

Carmanville Amusement Park

CARMANVILLE AMUSEMENT PARK

APPENDIX

NAME OF UNDERTAKING PAGE: 1

PROPONENT (i) Name of Corporate Body PAGE: 2

(ii) Address

(iii) Chief Executive Officer

Name:

Official Title:

Address:

Telephone Number

(iv) Principal Contact Person for purposes of environmental assessment:

Name:

Official title:

Address:

Telephone Number:

THE UNDERTAKING: PAGE: 3

NAME (i) Name

(ii) Purpose / Rationale/ Need

DESCREPTION OF UNDERTAKING PAGE: 4

GEORGRAPHICAL LOCATION PAGE: 5

IMAGE

PAGE: 6

IMAGE PAGE: 7

IMAGE PAGE: 8

PHYSICAL FEATURES PAGE: 9

CONSTRUCTION: Proposed Date PAGE: 10

Construction PAGE: 11

OPERATION: PAGE: 12

OCCUPATION CODES: PAGE: 13

ESTIMATED COST: PAGE: 14

FUNDING & MATERIAL: PAGE: 15

IMAGES (DOCS) PAGE 16

IMAGES (DOCS) PAGE 17

IMAGES (DOCS) PAGE 18

IMAGES (DOCS) PAGE 19

Proponent Name and address

Carmanville Amusement Park

Carmanville NL A0G 1N0,

Geographical Location Route 332

Address and location: Carmanville NL located on Noggin Cove Head Road

No Specific civic number assigned as of yet.

Chief Executive Officer: Lloyd W Parsons

Owner Operator

P.O Box 158

Carmanville NL A0G 1N0

398 Main Street

Tel: 709-534-7002

lloydwparsonsskyline@outlook.com

Principal Contact: Della Parsons

219 Main Street

Carmanville NL A0G 1N0

709-534-6175

Dellaparsons76@live.ca

Business Overview: Purpose/Need for undertaking

This amusement park/camping ground has been an idea of mine now for the past few years, talking among people within the community and surrounding area, friends, suggest it's a great plan and I should proceed with my idea. And feel that it's an idea and proposal that everyone can benefit and take use of.

My business overview consists of an:

Amusement Park

Campgrounds (tents and trailer lots) water and electricity lots

It will consist of a playground area for kids to enjoy, such as swings climbing apparatus, see saw

It will also consist of a heated outdoor swimming pool for all ages, splash pad

Train ride that seat 50 people

Petting zoo: Horse rides
 Hay rides
 Train ride
 Goats
 Bunnies
 Ducks
 Horse petting

Monkey ropes

Go Kart

Cabin Rentals

Laundry Facility, Shower Facility, Canteen shop, Snack Bar, Office

Carmanville Amusement Park

This is a business tourism request, to be able to proceed with the foundation and building and completion and running an Amusement Park.

The purpose of the Carmanville Amusement Park: is to provide Carmanville and surrounding areas with a park that people of ages can enjoy themselves and entertain their family and friends away from their home, this will bring tourism to our community and surrounding areas. It also will provide employment to employees seasonal and some all year round employment. Right now our town has very little tourism attraction to offer, and under these circumstances. I feel this is a great opportunity and everyone can benefit from including the locals and visitors.

At this time we are looking for approval to proceed with the business set up

Thank you

Geographical Location: (Please see the attached maps)

Carmanville Route 330

Nearest access road is Carmanville Tower Road, and Carmanville main road and Noggin Cove Head gravel road.

Size of the park will be approx. 33.9 hectares

Carmanville has a population of approx. 1000 people along with many other surrounding communities such as Noggin Cove, Fredericton, Davidsville, Main Point, Aspen Cove, Ladle cove, Musgrave and Gander bay,

This amusement park will benefit everybody in some kind of positive way.

