

Environmental Assessment Registration

Blue Canoe Family RV Park

Newfoundland and Labrador



Prepared for:

Department of Municipal Affairs and Environment

Environmental Assessment Division

P.O. Box 8700

A1B 4J6

March 2019

NAME OF UNDERTAKING: Blue Canoe Family RV Park and Expansion

PROPONENT:

- a) Name of Corporate Body: JSR Holdings Inc.
- b) Address: P.O. Box 312
Baie Verte, NL A0K 1B0
- c) Chief Executive Officer:
 - Name: Joy Barker / Brad Watkins
 - Official Title: President(s)
 - Address: P.O. Box 312
Baie Verte, NL A0K 1B0
 - Telephone No: 709-532-7013 / 709-884-8883
- d) Principal Contact Person:
 - Name: Joy Barker / Brad Watkins
 - Official Title: President(s)
 - Address: P.O. Box 312
Baie Verte, NL A0K 1B0
 - Telephone No: 709-532-7013 / 709-884-8883

THE UNDERTAKING:

a) Name of Undertaking: Blue Canoe Family RV Park and Expansion

b) Purpose / Rationale / Need for Undertaking:

The Blue Canoe Family RV Park, located near Springdale Junction in central Newfoundland, was formerly operated by the Provincial Government as the Indian River Provincial Park. The pre-existing park infrastructure has been upgraded as Phase-1 of the undertaking with a subsequent park expansion planned to the east on an adjacent area of Crown Lands as Phase-2 of the undertaking (CL Application #113208).

Phase-1 of the project has been completed and entailed the upgrade of the original park infrastructure (within the original park boundaries) which was undertaken and completed between February 2018 and September 2018. The main components of the Phase-1 work included the following:

- Main office and convenience store building construction
- Sewer treatment plant and system installation
- Picnic gazebo building construction
- Water and electricity to 108 camp sites – installed and complete
- Comfort stations (washrooms and showers) are contained in the office building; and a 30ft x 50ft children's bouncy pillow has been installed in the plat area.

All Phase-1 upgrades and construction projects are within the original park boundary.

It is intended for the first operational season of the park to run from May 17, 2019 to September 10, 2019. This will include such things as staff hiring and training, the opening and operation of the park, any the completion of any outstanding construction or upgrading needs.

Phase-2 of the project will be the planned park expansion to the east – start date undetermined and pending acquisition of Capital funding.

The intent of this document is to register the park construction activities, including those completed and planned on the main park site and those required to complete the planned park expansion to the east.

DESCRIPTION OF THE UNDERTAKING:

a) Geographic Location:

The park site is in central Newfoundland approximately 1.5 kilometer west of Springdale Junction and is bounded on the south by the Trans-Canada Highway and on the north by the Indian River (see Figures 1 and 2).



Figure 1. Park location relative to the Town of Springdale.

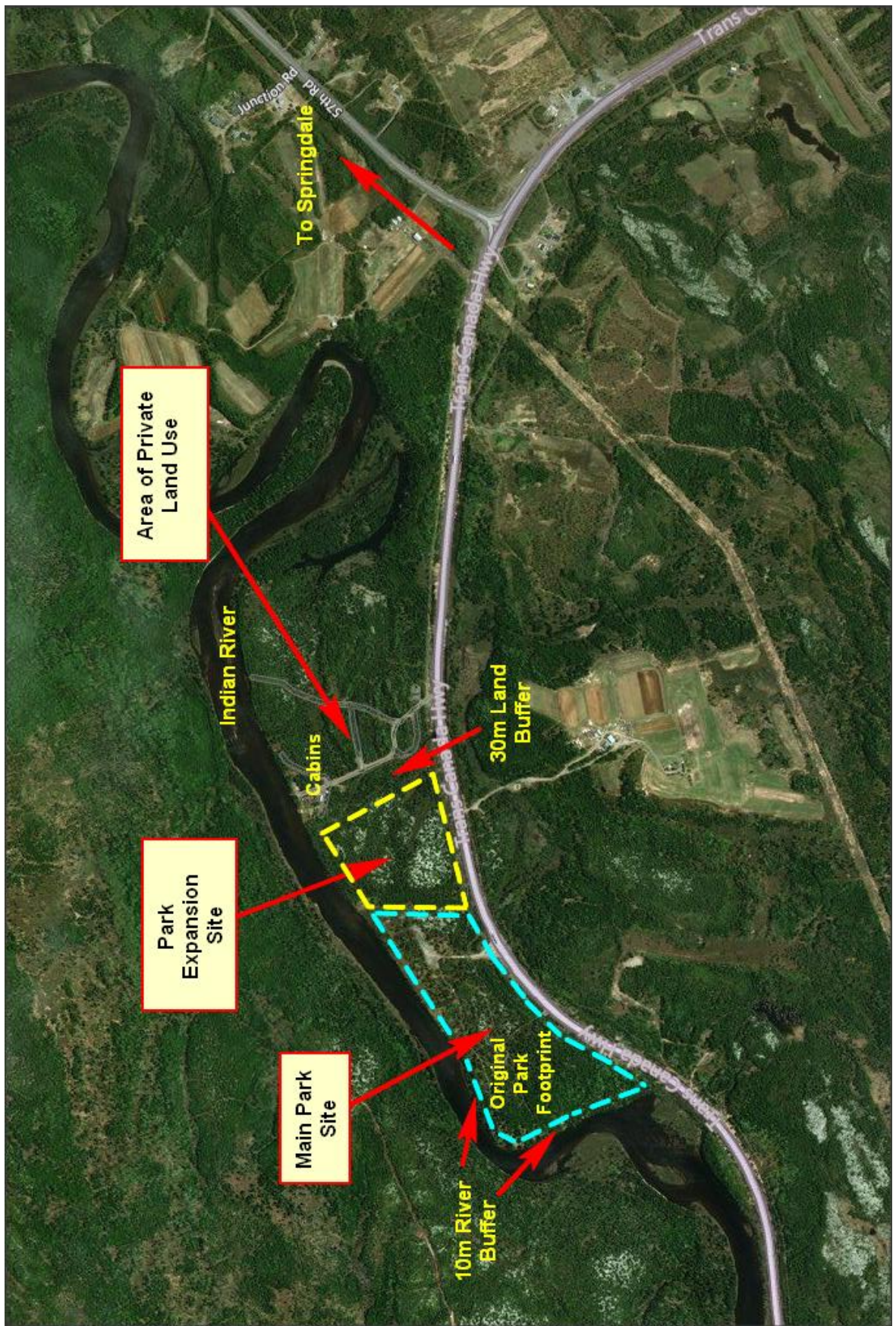


Figure 2. Aerial view of the Park Site relative to Springdale Junction.

