

URBAN AND RURAL PLANNING ACT
DEPARTMENT OF DIGITAL GOVERNMENT AND SERVICE NL
GOVERNMENT SERVICE CENTRE
DISCRETIONARY USE NOTICE

The Department of Digital Government and Service NL is in receipt of an application from C.W. Parsons Limited for a quarry to be located 12 kilometres from the Trans-Canada Highway, Witless Bay Line.

As per the Butterpot-Witless Bay Line Environs Development Control Regulations, the proposed location for the quarry is discretionary use in the watershed protection zone.

Before making a final decision regarding this application, the Department wishes to receive any comments, objections or representations on this matter.

Anyone wishing to make a comment, objection or representation should submit a statement outlining their concern(s) to the Department of Digital Government and Service NL by emailing devconavalon@gov.nl.ca by April 11, 2025.

Please include the following in the email subject line: Attention: Development Control – File Reference 25-101747.

For more information about this application, please visit the Department's website to view the Discretionary Use Notice for C.W. Parsons Limited or call 709-729-3699.



Watershed protection

Witless Bay Line




Old Witless Bay Line

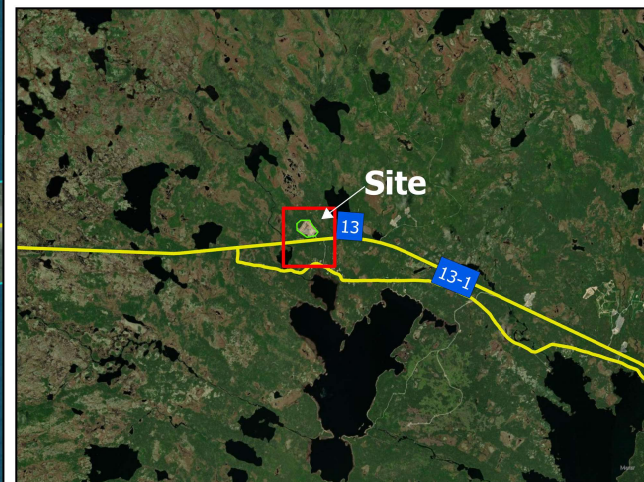
0 0.75 1.5 3 4.5 6
Kilometers

PUBLIC NOTICE

Development Application Proposed Quarry

Butterpot-Witless Bay Line Environs
Development Control Regulations
Urban and Rural Planning Act, 2000

-  Watershed protection
-  Proposed Quarry Boundary
-  Witless Bay Line



For more information please contact
devconavalon@gov.nl.ca or (709)-729-3699
Digital Government and Service NL

**C.W. PARSONS LIMITED
WITLESS BAY LINE QUARRY**

Environmental Impact Statement Document

Submitted by:
C.W. Parsons Limited
P.O. Box 3035
Paradise, NL A1L 3W2

March 4, 2025

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1.0 NAME OF UNDERTAKING

C.W. Parsons Limited Witless Bay Line Quarry Application

- Quarry Permit Identification
 - File 71112725 6.0 ha
- Service NL Identification
 - File Reference MP-2020 10271600

2.0 PROPONENT

2.1 Name of Corporate Body

C.W. Parsons Limited

2.2 Address

P.O. Box 3035
Paradise, NL
A1L 3W2

2.3 Principal Contact Person

Ms.Alanna Parsons
P.O. Box 3035
Paradise, NL
A1L 3W2
Telephone: (709) 685-8789
Email: info@cwparsonslimited.ca

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed project, referred to as the Witless Bay Line Quarry, is a 6.0 ha quarry re-application area that is located approx 12 km up Witless Bay Line (Route 13) from TCH on the Avalon Peninsula, (**Figure 1**). The project has been operating under a quarry permit for approx 4 years and is intended to be developed under the same quarry permit to primarily extract/produce aggregate in order to support C.W. Parsons Limited commercial needs.

