
Environmental Assessment Registration Salmonier RV and Recreational Resort

Salmonier, Newfoundland and Labrador

Prepared for:
Department of Environment and Conservation
Environmental Assessment Division

Prepared by:
BAE-Newplan Group Limited
1133 Topsail Road
Mount Pearl, NL A1N 5G2

Project No.
722747

October 2006



TABLE OF CONTENTS

	Page No.
1 NAME OF THE UNDERTAKING	1
2 PROPONENT	1
2.1 Name of Corporate Body	1
2.2 Address	1
2.3 Contact	1
2.4 Principal Contact Person for Purposes of Environmental Registration	1
3 THE UNDERTAKING	1
3.1 Nature of the Undertaking.....	1
4 DESCRIPTION OF THE UNDERTAKING	2
4.1 Geographical Location.....	2
4.2 Physical Features of the Undertaking	2
4.3 Construction Activities	3
4.3.1 Potential Sources of Pollutants During Construction	4
4.3.2 Mitigation Measures During Construction	4
4.4 Operation.....	5
4.4.1 Potential Sources of Pollutants During Operation	5
4.4.2 Mitigation Measures During Operations.....	6
4.5 Potential Valued Ecosystem Interactions and Mitigations	6
4.5.1 Resource Conflicts.....	6
5 OCCUPATIONS	7
5.1 Construction Phase	7
5.2 Operations Phase	8
6 APPROVALS REQUIRED FOR THE UNDERTAKING	8
7 SCHEDULE	9
8 FUNDING	9

1 NAME OF THE UNDERTAKING

Salmonier RV and Recreational Resort

2 PROPONENT

2.1 NAME OF CORPORATE BODY

NL RV Resorts Inc.

2.2 ADDRESS

Salmonier Line, NL

2.3 CONTACT

Name: Ian Fitzgerald
Official Title: President, NL RV Resorts Inc.
Telephone #: 709-693-7702

2.4 PRINCIPAL CONTACT PERSON FOR PURPOSES OF ENVIRONMENTAL REGISTRATION

Mr. Wayne Manuel, P. Eng.
BAE-Newplan Group Limited
1133 Topsail Road
Mt. Pearl, NL A1N 5G2
Telephone: 709-368-0118
Fax: 709-368-3541

3 THE UNDERTAKING

3.1 NATURE OF THE UNDERTAKING

The purpose of the proposed project is to provide an RV and Recreational Resort to campers who would like to purchase their own RV lot. The proposed undertaking will involve the development of an RV Resort consisting of 400 fully-serviced 60 ft x 60 ft lots. The proposed site is located approximately 40 minutes from St. John's, NL, on the Salmonier Line (Route 90), approximately 21 km south of the Trans Canada Highway (Route 1) on the Avalon Peninsula of Newfoundland. The proposed site covers an area of 43.2 ha. (Refer to Appendix A, Figure 1 for site location).

4 DESCRIPTION OF THE UNDERTAKING

4.1 GEOGRAPHICAL LOCATION

The proposed location is approximately 40 minutes from St. John's, NL, on the Salmonier Line (Route 90), approximately 21 km south of the Trans Canada Highway (Route 1) on the Avalon Peninsula of Newfoundland, minutes from the Salmonier Nature Park (see Appendix A, Figure 1 for location).

4.2 PHYSICAL FEATURES OF THE UNDERTAKING

The development will consist of the following components:

- 400 lots (60 ft x 60 ft)
- Access Road
- Water
- Sewage
- Electrical Hook-ups
- Laundry Building
- Shower/Restroom Buildings

(See Appendix A, Drawing PR1-XX-CV-001)

Site Access

Access to the Salmonier RV and Recreational Resort would be via a Class A gravel one-way road.

Water

The source of water for the development will be an artesian well.

Sewage

A septic tank and tile field disposal system will be used for sewage treatment. Waste water enters the septic tank where solids settle to the bottom. Bacteria partially decompose the sludge and the effluent flows to the tile field or leaching bed where microbes in the soil complete the treatment process.

Electrical Hookups

Power will be required to service the site. Underground cables will run to each lot, and street lights will be installed throughout the resort.

Site Buildings

The site will contain a common area which will house four 20 ft by 20 ft buildings. A laundry facility and three restroom/shower facilities, one each for male, female and family. The buildings will be fully serviced with on-site water and septic system.

4.3 CONSTRUCTION ACTIVITIES

Construction of the Salmonier RV and Recreational Resort is proposed to begin in 2006 and be fully operational in 2008. Construction of the site will involve the removal of vegetation, grubbing and grading of soil material for access road, RV lots, parking area, tile field and site buildings. Realizing that some impact is likely on certain areas, the proponent is committed to keeping those impacts to a minimum. During the construction and operation of the resort, all efforts will be made to preserve and conserve the natural environment. Vegetation will be maintained to provide natural buffer zones and any exposed slopes will be stabilized with natural vegetation where possible.

All construction activities will be conducted involving mitigation measures as per Section 4.3.2.

