



DEER LAKE MUNICIPAL RV PARK AND CAMPGROUND

ENVIRONMENTAL
ASSESSMENT
REGISTRATION
OF THE DEER
LAKE MUNICIPAL
RV PARK AND
CAMPGROUND

Deidre Stirling
President of Deer Lake
Park Limited

TABLE OF CONTENTS

	<u>Page #</u>
1.0 NAME OF THE UNDERTAKING	2
2.0 PROPONENT	2
2.1 Name of Corporate Body.....	2
2.2 Address of Corporate Body	2
2.3 Chief Executive Officer	
2.4 Principal Contact Person for Purposes of Environmental Assessment	
3.0 THE UNDERTAKING	3
3.1 Nature of the Undertaking.....	3
3.2 Purpose/Rational/Need for the Undertaking.....	3
4.0 DESCRIPTION OF THE UNDERTAKING	3
4.1 Geographical Location.....	3
4.2 Physical Features.....	5
4.2.1 Major Physical Features of the Undertaking.....	5
4.2.2 Physical and Biological Environments within the Area to be Potentially Affected by the Undertaking.....	13
4.2.3 Conceptual Drawing.....	13
4.3 Construction.....	14
4.3.1 Construction Period.....	14
4.3.2 Potential Sources of Pollutants.....	15
4.3.3 Any Potential Causes of Resource Conflicts.....	15
4.4 Operation.....	16
4.4.1 How the Undertaking will Operate/Period of Operation.....	16
4.4.2 Potential Sources of Pollutants.....	16
4.4.3 Any Potential Causes of Resource Conflicts.....	16
4.5 Occupations.....	17
4.5.1 Number of Employees for Construction and Operation.....	17
4.5.2 Hiring or Contracting Work.....	19
4.5.3 Employment Equity.....	19
4.6 Project Related Documents.....	19
5.0 APPROVAL OF THE UNDERTAKING	19
6.0 SCHEDULE	19
7.0 FUNDING	19

Registration for Environmental Assessment

1.0 Name of Undertaking:

Deer Lake Municipal RV Park and Campground

2.0 Proponent:

2.1 Name of Corporate Body:

Deer Lake Park Limited

2.2 Address of Corporate Body:

197 B Nicholasville Road,
Deer Lake, Newfoundland,
A8A 1W5

2.3 Chief Executive Officer:

Name: Deidre Stirling
Official Title: President

2.4 Principal Contact Person for Purposes of Environmental Assessment

Name: Deidre Stirling
Official Title: President

3.0 The Undertaking

3.1 Nature of the Undertaking

This development will take a pre-existing, in dire-need, campground and expand it from approximately 54 sites with no services to approximately 300 fully serviced lots in different phases. We will add tenting lots, geodesic glamping domes, treehouses, and cabins that can be used all year round instead of only 4 summer months to fit every camping need. With Deer Lake being nestled right in the heart of western Newfoundland, we offer the optimal location for both out of province tourists, plus the “stay at home” resident travellers to enjoy what the west coast has to offer but still be close to numerous restaurants, grocery stores, and other amenities. With 2000 plus feet waterfront acres on a pristine sand beach in the heart of a community we understand the need to grow the campground and make into a World Class Destination Resort benefiting the community and the province as a whole.

3.2 The Purpose/Rational/Need for the Undertaking

The purposed development will enhance the tourism in the Humber Valley, Deer Lake area and to get tourists to make this location their “Go to” location and not a “Go through” location. It is to capitalize on the beauty that an already existing park sits on and develop it so it can sustain more travellers and tourists, helping all local businesses, like restaurants, grocery stores, gas stations, etc. as well. In addition, the growth will sustain all year travellers instead of just seasonally.

4.0 Description of the Undertaking

4.1 Geographical Location

The Geographical location of the Deer Lake Municipal RV Park and Campground sits directly in the middle of the town of Deer Lake right on the Deer lake itself and the Humber River. We are located in the heart of the Humber Valley within 5 minutes to Deer Lake Airport, Trans-Canada Highway, and Route 430 highway which takes people to Western Newfoundland’s biggest attraction, Gros Morne National Park.



Figure 1. The Geographical location of Deer Lake

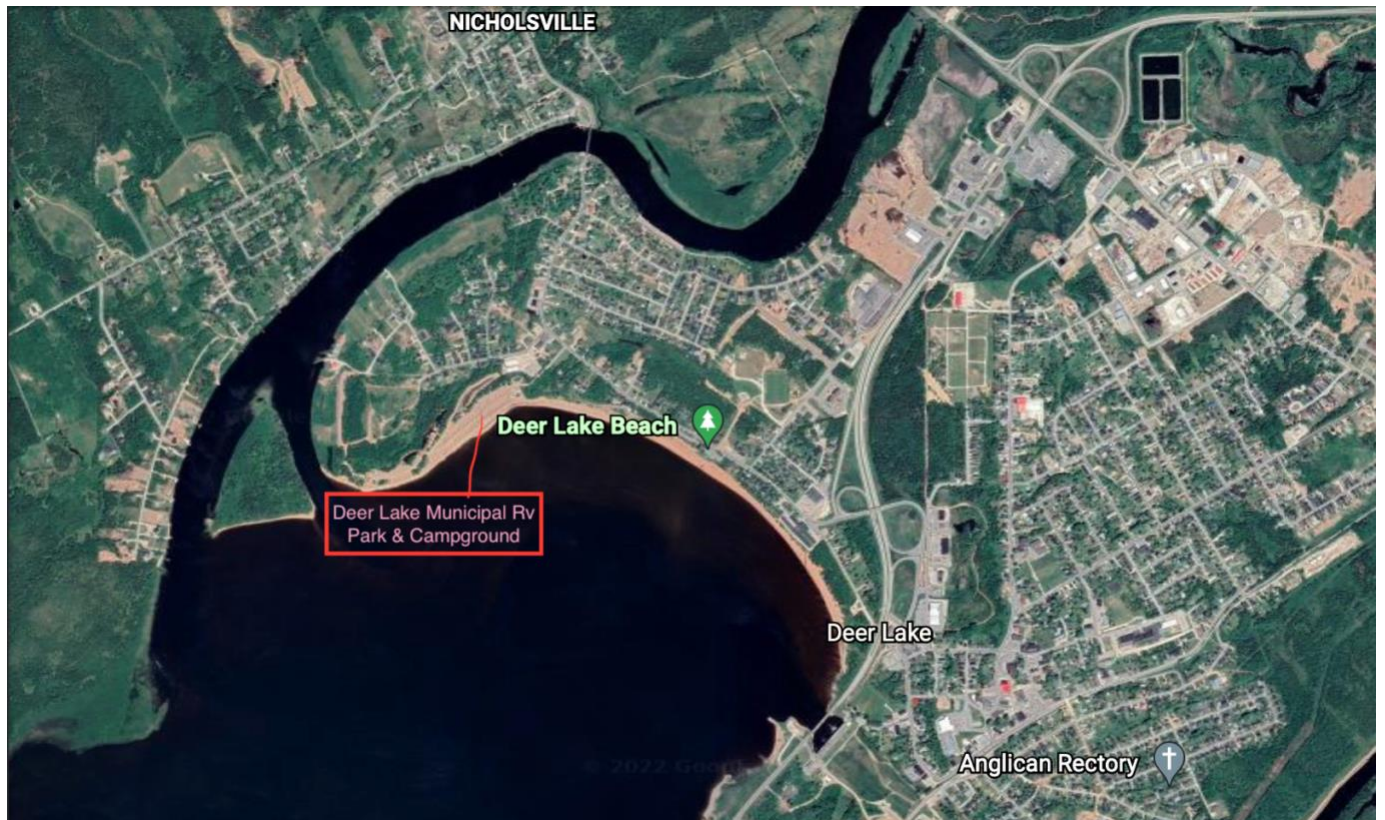


Figure 2. The Location of Deer Lake Municipal RV Park & Campground in the town of Deer Lake.



