

Environmental Assessment Registration

**Commercial Outfitter Lease (157732) on Taylor's Brook
Road in Newfoundland.**

Robert Clarke

March 2021

(1)

Name of undertaking: Rob Clarke Motorsports Inc. Snowmobile tourism Lodge

Proponent:

Mr. Robert Clarke
Rob Clarke Motorsports Inc.
Po Box 1689
Springdale Jct. Springdale NL
A0J 1T0
(709) 673-7056

The undertaking:

Name: Rob Clarke Motorsports Inc. Snowmobile Tourism Lodge

Purpose: Preparation and construction of a snowmobile tourism lodge. To supply Newfoundland with an all-inclusive tourism destination. Supplying full-service accommodations with high end amenities, certified guide services, snowmobile rentals as well as airport pick up and drop off services.

Description of the Undertaking:

a) Geographical Location:

Property is located off Route 420, 24kms from the Trans-Canada Highway towards Jackson's Arm. Turn onto Taylor's Brook Road, at mile marker 24 the location is located on the left towards the Upper Humber River. Please see attached legal survey (Pg.4) and project location photo (Pg.3&5). Please take note the land was first applied for as a cottage lot #147398. Now it is in the process of being switched to a commercial lot for the purpose of a remote Snowmobile tourism lodge #157732. Refer to document on Pg. 2.

b) Physical Features:

The property is adjacent to the Upper Humber River and is bordered by Taylor's Brook Road. The property is full of mature trees mostly fir and some spruce and birch. Very rock soil with little sediment, mostly soil mixed in with the rock. A small seasonal stream runs along the West property line. The area is generally dry with a small ground water spring running along the outside of the cleared lot.

(2)



Government of Newfoundland and Labrador
Fisheries and Land Resources

In Reply Please Quote
File Reference No.
3019747

APR 12, 2018

ROBERT DOUGLAS CLARKE

13 Walnut Rd
Springdale NL
A0J 1T0

Dear Sir/Madam:

RE: APPLICATION NO.: 147398
TYPE: Licence
PURPOSE: Guided Snowmobile Tours
LOCATION: Silver Mountain Area

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document.

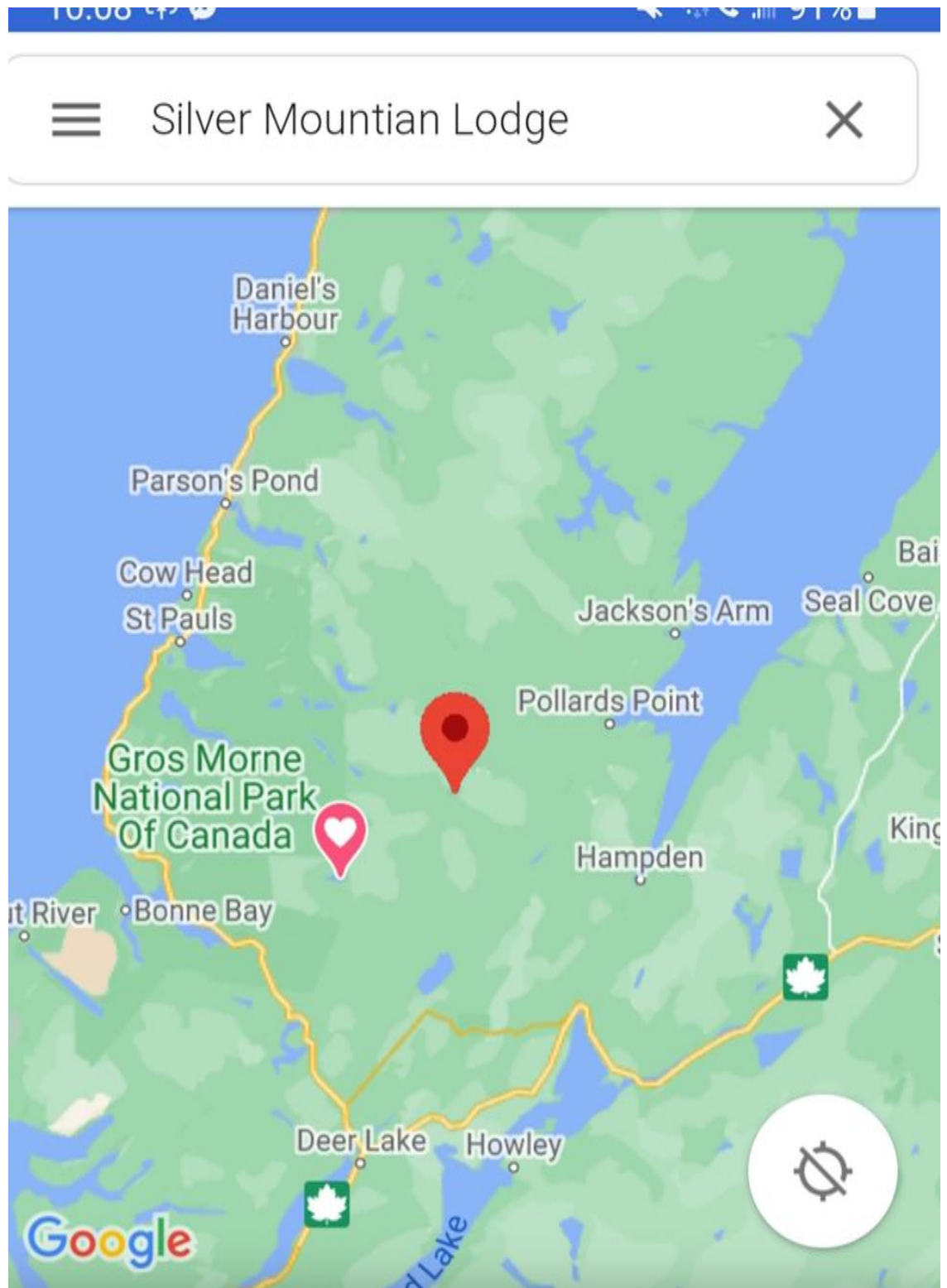
If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,


