

**ENVIRONMENTAL ASSESSMENT  
REGISTRATION**

**1 – 1 NAME OF UNDERTAKING**

**Viking Trail R.V. Park**

**1 – 2 THE PROPONENT**

**Name of Corporate Body  
Address**

**Gerard Beaulieu  
31 Rocky Brook Rd.  
Reidville, NL.  
A8A 2Z4**

**Chief Executive Officer**

**Name:  
Official Title:  
Telephone Number:**

**Gerard Beaulieu  
Owner  
709-635-2693**

**Principal Contact Person:**

**Name:  
Address:  
Telephone Number:**

**Gerard Beaulieu  
31 Rocky Brook Rd.  
Reidville, NL.  
709-635-2693**

## **THE UNDERTAKING**

### **a. NATURE OF THE UNDERTAKING**

**The proposed development will involve the development of an R.V. Park consisting of 50 full service, “pull through” sites, 30 ft. wide by 60 ft. long. The development includes water, sewer and electrical hookups and laundry, showers and restroom building as well as a Bio Green waste water treatment system. This will be on 5 acres of land presently owned by the proponent.**

### **b. RATIONALE FOR THE PROJECT**

**The demand for R.V. Parks is increasing every year. At the present time there is a great shortage of parks that can accommodate the large 40 ft. RV’s. The Town Of Deer Lake recognizes the need for this facility and views it as a tremendous asset and fully supports the development. (letter enclosed).**

## **1. DESCRIPTION OF THE UNDERTAKING**

### **a. GEOGRAPHICAL LOCATION**

**The project is located in the Humber Valley area of Western Newfoundland in the Town of Deer Lake. The site consists of approximately 5 acres of land that has been farmed for many years. The land is bounded by the Northern Peninsula Highway, (Route 430) on the East and the Humber River to the South, agricultural land on the West and North. Fig. 3-1 shows the**

**location of the proposed development, superimposed on an aerial photo of the area.**

**b. PHYSICAL FEATURES**

**i. MAJOR PHYSICAL FEATURES  
OF THE  
UNDERTAKING**

**The proposed land development consists of 50**

**serviced recreational vehicle sites, each 30 ft. by 60 ft. In addition there will be a 750 square foot shower and restroom building constructed at the center of the site.**