Figure 3. The Existing Park and the Sections that are under Environmental Review

4.2 Physical Features

4.2.1 Major Physical Features of the Undertaking



Figure 4. The Environmental Review Area broken down into Sections

The existing Deer Lake RV Park and Campground has operated for many years with 54 campsites. Only a few had power and water and there was no sewer. The town of Deer lake has a community dumping station about 3 minutes from the park that the visitors used.

In 2019 The Stirling family acquired the lease of the existing 30 Acre park, and the 25 acre island at the mouth of the Humber River. Our contract with the municipality states the following:

“Initial Term - Landlord leases the Park to Tenant for a term of forty-seven (47) years and five (5) months (the “Term”) commencing on May 1, 2019 (the “Commencement Date”) and ending on September 30, 2066.

Renewal of Term - Provided that Tenant is not in default of the Lease and Tenant has provided Landlord with written notice not more than eighteen (18) months and not less than twelve (12) months prior to the expiry of the Term, then Tenant shall have the right to extend the Term for a further period of forty-five (45) years on the same terms and conditions as set out in the Lease, with the exception that the rent payable during such extension of the Term shall be agreed to by the parties in advance of the commencement of such extension of the Term.”

The 24 acre property adjacent to the park is currently owned/utilized by Nav Canada. This is a decommissioned communication tower. Our contract with the municipality regarding this land states;

“ The parties acknowledge and agree that Landlord has applied for approximately thirty (30) acres of Crown Land adjacent to the existing Park property (the “Tower Property”). It is the intention of Landlord that if it is successful in obtaining the Tower Property, that the Tower Property will become part of the Park. If the Landlord acquires the Tower Property, the survey and legal description for the Tower Property shall be added to Schedule “A” hereof and such Tower Property shall be deemed to be part of the Park and all terms and conditions contained in this Lease shall be applicable to the Tower Property. The parties agree that the possible addition of the Tower Property to this Lease was contemplated when the parties agreed to the terms and conditions of this Lease.”

Nav Canada has about 100 of these decommissioned sites that they are going to part with and this one in particular was discussed with Nav Canada and the municipality about our wishes to acquire it.

Ideas for the island portion of the park, which is owned by Deer Lake with a title number of 75351, was submitted to the town in the initial proposal back in 2019 as well. Our eco-friendly, no motorized vehicle, nature preserve will be used as a teaching tool to educate members of the town and all travellers how special such an area it is. 100 different waterfowl inhabit this island, and we want to showcase this

and the importance of all Newfoundland's wildlife. Details of our ideas for the island are listed below under Section C.

The existing park was in dire need of repair and improvements. As a family we could see the potential and need to turn this beautiful piece of nature into a much larger park to meet the demand of visitors and tourists.

But not only for tourists, but for the people of Deer Lake who have enjoyed it with their families for years, and the people of the province as a whole.

The development will be completed in Phases of construction over the next several years. Phase A has already started with the construction of new roadways and an additional 100 sites complete with new power, water and sewer. The following breakdown of the environmental assessment is for the remaining areas which will be developed and added to the existing park. For clarification purposes we have divided those areas into 3 Sections, as shown on figure 4 above.

Section A is 9 acres of the existing park that is within the 200 meter mark of the Humber River.

Section B is 24 acres of additional land previously used by Nav Canada as a communications tower site.

Section C is a 25 acre island at the mouth of the Humber River which currently holds a Stewardship Agreement.

Section A

Section A consists of approximately 9 acres which is a section of the original Deer Lake RV Park and Campground since its opening in the 1970s. Since this area is within 200 meters of the Humber River, this now becomes a part of the environmental review.

This parcel of land has 600 feet of shoreline on Deer Lake and 800 feet of shoreline on the Humber River. There is a mixture of Birch, Spruce, Fir, and Alder trees and open areas as well.

The 600 feet on Deer Lake will incorporate 8 RV sites and 5 Glamping sites. The Glamping Sites will have Geodesic Dome tents built on raised wooden platforms. Inland in the open area are 13 more RV sites. In the adjoining treed area the development will add another 15 sites.

The first 400 feet of shoreline on the Humber River consists of a beautiful sandy beach which the residents of Deer Lake have enjoyed for many years as their swimming and picnic area. The development will leave this area for continued use by residents and tourists. But in doing so, we will add proper safety signage and equipment and have a life guard on duty. Over the years there has been some safety concerns in the swimming area with regards to watercrafts travelling too fast, or too close to people swimming. We plan to rope off and mark with buoys a designated swimming area in the Humber River, and/or construct a floating dock to insure

watercraft traffic and swimmers are separated for everyone's safety. Also a removable wheelchair ramp/accessible mat will be placed on the sand so that the beach is accessible to all patrons of the Park.

The development will construct a new washroom facility and a concession food/drink booth in this section as well. Near that area we will also rent out paddleboards, canoes, kayaks, water bikes and other water sports equipment.

The next 400 feet of shoreline on the Humber River Fronts onto a 3 acre parcel of land which is low lying and has multiple alder tree and trapped pools of water throughout. We would love for this area to be incorporated as boat launch and in the future, a small marina. In regards to the marina, we will act in accordance with the Provincial Environmental Assessment Regulations, under section 48(1)(d) which states *"(1) An undertaking that will be engaged in the establishment or operation of (d) a marina shall be registered."* Prior to any construction, we will register, design, and engineer the marina appropriately at a later date, at which time we will knowingly require a separate environmental assessment. There is currently only one boat launch in the whole town of Deer Lake which is located just north of the park on the Humber River near the Nicholsville Bridge. There is a great need and demand for the marina.

Section B

This parcel of land consists of approximately 22 acres. It has a combination of open areas, areas of minimal tress, and heavily treed areas where you will find birch, alders, spruce and fir trees. Elevations are moderate with a few small hills and lower areas. The soil is 99% sand throughout making it suitable for RV sites and Tent sites. The land as a couple of trails used by dirt bikes and atvs and currently being used as a dumping area for some to dump garden waste like grass and tree trimmings.

This parcel is bordered on the north boundary by a laneway which runs into Tower road. The east and South are bordered by the existing park. The West boundary has an emergency exit road in case of fire or any other emergency. The western boundary also has another block of privately owned land on the other side of the emergency road and is approximately 300 feet from the Humber River.