Vegetation and Clearing

Potential concerns associated with vegetation clearing include loss of habitat, as well as sedimentation of watercourses. All vegetation clearing and associated activities will adhere to all applicable acts, regulations and permits. Mitigation measures will also be implemented to reduce the potential effects of vegetation removal. A cutting permit will be obtained prior to the start of any site clearing. Clearing and removal of trees will be restricted to the minimum areas needed for the site requirements and will not be outside the permitted limits. Clearing limits will be shown on all drawings "Issued for Construction".

Disposal of cleared timber and slash will be in compliance with the Forest Fire Regulations, Environmental Code of Practice for Open Burning and the Permit to Burn.

Grubbing and Disposal of Related Debris

The principal concerns associated with the grubbing are the potential effects of erosion on marine and freshwater ecosystems, as well as water quality. All grubbing and disposal of related debris near watercourses will adhere to relevant regulatory requirements, including permits from the Department of Environment and Conservation and the formal "Letter of Advice" and Authorizations for Works and Undertakings Affecting Fish Habitat from the Department of Fisheries and Oceans. Grubbing activities shall be minimized where possible and limits of stripping shall be placed on all drawings "Issued for Construction".

Measures will be implemented to minimize and control runoff of sediment-laden water during grubbing, and re-spreading of the grubbing material. Erosion control measures will be implemented in areas prone to soil loss.

Grubbed materials will be stockpiled for use in other areas of the project. Areas used for stockpiling will not be adjacent to any water bodies.

Filling, Excavation, Embankments, and Grading

Excavation, embankments and grading will only be completed upon conclusion of grubbing and stripping. Where engineering requirements do not require grubbing and stripping, filling shall occur without any disturbance to the vegetation or upper soil horizons. Excavation, embankment and grading shall be done in a manner which ensures that erosion and sedimentation will not impact watercourses in the area.

4.3.1 Potential Sources of Pollutants During Construction

The potential sources of pollutants are generally those associated with land development and construction. Adherence to permit conditions and application of sound construction practices will protect against the release of pollutants into the surrounding environment.

Strict monitoring and sound construction practices will control activities to minimize risks associated with:

- Silt and sedimentation
- Dust
- Sewage
- Construction debris
- Risk of fuel, lubricant and hydraulic fluid release
- Airborne emissions from construction equipment
- Noise pollution from construction activities.

4.3.2 Mitigation Measures During Construction

Mitigation measures to reduce the environmental concerns associated with construction activities include:

- Silt-laden runoff from construction areas will not be permitted to discharge directly into any body of water or watercourse. Runoff will be diverted to settling basins to ensure silt is settled out prior to release into the water. Silt fencing constructed with filter fabric will be used where necessary to prevent release of

construction water directly into any water body. The measures will include natural vegetation buffer, stone rip rap, wire mesh, settling ponds and drainage channels.

- Efforts will be made to minimize dust generation during the construction phase of the project. Dust from construction activities will be controlled using frequent applications of water. Any application of calcium chloride will be in accordance with applicable guidelines from the Department of Transportation and Works.
- A septic tank and tile field disposal system will be used for sewage treatment. Waste water enters the septic tank where solids settle to the bottom. Bacteria partially decompose the sludge and the effluent flows to the tile field or leaching bed where microbes in the soil complete the treatment process.
- Solid waste disposal practices will be in compliance with the *Environmental Protection Act* and associated regulations. Any construction debris generated during the course of the project will not be permitted to be disposed of on site, but will be contained in steel boxes on site for disposal at a municipal solid waste disposal facility. Construction waste will be recycled when ever possible.
- All machinery will be inspected for leakage for lubricants or fuel and must be in good working order. Any accidental spills or leaks will be promptly contained, cleaned up and reported to the 24-hour environmental emergencies report system (1-800-563-2444).
- All fuel handling and storage will be in compliance with *The Storage and Handling of Gasoline and Associated Products Regulations*. Also, to minimize the risk of fuel, lubricant or hydrocarbon release, construction equipment will not be permitted to re-fuel within 30 m of a water body. If fuel storage is necessary, it will only be stored in approved containers with all applicable permits in place. Basic petroleum spill clean-up equipment will be on-site and made accessible to all contractors and/or employees.
- Equipment exhaust systems will be maintained to provide emissions meeting the standards designed for the equipment by the manufacturer. Exhaust systems will be maintained to ensure noise levels are within the design specifications of the machinery.

4.4 OPERATION

The Salmonier RV and Recreational Resort is estimated to begin construction in 2006 and be operational in 2007. The following provides a summary of the operation of the facility.

