

IDAM Holdings Ltd.



Environmental Assessment Registration Brien's Pond RV Park and Campground Newfoundland and Labrador

Prepared for:
Department of Environment
Environmental Assessment Division
P.O. Box 8700
A1B 4J6

Prepared by:
CMG Consulting Services
18 Adams Avenue
Bishop's Falls, NL A0H 1C0
George Saunders, B.A., B.Ed., M.Ed. (Admin.), Consultant
Telephone/Fax: 709-258-5209 Cellular: 709-486-2998
E-mail: saundersg@nl.rogers.com

October 16, 2013

Attestation

In accordance with Section 49(1) of the Environmental Assessment Regulations, 2003, under the Environmental Protection Act (O.C. 2003-220), under authority of Section 111 of the Act,

IDAM Holdings Ltd. hereby submits the following document for Registration.

Environmental Assessment Registration, October 16, 2013

Brien's Pond RV Park and Campground

October 16, 2013

Ian Moores, President

IDAM Holdings Ltd.
Ian Moores, President and CEO

P.O. Box 808
Telephone: (709) -786-9093
Fax: (709) 786-9096

Bay Roberts. NL A0A 1G0
Cellular: (709) -683-2609

October 16, 2013

Minister of Environment and Conservation
P.O. Box 8700
St. John's, NL A1B 4J6
Attention: Director of Environmental Assessment

Dear Director:

IDAM Holdings Ltd. is pleased to submit for your review and consideration, the Environmental Assessment Registration for the establishment of Brien's Pond RV Park and Campground.

We respectfully request your attention to this registration, and if we can be of any assistance to you or your officials during the process, please do not hesitate to contact us.

Thank you for your assistance in this matter.

Sincerely,

Ian Moores, President and CEO

Table of Contents	Page
Title Page	1
Attestation	2
Letter of Transmittal	3
Table of Contents	4
1.0 NAME OF UNDERTAKING	6
2.0 PROPONENT	6
2.1 Name of Corporate Body	6
2.2 Address	6
2.3 Chief Executive Officer	6
2.4 Principal Contact Person for Purposes of Environmental Registration	6
3.0 THE UNDERTAKING	7
3.1 Name of the Undertaking	7
3.2 Purpose/Rationale/Need for the Undertaking	7
4.0 DESCRIPTION OF THE UNDERTAKING	7
4.1 Geographical Location	7
4.2 Physical Features:	8
<i>Figure 1. Map</i>	8
<i>Figure 2. Site Map</i>	9
<i>Figure 3. Aerial Photograph</i>	10
4.3 Newfoundland T’Railway Provincial Park	11
4.4 Preliminary Design for Park	12
<i>Figure 4. Preliminary Design</i>	13
5.0 Construction Activities	14
5.1 Removal and disposal of Vegetation	14
5.2 Brien’s Pond Water Body	14
5.3 Backfill, embankments, excavation, grading, and surface site preparation	14
5.4 Potential for resource conflicts	15
5.5 Potential Source of Pollutant during Construction	15
5.6 Mitigation Measures	15
6.0 Operation of the Undertaking	17

7.0 Occupations	17
8.0 Approvals Required	18
9.0 Schedule	18
10.0 Funding	19
Appendices	20

List of Appendices

Mapping

1. Holyrood 01-N/6 – Area of Application
2. Site Identification – 01-N/6 Extract

Aerial Photography

1. Google Earth – Brien’s Pond showing highway Accessibility
2. Brien’s Pond showing proposed site for development.
3. Google Earth – Brien’s Pond relative to Avondale
4. Crown Lands Aerial – Brien’s Pond 09012-131

Engineering

1. Preliminary Design – Brien’s Pond RV and Camping Park

Project Related Documents

1. Preliminary Application to Develop Land – Prepared for the Government Service Center under provisions of Protected Road zoning Regulations
2. Application for Crown Lands – Prepared for Crown Lands Division, Department of Environment and Conservation
3. Municipal Recommendation Form for Crown Land Applications within Municipal and Planning Area Boundaries – Town of Avondale

1.0 Name of Undertaking

Brien's Pond RV Park & Campground

2.0 Proponent

2.1 IDAM Holdings Ltd.

2.2 Ian Moores, President and CEO

2.3 P.O. Box 808

Bay Roberts, NL

A0A 1G0

Telephone: (709) -786-9093

Cellular: (709) -683-2609

Fax: (709) 786-9096

2.4 Principal Contact for Environmental Assessment

Ian Moores, President and CEO

P.O. Box 808

Bay Roberts, NL

A0A 1G0

Telephone: (709) -786-9093

Cellular: (709) -683-2609

Fax: (709) 786-9096

And

Mr. George Saunders, M.Ed (Admin.), Consultant

CMG Consulting Services

18 Adams Avenue

Bishop's Falls, NL A0H 1C0

Tel. (709) 258-5209

Cell: (709) 486-2998

Fax: (709) 258-5209

Email: saundersg@nl.rogers.com

3.0 The Undertaking:

Brien's Pond RV Park & Campground

3.1 Purpose/Rationale/Need for the Undertaking

The purpose of the undertaking is to provide RV and camping facilities to meet the established and growing need for recreational camping and RVing in the province of Newfoundland and Labrador, especially in the Avalon Peninsula region. With the ever increasing number of visitors to our province, along with the ever increasing population growth of the metropolitan area of Eastern Newfoundland, St. John's and environs, the need for recreational campsites within reasonable driving distance from the capital is firmly established. The proposed site will see the establishment of some 200 fully serviced sites to accommodate all types of recreational vehicles and camping facilities.

The proposed site is located approximately 45 minutes from St. John's, with fully established highway accessibility in both directions utilizing the underpass established for access to the Middle Gull Pond cabin development area. The site is immediately accessible from this highway access and accords entrance/exit to the proposed facilities within a few minutes. The proposed site will comprise approximately 85.5 hectares. See enclosed aerial photograph and mapping for defined location.

4.0 Description of the Undertaking

The following information is provided for development of the total facilities and the structures are to be located within the boundaries of the park as per architectural designs to be detailed later.

4.1 Geographic Location

Brien's Pond is located approximately 58 km northwest of St. John's off the Trans Canada Highway Route 1, and 8 km southwest of the community of Avondale, within the planning area of the community of Avondale. The entrance is accessible on established TCH Middle Gull Pond access in both easterly and westerly directions. On the north side is the Newfoundland T' Railway Provincial Park.

4.2 Physical Features



Figure 1. Holyrood 01-N/6 (See Appendix for larger version.)

Site Accessibility – From the existing off ramp established from the TCH, access to the site is directly facilitated in straight through design. Access is available in both east and west traffic flows. Sites are from off the access road to be developed through the facility. The road will be approximately 8 meters wide to allow for free flow of traffic in both directions and ease of access to the sites. The road to be constructed will be over gravel based terrain to Class ‘A’ Standard.

