

**NAME OF UNDERTAKING:**

Rocky River Zip line and Adventure Park

**PROPONENT:**

Trevor Linehan

Address:

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Coli net, NL

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**Chief Executive Officer:**

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Chair person

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## **THE UNDERTAKING:**

The Undertaking will consists of 5 Components;

### **1 .Black Duck River Hiking Trail**

(A)To construct a walking trail that is designed to bring the walker/runner/cross country skier through the highlights of the property. Application #144214 under Crown Lands.  
(See Appendix .1)

(B) The trail will take you through Rocky River itself allowing you to see the most scenic area. Trail will be a highly regarded walking/hiking/running/cross country skiing trail that will promote a healthy lifestyle, as well as the tourism industry.

### **2. Black Duck River Cottage Rentals and Festival/Stage area.** (Application # 144215, Crown Lands). (See appendix .2)

(A) The Black Duck River Cottage Rentals and Festival Stage/Drive in Movie Theatre is proposed in the community of Colinet route 91. The objective is to build 4 cottages constructed out of Eastern White Cedar logs 6X6 D shaped kits, located at the end of the property allowing the scenic view of the falls of Rocky River. One of these cottages will be approximately 4000 sq. feet; the top will be used for room rentals purpose, whereas the bottom will be used as a retreat. The 3 remaining cabins will be the same size 16ftx20ft.

(B) Proposed in the same area is the Festival Stage Area/ Drive Inn Movie Theatre. This will be seasonal and will be used 3 times per year for annual festivals. It will double as a Drive Inn Movie Theatre with movie showings Thurs-Sun.

### **3. ATV/Skidoo Trail**

(A) To construct an ATV trail on the Right of Way of South Side of Rocky River to John's Pond. (See appendix .3)

(B) The Proposed Trail is just on the outskirts of the community of Colinet route 91. The Objective is to clear the road that was once use; (old highway and only road up the 1950's) and to construct an ATV/Skidoo trail which will promote an active lifestyle.

### **4. Zip-line**

(A) The proposed development of a Zip Line will be located 50% within the boundaries of Colinet, and will run along the South Side of Rocky River. (See appendix .4)

(B)The proposed development represents an investment in the adventure/tourism potential and will serve to enhance the adventure/tourism sector of the town of Colinet. The proponent is proposing a seasonal operation capitalizing on the high numbers of tourists moving through the Colinet area, in addition to the local market.

## **5. Marina**

(A) The proposed project is for the construction of a 20 berth Marina at the end of South Side of Rocky River. The project will include the construction of a 10 floating wharfs (10x10) joining together 10 4x12 floating boat platforms. The slipway that will be used for this project has already been approved for the Colinet area and its construction is ongoing and is located across the arm of Colinet. (See appendix.5)

(B) A modern, well-designed marina will be able to capitalize on the growth in the Recreational boating industry; as well attract more visitors to the area.

## **DESCRIPTION OF THE UNDERTAKING:**

### **Geographic Location**

#### **(1) The Hiking Trail**

The objective of the Hiking Trail is to develop a walking/running trail as well as a cross country skiing in winter months. The proposed trail is at the end of Colinet and will take you through Rocky River itself, Black Duck Gully and the old existing highway (not in use at present time) through the highlights of the property. The length of the trail is very important, it's needed to be long enough for an hour experience. (See appendix 1)

#### **(2) The Cottage/Festival Stage Area**

The proposed Black Duck River Cottages/ Festival stage area will be located within the community of Colinet route 91. It will be located on the outskirts of the community boundary at the Rocky River Falls. The cottage area/ Festival Stage area will be located along the Black Duck Gully which runs into the Rocky River Falls. The Gully is only one way like a mini falls. The bank of the river has 30 foot elevation change to the boundary of the trail, the 4 cottages will be located behind the property allowing the scenic view of the falls. (See appendix 2)

#### **(3) ATV/Skidoo Trail**

The proposed ATV trail will be located within the community of Colinet route 91. It will be located on the outside of the community of Colinet. The Trail will start at the south side of Rocky River so that it does not interfere with the existing development of an RV park and continue on to John's Pond. The trail will be located on solid ground and will avoid all water bodies and wetlands. There will be little negative impacts on the existing environment. (See appendix 3)



(4) Zip-line

The proposed development of a Zip Line will be located 50% within the boundaries of Colinet, and will run along Rocky River. The Zip-line will start at the existing RDA leasehold and span across the Rocky River Falls and continuing 11 lines down the base of Rocky River. Participants can stop at each tower where they have the opportunity to get off if desired. The last tower is located at the start of Colinet Arm, and at the start of the proposed Marina. (See appendix 4)

5. Marina

The proposed Marina will be located at the end of Rocky River whereas the location of the wharf will be in the inlet at the mouth of Colinet. Entrance to the Marina will be through the south side of Rocky River, which has already been classified as a right of way. (See appendix 5)

**Physical Features**

1. The Hiking Trail

(A) The proposed Hiking Trail is approximately 1.75km, approximately area 54 acres. The length of the trail is very significant due to wanting it to be at least an hour experience. There will be no bridges or board walks and will be developed in such a way as to reduce the possibility of ATV access. (See appendix 1)

(B) The proposed Hiking Trail for the most part is on solid ground, avoiding bogs and marshes where possible. Much of the trail will be through a mix of forested terrain, with the remainder over shrubs. There are no other ponds or river ways/streams within the trail.

2. The Cottage/Festival Area

(A) The proposed Black Duck River Cottage Rentals is an approximate 4.5 acres. Objective it to build 4 cottages 6X6 D shaped, one cottage approximately 4000 sq. feet with the three remaining cottages 16ftX20ft. (See appendix 2b). The entry to the proposed cottage area is an existing road that was once the main highway before it was reconstructed many years ago but the entrance and access is still easily accessible. There is an existing bridge crossing the Black Duck Gully, along the falls side of the boundary there is an embankment of approximately 30-40 feet elevation. The Festival/Drive in Movie Theatre Area is an approximate 2.5 acres. The property is on the boundary of the old road, the new highway route 91 and black duck gully. (See appendix 2c)

(B) The cottage and Festival Area/Drive in Movie Theatre is a wooded area that consists of evergreen, spruce and juniper therefore only minimal cutting. Adjacent to the proposed cottages is marsh land. Moose, birds, insects use this land or travel through. Black Duck Gully has mud trout, insects and organisms that live in its waters.



### 3. ATV/Skidoo Trail

(A) The proposed ATV trail is an approximate 6 miles long. The trail is half cleared as it is an existing trail used to travel the John's Pond side. This can be clearly seen on a topical map, it stretches up to the Half Island which is the halfway point. A narrow trail approximately 10ft will be cleared for ATV access from the starting point onward. (See appendix 3)

(B) The ATV Trail Follows the shore line toward Colinet and is in a wooded area that consists of evergreen, spruce and juniper. Adjacent to the ATV trail is marsh land. Moose, birds, insects use this land or travel through. The trail will be located on solid ground and will avoid all water bodies and wetlands therefore there will be little negative impacts on the existing environment.

### 4. Zip-line

(A) The proposed Zip-Line will consist of 14 towers and 11 stainless steel cable. Each tower will take up an area of 10mx10m and will have a 10ft fence with barbwire and a gate. The height of each tower will vary in order to keep the rider descending to the final tower therefore each zip-line cable will also vary based on the locations of the towers and towers height. Each tower will be constructed for the purpose of landing and launching of zip-line participant. (See appendix 4)

Rocky River zip-line covers both sides of the river, on the Colinet side of the river is the proposed trail (attached to this document) and on the opposite side is the old cart road. (Referred to as South Side of Rocky River) These passages will be used as a means of exit for each tower. The total length from the mouth of the lower falls to the bay of Colinet is 1000 meters. A new bridge will be constructed for the crossing of the Black Duck Gully to have access to tower number #4

There is a power line that crosses Rocky River, this is between tower location number #6 and tower #7. Due to safety measures the participant will not cross the power line via zip-line at this location. The participant will therefore walk down the stairs of tower number #6, crossing underneath the power line on foot via proposed walking trail to tower #7. The participant will climb the stairs to the top of tower #7 starting the zip line again down to tower number #14.

The existing building, located at the south side of the entrance of the falls exit route 91 will be used for a ticket wicket, safety training for participants, and fitting of harnesses. Behind this building there are existing washrooms for visitors and participants.

