

V & J Tectonic INC.
Residential & Commercial Light Industrial
Subdivision Development
Spillway – Deer Lake, NL
Environmental Assessment Registration

Submitted To: Department of Environment and Climate Change

October 21, 2024

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NAME OF UNDERTAKING: Residential/Commercial/Light Industrial Subdivision

PROPONENT:

- (i) Name of Corporate Body -----V & J Tectonic INC.
- (ii) Address: ----- 11 Chaulk's Lane, Deer Lake, NL
- (iii) Chief Executive Officer ----- Dr. W. Vaden Williams (PhD)
 - Official Title: ----- Owner/Managing Director
 - Address: ----- 11 Chaulk's Lane, Deer Lake, NL
 - Telephone: ----- 709-215-4261
 - Email address: ----- vjtectonic@gmail.com
- (iv) Principal Contact Person for purposes of Environmental Assessment:
 - Name: ----- Same as above and or Walter Anderson
 - Official Title: ----- Principal Engineer
 - Address: ----- Anderson Engineering, 3 Union St,
Suite 103, Corner Brook, NL, A2H 5M7
 - Telephone #: ----- 709-634-9944
 - Email Address: ----- andersoneng.wa@nfld.net

THE UNDERTAKING:

- (i) **Name of the Undertaking:** V & J Tectonic INC. Deer Lake Subdivision.
- (ii) **Purpose:** To provide affordable housing in the Deer Lake area for senior citizens; young couples starting out in life; NL individuals migrating from smaller coastal communities to a larger town with better social infrastructure, recreational facilities, transportation hub and medical services; international individuals immigrating to NL for employment; NL retirees moving back to the province; and other individuals from other provinces wanting to move to NL.
- (iii) **Rationale:** Deer Lake is in a short supply situation regarding future residential and commercial land availability. The Deer Lake Town is hemmed in by the Humber River to the North, the Deer Lake Canal to the SE, the actual lake that gives Deer Lake its name to the West, and the East West flight path corridors of the Deer Lake Airport. The Deer Lake Town has limited space to grow. We want to grow our town.
- (iv) **Need for the Undertaking:** For more than twelve years we have been working on getting this project up and running and have been asked multiple times by the Deer Lake Town Officials, "When are you going to start?" There is a genuine felt need by the Town for the development of residential and commercial land to accommodate present and future residential growth needs, plus commercial development for enterprises that want to launch new businesses in the Town of Deer Lake. A Deer Lake Feasibility Study was done pertaining to this project. There were favorable outcomes.

DESCRIPTION OF THE UNDERTAKING:

(i) GEOGRAPHICAL LOCATION:

- a. The Undertaking is located within the Deer Lake Town Boundaries and Planning Zone in the Spillway/St. Jude's TCH Overpass area.
- b. The Crown Lands Lot #153743 is adjacent and parallel to the TCH Demarcation Easement to the West; and adjacent to, yet not encroaching on the St. Jude's watershed boundary to the Southwest; and adjacent and parallel to Crown Lands Lot #142436 to the Southeast as shown in **Appendix # 3 - Location Map of Proposed Development Site Rezoning.** (Rezoning in process.)
- c. The Undertaking is on the South by Southwest side of Deer Lake Town. Please see attached survey maps; site development plans; and rezoning maps as shown in **Appendix # 2 – Legal Survey of Subdivision Development Site; Appendix # 3 – Location Map of Proposed Development Site Rezoning; Appendix # 4 - Location Map in Proximity of Deer Lake Town; and Appendix # 5 - Subdivision Site Layout Drawing with Proposed Phase 1A & 1B.**
- d. The Deer Lake Town Office has approved this site for Residential Medium Density Development and Commercial Light Industrial Development.
- e. The Geographical Location of the Residential Site in proximity to the TCH is approximately 338 meters.
- f. The Geographical Location of the Residential Site in proximity to the actual Deer Lake body of water is approximately 618 meters.
- g. The Geographical Location of the Commercial Developmental Site in proximity to the TCH is approximately 200-278 meters away from the TCH.
- h. The Geographical Location of the Commercial Developmental Site in proximity to the actual Deer Lake body of water is approximately 500 meters.

