



Platinum Construction Co. Ltd.  
94 Dunn's Hill Road  
P.O. Box 16008, Station Foxtrap  
Conception Bay South, Newfoundland  
A1X 2E2

Phone: (709) 834 - 5116 Fax (709) 834-6216

May 23, 2018

Minister of Environment and Climate Change  
PO Box 8700 St. John's  
NL A1B 4J6

Attention: Director of Environmental Assessment

Re: Environmental Assessment 75 Incinerator Road Quarry, File Ref No. 200.20.2566,  
File No: 71111995/135146

Please see our Environmental Assessment for the proposed rock quarry located at the junction of the Foxtrap Access Road, Incinerator Road and Trans-Canada Highway. If you have any questions, please contact the undersigned at your earliest convenience.

Thank You,

A handwritten signature in black ink, appearing to read "Jon Cutler".

Jon Cutler, E.I.T.

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## 1.0 Proponent

### 1.1 Name of Corporate Body

Platinum Construction Company Limited

### 1.2 Address

P.O. Box 16008 Station Foxtrap,  
94 Dunn's Hill Road,  
Conception Bay South, NL, A1X2E2

### 1.3 Chief Executive Officer

Anthony Gosse – President  
P.O. Box 16008 Station Foxtrap,  
94 Dunn's Hill Road  
Conception Bay South, NL, A1X2E2  
(709)834-5116; [tony@gossegroupe.com](mailto:tony@gossegroupe.com)

### 1.4 Principal Contact for Purposes of Environmental Assessment

Jon Cutler – Project Engineer  
PO Box 16008 Station Foxtrap  
94 Dunn's Hill Road  
Conception Bay South, NL, A1X 2E2  
(709)834-5116; [jonathan@gossegroupe.com](mailto:jonathan@gossegroupe.com)

## 2.0 The Undertaking

### 2.1 Name of the Undertaking

The name of the Undertaking is Platinum Construction's Quarry 75 Incinerator Rd.

### 2.2 Purpose for the Undertaking

Platinum Construction is seeking a new rock quarry located near the Foxtrap Road – Trans Canada Highway (TCH) Junction near Conception Bay South, NL. The purpose of this undertaking is to manufacture granular construction materials such as Class A, Class B, granular pipe bedding and structural rockfill for use in various government and municipal construction projects throughout the Avalon. Platinum Construction currently operates a rock quarry in the town of Conception Bay South and the useful lifecycle of this location is nearing completion, warranting the need for a new location.

## 3.0 Description of the Undertaking

### 3.1 Geographical Location

The proposed undertaking is located within the City of St. John's municipal boundaries near the southwest extremities. Furthermore, the site is located at the junction of the TCH and Foxtrap Access Road and is enclosed on all sides by existing roadways as seen below in figure 1.



**Figure 1: Google Earth Image**

The proposed site is enclosed to the north and east by Foxtrap Access Road, to the south by the Trans-Canada Highway and to the west Incinerator Rd. The proposed undertaking is offset approximately 60 meters from the highway and Foxtrap Access Rd outside the undertakings boundaries and an additional 30 meters within the boundaries. This maintains between a 90 and 100-meter vegetation buffer from the TCH and Foxtrap Access roads as seen in figure 2.

Drawing 4 Vegetation Buffer

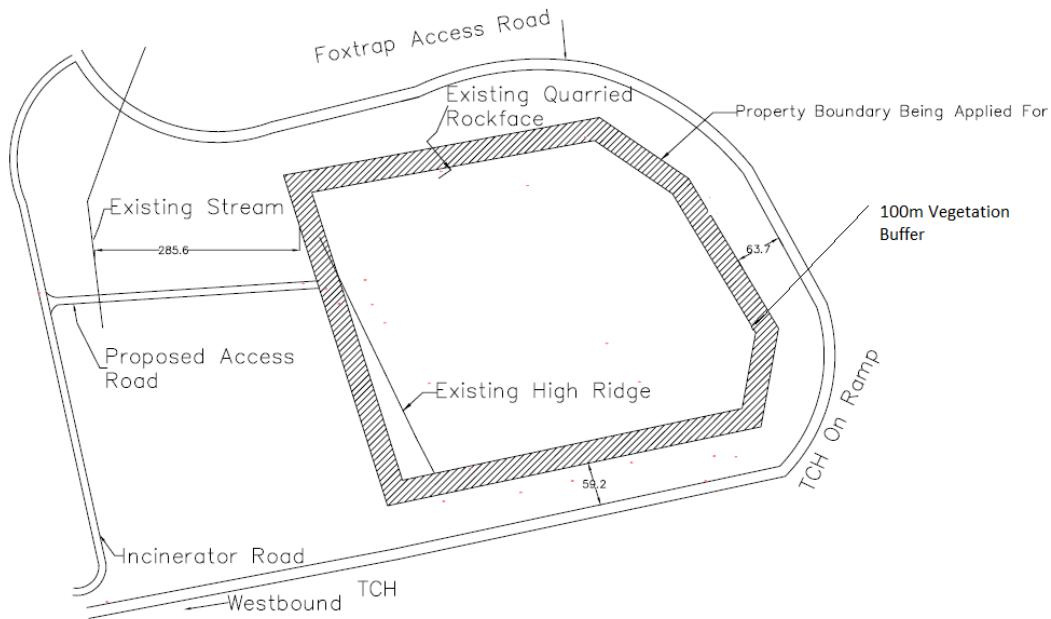


Figure 2: Drawing 4 Vegetation Buffer

The undertaking is proposed to be accessed from Incinerator Road to near the north-west corner boundary, the location shown in figure 2 is approximate. The below figure 3 shows the site location relative to the existing infrastructure and communities.