4.4.1 Potential Sources of Pollutants During Operation

The potential sources of pollutants during operation of the facility will consist of those associated with an RV Park. Strict monitoring and mitigation practices will control activities to minimize risks associated with:

- Domestic Garbage
- Dust
- Sewage
- Risk of fuel, lubricant and hydraulic fluid release
- Airborne emissions from Recreational Vehicles and automobiles
- Noise pollution from daily activities

4.4.2 Mitigation Measures During Operations

The operation will be conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site. All mitigation measures for vehicle use, domestic waste disposal, dust control and sewage that were implemented during the construction phase of the project will also apply to the operation of the facility. In addition, the following mitigation measures will be implemented during operation of the site to address potential impacts:

Site Access – The site is a controlled and will be monitored by park owners.

Fire Safety Program – Develop fire safety program in consultation with the local fire department and, where required, the Department of Natural Resources, Forest Resources Division.

4.5 POTENTIAL VALUED ECOSYSTEM INTERACTIONS AND MITIGATIONS

4.5.1 Resource Conflicts

Fish & Fish Habitat

According to aerial photograph observations, two potential small streams exist at the southern portion of the two ponds. It is unknown if these streams are suitable habitat for brook trout. Further investigation may be required to ascertain if these are fish-bearing streams. However, this does not preclude development, as fish-bearing habitat can be created elsewhere to meet the DFO no-net-loss principle for habitat conservation.

Two ponds are located on the northern portion of the subject property. A 15 meter buffer distance will be maintained on the perimeter of these ponds. No construction activity is to occur within the 15 meter buffer zone. Construction activities will be conducted in such a manner as to prevent the release of sediment or other deleterious materials into any water bodies. These measures are discussed in previous sections.

Wildlife

Operations of the RV Park are not expected to cause any direct wildlife conflict.

Adjacent Areas

During operations, maintenance equipment will be confined to the areas of the site and will not be permitted in adjacent areas in order to conserve their natural state.

Human Activities

There is no expected conflict with the surrounding natural environment as site-related activities will be conducted within the boundaries of the RV Park.

5 OCCUPATIONS

5.1 CONSTRUCTION PHASE

It is expected that approximately fifty-five (55) people will be employed during the construction phase of the project. The Salmonier RV and Recreational Resort offers an equal-employment opportunity, free of gender-specific qualifications.

National Occupational Classification Group Title Code	Potential Positions # Anticipated	Description
0711	3	Construction Managers
2152	1	Landscape Architect
2154	3	Land Surveyors
7217	7	Contractors & Supervisors, Heavy Construction Equipment Crews
7219	5	Contractors & Supervisors, Other Construction Trades, Installers, Repairs & Services
7241	3	Electricians
7244	1	Electrical Power Lines & Cable Workers
7411	6	Truck Drivers
7412	3	Heavy Equipment Operators
7611	18	Construction Trades Helpers & Labourers
2264	1	Construction Health & Safety Inspectors
7612	20	Other Trades Helpers and Labourers

5.2 OPERATIONS PHASE

It is expected that approximately five (5) people will be employed during the operation phase of the facility.

National Occupational Classification Group Title Code	Potential Positions # Anticipated	Description
0912	1	Utilities Manager
1211	1	General Office and Administrative Manager
6651	2	Security Guards and Related Occupations
0721	1	Facility Operation and Maintenance Managers

6 APPROVALS REQUIRED FOR THE UNDERTAKING

The permits, approvals and authorizations that may be required for the undertaking include:

Permit, Approval or Authorization	Government Agency
Approval for the Undertaking	Minister of Environment and Conservation
<ul style="list-style-type: none"> • Alteration to a Body of Water • Environmental Approval of Culverts • Environmental Approval of Fording • Environmental Approval of Stream Modification or Diversion • Environmental Approval of Small Bridges • Certificate of Approval for Site Drainage • Permit for Construction of a Non-Domestic Well • Water Use Authorization • Certificate of Approval – Water & Sewer Distribution System 	Department of Environment and Conservation, Water Resources Division
<ul style="list-style-type: none"> • Commercial Cutting/Operating Permit • Burning Permit 	Department of Natural Resources – Forestry Resources Branch
<ul style="list-style-type: none"> • Licence to Occupy Crown Land • Certificate of Approval – Sewage Treatment Plant • Certificate of Approval – Water Supply >4,500 L/day 	Department of Government Services

Permit, Approval or Authorization	Government Agency
<ul style="list-style-type: none">• Certificate of Approval – Storage and Handling of Gasoline and Associated Products• Compliance Standards – National Fire Code, National Building Code and Life Safety Code• Building Accessibility Exemption	
<ul style="list-style-type: none">• Compliance Standard – Historical Resources Act• Archaeological Investigation Permit	Department of Tourism, Culture and Recreation
<ul style="list-style-type: none">• Letter of Advice (Stream Crossings)	Department of Fisheries and Oceans – Marine Environment and Habitat Management Division
<ul style="list-style-type: none">• Letter of Assessment for Stream Crossings (NWPA)	Canadian Coast Guard

7 SCHEDULE

Construction for this project is scheduled to begin in 2006 with a completion date for 2008. In order to meet this proposed scheduling, the requirements of the Environment Assessment Act must be completed as soon as possible.

8 FUNDING

The intent of NL RV Resorts Inc. is to finance the project privately.