

Environmental Assessment Registration

Gosling Lake RV Park

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Contact Information

Below is the **contact information** for the Environmental Assessment Registration for Gosling Lake RV Park:

Chief Executive Officer:

(a) **Jamie Abbass/Blair McLean**

(b) Official Title: **Owners**

Principal Contact Person for purposes of environmental assessment:

(c) Name: **Blair McLean**

(d) Official Title: **Owner**

Appendix 1

Registration

Name of the Undertaking:

Gosling Lake RV Park

Proponent:

- (i) Gosling Lake RV Park
- (ii) Address: Upper Lake Melville, East of Gosling Lake, South of Route 520
- (iii) Chief Executive Officers:
 - a. Name: Jamie Abbass/Blair McLean
 - b. Official Title: Owners

The Undertaking:

- (i) **Name of the Undertaking:** Gosling Lake RV Park
- (ii) **Purpose/Rationale/Need for the Undertaking:**

With the recent completion of the Trans Labrador Highway, the tourism in central Labrador is expected to flourish making the need for an amenity such as this that much greater. The area associated with the undertaking is an old park that we intend to redesign as a space that provides a visual appeal as well as engages the surrounding communities and tourists in a way that provides relaxation and happiness. The undertaking is a proposed 14 hectare RV park with approximately 80 RV sites, 6 fully equipped cabins, and approximately 20 tent lots. There will a chain-link security fence along the boundary lines with a gate house building located at the entrance of the park. A main building will be constructed which will house a small convenience store, take out restaurant, main office, care taker suite, and washer, dryer, washroom and shower facilities. Included in the park facilities will be: a playground, mini putt, arcade, and bicycle rentals.

Description of the Undertaking:**(i) Geographical Location**

The proposed 14 hectare park, Gosling Lake RV Park, will be located on Route 520, east of Gosling Lake. This area is approximately 15km from the town of Happy Valley-Goose Bay, 23km from the Innu Reservation of Sheshatshiu, 24km from the Town of North West River, and 25km from the Town of Mud Lake. Please see attached maps for geographical location to the surrounding communities.

Map I

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 alleging any loss, injury, damages and matter (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.

