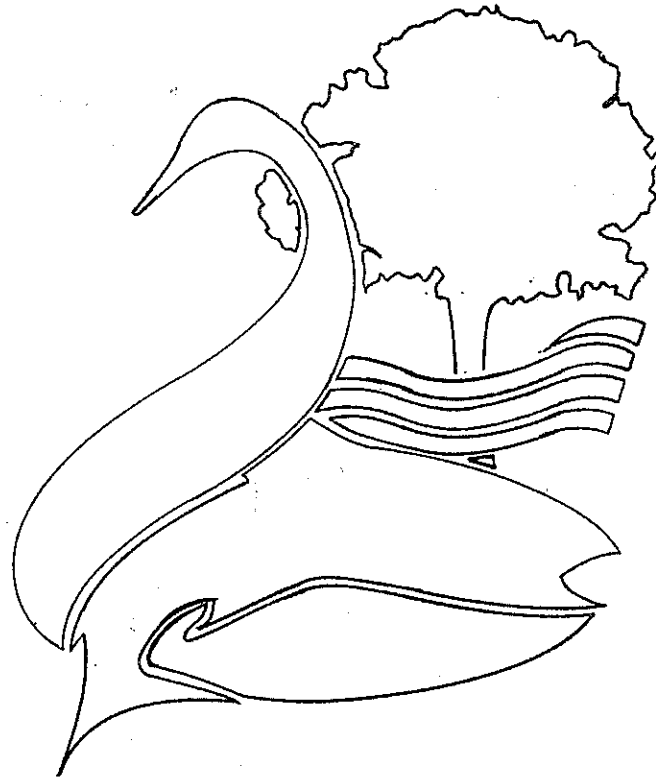


CORNER BROOK STREAM DEVELOPMENT COMMITTEE



FINAL REPORT

GLYNMILL INN
POND TRAIL

October 1993

Corner Brook Stream Development Committee
Glynmill Inn Pond Trail

89 West Valley Road
Corner Brook, NF
A2H 2X4

October 20, 1993

Corner Brook Stream
Development Committee
Box 1080, City Hall
Corner Brook, NF
A2H 6E1

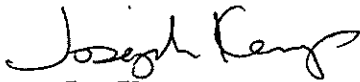
Dear Committee Member:

Please find enclosed the Final Report for the first step in the Corner Brook Stream Trail System.

After many months of hard work, I am pleased to say that the finished product is a success and its construction was worthwhile.

I hope you find the information in this report useful, but above all, I hope you enjoy the trail.

Regards,



Joe Kemp,
Project Coordinator: Trail System

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SUMMARY

Recently, there has become a desire to ameliorate Corner Brook Stream and its surrounding lands. This plan has resulted in the first step of a trail network developed inside the boundaries of the City of Corner Brook being taken this past summer. This first step resulted in the Glynmill Inn Pond Walking Trail located on the southwest shore of the Glynmill Inn Pond.

In the years to come, this trail will become the key to the entire Corner Brook Stream Trail System: linking downtown to Bowater Park to the Upper Corner Brook Stream and linking the Westside to Townsite.

INTRODUCTION

The summer of 1993 saw the first step completed of a walking trail system that will provide for the people of Corner Brook, a scenic and invigorating area to exercise within the limits of the city. When completed, the Corner Brook Stream Walking Trail System will give to the general public an open awareness of the natural landscape integrating the natural resources of forest, wildlife and fish habitat. Furthermore, the trails will present the people with an appreciation of a forest atmosphere in an urban community and show how we as users of nature can help preserve her.

COMMITTEE BACKGROUND

The Corner Brook Stream Development Committee is a non-profit, community oriented group that has set out to open and improve while maintaining and protecting the scenic and natural integrity of Corner Brook Stream.

The committee adopts a stakeholder formation. Each member of the community represents an important aspect of community life. Namely, the committee has as part of its membership: Corner Brook Pulp and Paper, Western Newfoundland Model Forest, the City of Corner Brook, Atlantic Coastal Action Program, Westviking College, Kinsman, Rotary, Humber Environmental Action Group, SPAWN, Salmonoid Council, Boy Scouts, Centre for Forestry and Environmental Studies, Natural History Society, and as well several prominent citizens. This vast membership ensures that the decisions made are without bias and support sustainable development of the stream.

