

# **Environmental Assessment Registration**

## **Healey's Pond Amusement and RV Park**

### **1. NAME OF UNDERTAKING**

Healey's Pond Amusement and RV Park

### **2. PROPONENT**

(i) **Name of Body**

N/A

(ii) **Contact Person**

Mr. William Pomeroy  
P.O Box 13 Site 6  
Southeast Placentia  
A0B 2Y0

### **3. THE UNDERTAKING**

(i) **Nature of the Undertaking**

The project consists of the establishment of an RV park with walking trails and potential amusement park including mini-golf course, playground and a possible motorized raceway in future years. No intrusive on-site activities will be required for the construction of the park due to the site's prior land use as a children's amusement park. The site is accessible by an existing gravel access road, has already been cleared of trees and shrubbery and an asphalt raceway still exists. A transmission pole line located parallel to the site would serve as a potential walking trail and would therefore not require any tree or shrub removal. This project will be conducted in several phases and is anticipated to take approximately 7 years.

### **4. DESCRIPTION OF THE UNDERTAKING**

(i) **Geographic Location**

**Description:**

Healey's Pond Amusement and RV Park is situated approximately 6km north of the Town of Dunville. It is accessible by passenger vehicles via an existing gravel access road, approximately 100 m in length, that intersects the Argenta Access Road (Route 100). The area of the site is approximately seven (7) hectares and is surrounded by typical Newfoundland forest cover, predominantly black spruce, white spruce, larch, and occasional hardwood trees and shrubs. Healey's Pond is located directly northwest of the site. Presently, the site has become an illegal dumping ground for used tires, household waste, construction/demolition debris, creosote poles, etc.

**Maps:** Map 1(1:250,000), attached

**(ii)**

**Physical Features**

The proposed project is located in the Southeastern Barrens subregion of the Maritime Barrens ecoregion of the Avalon Peninsula. This area is characterized by exposed bedrock and small strands of forests separated by extensive barrens with slope bogs, basin bogs and fens. The topography of the land is generally undulating with shallow heavily compacted till and numerous large boulders deposited by retreating glaciers from more than 10,000 years ago. Numerous ponds and lakes are also characteristic of the area with Healey's Pond located on the proposed site. Located approximately 50m west of Healey's Pond is an electrical transmission pole line which runs parallel to the site.

Typical vegetation that can be found in the Southeastern barrens subregion are balsam fir, black spruce, larch, sheep laurel, mountain alder, blueberry, partridgeberry, crowberry, broom moss and feather moss. In the scattered forests of this subregion, typical avian species consist of migratory breeders such as the ruby-crowned kinglet, northern waterthrush, white-throated sparrow, savannah sparrow, American pipit, horned lark, hermit thrush, fox sparrow and yellow-rumped warbler as well as the year round willow ptarmigan (partridge), dark-eyed junco and pine grosbeak. Moose, mink, snowshoe hare and red fox also live in the forest and shrub habitats of this subregion while beaver and muskrat can be found near ponds and streams. Other mammals include the red squirrel, little brown bat, meadow vole, masked shrew and eastern chipmunk. Fish that could possibly inhabit Healey's Pond are: brown trout, American eel and three-spine and nine-spine sticklebacks.

**(iii) Construction**

There will not be a typical construction phase associated with this project as the work doesn't require any actual building construction or use of heavy equipment. The site office building will consist of a towable trailer with built-in water and sewer. The site has already been cleared for possible trailer lots which will be separated with post markers. The area required for the mini-golf is also already cleared and the construction of the wooden mini-golf platforms, along with playground equipment and picnic tables, will be constructed at the home of the proponent and transported to the site. The go-cart racetrack already exists on the site. Bathroom facilities will consist of rented portable potties which will be serviced by a local contractor as needed. Power will not be available on site and thus electrical utilities will not be installed. Activities such as filling of potholes on the gravel access road and around the site will be done manually.

**(iv) Operation**

**Description:** Once the park is open for business, plan to operate 7 days a week for summer months and holiday periods.

**Estimated Period of operation:**

June - September and any extended holidays. Ex. Easter/ Christmas

**Potential sources of pollutants:** Sources of pollutants will be those typically associated with amusement park and camping areas including garbage, potential airborne emissions from lawn mowers, and in the future possible emissions from motorized go-carts and gray and black water from trailers.

**Potential resource conflicts:** Healey's Pond is a possible trout pond but rarely used other than for dumping at this time.