LANDS OFFICER
Attachment(s)

P.O. Box 2006, Corner Brook, NL, Canada A2H 6J8
t 1-833-891-3249 f (709) 637 8032 www.gov.nl.ca

(3)



The location marker in RED is the location of the proposed lodge. (Silver Mountain Lodge).

(4)

SCHEDULE "B"



REFERENCE MONUMENTS:

Mon. No. 92G1107	Mon. No. 92G1106
N 5488266.057 m	N 5489896.823 m
E 241932.573 m	E 242578.240 m
SF=0.999928	SF=0.999939

LEGEND:

- - Iron Bar
- ⊙ - Capped Iron Bar
- Fd. - Found
- - Pole

NOTE: ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
ALL BOUNDARIES ARE OPEN.

DATE: JULY 31, 2020
APP. NO. 146239



SCALE : 1 : 750

Government of Newfoundland & Labrador Department of Fisheries & Land Resources



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 Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

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 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 any kind as a result.

For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/department/contact_land.html



Crown Lands Administration Division



Scale 1:10,000
Compiled on June 08, 2020

(6)

(ii) **Physical Features:** Cont.

A weeping tile drain with weeping tile stone has been placed on the outside edge of the cleared lot to capture any runoff from the spring. The lot is approximately 40 feet above the riverbank in elevation, so flooding is not an issue. The Humber River splits and flows around an island directly in front of the lot, this will aid in the flood prevention. There is an access road from Taylor's Brook Road leading down to the cleared lot. The road follows the natural contours of the land and has a curve to aid in erosion prevention during Spring run-off. The lot has been cleared and groundwork completed for the lodge base (This was completed with anticipation of constructing a remote cottage which is what the lot was first approved to be used for).



c) **Construction:**

Attached floor plan drawings illustrate the proposed layout of the new development (Pg. 8&9). The main level floor plan consists of 4 bedrooms each with their own 3 pc bathroom and storage. A large foyer with area to hang and dry guests' outdoor apparel. The front of the lodge will have an open concept with living room, dining room and kitchen all open. There will be a laundry room

