

## **Registration for Environmental Assessment**

**NAME OF UNDERTAKING:** Island Pond RV Park

**PROPONENT:**

Anthony Developments Ltd.

PO Box 37 North River, NL. A0A 3C0

**Chief Executive Officer:**

Mr. Dave Anthony  
Owner/Developer of Island Pond RV Park.  
PO Box 37 North River,  
NL. A0A 3C0  
Ph. 709-786-1263  
709-680-2663

Principle Contact Person for purposes of environmental assessment:  
Same as Above.

**THE UNDERTAKING:**

The Nature of the undertaking will be an Recreational Camping facility that will provide small group and individual camping sites to the public. It will consists of 150 camping sites; semi serviced ( water and 30amp electrical). Also it will include recreational space for sports ie basketball, a playground area for smaller children and a swimming pool.

Family camping have become increasingly popular in recent years which have initiated a sudden increase for the need for camping grounds  
Not only is RV Camping an enjoyable and family activity; it promotes and encourages “stay at home” tourism for residents of this province.

**DESCRIPTION OF THE UNDERTAKING:**

The proposed location of the park will be on the Avalon Penninsula ; directly off New Harbour Road. The New Harbour Road is Route 73 ; it connects Route 75 at Tilton and Route 80 in Blaketown.

The exact location of the park is 2 kilometers east from the intersection of Route 80 and Blaketown.

Two hectares of the property is privately by the proponent and a request for the purchase of the

crown land surrounding the privately owned land is applied for; the crown land applied for is 16 hectares. The crown land application # 137803.

### **Geographical Location:**

As above; the location of the property is New Harbour. It is an ideal location for an RV park for it is accessible immediately by the paved New Harbour Road ( Route 73) but is still isolated from neighboring communities.

The property is located approximately 400 feet from Island Pond.

The nearest community is Blaketown. Which is located on Route 80; approximately 3 kilometers away.

An existing cottage area is approximately 5 kilometers away at Denny's Pond.

### **Physical Features:**

Phase 1 of the development includes the construction of a kiosk building. ( 30X24ft.)

This will house check in/information of guests as well as a small convenience store.

A gravel road ( 800-1000ft road) around the acreage that will connect 50 individual serviced sites.

A pool. Currently on site , there is a concrete foundation of a building that was present when the land was purchased. The plan is to expand and construct a pool 70X25 feet and dept will be from 2ft to 4ft.

Already present on the property is an approved septic system; and this system will be up graded to include a dumping station.

Also, present on the property there is a paved entry and parking lot approximately 200X100 feet.

### **Construction:**

Construction of the property will be in 2 phases:

*Phase 1:* will consist of road construction, sites, kiosk building and pool.

Also, to install water and electrical services to the sites.

An artesian well presently exists on this site, this will be used to provide water services to the project.

This phase 1 is estimated to take 5-6 weeks. This will allow the park to be open for the early season of May 24 weekend 2011.

*Phase 2:* will consist of proceeding with the application for crown land surrounding the park and if approved ;for expansion of the park to accommodate 100 more sites.

Construction of laundry facilities as well as a comfort station to include hot showers and public washrooms. The existing septic system will be used to service this area.

Also in phase 2; the plan is to construct recreation areas which include a playground, picnic/day use area and basketball area.

Phase 2 is estimated to take approximately 3 months to complete.

### **Operation:**

The park will operate during the camping season which will run from the May 24 holiday weekend until close after the Labor Day long weekend. If however there is a request to stay in operation after the Labor Day weekend, this will be considered and will depend on weather conditions and public demand.

### **Occupations:**

Phase 1 will employ 5 construction laborers to build kiosk building and playground. Approximately 4 weeks of employment.

Construction of the pool will be contracted out to approved pool constructors.

Operations of the park will employ seasonally, while open; 2 persons. One will be clerk/store keeper and the other for maintenance/security.

The employees will be hired by the owner and will be equally open to male and female applicants.

### **Project-Related Documents:**

A Historic Resource Impact Assessment has been completed in February 2, 2011. This study was completed and submitted by the Provincial Archeology Office. (also attached a copy of this study).

## **APPROVAL OF THE UNDERTAKING:**

### **Engineering & Inspection Services/Operations:**

-Approval for Commercial plans for kiosk building

### **Operations:**

-Approval to develop land. Construction of park roads connecting campsites.

-Approval for construction of swimming pool and license.

