



ENVIRONMENTAL ASSESSMENT REGISTRATION

Serenity Shores @ Holyrood Pond

Frank Tobin/Rennie Tobin

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July 19, 2022

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CONTACT INFORMATION

Below is the **contact information** for the Environmental Assessment Registration for Serenity Shores @ Holyrood Pond:

Chief Executive Officer:

- a. Name: **Frank Tobin / Rennie Tobin**
- b. Official Title: **Owners**

Principal Contact Person for purposes of environmental assessment:

- c. Name: **Frank Tobin**
- d. Official Title: **Owner**

APPENDIX 1
REGISTRATION

NAME OF THE UNDERTAKING:

Serenity Shores @ Holyrood Pond RV Park and Day Park

PROPONENT:

- (i) Serenity Shores @ Holyrood Pond
- (ii) Address: Gaskiers, Newfoundland
- (iii) Chief Executive Officers:
 - a. Name: Frank Tobin / Rennie Tobin
 - b. Official Title: Owners

THE UNDERTAKING:

- (i) **Name of the Undertaking:** Serenity Shores @ Holyrood Pond RV Park with a Day Park
- (ii) **Purpose/Rationale/Need for the Undertaking:**

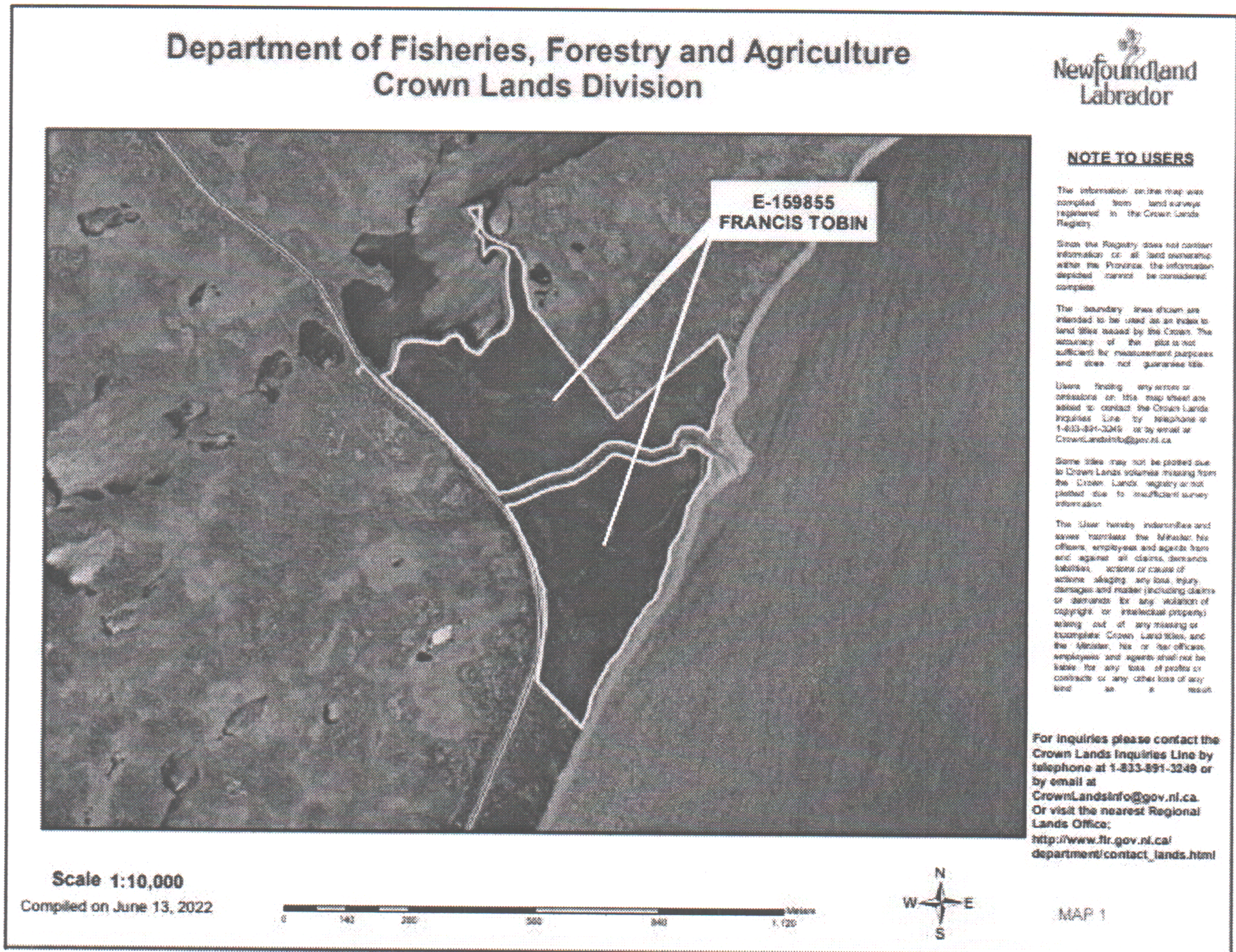
The undertaking is a proposed 58 acre RV Park with a Day Park catering to campers, motorhomes, trailers and caravans. An area will be allocated for a day park, where day visitors can also enjoy the space. The plan is to replenish the old park, bringing it back to the community in St. Mary's Bay and design a space that provides a visual appeal as well as engages the community people and tourists in a way that provides relaxation and happiness.