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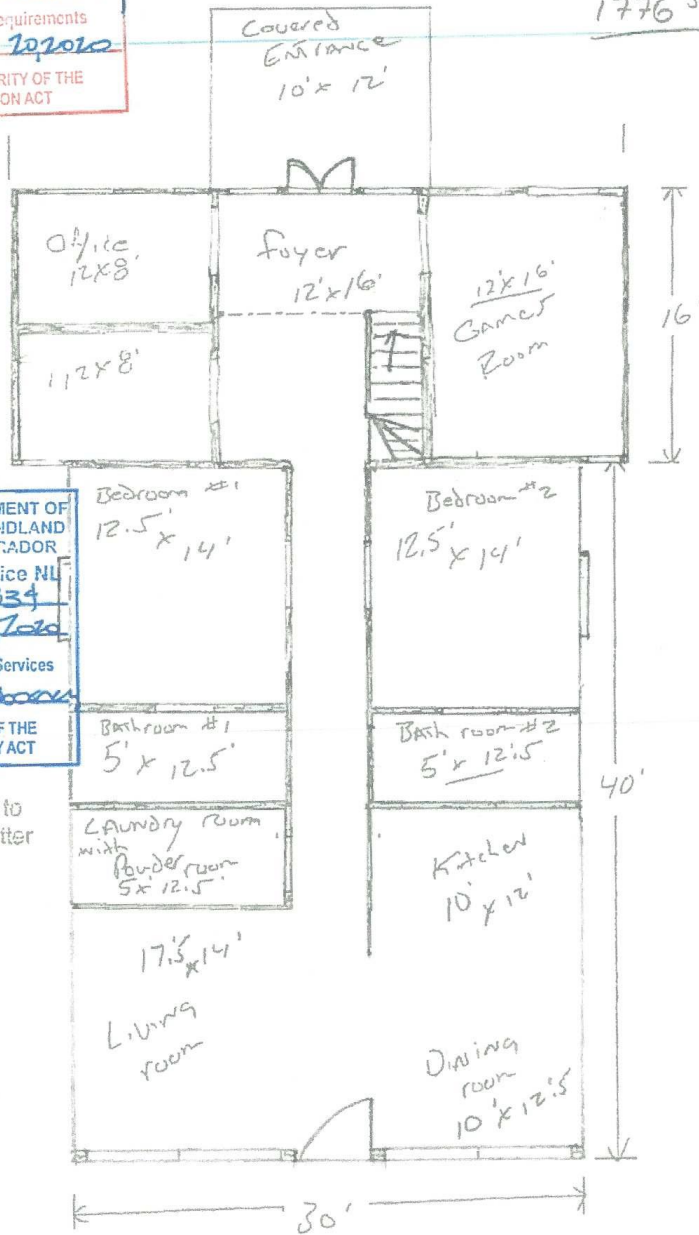
as well. On the second level there will be a games room and a storage/office. With an open section above the foyer. The main building will be constructed of a Metal frame Quonset hut building with a timber frame interior and all glass front facing the river. The rear section will be conventional stick frame (2x6) and two story with a vaulted ceiling over the games room. Everything will be built on slab on grade concrete foundation.

Future buildings will consist of a generator/workshop/storage building. This building will be 20x20, built on blocks and not require plumbing or concrete foundation.

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
Service #11
Engineering and Inspection Services
Approved by *Michael Bosman*
Subject to Letter Requirements
Date *November 20, 2020*
UNDER THE AUTHORITY OF THE FIRE PREVENTION ACT

MAIN FLOOR LAYOUT

1776 59 FT



GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
Service #11
Registered EA-23834
Date *November 20, 2020*
Engineering and Inspection Services
Registered by *Michael Bosman*
UNDER THE AUTHORITY OF THE BUILDINGS ACCESSIBILITY ACT

Registered Subject to Compliance with Letter Requirements

GOVERNMENT OF
NEWFOUNDLAND
AND LABRADOR
Service NL
Engineering and Inspection Services
Approved by *Deborah Gosney*
Subject to Letter Requirements
Date *November 20, 2020*
UNDER THE AUTHORITY OF THE
FIRE PREVENTION ACT

