
Environmental Assessment Registration Destination RV Resort

Nine Island Pond South, Newfoundland and Labrador

Prepared for:
Department of Environment and Conservation
Environmental Assessment Division

Prepared by:
Gushue's Excavation Ltd
P.O Box 36
Conception Harbour, A0A 1Z0

October 2011

1. NAME OF THE UNDERTAKING

Destination RV Resort

2. PROPONENT

2.1 NAME OF CORPORATE BODY

Gushue's Excavation Ltd

2.2 ADDRESS

P.O.Box 36
Conception Harbour,NL
A0A 1Z0

2.3 CONTACT

Name: JOHN GUSHUE
Official Title: Owner
Telephone # 709-229-2000/709-685-5155
louise-john@hotmail.com

Name: Louise Gushue
Official Title: Owner
Telephone # 709-229-2000/709-685-5155
louise-john@hotmail.com

2.4 PRINCIPAL CONTACT PERSON FOR PURPOSES OF ENVIRONMENTAL REGISTRATION

Mr. John Gushue
P.O Box 36
Conception Harbour,NL
Telephone: 709-229-2000/709-685-5155

3. The Undertaking

3.1 Nature of the Undertaking

The purpose of the proposed project is to provide a RV and Recreation Resort for the increasing number of RVers in Newfoundland and for the visiting tourist. The proposed undertaking will involve the development of a upscale 150 plus fully serviced site RV Resort. The proposed site is located approximately 30 minutes from St. John's, 54 km west on Trans Canada Highway (Route 1) exiting at Avondale access (route 63) the entrance will be at the end of Route 63. The proposed site will cover 12.84 ha. (refer to enclosed map for site location)

4. Description Of The Undertaking

4.1 GEOGRAPHICAL LOCATION

The proposed location is approximately 30 minutes west of St. John's, exiting at Avondale Access (Route 63) with RV Park entrance at the end of Route 63. (see attached map) The entrance is located east of the Department of Transportation property with the majority of the development located on the south east side.

4.2 PHYSICAL FEATURES OF THE UNDERTAKING

The development will consist of the following components:

- > 150 plus lots (40ft x 60ft)
- > Trailer Storage Area
- > Access Road

- > Water
- > Sewage
- > Electrical Hook-ups
- > Welcome Center with Laundry Facilities, Showers, Restrooms
- > Club House/Recreation Facility

Site Access

Access to Destination RV Resort would be via an existing gravel road which will be upgraded to a Class A gravel two-way road to facilitate RV traffic. this existing roadway at the southern end of route 63 .

Water

The source of water for the development will be an artesian well to be located as per regulations of government services which will be determined by an approved water and sewage site designer. We have made contacts with an experienced RV Park designer.

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. The location of the sewage system will be determined by the designer.

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 a 2000sq foot welcome center containing guest office, washrooms, showers, laundry facility and resort general store. Also a 4000sq foot clubhouse and recreation facility.

4.3 CONSTRUCTION ACTIVITIES

Construction of the Destination RV Resort is proposed to begin in 2012 and be fully operational in 2014. Construction of the site will involve complete removal of vegetation and grubbing. Due to the condition of the existing property infilling of the site will be necessary. Infilling materials are located on the western end of the site to be developed. Realizing that some impact is likely on certain areas, the proponent is committed to keeping those impacts to a minimum. During the construction and the operation of the resort, all efforts will be made to preserve and conserve the natural environment.

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. A cutting permit will be obtained prior to the start of any site clearing. Clearing and removal of trees will be restricted to minimum areas needed for site development.

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

All grubbing and disposal of related debris near watercourses will adhere to relevant regulatory requirements. Grubbing activities shall be minimized where possible and utilized to construct a berm along the Department of Transportation property boundary. Measures will be implemented to minimize and control runoff of sediment-laden water during grubbing operations.

Filling, Excavation, Embankments, and Grading

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 source 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 risk associated with:

- > Silt and sedimentation
- > Dust
- > 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 setting 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 by using frequent applications of water.
- > 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 for disposal at a municipal solid waste disposal facility. Construction waste will be recycled whenever possible.

- > All machinery will be inspected for leakage for lubricants and fuel and must be in good working order. Any accidental spills and leaks will be promptly contained, cleaned up and reported to the environmental emergencies report system.

- > To minimize the risk of fuel, lubricant or hydrocarbon release, construction equipment will only be permitted to re-fuel within 30 m of a water body. There will be no fuel stored on site.

- > 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

Destination RV Resort is estimated to begin construction in Spring 2012 and be operational in Spring 2014.

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.

Site Access- The site has controlled access and will be monitored by park owners.

Fire Safety Program- Develop fire safety program in consultation with the local fire department.

4.5 Potential Valued Ecosystem Interactions and Mitigations

4.5.1 Resource Conflicts

Fish and Fish Habitat

Two ponds are located on 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

There will be a significant number of construction and operation jobs involved with the project.