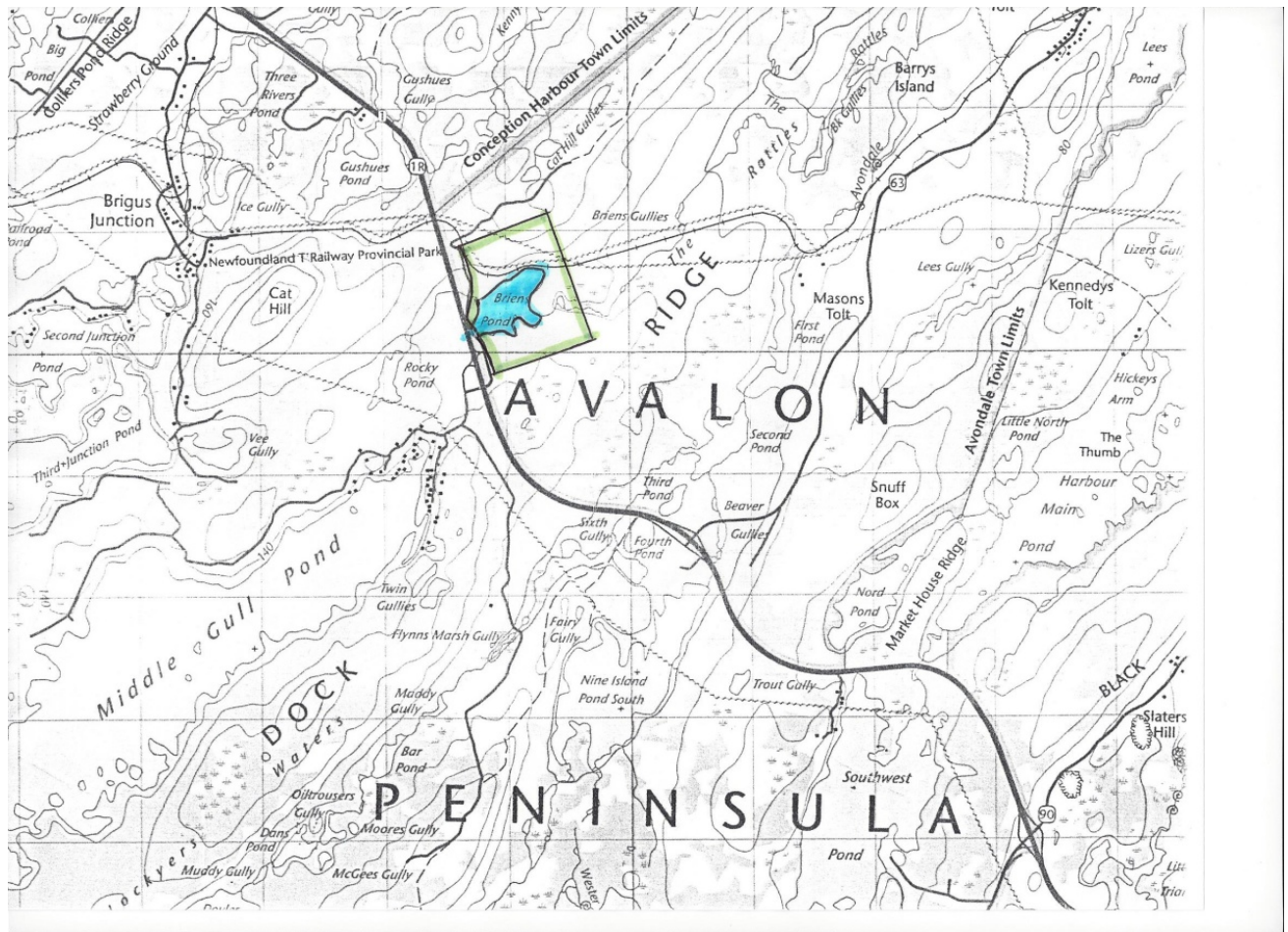


Figure 2. Holyrood 01-N/6 specifying geographic location

The drawing above is the preliminary site designation for development off the Trans Canada Highway, Route 1, utilizing the highway access developed for accommodating the cottage lots development of Middle Gull Pond. This access provides immediate access to the site slated for development of Brien's Pond RV Park without any further road accessibility required.

The access route for Middle Gull Pond is fully developed, paved and in excellent condition, thereby allowing free flow accessibility of traffic coming from both directions.

This access route is clearly delineated in the aerial photograph provided.



Aerial Photograph of Brien's Pond, showing land designation for development.

All land slated for establishment of the park is forested and gravel based, preliminary site inspection reveals. Any removal of trees, vegetation, and topography disturbance will be kept to minimal amounts, as the desire to provide a strong outdoor environment is the basis of establishment of the park.

The proximity of Brien's Pond is considered a major asset of this development, and no encroachment on the water body is planned, save and except for recreational purposes. No permanent structures are planned for the pond. Only access is to be provided and such access will be developed in compliance with all laws and statutes of Newfoundland and Labrador respecting encroachment and accessibility to water bodies.

4.3. Newfoundland T'Railway Provincial Park

The proposal for future development includes land on both sides of a portion of the Newfoundland T'Railway Provincial Park. Therefore, it is deemed appropriate and necessary to include the following statement:

The Newfoundland T'Railway Provincial Park is integrated into this development. There are no plans to seek changes to this portion of the provincial T'Railway Park.

The establishment of Brien's Pond RV and Camping Park is deemed to be an asset to the T'Railway, and offer opportunities for people using the trail way to access the campgrounds of Brien's Pond RV Park and Campground.

Unless it is requested as part of this process to apply for Disposition of T'Railway Provincial Park Property, the proponent views the T'Railway Park as an asset to the development and a service to its users.

In any case, development of the facilities does not infringe upon the T'Railway system, as it is included in the area designated for future development.

4.4 Preliminary Design for Park

The proposed development will consist of the following physical features:

200 Plus lots of average size 9 meters by 21 meters for RV sites;

50 plus lots of average size, 10 m by 10 m for camping sites;

Approximately 8 meters wide access road to Class “A” level directly from the established access from TCH as per the enclosed mapping and aerial photography; main road through park is two way traffic, and road network through the park to be single lane one way direction and finished to Class ‘A’ level. Ancillary roads to be 5 m. wide

Each RV lot to have water service;

Each RV lot to have sewer service;

Each RV lot to have electricity service;

Each lot to be furnished with picnic table and concrete fire pit to provincial park standards;

Campsites will have picnic tables and fire pits similar to RV sites. Comfort stations with shower, laundry and bathroom facilities will be located adjacent to camping area. Portable privies will also be located within the camping area.

The development will also include:

Registration Center, inclusive of administration office;

Welcome Center, inclusive of laundry services, showers facilities, convenience shop, and restrooms.

Club house/recreational center will be provided.

Unsupervised Children’s playgrounds will be provided.

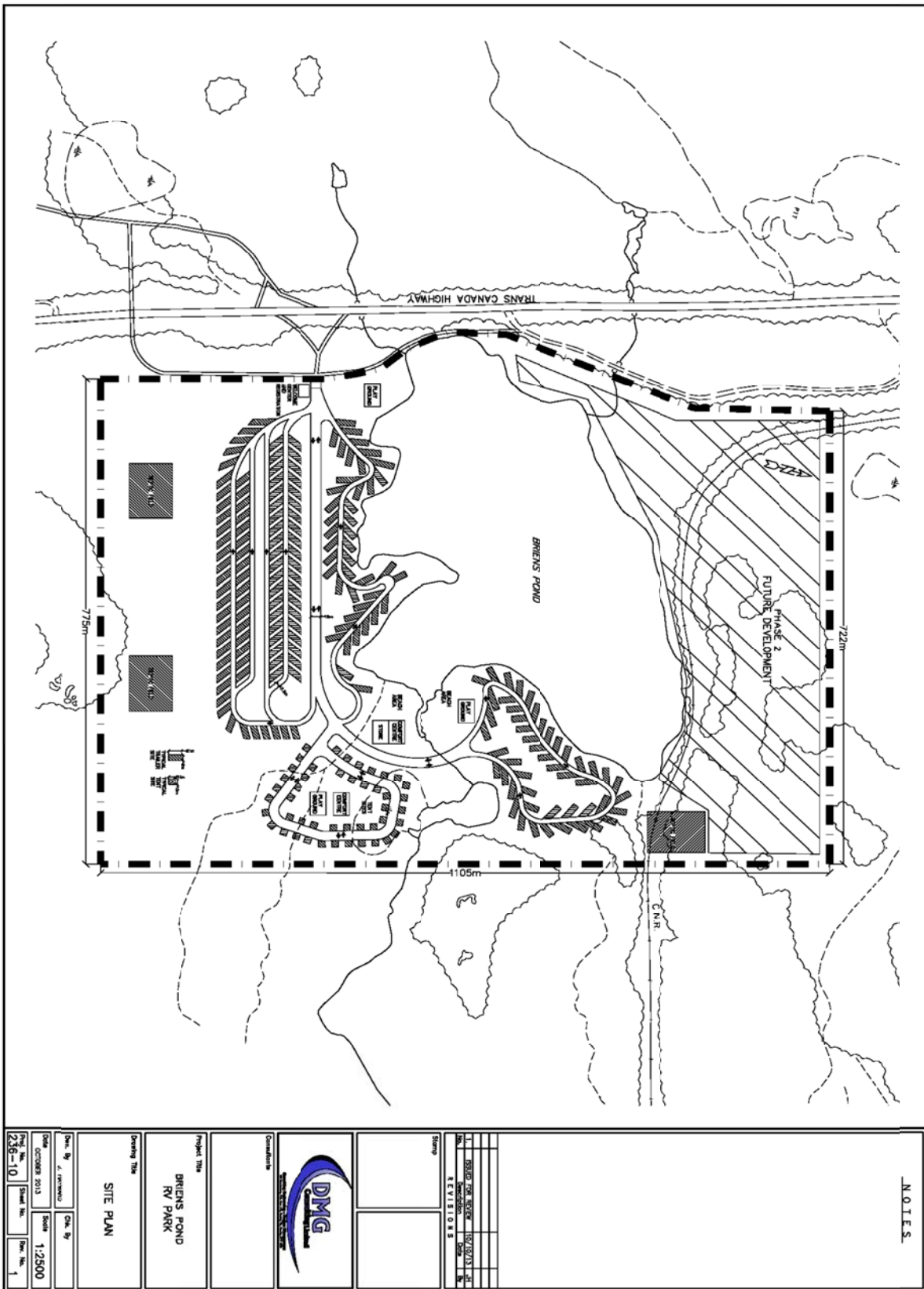
Water –Artesian well (s) will be established to service the sites.