**Tourism, Culture, and Recreation:**

-Archaeological Research Permit ( already obtained). Historic Resources Impact Assessment (Stages 1 and 2). Permit #11.02

**Local Municipal:**

-Previously determined during application for crown land. The property is NOT in a municipal area.

**Department of Government Services and Land**

-Approval under the National building code of Canada  
-Approval under the National fire code of Canada.

**SCHEDULE:**

Pending approval of all permits and grants; including this registration, construction on this project will begin as soon as weather allows for construction.

Due to the nature of the business being seasonal; opening of the facility to the public will aim for the May 24 long weekend of this year (2011). This will allow the public to use the facility for the complete camping season, as well as allow the owner maximum financial potential.

**FUNDING:**

This undertaking will be funded 100% privately by Dave Anthony/Anthony Developments.

However, expansion of the undertaking will depend upon approval for purchase of the crown land that has already been applied for.

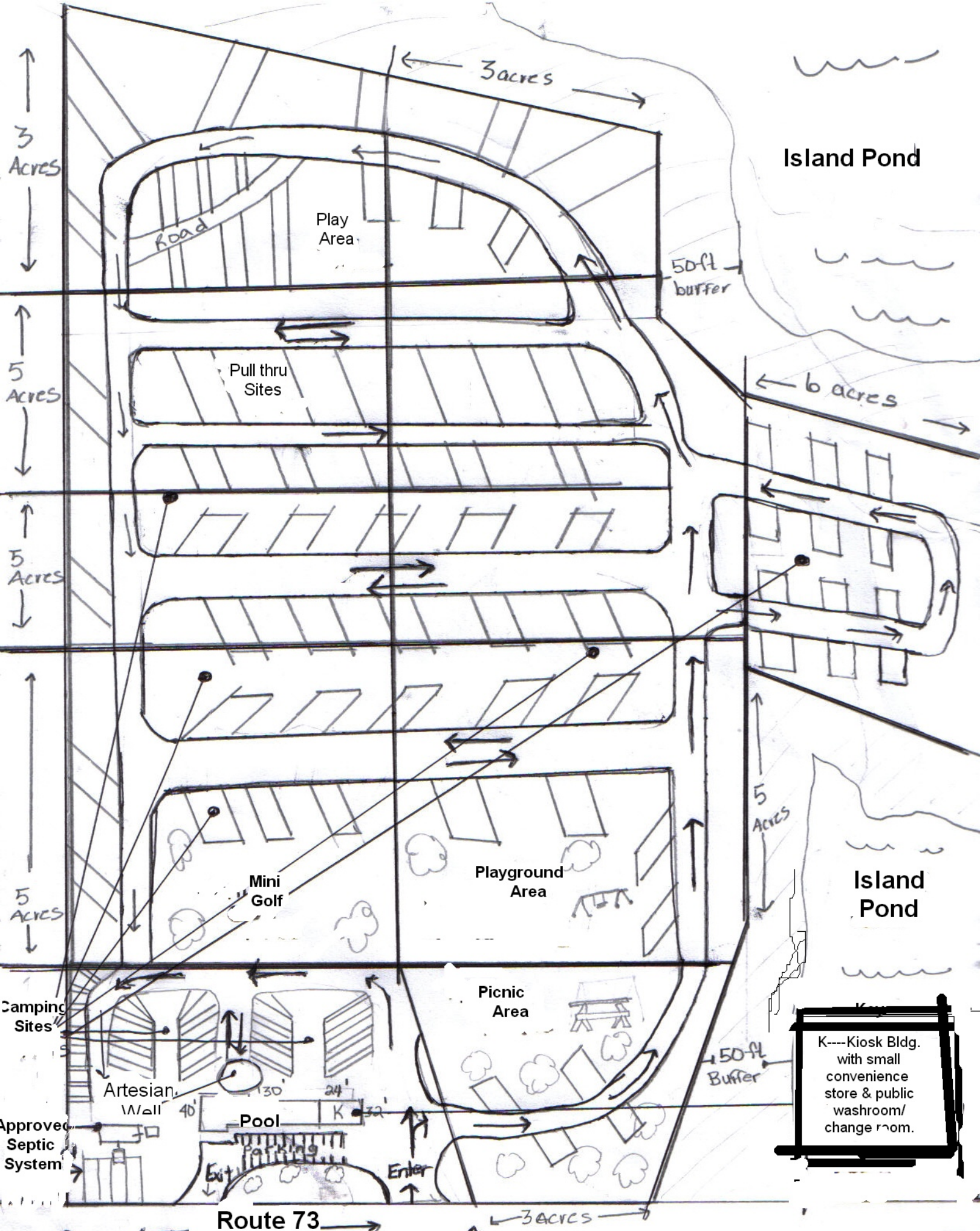
No Government funding , grants or loans have been requested for this undertaking.

