways or main roads?

YES NO

Is there existing access to the quarry site (e.g., road, trail)?

YES NO

Describe the type of vegetation cover over the area to be quarried (e.g., forest, scrub, barren, etc.):

EXISTING QUARRY.

Describe marking, if any in addition to the above required markings:

IRON PINS & RIBBON.

LAND USE INFORMATION:

♦ Is the site being applied for an existing quarry? YES NO

If yes, what are the dimensions of the quarry? Width: 400m Length: 450m Average face heights: 5m

♦ Are there any structures (e.g., house, fence, pole line) within the boundaries of the quarry site? YES NO

If yes, describe the structures & give distances from the site:

POLE LINE DELINING SERVICE TO QUARRY.

♦ Are there any brooks, rivers, ponds or streams within the boundaries of the quarry site? YES NO

If yes, specify type of water body: _____

♦ Are there any brooks, rivers, ponds or streams within 200 metres of the boundaries of the quarry site? YES NO

If yes, specify type of water body and give distances from the site: _____

♦ Is there any land being used within a 300 metre radius of the boundaries of the quarry site? YES NO

If yes, describe the land and give distances to the site: _____

LOCATIONAL INFORMATION:

Describe the location of the proposed quarry with reference to the UTM grid (NAD 1927) on a 1:50,000 topographic map.

Description must include NTS map sheet, UTM zone and the co-ordinates. List co-ordinates of each corner in the spaces provided below. Additional coordinates may be listed on an additional sheet and attached to this application.

NTS MAP SHEET (e.g., 01N/10): 1N/10

UTM ZONE: 19 20 21 22

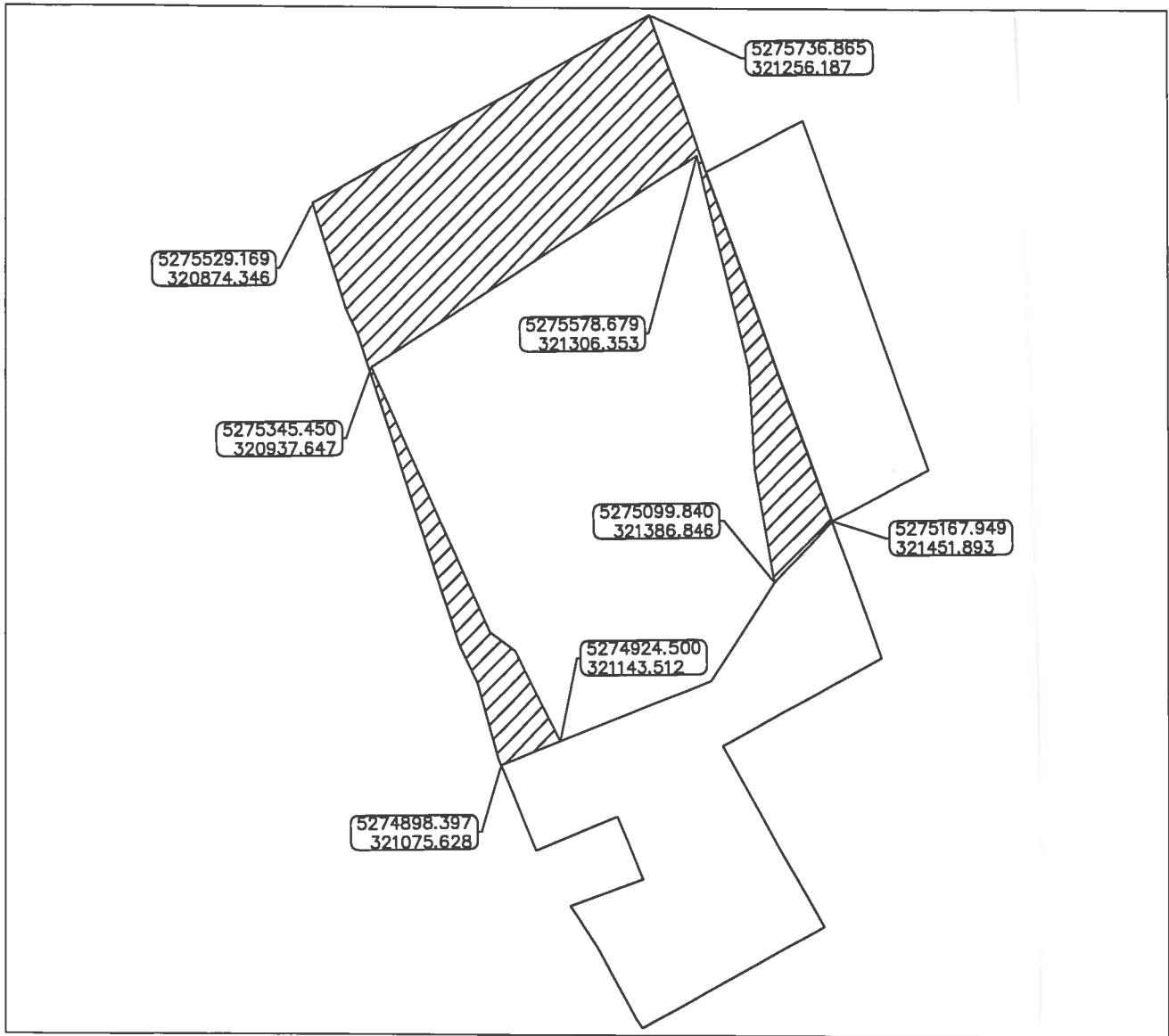
1.	<u>321 075. 628</u>	mE	<u>5 274 898. 397</u>	mN	5.	<u>321 451. 893</u>	mE	<u>5 275 167. 949</u>	mN
2.	<u>320 937. 647</u>	mE	<u>5 275 345. 450</u>	mN	6.	<u>321 386. 846</u>	mE	<u>5 275 099. 840</u>	mN
3.	<u>320 874. 346</u>	mE	<u>5 275 529. 169</u>	mN	7.	<u>321 306. 353</u>	mE	<u>5 275 578. 679</u>	mN
4.	<u>321 256. 187</u>	mE	<u>5 275 736. 865</u>	mN	8.	<u>321 143. 512</u>	mE	<u>5 274 924. 500</u>	mN