(B) The Rocky River Zip line crosses over two bodies of water, The Rocky River and Black Duck Gully. Rocky River Zip line and Adventure Park will increase the number of visitors to our area, thus creating a larger numbers of viewers to the salmon ladder, and educating the public. The species that run in Rocky River are salmon, sea trout, germen brown. Water Fowl, Ducks, Goose, Partridge, Grouse are the species of birds that pass the area. Moose, fox, mink, otter, and muskrat are also other species that travel through the area. The forest in the area consists of evergreen, spruce juniper. Moss and bog land make up most of the vegetation. There will be little impact on the existing environment. All work associated with this project will adhere to the Federal Department of Fisheries and Oceans Canada regulations and guideline to ensure as little impact as possible on the salmon populations.

#### 5. Marina

(A) The proposed project will take in an area of 100 metres squared. The main feature will be floating wharf which will provide berth space for 20 vessels. Marketing of this marina will be focused on Eco Friendly Boating such as Sail Boating, Paddle Boat, and Canoe. Vessels with motors will be permitted but at marina rules to minimize any form or air or waterborne pollution. The wharf will be 10ft x 100 ft. long (consisting of 10 10x10 joining together) smaller sections 4ft x 12ft of wharfs will run perpendicular between boats to serve as private wharf for each boat owner. Fuelling will not be handled by the marina, an independent contractor (Colinet Enterprises) with approved transporting of fuel will be used for the service. (See appendix 5).

(B) The marina is located at the base of Colinet Bay, at the end of Rocky River. Rocky River hold many species of fish such as Salmon, German Brown, Sea Trout, Eel's Seal, Otter, Muskrat are among the fur bearing animals that use the river to feed occasionally. Bald Eagle, Falcon, Sea Gulls, Crow, Duck, Goose, and Water Fower are among the species of bird species that sometimes use the river. Rocky River is a fresh water river which flows into the Bay of Colinet (Atlantic Ocean). There are man species of fish that habitat the Atlantic Ocean. Cod, Sculpin, Flatfish, Chaplin, Flounder, Halibut are among some of the fish species that habit the Bay of Colinet. Seal, Otter, Muskrat are among the fur bearing animals that use the Bay of Colinet to feed occasionally. Bald Eagle, Falcon, Sea Gulls, Crow, Duck, Goose, and Water Fower are also some birds that use this Bay. Kelp and other vegetation are present in the bay of Colinet. Muscles are very popular across the bay at a location called the Tickles. The Marina will have minor resource conflict and strive to adapt to keep Eco friendly environment.



## **Construction**

### **1. The Hiking Trail**

(A) The construction of the Black Duck River Hiking Trail will begin in the spring of 2014 and should take up to an approximately 10 weeks (See appendix 11). As the walking trail is being constructed we expect to use only filtered culverts with the use of filter fabric to ensure water flow from nearby marshes etc. are not disturbed. Using natural French Drains (Appendix 6), Rip-Rap Material (Appendix 10), and Turf Lined Ditches (Appendix 7), Silt Fencing (Appendix 8), Straw Bale filtering (Appendix 9), the trail will blend in with its surroundings. As there are no ponds, rivers, or streams within the trail we would only need proper sand and rock for natural drainage

(B) As a result of the low impact, environmentally friendly nature of the proposed trail development, no resource conflicts are foreseen during or after trail development. The Black Duck River Hiking trail will promote sustainable and environmentally tourism development.

### **2. The Cottage/Festival Stage Area**

The construction of the Black Duck River Cottage Rentals (See appendix 12) and Stage Area (See appendix 13) will be done in two stages. The proposed starting date will be May 1<sup>st</sup> 2014. (See appendix 12)

(A) Stage 1 will start in the spring of 2014 (May-November) (See appendix 12). We plan to start with the construction of a road/reconstruction of the old highway, which will take about approximately 2 weeks. With the construction of the new road comes possible pollutants including air pollution from heavy equipment as well as possible oil leaks. All precautions will be taken to ensure that the environment is not harmed in any manner. Once the new roadway is fully constructed we will then start the construction of Cottage #1 which will take approximately 10 weeks. Cottage #2 will be started approximately another 10 weeks to build. The second phase of the Construction of the cottages will begin in the spring of 2015. To build these structures we will require to hire local skilled labors. 10 workers in total. Four carpenters, four labourers, plumber, and electrician. Clearing and Ground work will be contacted out to heavy equipment contractor. This work will be done prior to starting work on cottages.

(B) The Black Duck Festival/Drive in Theatre Schedule will take an approximate 12 weeks to be completed (See appendix 13). The Area will be fenced off at a height of 10ft to avoid conflicts and add safety measures due to highway 91. The clear cutting will take two weeks. Oil leaks and gas emissions from the chain saws are possible containments and all precautions will be taken to ensure the environment is not harmed in any way. The next step will be the grading off the site which will be done by a heavy equipment. Emissions from heavy equipment, refuelling, and oil leaks are possible



pollutants that could affect the environment. All precautions will be taken to ensure the environment will be not harmed. Fencing will be done by man and there will not be any possible pollutants. The building of the stage will be the next step. Generator will be used in completing this project re-fuelling is the only possible harm to the environment at this point. Again, all precautions will be taken to ensure the environment will not be harmed. There will not be any potential cause of resource conflict.

### 3. ATV/Skidoo Trail

The construction of the proposed ATV/Skidoo trail will begin in the fall 2014 and finish Nov 2014, which will be an approximate 10 weeks. (See appendix 14)

As the ATV/Skidoo trail is being constructed we expect to clear out a narrow pathway approximately 10 feet wide with the use of chainsaws. With the use of chainsaws comes the possibility of oil leaks and gas emissions. All possible precautions will be taken to ensure the environment is not harmed. Grubbing (stump removal will be done with the use of a mini excavator to minimize damage. Emissions from heavy equipment such as the mini excavator, oil leaks, refuelling are possible pollutants but once again all precaution measures will be taken. As the trail is being constructed we expect to use only filtered culverts with the use of filter fabric to direct waterways. The laying of stone will be done with the use of an ATV/trailer. Possible pollutants oil leaks, gas emission all precaution measures will be taken.

### 4. Zip-line

(A)The proposed development, will happen in three stages and will begin in the spring of 2014. In the first stage towers #1 - #4 will be constructed as well as the initial 3 zip lines. This will take an approximate 10 weeks to complete. (See appendix 15). Tower #5- #10, and 4 zip lines will be constructed in the second year which will take 10 weeks to complete. Tower #11 to tower #14 and the remaining 4 zip lines will be constructed in year 3 taking 10 weeks to complete. Stage one will start in the spring of 2014.

During the Construction Process emphasises will be put on minimal damage to the environment. Some of the potential pollutants that could play a factor if not planned properly are as follows: Air Bourn Pollutants due to mini excavator, ATV, Chainsaws, Cement trucks will be present but in minimal concentration to minimize impact. Fuelling of machinery is another pollutants that many be possible, portable fuelling station will be constructed to minimize and safeguard from any potential spills. Temp Washroom facilities will be rented from local rental shop and services weekly to avoid solid waste. All efforts will be placed to keep species, vegetation and resources to coexist naturally within this proposed development. As our intention is to market this development as ECO-FRIENDLY retreat.

This will only create positive impact to the surrounding area will be in the form of economic activity through the spending by the users of the development and the employment opportunities for the construction, operation and maintenance of the proposed adventure tourism development.

## 5. Marina

The construction of the Marina will be done in the spring of 2015(May-July) in approximately 10 weeks. (See appendix 16). The construction of the Wharf will be done on land and then floated to the desired location in which it will be than anchored .and tie lines are the only aspects of the construction phase that will have interaction with the seabed and waterways. Pollutants from the motors of the boats are the only environmental impact that this marina construction will impact. As precaution the motors will only be used when moving and will be shut down when not in transit.

To build these structures we will require to hire local skilled labour. 8 workers in total. Four carpenters, four labourers. Natural materials like cedar and non-toxic floating devices (pystorphom blocks), galvanized bolts and washers, will be used to construct the marina. Minimizing the impact on the environment. All wharf will be removed in the fall and stored on shore to prevent damages and no to obstruct the waterways in holding up ice flow.