The development will be carefully designed and laid out to accommodate new roadways to all the new camp sites. There will be a combination of different camp sites for both smaller and larger motorhomes and trailers, tenting, glamping, and cabins.

In addition we will be constructing washroom/laundry facilities, storage rooms, electrical/mechanical rooms, playgrounds, splash pads, of a small scaled waterpark with water slides, bumper boats, lazy river, mini golf, dog park, an area for outdoor RV/Boat storage and perimeter fencing.

Our conceptual layout drawings do not show all the treed areas, or heavily treed areas. We wanted to show the proposed design and layout of the roads and campsites that could change according to those treed areas. We are using the conceptual drawings as a guideline to show the approximate locations and layout of the roads and lots. Our team will be walking through all parts of the park, visually looking and checking the vegetation and trees, measuring and staking out all the new roads and lots. There will be great consideration taken to try to keep as much of the natural vegetation and trees as possible. Once the layout is marked, we will remove the existing trees with men and chainsaws, physically loading on a truck or trailer by hand, or a combination of excavator and operator. Any trees that can be transplanted at that time, we will do so.

All wood cut will be used for either lumber or firewood for the parks purposes. The lumber, if any, can be used to build shed, walkways, fencing, etc. The firewood will be used by the campers. Any materials such as roots or rotten stumps will be recycled by grinding up and mixed with top soil or hauled away if it cannot be recycled, to the nearest landfills in Corner Brook or White Bay, which is discussed further down.

Once the trees are removed we will be using an excavator and dump truck to remove the top soil where the new road and campsites will be located. These areas will then be backfilled with approved pit run and topped with class "A" stone and compacted.

Trenches 4' deep for water and sewer will be dug along the newly constructed roadways. New water and sewer lines will be installed to each site then backfilled with sand and class "A" stone on top.

Trenches 2' to 3' deep for electrical power will be dug along the newly constructed roadways. New electrical teck cable and power pedestals will be installed at each campsite and cables ran back to the closest electrical/mechanical building. Trenches will be marked with "caution cables buried below" tape and topped off with either sand and top soil and/or sand and class "A" stone.

Wherever possible, when we are in the process of clearing trees for these new roads and sites, we will transplant as many trees to other areas of the park, especially water front sites. We will be transplanting and purchasing as many trees and shrubs and flowering trees as our budget allows to make this park a "beauty of nature" for everyone to enjoy! The same process will be done for all areas that need a larger cleared area, like the washroom/laundry facilities, storage rooms, electrical/mechanical rooms, playgrounds, splash pads, the small scaled waterpark with water slides, bumper boats, lazy river, mini golf, dog park, and the outdoor RV/Boat storage area and perimeter fencing, but then again, trees will be replanted in these areas to make it as green as possible.

Services for Both A and B Sections

For Both Sections A and B, all power, water and sewer will be new construction and is currently in the process of being designed by professional engineering companies here in Newfoundland. Real Solutions Inc for the Electrical Design and DMG Engineering for the sewer and the water design. Newfoundland Power is in the process of installing a new 3 phase primary power throughout the existing park via new power poles. We will be constructing 10 electrical/mechanical buildings throughout the park to house the new 600A/120, 208 Volt electrical services and water manifolds and shut off valves for every site.

All necessary permits will be applied for before commencing any work. All the utilities will be buried underground. All trenches will be laid out and dug down to the appropriate depth, cables and/or piping installed, inspected, and backfilled with materials from our own site (sand) in all accordance with the applicable building, plumbing and electrical codes.

Street and walkway lighting will be installed at intersections of roadway and pedestrian walkways for the safety of all campers and visitors.

A new water main will be connected to the Town of Deer Lakes municipal water supply on Tower road. This new water main will be designed to have enough capacity to supply water to all the RV sites, glamping and tenting sites, fire hydrants, as required, 4 new washroom and laundry facilities, main office, maintenance shop, splash pads/water park, playgrounds and water fountains.

The new gravity sewage system will carry sewage and waste water from the RV sites, Glamping Sites, Washroom and Laundry facilities to the closest lift station. From the main lift station, sewage and waste water will be discharged through a 4" force main to the Town of Deer Lake's Municipal Sewage System on Tower Road.

Buildings For Both A and B Sections

Throughout the Park there will be a variety of buildings constructed for various uses and all buildings will be constructed on site.

The development will construct mechanical/electrical buildings approximately 6 foot by 12 foot in size. There will also be some larger mechanical/electrical buildings that will include washroom/laundry facilities which will be approximately 10 foot by 30 foot in size.

The development will construct two new security/guard houses to control traffic in and out of the park.

The development will construct several maintenance sheds, a small office/washroom near the beach/swimming area, at least two food concession booths, one near the beach and the other near the waterpark/mini putt area.

The development will construct multiple cabins for year round use. These cabins will be placed at different locations to be determined at a later date. All necessary building permits to be adhered to. There will be multiple Glamping Domes constructed throughout the park as well, some on lake frontage and some in treed areas. Each of those Geodesic Domes will have wooden platforms constructed for them to sit on. Some of these domes will be year round use with water, power, sewer and wood burning hot tubs.

Roadways For Both A and B Sections

New roadways will be designed and laid out to accommodate access to all the areas throughout the park. Through the treed areas we will be trying to avoid cutting and clearing as many trees as possible. We will add another bend or corner in the roadway in order to save larger trees wherever possible. With the use of a tree spade we will also relocate and transplant as many existing trees as possible to new RV sites that are in open areas. Class A pit run will be trucked onto site to make a base for the new roads and then topped with class A stone. In future years, we will have main roads asphalted to help keep down dust throughout the park.

All access to the Deer Lake RV park and Campground will be from Nicholasville Road. All personnel will enter and exit through a main gated entranceway. In case of an emergency, such as a fire, if this entranceway becomes restricted, there will be 2 emergency exit roads. The first one is in the exiting park and comes out in between some houses on Tower Road. The other will be near the public beach area and head to tower road as well. An existing access road on the western boundary of Part B will be rebuilt and maintained as the parks main emergency exit way. This emergency road is located 250 to 300 feet from the shores of the Humber River. All protective silt barriers will be put in place to avoid any settlement getting washed into the river through heavy rains and/or run off during construction. All sides of the bank to the emergency exit road will have topsoil place and grass seed applied to prevent future erosion. The existing road/lane way that extends along the top boundary (north boundary) of Section B is in a bad state of disrepair and will be rebuilt and connected to the Emergency Exit road. This newly built road will blend into Tower road at its current location. There will be a guardhouse constructed to control access to and from the mini putt, waterslide, lazy river area. (See Conceptual Drawings)

Fences For Both A and B Sections

Chain link fences are going to be constructed around the entire perimeter of the park to control the in and out access of the park. This is to maintain security and the safety of not only the employees and the business, but also the customers, seasonal campers and all that come to enjoy the area. Fences will be constructed on the property line to all adjacent property owners as per our latest survey dates 2019/2020.

Section C

In the mouth of the Humber River lies this beautiful piece of nature. A 25 acre island that is covered by majestic old growth trees. Birch, Spruce, Fir, etc. The Northern Portion of the island has pristine nesting grounds for many different species of waterfowl, while the southern side has a 1000 foot of unspoiled sandy beach.