Physical Features:

The Phase-1 main park site is approximately 625 meters long by 225 meters wide. The area of the planned park expansion of Phase-2 is east of and adjacent to the main site and is approximately 300 meters long by 300 meters wide.

Both the Phase-1 and Phase-2 areas of land are bounded on the north and to the west by the Indian river; to the east by an area of land containing cabin lots; and to the south by the Trans-Canada highway.

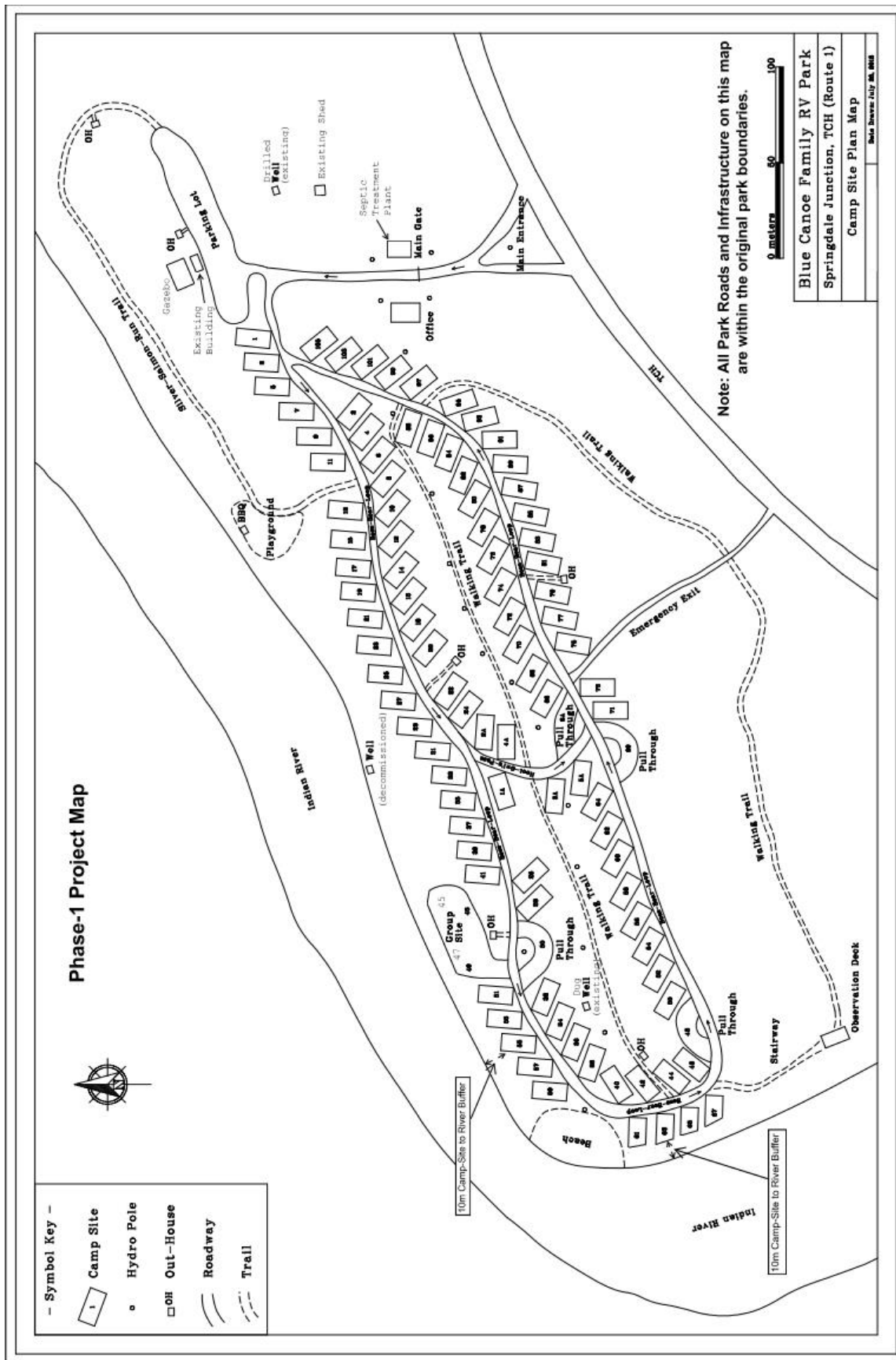


Figure 3: Plan Map for Phase-1 Main Park Camp-Sites (original park footprint)