### **Operation:**

#### 1. The Hiking Trail

Once completed the proposed Hiking Trail will be maintained as a low impact, environmental friendly walking/hiking/running/cross country skiing trail that will promote safe and reliable access to the great outdoors of Colinet. The highest usage of the trail will take place between the months of May and September whereas in the winter months the trail will be used for cross country skiing where a snowmobile will be used to maintain the trail. Therefore there will be small amount of gas emissions will be the only possible pollutants. One part time staff will be required in both the summer and winter months. In summer months the grounds will be maintained, planting of trees, shrubs, flowers in further assist in development of the property. In winter months the trail will be maintained by the proponent for the use of cross country skiing.

#### 2. The Cottage/Festival Stage Area

(A) Once the proposed Black Duck River Cottage Rentals (See are completed they will be maintained year round. Summer months for family vacations/tourist, fall months for hunting season, and winter months for cross country skiing. Our Eco-friendly cottages will have no potential sources of pollution during operation. As well will not have any conflict with resources.

(B) Once the proposed Festival/Stage area is completed it will be seasonal therefore it will be maintained from July-September. The only potential sources of pollution that will be possible during operation is the emissions from vehicles during the drive through movies, as well as the garbage that may be left behind from concerts/venues. There will be employees available for cleanup after the venue therefore this should not be an issue. There is not to believe any potential conflict with resources



### 3. ATV/Skidoo Trail

Once the ATV/Skidoo trail is complete it will be maintained year round. The maintenance will be completed in the spring and fall of the year to prevent the obstruction of use of trail. This will be done by the proponent himself, if needed there will be a person hired to be on call if in his absence for any particular reason. As for the winter months the trail will be groomed by skidoo. If required maintenance will take care of anything that poses a risk during peak times of usage. The only potential source of pollution that will be possible during year round operation would be emissions from the use of the ATV/Skidoos. As well as possible fuel or oil leaks. The proposed trail will not have any conflict with resources.

### 4. Zip-Line

(A) Once the proposed Zip-Line is complete it will be maintained year round. The course will operate seasonally from April-October. During winter months, or outside regular season it will be possible for groups to book tour with a minimal group of ten weather permitting. In the regular season of operation participants will have time bands that will enable them to take advantage of multiple trips down the zip line. Safety Personnel/Zip line instructors will be present at each tower during regular season operation from April to October. Ticket, harness fitting, and safety procedures will take place at the main building, start of the zip line in front of Tower #1.

(B) As the zip-line is overhead the impact on the environment will be very minimal while in operation. Potential sources of pollutants during operation phase will be sewage as well as solid waste. Portal Potties will be provided at the midpoint and at the base of the final tower area utilizing the existing facilities at the starting point as well. (Two washrooms on RDA leasehold). Solid waste will be contained by having a receptacle for waste management at each site. The garbage will be removed at the end of each day. Resource conflict will be minimal due to the eco-friendly design. Species that attempt to nest in the direct area relocated by wild life officials which will be notified at once. The zip line will shut down until we can take care of any issue like this. Proper authorities will be in constant correspondence to ensure the smooth operation of the zip line.

### 5. Marina

(A) Once the proposed Marina is completed it will be a seasonal operation, therefore it will be maintained from the months of May- October. During operational times the marina will be maintained on a daily basics. All maintenance will be logged and be completed right away; to avoid any possible injures. There will be two employees on site to monitor the site and to be there to enforce marina policies.

(B) Potential sources of pollutants during operation phase will consist of emissions from the vessels as well as refuelling the vessels. Vessels will not be permitted to idle, as well they will be required to have engines shut off after docking. Proper fuelling techniques and emergency containment procedures will be implemented to avoid



any possible contamination. As well all repairs will be done at another location to avoid contamination.

**Occupations:**

1. The Hiking Trail

Sections of the proposed Hiking Trail will be developed by work crews of 8-10 individuals utilizing chain saws and brush cutters for approximately 10 weeks. (Direct hire) The removal of stumps will need to be removed by a mini excavator which will be contracted out. An ATV with dump trailer will be used by work crew to distribute the stone on the walking trail. Safe operating procedures will be followed and no environmentally hazardous materials will be involved with the exception of small amounts of gasoline emissions, chain saw oil, as well as airborne exhaust of mini excavator.

National Occupational Classifications Applicable Classifications for Hiking Trail Based on NOC 2001		
NOC Occupational Title Code	Title	# of Positions Anticipated
7215	Supervisor, Carpentry trade	1
7271	Carpenter	2
7612	Other trades helpers (labors)	4
7521	Heavy Equipment	1

2. Cottage/Festival Stage Area

(A) The proposed Cottage/Festival area will be developed by a working crew of 10 individuals. Labourers would clear the land for cottage imprints, septic locations, and cleaning up of the existing road. Carpenters will construct the concrete bases and build the structures with assistance from the labours once finished with the land clearing. A heavy equipment company will be contracted in the digging of foundations, and fencing holes. The Cottage area will be developed over 2 years, hence two stages. These individuals will be hired in the spring of each year for the duration of the construction schedule.

<b>National Occupational Classifications Applicable Classifications for ATV/Skidoo Trail Based on NOC 2001</b>		
<b>NOC Occupational Title Code</b>	<b>Title</b>	<b># of Positions Anticipated</b>
7215	Supervisor, Carpentry	1
7271	Carpenters	4
7612	Other trades helpers (labours)	4
7521	Heavy Equipment (contracted out)	1

### 3. ATV/Skidoo Trail

For the completion of the proposed ATV/Skidoo Trail sections will be developed by work crew of 6-8 individuals utilizing chainsaws to clear out an approximate 10 ft. narrow pathway. These workers will direct hire consisting of a Supervisor (carpentry trade), 1 carpenter, as well as 6 construction trade helpers & labors. (This should take an approximate three weeks). A heavy equipment operator will be contracted out to a qualified contractor who is COR certified for the grubbing stage with the use of a mini excavator. An ATV with a dump trailer will be used by crew to distribute the stone on the trail once all the culverts have been laid by the crews.

<b>National Occupational Classifications Applicable Classifications for ATV/Skidoo Trail Based on NOC 2001</b>		
<b>NOC Occupational Title Code</b>	<b>Title</b>	<b># of Positions Anticipated</b>
7215	Supervisor, Carpentry	1
7271	Carpenters	1
7612	Other trades helpers (labors)	6
7521	Heavy Equipment	1

#### 4. Zip-Line

For the completion of the proposed zip-line 10 workers will be needed and will be direct hire. 1 supervisor will be hired until competition to oversee daily operations to ensure all protocols and proper building techniques are used. The Labours, (chain saw operator) will clear the trail and tower location, will take an approximate 2 weeks. 4 Labourers will be hired to assist in construction of the bases, and erection of towers, cleanup and preventive barriers. There will be 4 carpenters hired to assist with the construction of the concrete forming and construction/erection of the zip-line towers. The sub-contracted work are as follows, There will be 1 Heavy Equipment operator, with the use of a mini excavator to assist in stump grubbing base as well as excavating and spreading material for bases. Installation of the Zip-Line (stainless steel cable) will be done by a registered zip-line consultant. This consultant will be involved with determining tower heights, length of cables and anchor systems.

National Occupational Classifications Applicable Classifications for Zip-Line Based on NOC 2001		
NOC Occupational Title Code	Title	# of Positions Anticipated
7215	Supervisor, Carpentry trade	1
7271	Carpenter	4
7612	Other trades helpers (labors)	5
7521	Heavy Equipment(subed out)	1



5. Marina

The marina will require 10 workers to complete the project within the 10 weeks. 1 Supervisor will be required to oversee the daily operations. The marina will also require 4 carpenters, and 5 labors to construct and place the floating wharfs in the proposed location. The heavy equipment needed for this project will be subcontracted out to a qualified COR contractor.