DESCRIPTION OF THE UNDERTAKING:

- (i) **Geographical Location:**

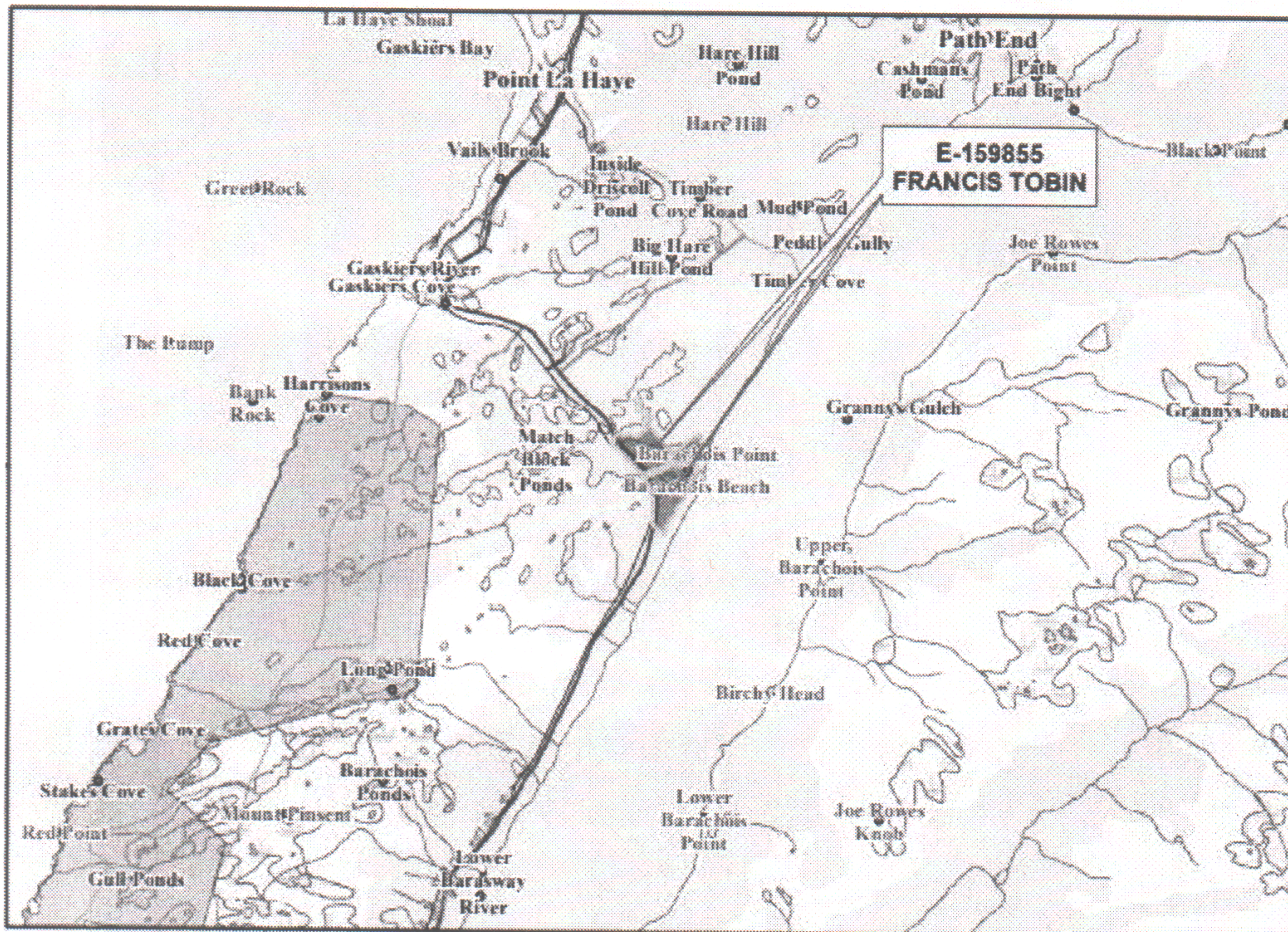
The proposed 58 acre park, Serenity Shores @ Holyrood Pond, will be located on Route 90, in Gaskiers, at Holyrood Pond, where a provincial park once occupied the space. The community of Gaskiers is located approximately 2kms to the north of the park and the community of St. Vincent's is located approximately 1km to the south of the park. Please see attached maps for geographical location and its relation to the surrounding communities and various facilities/amenities.