**(v) Occupations**

Presently, the proponent intends to operate the park seasonally and during the holidays and depending on the success of the park, may hire eventually. The intent is to operate the park during the summer months from June until September and any major holidays.

**(vi) Project Related Documents**

N/A

**5. APPROVAL OF THE UNDERTAKING**

Crown Lands – Application for Consent and Notice of Assignment of Lease/License (Department of Government Services and Lands, NL)

Section 48 – Environmental Assessment Regulations (Department of Environment and Conservation, NL)

**6. SCHEDULE**

Latest date by which the proponent would like to complete the requirements of The Environmental Assessment Act and seek approval for the undertaking is September 16, 2008 due to the short summer/fall season.

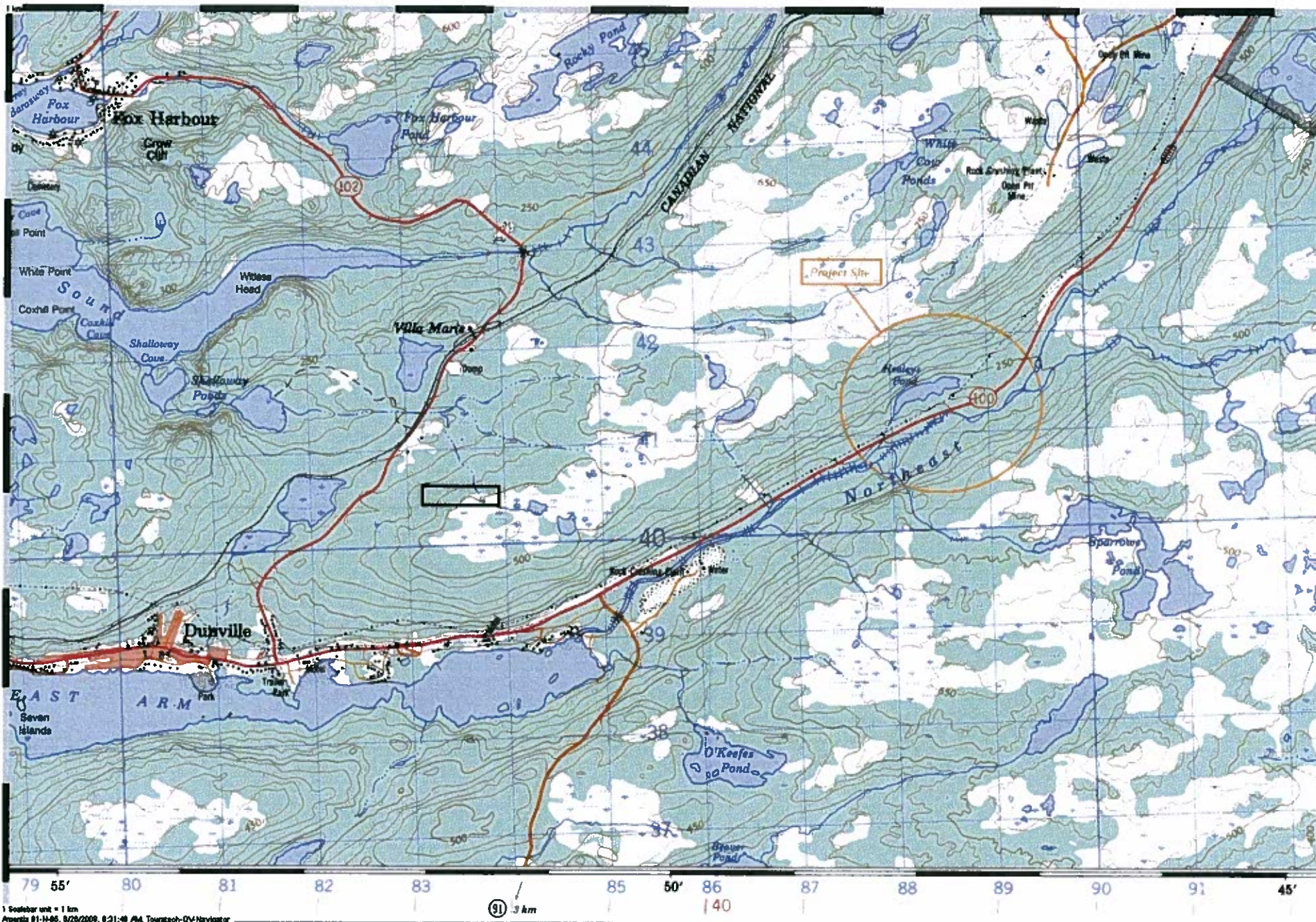
**7. FUNDING**

Any and all funding for upkeep and running the park will come out of pocket by owner/operator.