Sewer – Septic system and dumping station to be established according to engineering specifications and in accordance with all environmental requirements and standards.

Electricity is to be provided to each site through a system of underground cables from the provincial grid which is in close proximity to the site.

Amenities of picnic tables and fire pits will be provided to provincial park standards, and will be provided to each site.

Buildings and playground areas will be constructed in accordance with engineering design and standards, and located in accordance with plan submitted.



NOTES

1	BRIGGS POND REVIEW	10/10/13	AM
2	REVISION	09/10/13	AM
3	REVISION	09/10/13	AM



Consultants

Project Title
BRIENS POND
RV PARK

Drawing Title
SITE PLAN

Drawn By J. JENNINGS	Checked By
Date OCTOBER 2013	Scale 1:2500
Sheet No. 236-10	Sheet No. 1

4.3 Construction Activities

Construction is planned to begin in the spring of 2014, in April, if conditions permit, and it is planned to have fully developed sites available before the summer of the same year.

Initial construction will establish the access road, and roads through the site, together with development of the first lots and buildings, with water and sewer services installed meeting all required environmental regulations, testing requirements and site designations for such services.

4.4 Removal and disposal of Vegetation

This will require removal of vegetation and some trees. All removal and disturbance of such material will be done in accordance with all applicable acts, regulations and permits, including cutting permits, Forest Fire regulations, Environmental regulations and Code of Practice, waste management and disposal practices, burning of debris and waste vegetation will only be carried out in strict conformity to regulations and laws of the province, and only under approved permits issued for such purpose. Every effort will be made for minimal disturbance to the natural landscape to preserve and enhance the park environment.

4.5 Brien's Pond Water Body

Every effort will be made to minimize close proximity to Brien's Pond with any activities that could impact on possible erosion or disturbance to sedimentation effects on the natural water body. Since Brien's Pond is considered by the proponent to be the anchor attraction for the development, all steps will be taken to preserve its natural condition and preserve its integrity as a pristine water body.

4.6 Backfill, embankments, excavation, grading, and surface site preparation

Preliminary site inspection indicates sufficient materials on site to prepare the road and RV sites with minimal incoming materials from other sources. Aside from road construction to Class 'A' level, shaping of sites, roads and drainage, surface grading as well as site and slope embankments will not produce any cause for potential hazards to the environment, especially as it relates to proximity to Brien's Pond. All construction activities will be carried out under strict engineering supervision and in accordance with established practices directly related to construction of such activities. Any potential for erosion and sedimentation will be carefully monitored and prevented from occurrence.

4.7 Potential for resource conflicts

The potential causes of resource conflicts relate primarily to disturbance of the surface soil conditions especially in relation to potential runoff that could impact on Brien's Pond. The awareness of the sensitivity of the environment is well known and any potential causes for such activities will be addressed prior to any disturbances. Sound construction activities through careful planning will minimize any risks of such resource conflicts.

4.8 Potential Sources of Pollutants

The potential sources of pollutants apply only to those associated through development of land and construction involving disturbance of the natural surroundings and removal of scrub, vegetation and trees. Compliance with all permits and awareness of both safety practices related to environment as well as sound construction practices will protect the environment from damages which could occur through poor management of work and controls. No pollution is anticipated from any activities associated with this development.

Identification of potential sources of pollution includes the following:

- 1) Construction waste and debris
- 2) Fuel, lubricants and hydraulic fuel spills and leaks
- 3) Airborne emissions through fuel from construction equipment and from burning brush and scrub vegetation
- 4) Noise pollution from construction equipment operational activities
- 5) Airborne dust from disturbed soil
- 6) Runoff silt and sedimentation from drainage and construction
- 7) Human waste.

4.9 Mitigation Measures

1. Construction 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 be removed to be disposed of at approved waste disposal sites, and where required, will be contained for disposal at a municipal solid waste disposal facility. Construction waste capable of recycling will be recycled whenever possible.
2. All machinery will be inspected for leakage for lubricants and fuel prior to use and must be in good working order. 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. Any accidental spills and leaks will be promptly secured and contained, cleaned up and reported to the environmental emergencies reporting system.

3. Equipment exhaust systems will be inspected and maintained to provide emissions meeting the standards designed for the equipment by the manufacturer.
4. Exhaust systems will be maintained to ensure noise levels are within the specifications of the machinery.
5. All efforts will be made to minimize dust generation during the construction of the project. Dust from construction activities will be controlled by using frequent applications of water where needed.
6. Silt-laden runoff from construction areas will not be permitted to discharge directly into any body of water or watercourse. No runoff will be permitted in the direction of Brien's Pond. Runoff will be diverted to settling basins to ensure silt is settled out prior to release of any 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.
7. During construction portable toilets will be provided for workers on site until the septic system is constructed and operational. A septic tank and tile field disposal system will be used for sewage treatment in the long term. 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 processes.

5.0 Operation of the Undertaking

Brien's Pond RV Park and Campground anticipates a commencement of construction in the spring of 2014, and be operational within one year. This is to be a permanent facility, with both seasonal and year round operations.

Potential sources of pollutants during operations are fundamentally limited to human activity and vehicle activity.

Human pollutants will be contained through the sewer system, consisting of one or more septic tanks and disposal fields for the long term.

A central facility for disposal of domestic garbage will be provided on site and the container transported to an approved municipal disposal site on a regular schedule. Patrons are responsible for deposit of their domestic refuse in the container.

Road dust will be contained through the same process as during construction with application of water as necessary.

Every effort will be made to minimize exhaust systems waste created through vehicle usage within the park.

All tenants will be provided with a set of guidelines governing the parks operational standards, containing information on any fuel or lubricant spills on site or road and appropriate actions to be taken in the case of accidental spills.

Following completion of construction, no resource conflicts are anticipated because of cessation of construction activities.

Occupations

During construction, the following occupations are expected to be utilized on a significant basis:

- 1) Heavy Equipment operators (3-4)
- 2) Tandem Truck Drivers (2-3)
- 3) Construction Laborers (2-4)
- 4) Carpenters (2-3)
- 5) Carpenter –laborers (2-3)
- 6) Electricians (1-2)
- 7) Plumbers (2-3)
- 8) Engineering technicians (1)

Following construction, the following occupations will be in effect for operation:

- 1) Park Operations Manager – Full-time
- 2) Park maintenance personnel (2-4) Fulltime – Part time
- 3) Store/Laundry/ clerk (1) Seasonal
- 4) Seasonal staff in peak periods (2-4) (Summer support personnel)
- 5) Electrical and Plumbing staff, (as required.)