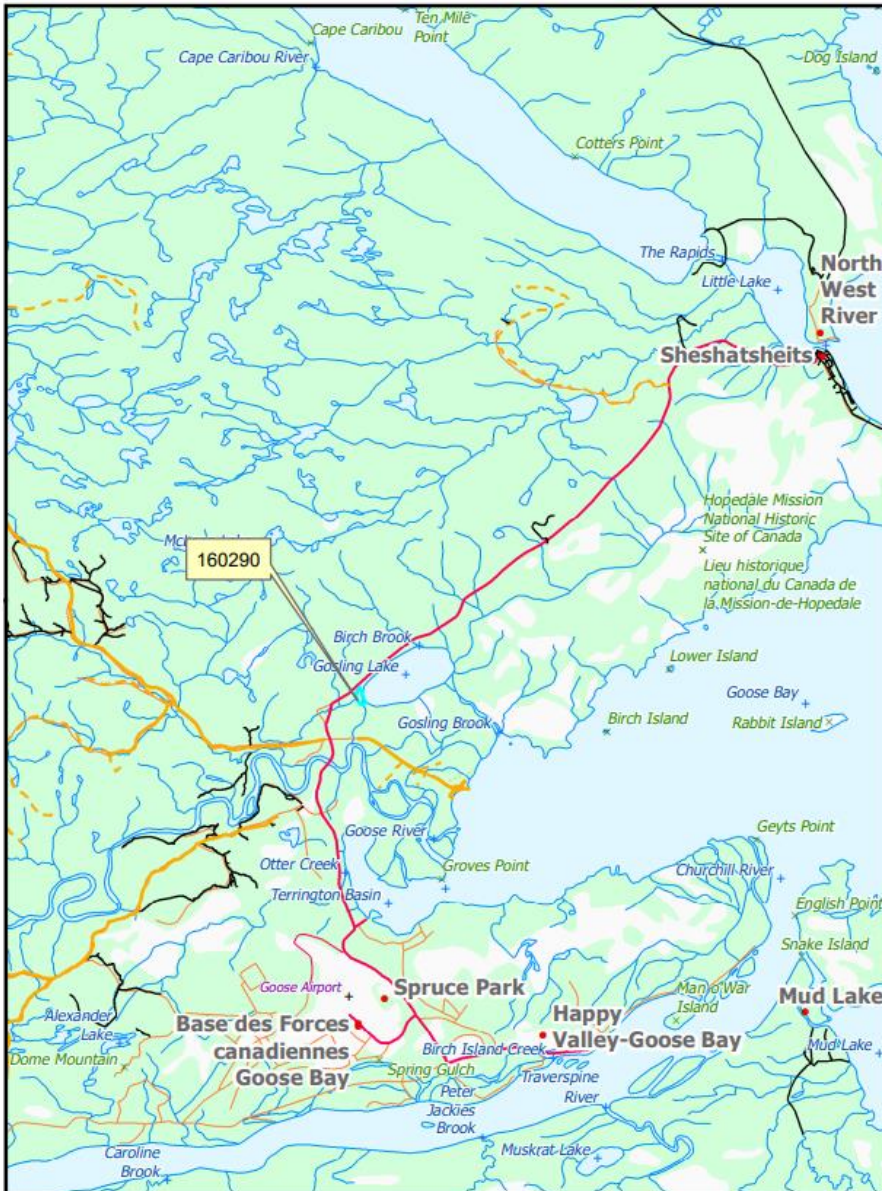
For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/department/contact_land.html



Scale 1:10,000
Compiled on Nov 4, 2022
Map #13F8

Map II

Department of Fisheries, Forestry and Agriculture Crown Lands Division



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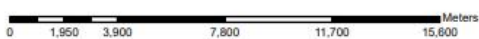
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Scale 1:200,000
Compiled on Nov 4, 2022
Map #13F8

(ii) Physical Features

At the end of the final phase, the plan for the 14 hectare Gosling Lake RV Park will consist of approximately 80 RV sites, 6 fully equipped cabins, and approximately 20 tent lots. There will be a chain-link security fence along the boundary lines with a gate house building located at the entrance of the park. A main building will be constructed which will house a small convenience store, take out restaurant, main office, caretaker suite, and washer, dryer, and shower facilities. Included in the park facilities will be: a playground, mini putt, arcade, bicycle rentals, and we are hopeful that in the future we can expand to offer aquatic rentals such as, canoes, kayaks, paddle boats, etc. If we determine that this is something we would like to add, we will then look into building a wharf for accessibility to the lake. If we reach this point, we will then engage contact with the appropriate agencies to ensure all regulations are followed when dealing with water and developing inside the 15m buffer.

Each of the RV sites and cabins will be serviced with running water and electricity, we intend to utilize well point for our water and existing Hydro power lines that may need to be upgraded. There is currently a holding sewer tank and at this point we are unsure if it is salvageable; If not salvageable, it will be replaced with an updated system. Buildings will be constructed with adherence to engineering design and standards. At the end of the final phase of construction, we will continue to maintain a 15m buffer from water's edge.

We understand this area habitats several different species of wildlife, such as: Beavers, muskrats, different types of fish, moose, bears, foxes, martins, weasels, squirrels, geese, ducks, and many other birds. We will consult with local wildlife and fishery departments to ensure minimal impact to the wildlife and their habitats.