**A. LAND DEVELOPMENT**

**The land will be leveled and each site will have water, sewer and electrical services.**

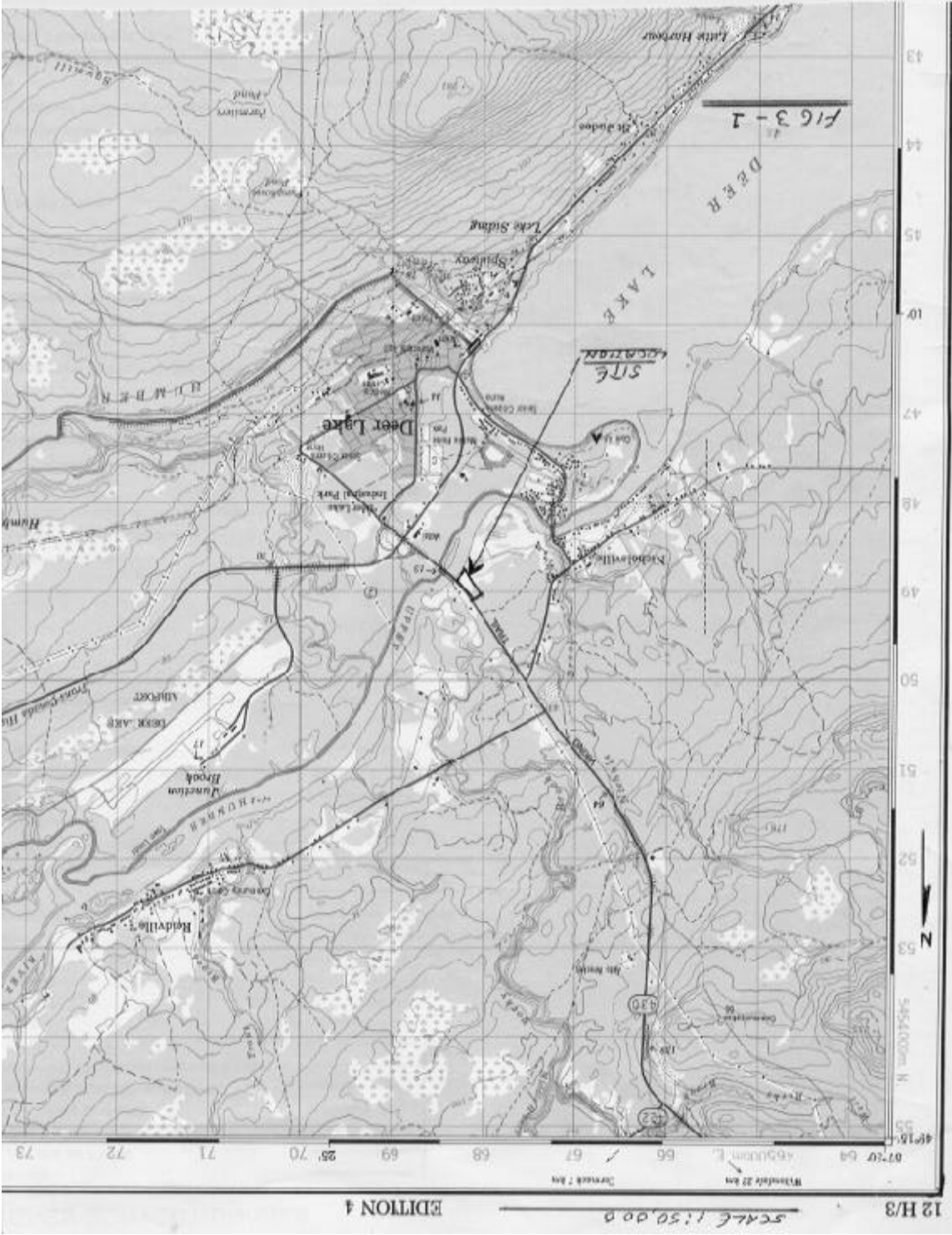
**B. ACCESS ROAD**

**The existing access to Hwy. 430 will be used.**

**C. UTILITIES**

**(1) Electrical**

**The development will be serviced by the existing power line located along the East side of the property.**



EDITION 4

SCALE 1:50,000

12 H/3

FIG 3-1





THE TOWN OF DEER LAKE  
6 Crescent Street  
Deer Lake, NL.  
A8A 1E9

PHONE: 635-2451

FAX: 635-5857

E-Mail: [deerlake@nf.ca/mn](mailto:deerlake@nf.ca/mn)

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December 12, 2003

To Whom It May Concern

Earlier this year Mr. Gerard Beaulieu approached the Town of Deer Lake with a proposal to develop a Recreation Vehicle Park. Recognizing the need for such a facility to support our growing tourism industry, Council was eager to offer support the encouragement. We then proceeded to implement the necessary zoning changes to accommodate the development.

Mr. Beaulieu's proposal to market the park in conjunction with an agricultural experience is unique. His customers will be given the opportunity to enjoy a wide variety of agricultural products grown on his adjacent farm. Many of these products are not common to Newfoundland and will truly be a learning experience for those that visit the park.

The Recreation Vehicle Park will be a tremendous asset for Deer Lake and the surrounding area. We therefore offer his our full support and wish him every success.

Sincerely,

  
Walter Dominic,  
TOWN MANAGER

WD/pmh

**(D) WATER**

**The source of water for the development will be the Deer Lake Municipal water system. The water supply from the municipality will be extended to the project with access to each site.**

**(E) SEWER**

**All 50 sites will be connected to a “Bio-Green” Waste Water Treatment System, to be located near the South West corner of the project. SPECIFICATIONS: 25 cubic meters per day < 20 PPM BOD. Suspended solids at discharge with biodiffuser. Waste treatment system is set back from the Humber River 30 meters.**

**2.1.2 AREA TO BE AFFECTED BY THE UNDERTAKING**

**The area affected by the proposed project includes the physically impacted area with the development site. The main impact outside of the immediate area will be economic in nature as the development creates more economic activity in the Town of Deer Lake.**

**During the implementation of this project all efforts will be made to protect the environment and to have minimal impact on the natural environment in the immediate area. Vegetation will be maintained to provide an effective buffer between the project and the Humber River. No activity will take place in the 30 meters between the development and the Humber River.**

The buffer zone from the highway is in accordance with the Town of Deer Lake Municipal Plan and protected road zoning regulations 20 meters from center line. The land is presently zoned Recreation Open Space in the Town's Municipal Plan.