All occupations are subject to qualifications and abilities and it is expected that all positions are open equally to men and women, without regard to age or gender, respecting equality rights for employment and respecting all aspects of employment equity, inclusive of wages and benefits, vacation, and group benefits provided.

Electrical and plumbing staff will be working through contract following completion of the facility, subject to call in for required maintenance and repairs to the systems when necessary.

All other occupations are to be hired directly through application process, utilizing existing processes for hiring, such as media advertizing and manpower resources available.

Project Related Documents

Preliminary Application to Develop Land – Prepared for the Government Service Center under provisions of Protected Road zoning Regulations

Application for Crown Lands – Prepared for Crown Lands Division, Department of Environment and Conservation

Municipal Recommendation Form for Crown Land Applications within Municipal and Planning Area Boundaries – Town of Avondale

Preliminary Design of RV and Camping Park prepared by DMG Consulting Engineers

Aerial Photographs obtained from Crown Lands Division, Department of Environment and Conservation

Site mapping prepared by CMG Consulting Services, derived from 01-N/6 Holyrood, Newfoundland and Labrador.

Approvals Required for the Undertaking

Permits, approvals and authorizations required for the undertaking include the following:

Minister of Environment and Conservation – approval for the project;
Crown Lands approval.

Water Resources Division, Department of Environment and Conservation –
- Certificate of Environmental Approval

Municipal Recommendation Form – Town of Avondale

Department of Tourism, Culture and Recreation - Tourist Establishment Licence

Service NL – Preliminary Application to develop Land under the Protected Road
Zoning Regulations
Building Accessibility Regulations
Highway Signs
Electrical Permit and Inspections

Department of Transportation and Works – Access to highway. (Access established – permission to use existing access.)

Schedule

Project can begin in April of 2014, pending approval of all required authorities.
Reason: Processing of all required documents for permits and approvals to commence the project; completion of detailed engineering drawings; completion of detailed business plan.

Funding:

This project is privately funded from resources of the proponent.

