

Registration for Environmental Assessment

NAME OF UNDERTAKING: Lamanche Bottom RV & Resort Park

PROPONENT:

**RCM Development Inc.
PO Box 127, Goulds, NL A1S 1G3**

Chief Executive Officer:

**Mr. John Sinnott
Owner/Developer Lamanche Bottom RV & Resort Park
PO Box 127
Goulds, NL
Ph: (709) 689-9228**

Principle Contact Person for purposes of environmental assessment:

Same as above

THE UNDERTAKING

The undertaking consists of the development of Recreational Camping services allowing the public access to 72 individual camping sites including a moderate buffer zone between each site. Of the 72 sites, 52 will be fully serviced (water & sewer, and 30 & 50 amp electrical.) 13 sites will be without service, while the remaining 7 will be available for tents. Also, a recreational space for sports, and a playground area for smaller children allowing fun for all ages.

With the sudden interest in family camping in recent years the demand for clean, comfortable camping grounds has increased as well. Encouraging tourism at home while providing residents of the province a great service to allow for valuable family bonding.

DESCRIPTION OF THE UNDERTAKING

The proposed location of the park will be on the Avalon Peninsula; directly off the Southern Shore Highway (Route 10). Approximately 300 meters south from Lamanche River Bridge & 60 kms from St. John's.

Pending the request of crown land approval to be applied for; approx. 37 acres.

Geographical Location

As above; the location of the property is Lamanche. It is an ideal location for an RV & Resort Park as it is easily accessible by the newly paved Southern Shore Highway (Route 10) but is isolated from neighboring communities.

The property is located approximately 3km from Tors Cove Pond.

The nearest community is Tors Cove. Located on Route 10; approximately 5km away.

An existing cottage area is approximately 3kms away at Beachy Cove Rd.

Physical Features:

Phase 1 of the development includes the construction of administration building (20x20ft) Here, guests will check-in and information available to them should they require.

A gravel one-way road (3000-4000ft) around the RV Resort Park will allow immediate access to all 72 sites.

The source of water for the development will be artesian well to be located as per regulations of government services which will be determined by an approved water & sewer designer. A septic tank and field disposal system will be used for sewage treatment. Waste water enters the septic tank where solids settle to the bottom. The location of the sewage system will be determined by designer.

Power will be required for serviced sites. Underground cables will be run to each lot providing cable & electricity, and adequate lighting installed throughout the RV Resort Park.

The RV Resort Park will also contain a comfort station providing guests with laundry facilities, washrooms & showers. This building will be approx 1000sq ft.

Construction:

Construction of Lamanche Bottom RV & Resort Park is proposed to begin late 2013 and may be fully operational by spring 2015. Construction will involve removal of vegetation and grubbing. Realizing that some impact is possible to certain areas, the proponent is committed to keeping impacts to a minimum.

All efforts will be made to preserve & conserve the natural environment.

Excavation, embankment and grading shall be done while ensuring that erosion and sedimentation will not impact watercourses in the area.

Phase 1 will consist of road construction, sites, and administration building. An artesian well will be drilled at a location determined by designer. This phase will take approximately 6-8 months to complete

Phase 2 will consist of building of comfort station to include hot showers and public washrooms. Also, in phase 2 the plan is to construct recreation area and playground area. Phase 2 will take approx. 6-8 months to complete.

Operation:

The park will operate during the camping season from the Victoria Day holiday weekend in May until the last weekend in September. However, depending on weather and public demand these dates may be extended briefly.

Occupations:

Phase 1 will employ 4 construction laborers to build admin building & playground. Approx 35-40 weeks of employment.

Operators of the park will be employed seasonally, while open; 2 persons. One will be responsible for administration and guests and the other will be responsible for maintenance/security.

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

APPROVAL OF THE UNDERTAKING

The permits, approvals, and authorizations that are possibly required for this undertaking include but are not limited to.

Engineering and Inspection Services/Operations:

- Approval for plans administration building

Operations:

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

Tourism, Culture and Recreation:

- License for approval

Government Services and Land:

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

Local Municipal:

- The property is NOT in a municipal area.

