

DHOON LODGE

P.O. Box 41
Black Duck Siding
AON 2C0

PHONE : 709-646-5177
Cell : 709-214-0709
Fax : 709-646-2552

WEB : www.dhoonlodge.ca
Email : Info@dhoonlodge.ca

Name : To Whom It May Concern

From: Dhoon Lodge
Date Sent: August 27/13
Number of Pages: 16

Message:

Any questions or concerns please don't hesitate contacting us

Best Regards

Donnie and Lisa

NAME OF UNDERTAKING:
Dhoon Lodge and RV Resort

PROPONENT:
Name of Corporate Body:

Dhoon Lodge

Address: 10 Whites Road
P.O Box 41 Black Duck Siding
Newfoundland
A0N-2C0

Contact:

Name: Donnie/Lisa Delaney
Official Title: Owner/Operator
Address: 10 Whites road
Black Duck Siding, NL
A0N-2C0

Telephone #: (709) 646-5177 Cell # (709)-214-0709

**Principal Contact Person for purposes of
Environmental**

Name: Donnie Delaney
Address: P.O box 41
Black Duck Siding, NL
A0N-2C0
Telephone No.: (709)-646-5177

THE UNDERTAKING:

Name of the Undertaking:

Dhoon Lodge and RV Resort

Purpose/Rationale/Need for the Undertaking:

The purpose of the proposed project is to provide a RV and recreation Resort for the increasing number of visitors to our province . The proposed undertaking will involve the development of an upscale 32 plus fully serviced site RV Resort. The proposed site is located approximately 5 minutes from Stephenville Crossing, 12 km north on the Trans Canada Highway (Route 460) the entrance will be at the end of Route 460. The purposed site will cover approximately 23 Acres (refer to enclosed map for site location)

Geographical Location:

The proposed location is approximately 5 km east of Stephenville crossing exiting white's road with RV Park entrance. The entrance is located on north and south.

Physical Features:

The development will consist of the following components:

- 32 plus lots 35 ft x 75ft
- Access Road
- Water
- Hold tank
- Electrical Hook-ups
- Welcome Center with Laundry, Facilities, Showers, Restrooms
- Club house/Recreation Facility

Site Access

Access to Destination RV Resort would be via gravel road which will be upgraded to a Class A.

Water

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

Sewage

Septic Tank/ Dumping station location and approval to be determined.

Electrical Hookups

Power will be required to service the site. Underground cables will run to each lot.

Site Buildings

The site contains a common area which will be house a 4000sq food clubhouse containing washrooms, showers, laundry facility. Also a 2000sq foot restaurant and Lounge which already exists.

CONSTRUCION ACTIVITES

Construction of the Destination RV resort is proposed to begin in 2013 and be fully operational in 2014.

Construction of the site will involve complete removal of vegetation and grubbing. 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 activates 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 the trees will be restricted to minimum areas needed for site development. Disposal of clearing 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.

Potential Sources of Pollutants during Construction

The potential source of pollutants is generally those associated with land development and construction. Adherence to permit and conditions and application of sound construction practices will protect against the release of pollutants into 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, lubricated and hydraulic fluid releases
- Airborne emissions from construction equipment
- Noise pollution from construction activities.

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 anybody of water or watercourse. Runoff will be diverted to setting basins to ensure silt is settles 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 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 onsite 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 not 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.

Operation

Destination RV Resort is estimated to begin construction in fall of 2013 and be operational in Spring 2014.

Potential Sources or pollutants during operation of the facility will consist of those associated with an RV Park. Direct monitoring and mitigation practices will control activities to minimize risk 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

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.

Potential Valued Ecosystem Interactions and Mitigations

Resource Conflicts

Fish and Fish Habitat

Harry's River. A 25 meter buffer distance will be maintained on the perimeter of this River.

No construction activity is to occur within the 25 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 the 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.