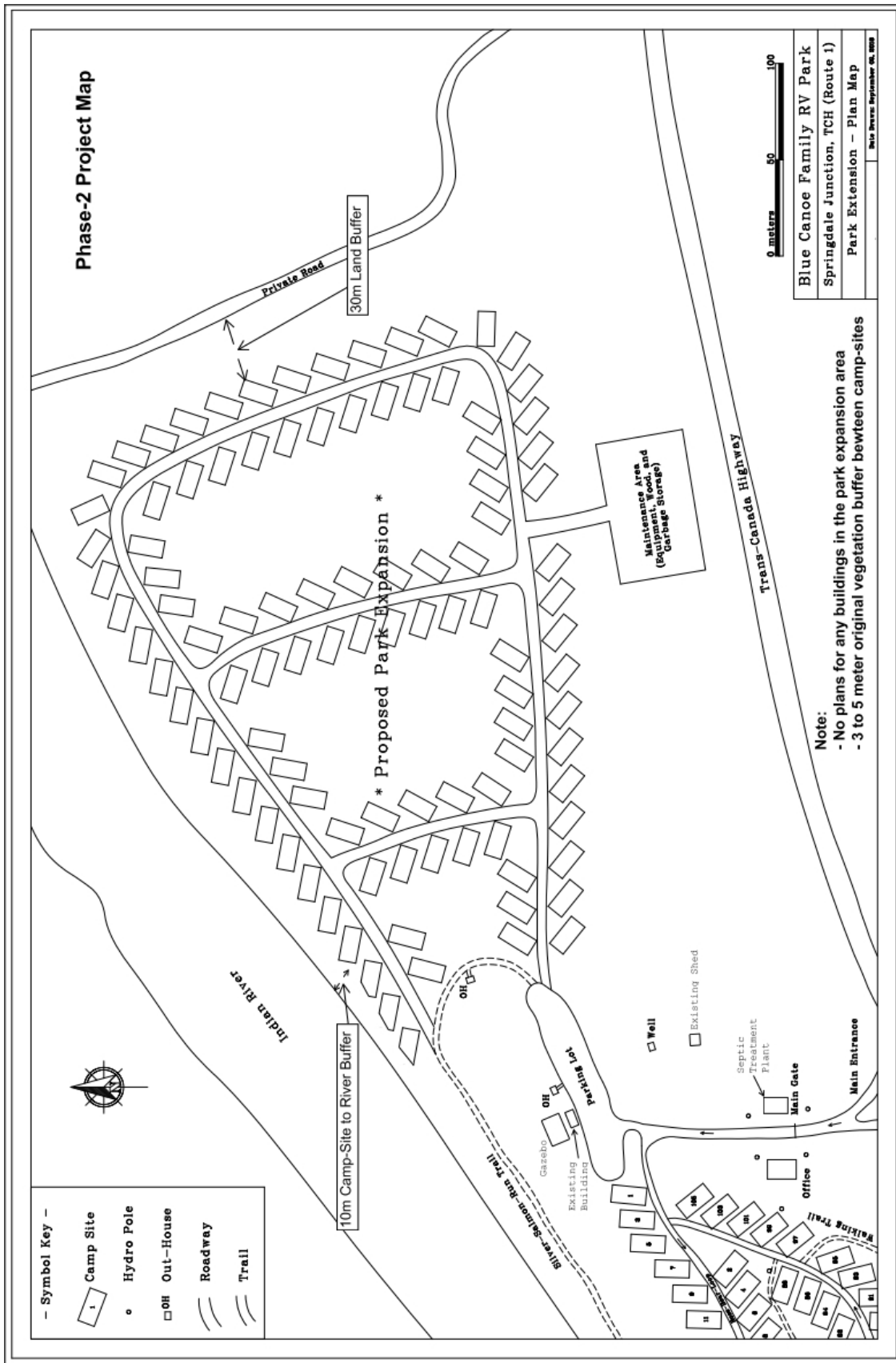


Figure 4: Plan Map for Phase-2 Park Expansion Camp-Sites (east of Phase-1 park area)

Climate and Wildlife:

The park site and surrounding area are part of the Northcentral Subregion ecosystem, one of several Ecoregions in Newfoundland; and has higher summer maximum temperatures, lower rainfall and higher fire frequency than anywhere else in Newfoundland. The subregion for the most part exhibits a rolling to undulating topography that is below 200m in elevation. Pure Black Spruce forests and Aspen stands dominate this area with lesser amounts of Balsam Fir and Paper Birch.

There are also local areas covered by poor sandy till over glacio-fluvial deposits and outwash deposits along some of the major river systems such as the Terra Nova, Exploits, and Indian Rivers.

Wildlife in the area is characteristic to Newfoundland and includes large game such as moose and caribou. Black bear, lynx, red fox, and coyote also form part of the wildlife in the area.

The Indian River forms the northern park boundary and is also a registered salmon river.

b) Construction:

The upgraded former provincial park site (Phase-1 Project – completed) and the proposed park expansion (Phase-2 Project – pending Capital Funding acquisition) will have similar construction activities. This includes park road upgrading using heavy equipment, camp site and parking lot upgrading, new building construction, washroom or outhouse upgrading and construction, shower facilities, sewer disposal, garbage collection and disposal, and electrical distribution system upgrading (power line installation). Approximately 1.5 km of the 2 km park road system was upgraded during the Phase-1 project.

Infrastructure upgraded or newly constructed as part of Phase-1 of the project on the main park site included a main gate, registration and office building, parking area, a total of 108 camp sites, access roads, multiple outhouses, hiking trails, playground area, beach area, power line, and water-supply wells (see Figure 3). Figure 3 shows the original park site after the completion of the Phase-1 work. Major park infrastructure built or newly installed by JSR Holdings include the septic treatment plant, office building, and gazebo.

Work completed before the lease transfer includes:

- Boss Bear Loop road upgrade
- Areas of land along Boss Bear Loop road
- Hydro line clearing and power pole installation
- Parking lot upgrade

Infrastructure that is original includes:

- Walking trails
- Observation deck
- Emergency exit
- All Outhouses
- Main entrance to park

The Phase-2 park expansion site is planned to have an additional 100 camp sites along several site access roads; and similar support infrastructure as per the main site (see Figure 4). An equipment lay-down area is also planned. The area of land to the east of and adjacent to the planned Phase-2 park expansion shows minor development which includes an access road from the Trans-Canada highway leading to private cabin lots. A 30-meter buffer will be established between this area and the park land. Normal park operations will have no impact on this adjacent land.

Note that the original map files for Figures 3 and 4 are attached to this report document as an addendum for larger scale printing and easier review.

Washrooms existing in a comfort station will utilize the Advanced Enviro-Septic Wastewater Treatment System; installed and approved under Registration #BA15727. An RV dumping station will also utilize the Enviro-Septic System; and accommodate the disposal of grey water.

Newfoundland Hydro has installed the required powerlines (completed in 2016) as per the regulations matching the powerline in the existing park.

Subsequent park construction activities after the completed Phase-1 work will be completed over a three-year period as follows:

- Year One will begin on May 1st of 2019 and end on November 30th of 2019.
- Year Two will begin on May 1st of 2020 and end on November 30th of 2020.
- Year Three will begin on May 1st of 2021 and end on November 30th of 2021.

Potential airborne-pollutants will include emissions from heavy equipment used in construction work (excavator, dump truck, and front-end loader). The amount of emissions will conform to the equipment manufacturers and Canadian Emission Standard guidelines.

All fuels will be stored in approved storage tanks with spill kits to be kept on site and readily available. No fueling of equipment will take place within 30 meters of any body of water or river.

All garbage produced from construction activities will be transported to the local waste disposal site.