**(3) CLIMATE**

Environment Canada information reveals that the area adjacent to the proposed development is characterized by cool temperatures with an inland influence due to its distance from the Gulf of St. Lawrence. Tables 3-1 below shows the average monthly highs and lows and average monthly precipitation for the development site.

**TABLE 3-1**

<b>MONTH</b>	<b>AVG. HIGH</b>	<b>AVG. LOW</b>	<b>AVG. PRECIP</b>
January	-4/-2d. C	-12/-10d. C	95/100 mm
February	-4/-2d. C	-14/-12d. C	70/75 mm
March	-0/2d. C	-10/-8d. C	70/75 mm
April	5/7d. C	-4/-2d. C	60/65 mm
May	11/13d. C	0/2d. C	65/70 mm
June	17/19d. C	5/7d. C	80/85 mm
July	21/23d. C	10/12d. C	80/85 mm
August	20/22d. C	10/12d. C	100/105 mm
September	16/18d. C	6/8d. C	90/95 mm
October	10/12d. C	1/3d. C	100/105 mm
November	4/6d. C	-3/-1d. C	105/110 mm
December	-1/1d. C	-9/-7d. C	100/105 mm

**(4) GEOLOGY**



**The site is located in the Humber Zone and consists predominately of gneisses and other granitic compositions.**

**(c) VEGETATION**

**The proposed development is presently covered by grassland, strawberries and fruit trees. The river bank is covered with alders, birch and some balsam fir trees. The fruit trees are 30 Apples and 15 plum trees.**

**(d) FISH AND FISH HABITAT**

**The proposed development is located in close proximity to the Humber River. The Humber River is a scheduled Atlantic salmon (*Salmo salar*) river with populations of brook trout (*Salvelinus fontinalis*). The river is the largest salmon producing river in Western Newfoundland. All work done on the site will adhere to federal, provincial and local regulations and guidelines to ensure as little impact as possible on the river and the salmon population.**

**(e) MAMMALS, FURBEARERS & WATERFOWL**

**The proposed development is located in Moose Hunting Area 5 (Trout River), however, given the location of the project in the municipal boundaries of the Town of Deer Lake no hunting is permitted in the proximity of the development.**

**The site is in close proximity to the Humber River, which has been known to have many species of waterfowl including the American black duck (*Anas rubripes*), green-winged teal (*Anas crecca*), ring-necked duck (*Aythya collaris*), common meganser (*mergus meganser*), common goldeneye (*Bucephala clangula*), common pintail (*Anas acuta*), Canada geese (*Branta canadensis*) and Harlequin ducks (*Histrionicus histrionicus*). Several varieties of furbearers including beaver (*Castor Canadensis*) and muskrat (*Ondatra Zibethicus*) are sometimes present along the Humber River shoreline but no specific concentrations have been identified close to the development area.**

**(f) HUMAN ACTIVITIES**

**The proposed development site is close to the Humber River where use of water craft is common.**

**2.3 CONSTRUCTION AND OPERATIONAL ISSUES**

**2.3.1 CONSTRUCTION TIME FRAME**

**The developer plans to start work on the project in the summer of 2004. The first phase of the project will entail the completion of the “Bio Green” Waste Water Treatment System and the Restroom facility. The second phase will involve the building and servicing of the individual sites.**

**2.3.2 POTENTIAL SOURCES OF POLLUTANTS**

**Potential sources of pollutants during the construction phase of the project include:**

- **silt and sediment**
- **dust**
- **construction debris**
- **sewage**
- **risk of fuel, lubricant and hydraulic fluid spillage**
- **airborne emissions from construction equipment**
- **noise pollution**

#### **2.10.0.1 MITIGATION MEASURES**

**(a) Silt and Sediment**

**The developers will ensure that run off from construction areas will not be permitted to discharge directly into any body of water. Silt screens will also be utilized to prevent silt from entering any body of water. Where necessary, run off will be diverted to settling basins to ensure silt is settled out prior to the final release of the water.**

**(b) DUST**

**The creation of dust will be minimized during the construction process through the use of water during activities that create excessive dust. No chemicals or oils will be used to control dust.**

(c) **CONSTRUCTION DEBRIS**

**Construction debris will not be permitted to be disposed of on site and will be contained on site until it can be disposed of at an approved disposal site. Solid waste and garbage from construction activities will be minimized. Materials will be collected on a regular basis and disposed of at an approved disposal site.**