Although the development is at least 2-3 years out it would involve careful design and work with the Stewardship. We would want to approach the Island as an Eco friendly development with walking trails only (no motorized vehicles), composting toilets, solar powered lights, with some cabins, glamping, tenting, cabins and treehouses for accommodations. There will be designated walking trails, wooden in some areas, to display, promote, educate and increase public awareness of all the different species of water fowl, ducks, and other birds that inhabit the island and the importance of the preserving the wetlands for protecting the wellbeing of all those different species. We would also partner with someone like Ducks Unlimited or the Humber Valley Chapter of the Delta Waterfowl society and donate portions of our revenues.

We will access the island by a constructing a suspension bridge from the mainland (existing park) over the Humber River to the island, approximately 90 to 100 meters. The bridge will extend from the mainland just north of the beach area.

This suspension bridge will be designed and constructed to withhold golf carts and small lawn tractors for maintenance purposes only, as well as the walking and bicycle traffic. There will be no cars or trucks. Engineering for this bridge will come at a later time, once funding is available. Also, any further permitting to do such venture, will happen then as well, before any work commences.

In order to facilitate the proposed construction to the island, materials and equipment will be transported to the island via a motorized barge. There will be a landing dock/ramp constructed with compact stone on both shores to receive the barge for loading and unloading material and equipment. There will also be a floating dock system on both sides of the river to help serve as a docking area for boats that will bring the construction personnel/workers to the island. These floating docks will be removed before ice forms in the river (fall/winter) and replaced upon thawing of the river until construction is completed.

All construction equipment and construction debris will be removed from the island via the barges. Waste will be then taken to the nearest dumping sites, The White Bay South Waste Disposal near Hampden, or the Wild Cove Waste Disposal Site in the Corner Brook area, and recycled whenever possible.

The proposed trail system on the island will be much like an existing walking trail in the deer lake called the Humber River Walking trail, which is just north of the island. It will be designed to meander through the existing trees and landscapes to enjoy the nature of the island itself. Any trees that must be removed to construct this trail will be used for both lumber and/or firewood for the campground. Any refuse that cannot be reused or recycled will be taken to the disposal site listed above. There will be different types of walkways. Some will be mulched wood, some wooden, and some

suspended trails. We will try to make this trail accessible for all people, especially those that are disabled, older, in a wheelchair, etc., so every person can enjoy the nature of the island, and the wildlife that inhabit it.

4.2.2 Physical and Biological Environments within the Area to be Potentially Affected by the Undertaking

Negative impact on the surrounding area will be minimal.

Wildlife

There are 100 different types of waterfowl species that are known to inhabit the island. We will not do any construction on the island during nesting times of these waterfowl as to not put stress on them for the 21-33 day incubation period and into the hatching period until all birds have left the nest.

Apart from the waterfowl, moose often frequent the island. If there are moose in the area, we will stop working until they have moved elsewhere.

Vegetation

Some trees and alders will be cut for the installation of the roads and new sites.

Larger trees will try to be transplanted elsewhere or lots will be redesigned to leave those trees. We will also plant new trees, plant, flowers, etc. around the development in lieu of losing any of the greenery.

Bodies of Water

The development is on two bodies of water. Deer Lake itself and the Humber River, which is a scheduled salmon river in western Newfoundland. All work connected with the development will adhere to the Department of Fisheries and Oceans regulations and guidelines. Any work done in the area will have no impact on fish stocks or spawning. Every effort will be made to minimize any sediments or pollutants to enter either body of water and keep it as pristine as possible. Both bodies of water are an attraction for tourists and guests to the park so all precautions will be made to preserve its beauty and integrity.

Wetland

Just off the island there is a portion of wetland that is inhabited by the waterfowl discussed above. The development will not touch this preserved area. All efforts will be made that zero debris will enter into this area.

4.2.3 Conceptual Drawing

The attached proposed Development drawings (Figures 5 & 6) are the preliminary park design and may change according to the landscape or vegetation. The drawings are on pages 20 and 21 of this document. The locations of the Geodesic domes,

cabins, water parks, mini golf etc may also change to fit the landscape where the smallest footprint is possible. Also lot sizes may be larger than pictured and there may be fewer lots than conceptualized.

4.3 Construction

4.3.1 Construction Period

Construction required for the application will take several years to complete. Construction will start in 2022 with creating new and improving the existing RV and glamping site lots. As you can see by the site layout a portion of these sites are on the shores of Deer Lake and within the 200 meters of the Humber River. During construction of these waterfront sites all rules and regulations set out by the Department Fisheries and Oceans and the Environment act will be followed as to prevent any containment or sediments entering either body of water.

We will continue with the construction of Sections A and B through the years 2022, and 2023, with those sections completed by the end of 2024. Section C will commence once all work is done on Sections A and B. An estimated commence time for Section C will begin Fall 2024 and be completed Spring of 2026.

The proposed Marina in Section A will not start construction until all approvals are met by the Department of Fisheries and Oceans Canada and the environment. If/when approval is given to build a marina on the Humber River then the proper engineering will be done so that all regulations will be adhered to in accordance with the guidelines set out by all appropriate governing bodies and registered appropriately.

Below is an estimated number of sites for RVs, Tenting, Glamping, Cabins, and Treehouses for each of three sections, A, B, and C.

Type of Sites	Estimated Number in Section A
Waterfront RV Lots	7
Regular RV Lots (treed/private)	15
Tenting Lots	8
Cabins	6
Glamping Dome without Bathroom	5
Glamping Domes with bathroom	10

Type of Sites	Estimated Number in Section B
Regular RV Lots (treed/private)	100
Tenting Lots	30
Cabins	10

Glamping Dome without bathroom	5
Glamping Domes with bathroom	5

Type of Sites	Estimated Number in Section C
Glamping Lots	12
Tenting Lots	15
Treehouses	12
Cabins	12

4.3.2 Potential Sources of Pollutants

The potential sources of pollutants include the following:

- Ground contamination from heavy equipment due to fuel spill, hydraulic oil, or other
- Fire or smoke due to burning brush
- Airborne emissions through fuel from construction equipment and from burning brush and scrub vegetation
- Airborne dust from disturbed soil
- Run off silt and sedimentation from drainage and construction
- Construction debris
- Dust/noise pollution

4.3.3 Any Potential Causes of Resource Conflicts/Mitigation for Construction Pollution

Construction solid waste disposal particles will be in compliance with the Environmental Protection Act and associated regulations. Any construction debris generated during the course of the project will be removed and will be disposed of at an approval waste disposal site. Construction waste capable of recycling will be recycled wherever possible. The approved Waste Disposal Sites in our area are The White Bay South Waste Disposal near Hampden, and the Wild Cove Waste Disposal Site in the Corner Brook area.

All machinery will be inspected for leakage of lubricants and fuel prior to use and must be in good working condition. To minimize the risk of fuel, lubricant, or hydrocarbon release, construction equipment will not be allowed to refuel within 30 feet of a body of water. Accidental spills and leaks will be promptly secured and contained and cleaned up.

Equipment exhaust systems will be inspected and maintained to provide emissions meeting the standards designed for the equipment by the manufacturer.