Each of these groups has as part of their agenda, primary interests in the stream's development. To accommodate each of their goals, the Committee has devised a management plan that allows each member to focus on their area of interest. Keeping this in mind, the management plan consists of five development stages:

- Stage 1: Feasibility Survey
- Stage 2: Glynmill Inn Pond Walking Trail
- Stage 3: Downtown Walking Trails
- Stage 4: Upper Stream Trails
- Stage 5: Interpretive Centre

Todate, both Stage 1 and 2 have been completed.

STAGE 2: GLYNMILL INN POND WALKING TRAIL

BACKGROUND

Stage 2 represents the first phase of the walking trail system and the first of its kind undertaken by the Corner Brook Stream Development Committee. Its completion comes as a result of an enormous amount of energy by various members of the committee. Funding for Phase 1 came directly from the Western Newfoundland Model Forest at a sum of \$32,000 (See Appendix A). The main labour force for the project was supplied at no cost by the Newfoundland and Labrador Conservation Corps, with additional labour provided by the John Howard Society. As well, the project took advantage of inkind contributions from several companies in Corner Brook (\$36,215.71). These two figures give the project a net worth of **\$68,215.71**.

The Glynmill Inn Pond was chosen as the starting point of the walking trail system. This decision enabled maximum exposure due to location and pedestrian traffic. The location for the trail was the easiest to develop without disturbing the daily life of the public since it is situated on property owned by Corner Brook Pulp and Paper. It is a route that is simple in design and is found at the apex of the development plan. This ideal site enables the committee to link the development of each phase and the continuing phases.

TRAIL DESIGN

Trail Layout

The layout of the trail incorporates existing footpaths and an abandoned access road, with new trails and makes a loop that is approximately 1 kilometre long.

The starting point for the trail is located at the bridge crossing O'Connell Drive. Here we utilized an old roadbed that has since been used frequently as a trail. Following along this path to the Student Driving area of the Sir Richard Squires Building parking lot, the trail hooked into a footpath that ran its way down to Glynmill Inn Pond. From there, the trail joined into an access road that was once used by the paper company's old dam. This road led to the new dam which is adjacent to Corner Brook House. Again we used a road built by CBPP that went towards the CBPP's tankfarm. From this road, we branched off into the woods under the RCMP building, eventually working our way up to the lawn of the Sir Richard Squires Building and back to the Student Driving area.

Trail Design

The trail was designed using standard engineering practice for road and trail construction. For reference, I had Overton Colbourne, P.Eng as a Technical Supervisor; as well as access to the library at Westviking College and the guide, Metropolitan Toronto and Region Conservation Authority "Trail Planning and Design Guidelines. The end result is a trail that is built solid with respect to problems (i.e. water), traffic and maintenance.

Problems: The most serious problem that had to be dealt with was the existence of water. Located at the bottom of a hill, the trail crossed a natural runoff of water. The problem was handled on the most part by weeping tile ditches. As well, there was a catch basin that was diverted, and a series of culverts that were installed along certain sections of the trail. I believe that the measures we have taken will effectively handle the existing problems.

A second area that was of concern was the existence of "pug" or black earth. Besides being terrible to walk through, it also played havoc on the heavy machinery we employed. The root of this problem was the existence of water. However by using several types of ditches, culverts, mill fabric, and class A limestone, we were able to build a solid path over these areas, nullifying the problem.

Traffic: With the hope that the trail will be somewhat heavily used by people, a trail was built to give them a scenic and enjoyable walk. Some points of interest include: the Glynmill Inn Pond, the swan, the dam and fishladder, as well as the natural surroundings.

The trail is wide enough that people won't feel crowded by others or by trees, and yet keep them close to nature. As well there are numerous opportunities for benches and rest areas to be installed.

Maintenance: The trail is built such that maintenance will be low. The materials used are first rate. For example we used class A limestone on the pug areas of the trail, as well we used spoil material on the trail, this proved to be very good compacting material. The width of the trail will also allow for vehicles to pass over the trail if necessary.