(d) **SEWAGE**

**The sewage generated during construction activities will be collected using portable toilets that will be cleaned by a licensed operator on a regular basis. No sewage will be permitted to be released into the local ecosystem.**

(e) **FLUID SPILLAGE**

**To minimize the risk of a fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to be refueled within 30 meters of any water body and equipment will be well maintained with any worn hydraulic lines to be replaced immediately. If fuel storage is necessary, it will only be done in approved containers with all necessary permits in place.**

(f) **AIRBORNE EMISSIONS**

**Construction equipment will be required to have their exhaust systems maintained to provide emission releases that conform to the manufacturers and Canadian emission standard guidelines.**

(g) **NOISE POLLUTION**

**Exhaust systems will be maintained to ensure that noise levels are within the design specifications for the equipment.**

7.0.1 **RESOURCE CONFLICTS**

(a) **VEGETATION**

**Original landscaping (sod cover) will be maintained where possible.**

(b) **FISH AND FISH HABITAT**

**A minimum 15 meter buffer will be maintained between the sites and the Humber River. This buffer, along with the other mitigation measures outlined in this document, will ensure that this project has no effect on the fish or fish habitat in the Humber River.**

(c) **MAMMALS AND WATERFOWL**

**The development is anticipated to have no effect on the distribution of big game animals or furbearers. The construction at the site is not anticipated to have any negative effects on waterfowl populations. No construction will take place in any area that a local nesting site is found and if nesting waterfowl are encountered, construction work will be stopped in the nesting area until the chicks have left the nest. The Wildlife Department will be consulted to ensure the**

**protection of any nesting birds or other waterfowl that may visit the site.**

**(d) HUMAN ACTIVITIES**

**The shoreline of the Humber River will not be affected by the project or construction activities.**

**2.3 OCCUPATIONS**

**There will be a significant number of construction and operational jobs involved with the project since the project involves the construction of a building as well as service facilities for a resort operation.**

<b>JOB TITLE CODE</b>	<b># OF JOBS</b>	<b>DESCRIPTION</b>
<b>0711</b>	<b>1</b>	<b>Project Manager</b>
<b>2154</b>	<b>1</b>	<b>Land Surveyor</b>
<b>7411</b>	<b>1</b>	<b>Truck Drivers</b>
<b>7421</b>	<b>1</b>	<b>Heavy Equipment Operators</b>
<b>1131</b>	<b>1</b>	<b>Bookkeeper</b>
<b>7251</b>	<b>1</b>	<b>Plumber</b>
<b>7611</b>	<b>2</b>	<b>Labourers</b>
<b>0211</b>	<b>1</b>	<b>Engineering Manager</b>
<b>2231</b>	<b>1</b>	<b>Engineer</b>
<b>7271</b>	<b>1</b>	<b>Carpenters</b>
<b>7611</b>	<b>1</b>	<b>Construction Helpers &amp; Labourers</b>

**Figure 3-2**

## **4.0 APPROVALS REQUIRED FOR UNDERTAKING**

### **3.1 APPROVALS REQUIRED BY DEPARTMENT**

**The proposed project or components of the project may require some or all of the following approvals. The following section lists the issuing agencies and the permits, approvals or authorizations that may be required.**

#### **MINISTER, ENVIRONMENT AND LABOUR**

- Approval for the project**

#### **WATER RESOURCES DIVISION, DEPARTMENT OF ENVIRONMENT AND LABOUR**

- Certificate of Environmental Approval**
- Construction site drainage, Certificate of Approval**

#### **ROADS & HIGHWAYS DIVISION, DEPARTMENT OF WORKS, SERVICES & TRANSPORTATION**

- Approval to access the highway**

#### **ENGINEERING SERVICES, DEPARTMENT OF GOVERNMENT SERVICES AND LANDS**

- Approval under the National Building Code of Canada**
- Approval under the National Fire Code of Canada**

**OPERATIONS DIVISION, DEPARTMENT OF  
GOVERNMENT SERVICES AND LANDS**

- **Building accessibility design registration**
  
- **CUSTOMER SERVICES, DEPARTMENT OF  
GOVERNMENT SERVICES AND LANDS**
  - **Approval to erect private signs**
  - **Electrical permits**

**1.05 SCHEDULE**

**The developer plans to start work on the property in June 2004.**

**1.06 PROJECT FUNDING**

**This project is being privately funded and is not dependent on a loan or grant from any government agency.**

**1.07 SIGNATURE**

**May 4, 2004**

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**Date**

***Gerard Beaulieu***

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