- Approval to erect private signs
- Electrical permits

SCHEDULE

Pending approval of all permits and grants; including this registration, construction on this project may be scheduled to begin as early as the weather allows in the Fall of 2013. This will allow for full construction to be complete for camping season and fully operational for Spring of 2015. This will allow the public to avail of the complete camping season, also allowing the owner maximum financial potential.

FUNDING

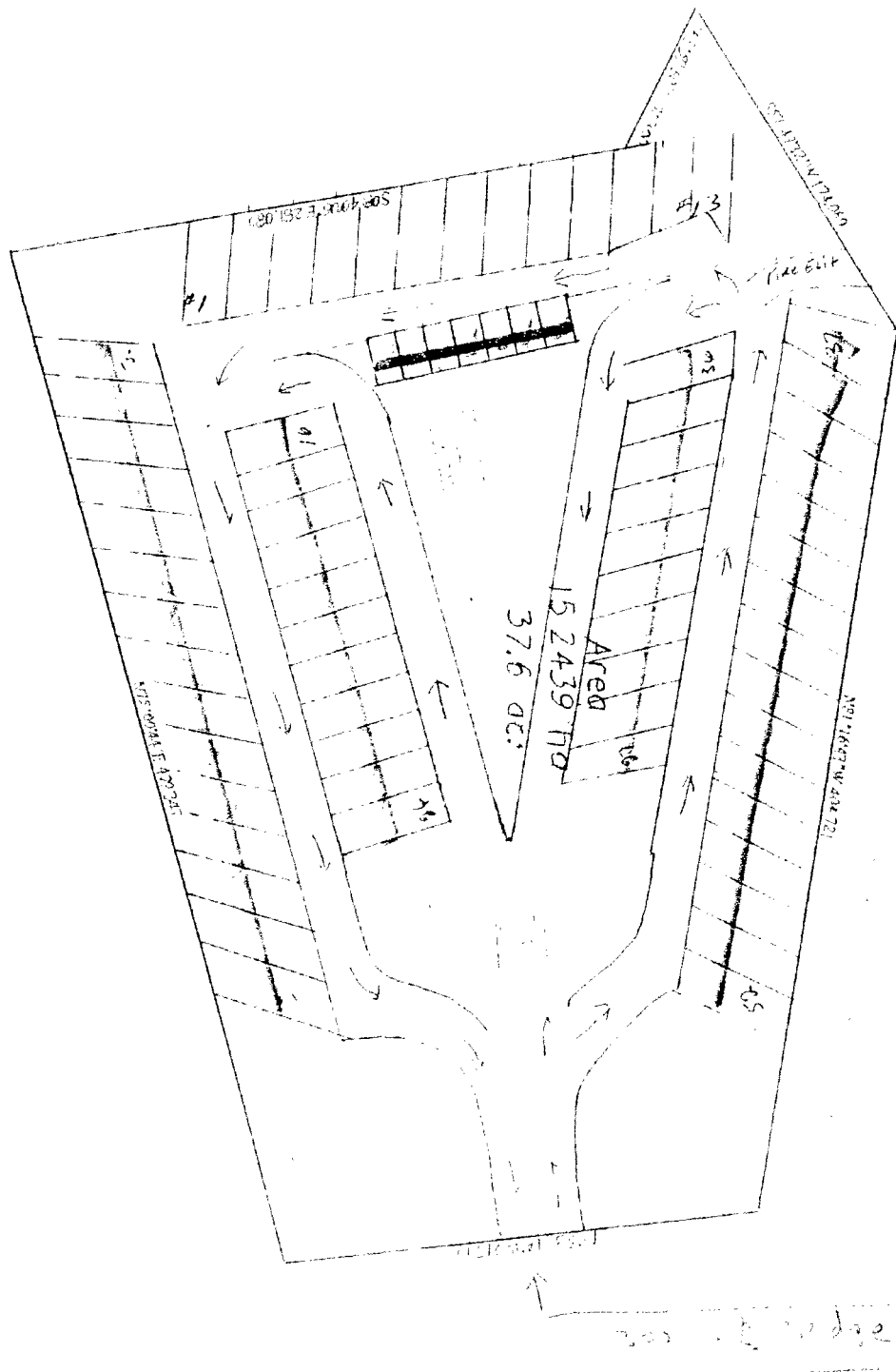
Pending approval of all permits, grants, etc, owner/operator will be seeking financial assistance. This project will not be privately funded.