Exhaust systems will be maintained to ensure noise levels are kept to a minimum. And all work will be completed within the hours of the Municipal bylaws when work is allowed to be completed.

All efforts will be made to minimize dust generation during the construction period. Dust from construction activities will be controlled by using frequent applications of water where needed.

Silt fencing constructed with filter fabric will be used where necessary to prevent silt laden runoff back into Deer Lake or the Humber River. This will be at all areas where trenching, backfilling, and leveling along the waterfront sites.

There are working washroom facilities on site at the park office for the use of construction workers.

4.4 Operation

4.4.1 Description of how the Undertaking will Operate/Period of Occupation

The Park will initially run from May to October, until all/some the cabins and the Geodesic Domes are installed and then it will operate all year round.

The park gate will be open at 7am and close at 11pm (the quiet hours mandated by the municipality). A Night Security Guard will be on from the hours of 11pm to 7am just in case there is an emergency.

A Receptionist/Booking Administrator/Office Clerk will handle all guests upon arrival, and guests will be shown to the appropriate site/cabin/tenting area.

The original campground will open 2022, and the remaining will commence construction as soon as the approval by the Environmental Assessment is given.

4.4.2 Potential Sources of Pollutants

The potential Source of Pollutants during the Operating period are essentially mostly Human and vehicle activity.

- General Garbage
- Road Dust
- Fuel or lubricant spill on individual sites or roadways from vehicles or RVs
- Noise Pollution
- Sewage/Grey Water overflow/spill while emptying RVs

4.4.3 Any Potential Causes of Resource Conflicts/Mitigation for Operation Pollution

All general garbage from each site will be brought to designated disposal containers so that it will then be transported to the appropriate dump site. Recycling Containers

will also be on site so recycling happens whenever possible. The approved Waste Disposal Sites in our area are The White Bay South Waste Disposal near Hampden, and the Wild Cove Waste Disposal Site in the Corner Brook area.

Road Dust will be contained the same way that it will be contained during the construction phase, with the application of water as necessary.

All tenants will be provided with a set of guidelines governing the parks operational standards, containing information on any fuel or lubricant spills on site or road and appropriate actions to be taken in the case of accidental spills.

There should be little to no noise pollution. The park will be running the same quiet hours as the municipality, which is 7 am to 11 pm.

All tenants will be provided with a set of guidelines governing the parks operational standards, containing information on dumping their sewage properly and the appropriate action will be taken in the event of an accidental spillage.

4.5 Occupation

4.5.1 Number of Construction/Operation Employees and the National Occupational Classification code

As stated previously the construction process of the development will take several years to complete.

Since we plan to rent out cabins, and some domes all year round, there will be the need to have personnel working throughout the year and not just seasonally has its been in the past.

The number of occupations anticipated during the construction phase of the project, using the National Occupational Classification System, are as follows:

NOC Occupational Title Code	Title	# of Positions Anticipated	Position breakdown (P - Permanent while construction is happening P/T - Parttime while construction is happening)
0711	Construction Manager	1	1 P
752	Heavy Equipment Operator	3-4	3-4 P
752	Tandem Truck Driver	2-3	2-3 P
7611	Construction Labourers	2-4	2-4 P
7271	Carpenters	2-4	1-2 P, 1-2 P/T
7241	Electricians	2-4	1-2 P, 1-2 P/T

7251	Plumbers	3-4	1-2 P, 1-2 P/T
2132	Mechanical Engineer	1	1 P
2133	Electrical Engineer	1	1 P
654	Security Guards	1-2	1 P, 1 P/T
	Total	18-28	

The number of occupations anticipated during the operation phase of the project, using the National Occupational Classification System, are as follows:

NOC Occupational Title Code	Title	# of Positions Anticipated	Position breakdown (P - Permanent while in operation P/T – Parttime while in operation or parttime because of seasonality)
1522	Booking Administrator	1-2	1-2 P
1414	Office Clerk/Receptionist	1-2	1-2 P
1522	Stork Clerk	1-2	1 P, 1 P/T
714	Operations Manager	1	1 P
714	Maintenance Manager	1	1 P
7612	Maintenance Worker/Labourers Firewood Grass cutter Garbage pick-up and removal	1-2 1-2 2	1-2 P/T (seasonal) 1-2 P/T (seasonal) 1 P, 1 P/T
7271	Carpenter	1	1 P
632	Food Concession Booth/Food truck cooks	3-4	3-4 P/T (seasonal)
6311	Food Service Supervisor	1	1 P/T (seasonal)
673	Cleaners	2-3	2 P, 1 P/T
6741	Laundry Facilities Attendant	1-2	1 P/T (seasonal)
714	Manager of Playground/mini putt/water park areas	1	1 P/T (seasonal)
672	Personnel to work the Playgrounds, mini putt, water park areas	3-4	3-4 P/T (seasonal)
6531	Tour and Travel guides	1-2	1-2 P/T (seasonal)
4167	Life Guard	1-2	1-2 P/T (seasonal)
654	Night Security Guards or Guardhouse Attendants at both guardhouses	4-6	2 P, 2-4 P/T
1432	Payroll administrators	1	1 P

	Total	28-41	
--	--------------	--------------	--

4.5.2 Direct Hiring and/or Contracting Out

We will direct hire majority of the construction workers. Some heavy equipment operators will be contracted out, as well as the Mechanical and Electrical engineering. For the operation purposes, all will be directly hired.

4.5.3 Employment Equality

All occupations are subject to qualifications and abilities and it is expected that all positions are open equally to men and women, without regard to age or gender. With respecting all aspects of employment equity, this includes wages and benefits, vacation, and group benefits provided.

4.6 Project Related Documents

All related documentations are attached below. All Related documents are on pages 25-34.

5.0 Approval of the Undertaking

The permits, licenses, approvals and authorizations required for the development are:

- Department of Environment and Climate Change for the approval of the project.
- Town of Deer Lake for any/all building permits.
- Water Resources Division, Department of Environment and Climate Change for any work done near bodies of water.
- Environmental Health and Safety for the Inspection Certificate for a tourist Establishment.
- Newfoundland Power for the Electrical Permit.
- Department of Fisheries and Oceans Canada for authorization for work near a scheduled salmon river.
- The Stewardship Association for Municipalities for approval on any work done on the island.
- Nav Canada for the approval of use of land described above as Section B.

6.0 Schedule

Pending all Approvals, the undertaking will commence with Section A in the Summer of 2022. All three sections should be completed Spring of 2026.

7.0 Funding

Pending Approval of all permits, Funding for the undertaking will be privately funded and a potentially, a business loan from a financial institution.



Figure 5. Conceptual Drawing of Sections A & B. Locations of items may vary.