Offer a place for families of all ages to entertain and enjoy outdoors with the family .safe and pleasurable

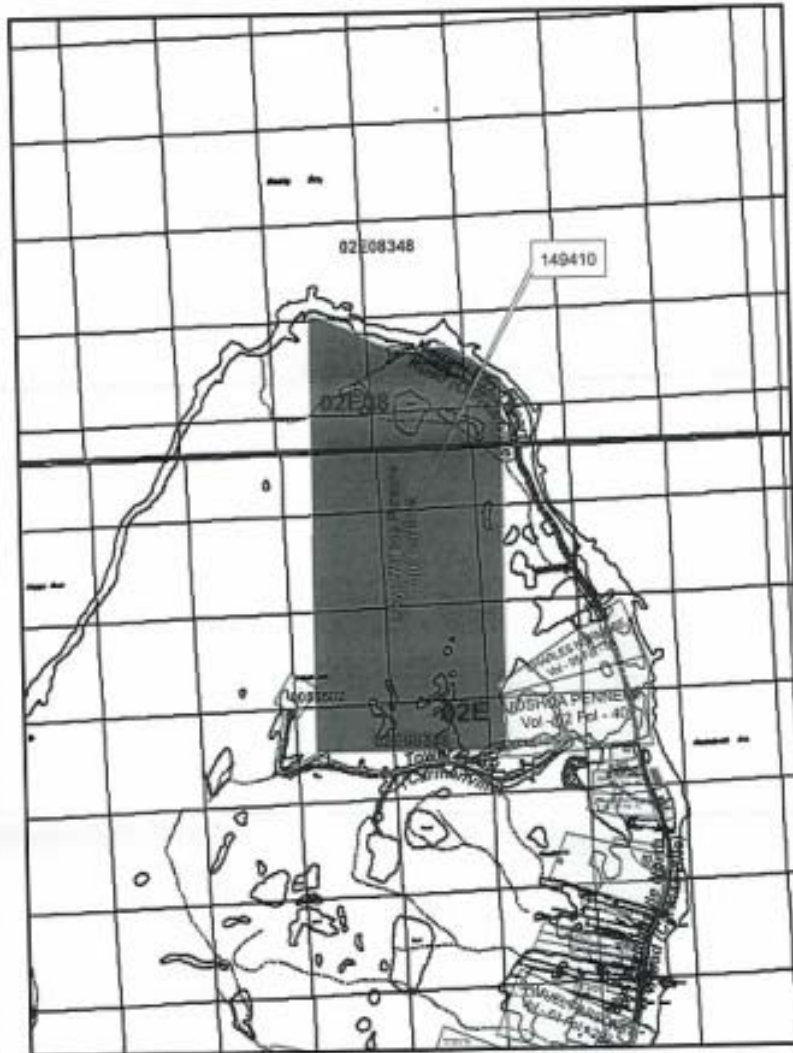
It will bring tourism to our community

This will be a main attraction within our community and the surrounding communities itself,

Right now our community has very little to offer its people and tourist, and feel this is a Positive way to start,

It will offer visitors or tourist a place to stay, to enjoy sit and relax whether it's at a campsite. Or just enjoy the activities this will offer Cabin rental, petting zoo, horse ride, hay ride

**Government of Newfoundland & Labrador
Department of Municipal Affairs**



NOTE TO USERS

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

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

The boundary lines shown are intended to be used as a guide to the accuracy of the plan is not sufficient for measurement purposes and does not guarantee title.

Users taking any action or omission on this map should be advised to contact the Crown Titles Mapping Section, Herby Building, Higgins Lane, St. John's, Newfoundland.

Users taking any action or omission on this map should be advised to contact the Crown Titles Mapping Section by telephone at 709-551-1111. Some data 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 suits of nature arising and loss, injury, damages and costs (including claims or demands for any violation of copyright or trademark provisions) arising out of any missing or inaccurate Crown Land data, 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.