(ii) PHYSICAL FEATURES:

- a. Upon the advice of the EA Planner, this EA Registration Application consists of two Crown Lands Lots, #142436 and #153743 as shown in **Appendix # 3 – Location Map of Proposed Development Site Rezoning.** Lot #142436 consists of 135 ha/s as shown in **Appendix # 2 – Legal Survey of Subdivision Development Site.**
- b. Lot #153743 consists of 15-25 ha/s. The final Legal Survey of #153743 will reveal the exact land dimensions.
- c. Access to the Subdivision Development will be off Glide Lake Road at the NW Corner of Crown Lands Lot #142436.
- d. There is a gentle upward slope in the southern direction making for an amazing view of the Deer Lake and the Humber Valley.
- e. Three Test Pits of 9.5 feet deep, as approved by the Corner Brook Crown Lands Office, has revealed that the ground is excellent for residential development. No

bedrock, no cliff, no clay/pug was discovered. All three Test Pits consists of pea gravel/sand and cobble stone from small – medium – and large.

- f. Due to previous pulp and paper multiple wood harvestings years ago, the above ground vegetation is of sparse growth of softwood (Balsam Fir & Spruce) and hardwood (White Birch) trees.
- g. Any materials to be removed from or taken into the development site will comply with the Deer Lake Municipal Guidelines. (This Agreement Document was filled, signed and filed with the Deer Lake Town Office October 7, 2024. And our formal Subdivision Development Application was also filed with the Deer Lake Town Office on October 7, 2024, with a dated cheque to cover the fee payment.)

(iii) Construction:

- a. Site preparation will commence immediately after all permits and approvals have been put in place by the appropriate authorities.
- b. Immediately following site preparation, we will engage the Engineering Company and Survey Company to update all civil engineering infrastructure layouts including all lots for Phase 1 A and 1B.
- c. NL Power has been contacted and are waiting for the go ahead from all parties concerned.
- d. Then an Earth Works Company will be engaged to do the in-ground installation of the water, sewer, storm sewer egress lines, curbs, gutters, sidewalks and one lift of asphalt according to the Engineering Infrastructure Plans.
- e. Housing plans will be submitted to the Deer Lake Town for approval.
- f. Construction will commence as soon as permits are issued, following all municipal and construction codes.
- g. Commercial Lots will be made available as soon as there is demand.
- h. The Project related environmental and social effects and mitigation plans:
 - I. All topsoil will be retained, screened and reused on site.
 - II. Waste: Legally Approved Waste Dumpsters will be on site of the Residential Construction to receive and remove all construction waste. It will be transported to the Provincially Approved Waste Materials Site by a licensed waste removal company.
 - III. When there is site and construction dust, all individuals operating and working in the vicinity will be required to wear appropriate dust filter masks.
 - IV. Noise: it is impossible to clear land and build houses without some measure of noise. However, all individuals working in the vicinity will be required to wear hearing protective equipment.
 - V. Wildlife interaction: since this project is within the Deer Lake Town proximity boundary and planning zones, there are minimal animal sightings. However, occasional squirrels and moose have been seen over the years and are a welcomed sight.

- VI. All workers on site will be required to adhere to the Health and Safety Codes of Conduct.
- VII. Safety and First Aid Training will be mandatory.