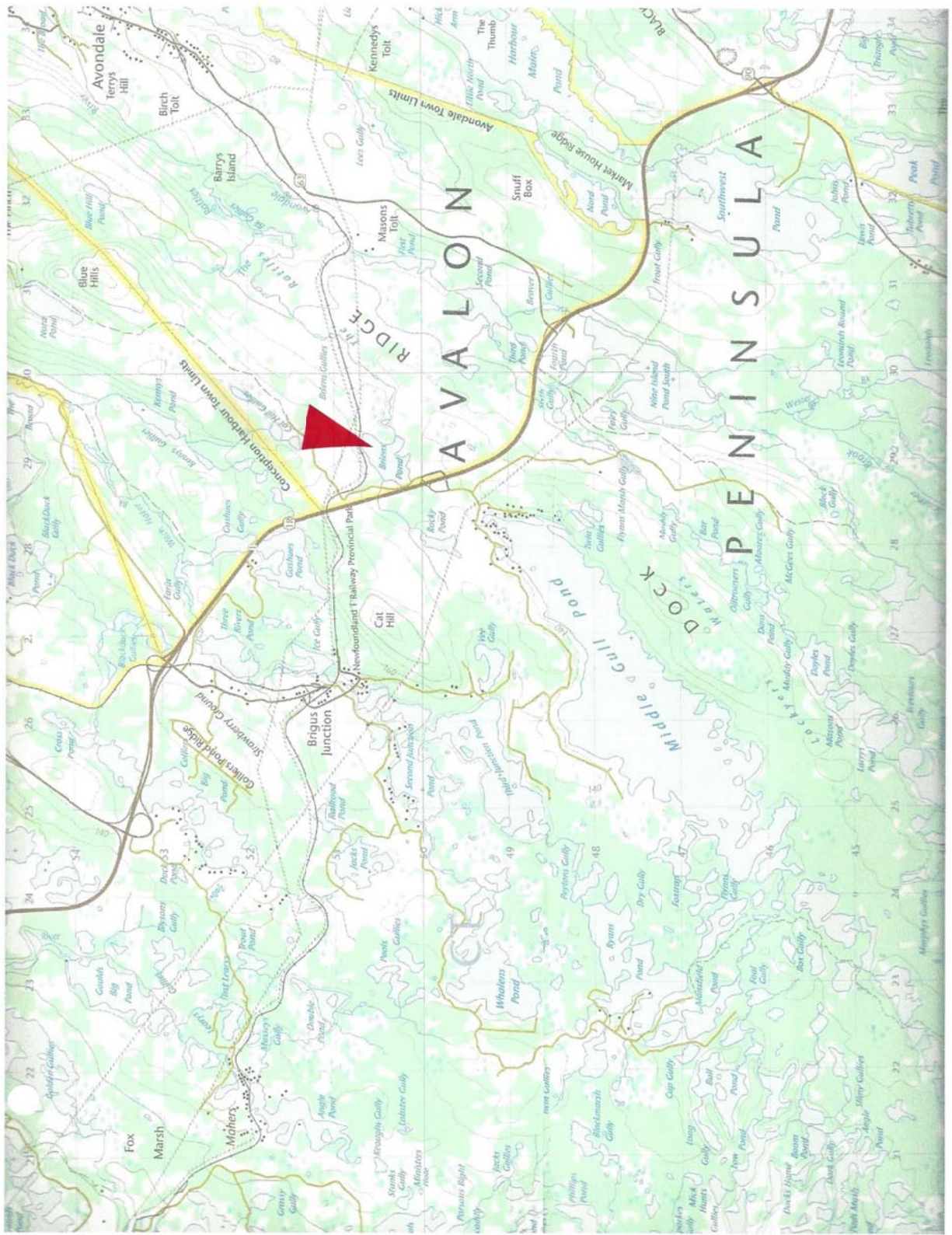
Date

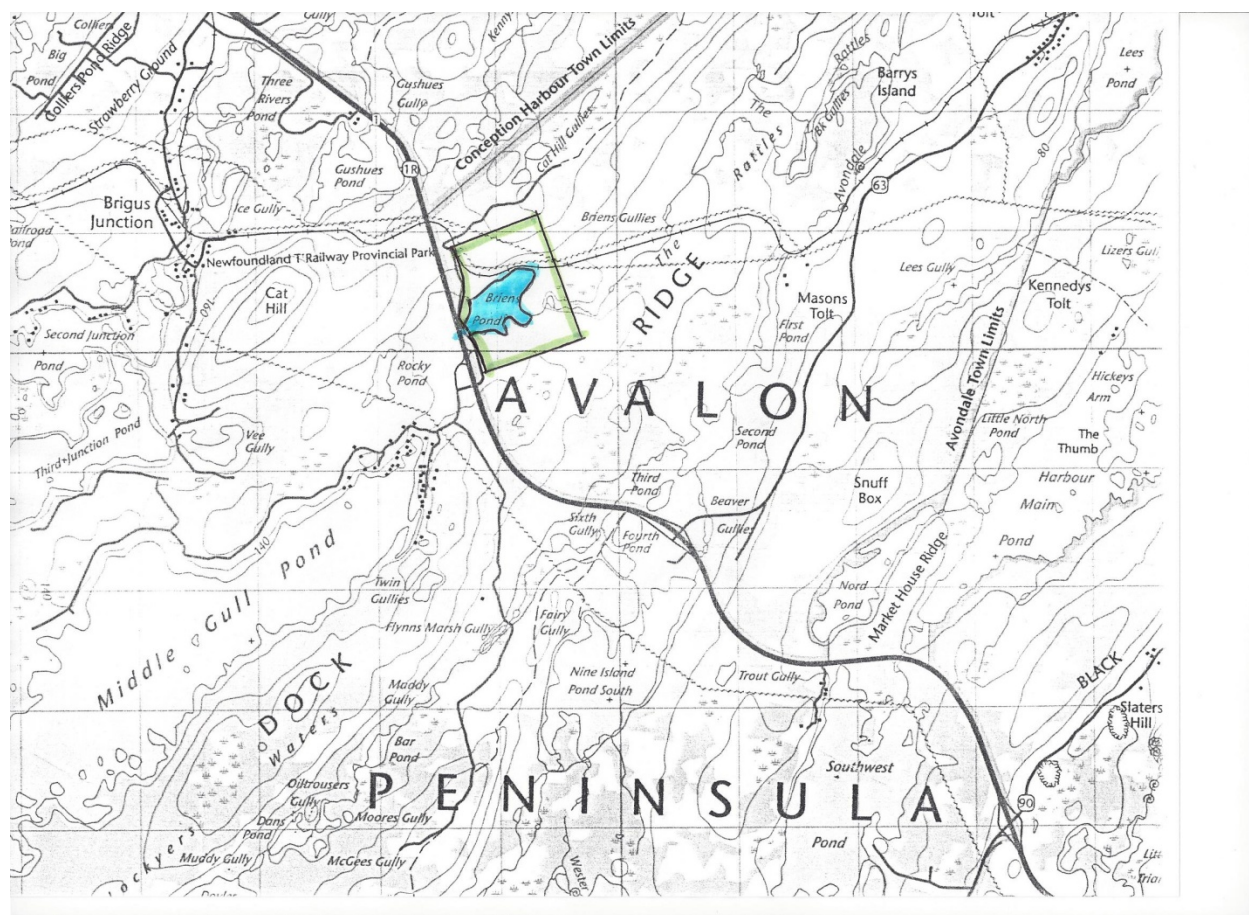
Signature of CEO

APPENDICES

APPENDIX 1

Mapping

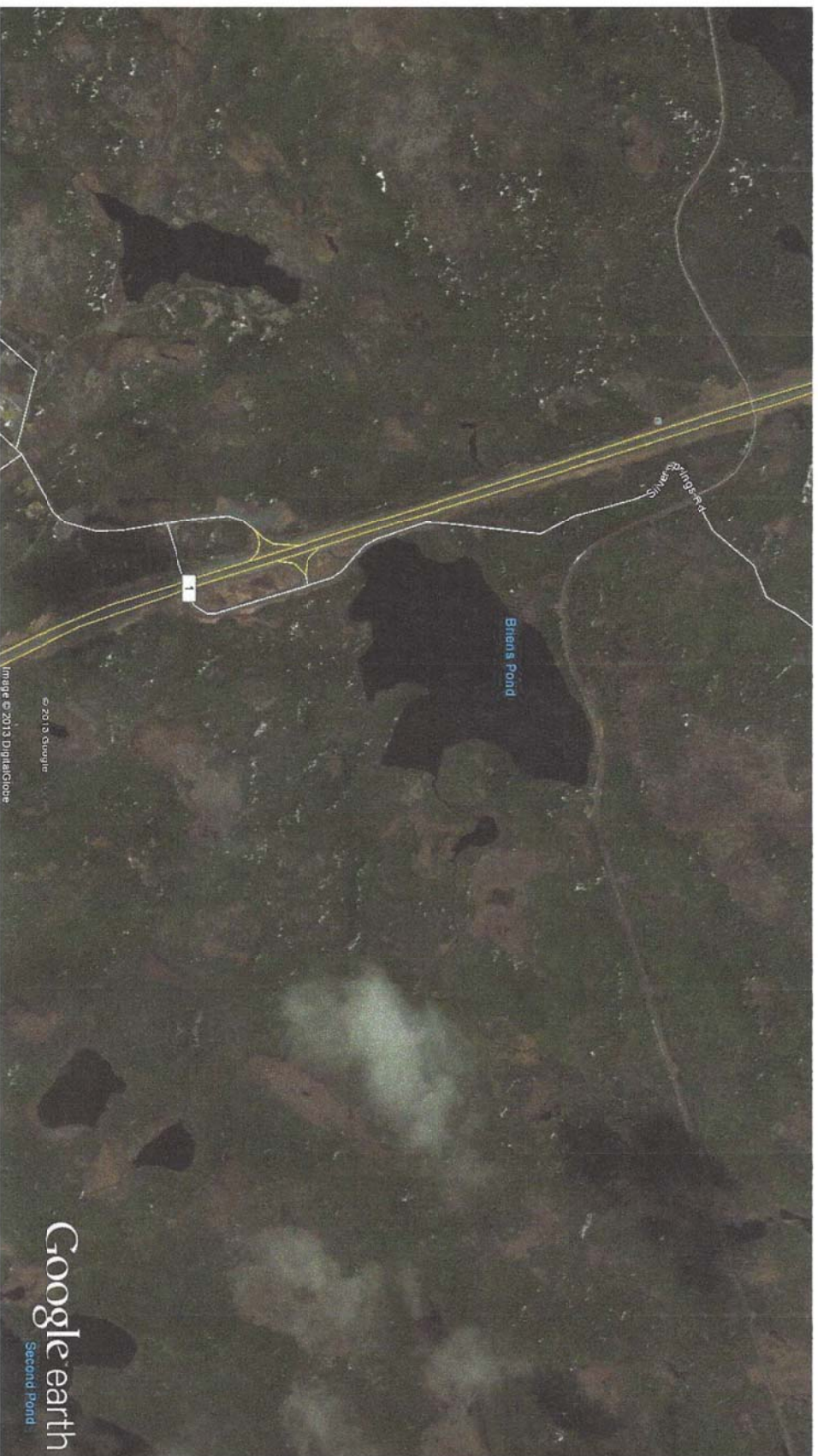




APPENDIX 2

Aerial Photographs





© 2013 Google
Image © 2013 DigitalGlobe

Google earth
Second Pond

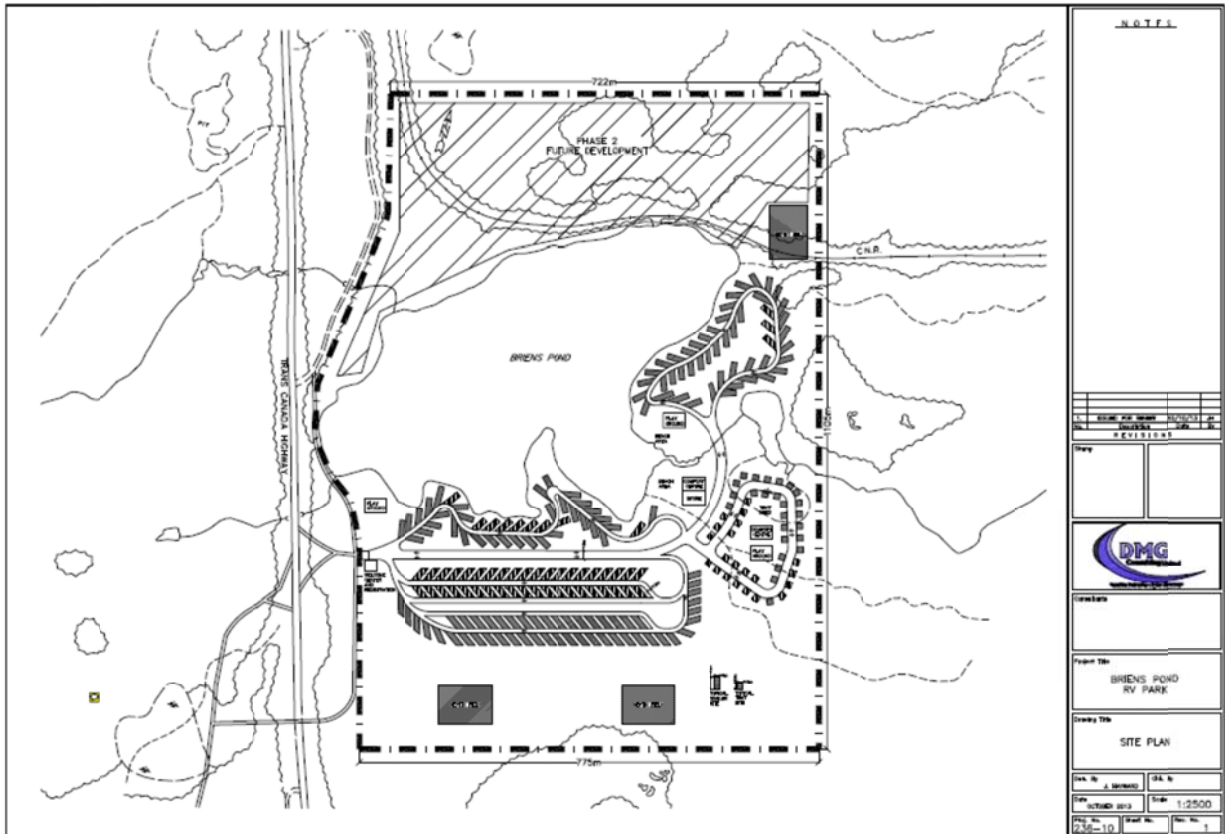
Google earth

miles
km



APPENDIX 3

Preliminary Engineering Design



NOTES

NO.	DATE	REVISIONS
1	04/01/10	1

Owner	
City	



Location	
----------	--

Project Title	BRIENS POND RV PARK
---------------	------------------------

Drawing Title	SITE PLAN
---------------	-----------

Drawn By	J. BROWN	Scale	1:2500
Check By	04/01/10	Sheet No.	1

APPENDIX 4

Project Related Documents



Newfoundland Labrador

Environment and Conservation

APPLICATION FOR CROWN LANDS

FOR DEPARTMENT USE ONLY

APPLICATION NO. _____ RECEIPT NO. _____
 FILE NO. _____ AMOUNT _____ DATE _____
 DATE REGISTERED _____ INDICATED ON PLAN NO. _____
 INITIAL _____ TOPO NO. _____ INITIAL _____

APPLICATION INFORMATION - SEE ENVIRONMENTAL REGISTRATION

SURNAME MOORES	GIVEN NAME IAN	MIDDLE NAME DOUGLAS	AGE 37
MAILING ADDRESS P.O. BOX 808			
CITY/TOWN BAY ROBERTS	PROVINCE NL	POSTAL CODE A0A 1G0	
BUSINESS TELEPHONE 709-786-9093		HOME TELEPHONE 709-683-2609	
ARE YOU A RESIDENT OF THE PROVINCE OF NEWFOUNDLAND AND LABRADOR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		ARE YOU AN EMPLOYEE OF THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
HAVE YOU, YOUR SPOUSE, OR ANY DEPENDENT CHILDREN EVER APPLIED FOR, OR RECEIVED LAND FROM THE CROWN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, SPECIFY TITLE NO(s): _____			

PROPOSED TENURE AND USE

TYPE OF APPLICATION	<input type="checkbox"/> LEASE	<input checked="" type="checkbox"/> GRANT	<input type="checkbox"/> LICENCE TO OCCUPY
LAND USE	<input type="checkbox"/> RESIDENCE	<input type="checkbox"/> COTTAGE	<input type="checkbox"/> AQUACULTURE
	<input checked="" type="checkbox"/> COMMERCIAL (provide detailed description below)	<input type="checkbox"/> AGRICULTURE (provide details below)	
	<input type="checkbox"/> OTHER (provide details below)		
RV PARK & CAMPGROUND TOURISM RELATED BUSINESS. SEE ATTACHMENTS.			
DESCRIBE BUILDINGS TO BE ERECTED (if applicable)			
DIMENSIONS: LENGTH _____ WIDTH _____			
PROPOSED WATER AND SEWAGE FACILITIES (if applicable)			
<input checked="" type="checkbox"/> WELL	<input checked="" type="checkbox"/> SEPTIC	<input type="checkbox"/> MUNICIPAL WATER	<input type="checkbox"/> MUNICIPAL SEWER
<input type="checkbox"/> OTHER (provide details below)			
WATER TO BE PROVIDED THROUGH ARTESIAN WELLS. SEPTIC SYSTEMS TO BE DEVELOPED AS SHOWN ON ATTACHED DRAWINGS.			

LAND DESCRIPTION

THE LAND IS SITUATED AT		BRIEN'S POND	
IN THE ELECTORAL DISTRICT OF		HARBOUR MAIN	