~~50 TOTAL FULL SERVICE~~

13 NO SERVICE

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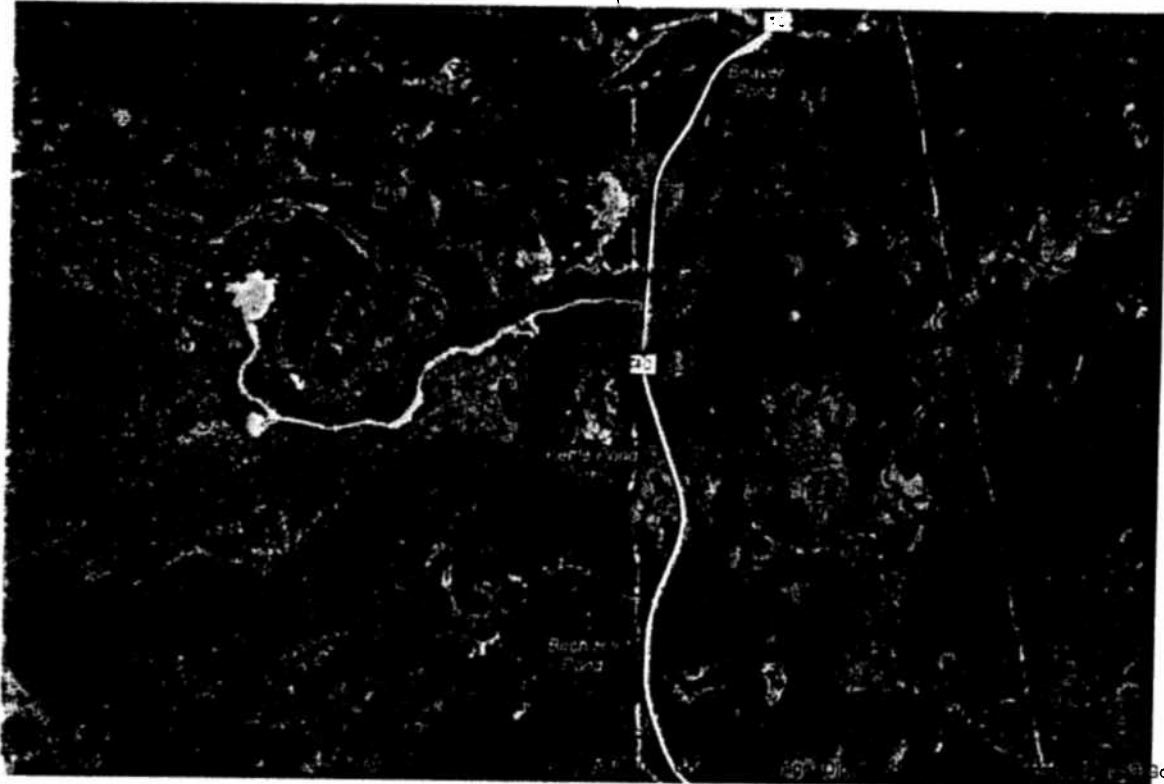
72 total