(iv) OPERATION:

- a. As fast as possible, all residential units upon or near completion, will be put on the market for sale. We will continue to build for private ownership and or for affordable rental units, depending on the demand.
- b. We have met numerous times with the Deer Lake Town Officers regarding access to the Town services. A water pressure test revealed a 65 PSI at the access level. There is excess sewer capacity at the Spillway Pumping Station. Emergency services, snow clearing, and waste management will be serviced by the Town.
- c. Each unit will be built to the highest possible standard and code by private and or local building contractors.
- d. Two Building Supplies Companies and one Hardware Store have expressed interest in our project.
- e. Regarding Commercial Light Industrial Lots, two Big Box Stores and one Fast Food Store have asked for our plans immediately upon final approval.
- f. The greatest effects that will impact commercial development are adequate water supply for domestic and fire suppression purposes; adequate sewer and storm sewer egress lines; parking and snow clearing spaces. The Town of Deer Lake Officials have tested and indicated that there is a 65 PSI water flow for the initial phases. There is adequate sewer capacity for the initial phases as well. Parking and snow clearing spaces will have to adhere to the Municipal Regulations and Bylaws.

(v) OCCUPATIONS:

- a. Due to the nature and size of this development, there will be multiple units in consecutive multiple phases. Initially, earthmoving equipment contractors will have their own Equipment Operators.
- b. The construction phases will require approximately 7-10 various trades persons.
- c. The construction works will be carried out by direct hiring of tradesmen from the local areas with the oversight of a project foreman.
- d. Sourcing of trades will be by private contact and open advertisement in local social media outlets and will be based on experience and capacity.

NOC Code	Description	Number Required	Type
72010	Project Foreman	1	Full-time
73400	Equipment Operators	3	Full-time
72310	Carpenters	4	Full-time
72300	Plumbers	1	Full-time
72310	Pipe Fitters	1	Full-time
Total		10	Full-time

(vi) **PROJECT RELATED DOCUMENTS:**

- a. Rezoning Project Approval Letter from the Deer Lake Town Manager. **Appendix # 1 – Letter of Rezoning Approval dated September 12, 2014.**
- b. Preliminary Accepted Legal Survey of Crown Lands #142436. **Appendix # 2 – Legal Survey of Subdivision Development Site.**
- c. Most recent Rezoning Map produced by the Deer Lake Town Officials requesting all Rural Land under Crown Lands #142436 and Crown Lands #153743 be rezoned to Commercial Light Industrial as suggested by Mr. John Baird, Town Planner. **Appendix # 3 – Location Map of Proposed Development Site Rezoning.**
- d. Proximity to the Town of Deer Lake Map. **Appendix # 4 - Location Map in Proximity of Deer Lake Town.**
- e. Most recent Site Development Plan for Crown Lands #142436 with Phase 1A and Phase 1B inserted. **Appendix # 5 - Subdivision Layout Drawing with Proposed Phase 1A & 1B.**

(vii) **APPROVAL OF THE UNDERTAKING:**

The following Permits, Approvals and Authorizations may be required.

APPROVAL REQUIRED	APPROVAL AUTHORITY
Approval for the Undertaking	Minister, Environment and Climate Change
Preliminary Application to Develop Land	Digital Government and Service NL
Protected Road Zoning and Development Control Regulations	Digital Government and Service NL
Permit to cut	Newfoundland Forest Services
Rezoning	Department of Municipal Affairs
Permit to Develop	Town of Deer Lake

(viii) **SCHEDULE:**

When all Approvals and Permits are in place, work will commence immediately.

(ix) **FUNDING:**

The project will be privately funded by the proponent.

Initially, the project will have a capital cost of \$1.6M for land acquisition, \$600,000-\$800,000 for site preparation, and an additional \$4M annually for the construction of each of the Phases going forward.

Respectfully submitted Dr. W. Vaden Williams (PhD).

Date: October 9, 2024

Signature of the CEO: W. V. Williams



September 12, 2014

To Whom it May Concern:

The Town of Deer Lake wishes to express its support for the re-zoning of land to accommodate a planned development south of the Spillway portion of the town, for the purpose of developing a residential sub-division.

We are aware that the footprint of the development has been altered and we wish to state explicitly that we support the development with these recent amendments.