3.2 Purpose/Rationale/Requirement for the Undertaking

The aggregate materials produced on site will consist of, but are not limited to, Class A, Class B, etc. All superficial materials including sand and gravel will also be utilized if present.

The quarry site is currently active with existing access and a developed quarry face. The site can be accessed via the Witless Bay Line, approx. 12 km from the TCH via a established truck drivable gravel road.

The reasoning for the 6.0 Ha quarry permit re-application, submitted to the Quarry Materials Division, is to renew the previously issued quarry permit for the area.

This quarry area is required by C.W. Parsons Limited so they can continue to meet ongoing project demands. C.W. Parsons Limited were previously utilizing the quarry site to maintain a supply of aggregates and are now up for annual renewal of quarry permit and development use permit. The immediate requirement of the site is needed as currently materials are being sourced elsewhere from third parties which is increasing trucking distances, the environmental footprint/carbon impact and overall project and contract costs.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Activities to be Carried Out

The site will be developed primarily as a rock quarry. In this regard the standard quarry development procedures for a rock quarry will be followed as per the Quarry Materials Act and an issued quarry permit by the Quarry Materials Division. These conditions include, but are not limited to, preserving all organic material in windrowed and stockpiled locations for later site rehabilitation. After all grubbing/organics are stripped the site will be prepared for blasting in less than 10 m bench cuts by drilling and blasting in the desired pattern to produce the rock size required. This is to be completed by a third party certified blasting company. After blasting, the rock is transported via front end loader to a crusher and screener in the quarry area where aggregates such as Class A, Class B, etc. will be produced. In some cases, rock may not be crushed and transported directly from the quarry face after blasting to the offsite project area. After the crushing is completed, the aggregates will be stockpiled on site until they are required to be transported via dump truck offsite. There will be no washing of aggregates in the quarry area. Also, it should be noted that if a suitable sand, gravel or till material are encountered they will also be utilized in the same manner as noted above without any onsite secondary processing.