The discharge of silt and sediment into any body of water or river will be prevented by installing approved silt screens in any area of construction the creates silted and flowing water.

c) Operation:

The operational camping season for the Park will officially run from the May 24th holiday weekend until just after the Labour Day weekend in September. However, if there is a request to stay in operation for any length of time after the Labour Day weekend this will be considered, and a final decision will be based on weather conditions and demand.

The park is nature-themed with plans to promote a respect for nature, wildlife, and the environment in general. Environmentally themed children and family activities are planned. Nesting sites will be built, protected, and maintained for various bird species. No clearing of land will be done during bird nesting seasons.

All sewer and grey water will be dumped into the Enviro-Septic System; and collected and removed using the services of an approved septic-waste disposal company. This specific septic system is more costly than other similar systems but takes up one quarter of the land area compared to other systems which will lessen the environmental impact.

There are three existing water wells on the property – the well on the western side of the park is a dug well, the well on the eastern side of the park is a drilled well, and the well close to the river is decommissioned.

Garbage collection will be conducted daily from camp sites and sorted to retrieve the recycling with the remainder to be trucked to the local waste management site. Plastic bags and bottles will not be sold in the park; only aluminum cans and paper bags will be sold from our canteen with a full recycling program to be put in place.

A special parking area will be provided for salmon fishers so as not to interrupt local fishing practices. The park will be fully equipped with security measures to detect and deter any potential poaching activities or environmental abuse in the area.

As a rule, no all-terrain-vehicles will be permitted to operate within the park boundaries; this practice will lessen both noise and air pollution.

Resource Conflicts from Construction and Operation:

- a) **Vegetation:** the original vegetation, trees, and landscape will be maintained wherever possible during construction activities. Fruit trees, flowers, and other species of vegetation have been planted to attract wildlife and encourage them to flourish (including bees and butterfly species). Vegetation has been planted between camp-sites in areas where no vegetation existed previously.
- b) **Fish Habitat:** a 10-meter buffer will be maintained between any development and the Indian River, to ensure a minimal effect on the Indian River fish habitat. This 10-meter buffer was a recommendation from the Department of Fisheries and Land Resources; and was the same as that used in the original park. Camp sites closest to the Indian River are the same size and location as those in the original park – they have only been upgraded.

- c) Mammals and Waterfowl: park development is anticipated to have minimal effect on the local animal or waterfowl population. It is intended that the Park will be a nature theme park where the local animal population will be protected and encouraged to populate; keeping all activities and construction free and clear of any nests or dwellings of birds and animals. It should be noted that land was already cleared by the previous owner before being transferred to us in 2018 which greatly lessened our environmental impact.

- d) Human Activity: all vegetation will be protected and preserved along river banks by using the existing walking trails in the original park area to reduce foot-traffic damage. Cutting or destroying any vegetation will not be permitted within park boundaries. During construction activities any vegetation clearing will be monitored with the intent to keep clearing to a minimum.

d) Occupations:

Construction personnel required for the Phase-1 park development consisted of:

- 2 labourers
- 2 equipment operators
- 1 electrician
- 1 project manager

The daily operation of the park will require the following personnel:

- 2 store / office clerks
- 2 maintenance persons
- 1 activity planner
- 1 park manager

Park operational personnel will be employed from May 20th to September 15th.

Any required construction personnel will be employed from approximately May 1st to November 30th of each season.

All hiring of employees will be done directly by the park owners and will be open to both male and female applicants of all legally employable ages.

APPROVAL OF THE UNDERTAKING:

Phase-1 of the park project was completed with all required approvals and permits in place. The following lists the main permits, approvals, or authorizations that were obtained to allow the project to proceed:

- Approval for the Project: Minister, Department of Municipal Affairs and Environment (Park License Approval Letter - attached in Appendix 1)
- Certificate of Environment Approval and Certificate of Approval for construction-site drainage: Water Resources Division, Department of Municipal Affairs and Environment
- Highway Access Approval: Roads and Highways Division, Department Transportation and Works

Other various approvals that were obtained (but not included in the report) include the following Licenses, Permits, & Registrations, Service NL:

- Approval under the National Building Code of Canada
- Approval under the National Fire Code of Canada
- Building and Accessibility Design Regulations (Park Office Approval Letter - attached in Appendix 2)
- Permit to Construct (Septic Wastewater System Permit – attached in Appendix 3)
- Approval to erect private signs
- Electrical permits

SCHEDULE:

The initial park opening and first year of operation is planned to commence on May 1st, 2019 pending approval of all required permits for park operation.

FUNDING:

The Park Project is privately funded by Joy Barker and Brad Watkins and is not dependent on any loan or grant from any government agency; with a total estimated cost of \$1,000,000.