MAP I



MAP II

Department of Fisheries, Forestry and Agriculture
Crown Lands Division



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

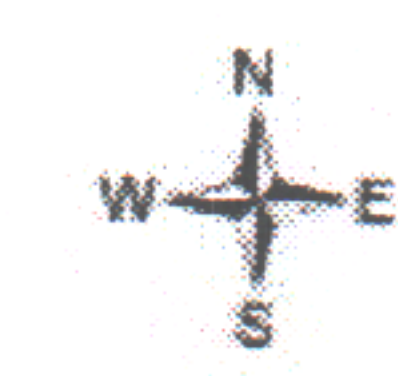
Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands Registry or not plotted due to insufficient survey information.

The user hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions, including any loss, injury, damages and costs (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/department/contact_lands.html

Scale 1:50,000
Compiled on June 13, 2022

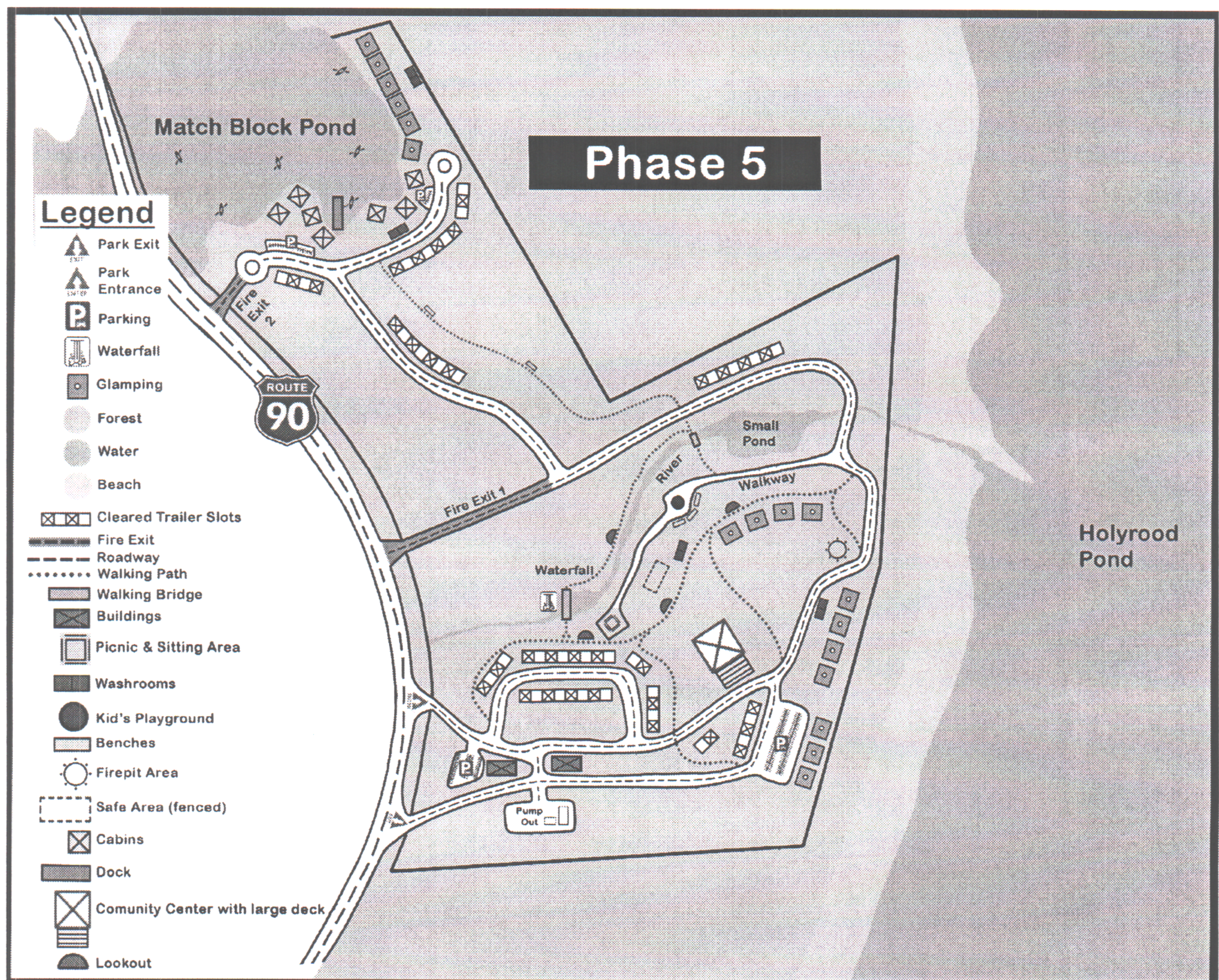


MAP 2

(ii) Physical Features:

At the end of Phase 5, the plan for the 58 acres, Serenity Shores @ Holyrood Pond RV Park and Day Park will consist of 32 or more sites for RVs, trailers, motorhomes and caravans, dependant on land excavations. Each site will be fully serviced with water, electricity and WIFI. Plans also include 22 glamping tents, 7 small cabins, a children's splash pad and playground, a fenced in Safe Place for mentally/physically disabled children and adults, 5 single outdoor portable bathrooms with holding tanks for pumpout capability, 3 lookout decks, 15 benches, 1 communal gazebo, 1 building for washers/dryers/showers, 1 boat dock for canoes and 1 above ground pump out station. Buildings will be constructed in accordance with engineering design and standards. Physical and biological environments will not be affected.

PHASE 5 ARTIST'S DRAWING



(iii) Construction:

The construction plan is a five-phase project.

Phase 1 will take approximately one year. During this phase, the roadway will be developed, the parking area will be cleared, the exit and entrances will be developed and the first phase of camp sites will be cleared. During the development of the underground, hydro and water lines will be installed.