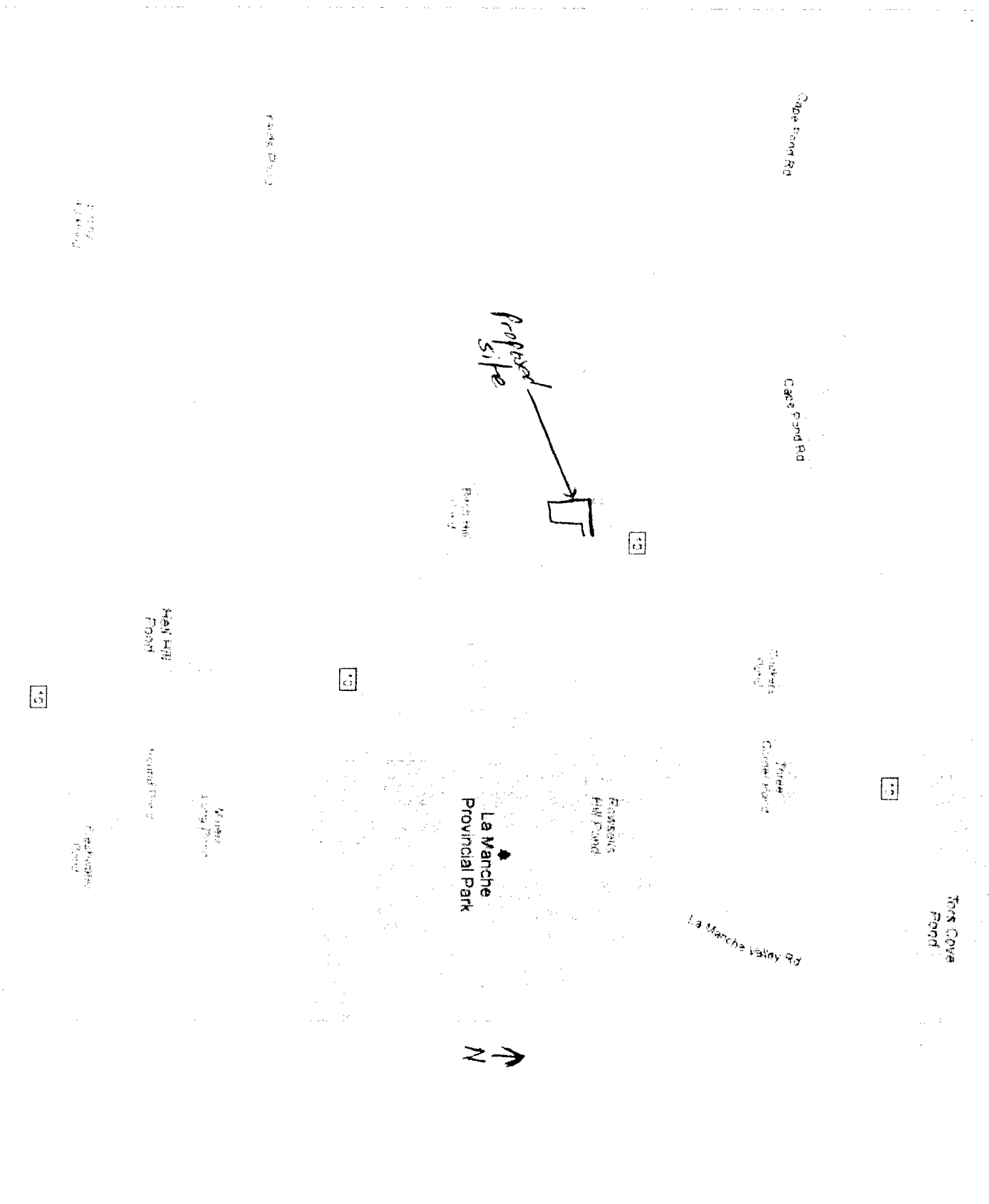
Google

Proposed access point
1.7 km south of
Cape Pond Road

To see all the details that are visible on the screen, use the "Print" link next to the map.

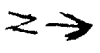


- proposed access is 1.7 km south of
Cape Pond Road on Route 10



Proposed Site

La Manche Provincial Park



Google

To see all the details that are visible on the screen, use the Print link next to the map.



From point A Cape Pond Road to point B proposed access is 1.7 km. South on route 10

From mobile arena to point B is 13.8 km. South on route 10