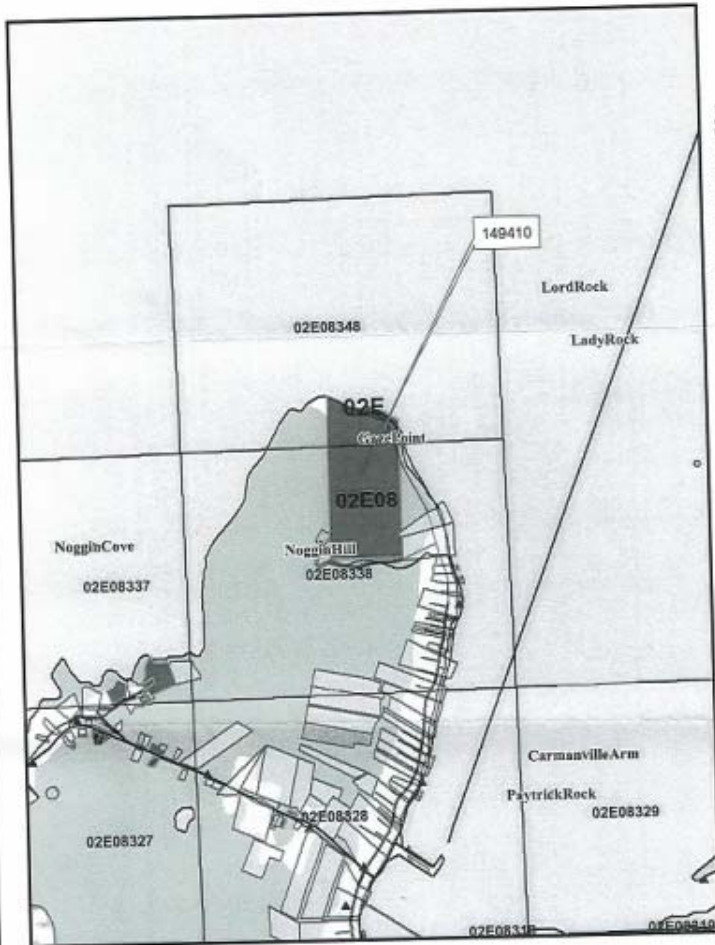
For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2350
Gander - 256-1400
Clareville - 466-4074
St. John's - 729-2654
Goose Bay - 893-2488



Crown Lands Division

Scale 1:10,000
Compiled on March 03, 2016

Government of Newfoundland & Labrador
Department of Municipal Affairs



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

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

Users finding errors or omissions can contact the Crown Titles Mapping Section by telephone at 729-0001. Some sites 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 causes of actions (including any loss, injury, damages and matter including costs or demands for any violation of copyright or intellectual property) arising out of any copying or reproduction of Crown Land files, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 258-1400
Clareville - 466-4274
St. John's - 729-2634
Goose Bay - 896-2488