Signature of Chief Executive Officer

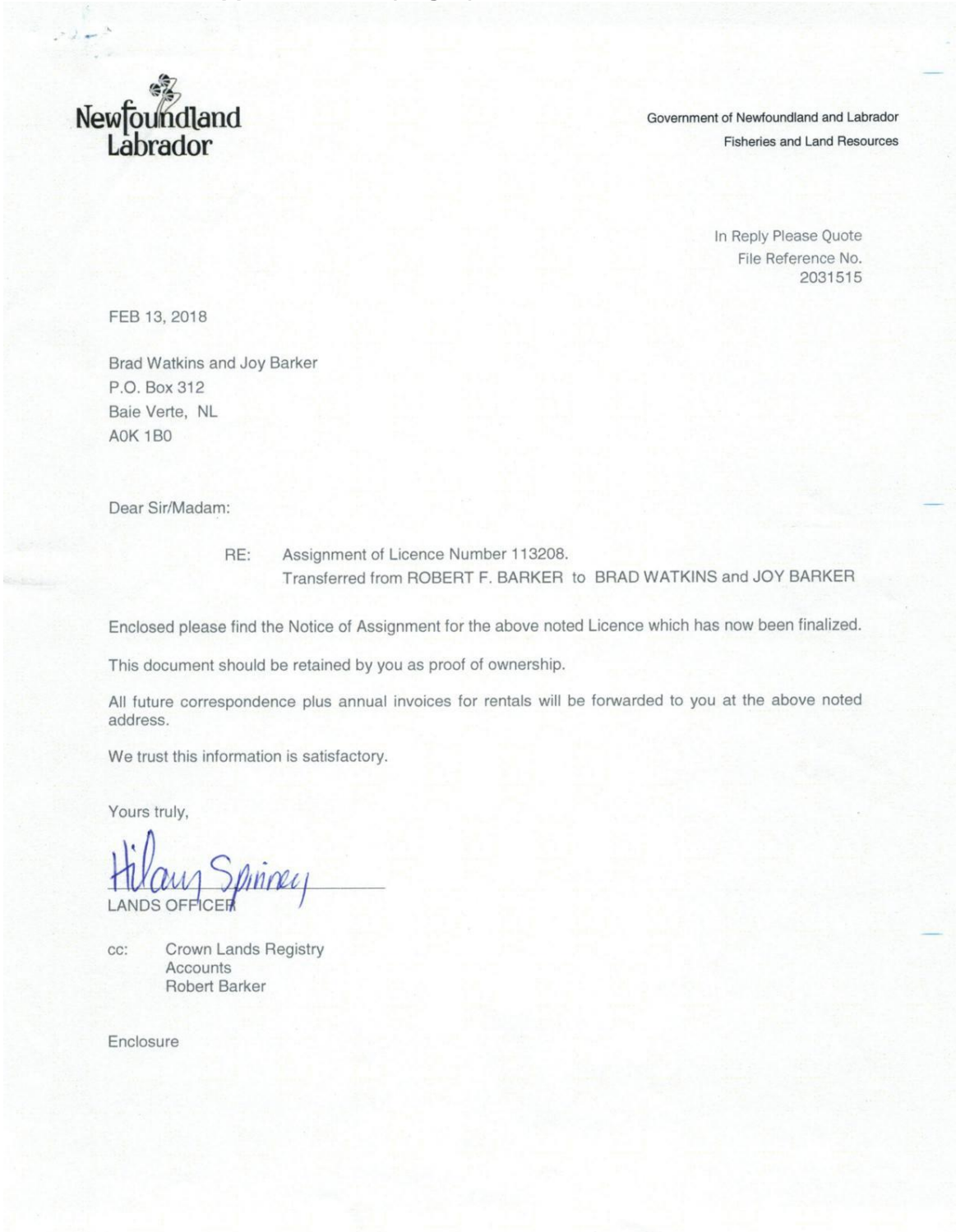
Date

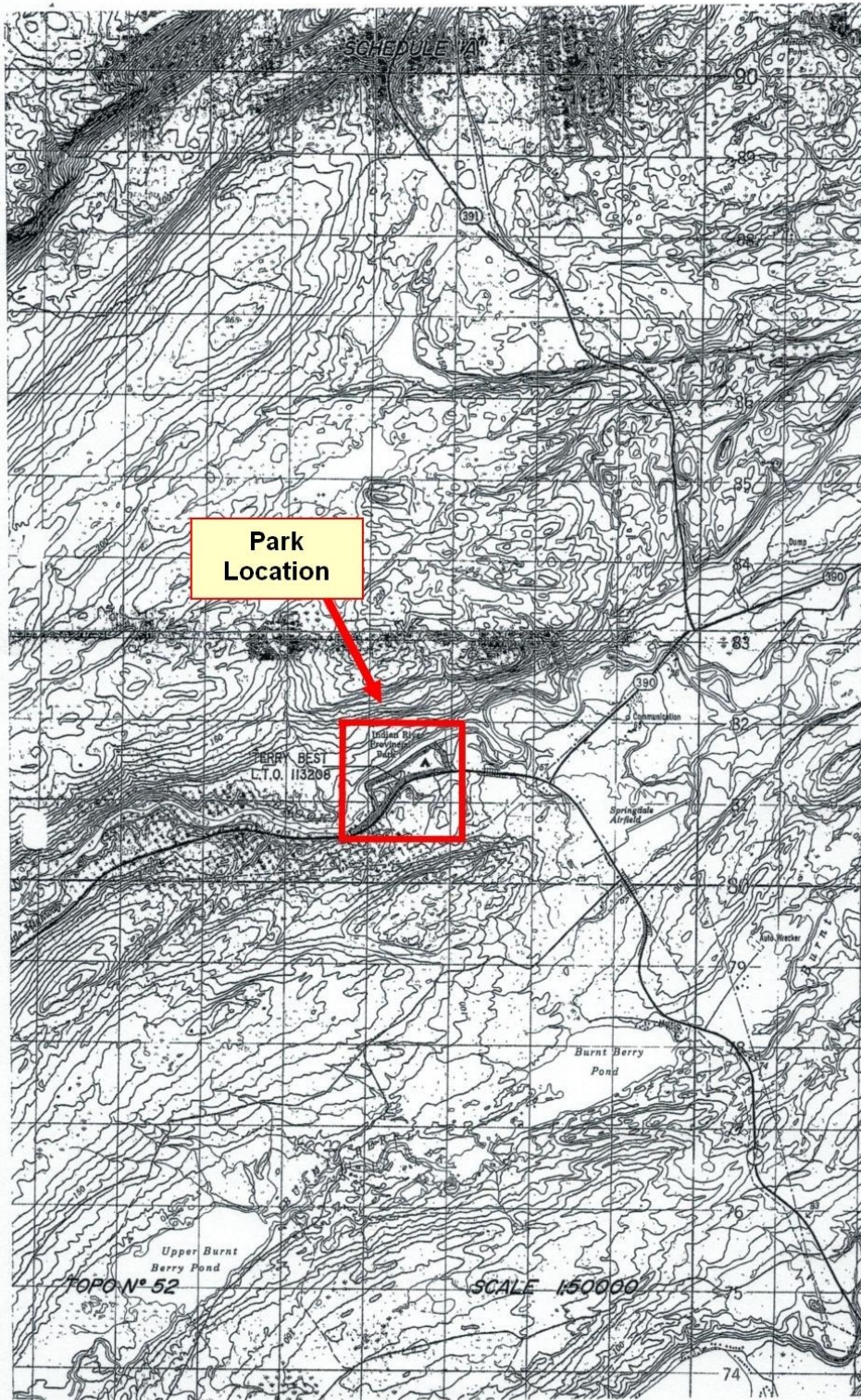
Signature of Chief Executive Officer

Date

APPENDICES:

1. Park License Approval Letter (Page1):





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SCHEDULE "A-1"

All that piece or parcel of land being the former Indian River Provincial Park situate and being at Indian River, in the Electoral District of Windsor-Springdale, being more particularly shown on Schedule A attached hereto (which Schedule forms a part of this Licence to Occupy).