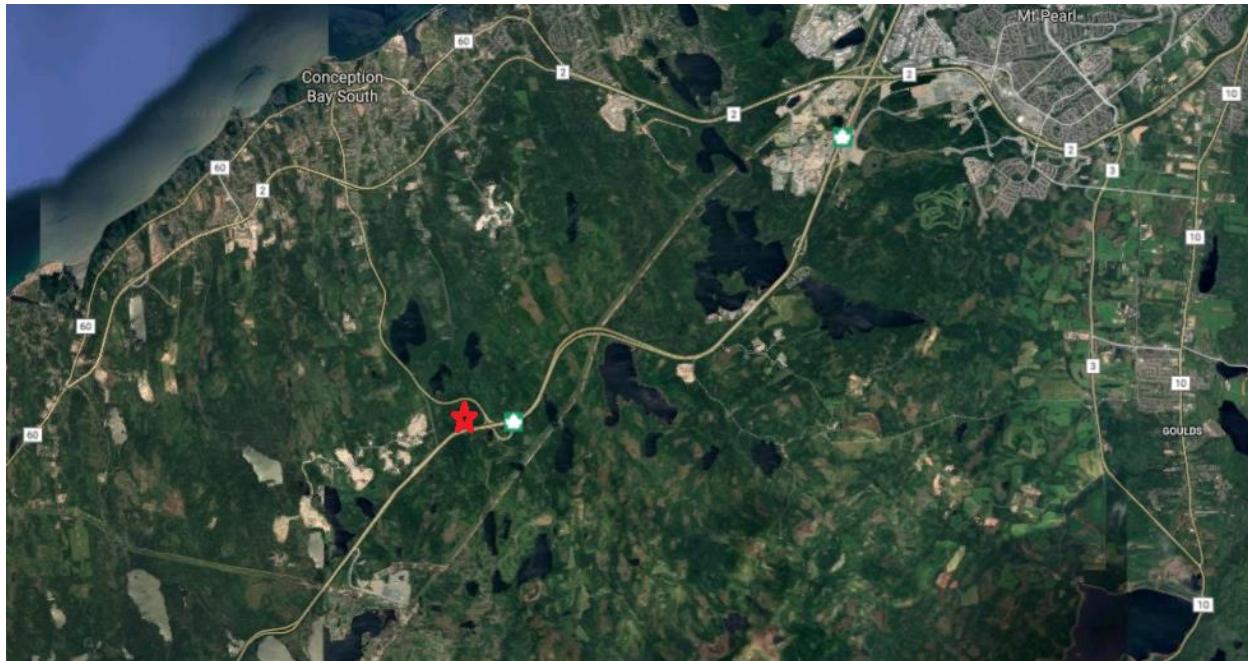


Figure 3: Relative Location

### 3.2 Physical Features

The proposed undertaking will encompass an area of 25.3 hectares and will be developed and reclaimed in areas approximately 3-5 hectares. The land being applied for is located on a high ridge of bedrock with minimal soil and root mat overlying the bedrock, and bedrock is visible in many areas throughout the site. Within the boundaries of the proposed undertaking the land is relatively flat and slopes gradually towards the east. Near the western boundary line, the existing high ridge of bedrock drops off towards the west creating a steep hill. This hill and high ridge will remain in place and be utilized to eliminate the sight lines from the Trans-Canada Highway. There are no existing waterbodies, rivers or drainage channels within the undertakings boundaries. There is an existing wetland/ small stream headwater west of the proposed undertaking which will be required to be crossed to access the site. Appropriate sized culverts will be installed to maintain the waterflow through the access road. The vegetation present on site consists mostly of a heavy to medium density boreal coniferous forest containing mainly spruce trees. The wildlife expected to be present in the area would consist of small to medium sized animals that are native to the area. Physical features that will be present on the undertaking will include portable weigh scales and a temporary office trailer to act as a scale house. An access road will have to be constructed to access the site from Incinerator Rd. to the north-west corner of the undertaking to Incinerator Road.

### 3.3 Construction

Construction for this operation would include the construction on a new access road from Incinerator Road to the northwestern corner of the proposed undertaking. Construction would be commencing in mid 2018 depending on approvals and permits.

Potential sources of pollutants that would be present during the construction period would include oil, fuel, or other fluid spills from heavy equipment, as well as the airborne emissions from the equipment. Siltation of the existing waterway during the stream crossing is also considered as a potential pollutant source. The construction of the access road should not create any solid waste or construction debris as it will only employ the use of a clean fill material to access site.

To reduce the effects of potential sources of pollutants, standard procedures and practices shall be utilized. To reduce the impacts on the environment from a potential fuel/oil spill during the construction phase, Platinum will implement the following measures and practices; all employees operating equipment will complete a daily inspection prior to using the equipment. The daily inspections will check fluid levels, condition of the lines and any other operational features to ensure the equipment is in working order. While inspections are made prior to equipment being used each day, if a spill occurred, spill control kits will be on site at all times for immediate use. Furthermore, Platinum Construction implements an hourly inspection system as a standard practice. Once the equipment reaches the specified number of hours the machine is serviced and thoroughly inspected for leaks, part wear and tear including assessment of fluid lines prior to being released for work again.

Airborne emissions occur during heavy equipment operation coming from the exhaust systems of various types of machinery. Airborne emissions are dealt within strict accordance to Heavy-duty Vehicle and Engine Greenhouse Gas Emissions Regulations. These regulations are implemented prior to a given manufacturer being able to sell their product in Canada. Platinum's standard inspections of the heavy-

duty vehicles check the operation of these features and ensure they are still in working order. These inspections are performed on a 750-hour basis.

Siltation of the waterway during the installation of the culverts and access road will follow proper procedures and recommendations as per DFO fact sheets such as working in the dry and the use of silt fence to mitigate the siltation of water. The silt fence will be installed around the toe of the roadway on both sides for 30 meters either side of the river. This ensures that the silt from the newly placed fill will be trapped within the silt fence. This silt fence will remain in place for at least 2 weeks after construction to ensure siltation won't occur after a significant rainfall event. To install the culverts cofferdams will be utilized to isolate a work area and pumping will be implemented to create a dry work zone. The cofferdams will be installed as per DFO fact sheets and the discharge location for the pump will ensure that all pumped water will have to travel through sufficient vegetation prior to being discharged back into the waterway.

The solid waste created by the workers during this period will be disposed of utilizing a dumpster for garbage and porta-potties for washroom facilities.

The only known resource at the site of the proposed undertaking is the rock that will be quarried to manufacture construction aggregates. In this area we have vast amounts of unoccupied land for future quarries. Due to this reason we do not believe any resource conflicts would occur.

### 3.4 Operation

The proposed undertaking is to operate a quarry for the purpose of manufacturing construction materials. This operation will include stripping and stockpiling of any topsoil and root mat for reuse in the reclamation process, drilling and blasting of the bedrock. Once drilled and blasted, the rock will be crushed into various types of aggregates and stockpiled. The operation would be phased and developed in areas of 3 to 5 hectares in size, figure 4 shows the areas and the approximate order in which they will be developed.

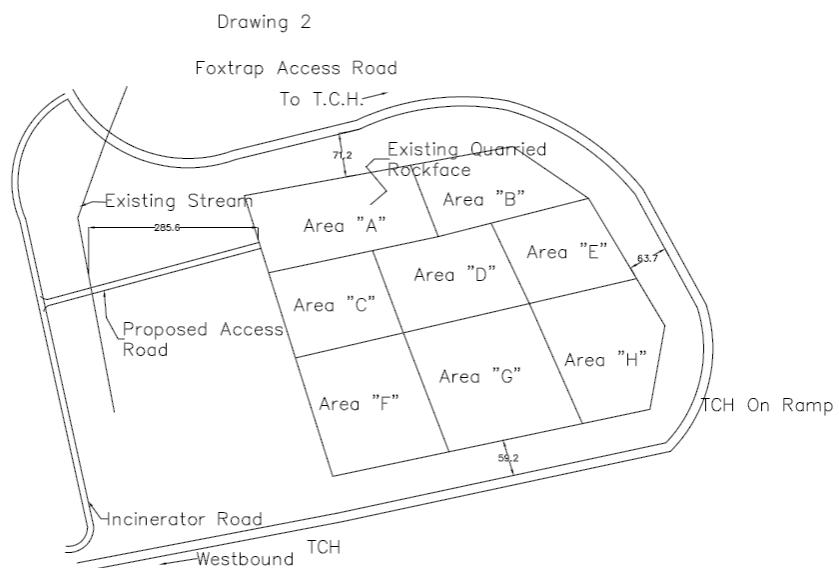


Figure 4: Drawing 2 Development Areas

The reclamation process for area one will commence when quarrying operations in that area are complete and have moved to area 2. This process will be repeated until all areas have quarried and reclaimed. Each area of 3 to 5 hectares will take 3-5 years to fully develop and reclaim depending on demand for materials produced.

The potential sources of pollutants for this undertaking in fuel, oil or liquid spills from machinery, siltation of groundwater, and airborne emissions from the machinery. To reduce the effects potential sources of pollutants standard procedures and practices shall be utilized.

To reduce the impacts on the environment from a potential fuel/oil spill during the operation Platinum will implement the following; employees operating equipment must complete a daily inspection prior to using the equipment. The daily inspection checks fluid levels, condition of the lines, if any leaks are present as well as other operational features to ensure it is in working order. Although checks are made prior to using the equipment spills can still occur and due to this every jobsite has spill control kits either in a forepersons vehicle or in the equipment being used. Furthermore, Platinum Construction implements an hourly inspection system. Once the equipment reaches the specified number of hours the machine is serviced and thoroughly inspected for leaks, and part wear and tear including fluid lines prior to being released for work again.

Another potential source of pollution would be siltation of the groundwater and discharging it into a waterway without proper siltation control measures in place. This can occur through the clearing and grubbing operation as well as rain/ground water migrating through the work zone. Siltation of the waterway during the lifecycle of the quarry will be mitigated by using a drainage ditch along the northern and western boundaries to collect the rain/groundwater. The drainage ditch will have silt fence or hay bails installed to reduce siltation, prior to the end of the ditch three consecutive check dams will be installed before the discharge location. The ditch will terminate at a location with sufficient vegetation for the water to travel through prior to being released into a waterway. The siltation created through the clearing and grubbing activities will be mitigated by installing silt fence around the perimeter of the grubbing and the ground shall be graded as to direct the flow of water to the drainage ditches.