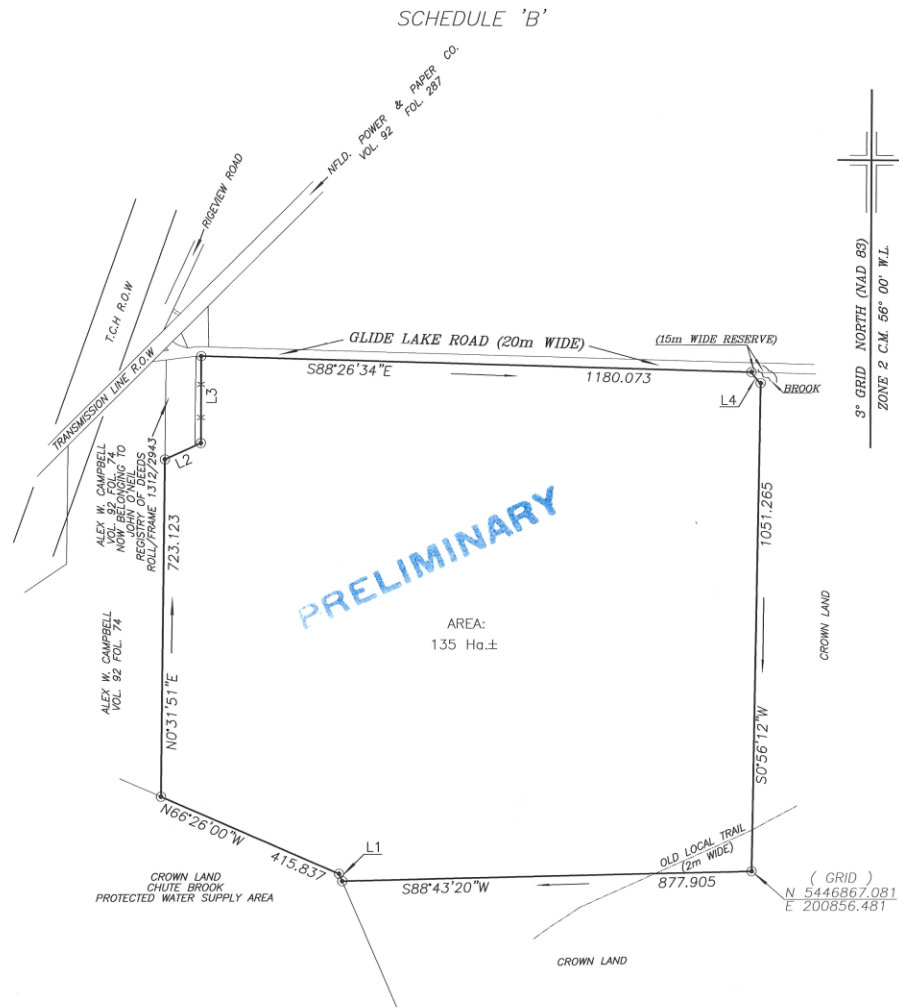
Should you have any questions, please contact the undersigned.

Sincerely yours,

Maxine Hayden

Town Manager

Appendix # 1 – Letter of Rezoning Approval dated September 12, 2014.



REFERENCE MONUMENT :
 77G2039 N 5,449,303.895 E 200,274.261
 (COMBINED SCALE FACTOR : 1.000032)
 77G2042 N 5,448,650.337 E 200,793.637

- ▲ CONTROL MONUMENT
- SURVEY MARKER
- Fd. FOUND
- X— FENCELINE
- - - - POLELINE

ALL DISTANCES HORIZONTAL GROUND
 DISTANCES MEASURED IN METERS.
 ALL BOUNDARIES OPEN.