Trail Construction

Planning for the construction of Phase 1 began June 7, when I was hired to carry out the survey of the proposed trail route. Initial labour came from the John Howard Society who provided to us, 2 days of labour from 4 individuals. From there I set about preparing for the arrival of the Newfoundland Conservation Corps, (purchasing supplies, scheduling, and estimating). In addition to the forementioned labour, two contractors and two "casual" labourers were hired.

"The Green Team": July 7 marked the official start of construction, as this was when the Green Team arrived. The Green Team consisted of four students: Nancy Sweetapple, team leader, David Balsam, Julian Goosney, and Lynn Humber. In addition to the supervisor, there was also a Green Team Coordinator, Mr. Chris Buckle, who as well as overseeing the Green Team on this project, also looked after other Green Team efforts in Western Newfoundland. The Green Team followed the directions set out by myself and were directly responsible to myself. The Green Team accounted for the majority of the labour provided, and should take satisfaction in the work they did since most of it was labour intensive.

Contracting: As mentioned, work that could not be performed by the Green Team was contracted out. The two companies that were used were Vater's Equipment Ltd. and Cangro Services Ltd. The work performed by both of these companies was roughly the same, trail construction. Both of them were reasonable to deal with and both did a fine job.

Materials and Equipment: Materials used on the job came from various suppliers. The bulk of building supplies came from Stan Dawe Ltd. with the remaining coming from Builder's World. All of the equipment rentals came from Whiteco Rentals Ltd. All the of the stone used came from Atlantic Ready Mix. Delivery of the stone was provided by Dawe's Equipment Ltd.

Additional Labour: Two casual labourers were hired for short periods of time to lend a hand in the trail progress. As well, I would like to note the contribution made by the DFO Stream Survey Crew (Tracey Freeman, Ray Humber, and Leanne McCarthy), Perry Blanchard and Andrew Basha of the Bell's Brook Stream Survey and Sean Dolter of ACAP.

INKIND CONTRIBUTIONS

Without a doubt, this job was a community effort and would've been virtually impossible without the inkind contributions made by several members of the committee and as well other's. See Appendix B.

Comer Brook Pulp and Paper

By far the biggest contributor of inkind contributions, CBPP extended every courtesy possible to myself so that this phase would become a success. Here are a few of the contributions they made: office supplies, ACAD access, survey equipment, culverts, and mill fabric, not to mention the "Right of Way" given to the committee for the construction of the trail.

I would like to thank Robert Scott, Overton Colbourne and the staff of the Engineering Department for their support.

Westviking College

My former school gave me full support on this project. The college lent out to me survey equipment and library books, as well as granted me access to the ACAD, Lotus 1-2-3, and Project Manager programs of the CET department.

I would like to thank Elizabeth Bungay, Greg Chaytor and Robert Kenny for their support.

City of Comer Brook

The City granted us various permits and provided several maps that were necessary in the design of the trail.

I would like to thank Colleen Crane for her help on this project.

Atlantic Coastal Action Program

ACAP provided myself with access to a computer as well as office space. In addition, Sean Dolter spent a few hours a week advising me various issues concerning the development.

Newfoundland Government Department of Works, Services and Transportation

On behalf of the Province, W,S & T granted the committee a "Right of Way" on their lawn and also contracted out for the diversion of a catch basin that was creating a serious water problem for us.

I would like to thank Charles May, P.Eng., the Regional Director, for his support and cooperation on this project.

Western Newfoundland Model Forest

The Model Forest provided us from time to time with a truck and also lent out an ATV for our purposes.

I would like to thank Robert Mercer and the staff at Model Forest for their support in this project.

Newfoundland Government Department of Environment and Lands

Ian Bell took the time on many occasions to offer advice to myself with respect to the trail's progression.

Atlantic Ready-Mix Ltd.

Atlantic Ready-Mix gave us a reduced price on the materials we purchased from their company and I would like to thank David Stonehouse for his companies support.

Vaters' Equipment Ltd.

Cliff Vaters was the first contractor we hired and gave us a reduced rate on his excavator.