Airborne emissions occur during heavy equipment operation coming from the exhaust systems of various types of machinery. Airborne emissions are dealt with in strict accordance to Heavy-duty Vehicle and Engine Greenhouse Gas Emissions Regulations. These regulations are implemented prior to a given manufacturer being able to sell their product in Canada. Platinum's inspections of the heavy-duty vehicles check the operation of these features and ensure they are still in working order. These inspections are performed on a 750-hour basis.

We do not foresee any resource conflicts due to the availability of other rock sources in the area.

### 3.5 Occupations

The proposed undertaking will employ various occupations during its lifecycle. During the construction phase of the undertaking the operations will employ approximately 10 persons which include 3 truck drivers (NOC: 7511), 2 equipment operators (NOC: 7521), 2 labourers (NOC: 7611), 2 flags persons (NOC: 7611), and 1 construction manager (NOC: 0711). The approximate duration to construct the access to site would take approximately 4 weeks to complete. All work for this portion of the project will be direct hires. Platinum Construction is committed to employment equity and has multiple women currently working with us in the construction industry. Although we currently do not have any persons employed with disabilities we have employed persons with disabilities in the past. Platinum Construction also has a varied age demographic employed during the construction season. The ages of persons whom are employed with Platinum during the past construction season varies from 18 to 70+.

During the operation of the proposed undertaking it will employ on average 7-9 personnel. The work crew will be made up of equipment operators (NOC: 7521), labourers (NOC: 7611), drillers and blasters (NOC: 7372), mechanics (NOC: 7312), and construction managers (NOC: 0711). The duration of operations is dependent on the demand for materials produced but should last between 25 to 30 years. All work for the operations will be direct hire except for the driller and blasting which will be completed by a subcontractor.

### 3.6 Project Related Documents

Other project related documents that have been submitted are a rezoning application to the City of St. John's, a Preliminary Application to Develop Crown Lands, and an application for a quarry permit which can be found in the following pages. We also have an approval from Inland Fish and Wildlife and Tourism for the development.



PER - 3003

Department of Planning, Engineering and Regulatory Services

**BUILDING/DEVELOPMENT APPLICATION**

(Please Print)

**PROPERTY LOCATION****SECTION 1**Civic Address Parcel 1 ID # 33247Subdivision Name Please see attached for location description Lot # Account/Roll #  Date (yyyy-mm-dd) Mar. 23, 17**CONTACT INFORMATION****SECTION 2**Applicant Platinum Construction Company LimitedMailing Address PO Box 16006 Stn Fortrap CBS, NLPostal Code A1X 2E2 Telephone (Home) 709-834-5116 (Work) 709-834-5116(Fax) 709-834-6216 (Cell) 709-728-3665 Email jconstantine@platinumconstruction.netProperty Owner Grown LandsMailing Address PO Box 8700 Hawley Building Higgins Line St. John's NLPostal Code A1B 4J6 Telephone (Home)  (Work) 709-729-3085(Fax) 709-729-6136 (Cell)  Email Contractor/Consultant Platinum Construction Company LimitedMailing Address PO Box 16006 Stn Fortrap, CBS, NLPostal Code A1X 2E2 Telephone (Home)  (Work) 709-834-5116(Fax) 709-834-6216 (Cell) 709-728-3665 Email jconstantine@platinumconstruction.net**PROJECT INFORMATION****SECTION 3**Have you applied for or will you receive Affordable Housing Funding? YES  NO Is selling price of dwelling less than \$275,000 YES  NO 

Building floor area \_\_\_\_\_ Project floor area \_\_\_\_\_ Property/lot area \_\_\_\_\_ # of on-site parking spaces \_\_\_\_\_

...2

Please check all that apply:

Electrical work  Plumbing work  Private well installation  
(Must be drilled)  Private septic installation  Culvert installation  
(GSC approval required)  (Must be approved by Streets Dept.)

Description of project

*Please See Attached For Project description*

Estimated cost of land/site development (\$)

*\$ 500,000.00 For Future structures*

Estimated cost of work on structure (\$)

APPLICANT SIGNATURE OF AGREEMENT

SECTION 4

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's and not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested and to pay all applicable fees as noted on the City's fee schedule ([www.stjohns.ca](http://www.stjohns.ca)). To view these fees, please click on the link below that pertains to your application:

[Planning and Development Fee Schedule](#)  
[Inspection Services Fees and Rates](#)

Note: Where the applicant and property owner are not the same, the signature of the property owner is required before the application can be accepted for processing.

Applicant

Property Owner

Staff signature

*2017-03-23*

Date (yyyy-mm-dd)

Date (yyyy-mm-dd)

SECTION 5

Fee charges required

Notes

Please mail completed form to:

Access St. John's, City Hall  
10 New Gower Street  
P.O. Box 908  
St. John's NL A1C 5M2

Call: 311 or 709-754-2489  
Where 311 is unavailable, call 709-754-CITY (2489)  
Fax: 709-576-7888  
Email: [service@stjohns.ca](mailto:service@stjohns.ca)



Platinum Construction Co. Ltd.  
94 Dunn's Hill Road  
P.O. Box 16008, Station Foxtrap  
Conception Bay South, Newfoundland  
A1X 2E2

Phone: (709) 834-5116 Fax (709) 834-6216

Platinum Construction Company Limited is applying to the City of St. John's for the rezoning of a parcel of land near the southwestern city limits. The parcel of land is located approximately 200 meters from the TCH-Foxtrap Access road overpass, and is enclosed by the TCH to the south, Foxtrap Access road to the north and east, and Incinerator Road to the west. The parcel ID for this plot of land is The attached image shows a rough site area and attached drawing one shows the coordinates of site boundaries. The land is currently zoned as a Rural and Platinum Construction Company Limited is applying to have the land rezoned to a Mineral Workings area.

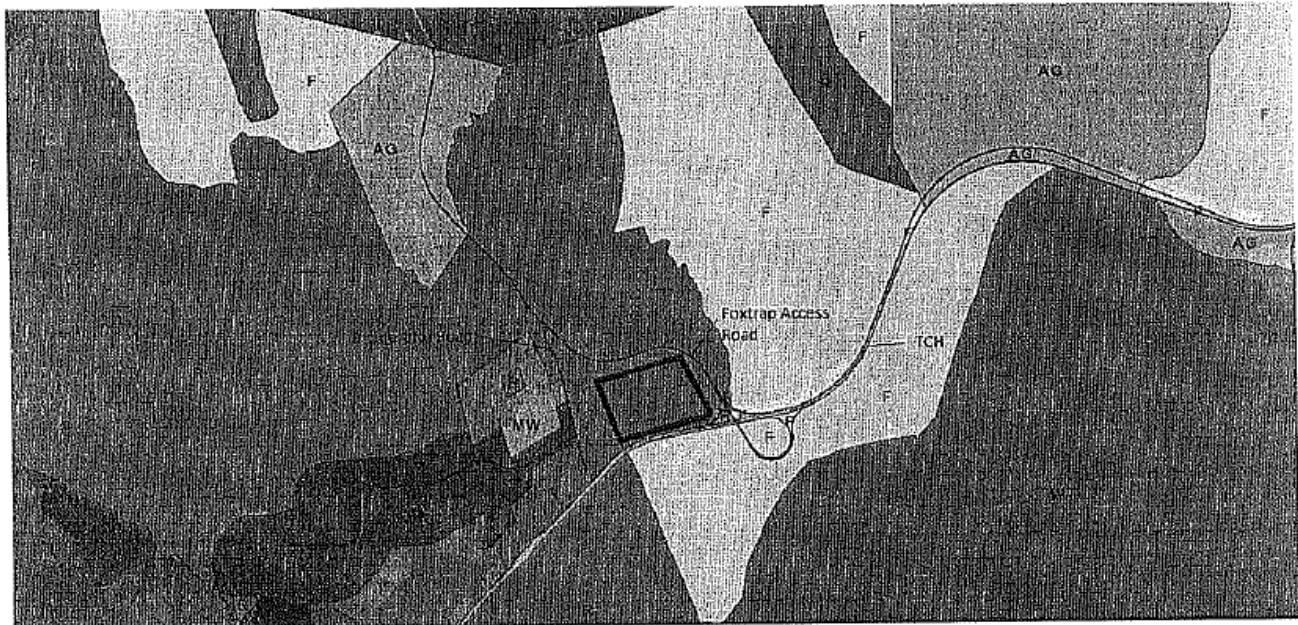
Platinum Construction intends to use this site for quarry operations and to be the location of an office building with an attached garage. The site operation will be an ongoing process for multiple years.