Phase 2 will start in the second year. This phase will clear areas for glamping tents and bbq pits. There will be placement of picnic tables, garbage/recycle bins, 2 single outdoor portable bathrooms, a communal building and the installation of an above ground pumpout station and holding tank.

Phase 3 will start the third year, with the placement of additional glamping tents, garbage/recycle bins, benches and bbq pits. A children's playground will be installed, 2 lookouts will be erected, additional water lines will be installed. The construction of the buildings that will house the washers/dryers/showers will start.

Phase 4 will take place in the fourth year and will install additional glamping tents and bbq pits. A communal firepit will be built, additional outdoor portable bathrooms will be positioned, another outlook deck will be built, a fenced in Safe Place will be positioned, and additional waterlines will be installed.

Phase 5 will take place in the fifth year with additional glamping tents, small cabins, garbage/recycle bins, outdoor portable bathroom, benches and bbq pits. We plan to clear an area for a boat dock to hold kayaks, paddle boats and a trailer to maneuver the boats. There will be a children's splashpad installed.

All construction depends on the weather, ground and availability of materials, etc., and will start as soon as we receive the fully executed title document.

During all phases of construction, there will be use of excavating equipment, ATV's and chain saws within the RV Park and campground. Potential sources of pollutants may include noise, very little emissions, fuel spills or leaks, garbage, etc. All possible precautions will be taken and operational and emergency response plans will be in place. Spill kits and emergency/safety equipment and supplies will be on site for immediate use at all times.

A shoreline reservation for specific use of a wharf and a potential boathouse/storage shed around waterbodies, requires a 15 metre buffer zone. There will be very minimal ground work and trees cut near any waterbodies, as to protect the natural areas and wildlife species as possible. All appropriate licences and permits for any activities contained within this buffer will be obtained from Water, Resources and Wildlife Departments and a Licence to Occupy a wharf and/or boathouse.

(iv) Operation:

Serenity Shores @ Holyrood Pond will operate seasonally as an RV Park and Day Park, from May Victoria Day weekend, through to the September Labour Day weekend, with the anticipated start in Phase 2.

Potential pollutants during operation, would be minimal such as camp fires, possible road dust and garbage. Campfires will be monitored and extinguished at a certain time by staff to ensure safety. Roadways will be watered down during very dry spells. Garbage will be collected on a daily basis by employees and disposed of in designated disposal bins. Sewerage will be put into an above ground pumpout station. The noise level will be kept to minimal after 11:00pm.

There are no potential causes of resource conflicts anticipated.

(v) Occupations:

During the construction, we plan to have contractors and anywhere from 2 to 10 employees. During the operation of the project, from phase 1 to phase 5, we plan to have 1 to 6 employees, or more, dependant on business requirements. The duration of the employment will be seasonal, May to September.

- 8612 Landscaping and grounds maintenance labourers
- 6722 park receptionist
- 6722 park attendant
- 6316 park supervisor
- 6722 recreation park attendant
- 6722 trailer park attendant
- 1241 administrative secretary

Direct hiring will be through an application process for grounds maintenance, cleaning, administrative duties and recreational organizing. Contracting out would be excavating and pump out service, electrical, plumbing etc. All employees will be treated equally, regardless of their age, gender, race or religion.

(vi) Project Related Documents:

To date, the only project related document is the Serenity Shores @ Holyrood Pond Proposal.

APPROVAL OF THE UNDERTAKING:

All permits and licencing will be applied for as required.