OCCUPATIONS

Construction Phase

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

Description	Number of jobs
Carpenter	1
Heavy Equipment operator	1
Truck Driver	1
Plumber	1
Electrician	1
Laborers	2

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

Schedule

Construction for this project is scheduled to begin Fall 2013 with a completion date for Spring 2014.

Funding

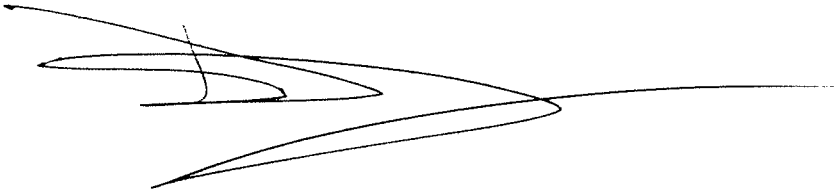
The intent is to finance the project privately.

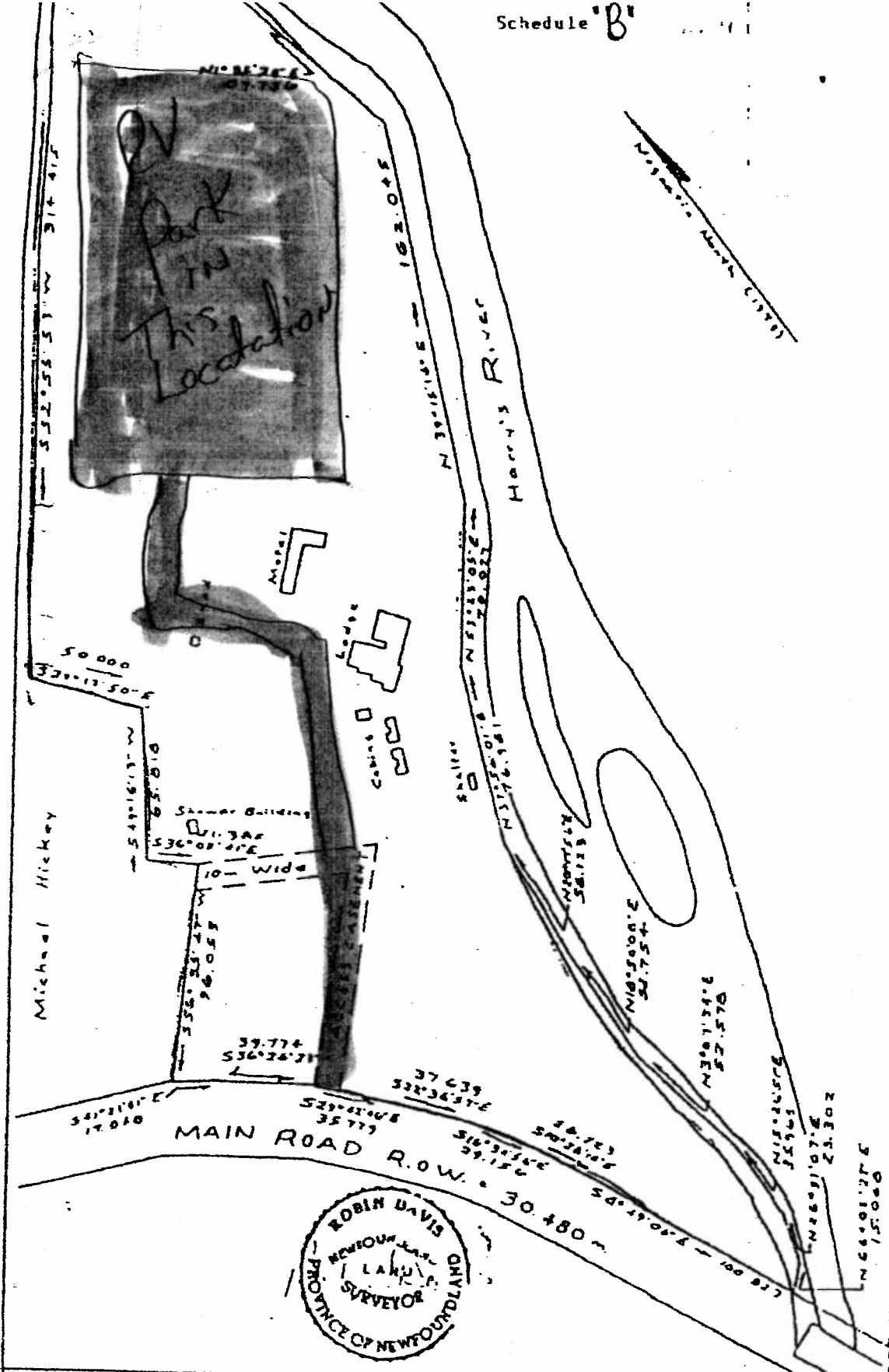
Submitted

Mr. Donnie Delaney

Date:

