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Minister of Environment and Conservation
P.O. Box 8700
ST. John's, NL
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Attention: Director of Environmental Assessment

Please find enclosed an environmental assessment registration. I am sending this to you for approval of the development of a R.V. Park in Avondale, on the Avalon Peninsula, 3.5 km of the Avondale exit.

Please contact me should you require further information.

Sincerely,

Jackie McGrath

Environmental Assessment Registration

Name of Undertaking

*The Old Mill
4-Seasons R.V. Campground & Lodge*

The Proponent

Name of Corporate Body	Jackie McGrath
Address	P.O. Box 224 Avondale, NL A0A 1B0

Chief Executive Officer

Name:	Jackie McGrath
Official Title:	Owner
Telephone Number:	709 229 6562

Principal Contact Person:

Name:	Jackie McGrath
Address:	P.O. Box 224 Avondale, NL. A0A 1B0
Telephone Number:	709 229 6562

The Undertaking

a. Nature of the undertaking

The proposed development will involve the development of three phases. Phase one will see the development of 25 fully serviced campsites, 25 semi serviced campsites, 50 non serviced riverside campsites, tenting area and a playground. The development includes water, and electrical hookups. The first Phase will also see comfort station with coin operated laundry facilities, rest room, change rooms and showers.

Phase two will come two years after phase one, and it will see a development of a Lodge that will included, coin operated laundry facility, showers, rest room, and change rooms. The Old Mill Lodge will be open all year round and will be the main winter attraction for campers and recreation activities such as cross country ski, snow shoeing, snow mobile, ice fishing, and for people who just want to get away.

Phase three will be come three years after phase one, and it will see 10- drive through R.V. fully serviced sites and 25 fully services sites.

b. Rationale for the project

The proposed campground is located on the Avondale Main Brook River; The river runs around three side of the 12 acres of land. The land once was the footing for the Old Historic Water Powered Saw Mill. It has great potential to attract tourists and create much needed employment in our area.

Description of the undertaking

a. Geographical location

The project is located in Avondale 3.5 km of the Avondale exit from the Tran Canada Highway. The site consists of approximately 12 acres of land. The land is bounded by the old railway track bed

to the east and the Avondale Main Brook River to the west, north and south and.

Attached aerial photo shows the location of the development.

Physical Features

Major physical features

The proposed development in the first phase consists of 25 fully serviced campsites, 25 semi serviced (water only) campsites and 50 no serviced river side campsites, a comfort station with three male and three female washrooms, coin operated laundry facilities, change rooms, showers and a day use area.

The second phase will be two years after the first phase, and it will consist of the Lodge building complete with coin operated, laundry facilities, showers, bathrooms, changing rooms.

The third phase will be three years after the first phase, and it will consist of 10 drive-through fully serviced sites and 25 fully serviced sites.

a. **Land Development**

The land will need thinning in area and some trees will need to be Cut to make room for the sites.

b. **Access Road**

The access to the purposed development is 3.5km from the Tran Canada Highway down route 63,

c. **Electrical**

The development will be serviced by power lines.

d. **Water**

The source of water will be a dug well, with water station throughout the campground.

- e. **Sewer**
Dumping station will be design by an engineer to accommodate the comfort station and the sites. The dumping station will be constructed to the government regulations.

Area to Be Affected

The area affected by the development includes the physical impact area with the development site. During the construction of the site, all efforts will be made to protect the environment and to have minimal impact on the natural environment in the immediate area.

The proposed development is located in close proximity to the Main Brook River in Avondale, see attached map. All work will be done to Federal, Provincial and Local regulations and guidelines.

Construction and Operational Issues

The owner is planning to start work on the first phase of the project in the spring of 2009, ongoing through the summer.

Potential Source of Pollutants

- a. **Sewage:**

The sewage generated during the construction phase will be collected in the owner motor home that will be emptied at a near by dumping station.

- b. **Airborne Emissions:**

All construction equipment will be required to keep exhaust systems maintained.

c. **Construction Debris:**

All debris and garage will be picked up by a local garage disposal truck. It will then be hauled away to the local disposal site.

Resource Conflicts

a. **Vegetation:**

All effort will be made to maintain the original landscape.

b. **Fish and Fish Habitat:**

All effort will be made to ensure that this project has no effect on the fish or the fish habitat in the Avondale Main Brook River.

Occupations

There will be significant number of construction and Operation jobs involved with the project. The project involves the construction of the comfort station, dumping station, electric, landscaping, and service facilities for the campground.

Description	Number of Jobs
Engineer	1
Carpenter	2
Heavy equipment operator	1
Truck driver	2
Plumber	1
Electrician	1

Approvals Required for Undertaking

- a. **Minister, Environment and Labor**
Approval for project

- b. **Water Resources Division, Department of Environment and Labor**
Certificate of environment approval

- c. **Department of Government Services and Land**
Approval under the National building code of Canada
Approval under the National fire code of Canada

- d. **Department of Tourism Culture and Recreation**
License for approval

e. **Customer Services, Department of Government Services and Lands**

Approval to erect private signs

Electrical permits

Schedule

The owner plans to start work in the spring of 2009.

The reason for this date is to ensure all aspects of the undertaking are completed on opening for the 2009 camping season.

Date

Signature of Chief Executive Officer