In the first year or two of the operation only quarrying will be taking place. This quarrying will be completed in area A until the rock source is depleted, the outline of this area is shown on the attached drawing two. Once the quarrying operations have been completed in area A it will then be moved to area B. Within the footprint of area A Platinum Construction will designate a location for the office, garage, parking areas, equipment storage areas and laydown areas. A rough building layout plan is shown on attached drawing number three.

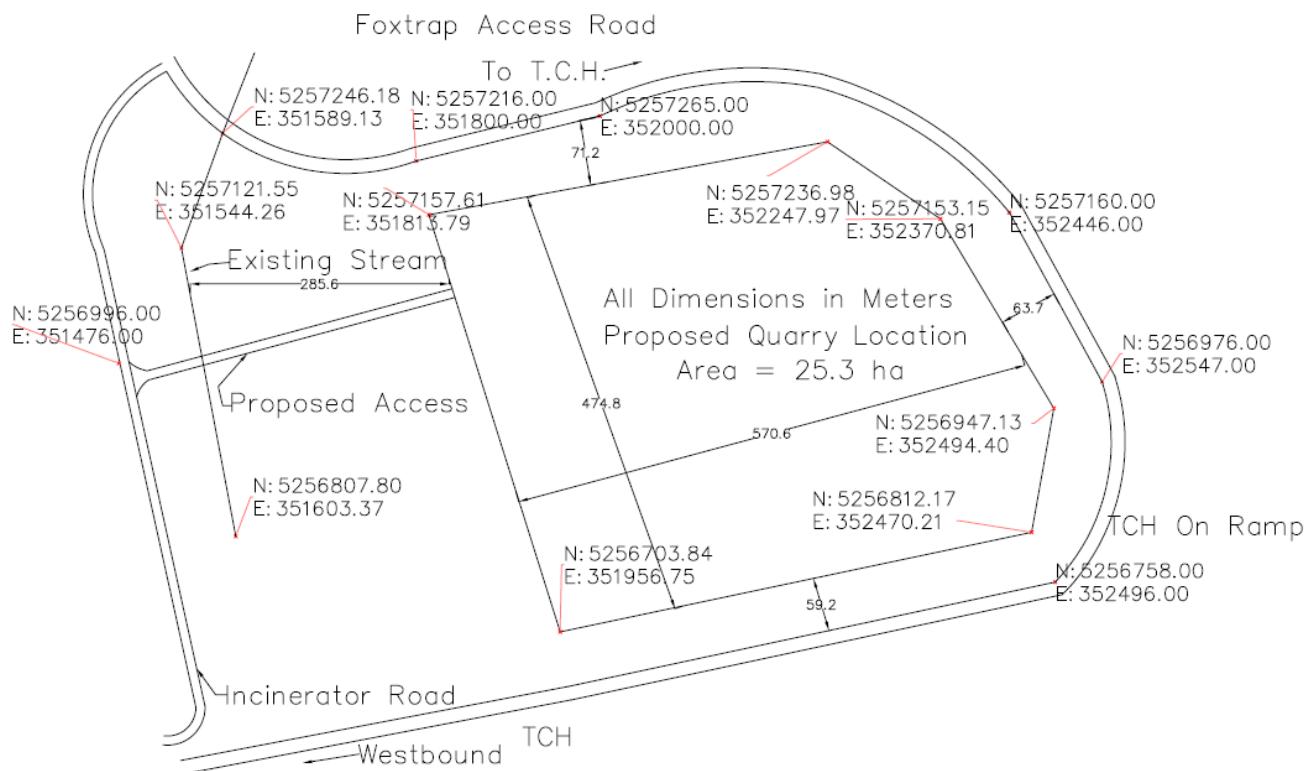
Once quarrying of Area B has started, the office, garage, parking area and equipment storage areas will then be constructed within the footprint of area A. The office and garage building will be constructed to meet all applicable codes and standards including the use of a drilled well and septic system to service the building. All other areas previously disturbed by the quarry operations in area A will be reclaimed to the condition prior to disturbance.

Following construction of the office and garage building quarrying operations will continue in area B until the rock source has been depleted. Once depleted the quarrying operations will move to area C and Area B will be reclaimed to the condition prior to disturbance. This process will remain ongoing until all areas have been quarried and reclaimed, a general layout off the areas to be quarried within the site boundaries can be seen on attached drawing three. The reclaiming process will include the placement of any topsoil/organic material previously stripped and stockpiled from the area to facilitate quarrying operations as well as a tree/shrub planting program allowing the site to regrow to the same condition prior to disturbance.

Image 1 – City of St. John's Zoning Map



Drawing 1  
All Coordinates in Nad83 zone 22



**From:** Ken O'Brien [<mailto:kobrien@stjohns.ca>]

**Sent:** Friday, August 11, 2017 4:18 PM

**To:** [jconstantine@platinumconstruction.net](mailto:jconstantine@platinumconstruction.net)

**Cc:** Lindsay Lyghtle; Govern PDE Multi Media Mail; Gerard Doran; Andrea Roberts

**Subject:** 75 Incinerator Road rezoning for a quarry next to the TCH - File no. REZ1700007

Mr. Constantine: This amendment to rezone land from the Rural Zone to the Mineral Workings Zone was adopted by Council, registered by the Minister of Municipal Affairs and Environment, and will come into legal effect on Friday, Aug. 18, when it will be published in the *NL Gazette*. We will advertise the amendment in the "City Minute" newspaper ad and on our website.

After that date, you will be free to continue your application process with the City, to seek development approval for the quarry. We will also advise Crown Lands of this.

Regards,

Ken O'Brien

---

**Ken O'Brien, MCIP** | *Chief Municipal Planner*

*City of St. John's - Planning, Engineering and Regulatory Services*

*Phone 709-576-6121      Fax 709-576-2340      Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)*

*John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2*

*\* MCIP - Member of the Canadian Institute of Planners*

**ST. JOHN'S**

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# DECISION/DIRECTION NOTE

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<b>Title:</b>	To rezone lands from the Rural (R) Zone to the Mineral Workings (MW) Zone and approval of a Crown Land Grant Application; File No. REZ1700007 75 Incinerator Road; Property ID # 33247
<b>Date Prepared:</b>	May 12, 2017
<b>Report To:</b>	Chair and Members, Planning & Development Committee
<b>Councillor &amp; Role:</b>	Councillor Art Puddister, Chair, Planning and Development Committee
<b>Ward:</b>	5

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**Decision/Direction Required:**

To rezone lands at 75 Incinerator Road from the Rural (R) Zone to the Mineral Workings (MW) Zone to enable the development of a rock quarry to facilitate the making of roadway fill, structural fill, Class “A” and Class “B” gravels.

To approve the Crown Land Grant Application for 75 Incinerator Road.

