

NAME OF UNDERTAKING:

Brown Rabbit RV

PROPONENT:

Name of Corporate Body:

Whalen Bernardy Co. Ltd.

Address:

2 Beachy Cove RD

Chief Executive Officer:

Name: Isabella Brenardy

Official Title: Owner/operator

Address: 2 Beachy Cove RD
Tors Cove, NL
A0A-4A0

TelephoneNo: (709)-334-2208

Principal Contact Person for purposes of environmental

assessment:

Name: Dirk Whalen

Address: 2 Beachy Cove RD
Tors Cove, NL
A0A-4A0

TelephoneNo.: (709)-334-2208

THE UNDERTAKING:

Name of the Undertaking:

Brown Rabbit RV

Purpose/Rationale/Need for the Undertaking:

Whalen Bernardy Co. Ltd. intends to develop an RV park as an extension of the Brown Rabbit Cabins. The Brown Rabbit Cabins is a successful business that has been operating for over 20 years.

There are approximately 135 RV sites in the immediate area. The Southern Shore is a very popular tourist destination. Tourism is one of the largest industries in Newfoundland. There are many attractions on the Southern Shore such as; whale/bird watching boat tours, sea kayaking, the East Coast Trail, beautiful scenery, friendly communities, coffee shops, convenience stores and many more tourist based businesses. This helps existing businesses in the area and also allows more tourist based businesses to develop. We (Brown Rabbit) receive many calls every summer from campers and RVers. There seems to be a demand for camp sites and RV sites. By developing the Brown Rabbit RV Park, we can offer many more visitors the opportunity to experience the Irish Loop.

Geographical Location:

The location for the intended RV park is located one kilometre south of Beachy Cove Rd in Tors Cove, minutes from La Manche Provincial Park, A half hour's drive south from St. Johns. The RV park will be on Three Corner Pond.

Physical Features:

There will be two sections to the RV park, 60 RV sites and 20 tent sites . The RV sites will be fully serviced lots. Each RV site will be 30 ft.x60 ft. with water, electricity, WIFI, and a centrally located dump station. Tent sites will be 30 ft.x30 ft., with a central comfort station (hot/cold running water, showers, wash basins and flush toilets), a barbeque gazebo. Both RV and tent sites will be provided with picnic tables, garbage cans and a central playground. All sites will be surrounded by trees offering plenty of privacy for our guests. Our intentions are to keep the area in a natural setting. A 26x30 ft. check in office will provide all guests with laundry facilities, restrooms and a snack shop.

Development will be divided into three phases.

Phase one;

Survey the land, road construction, office building and electricity.

Phase two;

Will be completion of road , developing all 60 RV sites, dumping

station installation, drilling of the artesian well and pump house construction (building containing pumps, holding tanks, etc.), completion of central playground.

Phase three;

Develop all 30 tent sites, building of comfort station and barbeque gazebo.

Access to RV park would be a Class A gravel two-way road to facilitate RV traffic.

The source of water for the development will be an artesian well.

A septic tank and tile field disposal system will be used for sewage treatment.

The approximate size of the development is 50 acres.

The potential sources of pollutants during the construction phases are

- Silt and sedimentation
- Construction debris
- Dust
- Risk of fuel, lubricant and hydraulic fluid release

- Airborne emissions from construction equipment
- Noise pollution from construction activities

One small stream exist at the southern portion between two ponds. Two ponds are located on the southern portion of the subject property. A 15 meter buffer distance will be maintained on the perimeter of these two ponds and stream. 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.

Operations of the RV Park are not expected to cause any direct wildlife conflict.

There is no expected conflict with the surrounding natural environment as site related activities will be conducted within the boundaries of the RV Park.

Occupations:

Employees during construction phase

- two heavy equipment operators
- one electrician
- one plumber
- one labourer
- two carpenters

Employees during operations phase

- grounds and maintenance people
- administrative staff

As the park grows. So will its need for more employees. Employment opportunities will be available for both genders of people.

APPROVAL OF THE UNDERTAKING:

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

- environment and conservation
- Crown Land approval
- cutting permit
- Water and sewage approval

SCHEDULE:

The earliest dates when this project construction could commence assuming all approvals are in place would be August 2013.

FUNDING:

The intent of Whalen Bernardy Co Ltd is to finance the project privately.

April 24, 2013

Isabella Bernardy

Chief Executive Officer