Final Phase Drawings



(iii) Construction

The construction plan will be completed in phases, approximately 5 phases, completed over 5 years but can be accelerated depending on resources, finances, and other contingencies. The order of construction will be as follows:

Phase 1:

- Existing campground will require a landscaping clean up where we have staff assigned to trimming and removing trees, cleaning dead falls, removing alders, repairing and adding roadways and campsites to prepare for the addition of cabins, and more camp sites. Removal of pre-existing but unsalvageable buildings will also be completed at this stage and disposed of at the proper disposal sites.
- Installing water wells and distribution systems along with electricity throughout camp ground.
- Installing security fence around perimeter of RV Park.
- Placement of picnic tables, garbage/recycling bins, and outdoor fire pits that meet provincial and national regulations.

Phase 2:

- Utilizing or reconstructing current dumping station – this is dependent on whether the existing system is salvageable.
- Constructing gatehouse, main building, and cabins.

Phase 3&4:

- Constructing playground, arcade, and mini putt.

Phase 5 (or later):

- Construction of aquatic rental facility and wharf* (this phase will be evaluated after final construction and in accordance with associated agencies).

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

During all stages of construction there will be use of excavating equipment, ATV's, and chainsaws within the RV Park. Potential sources of pollutants may include, but are not limited to: Noise, very little emissions, fuel spills or leaks, and garbage. 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. All appropriate license and permits will be obtained prior to commencing this work.

(iv) Operation:

Gosling Lake RV Park will be operated seasonally as an RV park with the possibility of utilizing cabins year round in the future. We anticipate to open our RV site to customers starting Victoria Day weekend with services continuing until the end of September. Prior to opening to customers and again during season end, there will be a two week period for camp preparation and winterization.

Possible pollutants during operation will be minimal but may include: camp fires, garbage, and fuel spills from vehicles used on site. Camp fires will be monitored and extinguished at an appropriate time by staff to ensure safety. Garbage will be collected on a daily basis and separated by what is waste and what can be recycled. Recycling will be dropped off at the local recycling depot by staff, and waste will be carried off site to the local land fill by staff on a daily basis. Sewer will be collected in the appropriate holding tanks and removed by a certified contractor to be properly disposed of. Noise levels will be controlled by enforced quiet hours, and any possible fuel spills will be cleaned up with spill kits and emergency/safety equipment that will be located on site.

(v) Occupations:

During the construction phases we plan to utilize contractors and anywhere from 2 – 10 employees.

Once operational, we plan to have 5 – 10 seasonal employees from May to October. Some of these jobs may include, but is not limited to: landscaping and grounds maintenance labourers, park supervisor, park receptionist, administrative secretary, security, cleaners, and activity supervisors.

Direct hiring will be done by an application process, contracted out would be things such as: Excavating, pump out services, electrical, plumbing, etc. All employees will be treated equally regardless of their age, race, gender, or religion.

(vi) Project Related Documents:

To date, there are no documents previously submitted regarding environmental work.

Approval of the Undertaking:

All permits and licensing will be applied for as required.

<i>Agency</i>	<i>Approval Requirement</i>
Environmental Assessment Division	EAProjectComments@gov.nl.ca
Water Resources Management Division	Referrals_WRMD@gov.nl.ca
Provincial Archaeology Office	dhmercerc@gov.nl.ca
Newfoundland and Labrador Hydro	hydroreferrals@nlh.nl.ca
Tourism Division	johnangelopoulos@gov.nl.ca
Pollution Prevention Division	ryanm@gov.nl.ca
Dept. of Fisheries, Forestry and Agriculture	flrcrownlandsreferrals@gov.nl.ca
FFA – Crown Lands Division	ldurno@gov.nl.ca
Service NL	derekcull@gov.nl.ca
Dept. of Transportation and Infrastructure	delorabennett@gov.nl.ca
Indigenous Affairs and Reconciliation	jenniferbarnes@gov.nl.ca

Schedule:

The plans for construction will start 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. As of now, without knowing the exact cost of land purchase, we are estimating total cost to be approximately \$2.1 million.

Date

Signature of Chief Executive Officer