**Discussion – Background and Current Status:**

The City received an application to enable the development of a rock quarry off of the Foxtrap Access Road on lands known as 75 Incinerator Road. These lands are visible from the Trans-Canada Highway. The quarry operation will include the drilling, blasting and crushing of rock. A minimum buffer radius of 1000-metre will be maintained between the quarry and any area which is zoned for Residential or Apartment Use. There is a residence on the other side of the TCH, within the 1000 metres buffer, however, it is located in the Forestry (F) Zone where Mineral Workings are as a Discretionary Use. A Municipal Plan amendment is not required.

The City also received an application to approve a Crown Land Grant Application in respect to 75 Incinerator Road.

The property is located in Planning Area 15, in the Rural District and in the Rural (R) Zone. The lands are designated as Rural on the St. John's Urban Region Regional Plan. The property is bounded by the TCH, the Foxtrap Access Road and Incinerator Road. Across Incinerator Road is an existing quarry, zoned Mineral Workings (MW). The remaining lands surrounding the site are zoned Rural (R), Forestry (F) and Industrial General (IG).

The applicant has applied for an access from the Foxtrap Access Road. If this access is unsuitable, the applicant has indicated a second access option from Incinerator Road. Both

accesses provide for a connection to the TCH for trucking of the quarry materials. The Newfoundland and Labrador Department of Transportation and Works has been notified of the application and the client has been advised of their responsibilities to close the highway during blasting operations.

The proposed quarry use is generally in keeping with the uses in the area. As per Section 7.11 of the St. John's Development Regulations, a 30 metre wide landscaped buffer shall be maintained between any public street and a Mineral Working. The landscaped buffer is intended to minimize the visual effects of the quarry. Even with the buffer, the proposed quarry will be visible from the Trans-Canada Highway and from the Foxtrap Access Road.

The Municipal Plan identifies Natural Resources Areas such as mineral working to be managed to minimize the impacts on the natural environment and to preserve the scenic quality of the rural landscape. At the development permit stage, the applicant shall submit information needed to satisfy the requirements of Section 7.11 (Mineral Working) as outlined in Section 5.3.4 of the St. John's Development Regulations. In light of the above, it is recommended that the proposed rezoning from the Rural (R) Zone to the Mineral Workings (MW) Zone be considered subject to conditions.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:  
Applicant, neighbourhood citizens and associations, the City and provincial departments.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: A City for All Seasons – Support year-round tourism and industry activities.
4. Legal or Policy Implications:  
The rezoning will be conditional upon approval of a Crown Land Application.  
Development Approval will be conditional upon receiving a mineral workings permit from the Department of Natural Resources.
5. Engagement and Communications Considerations:  
Recommended to be advertised with a Public Notice distributed to all properties within a 1000 metres radius of the property.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.

9. Other Implications: Not Applicable.

**Recommendation:**

It is recommended that the request to rezone 75 Incinerator Road from the Rural (R) Zone to the Mineral Workings (MW) Zone, as submitted, be considered. Staff recommend Public Advertisement and Public Notices to be sent to all properties within a 1000 metres radius of the property. Public comments will then be forwarded to Council for their consideration. It is recommended that the request for the Crown Land Grant for 75 Incinerator Road be approved.

Development Approval will be conditional upon receiving a mineral workings permit from the Department of Natural Resources, and compliance with all requirements of the City of St. John's.