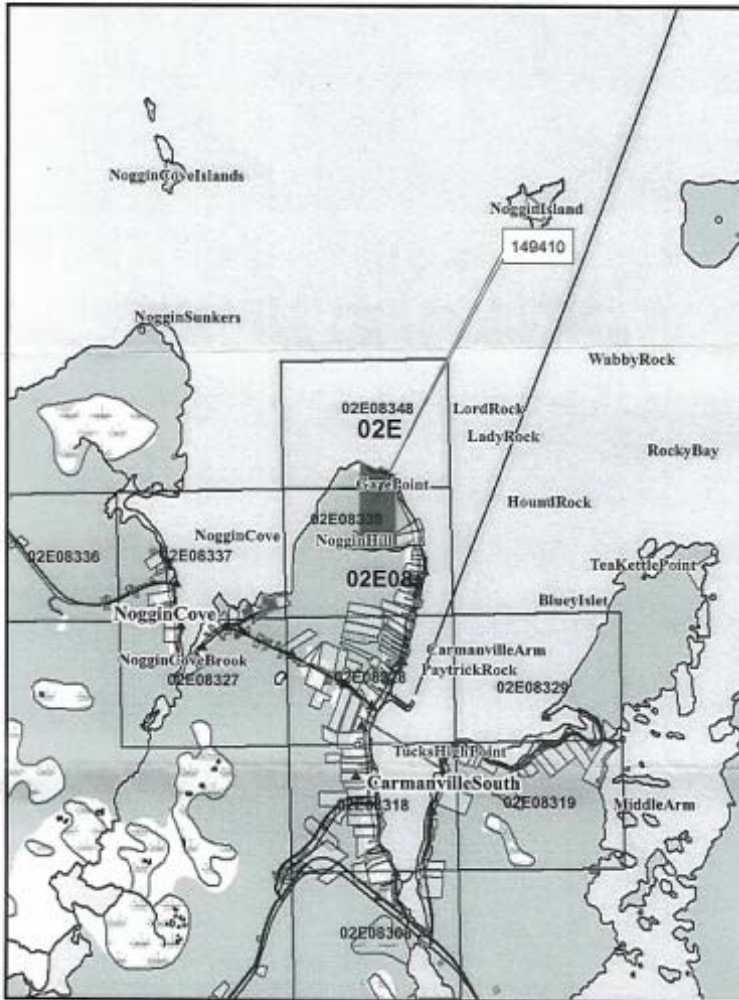


Crown Lands Division

Scale 1:24,000

Compiled on March 03, 2016

**Government of Newfoundland & Labrador
Department of Municipal Affairs**



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Users finding errors or omissions can contact the Crown Titles Mapping Section by telephone at 729-2061. 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 holds harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions arising in any way, injury, damages and costs (including claims 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 an kind as a result.

For inquiries please contact a Regional Lands Office.
 Corner Brook - 637-2390
 Gander - 256-1400
 Clarenville - 466-6074
 St. John's - 729-2654
 Goose Bay - 895-2488

Crown Lands Division

Scale 1:50,000

Compiled on March 03, 2016

Proposed date of Construction

Business Overview: Purpose/Need for undertaking

This amusement park/camping ground has been an idea of mine now for the past few years, talking among people within the community and surrounding area, friends, suggest it's a great plan and I should proceed with my idea. And feel that it's an idea and proposal that everyone can benefit and take use of.

My business overview consists of an:

Amusement Park

Campgrounds (tents and trailer lots) water and electricity lots

It will consist of a playground area for kids to enjoy, such as swings climbing apparatus, see saw

It will also consist of a heated outdoor swimming pool for all ages, splash pad

Train ride that seat 50 people

Petting zoo: Horse rides

Hay rides

Train rides

Goats

Bunnies

Ducks

Horse

Monkey ropes

Go Kart

Cabin Rentals

Laundry Facility, Shower Facility, Canteen shop, Snack Bar, Office

August 2019 would be the propose date of Physical construction and related activity on site, but could begin early if everything was a go.

This gives us time to receive approval of all parties involved, with a two week extension in between in case something should arise.

Solid waste and emissions

Water and sewer facilities would be installed Any Solid waste and emissions will be removed properly and in an effective and efficient way.

Water and Sewer will be provided and hooked up through the town

This amusement park will be using electricity which will be hooked up with Newfoundland power. Power and electricity poles and within range as of now.

Resource Conflicts:

No known resource conflicts, no other amusement park attraction

This amusement park will be put in place to benefit people, not take away

Construction and occupations:

This would consist of Carpentry, ground maintenance, landscaper electrician (journeys men), plumber, roofer, labour,

It will employe 15-20 people throughout construction

They will consist of

Carpenters: approx 5 and 1 certified Journeyman to oversee building construction

Landscaping 2 -3 for ground maintenance, planting, digging
And Laborers' approx. 5 in total

Plumbers 2

Roofers: Asphalt Roofing, COR certified employees

Please note that all the employee's will be hired for full time employment while the construction phase in is progress. (30- 40 hours per week)

Once established it will employ 10 people with possible extensions.
Seasonal and 2 employees - year round employment

Operational

This Park will be operational within the first phase of construction

Business Overview and Physical Features

This amusement park/camping ground has been an idea of mine now for the past few years, talking among people within the community and surrounding area, friends, suggest it's a great plan and I should proceed with my idea. And feel that it's an idea and proposal that everyone can benefit and take use of.