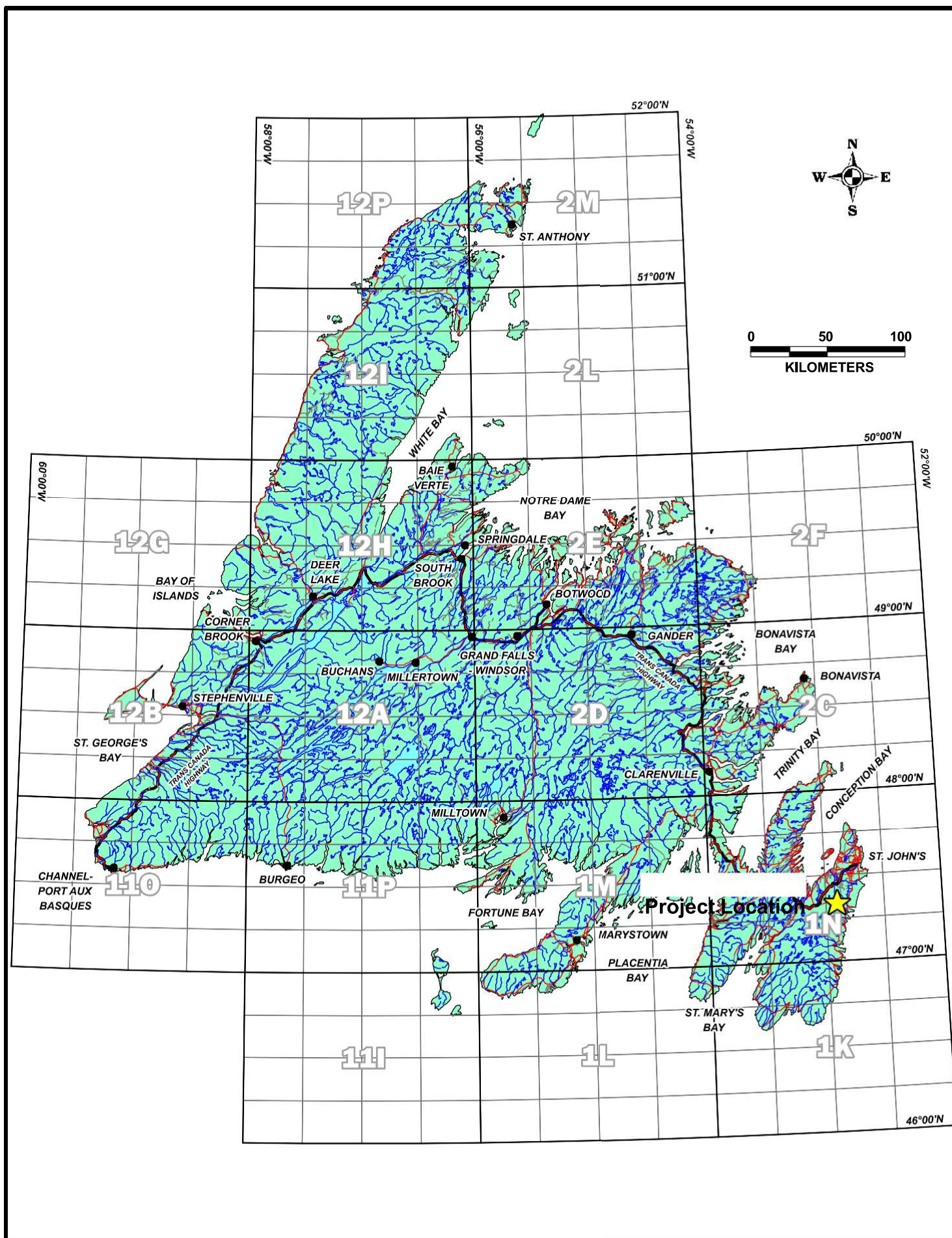


Figure 1: Project Location Map (NTS 1N/07)