RECOMMENDATIONS

Although I feel this job was a success, I do have a few recommendations for the upcoming phases:

1. Wherever students are involved, delegate just one or two tasks to them such that they will not be overcome by job and therefore be more productive;
2. The use of contractors should be focused upon as the main source of labour and construction;
3. Improved site clean-up plan;
4. A vehicle, preferably a four wheel drive, that can be used for transporting materials and equipment around the city and on the trail.

APPENDIX A

CORNER BROOK STREAM DEVELOPMENT

Glynmill Pond Trails - Phase 1, 1993

BUDGET RECAP, as of October 20, 1993

Company	Todate	Estimated	TOTAL
Stan Dawe Ltd.	\$930.79	\$0.00	\$930.79
Builders World	\$158.67	\$0.00	\$158.67
Whiteco Rentals	\$1,873.74	\$0.00	\$1,873.74
Dawe's Equipment	\$868.04	\$0.00	\$868.04
Atlantic Ready-Mix	\$4,053.21	\$0.00	\$4,053.21
Vater's Equipment	\$642.00	\$0.00	\$642.00
Altronics Ltd.	\$280.43	\$0.00	\$280.43
Gildor Ltd.	\$150.00	\$0.00	\$150.00
Paint Shop	\$59.80	\$0.00	\$59.80
CB Day, S. Bonnell	\$50.00	\$0.00	\$50.00
CB Day: Display	\$60.00	\$0.00	\$60.00
CANGRO Services	\$10,892.60	\$0.00	\$10,892.60
SALARY, UP TO OCT. 8	\$7,653.87	\$0.00	\$7,653.87
Hol. Pay (Gros+Empr Cont)	\$307.30	\$0.00	\$307.30
Labour	\$791.25	\$0.00	\$791.25
MISC.,diesel, gas, etc.	\$495.64	\$80.00	\$575.64
Signage	\$0.00	\$2,000.00	\$2,000.00
Penney Photography	\$58.63	\$0.00	\$58.63
U-Haul	\$379.51	\$0.00	\$379.51

TOTAL \$31,785.48

BUDGET \$32,000.00

REMAINING \$214.52

APPENDIX B

Comer Brook Stream Development Committee
 Walking Trail System Phase 1 - Glynmill Pond, 1993

The following is a list of the in-kind contributions made by local companies, institutions, and organizations. You will find a monetary amount placed along-side the name, this represents the worth of the contribution if it were to be purchased.

Comer Brook Pulp and Paper Ltd.

Description	Value
Level for 14 days	\$84.00
Tripod for 18 weeks	\$504.00
Survey Rod for 14 days	\$56.00
Transit for 25 days	\$375.00
30M tape	\$20.00
Axe	\$25.00
Sledgehammer	\$25.00
Spraypaint	\$7.00
Aerial Photographs, 3	\$30.00
Autocad and Plotter Access	\$500.00
Office Supplies	\$30.00
Trail Fabric & Pipe	\$800

TOTAL: \$2456.00

NF and Lab Conservation Corps

Description	Value
Labour, 1120 man hrs @ \$22.53/hr combined	\$25234.00

TOTAL: \$25234.00

Westviking College of Applied Arts and Technology

Description	Value
Survey Level and Rod	\$425.00
Computer Access	\$100.00

TOTAL: \$525.00

City of Comer Brook

Description	Value
Administrative Time: Colleen Crane, City Planner	\$500.00
Topographic Maps	\$18.00
City Dump Pass	\$170.00

TOTAL: \$688.00

Western Newfoundland Model Forest

Description	Value
Vehicle	\$250.00
ATV	\$320.00

TOTAL: \$570.00

Atlantic Coastal Action Program

Description	Value
Administrative Time: Sean Dolter, Coordinator	\$1125.00
Computer Time	\$1000.00

TOTAL: \$2125.00

Atlantic Ready-Mix Ltd.

Description	Value
Class "A" Limestone, Reduced \$0.30/T	\$72.55
40 mm Stone, Reduced \$3.97/T	\$445.16

TOTAL: \$517.71

Works, Services and Transportation

Description	Value
Catch Basin Diversion	\$3500.00

TOTAL: \$3500.00

Environment and Lands

Description	Value
Administrative Time: Ian Bell	\$500.00
<u>TOTAL: \$500.00</u>	

Vater's Equipment Ltd.