IS THE LAND APPLIED FOR LOCATED WITHIN MUNICIPAL BOUNDARIES?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, YOU MUST ENCLOSE A MUNICIPAL RECOMMENDATION FORM IF YES, YOU MUST ENCLOSE A MUNICIPAL RECOMMENDATION FORM NOTE: THIS FORM IS AVAILABLE FROM THE MUNICIPAL COUNCIL, REGIONAL LANDS OFFICE, & GOVERNMENT SERVICE CENTRES	
APPROXIMATE DIMENSIONS OF THE LAND			
FRONTAGE		1150	metres
DEPTH		775	metres
DISTANCE TO CLOSEST WATERBODY		NAME OF WATERBODY (if applicable)	
		BRIEN'S POND	
IS THE SITE ACCESSIBLE BY ROAD? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
IF NO, WILL THE SITE REQUIRE NEW ROAD CONSTRUCTION FOR ACCESS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		IF YES, WHAT WILL BE THE APPROXIMATE LENGTH OF THE ROAD? 1500 metres	
FOR SITES WITHOUT ROAD ACCESS, PLEASE INDICATE METHOD OF TRANSPORTATION <input checked="" type="checkbox"/> WALKING <input type="checkbox"/> A.T.V. <input type="checkbox"/> BOAT <input type="checkbox"/> SNOWMOBILE <input type="checkbox"/> AIRCRAFT			
FOR SITES WITHOUT ROAD ACCESS, LOCATION OF ACCESS ROUTE MUST BE INDICATED ON THE MAP ATTACHED TO THE APPLICATION AND ACCESS BY A.T.V. MUST BE IN ACCORDANCE WITH A.T.V. REGULATIONS.			
IS THE SITE PRESENTLY OCCUPIED: FENCES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, STATE YEAR OCCUPATION COMMENCED, AREA OCCUPIED AND NAME OF PERSON WHO DEVELOPED OR OCCUPIED THE LAND			
N/A			
ARE YOU AWARE OF ANY EVIDENCE OF PREVIOUS LAND USE, SUCH AS FENCES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING, ETC.? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, STATE YEAR OCCUPATION COMMENCED, AREA OCCUPIED AND NAME OF PERSON WHO DEVELOPED OR OCCUPIED THE LAND			

DESCRIPTION OF LAND

Please Note: When your application is accepted by this Department you are required to identify the site in the field by clearly marking your corner posts. If there is a discrepancy between the area marked in the field and the area indicated on the map, the latter shall prevail.

Sketch the land applied for showing distance to prominent nearby features such as buildings, fences, road intersections. Map must also be attached.

BOUNDED ON NORTH BY	CROWN LAND 722 M DEPTH
BOUNDED ON SOUTH BY	CROWN LAND 775 M. DEPTH
BOUNDED ON EAST BY	CROWN LAND 1105 M LENGTH
BOUNDED ON WEST BY	TRANS CANADA HIGHWAY 1150 M LENGTH.
PLEASE NOTE: IT IS THE POLICY OF THE CROWN LANDS DIVISION TO ACCEPT APPLICATIONS ON A FIRST COME, FIRST SERVE BASIS. APPLICATIONS MUST BE FULLY COMPLETED, WITH A MAP SHOWING THE EXACT LOCATIONS OF THE LAND APPLIED FOR TOGETHER WITH THE APPLICATION FEE. THE APPROVED MUNICIPAL RECOMMENDATION FORM FROM COUNCIL, IF APPLICABLE, MUST ALSO BE ATTACHED. ONLY THEN WILL THE APPLICATION BE ACCEPTED AND DEEMED REGISTERABLE BY THIS DEPARTMENT.	

SKETCH

USE THE AREA BELOW TO SKETCH THE LAND APPLIED FOR SHOWING DISTANCE TO PROMINENT NEARBY FEATURES SUCH AS BUILDINGS, FENCES, ROAD INTERSECTIONS. MAP MUST ALSO BE ATTACHED.