Description	Number of Jobs
Carpenter	2
Heavy Equipment Operator	3
Truck Driver	2
Plumber	1
Electrician	1
Laborers	2

6 Approvals Required for Undertaking

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

- > Ministers, Environment and Labour
 - Approval for project

- > Water Resources Division, Department of Environment and Labour
 - Certificate of Environment Approval

- > Department of Government Services and Land
 - Approval under the National building code of Canada

- > Department of Tourism Culture and Recreation
 - license for approval

- > Customer services, Department of Government Services and Lands
 - Approval to erect private signs
 - Electrical permits

7 Schedule

Construction for this project is scheduled to begin Spring 2012 with a completion date for Spring 2014.

8 Funding

The intent is to finance the project privately.

9 Submitted

Mr. John Gushue

Date

Ms Louise Gushue

Date

***LOCATION MAPS, RV RESORT DRAWING
AND PICTURES***





**Government of Newfoundland & Labrador
Department of Environment & Conservation**



Scale 1:3,500
Compiled on Jun 07, 2011

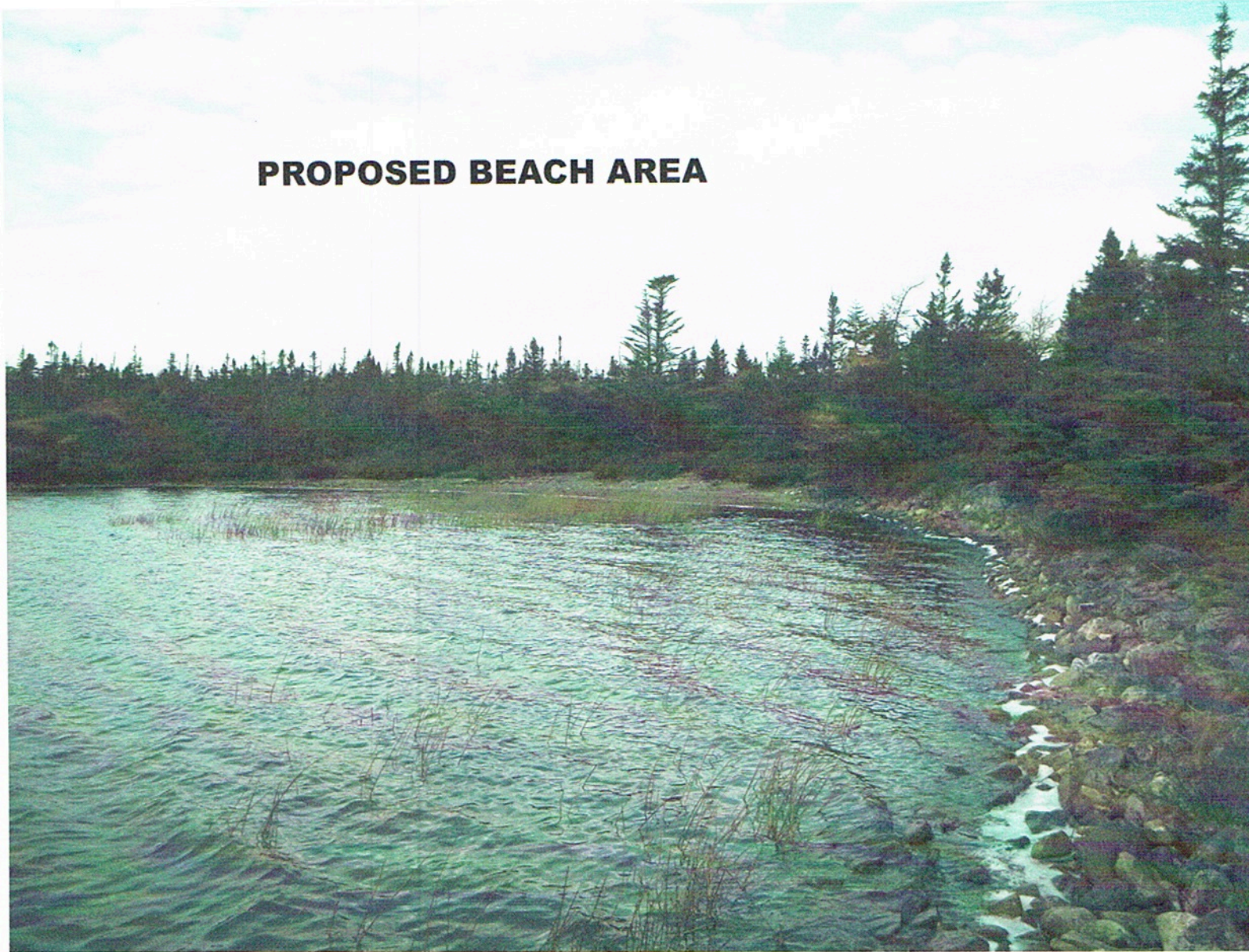
Crown Lands Division
A.M. STILES
BEACH
CROWN LANDS
OFFICE
ST. JOHN'S, NL