Describe the location of the proposed quarry with reference to nearby prominent landmarks (road intersections, bridges, etc.) to nearest tenth of a kilometre: *North of Port, C4 RD. x 700m From THE INTERSECTION OF
Port, C4 RD. & Airport Hts. DR. (SEE ATTACHED PLAN 1:50,000).*

SKETCH OF QUARRY SITE

In the space below, draw a sketch showing the following:

- the boundaries and distance between corners of the site being applied for,
- outline of existing quarry (if one exists),
- distances of all features within the quarry site,
- all features within a 300 metre radius of the boundaries of the quarry site, including all features listed in the "Land Use Information" section of this application.
- the proposed access to the site and the distance the quarry site is set back from the highways or main roads.
- the location of where the UTM co-ordinates were taken



Sketch map may be a detailed survey of the area of the permit; location of the permit on a detailed cadastral or forest inventory map; a detailed aerial photograph or a Google Earth Image.

I certify that the information contained in this application is correct.

Name: ALYIN BRAKE Phone No. (Business): 576-8802 (EXT. 211)
Signature: AB Fax No.: 576-7108
Position: PROJECT MANAGER Email address: abrade@pcitd.ca
Date: February 10, 2016

**COMMERCIAL CUTTING PERMIT 2017**Permit Number :17-01-01988

Eastern Region	01 District	E - Northeast Avalon Zone	E - Miscellaneous W.C.	2017/02/23 Date Issued
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Under and by virtue of The Forestry Act , Permission is hereby granted to:

Name: Alvin C Brake	Phone: (709) 746-8308
Address: Pyrmid Construction Ltd	Driver's Licence #: B740928013
21 Lanark Drive	
Paradise, NL A1L 3V6	

To cut timber to the conditions and restrictions as stated below:

Total Volume to be harvested:	softwood	10m³
	hardwood	0m³

Stumpage Rates:

Fuelwood solid	\$5.56 per m3
Sawlogs (m3)	\$5.56 per m3

Location where timber is to be cut: **Quarry # 116351, Portugal Cove Rd & Airport Height**

Location where timber must be piled for scaling: **Same**

Standard Conditions:

- When the tree is felled, the permit holder must utilize all portions of the tree to a top diameter of 8cm with a stump height not to exceed 15cm unless specified under special conditions.
- No cutting is permitted within 100 meters from the center line of any highway unless specified under special conditions.
- The permit holder will ensure that they safeguard and protect the environment during all cutting and removal of timber.
- Any full or partial load of timber carried upon a highway, must be accompanied with a completed load slip pertaining to that timber.
- No cutting of timber is permitted during Forest Fire Season without a valid operating permit.
- No cutting of white pine or red pine is permitted, dead or alive.
- Timber cut under this permit shall not be removed from the scaling location stated above until scaled by a certified scaler, or unless permission has been received from the Forestry Official issuing the permit.
- All harvesting equipment must be equipped with a 4.5kg extinguisher at all times during the year.