Description	Value
Equipment Rate Reduction: \$5.00/hr	\$100.00
<u>TOTAL: \$100</u>	

Cangro Services Ltd.

Description	Value
1 Piece of drainage pipe	\$50.00
<u>TOTAL: \$100.00</u>	

Total Inkind Contributions: \$36,315.71

APPENDIX C

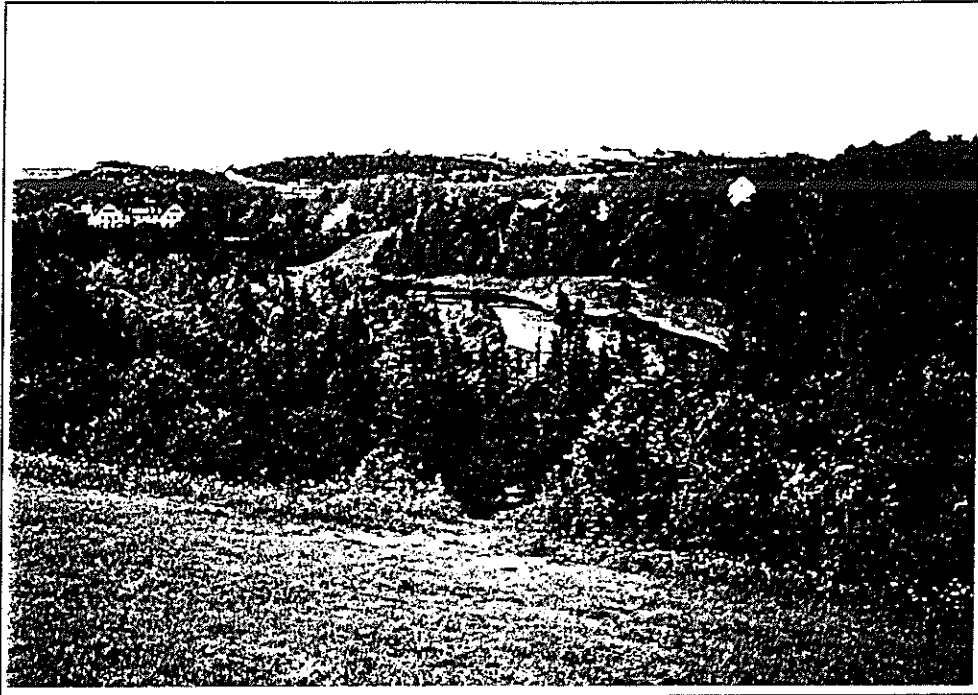


Plate one shows the area where the trail would be located. This picture is taken from the Student Driver Testing area of the Sir Richard Squires Parking Lot.

Plate one



Plate two shows the catch basin discharge that created a serious water problem at the top of the trail. Consequently, Works, Services and Transportation, through an inkind contribution, diverted the catch basin and thus eliminated the problem.

Plate two



Plate three



Plate four

Plate three and Plate four both show the extreme runoff conditions that resulted from the catch basin discharge. As they demonstrate, a trail would not be able to be built and maintained easily unless the water was diverted first.



Plate five



Plate six

Plates five & six show the footpath that existed on the route that the trail would take. Its existence kept the clearing of trees to a minimum.



Plate seven

Plate seven is taken on the clearing by the pond looking back into the trail. This part of the trail had a minor dropoff that required grading.



Plate eight

Plate eight shows the clearing or "spoil area" of the pond. This area is made entirely of dredge material taken from the pond just a few years ago. It will serve as an excellent rest area for users of the trail and is also the best spot in the city for a picnic.