Agency	Approval Requirement
Dept. of Fisheries, Forestry and Agriculture	Approval of Proposal flrcrownlandsreferrals@gov.nl.ca ddelaney@gov.nl.caa
FFA – Crown Lands Division	Approval of Crown Lands Crownlandsinfo@gov.nl.ca

Services NL	devconavalon@gov.nl.ca
Dept. Transportation and Infrastructure	skanesb@gov.nl.ca
Local Governance and Planning Division	LandUsePlanning@gov.nl.ca
Dept. of Natural Resources, Mines Branch	MinesBranchReferrals@gov.nl.ca
Environmental Assessment Division	EAProjectComments@gov.nl.ca
Water Resources Management Division	Referrals WRMD@gov.nl.ca
Town of GASKIERS-POINT LA HAY	townofgaskiers@nf.aibn.com
Provincial Archaeology Office	dhmercerc@gov.nl.ca
Newfoundland Power	bspencer@newfoundlandpower.com
Pollution Prevention Division	ryanm@gov.nl.ca
Dept. of Forestry Division: Approval of Cutting Permits	Digital Government and Service NL Fisheries, Forestry and Agriculture

SCHEDULE:

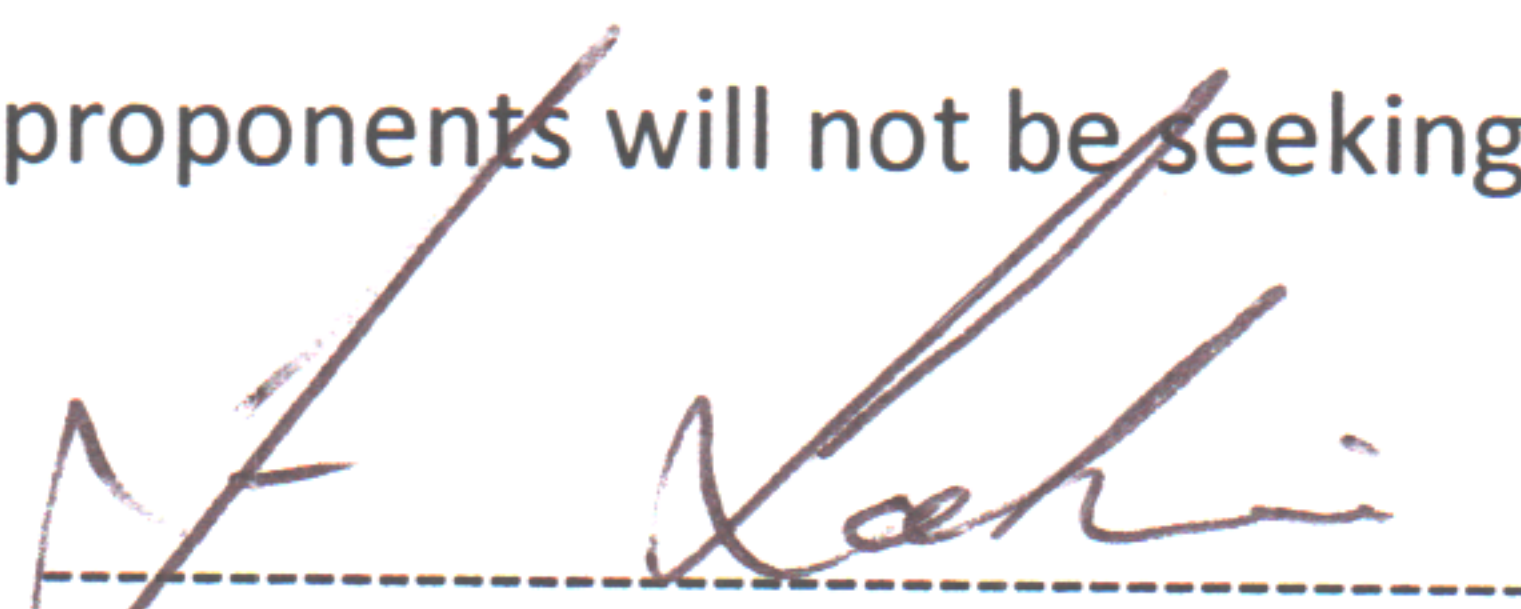
The plan is to start construction will be as soon as weather permits, assuming all approvals are in place.

FUNDING

Pending approval of all permits and grants, the proponents will not be seeking financial assistance. This project will be privately funded.

July 19, 2022

Date



Signature of Chief Executive Officer