Containing an area of 36.25 hectares, more or less.

SCHEDULE B

1. The Licence does not authorize the Licence Holder to enter upon private land, to dispute private claims to land, or to obstruct any public right-of-way.
2. The Licence does not convey the right to extract any minerals including, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, peat, coal, natural gas, petroleum or salt from or under the said parcel of land.
3. The Licence Holder shall pay and discharge all taxes and charges that may be levied by any Municipal, Provincial or Federal authority on or in respect to the land and premises.
4. The Licence Holder shall indemnify and save harmless the Minister against any loss, cost or damage resulting directly or indirectly from the Licence Holders use or occupation of the land.
5. The Licence Holder shall display on the site and in a conspicuous manner a sign containing the Licence number.
6. The Licence is subject to the condition that the land shall be holden upon, under and subject to all other regulations and conditions of the **Lands Act**, Chapter 36, of the Statutes of Newfoundland, 1991, as amended and to such regulations as are now in force or which may at any time hereafter be made by law.
7. Should the Licence Holder, the heirs, executors, administrators and assigns default in the performance of any of the provisions herein contained, the Minister may give thirty (30) days notice for the termination of this Licence, and upon the expiration of the thirty days, this Licence shall cease and the Licence Holder shall forthwith vacate the land.
8. The Crown will not be liable for improvements carried out on the land in the event the Licence is cancelled or not renewed.
9. If for any reason the Licence is cancelled or not renewed, any property remaining on the site 90 days after the expiration or cancellation of the Licence shall become vested with the Minister to be disposed of as the Minister sees fit.
10. The failure of the Crown to insist upon strict performance of any of the covenants and provisos contained in this Licence shall not be deemed a waiver of any rights or remedies that the Crown may have or a waiver of any subsequent breach or default.
11. The Licence Holder shall permit access to the land at all times by Officers authorized by law or by the Minister.
12. The issuance of a grant pursuant to this Licence for Occupancy is not permitted.
13. The Licence Holder is not permitted to access the site by All-Terrain Vehicles except in accordance with the Motorized Snow Vehicles and All-Terrain Vehicles Regulations. Contravention of the regulations shall constitute grounds to revoke the Licence.
14. The Licence Holder must preserve and protect any beach, as defined by the Quarry Materials Act, contained within the boundaries of the property herein licensed in a natural and pristine condition save for any structures that must be erected to conform the plans mentioned in Section 1 of Schedule C hereof.
15. The issuance of this Licence does not commit Government to the issuance of a Licence for purposes of constructing a designated access trail pursuant to the **Lands Act** the Motorized Snow Vehicles and All-Terrain Vehicles Regulations.
16. This Licence shall be governed by and construed in accordance with the laws of the Province of Newfoundland.

SCHEDULE C

1. The property herein licensed is to be used solely and exclusively in accordance with the proposal submitted by the Licence Holder to, and on file with, the Minister of Government Services and Lands in response to a request from that Minister for proposals relating to the divestiture of former provincial park lands and park assets, which request was dated March 8, 1997, and the Licence Holder must comply with all development timelines, including all capital investment deadlines, and all service standards set out in that proposal.
2. The area occupied must not exceed 29 hectares.
3. In accordance with Section 7 of the Lands Act there is reserved out of the lands hereby licensed all lakes, rivers, ponds and saltwater bodies together with the lands underneath the said waterbodies and a strip of land not less than 10 metres wide around and adjoining all such waterbodies.
4. The Licence Holder must establish visible boundary lines and erect wooden posts and stakes at the corners to clearly show the area occupied.
5. No permanent structures are to be erected on the site without the prior written approval of the Minister.
6. Disposal of garbage on the surface of the ground or underwater is not acceptable. It must be disposed of at an approved waste disposal site.
7. The Licence Holder hereby agrees that upon cancellation or non-renewal of this Licence, the land shall be restored to a condition satisfactory to the Minister **AND**, if the Licence Holder fails to restore the lands to a satisfactory condition, the Minister may do so and the costs incurred by the Minister in taking this action shall be a debt due the Crown by the Licence Holder.
8. The Licence Holder must comply with all regulations as may be in effect to prevent the start of forest fires and all structures must be equipped at all times with a fire extinguisher in serviceable condition.
9. That the Licence Holder hereby acknowledges that all improvements and structures existing upon the land at the time of signing and execution of this Licence may be used by the Licence Holder for the purposes as set out in Clause 1 above and shall be on an as is where is basis only and no expressed or implied warranty as to the condition, suitability or useability of any structures, improvements and land is provided by the Minister under this Licence.
10. The Licence Holder shall at all times permit any person or persons authorized by either the Provincial or Federal Government to carry out scientific research access to an occupation of any portion of the property herein licensed in the manner and to the extent authorized by the Provincial Government. Such authority may include the erection of temporary structures on the said property.
11. The Licence Holder is advised that the terms of this Licence require the proponent to submit to the Cultural Heritage Division, any plans for development which may involve ground disturbance. It has been determined that this area has archaeological potential and may require a Stage I Historic Resource Impact Assessment before any development can proceed. Impact Assessments follow strict guidelines and must be carried out by a qualified archaeologist. All archaeological sites and artifacts are protected under the Historic Resources Act (1985). Should you have any questions please contact Martha Drake at (709)729-2462 or Ken Reynolds at (709)729-4303.
12. The Licence Holder shall be responsible for the protection of the weeping larch stand growing within the boundaries of the herein described land from damage, disturbance or destruction.

