

# Bear Paw Adventures & Tours



## Environmental Assessment Registration

March 2015

**Submitted to:** Minister of Environment and Conservation  
Director of Environmental Assessment  
PO Box 8700  
St. John's, NL, A1B 4J6

**Submitted By:** Bear Paw Adventures & Tours  
PO Box 273  
Badger, NL, A0H 1A0

**Bear Paw Adventures & Tours**  
Lodge Development Plan  
Environmental Assessment Registration

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**Bear Paw Adventures & Tours**  
Lodge Development Plan  
Environmental Assessment Registration

**1 Name of the Undertaking**

Bear Paw Adventures & Tours

**2 Proponent**

*2.1 Name of Body*

Bear Paw Adventures & Tours

*2.2 Address*

5 Main Street  
Badger, NL, A0H 1A0

*2.3 Chief Executive Officer*

Perry Paul  
PO Box 273  
Badger, NL, A0H 1A0  
Ph:(709)486-4320

*2.4 Contact Person*

Perry Paul  
PO Box 273  
Badger, NL, A0H 1A0  
Ph:(709)486-4320

### **3 The Undertaking**

#### *3.1 Nature of the Undertaking*

Bear Paw Adventures & Tours will be located off of the Trans Canada Highway, approximately 0.5 kilometres east of the Town of Badger. The current undertaking consists of constructing one main lodge for accommodations and a storage building. Access to the proposed development is via an extension to the existing access road. To facilitate this, it is proposed to upgrade the access road.

#### *3.2 Purpose/Rationale/Need for the Undertaking*

The Bear Paw Adventures & Tours business development plan consists of the construction of accommodation facilities to service its clients. (ATV, Snowmobilers and big/small game hunters, as well as fly fishers).

The central region of Newfoundland is largely untouched by current tour operators, with the Exploits River being one of the premier Atlantic salmon Rivers in Canada. This site has immediate access to the Exploits River, as well as a vast network of existing trails, including the Newfoundland T'Railway.

Existing tour companies tend to be seasonal; where at the end of that season, the operators typically work elsewhere. Bear Paw Adventures & Tours will not be a seasonal operation, but instead, a business that operates year round. This allows us to show, share, and promote this region better than anyone else has.

The documented history of the Mi'Kmaq and Beothuk people in Central Newfoundland is currently not promoted; this development will address the obvious need to promote such history of natural resources in the area with a concept of preservation, conservation, and education. The proposed development will address the growing demand for accommodations in the area and will ensure development occurs in a safe and environmentally sound manner,

The first explorers in Central Newfoundland found the area to be vast, beautiful, an uninhabited place by 2 aboriginal tribes; The Mi'Kmaq and the Beothuck. By having a First Nations guide, guiding clients in our traditional territories, this will ensure explorations are authentic.

One of the greatest aspects of having an indigenous adventure and guide, clients are able to experience perspective to the lands, mountains, forests, and waterways. With an aboriginal cultural component attached to the project and experience, only we can share our legends and stories with authenticity and integrity.

## 4 Description of the Undertaking

### 4.1 Geographic Location

The development assessable off of the Trans-Canada Highway, approximately 0.5 kilometers east of the Town of Badger. This location places it within two hours of both Gander and Deer Lake airports. Also, the development is at Newfoundland's most central point. The property is bounded by the Exploit's River (South), undeveloped land (West), Trans-Canada Highway (North), and undeveloped land (East). The entire site is extremely outside the Town of Badger's limits.

### 4.2 Major Physical Features

the development consists of one main lodge, a storage building, and parking area. The site will cover an area of approximately 10.2 acres. All proposed construction will be set back approximately 120 metres from the riverbank, and from the river's high water mark. There is a pre-existing access road, and the parking area will be gravel. All efforts will be made to protect natural vegetation and character of the area.

### 4.3 Physical Features

The area consists of undeveloped wooded terrain made up of spruce and fir, with a mix of yellow birch and aspen. The entire area is well drained and approximately 10-12 metres above the river bank.

### 4.4 Construction

Construction associated with the project will take three chief areas. Site cleaning will take some time as Bear Paw Adventures & Tours demonstrates its respect for Mother Earth and will only remove cover that is essential. Site cleaning will be ongoing until project completion.

Groundwork will include road re-construction, building foundation, and sewer and septic fields. All groundwork will be completed using rubber-tire backhoes. Building will comprise of the main lodge and a storage building to house recreational vehicles. The estimated period of operation will be year round. **Potential Sources of Pollutants:** During building construction, portable gen-sets on site would require gas storage in individual containers.

Upgrading of roadway will consist of new top; there is an existing roadway that could be used for access to the land required (this access is in front of William Beaton's land, but does not belong to any parties in the area). This piece of land currently has access to the T'Railway which

consists of a small trail, from which early dwellers, loggers, and cabin owners used to gain access to other properties that no longer exist. This trail will be given minor upgrades but will not alter or disturb any conditions that already exist at the intersection of the existing trail and the T'Railway. River access will be from different locations within Town boundaries due to accessible trails being kept by the Town's people.

All access from the site using snowmobiles & ATVs will be through the trail that currently exists. Access for automotive equipment will only be possible from the Trans Canada Highway.

#### *4.5 Operations*

Description- One storage building, one main lodge. All will be serviced by on-site well and individual septic system for main lodge. Lodge and storage building will be connected to NL Hydro, low flow faucets, shower heads, and toilets. There will be scheduled weekly recycling and garbage removal. Composting will take place where warranted.

#### *4.6 Occupations*

Estimated number of employees during construction of land clearing will be 2 persons beginning May 2015 to July 2015. Bear Paw adventures & Tours is an equal opportunity employer.

#### *4.7 Projected Related Documents*

Department of Tourism- Tour operator profile form and application

### **5 Approval of the Undertaking**

Minister, Environment and Conservation-Project Approval

Minister, Tourism -Project Approval

### **6 Schedule**

It is anticipated that final re-construction of the access road will occur May 2015 following receipt of all required approvals. Final construction of main building and storage building set to begin June 2015 and be completed by August 2015- to facilitate the fall hunting season.

## 7 Funding

All development costs will accrue to J&T Welding and Construction Ltd. All costs incurred will be recovered from tourism related revenue.

## 8 Signature/Date

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Perry Paul  
Chief Executive Officer

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Date