Date

March 29/11

Signature of chief Executive officer

Dave Anthony



Island Pond

Island Pond

**Key**  
 K---Kiosk Bldg.  
 with small  
 convenience  
 store & public  
 washroom/  
 change room.

Private owned Land by Dave Anthony-5acres



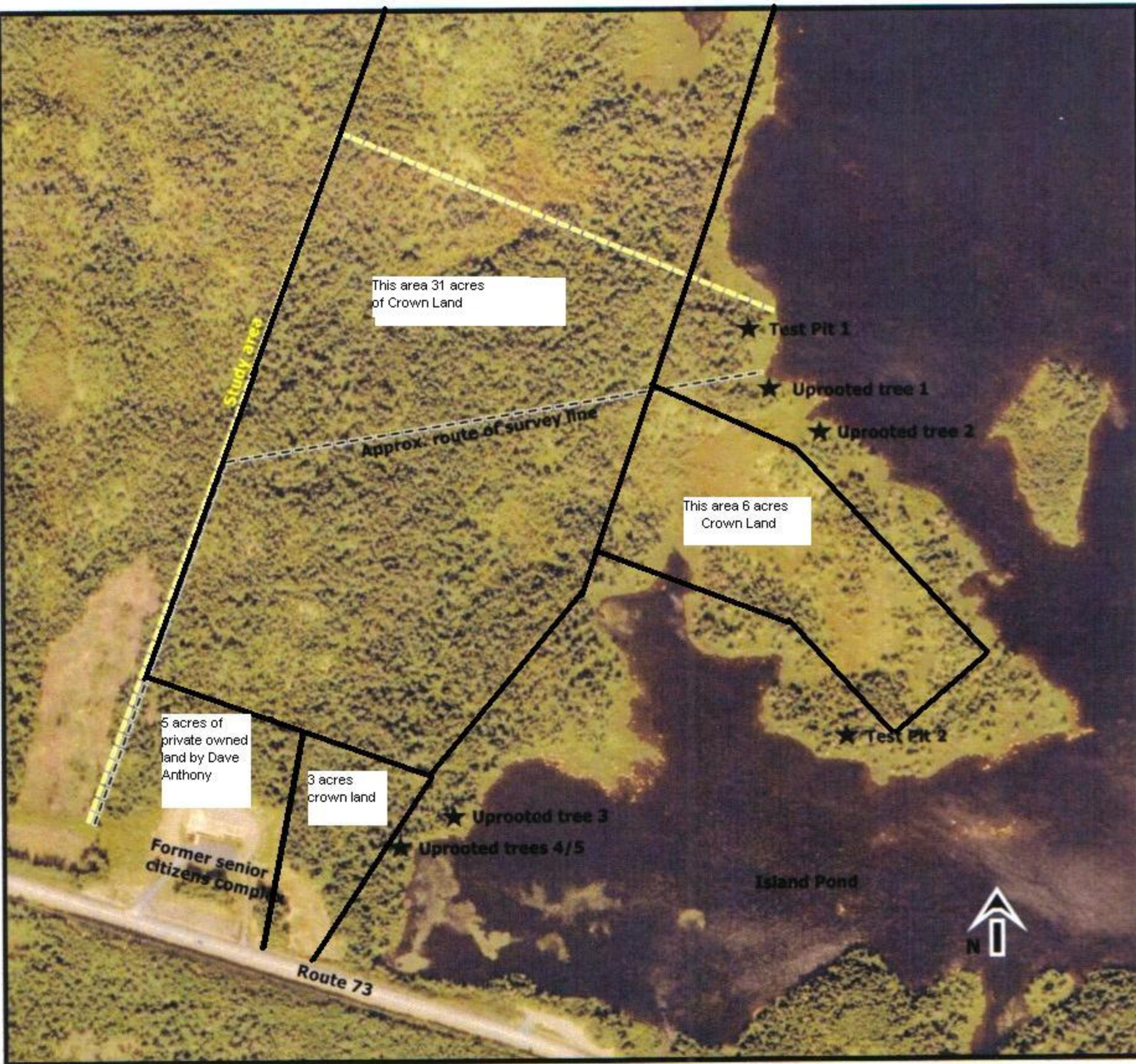