**Prepared by/Signature:**

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

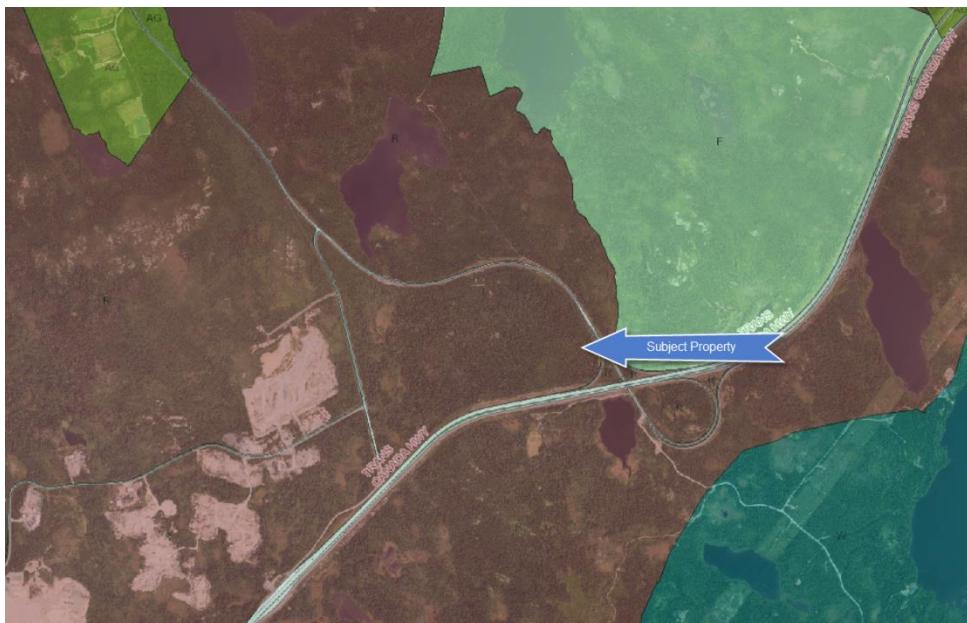
Signature: \_\_\_\_\_

AMD/dlm

**Attachments:**

Maps

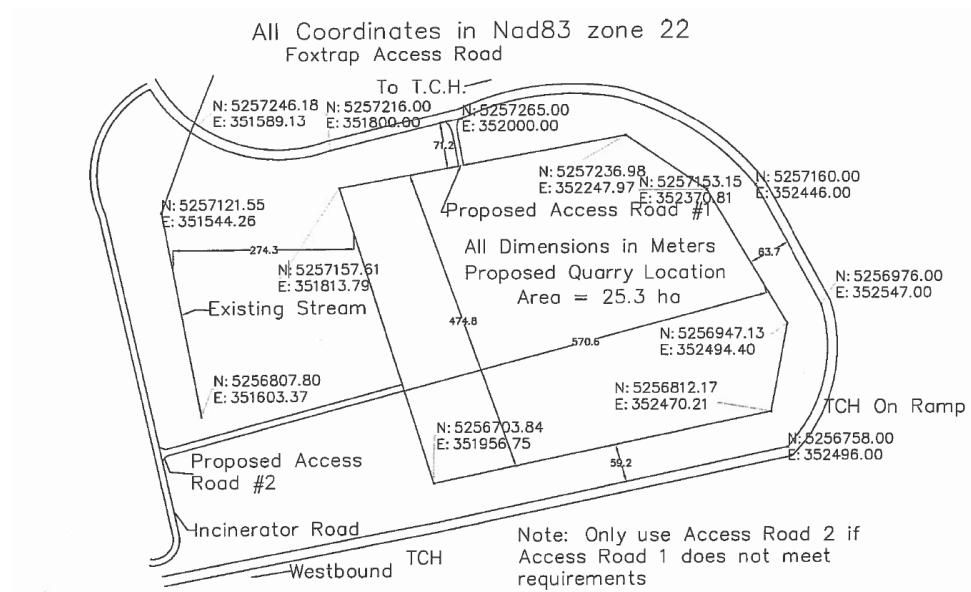
Applicant's Site Map



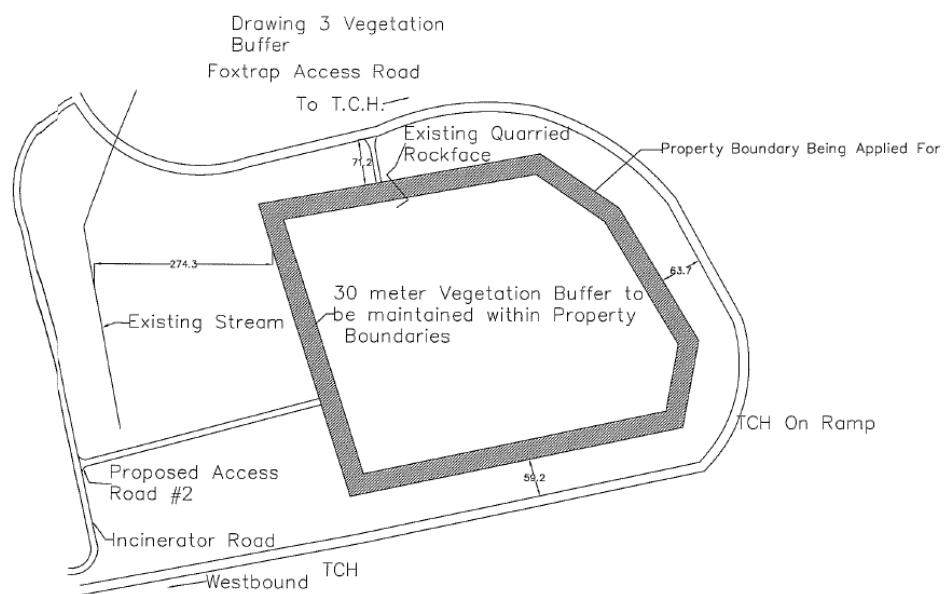
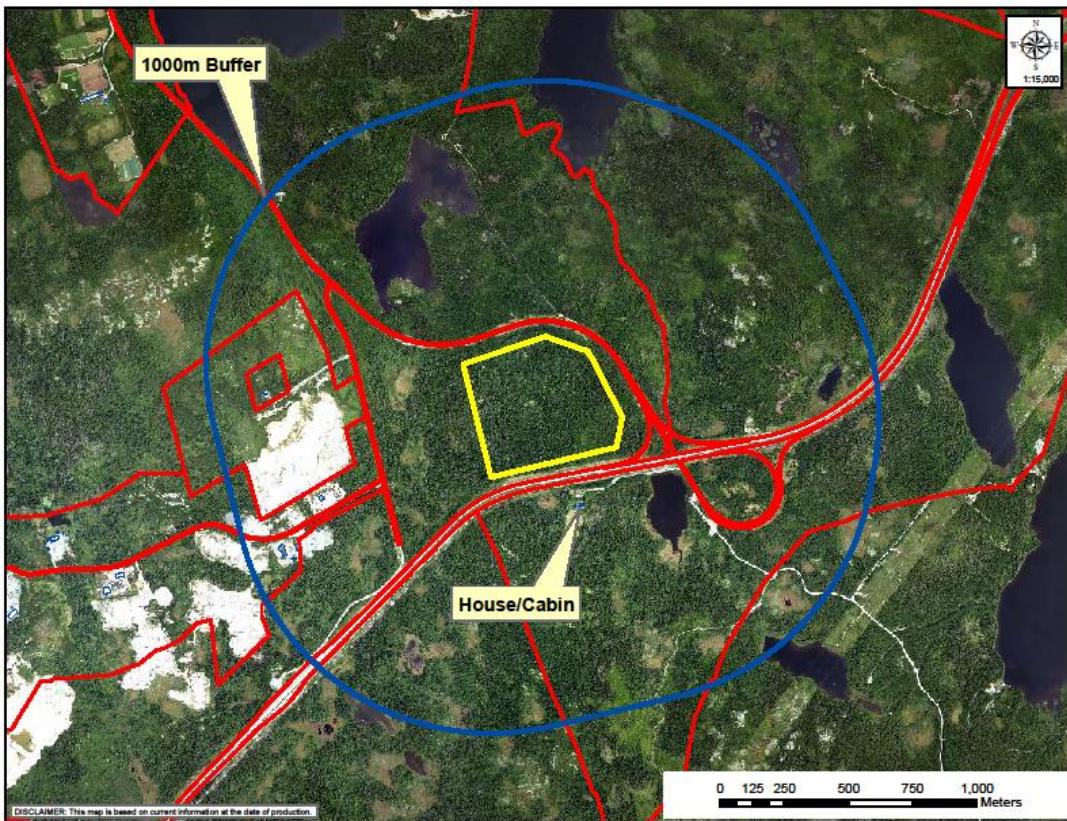
**Fox Trap Access Road – District Map**



**50 Bennett Avenue – Zoning Map**



**Road Access – Foxtrap Access Road or alternatively Incinerator Road**



**30 metre wide landscaped buffer sketch**

## QUARRY PERMIT APPLICATION

I/we Platinum Construction Company Ltd.

Address: PO Box 16008 5th Floor, Fort McMurray, AB Postal Code: A1X 2E2

Hereby apply for a quarry permit for 25.3 hectares to expire December 31<sup>st</sup>, 2017 under the terms and conditions of the Quarry Materials Act, 1998, S.N.L. 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: \_\_\_\_\_

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: \_\_\_\_\_

Address of property owner: \_\_\_\_\_

Form of Title: \_\_\_\_\_

Crown Grant: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

Crown Lease: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Number: \_\_\_\_\_

Other (specify): \_\_\_\_\_

#### 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:**

*Topsail removal is NOT permitted*

Proposed end use of material:  
Location of end use material:

*Roadway fill, Structural fill, Class "A" + Class "B"  
Various locations in NE Avalon Peninsula*

#### 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.):

*Forest, containing areas that are heavily populated with trees*

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

#### LAND USE INFORMATION:

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

If yes, what are the dimensions of the quarry? Width: \_\_\_\_\_ Length: \_\_\_\_\_ Average face heights: \_\_\_\_\_

\* 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: \_\_\_\_\_

\* 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: *Stream approx ~275m*

*From western Boundary*

\* 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: *Existing Roadways*

#### 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): *01N/07* UTM ZONE:  19  20  21  22

1. *\* Please see attached \** mE \_\_\_\_\_ mN \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_  
2. \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_  
3. \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_  
4. \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_

Describe the location of the proposed quarry with reference to nearby prominent landmarks (road intersections, bridges, etc.) to nearest tenth of a kilometre: *approximately 400m North-West of Foxtrap Access Road Bridge on TCH. Approximately 650m South-east of Rocky Pond.*

### SKETCH OF QUARRY SITE

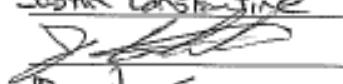
In the space below, draw a sketch showing the following:

- 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

\* Please Attached  
See

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: Justin Constantine  
Signature:   
Position: Project Engineer  
Date: Jan. 30/17

Phone No. (Business): 709-634-5116  
Fax No. 709-634-6216  
Email address: jconstantine@platinumconstruction.net

DOC/2017/04549



Government of Newfoundland and Labrador  
Department of Natural Resources

Mineral Lands Division

REFERRAL LETTER

File Number: 71111995

Permit Number: 135148

Referred: 24-Mar-2017

I have been directed by the Honourable Minister of Natural Resources to submit to you for your concurrence or otherwise, the following application:

Applicant: Platinum Construction Co. Ltd.  
Quarry Location: Foxtrap Access Road  
Quarry Materials: Rock  
Area of site: 25.3  
NTS map sheet: 01N/07  
Electoral District: Generic

The site is shown on the attached map. To minimize delay in the processing of this application, we request that any objections be forwarded within 2 weeks of the date of this letter.

If no reply is received by April 7, 2017 your concurrence will be assumed.

Would you kindly complete your reply below and return it to this division. Please attach additional sheets if necessary.

Gerald Kennedy  
Manager, Quarry Materials

This application is:

Approved.

Approved subject to the stipulations below.