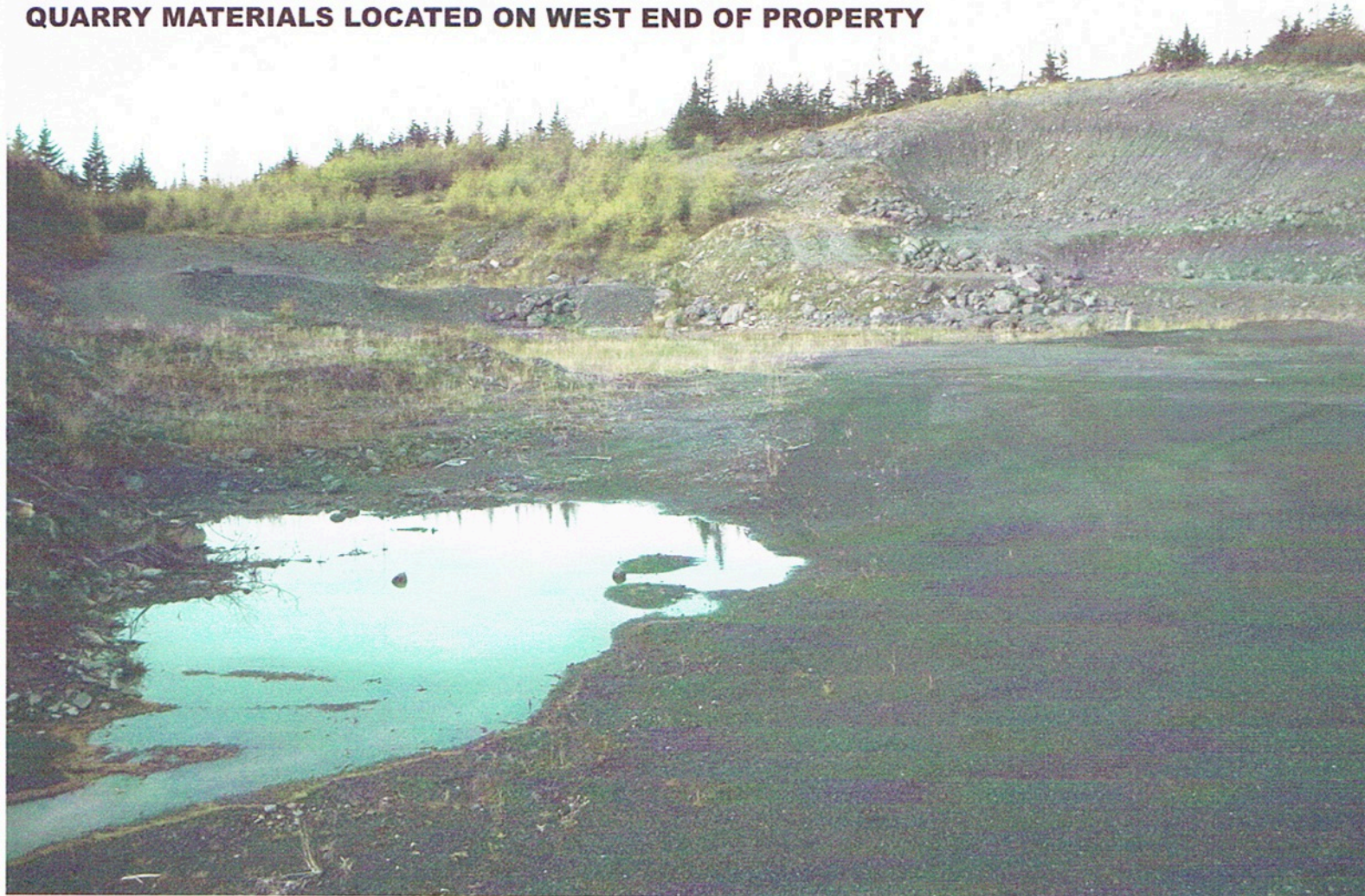
VEGETATION, MARSH AREA



PROPOSED BEACH AREA



QUARRY MATERIALS LOCATED ON WEST END OF PROPERTY



COR/2011/10624

December 5, 2011

Mr. John Gushue
Gushue's Excavation Ltd.
PO Box 36
Conception Harbour, NL A0A 1Z0

Dear Mr. Gushue:

I am writing in response to your letter of September 26, 2011 regarding access to Nine Island Pond from the Avondale interchange area off the Trans Canada Highway for development of an RV Park.

My engineering staff have reviewed your request and identified a viable route for such access. I have attached a concept plan, for your information, identifying the suggested route for the access. I must note that the construction of this access will be the responsibility of the developer.

Sincerely



GARY GOSSE P. ENG.
Assistant Deputy Minister – Transportation

- c. Jamie Chippett, Deputy Minister
Don Brennan P.Eng.
John Ralph, Service NL

**GUSHUE'S EXCAVATION LTD. PROPOSED LOCATION OF
RV RESORT NEAR TCH R1 & AVONDALE INTERCHANGE
& NINE ISLAND POND SOUTH**