**8. SUBMITTED**

William Pomeroy

Date: August 8, 2008

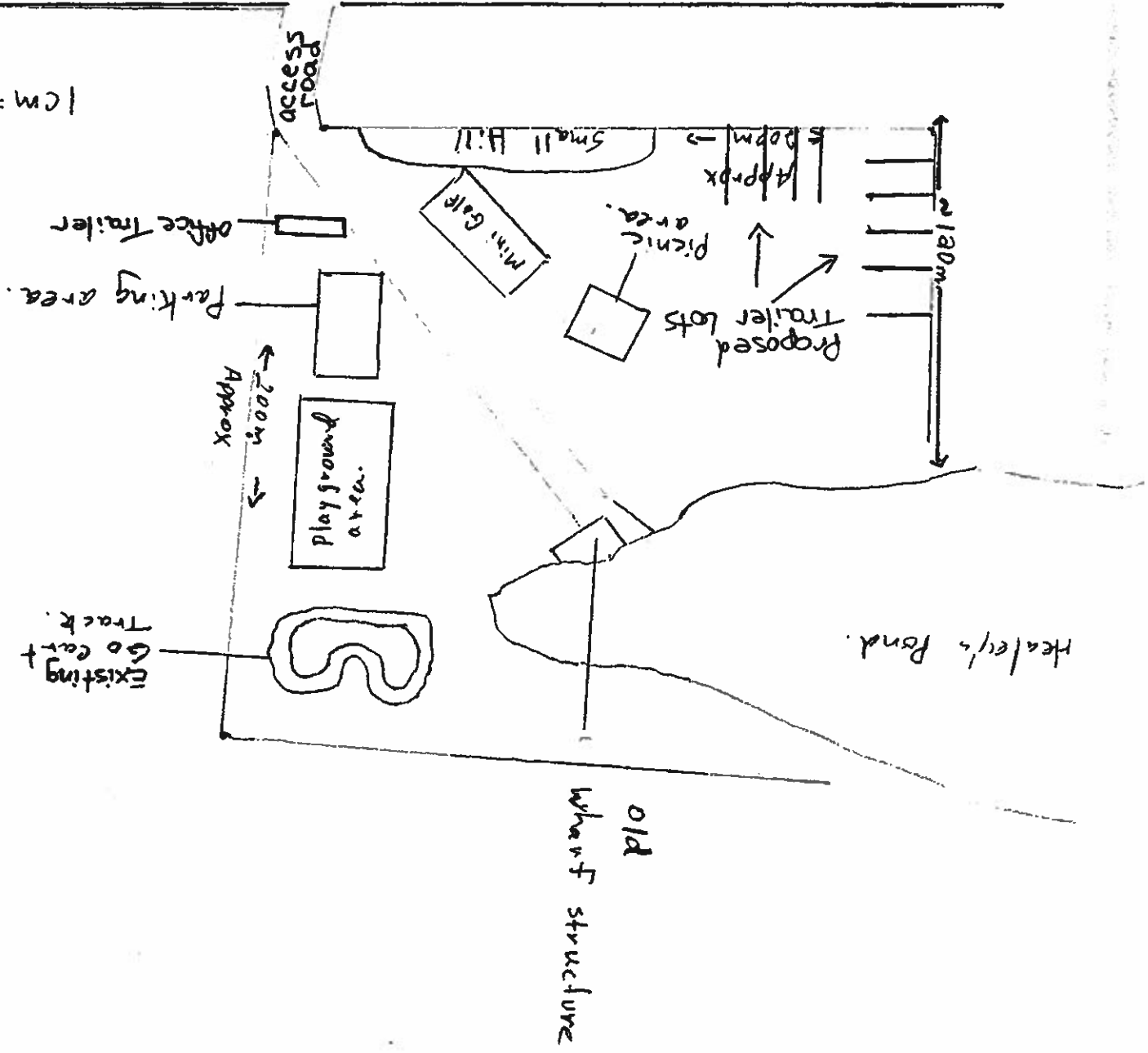




# Proposed Site plan

Route 100

1cm = 20m



Title Reference # 1032468  
Folder RSN No 135231