My business overview consists of an:

Amusement Park

73 Campgrounds in total

(33 Tent sites campground's) 40 trailer lots water and electricity lots

30 cabins that will consist of 14 one bedroom, and 16 two bedrooms, each will have a washroom with 3 piece bath. Mini fridge stove, woodstove, with room to expand

It will consist of a playground area for kids to enjoy, such as swings climbing apparatus, see saw, rope apparatus, splash pad, and go carts, duck pond, mini golf

It will also consist of a heated outdoor swimming pool and water slide, for all ages

Train ride that seat 50 people,

Petting zoo & Barn: Horse rides 5(horses in total)

Hay rides around the park

Goats

Bunnies

Laundry Facility, 3 washers 3 dryers

Shower Facility,

Mini Canteen, offer ice, pop, chips, bar, candies, soft serve, marshmallow's, wieners' sunblock, fly repellent,

Mini restaurant: (snack Bar) offer fries, wedges, hot dogs, hamburgers, sausages, squid rings, nachos and cheese, sandwiches'

Washroom facility: consist of 3men 3 ladies, two family,

Dumping station, recycle and household garbage

Service building & (office)

Approx. size is: 400 meters by 1200 meters

Construction Phase: Total Construction phase from start to finish. I am aiming would be completed within two years, from the start date of construction.

First year: Ground maintenance,

Water and sewer installation in specified areas

Electrical installed

Camp grounds,

Landscaping,

Approx. 10 to 15 cabins

Train set up

Petting zoo

Canteen

Service building

Playground apparatus

Office and service building

Hay ride trails, Water and sewer and electrical this should all commence within the first year of construction.

- **This can be operational within the first year (phase 1)**

Second year:

Approx 15

Laundry and shower facility

Small convenient shop

Swimming pool

Go karts

Mini restaurant,

Mini golf

Operation:

Carmanville Amusement Park will be under operation in seasonal months for the month of May through to October.

The seasonal activities will be under operation consists of swimming pool, go karts, camp ground, train ride, boat tours, hay rides, petting zoo, and washroom and laundry facility, convenient shop. Will commence and run through the month of May to October, weather permitting.

Cabin rentals will be available at all times

Petting zoo will operate May to December, and available on holidays and special request or events. Weather permitting

Snack Bar: will be seasonal May to Oct

Restaurant: plans to operate year round

Occupations & Employment while in Construction

Throughout The construction of Phase 1 and Phase 2

We are looking to employ 15- 20 workers

Men and women, of all ages that can perform the job qualifications and meet requirements.

Student employment will also be offered in the summer months (full time)

National Occupational Classification

Construction workers: Code 7 Minor Group (Full time)

Contractor Supervisor: 720 (full time)

Machine and Metal Framing: 723 (full time)

Electrical: code 724(Full time)

Plumbers: 725(full time)

Carpenters 727 (Full Time)

Other trades: 729 (full time)

Noc D

Residential Construction Site Manager: 760 (Full time)

Trades and Labourer helpers: 761(Full time)

Administrative: code 11 (full time)

Skill Level B

Maintenance Operation: 773

Contractors: 730

Upon completion

Administrative will be full time Code 11

Labourers will be full time code 761

Construction worker full time code 760

Maintenance full time code 773

Student summer employment full time

- Please note these positions will be hired directly.

During the construction Phase

Five Full time carpenters in the construction phrase

1 office person in construction phrase full time

2 Electrician full time

2 Plumber full time

1 maintenance full time

2 landscaping full time

2 labourer full time

Physical Boundaries

Located at the very end of Carmaville

Carmanville Harbour is the closest body of water

No other amusement parks located or near these communities

Nearest campground would be Jonathans Pond Provincial Park located near Gander.