National Occupational Classifications Applicable Classifications for Marina Based on NOC 2001		
NOC Occupational Title Code	Title	# of Positions Anticipated
7215	Supervisor, Carpentry trade	1
7271	Carpenters	4
7612	Other trades helpers (labors)	5

(6) Project Related Documents:

(a) Department of Environment and Conservation  
Land Branch- Eastern Regional Lands Office  
Application NO: 144214

Appendix

- Black Duck River Hiking Trail Crown Lands Application
- Arial Map of Hiking/ Walking/Ski Trail (Google Earth)
- Black Duck River Cottage and Festival/Stage area Crown Lands application
- Arial Map of Cottage (Google Earth)
- Arial Map of Festival Area (Google Earth)
- ATV/ Skidoo Trail Arial Map (Google Earth)
- Zip line Arial Map (Google Earth)
- Marina Arial map (Google Earth)
- Arial Map of Marian in relation to project (Google Earth)
- French Drain Detail
- Turf Lined Ditch Detail
- Turf Lined Ditch Picture
- Silt Fence Detail
- Straw Bale Detail

Rip-Rap Detail  
Walking/ Hiking Trail Construction Schedule  
Cottage Construction Schedule  
Festival Construction Schedule  
ATV Construction Schedule  
Zip line Construction Schedule  
Marina Constructing Schedule

**APPROVAL OF THE UNDERTAKING:**

Required Approvals:

1. Approved by the Municipal council town of Colinet (Approved)
2. Permit from Crown Lands Division of Provincial Environment and Conservation to occupy the land. (Submitted)
3. Dept. of Environment and Conservation  
Joe Connors Lands Branch
4. Dept. of Government Services  
Government Service Centre
5. Dept. of Natural Resources  
Randy Tucker Agrifoods Branch
6. Wildlife Division  
Kristen Miller
7. Dept. of Environment & Conservation  
Environment Assessment Division
8. Dept. of Environment & Conservation  
Water Resources Division

**SCHEDULE:**

1. Black Duck River Hiking Trail

The proposed trail development is scheduled to begin in the spring of 2014 and continue for approximately 10 weeks. Given the nature of the trail, as well as weather conditions. (See appendix 11)

2. Black Duck River Cottage Rentals and Festival/Stage area

The proposed development is proposed to begin in the Spring of 2015 in which Stage1 which will include the construction of the new road, festival/Stage area, as well as the construction of Cottage #1/Cottage #2. Stage2 will than begin in the spring of 2016 which will include the construction of Cottage#3 and Cottage #4 (See appendix 12). The Construction of the Festival Area will take an approximately 12 weeks. (See appendix 13)

3. ATV/Skidoo Trail

The proposed development is scheduled to begin in the fall of 2014. This development will take approximately 11 weeks in total; therefore will be finished November 2014, given the nature of the existing as well as the weather cooperation. (See Appendix 14)

4. Zip-Line

The proposed development is scheduled to begin in the spring of 2015; in which we will begin the development of stage 1. Stage1 will consist of the construction of the first 3 zip-lines and towers, this will take an approximate 10 weeks. Stage2 will beginning 2016 with the construction of 4 zip-lines and towers and will take approximately 13 weeks. Stage3 is scheduled to begin in 2017 with the completion of the remaining zip-lines and towers 3 in total and this will take approximately 10 weeks. (See appendix15)

5. Marina

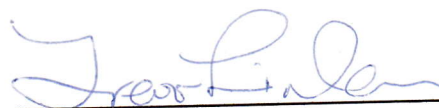
The proposed development is scheduled to begin in the spring of 2015 which will take an approximate 10 weeks. (See Appendix 16)

**FUNDING:**

Submitted application to Innovation/Trades to Mr. Pat O'Keefe. The proposal was sent to Jody Brushett; ACOA.

March 06/2014

Date



Signature of Chief Executive Officer



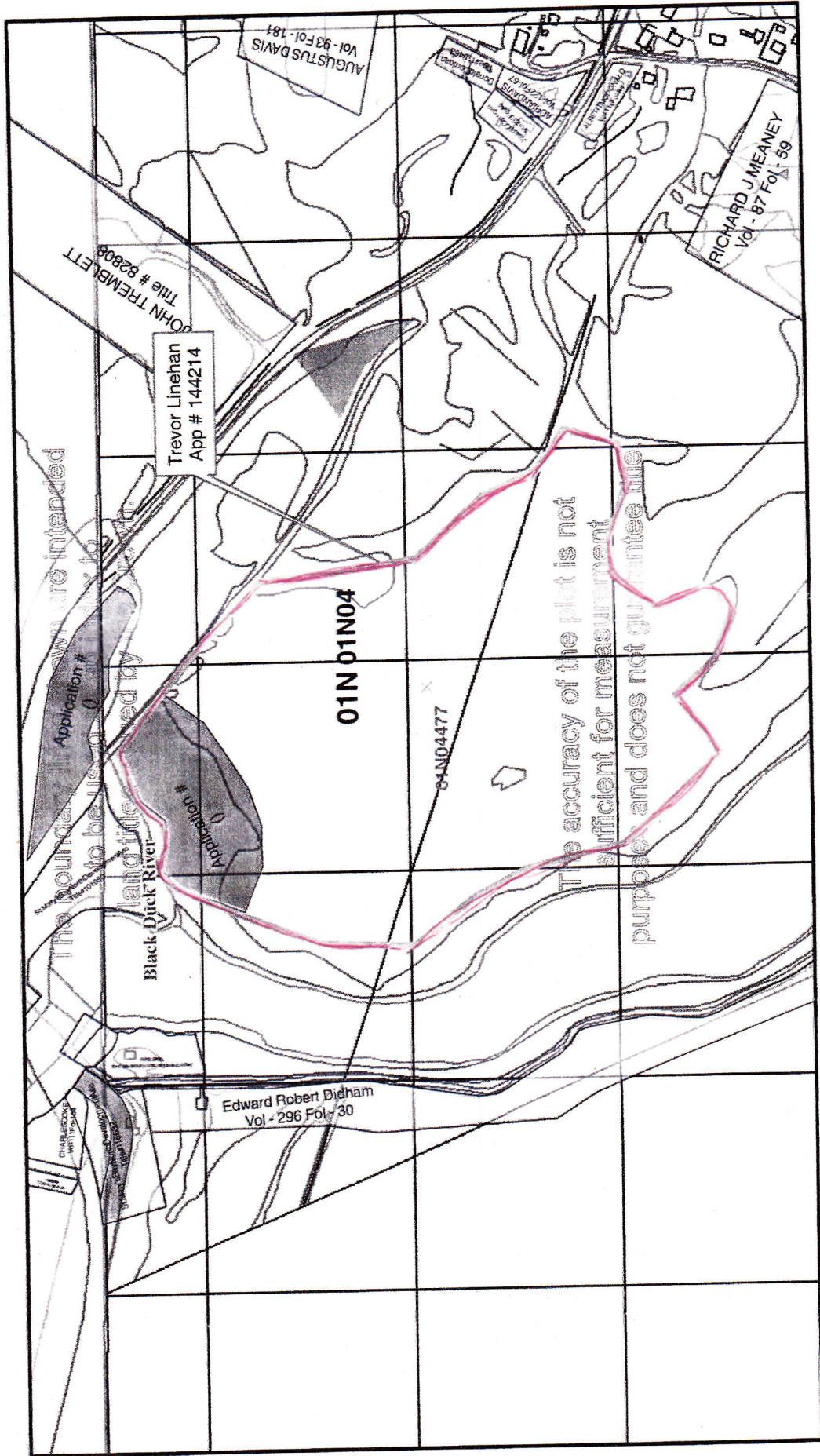
# Appendix

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Page 13 .....	Festival Construction Schedule
Page 14 .....	ATV Construction Schedule
Page 15 .....	Zip line Construction Schedule
Page 16 .....	Marina Constructing Schedule

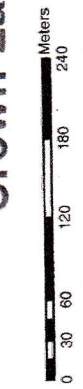
Appendix 1A

# Government of Newfoundland & Labrador Department of Environment & Conservation

Ne



### Crown Lands Division



**Scale 1:5,000**  
Compiled on July 18, 2013

# Black Duck River Walking Trail



Appendix (B)