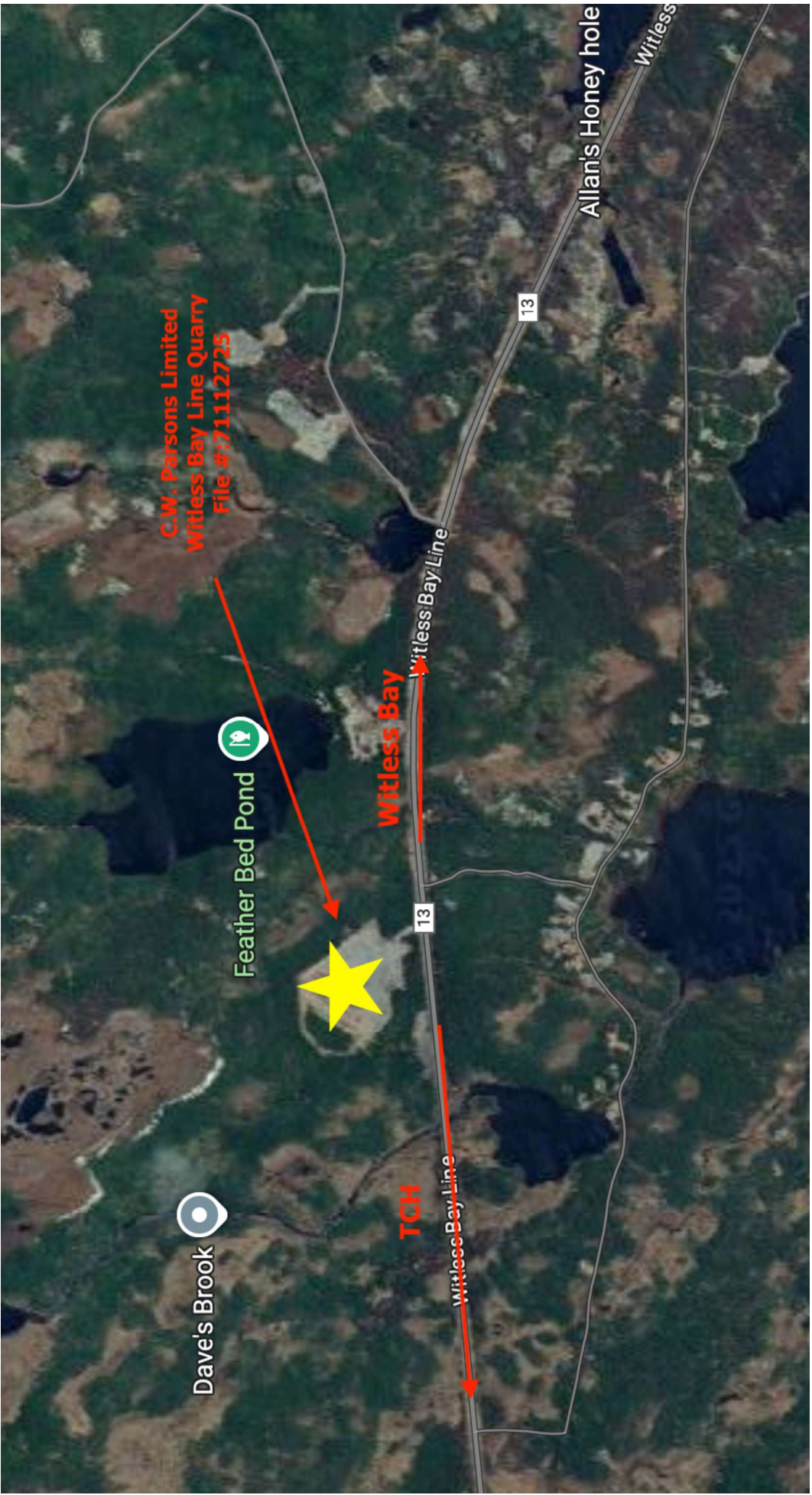


Figure 2: General Quarry Area Map

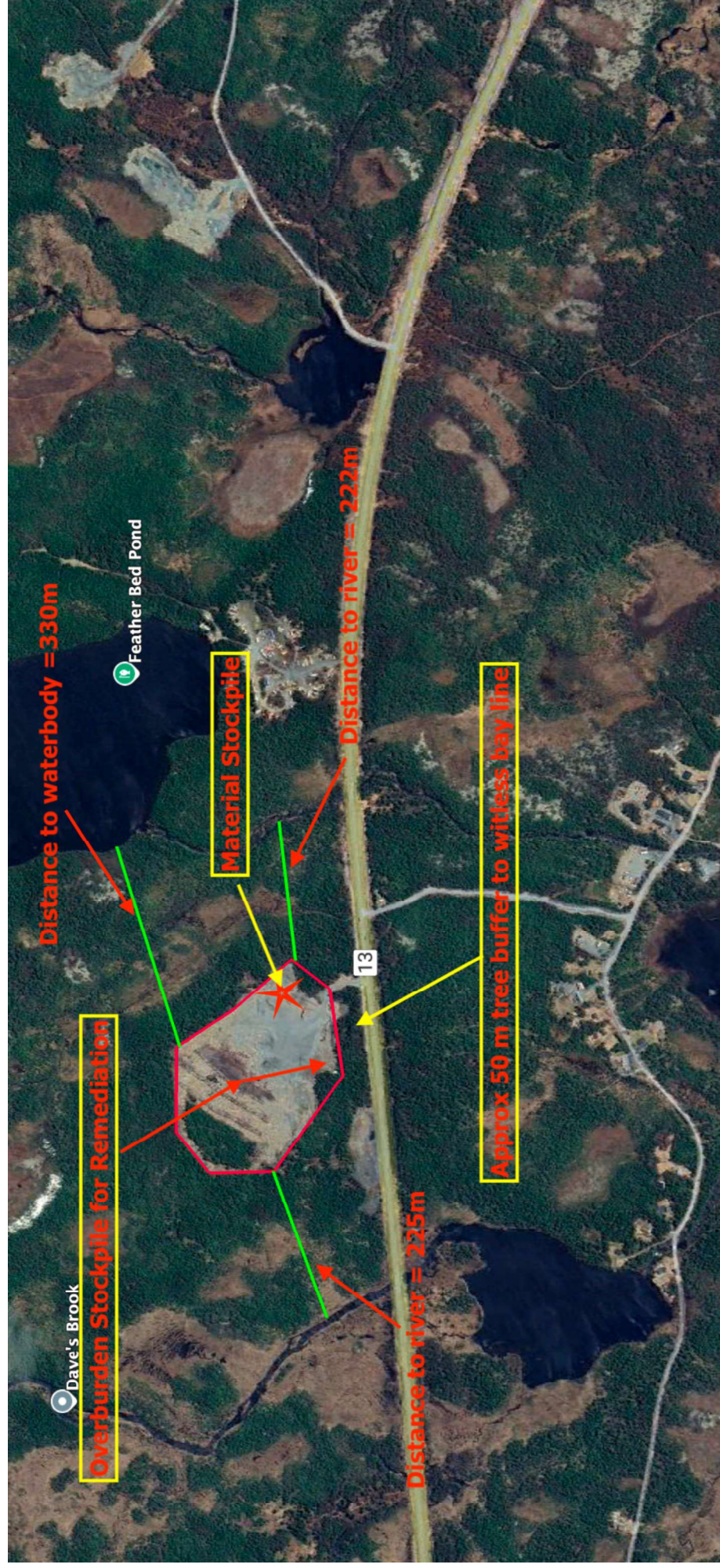


Figure 3: Quarry Layout

4.2 Alternative to the Undertaking

C.W. Parsons Limited requires a consistent, secure supply of aggregates to be able to remain commercially competitive and to bid ongoing municipal, provincial, etc. contracts. That said the alternative to continuing with this development, at the established quarry site, is to pursue another undeveloped quarry area somewhere on the Northeast Avalon. This seems unreasonable as it would cause a larger environmental impact than the already established quarry site. It is thought that the best option is to continue with the activities at the already established quarry area with the subsequent re-spreading of grubbing and sloping of quarry faces after the resources have been exhausted allowing for rehabilitation of the already disturbed area.

5.0 ENVIRONMENTAL IMPACTS

5.1 Anticipated Impacts

This project will have minimal impact on the environment as it is already established and operational. Also, the site generally has an overall small footprint of 6.0 Ha compared to some quarry sites that are 10's of Ha.

That noted some possible impacts are listed below:

- Excessive dust from the quarry site
- Fuel requirements for equipment
- Site Visibility to Witless Bay Line

5.2 Mitigation Measures Against Potential Impacts

5.2.1 Dust

The impacts of dust are expected to be minimal as the site is primarily dealing with the development of a rock quarry which is naturally coarse and lacks significant finer particles such as a sand and gravel site. Finer practices created or disturbed from the clearing of the site and the crushing of rock will be controlled by water suppression via water trucks if required. Also, the clearing of grubbing will occur in very small blocks, typically less than 0.5 Ha to minimize possible dust impacts. Crushing operations will try and be contained to more damp conditions. Based on historic weather conditions a northeast, east or southeasterly wind off the adjacent Atlantic Ocean to the east, will generate foggy conditions that will also help with natural dust suppression.

Should excessive dust become prevalent during prolonged drier conditions then operations will cease until more damp conditions are present.

5.2.2 Fuel

As with any industrial operation fuel is a necessity. Diesel fuel will be required to operate the development and processing equipment that will be located within the quarry area. Fuel may be supplied through petroleum a mobile fuel truck.