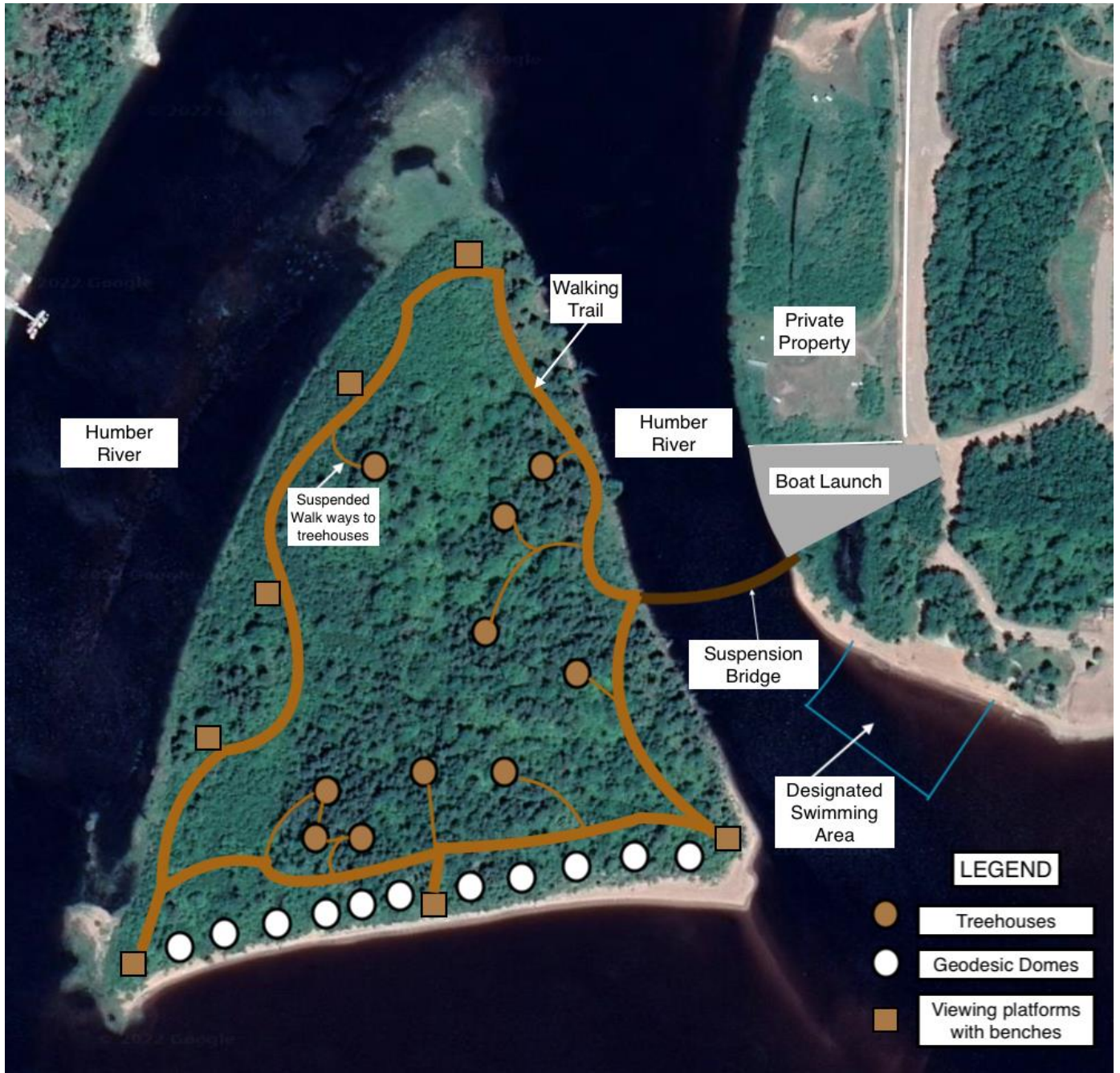


Figure 5. Conceptual Drawing of Section C (The Island). Locations of items may vary.

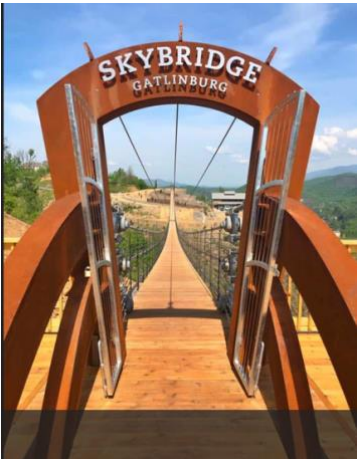
The following pictures are examples of what could potentially be installed but those designs could change. These are stock images from google and are not designed/engineered for us specifically. We will get appropriate engineering before construction begins.



Geodesic Domes



Suspension Bridge to the island



Entrance to the Suspension Bridge



Potential Treehouse Design



Potential Treehouse Design



Suspension walkways on island to Treehouses



Suspension walkways on island to Treehouses

Discover our Rollout Accessibility Mat

Mobi-mat
Deschamps Mat Systems, Inc.

Deschamps Mat Systems offers non-slip portable rollout ADA/ABA/AODA Beach Access Mats for safe pedestrians, wheelchair users, strollers access to the beach, parks, events and creating an inclusive recreation experience for All.

Accessibility Mat for the Swimming area on the Humber River

PROJECT RELATED DOCUMENTS (4.6)



Government of Newfoundland and Labrador
Department of Environment, Climate Change and Municipalities
Water Resources Management Division

Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 48

Date: **MARCH 26, 2021**

File No: **526**
Permit No: **ALT11678-2021**

Permit Holder: **Town of Deer Lake**
34 Reid's Lane
Deer Lake, NL A8A 2A2
A8A 2A2
deerlaketownmanager@nf.aibn.com

Attention: **Maxine Hayden**

Re: **Town of Deer Lake - Flood Risk Area of Deer Lake/Humber River - RV Park & Campground Development**

Permission was given for : the infilling of an estimated 2880 cu-m of Class A stone, 1050 cu-m of Class B stone and 1850 cu-m of topsoil to the existing Deer Lake RV Park site to raise the finished ground elevation to 8.45-8.75m for the upgrades and modernization of 80 RV sites (lots 1-28, 42-64 and 65-93) within the existing footprint of the RV park, located in the 1:20 year flood risk area of Deer Lake/Humber River in the Town of Deer Lake and no development is permitted in proposed RV sites extension area (lots 29-41 and 94-106), in reference to the application received on March 11, 2021 and additional information received on March 25, 2021.

I (the Permit Holder named above or agent authorized to represent the Permit Holder) do hereby certify that the project described above was completed in accordance with the plans and specifications submitted to the Department of Environment, Climate Change and Municipalities and that the work was carried out in strict compliance with the terms and conditions of the Permit issued for this project.

Date: _____

Signature: _____

This completion report must be completed and forwarded to the following address upon completion of the approved work.