81

New foundland

91

New foundland

81

New foundland

31

91

91

91

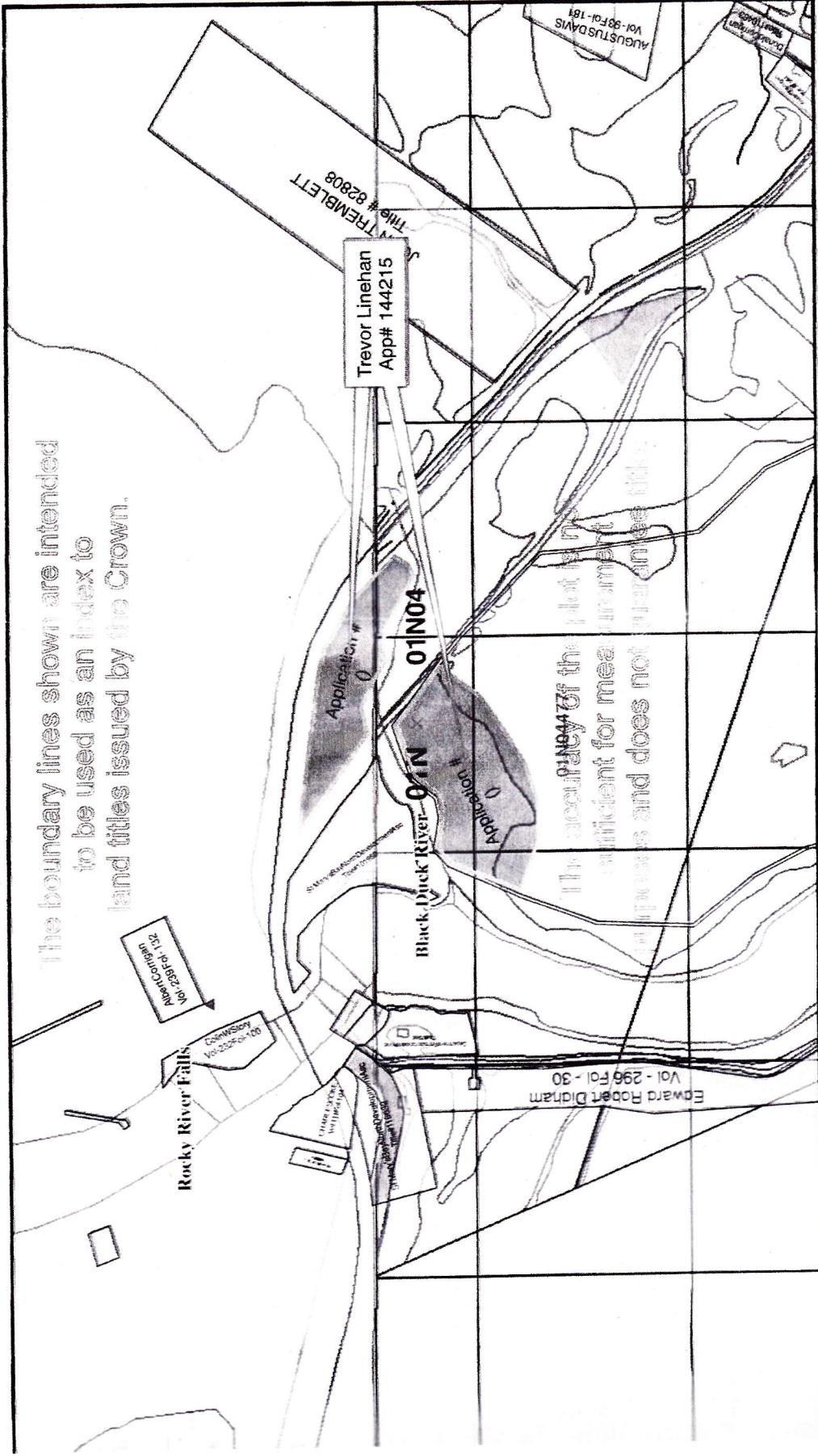
500 ft  
200 m



Appendix 2A

# Government of Newfoundland & Labrador Department of Environment & Conservation

## Newfoundland Labrador



### 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, Higgins Line, St. John's Newfoundland.

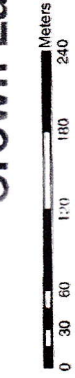
Users finding errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claim or demands for any violation of copyright or intellectual property) arising out of any missing 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 - 637-2387  
 Gander - 256-1400  
 Goose Bay - 896-2488  
 St. John's - 729-2654  
 Clarenville - 466-4074



### Crown Lands Division



Scale 1:5,000  
 plotted on July 18, 2013

Black Duck Cottage? Festival Area/Parking



Appendix 2(3)

# Cottage Area

Cottages Septic Road Walking Trail Existing Bridge





Appendix 2(c)

walking trail

Existing Bridge

Stage Area

Cottage Grounds





Blue Existing Constructed Trail

Red Trail that has grown in over years

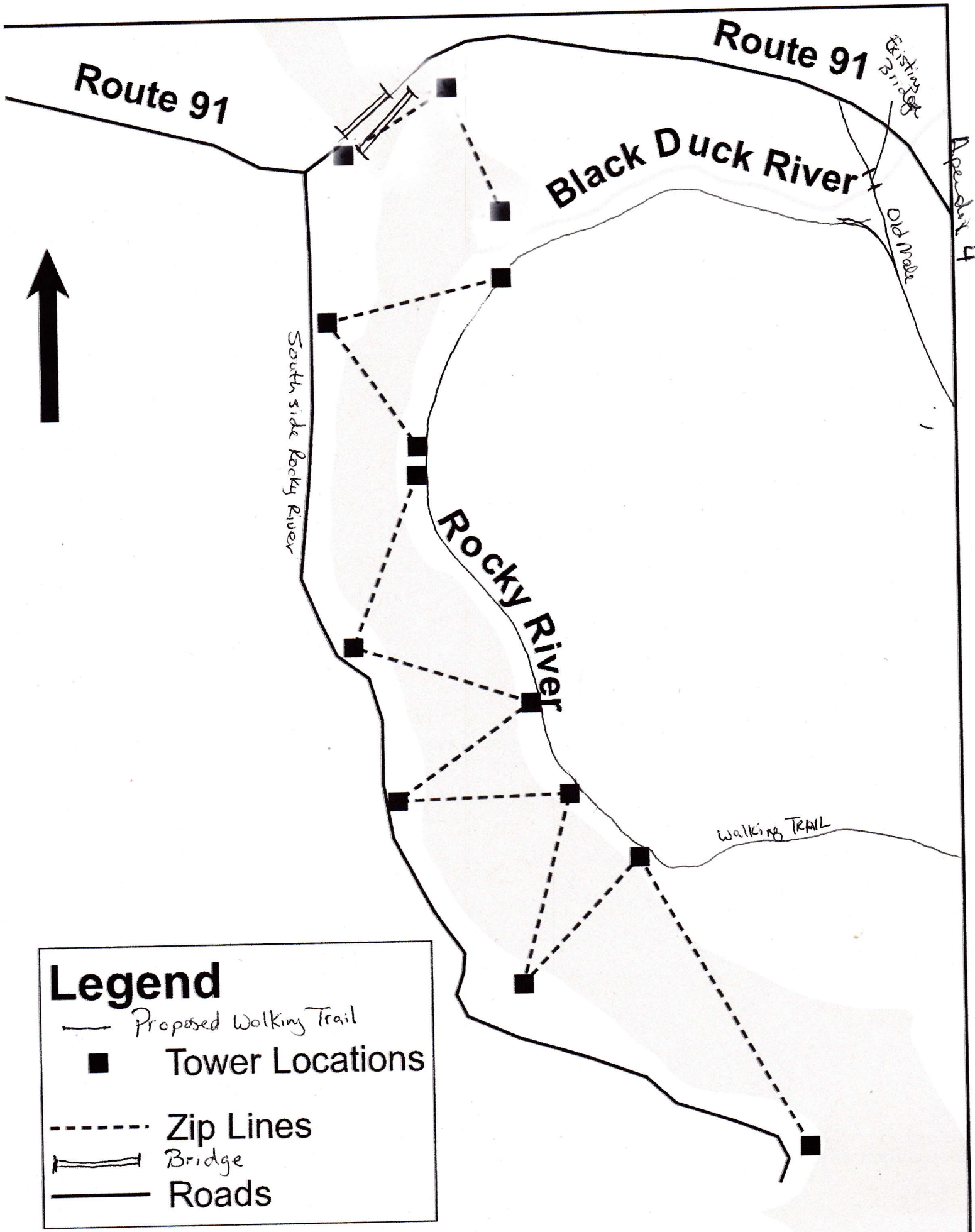
End of Rocky River

Appendix 3



Appendix





**Legend**

- Proposed Walking Trail
- Tower Locations
- - - Zip Lines
- ≡ Bridge
- Roads







Edit in Google Map Maker

Appendix 5(A)

Paddle Boards? Canoe Rentals

20 Berth boat dock marina



Appendix 5(b)