Musgrave Park located pass Musgrave Harbour.

Approx: 1 hour away for both. And these two parks do not offer most of the services we will be offering.

This will be a main summer attraction within Central Newfoundland

Approval of undertaking:

Main permits being accessed.

Requesting approval from Environmental Assessment

Crown lands for land, application in process

Approved by Carmanville Town Council

Project Construction Foresight

Earliest estimated date for project construction could be as early as August 2019, Approval appending.

Estimated Cost of establishing a set up and running of the business is approximately: \$4 million in total.



Town of Carmanville

P.O. Box 239 Carmanville • A0G 1N0 • Phone: (709) 534-2814

Fax: 534-2425 • Email: townofcarmanville@nf.aibn.com

Website: www.townofcarmanville.ca

April 6, 2016

Mr. Lloyd Parsons
P. O. Box 158
Carmanville, NL
A0G 1N0

Dear Mr. Parsons:

Your letter from Central Regional Lands Office regarding your proposed Amusement Park (Grant Application # 149410) was presented to Council at a Public Meeting on Monday, April 6th, 2016.

Council is in support of the Amusement Park proposal and will hire a Planner to amend the Municipal Development Regulations, Rural Zone "Permitted and Discretionary Sections" to include the groups "General Assembly" and "Residential Uses" as recommended by Staff Planners at MIGA, Land Use Planning Division. As previously discussed, you will be responsible for the cost associated with this amendment.

We will keep you informed of the timeframe and cost estimate when we have met with the Planner.

Respectfully,

Dianne Goodyear
Town Clerk/Manager

Copy: H. Coates, Lands Officer
Central Regional Lands Office



GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of Environment and Conservation

MUNICIPAL RECOMMENDATION FORM FOR CROWN LAND APPLICATIONS WITHIN MUNICIPAL AND PLANNING AREA BOUNDARIES

TO BE COMPLETED BY APPLICANT - Part A

| | | |
|---|---|--|
| * NAME OF APPLICANT <i>Lloyd Parsons</i> | | DATE OF APPLICATION <i>Oct 19, 2015</i> |
| MAILING ADDRESS <i>P.O. Box 158</i> | | |
| CITY/TOWN <i>Carmanville</i> | PROVINCE <i>NL</i> | POSTAL CODE <i>A0G 1N0</i> |
| HOME TELEPHONE <i>709-534-2239</i> | BUSINESS TELEPHONE <i>709-534-7002</i> | FACSIMILE |
| LAND TO BE USED FOR <i>Amusement Park</i> | | |
| LOCATION OF LAND <i>Noggin Cove Head (Carmanville)</i> | | DIMENSIONS OF LAND FRONTAGE <i>1000</i> DEPTH <i>2000</i> |