PLEASE SEE ATTACHMENTS,
DRAWINGS & MAPS
AERIAL PHOTOGRAPHS.

AFFIDAVIT OF APPLICANT (to be read carefully)

I, IAN MOORES do hereby make oath and declare as follows:

- (a) The information contained in this application is true and correct to the best of my knowledge and belief.
- (b) I have inspected the land applied for and have found no evidence of occupation (with the exception of No. 6 and/or No. 7 on page 1, where applicable).
- (c) I am not aware of any adverse claim to the land applied for by any person(s).
- (d) I recognize and accept that I am solely responsible for correctly identifying the parcel of land that is the subject of this application.
- (e) I fully understand that acceptance of this application by the Department does not give me any rights or privileges in relation to the land under application.
- (f) I FULLY UNDERSTAND THAT THE LAND IS NOT TO BE OCCUPIED UNTIL I RECEIVE A FULLY EXECUTED TITLE DOCUMENT.
- (g) I FULLY UNDERSTAND THAT, UNDER SECTION 14 OF THE LANDS ACT, THE MINISTER OF GOVERNMENT SERVICES AND LANDS MAY CANCEL OR REFUSE THIS APPLICATION AT HIS OR HER DISCRETION AT ANY TIME PRIOR TO THE DELIVERY OF A FULLY EXECUTED TITLE DOCUMENT.

Sworn before me

At BAY ROBERTS
this 14th day of OCTOBER 20 13

Jeanette Mercer
Official Administering Oath

Ian Moore
Applicant's Signature

JEANETTE MERCER

NOTE: A non-refundable processing fee of ONE HUNDRED AND FIFTY DOLLARS (\$150.00 plus H.S.T.) must accompany this application to the Province of Newfoundland and Labrador.

Cheques or money orders are to be made payable to the NEWFOUNDLAND EXCHEQUER ACCOUNT.

FOR DEPARTMENT USE ONLY**SUMMARY OF AGENCY REFERRALS**

	Approved	Refused	Comments Attached	Date Sent	Date Received
<input type="checkbox"/> Government Service Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Mines Branch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Transportation Branch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Urban and Rural Planning Division	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Municipal Assessment Agency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Environmental Assessment Division	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Water Resources Division	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Dept. of Fisheries and Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Agriculture Branch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Forestry Branch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Wildlife Division	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Parks Division	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Municipal Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Fisheries and Oceans (Federal)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Tourism Development Division	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

Officers Comments: _____

Date _____

Lands Management/Lands Officer _____

Recommendation of Regional Office:☐ Approved (Complete section below)☐ Refused (Give reason)

Date _____

Regional Lands Manager _____

This section to be completed by Regional Office when approval is recommended.

Area approved _____ Frontage _____ Consideration/Rental _____ Back/Rental _____

☐ Lease ☐ Grant ☐ Licence ☐ Other ☐ Type _____Cabinet approval required ☐ Yes ☐ No

Special instructions to surveyor (if any): _____

Departmental decision:☐ Approved ☐ Refused ☐ Deferred ☐ To Cabinet

Special instructions: _____

Date _____

Director of Lands Management _____

FOR DEPARTMENT USE ONLY

Special Conditions of Approval: _____

Date

Regional Lands Manager

Special Title Conditions: _____

Date

Regional Lands Manager

Preliminary Application
to Develop Land

For Office Use Only

File No. _____
People RSN _____
Property RSN _____

Location

1 Butterpot - Witless Bay Line Environs Development Control Regulations ☐ Protected Road Zoning Regulations ☒
Marble Mountain Protected Area Land Use Zoning Regulations ☐ Gander River Protected Area Regulations ☐
Location BRIEN'S POND. TCH AVONDALE MUNICIPAL PLANNING AREA
Give Distance From Prominent Landmark To Nearest Tenth Of Kilometre 0.5 KM.
Marking Of Site (describe) BRIEN'S POND CROWN LAND (APPLIED FOR)
Name IAN MOORES, CEO IDAM HOLDINGS LTD.
Address P.O. BOX 808 City/Town BAY ROBERTS
Postal Code AOA 1G0 Telephone 709-786-9093 Fax 709-786-9096

If Submitted by an Agent or Person Other than Applicant

2 Name Of Agent CMG CONSULTING SERVICES, GEORGE SAUNDER Telephone 709-258-5207
Address Of Agent 18 ADAMS AVENUE, BISHOP'S FALLS, NL AOH 1C0

Type Of Development

3 Residential ☐ Cottage ☐ Commercial ☒ Extension ☐ Accessory Building ☐ Access ☐ Other ☐

Describe Proposed Development

4 Describe Proposed Development RV PARK + CAMPGROUND
Approximate Cost 500 000.00
If Extension, Size of Existing Building
Width _____ Length _____ Height _____ Set Back From Road Centre _____
Use of Proposed Buildings
(a) Use ADMINISTRATION Size _____ X _____ Set Back From Road Centre _____
(b) Use COMFORT STATION / STORE Size _____ X _____ Set Back From Road Centre _____
(c) Use MAINTENANCE Size _____ X _____ Set Back From Road Centre _____
List Any Buildings To Be Demolished N/A

Size of Land Development

5 Area 85.6 ha M²/R² 1150 FRONTAGE 775 Side 775 M²/R²

Land Ownership

6 Crown Land ☒ Private ☐ Applicant's Interest In Land
Leasee ☐ Owner ☐ Prospective Leasee Or Owner ☒ Area Of Adjacent Land In Same Ownership, If Any N/A m²/ft²

Present Uses of Adjacent Land (Residential, Commercial, Unused, etc.)

7 Side UNUSED Side UNUSED Rear UNUSED Opp. Side Of Road TCH

Services

8 Existing Services
Water Supply _____ Sewage Disposal _____
Proposed Services
Water Supply ARTESIAN WELLS Sewage Disposal SEPTIC SYSTEMS

Type Of Vegetation

9 Type Of Vegetation (forest, Scrub, Barren, Cleared, Etc.) FOREST + SCRUB

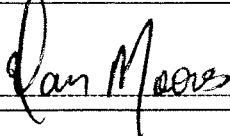
Describe Proposed Means Of Access To Site (give No. Of Vehicular Accesses Proposed)

10 ROAD TO BE CONSTRUCTED THROUGH SITE.
SEE ATTACHMENT.

Continued on Reverse

11

Applicant's Signature



Date

Y Y Y Y M M D D

2013, 10, 14

Notes on Completion of Form

12

1. This form is not valid unless all questions are answered correctly and the form signed and dated.
2. THIS FORM MUST BE ACCOMPANIED BY two copies of a location plan sufficiently detailed so as to enable ready identification of the site.
3. IT IS ESSENTIAL THAT THE PROPOSED SITE BE MARKED with corner posts or stakes with the applicant's name or some means of identification
such as a colored flag, etc. Type of marking must be stated in (1) of this form.

This is **NOT** an application for lease or grant of Crown Land. A separate application must be made.

Please return completed application and all related documents to one of the Government Service Centre offices listed below.

13

ST. JOHN'S

5 Mews Place

Telephone: (709) 729-3699

Facsimile: (709) 729-7253

HARBOUR GRACE

7-9 Roddick Crescent

Telephone: (709) 945-3106

Facsimile: (709) 945-3114

CLARENVILLE

8 Myer's Avenue, Suite 201

Telephone: (709) 466-4060

Facsimile: (709) 466-5674

GANDER

Fraser Mall

Telephone: (709) 256-1420

Facsimile: (709) 256-1438

GRAND FALLS-WINDSOR

3 Cromer Avenue

Telephone: (709) 292-4206

Facsimile: (709) 292-4149

CORNER BROOK

Sir Richard Squires Bldg.