# Topical View of Colinet

**Festival Area/Parking**

**Cottage Area**

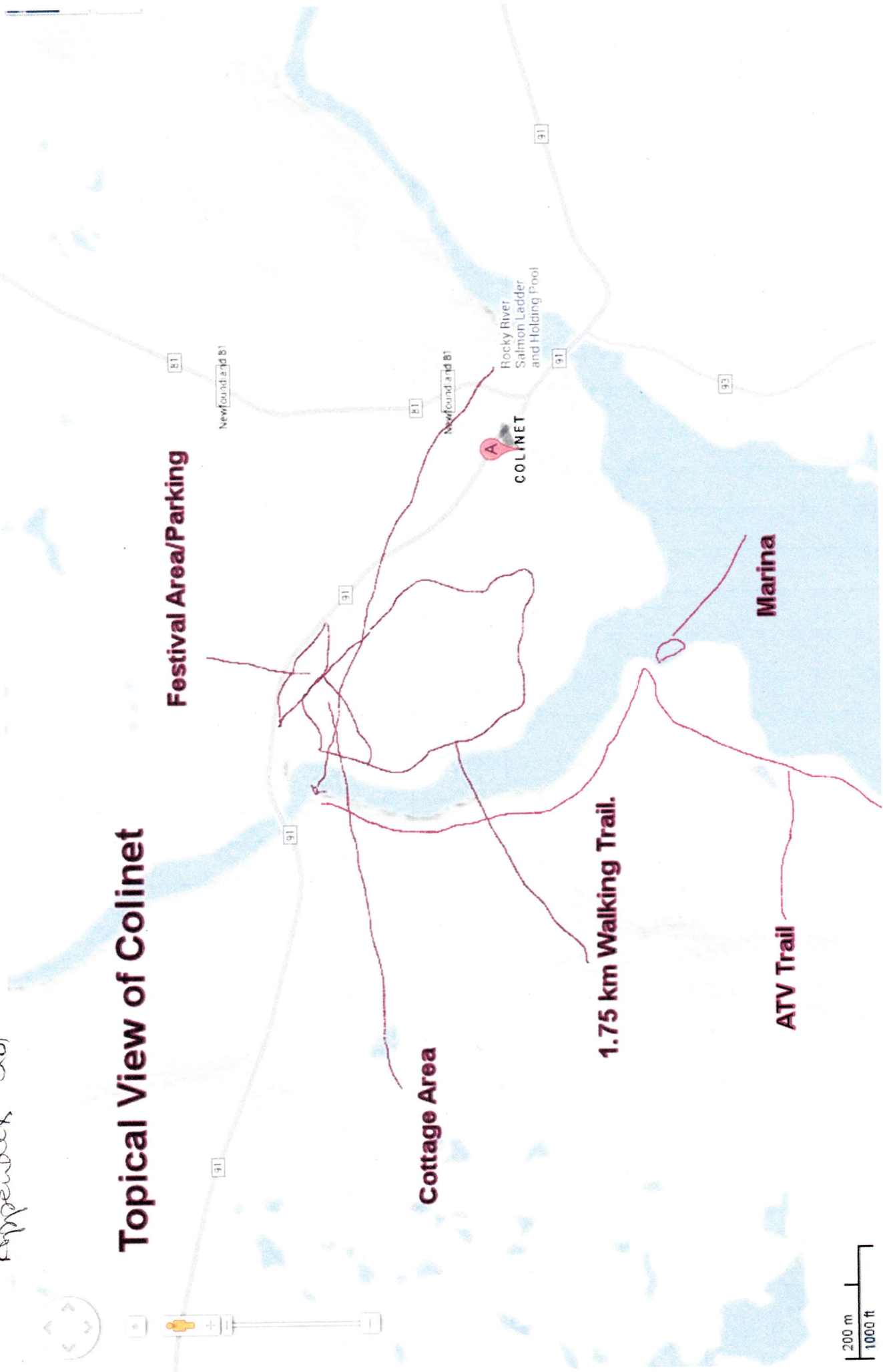
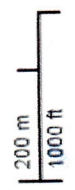
**1.75 km Walking Trail**

**ATV Trail**

**Marina**

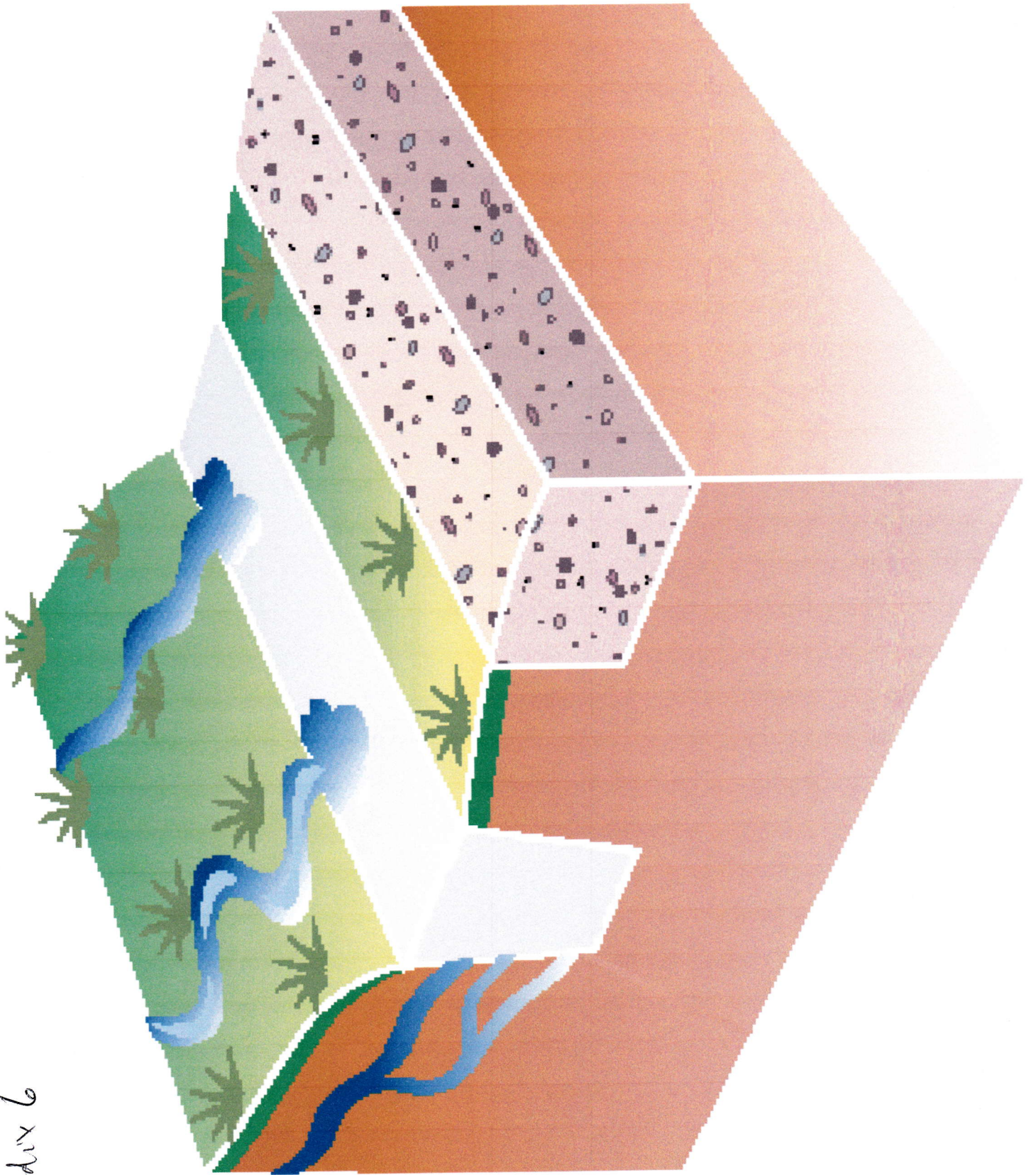
Rocky River  
Salmon Ladder  
and Holding Pool