Special Condition: Permit for clearing Quarry # 116351, Located west of intersection of Portugal Cove Rd & Airport Height

This permit is effective starting: **2017/02/23** and expires **2017/12/31**

Fee for the issuance of this permit is: **\$50.00**

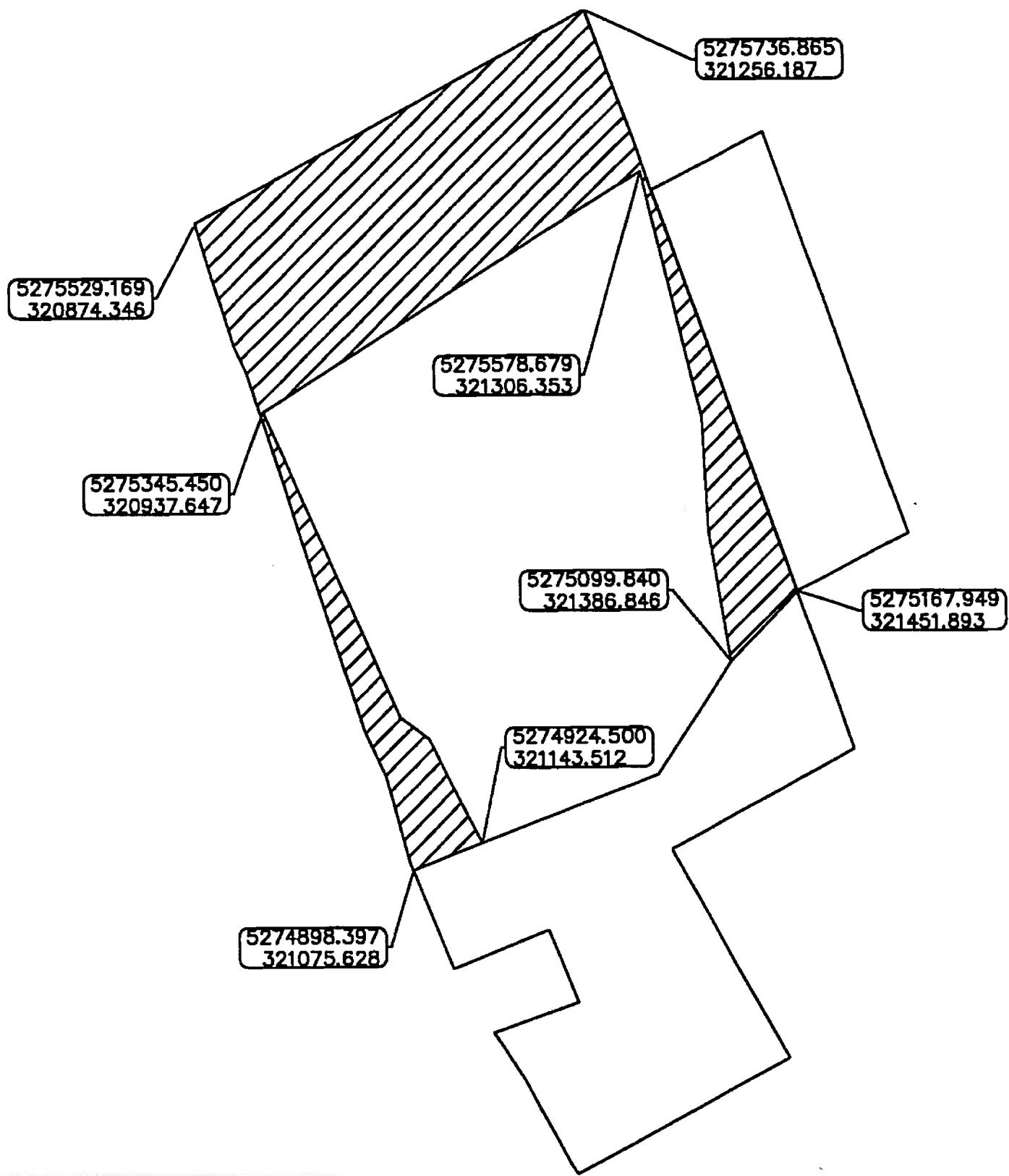


FORESTRY OFFICIAL

"FIGURE 1"



"FIGURE 2"



"FIGURE 3"



January 24, 2017