Not approved, reasons given below

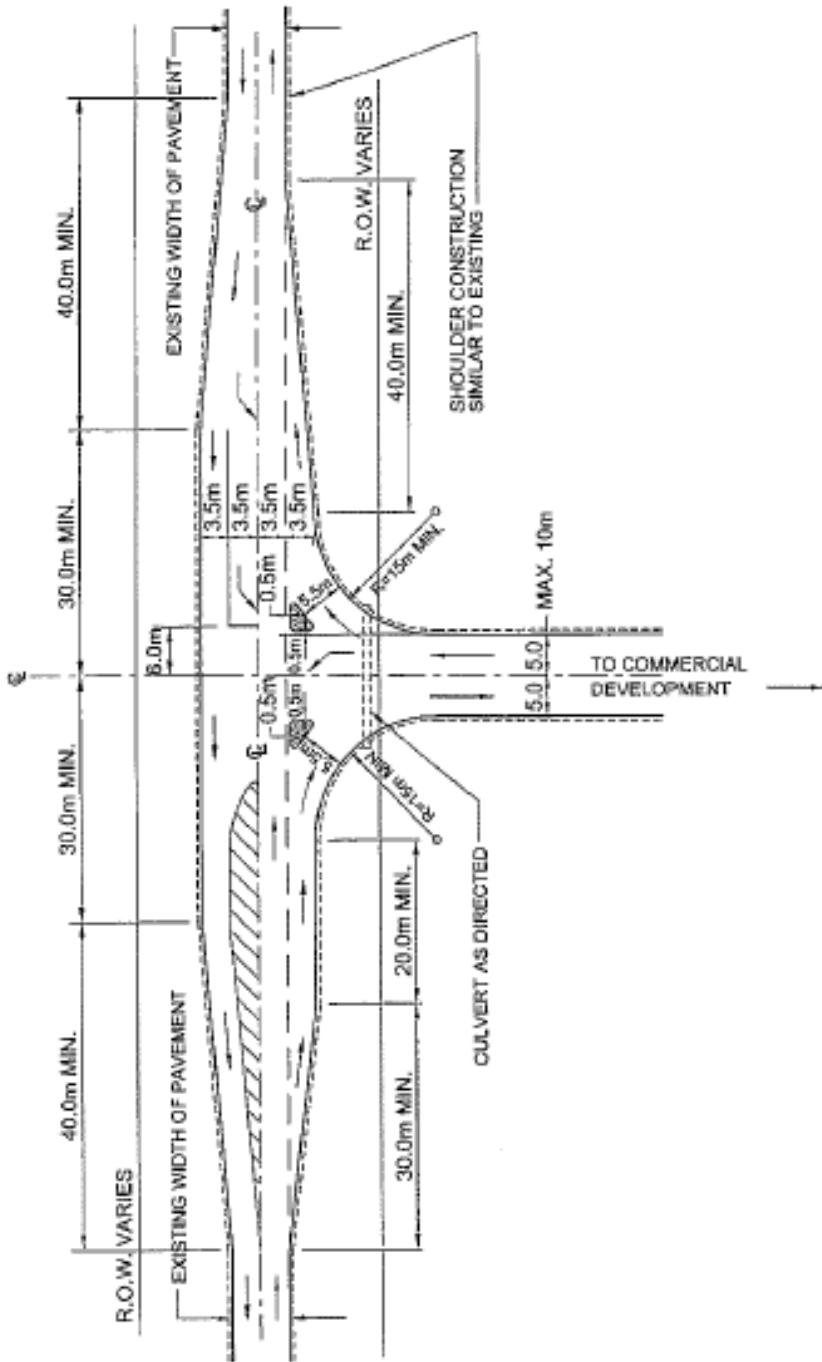
*City of St. John's must approve access #2 as well.*

Comments: PROPOSED ACCESS #1 IS NOT APPROVED. NO ACCESS ONTO ROUTE 61 (FOXTRAP ACCESS RD)

- PROPOSED ACCESS #2 IS APPROVED.
- ACCESS IS COMMERCIAL. (see attached) ACCESS TO BE 10m WIDE.
- A 600mm Ø CULVERT IS REQUIRED ACROSS ACCESS.
- THIS DEPARTMENT'S TRAFFIC CONTROL MANUAL SBY: *BDR*
- THIS DEPARTMENT'S TRAFFIC CONTROL MANUAL SBY: *J. John's*

Works, Services and Transportation - St. John's  
Government Service Centre - St. John's  
Historic Resources  
Water Resources Division - St. John's  
Crown Lands - St. John's  
Forestry - Unit 1 - Paddys Pond  
Inland Fish & Wildlife, Department of Environment and Climate Change

Environmental Assessment Division  
Dept of Municipal & Prov Affairs - Prov.  
Planning  
Dept Tourism, Culture & Recreation (Eastern)  
The City of St. John's  
Dept of Natural Resources, Andrea Devereux



3  
Revised  
Laws  
TRANSPORTATION AND WORKS  
HIGHWAY DESIGN DIVISION

## ENTRANCE TO COMMERCIAL DEVELOPMENT

DRAWN BY: BMF DATE: 02-01-10

SCALE 84.75.

MARCH 2011

1171-1

RECEIVED

APR 20 2017



Government of Newfoundland and Labrador  
Service Newfoundland and Labrador

File: MP-2017 102255 00

Platinum Construction Company Ltd.  
PO Box 16008, Station Foxtail  
Conception Bay South NL A1X 2E2

Dear Sir/Madam:

**PROTECTED ROAD ZONING REGULATIONS**

Your application to the Department of Natural Resources (Mineral Lands Division) for a quarry has been referred to me for comments. The reason for this is that the land in question is partially located alongside Trans Canada Highway which is a Protected Road under the above noted regulations.

I wish to advise you that all development along this section of the highway requires a permit from this office. In order that proper consideration may be given to your proposal, you are required to complete the enclosed Preliminary Application to Develop Land and return it to this office. Loss of time and inconvenience may be saved by paying particular attention to the notes at the bottom of the application concerning plans and marking of the site.

You will note that the form is a Preliminary Application only. The resulting decision will inform you whether or not you may develop the site for the use proposed. You will, thereby, be saved the cost and inconvenience of having detailed plans prepared in the event that your application is refused.

Please remember the Lands Branch of the Eastern Regional Lands Office cannot make a decision on your Crown Lands Application until they receive a reply from the Government Service Centre, Service NL.

Development may be commenced only when a Permit to Develop has been issued by Service NL.

Yours truly,

A handwritten signature in black ink, appearing to read "Stan Blackmore".

Stan Blackmore  
Regional Support Supervisor

P.O. Box 8700, 149 Smallwood Drive, St. John's, NL, Canada A1B 4J6 Phone: (709) 729-3699 Fax: (709) 729-7253

**Preliminary Application  
to Develop Land**

For Office Use Only

File No. _____
People RSN _____
Property RSN _____

Please place a check in the box to indicate the area for which you are making application

1	Protected Road Zoning Regulations <input type="checkbox"/>	Gander River Protected Area Regulations <input type="checkbox"/>
	Butterpot - Witless Bay Line Environs Development Control Regulations <input type="checkbox"/>	Marble Mountain Protected Area Land Use Zoning Regulations <input type="checkbox"/>
	Access to Provincial Road <input checked="" type="checkbox"/>	

**Location**

2	Location <b>75 Incinerator Road, Foxtrap, Conception Bay South</b>	GPS Latitude	GPS Longitude
	Give distance from prominent landmark to nearest tenth of kilometre <b>500m from Intersection with Foxtrap Access Road</b>		
	Marking of Site (Describe) <b>Area of Land Enclosed From Incinerator Road, Foxtrap Access Road and the Trans Canada Highway</b>		

**Applicant Information**

3	Name <b>Platinum Construction Company Ltd</b>	Conception Bay South, NL	A1X 2E2
	Address <b>(709) 834-5116</b>	City/Town <b>(709) 834-6216</b>	Postal Code <b>office@gossegrou.com</b>
	Telephone <b>Fax</b>	Email <b>office@gossegrou.com</b>	

**If submitted by an agent or person other than applicant**

Name of Agent	Telephone
Address of Agent	Telephone

**Type of Development**

4	Residential <input type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Accessory Building <input type="checkbox"/>	Access <input type="checkbox"/>
	Cottage <input type="checkbox"/>	Extension <input type="checkbox"/>	(If Accessory Building, number of stories) _____	Other <input type="checkbox"/> specify _____