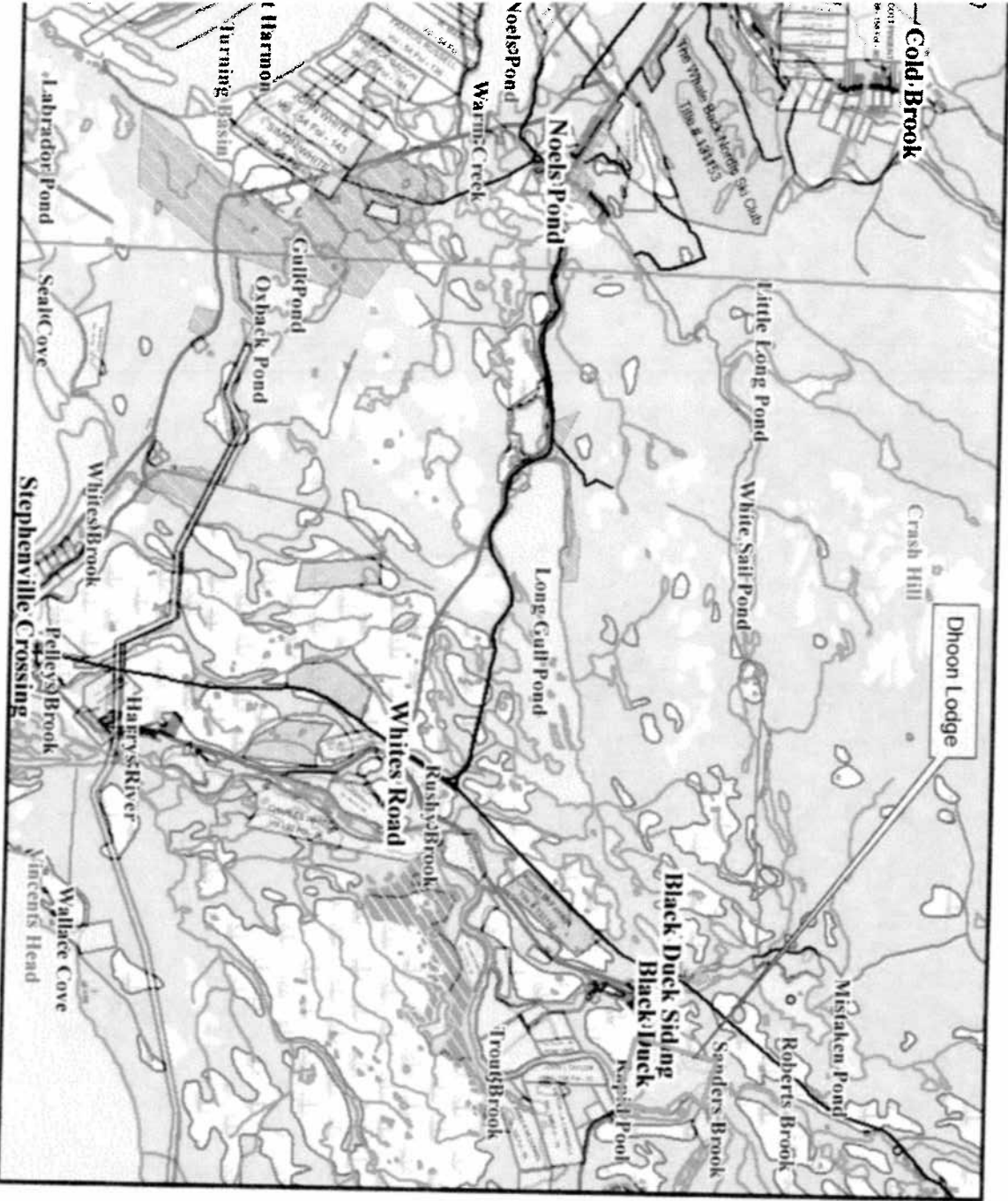
Aug 27/13

A handwritten signature in black ink, appearing to be 'Donnie Delaney', written over a horizontal line. The signature is stylized with a large, sweeping 'D' and a long horizontal stroke extending to the right.



Scale 1/2000	Building Location Plan Dhron Lodge Property Black Duck Siding, Newfoundland	Dwg. No. 79102-1
Date Oct. 9, 1979		Drawn by RD

Government of Newfoundland & Labrador Department of Environment & Conservation



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

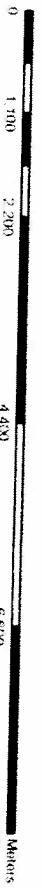
Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building, Rogers, Linn St., St. John's, Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0861. Some titles may not be plotted due to Crown lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from