2. Park Office Approval Letter:



Government of Newfoundland and Labrador
Service NL

July 4, 2018

File No. 11948

JSR Holdings Inc.
P.O. Box 312
Baie Verte, NL
A0K 1B0

Attention: Brad Watkins/Joy Barker

Re: Plans – Proposed New Building – Convenience Store/Comfort Station – Trans-Canada Highway, Springdale, NL

Dear Brad/Joy,

We acknowledge receipt of plans and other information pertaining to fire and life safety and buildings accessibility for the above project. Our comments for each aspect of review are as follows:

FIRE & LIFE SAFETY

We have reviewed the plans and FC/NBC form and found them generally acceptable. However, at the time of construction, you must ensure that the following items are included:

1. The material to be used as an interior finish (wall and ceiling assemblies) shall have a flame spread rating not to exceed 150. It is recommended that brick, concrete block, 9.5mm gypsum board, 11mm plywood (good one side or select grade), or a "ULC" approved and listed panelling be used. Concrete walls need not be covered with a material previously mentioned, but may be covered with a water based paint.
2. In accordance with Chapter 7 of the Life Safety Code, where the exit door is not immediately apparent from all portions of the floor area, exit light signs shall be installed in accordance with Chapter 7.
3. That emergency lighting shall provide in accordance with Chapter 7 of the Life Safety Code. Emergency lighting shall provide not less than 90 minute duration and shall be extended to include all exterior access to the public way.
4. That portable fire extinguishers shall be installed, maintained and inspected in accordance to the requirements of NFPA-10, "Portable Fire Extinguishers".
5. That Exit Doors be installed in accordance with Chapter 7 of NFPA 101, The Life Safety Code. Exit doors shall swing in the direction of exit travel. In addition, if the occupant load of the facility exceeds 100 persons, all exit doors shall be equipped with panic hardware and an exit sign. Over-head bay doors are not considered to be exits.
6. That the underside of the floor assembly between floors including load-bearing walls, columns and arches shall have a fire resistance rating not less than 45 minutes in accordance with the National Building Code of Canada,
7. That stair design including handrails, guards, rise and run are installed in accordance Chapter 7 of the Life Safety Code.
8. That the proposed Utility Room and Laundry Room be fire rated. The walls shall be constructed using 15.9mm fire rated gypsum board on both sides of the stud wall. The ceiling shall also be covered with one layer of 15.9mm fire rated gypsum board. Interior access door to this room shall be 45 minute fire rated and "ULC" listed and tagged. These doors shall be installed in steel frames and equipped with a heavy duty self-closing device and a positive latch.
9. That the building be located on the property in accordance with Subsection 9.10.14 of the National Building Code of Canada. If the limiting distance requirements can not be provided then the exposed building face shall be constructed in accordance with Article 9.10.14.5.

3. Septic System Permit:



Government of Newfoundland and Labrador
Service NL

PERMIT TO CONSTRUCT

File No. 1301

Pursuant to the *Water Resources Act, 2002 cW-4.01 Section(s) 36*

Date: 1 November 2018

Approval No. SS18-111301

Owner: Brad Watkins
P.O Box 312
Baie Verte, NL A0K 1B0

Attention: Mr. Watkins

**RE: NEW ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM – 100 SITE RV PARK –
BAIE VERTE, NEWFOUNDLAND AND LABRADOR**

Approval is hereby given for the construction and installation of an Enviro-Septic wastewater treatment system as detailed in an application package submitted to this office on 3 August 2018.

This approval does not release the proponent from the obligation to obtain appropriate approvals from other concerned provincial, federal, and municipal agencies.

This approval is subject to the terms and conditions indicated in Appendix A (attached).

Upon completion of work the attached Completion Report (see Appendix B) is to be signed by the owner or a representative and returned to this office.

It should be noted that prior approval of any significant change in the design or installation of the proposed works must be obtained from Service NL.






Failure to comply with the terms and conditions will render this approval null and void, place the proponent and their agent(s) in violation of the *Water Resources Act, 2002 cW-4.01*, and make the proponent responsible for taking any remedial measures as may be prescribed by this Department.

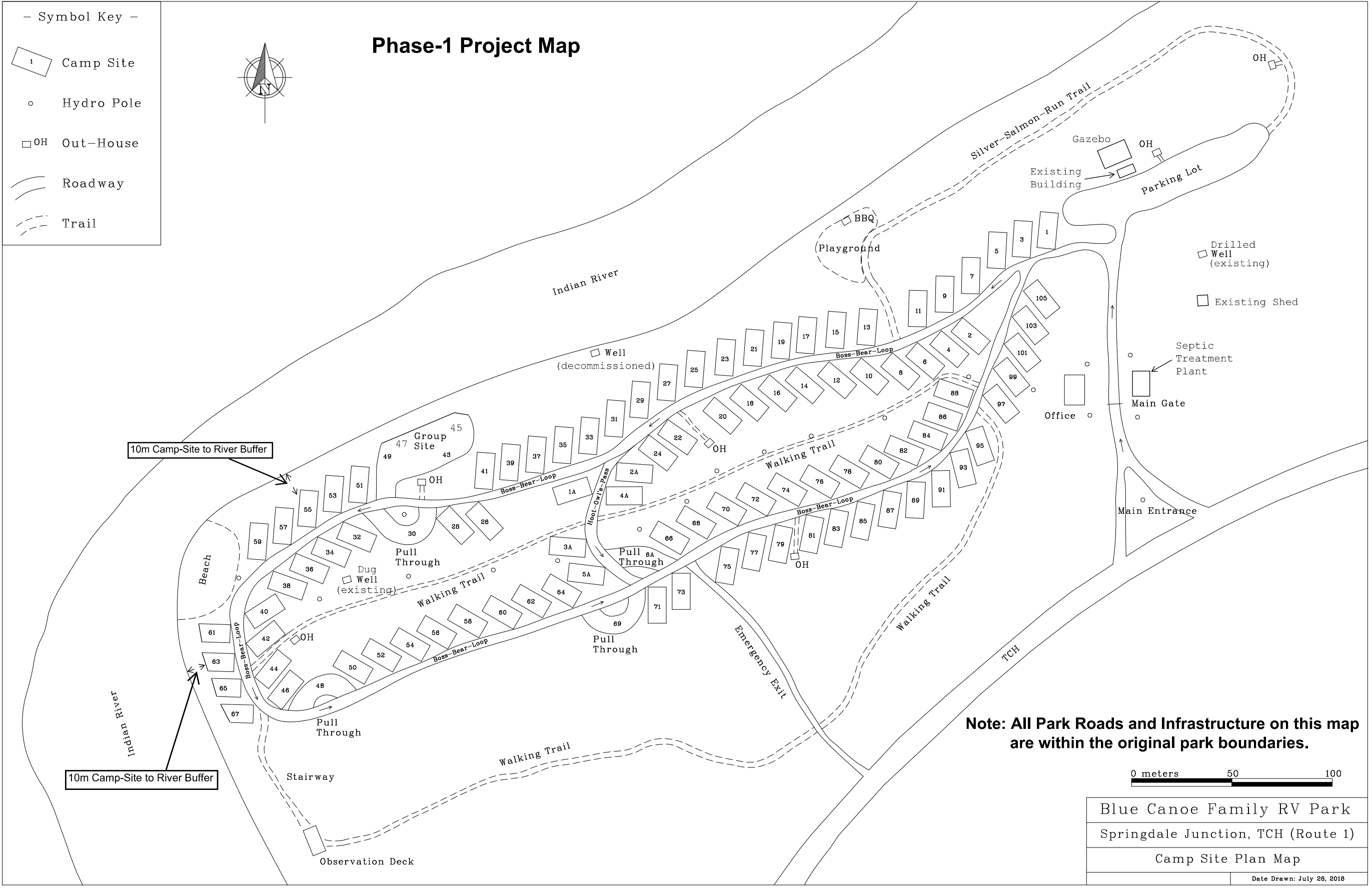
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MINISTER