COLINET





Appendix 6

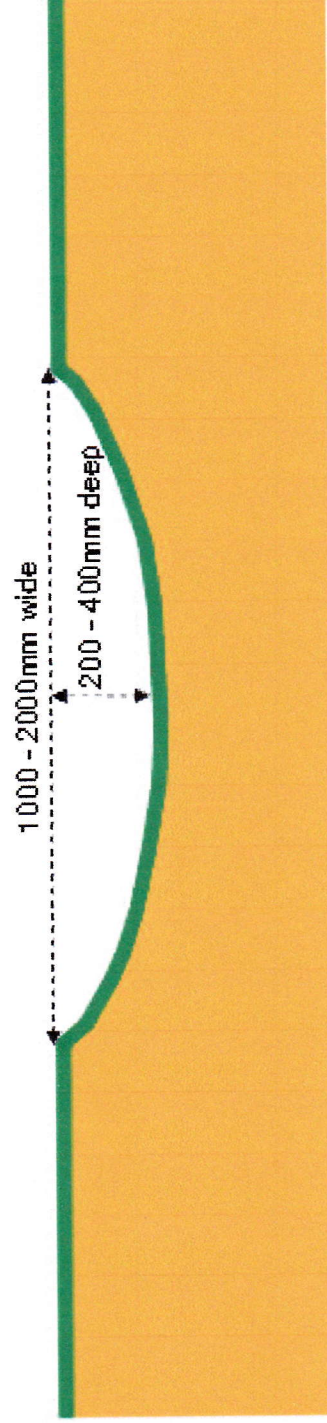




## Appendix A

### Construction notes:

1. Position line of ditch to form a minimum 300mm wide or maximum 500mm wide verge between the ditch and path edges.
2. With a trenching bucket cut and lift turfs with roots attached from the ditch area. Carefully place the turfs, with roots down, onto the ground by the ditch for re-use.
3. With a grading bucket, side on to the ditch line, excavate topsoil and subsoil to form a shallow sided ditch to a maximum depth of 300mm or 500mm and maximum width of 1200mm or 2200mm with 6.6% (1:15), or minimum 2% (1:50) gradient to allow sufficient water flow along the ditch.
4. Line the ditch's bottom and sides with available topsoil, where substrate materials (gravels) are exposed at the surface.
5. Line the ditch's bottom and sides with available turfs, butt edges tightly together covering exposed gaps or roots with spare topsoil or turf off-cuts. If required, pin turfs down with biodegradable wooden pegs to prevent washout of turfs by fast water flows.
6. This drawing should be read in conjunction with all relevant associated drawings.



This standard detail is indicative only and not intended to be relied upon in specific site cases. A designer should satisfy themselves of site conditions and vary details and dimensions to suit. Paths for All accept no liability for any inaccuracies or for any loss, expense, damage or injury or accident arising from the use or application of information contained here in.

**paths**  
for all

Turf Lined Ditch  
Standard Detail

Date: 01/02/12

Scale: Not to scale

Drawn by: Technical Officer

Drawing nr: SD/MLD/01

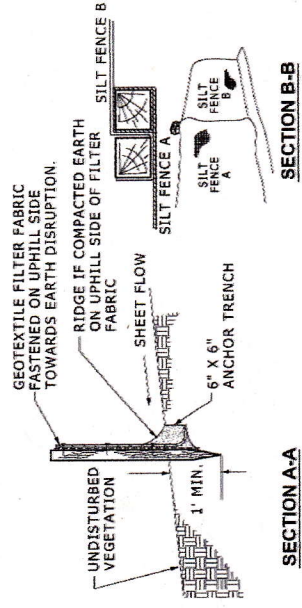
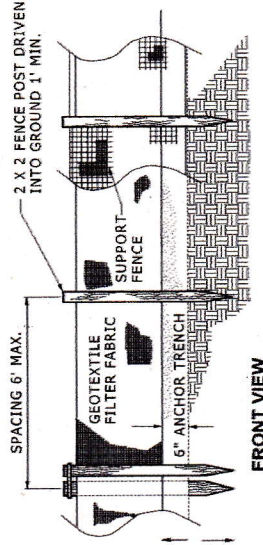
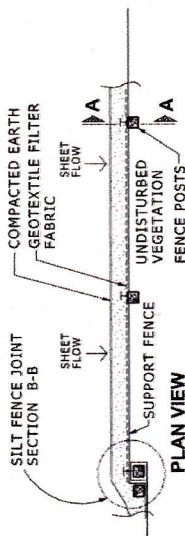


Appendix 7(B)





Appendix B

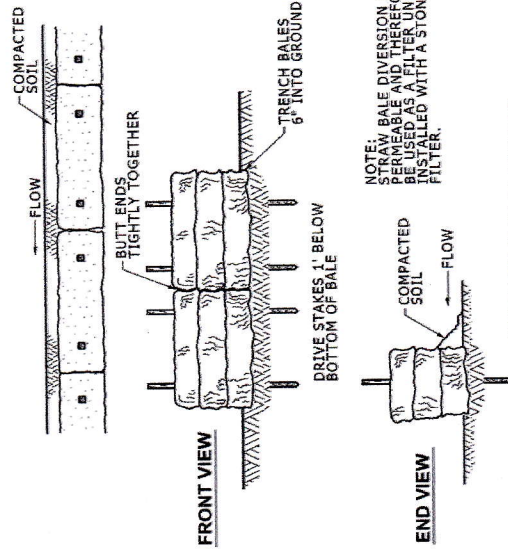


**SILT FENCE**

NO SCALE



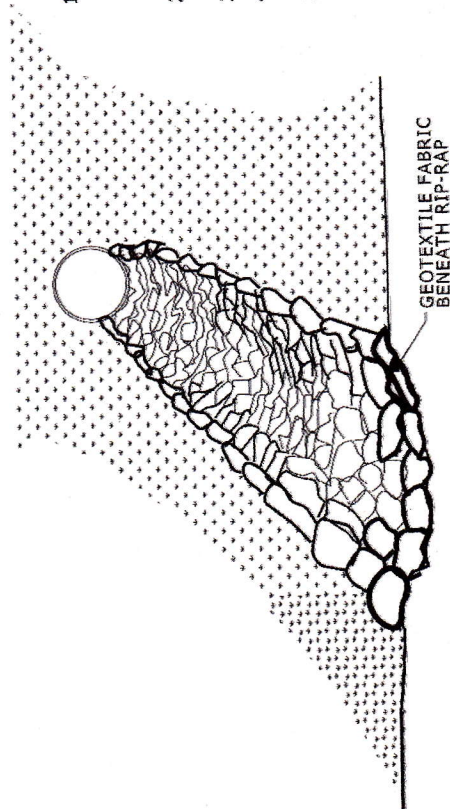
Appendix 9



NOTE:  
STRAW BALE DIVERSION IS NOT  
PERMEABLE AND THEREFORE CANNOT  
BE USED AS A PERMEABLE OUTLET  
FILTER.  
INSTALL WITH A STONE OUTLET  
FILTER.

**STRAW BALE DETAIL**

NO SCALE



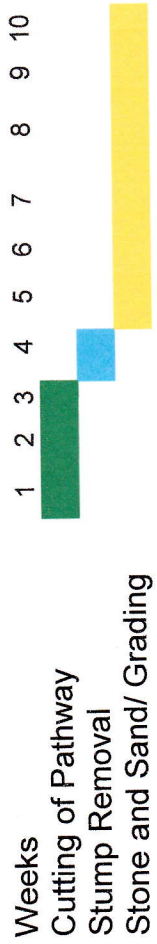
1. MATERIAL USED FOR RIP-RAP SHALL BE SOUND, TOUGH, DURABLE AND FREE FROM STRUCTURAL DEFECTS, AND MAY CONSIST OF STONE, ROCK, COBBLESTONE OR BROKEN CONCRETE WITH AT LEAST ONE DIMENSION OF 8 INCHES AND A VOLUME OF NOT LESS THAN  $\frac{1}{4}$  OF A CUBIC FOOT. SMALLER PIECES MAY BE USED FOR FILLING VOIDS AFTER LARGER PIECES HAVE BEEN SET.
2. EACH PIECE OF RIP-RAP SHALL BE LAID INDIVIDUALLY BY HAND, AND SHALL BE BEDDED INTO THE SUB-BASE AND AGAINST ADJOINING STONE.
3. RIP-RAP THICKNESS SHALL BE 8 INCH MINIMUM.
4. RIP-RAP SHALL BE LAID ON GRANULAR SUB-BASE WITH A GEOTEXTILE FABRIC BETWEEN THE RIP-RAP AND THE SUB-BASE.
5. RIP-RAP SHALL BE COMPACTED AS IT IS INSTALLED, AND THE FINISHED SURFACE SHOULD BE EVEN AND TIGHT.
6. VOIDS BETWEEN PIECES OF RIP-RAP SHALL BE FILLED WITH MORTAR GROUT.