TO BE COMPLETED BY MUNICIPAL COUNCIL - Part B

| | | |
|---|--|---|
| DOES YOUR COMMUNITY HAVE | | |
| <input checked="" type="checkbox"/> AN APPROVED MUNICIPAL PLAN | <input type="checkbox"/> CONCEPT PLAN | <input type="checkbox"/> NEITHER |
| ACCORDING TO THE DEVELOPMENT REGULATIONS THE AREA APPLIED FOR IS ZONED AS: <i>RURAL with Residential to the left</i> | | |
| IS THE PROPOSED USE A | | |
| <input checked="" type="checkbox"/> PERMITTED USE | <input type="checkbox"/> DISCRETIONARY USE | <input type="checkbox"/> 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? | | |
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| DESCRIBE THE LAND USE IN THE SURROUNDING AREA | | |
| <input checked="" type="checkbox"/> LEFT RESIDENTIAL | <input checked="" type="checkbox"/> ABOVE COMMERCIAL | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> UNUSED <input type="checkbox"/> OTHER |
| NORTH SIDE _____ | EAST SIDE _____ | |
| SOUTH SIDE _____ | WEST SIDE _____ | |
| IF THE PROPOSED USE WILL CONFLICT WITH EXISTING LAND USE IN THE GENERAL AREA, PLEASE EXPLAIN | | |
| INDICATE WHICH OF THE FOLLOWING MUNICIPAL SERVICES ARE AVAILABLE AT THE SITE | | |
| <input type="checkbox"/> WATER & SEWER | <input type="checkbox"/> WATER ONLY | <input type="checkbox"/> SEWER ONLY <input checked="" type="checkbox"/> <i>Currently</i> NO SERVICES |
| DESCRIBE TYPE AND CONDITION OF THE ROAD TO THE SITE <i>Gravel</i> | | |
| IS THE ROAD PRESENTLY MAINTAINED YEAR ROUND | | |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | BY WHOM <input type="checkbox"/> COUNCIL <input type="checkbox"/> WORKS, SERVICES & TRANSPORTATION <input type="checkbox"/> APPLICANT |
| WILL ROAD EXTENSION OR IMPROVEMENTS BE NEEDED IF THE APPLICATION IS APPROVED | | |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| IN THE OPINION OF THE COUNCIL, THE LAND APPLIED FOR IS | | |
| <input checked="" type="checkbox"/> CROWN | <input type="checkbox"/> PRIVATE | <input type="checkbox"/> OWNERSHIP UNCLEAR |
| IF PRIVATE OR OWNERSHIP UNCLEAR, EXPLAIN IN COMMENTS BELOW | | |
| IF SITE IS PRESENTLY OCCUPIED, PLEASE GIVE DETAILS | | |

CONTINUED ON PAGE 2

CL-0010/11-02

THE COUNCIL OF Carmanville TELEPHONE NUMBER 709-534-2814

APPLICATION IS APPROVED REFUSED (GIVE REASONS) APPROVED SUBJECT TO THE FOLLOWING CONDITIONS DEFERRED (GIVE REASONS)

COMMENTS
Motion #3778-15 - Meeting of October 19/15

Quanie Scodyean Oct. 20/15
 SIGNED DATE

Town Clerk/Manager
 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 Lands Office.
6. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department can accept your Crown Lands Application Form.

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 applications 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.

GOVERNMENT SERVICE CENTRES/REGIONAL LANDS OFFICES

Department of Government Services
 Government Service Centre
 5 Mews Place, P. O. Box 8700
 St. John's, NL A1B 4J6
 Telephone: (709) 729-3699
 Facsimile: (709) 729-2071

Department of Government Services
 Government Service Centre
 McCurdy Complex, P. O. Box 2222
 Gander, NL A1V 2N9
 Telephone: (709) 256-1420
 Facsimile: (709) 256-1438

Department of
 Government Services and Lands
 Government Service Centre
 The Noton Building, P. O. Box 2006
 Corner Brook, NL A2H 6J8
 Telephone: (709) 637-2387
 Facsimile: (709) 637-2905

Department of Government Services
 Government Service Centre
 The Thomas Building, P. O. Box 3014, Stn. "B"
 13 Churchill Street
 Happy Valley-Goose Bay, NL A0P 1E0
 Telephone: (709) 896-2661
 Facsimile: (709) 896-4340

Department of
 Environment and Conservation
 Eastern Regional Lands Office
 5 Mews Place, 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
 McCurdy Complex, P. O. Box 2222
 Gander, NL A1V 2N9
 Telephone: (709) 256-1400
 Facsimile: (709) 256-1095

Department of
 Environment and Conservation
 Western Regional Lands Office
 The Noton Building, P. O. Box 2006
 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

Department of Government Services
 Government Service Centre
 2 Masonic Terrace, P. O. Box 1148
 Clarenville, NL A0E 1J0
 Telephone: (709) 466-4060
 Facsimile: (709) 466-4070

Department of Government Services
 Government Service Centre
 9 Queensway
 Grand Falls-Windsor, NL A2B 1J2
 Telephone: (709) 292-4206
 Facsimile: (709) 292-4528