Telephone: (709) 637-2369

Facsimile: (709) 637-2681

STEPHENVILLE

35 Alabama Drive

Telephone: (709) 643-8650

Facsimile: (709) 643-8654

ST. ANTHONY

6-8 North Street

Telephone: (709) 454-8833

Facsimile: (709) 454-3206

HAPPY VALLEY-GOOSE BAY

2 Tenth Street

Telephone: (709) 896-5428

Facsimile: (709) 896-4340

LABRADOR CITY

Bruno Plaza, 118 Humphrey Road

Telephone: (709) 944-5282

Facsimile: (709) 944-5630

PRIVACY NOTICE

The Government Service Centre collects personal information relating to land development under the authority of the *Health and Community Services Act* and the *Water Resources Act*. Personal information collected by the Government of Newfoundland and Labrador is protected under the *Access to Information and Privacy (ATIPP) Act*. If you have any questions about the collection or use of this information, please contact a Government Service Centre representative at your nearest Government Services office.

Fax Call Report

-HP LaserJet M4345 MFP Series

Page 1

Newfoundland
Labrador

Fax Header Information

Government of Newfoundland and Labrador
Department of Environment & ConservationTOWN OF AVONDALE
709-229-4446
14-Nov-2013 10:53 AMMUNICIPAL RECOMMENDATION FORM FOR CROWN LAND APPLICATIONS
WITHIN MUNICIPAL AND PLANNING AREA BOUNDARIESTHIS FORM IS MUST BE SUBMITTED WITH YOUR CROWN LANDS APPLICATION
TO THE APPROPRIATE REGIONAL OFFICE

Job	Date/Time	Type	Identification	Duration	Pgs	Result
1510	14-NOV-2013 10:47 AM	TO BE COMPLETED BY APPLICANT - PART A	NAME OF APPLICANT: IDAM HOLDINGS LTD. IAN MORES	DATE OF APPLICATION: OCTOBER 10, 2013		
MAILING ADDRESS: P.O. Box 808						
CITY/TOWN: BAY ROBERTS				PROVINCE: NL	POSTAL CODE: A0A 1G0	
HOME TELEPHONE: 709-786-9093		BUSINESS TELEPHONE: 709-683-2609		FACSIMILE: 709-786-9096		
LAND TO BE USED FOR: COMMERCIAL ENTERPRISE - RV PARK						
LOCATION OF LAND: BRIEN'S POND - (TCH)				DIMENSIONS OF LAND: FRONTAGE 1150 m DEPTH 775. m		

TO BE COMPLETED BY MUNICIPAL COUNCIL - PART B

DOES YOUR COMMUNITY HAVE

☒ AN APPROVED MUNICIPAL PLAN
 ☐ CONCEPT PLAN
 ☐ NEITHER

ACCORDING TO THE DEVELOPMENT REGULATIONS THE AREA APPLIED FOR IS ZONED AS:

 IS THE PROPOSED USE A:
 ☐ PERMITTED USE
 ☐ DISCRETIONARY USE
 ☒ A USE NOT INCLUDED IN THE DEVELOPMENT REGULATIONS (ATTACH COPY OF ZONING MAP SHOWING LOCATION OF SITE)

 DOES THE PROPOSED USE CONFORM TO THE STANDARDS AND CONDITIONS SET OUT IN THE DEVELOPMENT REGULATIONS?
 ☐ YES
 ☒ NO

DESCRIBE THE LAND USE IN THE SURROUNDING AREA

☐ RESIDENTIAL
 ☐ COMMERCIAL
 ☐ AGRICULTURE
 ☒ UNUSED
 ☐ OTHER: Quarry

NORTH SIDE _____ EAST SIDE _____

SOUTH SIDE _____ WEST SIDE _____

IF THE PROPOSED USE WILL CONFLICT WITH EXISTING LAND USE IN THE GENERAL AREA, PLEASE EXPLAIN

N/A

INDICATE WHICH OF THE FOLLOWING MUNICIPAL

SERVICES ARE AVAILABLE AT THE SITE
☐ WATER AND SEWER
☐ WATER ONLY
☐ SEWER ONLY
☒ NO SERVICES

DESCRIBE TYPE AND CONDITION OF THE ROAD TO THE SITE

A ROAD WILL NEED TO BE CONSTRUCTED

IS THE ROAD PRESENTLY

BY WHOM

MAINTAINED YEAR ROUND ☐ YES ☐ NO N/A☐ COUNCIL ☐ DEPT. OF TRANSP. AND WORKS ☐ APPLICANT

WILL ROAD EXTENSION OR IMPROVEMENTS

BE NEEDED IF THE APPLICATION IS APPROVED ☐ YES ☐ NO ROAD BUILT FROM SCRATCH

IN THE OPINION OF THE COUNCIL,

THE LAND APPLIED FOR IS ☒ CROWN ☐ PRIVATE ☐ OWNERSHIP UNCLEAR

IF PRIVATE OR OWNERSHIP UNCLEAR, EXPLAIN IN COMMENTS BELOW. ADDITIONALLY, IF SITE IS PRESENTLY OCCUPIED, PLEASE GIVE DETAILS.

N/A.

CONTINUED ON PAGE 2

THE COUNCIL OF AVONDALE		TELEPHONE NUMBER 709-229-4201
APPLICATION IS <input type="checkbox"/> APPROVED <input type="checkbox"/> REFUSED (GIVE REASONS) <input type="checkbox"/> APPROVED SUBJECT TO THE FOLLOWING CONDITIONS <input checked="" type="checkbox"/> DEFERRED (GIVE REASONS)		
COMMENTS <i>Council 'Reserves' their decision on the recommendation of the Crown Lands Application by IDAM Holdings until such time as its residents are informed on the application. The policies of the Town Plan does not permit such use (campground) in a Rural Zone. An Amendment to the Town Plan would have to be effected to permit such use.</i>		
SIGNED <i>Bourgeois Fraser</i> _____ Municipal Administrator		DATE <i>November 14, 2013</i> _____
TITLE _____		

INSTRUCTIONS

A. APPLICANT:

1. THIS IS NOT A CROWN LANDS APPLICATION FORM
2. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department and no occupation or development of the site is permitted until a formal title document has been issued by the Department.
3. Complete part A of this form and include an accurate sketch of the area requested or attach a map.
4. Submit this form to the office of the Council in which the Crown land you would like to obtain is located.
5. When the Council has completed its recommendation you may submit your application along with this approval form to the appropriate Government Service Centre or Regional Land Office.
6. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department.
7. Upon issuance of a Crown Title, you are required to notify the Municipal Council.

B. MUNICIPAL COUNCIL:

1. Please complete this form and return it to the applicant. A copy may be taken for your records.
2. This form must be completed for all requests for Crown land within your Municipal planning area boundary.
3. If you have any questions on the proposed development, please contact the applicant directly.
4. Questions pertaining to the processing of applicants may be made to the nearest Regional Lands Office.
5. The Department reserves the right to accept an application without an approved Municipal Recommendation Form, when, in the opinion of the Department, the Recommendation Form had not been processed by Council in a timely manner. In such cases, the Regional Lands Office will proceed with referrals in the normal manner, including a referral to the Municipality.

REGIONAL LANDS OFFICES

Department of
Environment and Conservation
Eastern Regional Lands Office
Howley Building, Higgins Lane
P.O. Box 8700
St. John's, NL A1B 4J6
Telephone: (709) 729-2654
Facsimile: (709) 729-0726

Department of
Environment and Conservation
Central Regional Lands Office
230 Airport Boulevard,
Fraser Mall, P.O. Box 2222
Gander, NL A1V 2N9
Telephone: (709) 256-1400
Facsimile: (709) 256-1098

Department of
Environment and Conservation
Western Regional Lands Office
The Naton Building,
P.O. Box 2006
1 Riverside Drive
Corner Brook, NL A2H 6J8
Telephone: (709) 637-2392
Facsimile: (709) 637-2905

Department of
Environment and Conservation
Labrador Regional Lands
Office
The Thomas Building
P.O. Box 3014, Stn. "B"
13 Churchill Street
Happy Valley-Goose Bay, NL
A0P 1E0
Telephone: (709) 896-2488
Facsimile: (709) 896-9566