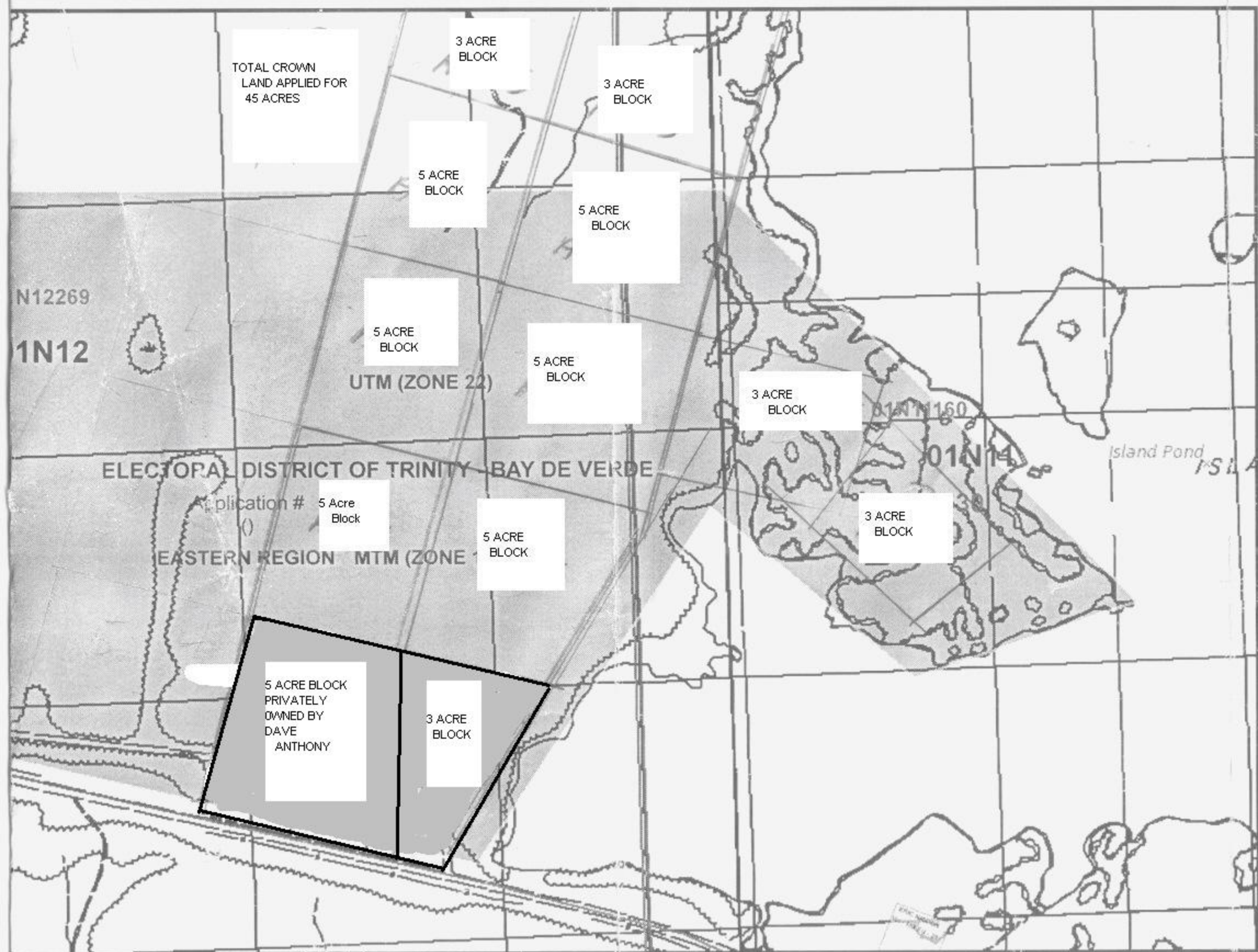


Figure 2: Aerial view of the study area with the locations of the survey line, test pits, and uprooted trees included.



Government of Newfoundland & Labrador  
Department of Environment & Conservation



Crown Lands Division

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