liabilities, claims or causes of actions, arising or loss, injury, damages and matter including claims for copyright or intellectual property, arising out of any printing or incomplete Crown Land titles and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 256-1400
Goose Bay - 896-2488
St. John's - 729-2654
Clareville - 466-4074

Crown Lands Division



Government of Newfoundland & Labrador Department of Environment & Conservation



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province the information depicted cannot be considered complete.

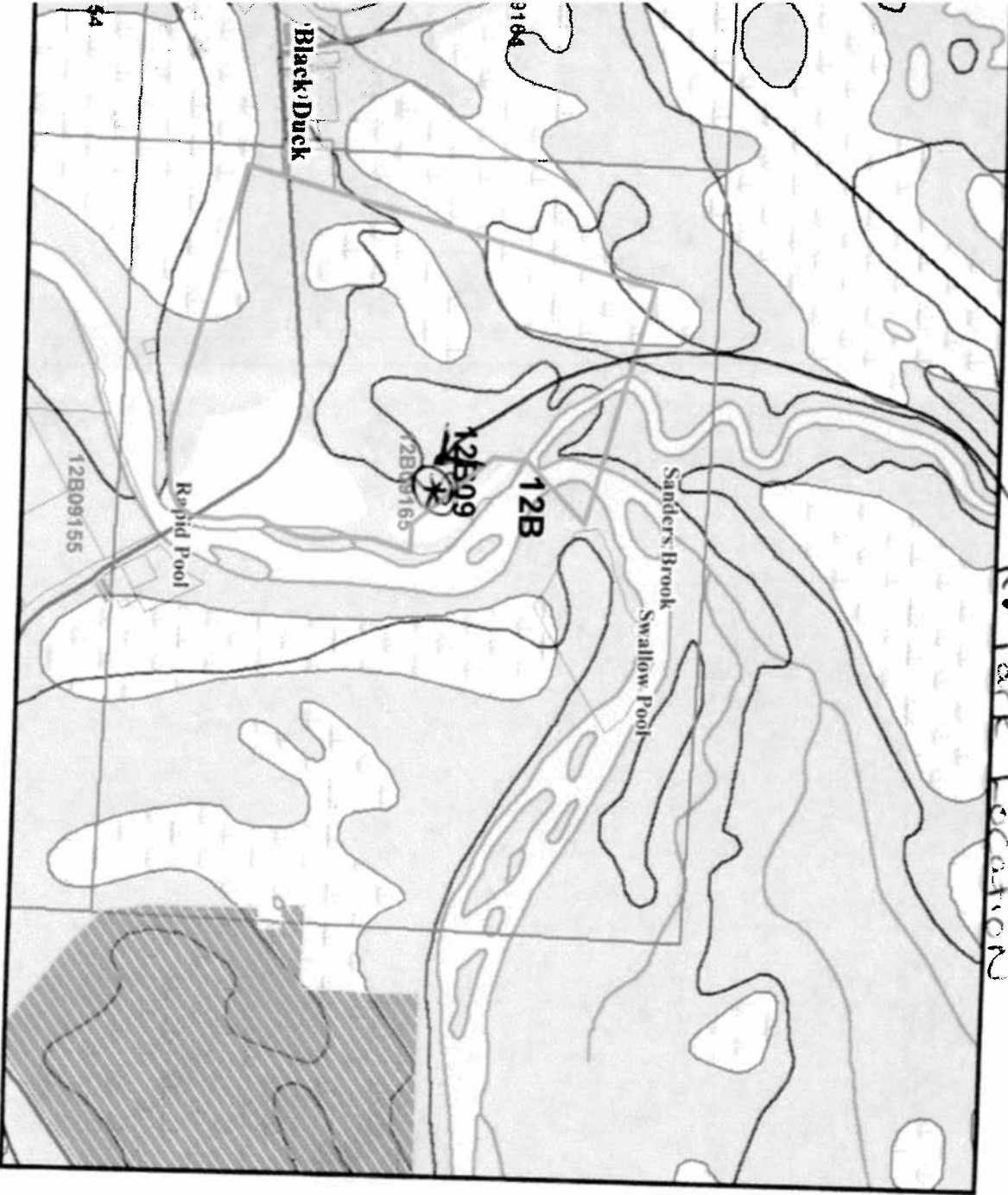
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map should be asked to contact the Crown Titles Mapping Section, Howley Building, Higgins Lane, St. John's, Newfoundland.