**Describe proposed development**

5	Describe proposed development <b>Rock Quarry</b>	Approximate Cost <b>\$500,000 Future Structures</b>
	If extension, size of existing building Width _____ Length _____ Height _____	Set back from road centre _____
	Use of Proposed Buildings	
	(a) Use <b>Garage</b>	Size <b>35m x 20m</b> Set back from road centre <b>450m</b>
	(b) Use <b>Office</b>	Size <b>20m x 10m</b> Set back from road centre <b>450m</b>
	(c) Use _____	Size _____ X _____ Set back from road centre _____
	List any Buildings to be Demolished	

**Size of Land Development**

6	Area <b>253,000 m<sup>2</sup>/ft<sup>2</sup></b>	Frontage <b>475 m/ft</b>	Side <b>570 m/ft</b>
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**Land Ownership**

7	Crown Land <input type="checkbox"/>	Private <input type="checkbox"/>	Applicant's Interest in Land Lessee <input type="checkbox"/> Owner <input type="checkbox"/>	Prospective Lessee or Owner <input checked="" type="checkbox"/>	Area of Adjacent Land in Same Ownership, if any m <sup>2</sup> /ft <sup>2</sup>
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Continued on Reverse

Present Uses of Adjacent Land (Residential, Commercial, Unused, etc.)

8 Side Foxtrap Access Road Side TCH Rear Foxtrap Access Ro Opp. Side of Road Sand Quarry

Services

9 Existing Services  
Water Supply None Sewage Disposal None  
Proposed Services  
Water Supply Well Sewage Disposal Septic

Type of Vegetation

10 Type of Vegetation (Forest, Scrub, Barren, Cleared, etc.)  
Forest

Describe Proposed Means of Access to Site

Include Route #, proposed use (private or commercial) and whether a permanent or temporary access

11  Residential  Commercial  New/Change of Use  Road Route # \_\_\_\_\_ Route Name \_\_\_\_\_  
Access Road to be constructed from Incinerator Road, off of route 61

Applicant's Signature

12 Applicant's Signature   Date (YYYY-MM-DD)    
  2018-04-19

Notes and Fee Information

13 Fees for Residential Access \$50.00; or Commercial Access \$500  
All cheques/money orders are to be made payable to the Newfoundland Exchequer Account.  
"WHERE THE FEE PAID IS INSUFFICIENT, THE BALANCE SHALL BE PAID UPON REQUEST."  
1. This form is not valid unless all questions are answered correctly, signed and dated.  
2. This form must be accompanied by two copies of a location plan, sufficiently detailed, to identify site location.  
3. It is essential that the proposed site be marked with corner posts or stakes with the applicant's name as a means of identification. Type of markings must be stated in Section 2 of this form.  
4. Where appropriate, applicant should specify whether measurements are imperial or metric.  
This is NOT an application for lease or grant of Crown Land. A separate application must be made.

Routing Information

14 Send ALL completed copies to Government Service Centre, Service NL at the office location nearest you:

<b>MOUNT PEARL</b> Motor Registration Building 149 Smallwood Drive P. O. Box 8700 Mount Pearl, NL A1B 4J6	<b>CLARENVILLE</b> 8 Myers Avenue, Suite 201 Clarenville, NL A5A 1N2	<b>GANDER</b> Fraser Mall 230 Airport Blvd. P. O. Box 2222 Gander, NL A1V 2N9
<b>GRAND FALLS-WINDSOR</b> 3 Cromer Avenue Grand Falls-Windsor, NL A2A 1W9	<b>CORNER BROOK</b> Sir Richard Squires Building Mount Bernard Avenue P. O. Box 2006 Corner Brook, NL A2H 6J8	<b>HAPPY VALLEY-GOOSE BAY</b> 2 Tenth Street P. O. Box 3014, Str. B Happy Valley-Goose Bay, NL A0P 1E0

PRIVACY NOTICE

The Government Service Centre collects personal information relating to land development under the authority of the Health and Community Services Act and the Water Resources Act. Personal information collected by the Government of Newfoundland and Labrador is protected under the Access to Information and Protection of Privacy (ATIPP) Act. If you have any questions about the collection or use of this information, please contact a Government Service Centre representative at your nearest Service NL office.

From : Fenske, Jana <janafenske@gov.nl.ca>

Good Day,

Please see below Wildlife's comments regarding application 711:11995:

The Wildlife Division advises applicant to operate under established regulations and guidelines with respect to wildlife and its habitat (e.g. nesting birds, caribou, waterfowl, wetlands, inland fish, rare plants, riparian species) to minimize additional impacts (Section 106 of the *Wild Life Regulations* under the *Wild Life Act* (O.C. 96-809): [www.env.gov.nl.ca/env/wildlife/index.html](http://www.env.gov.nl.ca/env/wildlife/index.html)).

Where applicable, the Wildlife Division requests a minimum 30 m naturally vegetated buffer to be maintained along all waterbodies and wetlands to protect sensitive riparian and aquatic species, and their habitat.

Habitat disturbance impacts wildlife (birds, small mammals etc.) negatively and should be kept to a minimum. To help reduce any negative impacts on any species, the Wildlife Division recommends that any necessary vegetation clearing or excessive noise be undertaken outside of the nesting, breeding and brood rearing period (May to mid-July), when disturbance would be most critical.

Where vegetation clearing is not avoidable and a nest is found:

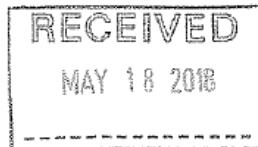
- The nest and neighbouring vegetation should be left undisturbed until nesting is completed; and
- Construction activities be minimized in the immediate area until nesting is complete.

*Jana*

Check out our current edition of [Our Wildlife](#)

 Studies show trees live longer when they're not cut down.  
Please do not print this email unless you really need to.

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Government of Newfoundland and Labrador  
Service NL

May 15, 2018

File Number: MP-2017 102255 00

Platinum Construction Co. Ltd.  
P.O. Box 16008, Stn Foxtrap, CBS  
Foxtrap NL A1X 2E2

**RE: Protected Road Zoning Regulations  
Quarry at Foxtrap Access Road, Conception Bay South**

I wish to inform you that your application dated April 11, 2017, for the above noted development has been approved in principle. A permit will be issued for the development upon submission of the following information:

1. Notification of the issuance of your quarry approval documents by the Mineral Lands Division of the Department of Natural Resources.
2. No access onto Foxtrap Access Road will be permitted. No development permitted within 15m of the centreline of the Foxtrap Access Road.

**This Approval in Principle expires on May 14, 2019, and if the required information is not submitted within that time, the approval will be cancelled or become null and void.  
Approval does not constitute permission to commence construction. A Development Permit must first be obtained.**

Sincerely,

A handwritten signature in black ink, appearing to read "Theresa Murphy".

Regional Support Supervisor

C David Niefer, Service NL  
Bill Skanes, Department of Transportation & Works  
Mineral Lands Division, Department of Natural Resources  
Provincial Planning Division, Department of Municipal Affairs and Environment

### 3.7 Approval of the Undertaking

Prior to use of the proposed site we needed to submit an application to the City of St. John's to have the land rezoned as mineral workings from rural, this was approved by council on Aug 18, 2017. We also need permission from Service NL to develop the access road and site because it is crown land. We have also received approvals from Inland Fish and Wildlife and the department of tourism. Then once this Environmental Assessment is accepted by the necessary bodies we can have our quarry permit issued by Natural Resources/ Mines and Energy.

### 3.8 Schedule

We would like to start ground work on this site mid-2018, pending all permits and approvals. Early access to this site will benefit us for upcoming Municipal Affairs/Transportation and Works tenders in the area, as we can price the project with supplying our own aggregate and rock, opposed to purchasing them from another contractor.

### 3.9 Funding

The proponent will provide all funds necessary to create material and any accessories buildings required for this site. The funds will recovered through the sale of granular materials, and rockfill along with the cost savings of using our own material.

May 23, 2018  
Date

Anthony, Gene  
Signature of Chief Executive Officer