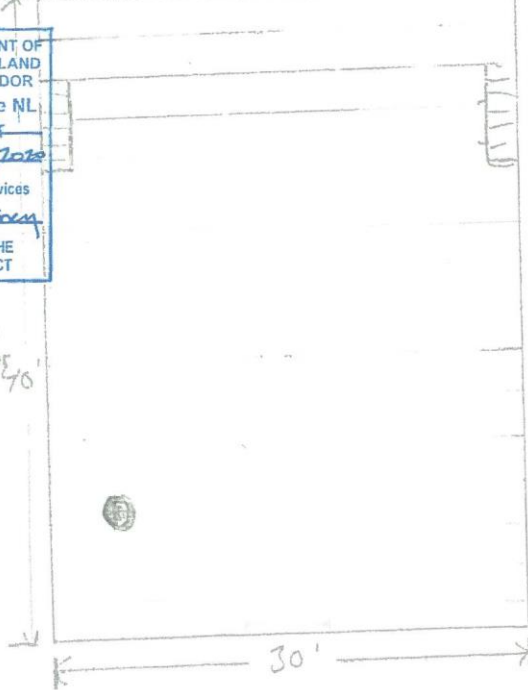
2nd Floor Layout

404 sq ft



GOVERNMENT OF
NEWFOUNDLAND
AND LABRADOR
Service NL
Registered *EA-23034*
Date *November 20, 2020*
Engineering and Inspection Services
Registered by *Deborah Gosney*
UNDER THE AUTHORITY OF THE
BUILDINGS ACCESSIBILITY ACT

Registered Subject to
Compliance with Letter
Requirements



(10)

An access road has been constructed to the building site approximately 200' in length and 12' wide. The roadway has been finish graded with a solid gravel topper to aid in erosion prevention. Some further ditching maybe required to take care of spring runoff. The main access road has recently been upgraded and ditched in the last few years for access to the Muskrat Falls Transmission Line. Photos attached of the constructed road.



The lot has been cleared of trees only to the extent necessary to permit the development.

The lot has been cleared with room to encompass the required footprint of the lodge. Attached photos of existing groundwork. No soil has been removed from the site; it has only been leveled as the site is on a gradual slope.

The lodge will require a well and septic disposal field, the septic field has been designed and approved by Service NL. Please see page 12 for a copy of the approval. Septic distribution field will be installed to the East of the building. This will keep it away from any disturbance.

(11)





Government of Newfoundland and Labrador
Service Newfoundland and Labrador

November 24, 2020

CERTIFICATE OF APPROVAL

Robert Clarke
TCH South
Springdale Junction NL
A0J 1T0

**RE: km 24 Taylors Brook Road
Hampden
GSC File number: HS-2020 109609 00**

Dear Mr. Clarke:

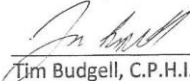
Pursuant to the Sanitation Regulations and based on a review of the site data and design provided by Approved Designer Randy Young, Registration # AD-2013 110340, approval is given to **Robert Clarke** for the construction and installation of a sewage system/water supply to service a dwelling at **km 24 Taylors Brook Road, from Route 420**. The sewage system/water supply must be installed precisely as indicated on the Approved Designer's drawings and must not be changed without prior approval from an Environmental Health Officer. **A deviation from the terms and conditions of a Certificate of Approval shall make it null and void.**

It shall be noted that the sewage system/water supply shall not be backfilled before being inspected and without having first obtained a final approval certificate. This can be arranged by calling the number listed below and giving advance notice of **five working days**. Please note, it is the responsibility of an applicant to ensure that a Final Approval Certificate is obtained from the officer in respect of the installed sewage system/water supply. Where a sewage system/water supply has been covered without a final approval certificate, an Environmental Health Officer may, at the expense of the applicant, require it to be uncovered for inspection.

This Certificate of Approval is valid for 24 months from the date of issue. An extension of a further 12 months may be granted. This Certificate of Approval does not release the applicant from the obligation to obtain appropriate approvals from other concerned provincial, federal and municipal agencies and is conditional upon the applicant having clear title to the land.

It is your responsibility to retain a copy of this approval and its associated septic system design plans for your files.