Users finding errors or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby acknowledges and saves harmless the Minister, his officers, employees and agents from liabilities, actions or causes of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any crossing or incrossable Crown Land titles and the Minister, his or her officers, employees and agents shall not be liable for any loss, or profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 256-1400
Goose Bay - 896-2488
St. John's - 729-2654
Clareville - 466-4074



Crown Lands Division





Boy Scouts of Canada
Title # 53072

Black Duck Pond

Mistaken Pond

Black Duck Siding

Black Duck

ALEXANDER COBB
Vol. - 105 Fol - 47

Robert's Brook

Sanders Brook
Swallow Pool

A.W. BENTLEY
Vol. - 117 Fol - 75

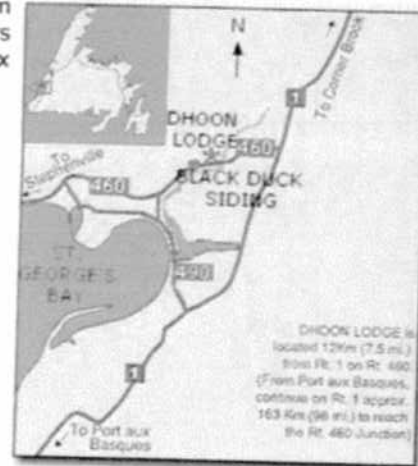
Rapid Pool

Dodge Lodge



Location

Dhoon Lodge is located in Black Duck Siding, just 12 kilometers from the Trans Canada Highway on route 460. It is just 18 kilometers from Stephenville Airport and 166 kilometers from the Port aux Basques - Nova Scotia ferry.



Contact Dhoon Lodge today for more information about a [Newfoundland vacation](#). [Click here](#)

[Click here to return to Dhoon Lodge's vacation in Newfoundland packages home page](#)

©2006 Dhoon Lodge
Problems viewing this page? Contact the [webmaster](#).
Site Hosting, Design and Maintenance by:
SJ Works Inc.