Department of Environment, Climate Change and Municipalities
Water Resources Management Division
PO Box 8700
St. John's NL A1B 4J6

PERMIT TO ALTER A BODY OF WATER

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 48

Date: **MARCH 26, 2021**

File No: **526**
Permit No: **ALT11678-2021**

Permit Holder: **Town of Deer Lake**
34 Reid's Lane
Deer Lake, NL A8A 2A2
A8A 2A2
deerlaketownmanager@nf.aibn.com

Attention: **Maxine Hayden**

Re: **Town of Deer Lake - Flood Risk Area of Deer Lake/Humber River - RV Park & Campground Development**

Permission is hereby given for : **the infilling of an estimated 2880 cu-m of Class A stone, 1050 cu-m of Class B stone and 1850 cu-m of topsoil to the existing Deer Lake RV Park site to raise the finished ground elevation to 8.45-8.75m for the upgrades and modernization of 80 RV sites (lots 1-28, 42-64 and 65-93) within the existing footprint of the RV park, located in the 1:20 year flood risk area of Deer Lake/Humber River in the Town of Deer Lake and no development is permitted in proposed RV sites extension area (lots 29-41 and 94-106), in reference to the application received on March 11, 2021 and additional information received on March 25, 2021.**

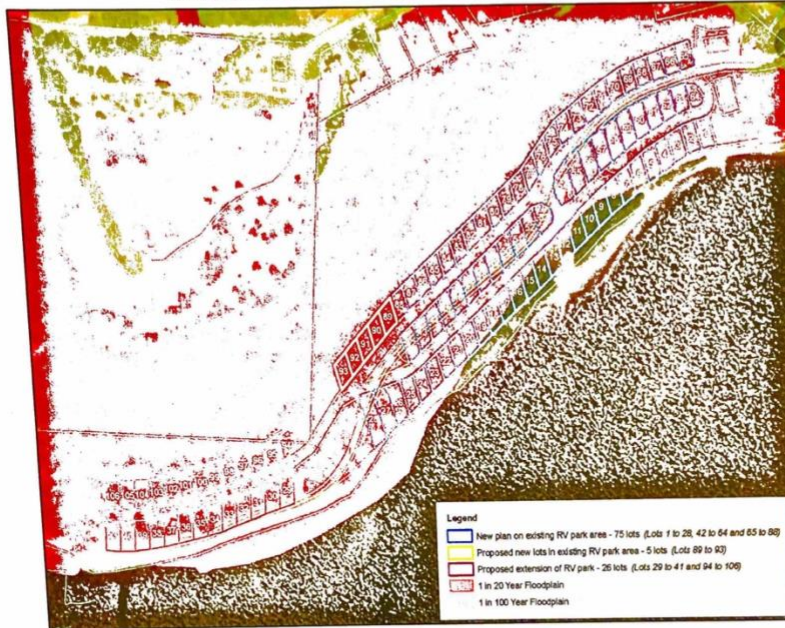
- This Permit does not release the Permit Holder from the obligation to obtain appropriate approvals from other concerned municipal, provincial and federal agencies.
- The Permit Holder must obtain the approval of the Crown Lands Administration Division if the project is being carried out on Crown Land.
- This Permit is subject to the terms and conditions indicated in Appendices A and B (attached).
- It should be noted that prior to any significant changes in the design or installation of the proposed works, or in event of changes in ownership or management of the project, an amendment to this Permit must be obtained from the Department of Environment, Climate Change and Municipalities under Section 49 of the *Water Resources Act*.



(for) MINISTER

APPENDIX D
Location Map for Permit

Town of Deer Lake RV Park Plan Overlaid on Floodplain Map



APPENDIX B
Special Terms and Conditions for Permit

1. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall keep all systems and works in good condition and repair and in accordance with all laws, by-laws, directions, rules and regulations of any governmental authority. The Permit Holder or its agent(s), subcontractor(s), or consultant(s) shall immediately notify the Minister if any problem arises which may threaten the structural stability of the systems and works, endanger public safety and/or the environment or adversely affect others and/or any body of water either in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for all damages suffered by the Minister and Government resulting from any defect in the systems and works, operational deficiencies/inadequacies, or structural failure.
2. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall operate the said Project and its systems and works in a manner which does not cause any water related and/or environmental problems, including but not limited to problems of erosion, deposition, flooding, and deterioration of water quality and groundwater depletion, in or outside the said Project areas. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) shall be responsible for any and all damages associated with these problems caused as a result of changes, deficiencies, and inadequacies in the operational procedures by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
3. If the Permit Holder or its agent(s), subcontractor(s), or consultant(s) fails to perform, fulfil, or observe any of the terms and conditions, or provisions of this Permit, as determined by this Department, the Minister may, without notice, amend, modify, suspend or cancel this Permit in accordance with the *Water Resources Act*.
4. The Permit Holder and its agent(s), subcontractor(s), and consultant(s) indemnify and hold the Minister and Government harmless against any and all liabilities, losses, claims, demands, damages or expenses including legal expenses of any nature whatsoever whether arising in tort, contract, statute, trust or otherwise resulting directly or indirectly from granting this Permit, systems and works in or outside the said Project areas, or any act or omission of the Permit Holder or its agent(s), subcontractor(s), or consultant(s) in or outside the said Project areas, or arising out of a breach or non-performance of any of the terms and conditions, or provisions of this Permit by the Permit Holder or its agent(s), subcontractor(s), or consultant(s).
5. This Permit is subject to all provisions of the *Water Resources Act* and any regulations in effect either at the date of this Permit or hereafter made pursuant thereto or any other relevant legislation enacted by the Province of Newfoundland and Labrador in the future.
6. This Permit shall be construed and interpreted in accordance with the laws of the Province of Newfoundland and Labrador.

File No: 526
Permit No: ALT11678-2021

- cc: Mr. Jonathan Stirling
Stirling Group
19 Amanda Avenue
Deer Lake, NL
A8A 083
j-stirling@live.com
- cc: Amir Ali Khan, Ph.D., P.Eng.
Manager, Water Rights, Investigations and Modelling Section
Water Resources Management Division
Department of Environment, Climate Change and Municipalities
P.O. Box 8700
4th Floor, West Block, Confederation Building
St. John's, NL A1B 4J6
akhan@gov.nl.ca
- cc: Mr. Mohammad Khayer, M.Eng., P.Eng.
Senior Engineer, Hydrologic Modelling Section
Water Resources Management Division
Department of Environment and Climate Change
P.O. Box 8700
4th Floor, West Block, Confederation Building
St. John's, NL A1B 4J6
MohammadKhayer@gov.nl.ca
- cc: Ms. Deneen Spracklin, P.Eng.
Environmental Engineer, Drinking Water and Wastewater Section
Water Resources Management Division
Department of Environment, Climate Change and Municipalities
P.O. Box 8700
4th Floor, West Block, Confederation Building
St. John's, NL A1B 4J6
dspracklin@gov.nl.ca
- cc: Jeremy Keeping (Western)
Land Management Specialist
Crown Lands Administration
Department of Fisheries, Forestry and Agriculture
jeremykeeping@gov.nl.ca
- cc: Fisheries Protection Division
Ecosystem Management Branch
Fisheries and Oceans Canada
P.O. Box 5667
St. John's, NL A1C 5X1
FPP-NL@dfo-mpo.gc.ca

37. This permit to alter a body of water provides approval for the scope of work stated here within as issued on March 26, 2021, and as such, does not provide approval for any undertaking within the Deer Lake RV park and campground prior to this date.