YATES & WOODS LTD.
 DWG. NO. 22588

NOV. 01, 2023
 APP. NO. 142436

NUM	BEARING	DISTANCE
L1	N23°15'01"W	17.253
L2	N65°31'32"E	84.058
L3	N0°08'39"E	186.759
L4	S39°06'21"E	30.949



— SCALE 1 : 10000 —

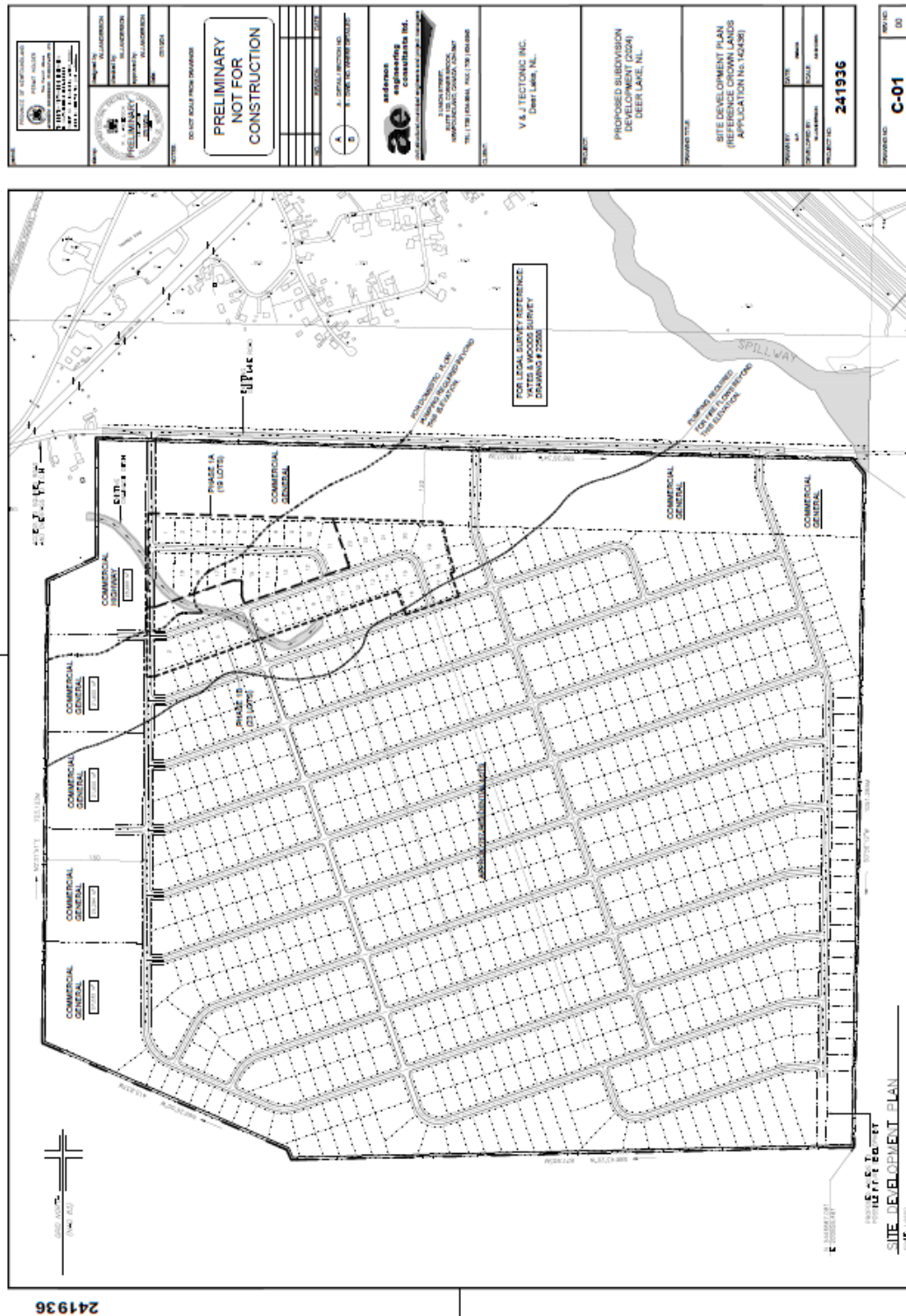
Appendix # 2 – Legal Survey of Subdivision Development Site.



Appendix # 3 – Location Map of Proposed Development Site Rezoning.



Appendix # 4 - Location Map in Proximity of Deer Lake Town.



Appendix # 5 - Subdivision Layout Drawing with Proposed Phase 1A & 1B.