**RIP-RAP DETAIL**

NO SCALE



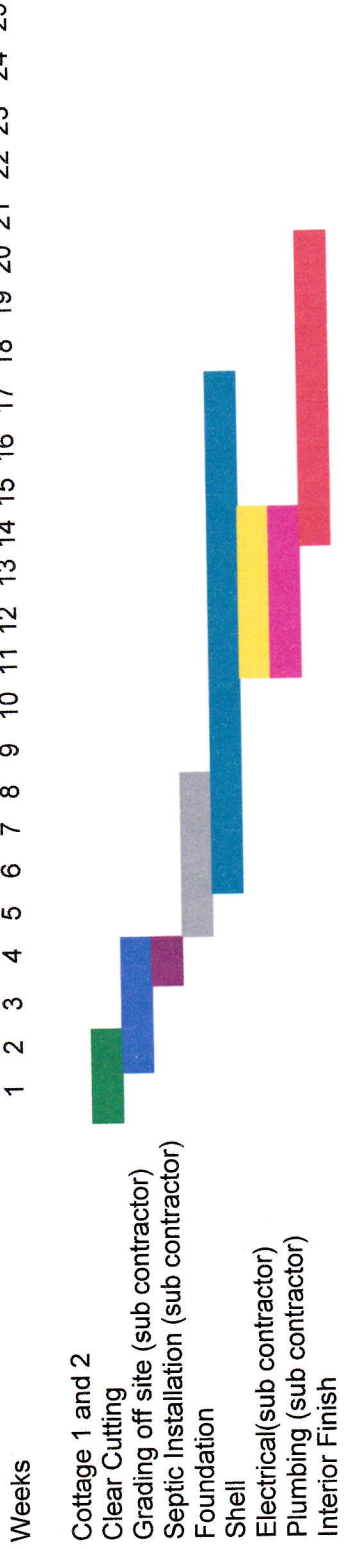
### Black Duck Walking/Cross Country Ski Trail Construction Schedule



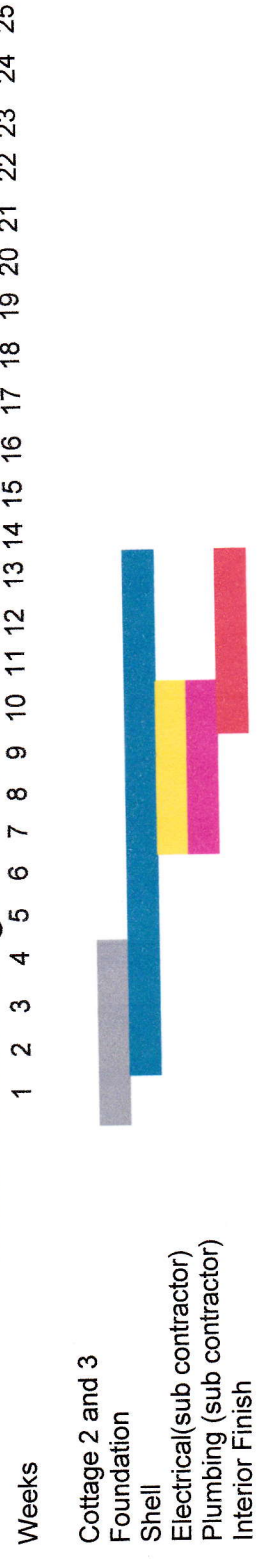
Start Spring 2014

Appendix 12

### Black Duck Cottage Rental Construction Schedule Year One

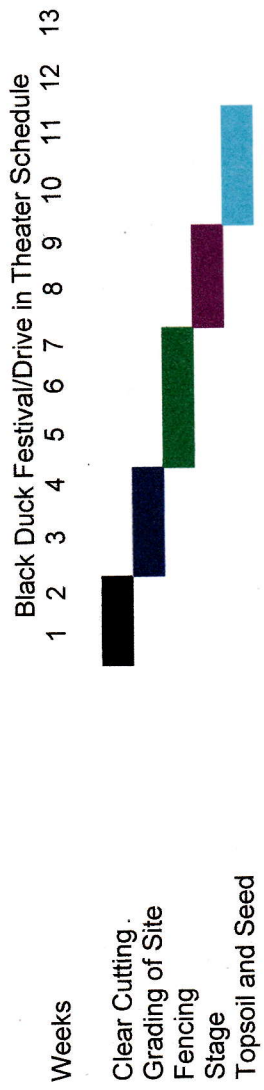


### Black Duck Cottage Rental Construction Schedule Year Two



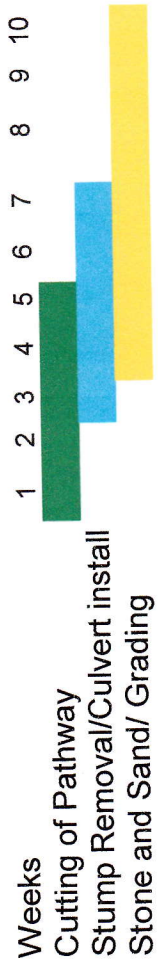


# Appendix 13



Appendix 14

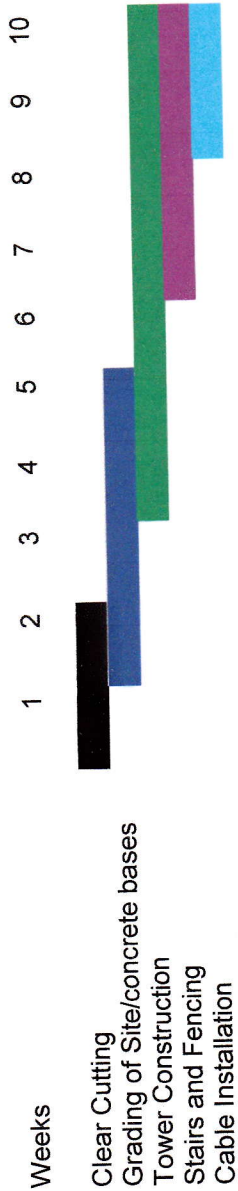
Rocky River- Johns Pond ATV Trail





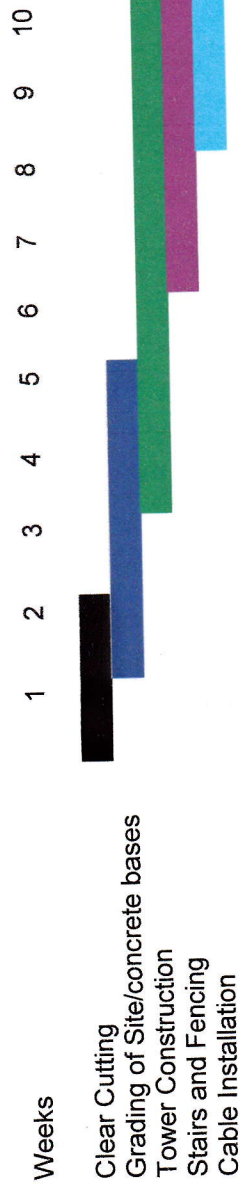
### Rocky River Zipline (year 1)

Tower # 1-5 total 3 ziplines



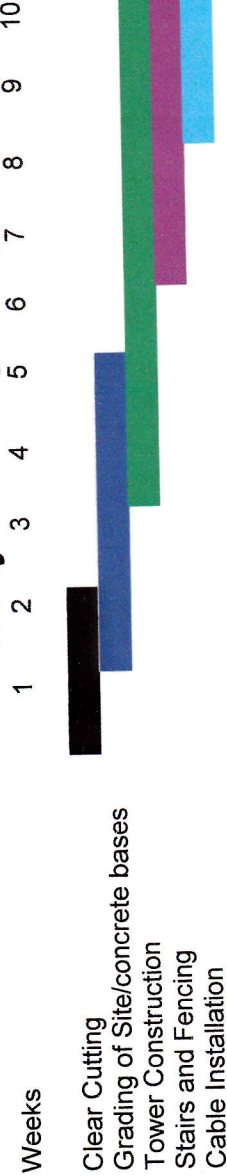
### Rocky River Zipline (year 2)

Tower # 6-10 total 4 ziplines



Tower #11-14 total 4 ziplines

### Rocky River Zipline (year 3)



# Rocky River Marina"