18. Any areas adversely affected by this project must be restored to a state that resembles local natural conditions. Further remedial measures to mitigate environmental impacts on water resources can and will be specified, if considered necessary in the opinion of this Department.
19. The bed, banks and floodplains of watercourses, or other vulnerable areas affected by this project, must be adequately protected from erosion by seeding, sodding or placing of rip-rap.
20. All waste materials resulting from this project must be disposed of at a site approved by the Department of Digital Government and Service NL.
21. Periodic maintenance such as painting, resurfacing, clearing of debris, or minor repairs, must be carried out without causing any physical disruption of any watercourse. Care must be taken to prevent spillage of pollutants into the water.
22. The owners of structures are responsible for any environmental damage resulting from dislodgement caused by wind, wave, ice action, or structural failure.
23. Sediment and erosion control measures must be installed before starting work. All control measures must be inspected regularly and any necessary repairs made if damage is discovered.
24. Fill material must be of good quality, free of fines or other substances including metals, organics, or chemicals that may be harmful to the receiving waters.
25. The attached Completion Report (Appendix C) for Permit No. 11678 must be completed and returned to this Department upon completion of the approved works. Pictures must be submitted along with the completion report, showing the project site prior to and after development.
26. This Permit is valid for two years from the date of issue. Work must be completed by that date or the application and approval procedure must be repeated.
27. The location of the work is highlighted on the Location Map for this Permit attached as Appendix D.
28. All work must be carried out within the Permit Holder's legal property boundaries.

Flood Zone Development

29. The RV park site is within the designated flood plain for the Town of Deer Lake. This development, and future development at the site, must comply with this Department's policy directive for *Flood Plain Management W.R. 96-1*.
30. This tourism related RV site and the associated utilities would not be eligible for flood disaster compensation.
31. Fill may be placed on the existing RV park site to raise the finished ground level of the site to 8.45-8.75m.
32. Any further development in the flood zone area not specifically covered by this permit will require a separate permit from this Division under Section 48 of the *Water Resources Act*.
33. The proposed use of the facility and site will not involve any storage of pollutants such as fuels, chemicals, pesticides, etc.
34. Adequate sediment control measures must be deployed to prevent releasing sediment and silt to the nearby waterbody.
35. The structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties.

Special Conditions

36. This permit does not approve any development within the proposed RV park sites 29-41 and 94-106 highlighted in pink on the Location Map for this Permit attached as Appendix D.

APPENDIX A
Terms and Conditions for Permit

Infilling

1. The constructed works must be inspected regularly so that action can be taken to undertake repairs as required.
2. Fill material must be obtained from an approved quarry site. It must not be taken from beaches or streams, and must not be dredged from a body of water.
3. The natural course of any stream must not be altered.
4. Infilling must not cause increased water elevation upstream or increase flow velocity downstream of the site. Reduction of the natural cross sectional area of any watercourse is not permitted.
5. Infilling must not disrupt the established surface drainage pattern of the area.
6. Infilling must not cause increased water elevation upstream or increase flow velocity downstream of the site.
7. Before infilling, any vegetation and topsoil must be completely removed and under no circumstances shall it be used as fill material. Topsoil must be stored and reused in final landscaping of the infilled area.
8. The constructed works must comply with all other terms and conditions provided in the Crown Lands grant, lease, or license for occupancy.
9. Select heavy rocks must be placed along the toe of any infilling to provide slope stability and erosion protection.

General Alterations

10. Any work that must be performed below the high water mark must be carried out during a period of low water levels.
11. Any flowing or standing water must be diverted around work sites so that work is carried out in the dry.
12. Water pumped from excavations or work areas, or any runoff or effluent directed out of work sites, must have silt and turbidity removed by settling ponds, filtration, or other suitable treatment before discharging to a body of water. Effluent discharged into receiving waters must comply with the *Environmental Control Water and Sewage Regulations, 2003*.
13. All operations must be carried out in a manner that prevents damage to land, vegetation, and watercourses, and which prevents pollution of bodies of water.
14. The use of heavy equipment in streams or bodies of water is not permitted. The operation of heavy equipment must be confined to dry stable areas.
15. All vehicles and equipment must be clean and in good repair, free of mud and oil, or other harmful substances that could impair water quality.
16. During the construction of concrete components, formwork must be properly constructed to prevent any fresh concrete from entering a body of water. Dumping of concrete or washing of tools and equipment in any body of water is prohibited.
17. Wood preservatives such as penta, CCA or other such chemicals must not be applied to timber near a body of water. All treated wood or timber must be thoroughly dry before being brought to any work site and installed.



Government of Newfoundland and Labrador
Department of Environment, Climate Change and Municipalities

File Ref No. 200.18.0099.0278

March 22, 2021

Mark Lamswood
Town of Deer Lake
34 Reids Road
Deer Lake, NL
A8A 2A2

For: RV Park Upgrades
At: Deer Lake
From: Town of Deer Lake

Dear Mr. Lamswood :

This application was referred to the Environmental Assessment Division and it has been determined that registration is NOT required under Section 47 of the Environmental Protection Act, SNL 2002, cE-14.2. This decision is based on the information provided by the Stirling Group on March 18 and by the Town of Deer Lake on March 19, 2021, indicating that there is no planned development within 200 metres of the Humber River, a scheduled salmon river.

Please be aware that this Department must be notified of any significant changes to the undertaking. All proponents are required to comply with all relevant legislation including permits and approvals from this Department and any other municipal, provincial or federal regulatory authorities.

If you have any questions regarding this matter please contact Vicki Ficzero, Environmental Scientist at (709) 729-2822 or vickificzero@gov.nl.ca.

Sincerely,

A handwritten signature in cursive script that reads "Joanne Sweeney".

Joanne Sweeney
Director (A)
Environmental Assessment Division

c. Jon Stirling, Stirling Group



Appendix C - Completion Report

Pursuant to the *Water Resources Act*, SNL 2002 cW-4.01, specifically Section(s) 48

Date: **MARCH 26, 2021**

File No: **526**
Permit No: **ALT11678-2021**

Permit Holder: **Town of Deer Lake**
34 Reid's Lane
Deer Lake, NL A8A 2A2
A8A 2A2
deerlaketownmanager@nlaibn.com

Attention: **Maxine Hayden**

Re: **Town of Deer Lake - Flood Risk Area of Deer Lake/Humber River - RV Park & Campground Development**

Permission was given for : the infilling of an estimated 2880 cu-m of Class A stone, 1050 cu-m of Class B stone and 1850 cu-m of topsoil to the existing Deer Lake RV Park site to raise the finished ground elevation to 8.45-8.75m for the upgrades and modernization of 80 RV sites (lots 1-28, 42-64 and 65-93) within the existing footprint of the RV park, located in the 1:20 year flood risk area of Deer Lake/Humber River in the Town of Deer Lake and no development is permitted in proposed RV sites extension area (lots 29-41 and 94-106), in reference to the application received on March 11, 2021 and additional information received on March 25, 2021.

I (the Permit Holder named above or agent authorized to represent the Permit Holder) do hereby certify that the project described above was completed in accordance with the plans and specifications submitted to the Department of Environment, Climate Change and Municipalities and that the work was carried out in strict compliance with the terms and conditions of the Permit issued for this project.

Date: _____ Signature: _____

This completion report must be completed and forwarded to the following address upon completion of the approved work.

Department of Environment, Climate Change and Municipalities
Water Resources Management Division
PO Box 8700
St. John's NL A1B 4J6