4. Park Camp Site Plan Maps Attached (as per Figures 3 and 4)

Phase-1 Project Map

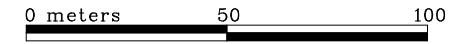
- Symbol Key -
-  Camp Site
 -  Hydro Pole
 -  OH Out-House
 -  Roadway
 -  Trail



10m Camp-Site to River Buffer

10m Camp-Site to River Buffer






Note: All Park Roads and Infrastructure on this map are within the original park boundaries.

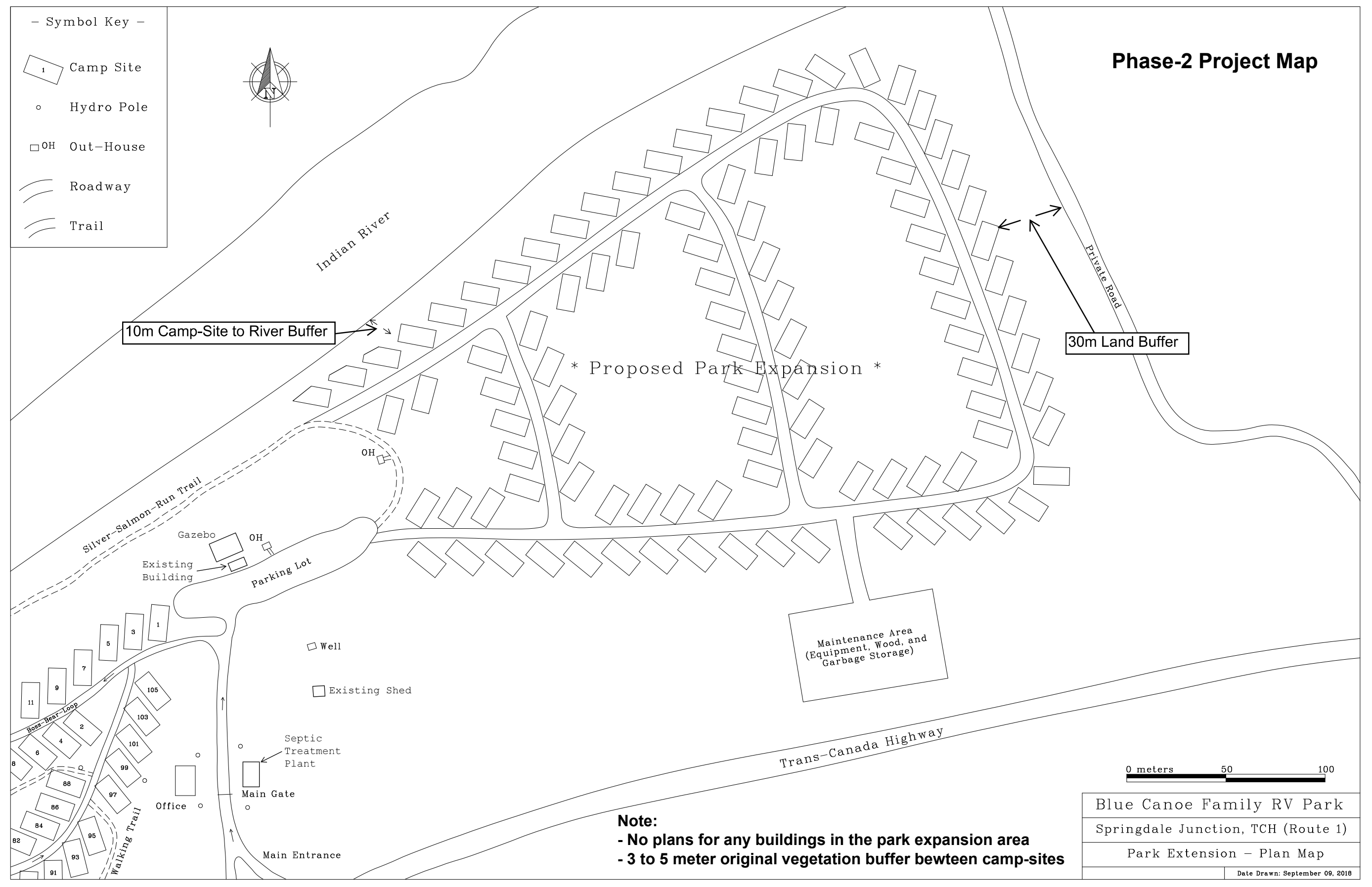
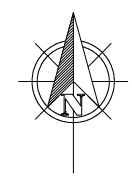


Blue Canoe Family RV Park
 Springdale Junction, TCH (Route 1)
 Camp Site Plan Map

Date Drawn: July 26, 2018

Phase-2 Project Map

- Symbol Key -
-  Camp Site
 -  Hydro Pole
 -  OH Out-House
 -  Roadway
 -  Trail



10m Camp-Site to River Buffer

30m Land Buffer

* Proposed Park Expansion *

Maintenance Area
(Equipment, Wood, and
Garbage Storage)

Note:
 - No plans for any buildings in the park expansion area
 - 3 to 5 meter original vegetation buffer between camp-sites

0 meters 50 100

Blue Canoe Family RV Park
 Springdale Junction, TCH (Route 1)
 Park Extension - Plan Map

Date Drawn: September 09, 2018