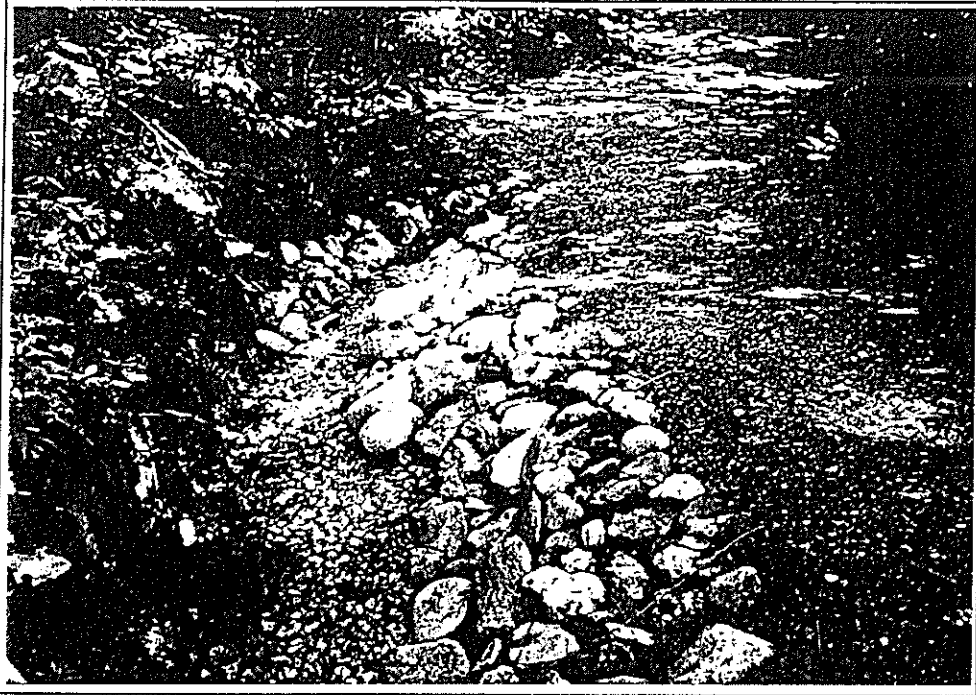


Plate 9

Plate nine shows one of the many culverts installed on the trail. This particular one was the second culvert we installed and is located on the first section going down to the pond.

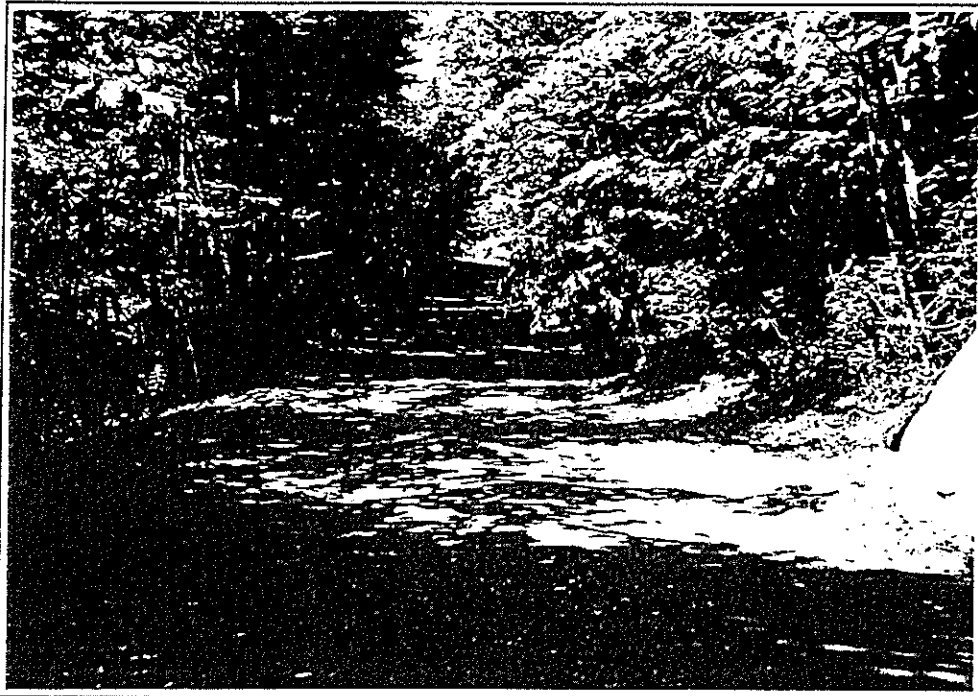


Plate 10

Plate ten is taken at the bottom of the first section. Here we were able to utilize spoil material from the spoil area and found that the material was excellent for our purpose.