Yours truly,



Tim Budgell, C.P.H.I.(C)
Environmental Health Officer

C Town of Hampden
Randy Young, Approved Designer

(13)

Along the Humber River side of the lot there will be as vegetation buffer to aid in filtration of run off from the site as well as natural ground cover such as moss and low shrubs to prevent erosion.

The building will be constructed on a “slab on grade” foundation. The groundwork has been placed for this. The use of 6” compacted rock as a solid base to allow drainage and limit frost heave. Class “A” has been placed to meet final grade and compacted. The slab on grade will have 2” Styrofoam as a base layer with plastic vapor barrier on top to mitigate any type of fluid loss during the concrete pour. Rebar will be added as well as welded wire mesh for added strength. The Styrofoam will add heat retention and aid in heating the building.



Thus, reducing the amount of energy required to heat the building. Floor plan drawings are included as well (refer to pg. 8&9)

d) Construction Operation:

Since the site has been prepped for construction already the only further construction to undertake will be the instillation of the septic disposal field and pouring of the concrete slab on grade and building of the lodge. The septic field will be constructed on the East side of the lot away from the lodge and roadway to protect it from inadvertent disturbance from traffic when completed. The equipment required to complete the construction phase of the project will be an

(14)

excavator and dump truck for the septic drainage field and a concrete truck used to pour the slab on grade foundation. All equipment will be kept in excellent mechanical condition to prevent any risk of fluid leaks. Fire extinguishers will be on all mechanical equipment as well be located next to any sources of flame. The mechanical equipment will also be required to have an emergency spill kit on the equipment along with sufficient fire extinguishers.

e) Pollutants:

Pollutants from this project will possibly include emissions from heavy equipment used to pour the concrete slab on grade and digging of the septic field, potential fuel and hydraulic oil leaks during operation and refueling of the construction equipment and sediment finding its way into the water ways during construction activities.

Mitigation measures will include using well maintained equipment that meet regulatory standards for emission output, fueling vehicles near the main route and away from waterbodies. Maintaining fuel and oil spill kits (i.e. Absorbent material and pads) on the construction site. Installing silt screens and settling areas where necessary to mitigate sediment from entering the waterbodies.

Fire extinguishers will be on all heavy equipment as well as located around and sources of flame such as generators and meal prep areas. A refuge bin will be located on site for storage of construction garbage and be removed from site and disposed of in the local waste management area.

f) Occupations:

This project will most likely range between 3-4 employees to complete the septic field and the construction of the lodge. Mostly local contractors for different aspects of the build such as concrete crew, plumbers, electricians, propane installation crew, equipment operators, as well as laborer's for help with the lodge construction.

During operation the Lodge will employ up to 2 local guides, as well as 1 to 2 caretakers. The lodge will be offered as an all-inclusive package or for nightly accommodations. Depending on future growth we anticipate adding activities with the accommodations such as mountain biking, snowshoeing, hiking,

canoeing/kayaking, cross country skiing, and fat biking. These activities will require additional guides from the area as well. Salmon fishing on this section of the Upper Humber is limited as there is a dam constructed downstream that limits the salmon from making it this far.

(vii) Project Related Documents:

- a. Photographs of Project area.
- b. Location Plan Drawing
- c. Photos of access road
- d. Photos of completed groundwork for lodge slab on grade
- e. Service NL approved Lodge floor plan drawings
- f. Lot survey

No. 147398



**CROWN LAND
PERMIT TO OCCUPY**

NOTE: Fasten this card in a conspicuous place so that it may be seen from outside the structure

Dept. of Municipal Affairs
Lands Branch

Approval of the Undertaking:

Approvals for the undertaking will include:

Department of Government Service NL approval of lodge design and operational plans.

Department of Government Services Approval for an onsite sewage disposal for the lodge.

Release from Environmental Assessment

Schedule:

The project construction would commence in mid to late May depending on access to the site after spring thaw. The lodge will be constructed and in operation before winter of 2021.

Funding:

A loan approved by CBDC will be used to complete the construction of the lodge and the installation of the septic disposal field. A total of \$65'000 will be allocated to construct the lodge with future funds coming from Rob Clarke Motorsports Inc. for added amenities.