Fuel storage areas will be regularly checked, and emergency spill kits will be available on site at all times for containment and cleanup of any hydrocarbon leaks. All equipment will be kept in good operating order with regular inspections in an effort to proactively prevent spill incidents and identify leaks. Any leaks or spills in excess of 70 liters will be immediately reported to the Provincial Environmental Emergency Telephone Line and cleaned up. As in any case any amount of fuel spilled will be cleaned up immediately by using absorbent pads and transporting any contaminated soil to an approved fuel remediation site.

5.2.3 Site Visibility

Based on a review of the most recent review of the current quarry and the topography of the area from the Witless Bay Line it is anticipated that the future development of the quarry will remain hidden and be no more visible then it currently is. The quarry site is currently not visible to witless bay line and will have a healthy tree boundary to ensure it was remain as such. Should the visibility of the site become a concern for some unforeseen circumstance then a berm containing grubbing will be constructed along the \ quarry boundary to obscure the quarry workings.

5.3 Quarry Rehabilitation

The most significant impact of a quarry is the removal of the grubbing/organic layer exposing the underlying sand/gravel/till and bedrock. This creates a stripped area with no natural vegetation growth. When considered on a larger long-term scale this is temporary in nature. Organics, including topsoil, grubbing and mineral soil, are preserved for respreading once the quarry has been exhausted of its resources. The aggregate resources are finite and non-renewable thus they have an extraction completion date which is dictated by demand. The demand depends on many factors including how successful a company is at being awarded contracts, the need for the material which may be dictated by catastrophic weather events and many other factors.

When all aggregate resources are removed, the quarry faces are sloped, and the entire area is covered with the preserved organic material allowing the forest to be able to regenerate. This ultimately leads to a change/reduction in topography in the area with an interim industrial quarry development/extraction over potentially several decades.

6.0 PROTECTED WATERSHED

As per the requirements of the Department of Municipal and Provincial Affairs under the Urban and Rural Planning Act, 2000 it was determined that an Environmental Impact Statement is required for the quarry application area. This was decided subsequent to a Development Permit application being submitted to Digital Government and Service NL for the development of the quarry in the Butterpot Witless Bay Environs area who are the permitting authority. As the project is located in the Pierre's Brook – St. John's Potential Surface Water Natural Drainage Area this report was drafted to determine if there are any potential impacts to the quality and quantity of the water within the protected watershed for future use.

Although the Pierre's Brook – St. John's Potential Surface Water Natural Drainage Area is not a currently utilized watershed area for active water supply similar to the Windsor Lake, Bay Bulls Big Pond and Petty Harbour Long Pond protected watersheds it is important that we ensure all long-term future development is completed in a responsible manner.

As outlined above the 6.0 Ha quarry site applied for and previously operated for the last 4 years by C.W. Parsons Limited is a previously approved area. There are no anticipated impacts on the quantity of water within the protected watershed as the site itself will redirect filtered water from the quarry site out to adjacent drainage ditches towards witless bay line. This quarry site water will eventually make its way back into the hydrologic system. It should be noted that the Pierre's Brook– St. John's Potential Surface Water Natural Drainage Area is vast, at over 10,000 Ha, while the quarry site is 6 Ha in size or 0.06 % of the protected watershed area.

The quality of water is not anticipated to be affected by the quarry operations as demonstrated above. Suspended solids will be filtered before water leaves the quarry area and all precautions will be followed to prevent or contain a fuel spill as noted above. There have been no known issues raised over the last ~4 years of operations at the quarry that have impacted the quantity or quality of water in the area. Also, there are at least 9-10 other approved quarry sites along the Witless Bay Line within the protected watershed. The overall temporary disturbance of the site with the length of time dictated by demand is expected to be 20-30 years. This may lead to the site being exhausted of aggregate material and rehabilitated before the Pierre's Brook – St. John's Potential Surface Water Natural Drainage Area is required as a water source on the Northeast Avalon thus further mitigating potential impacts during the water supplies use.



Charlie Parsons
Owner Operator
C. W Parsons Limited

March 4, 2025

Date