

Proponent:

Red Indian Adventures Ltd
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Krista Sharpe
President - Owner/Operator
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Principal Contact person for environment assessment:

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Director
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The Undertaking:

Expansion with four Geodesic Domes of the already established business of Adventure tourism lodging, Riverfront Chalets. The Purpose of the undertaking is to increase lodging capacity for the adventure enthusiast and general accommodations for the Central region.

Description of Undertaking:

1. Attached is a map showing the existing business of Riverfront Chalets. Noted is the building locations and proposed expansion of geodesic domes. Also included in the map is the already existing access road from the Trans Canada Highway (TCH). The existing Riverfront Chalets is located approximately 10 km east of the Town of Badger and 20 km West of the Town of Grand Falls –Windsor, near Aspen Brook by the Exploits River. See Map 1. The existing building locations and proposed expansion of geodesic domes is shown in Map 2. As shown in Map 3, the site is accessible by an existing access road from the (TCH).
2. The Geodesic domes will be 26 foot round with a panoramic view of the Exploits river and will also feature a stargazing ceiling. The

domes will have full kitchens and bathrooms with certified septic systems and have hydro electricity to each unit. Please see attached for conceptual drawing. We currently own 2.5 acres of undeveloped land parallel to the Exploits River. Also attached is the land survey with blue dots showing the proposed site of the domes. The land is currently tree covered and the project will not affect any biological or physical environment. The domes will be constructed approximately 140ft from the river's high water mark. (please see attached map #2 for pinpoint)

3. Total construction period will be 3-4 months and the proposed start date is May 1, 2022. During the construction phase, activity will be well drilling and insertion of septic systems. Land clearing would include about 200ft x 150ft with an amount of trees left in between the domes for privacy and esthetics. This clearing will include septic fields, domes and access to the same.
4. Our geodesic domes will be in addition to our current resort of Riverfront Chalets and will operate year round. The solid waste materials will be fully treated by a certified septic system designed by Craig Young (AC Training and Design). The map shows the approximate area of the proposed septic field. Please see attached map #2
5. The project will require 3-4 full time employees to erect the domes and be hired by the contracting company and our company will require 2-3 part time jobs during its operation.
6. An excavator will be used to construct access to the domes (Driveways/roadways) and preparation of the septic field. **NOTE:** No new access road from the TCH is needed. We currently have an access road from the TCH to our existing business. Approx time for excavator use will be 2-3 days. Hydrophobic absorbent materials will be on site in case of oil spill with an excavator. The clearing of the trees will be done by person, with a chainsaw and no heavy equipment will be required.
7. Concrete pillars are required for the foundation that will be used to support the dome structure and a cement truck will be used to transport the cement.
8. The only additional fill required for the construction would be sand in order to meet the requirements for septic fields. As pointed out

in the attached maps, the septic field will be constructed in front of the domes and will meet the requirements and regulations of the government department which will include proper distancing from the riverbank. The septic field will be constructed by Cantwell's water and sewer plus and designed by Craig Young (AC Training and Design).

9. Hydro and power lines already exist on site and underground feeds will be put in place to service the domes. Small amounts of excavating will be required to service the domes with electricity and water as well as a septic system.

Approval of the Undertaking:

Application approved with Service NL for accessibility

Awaiting approval for application of protected roads

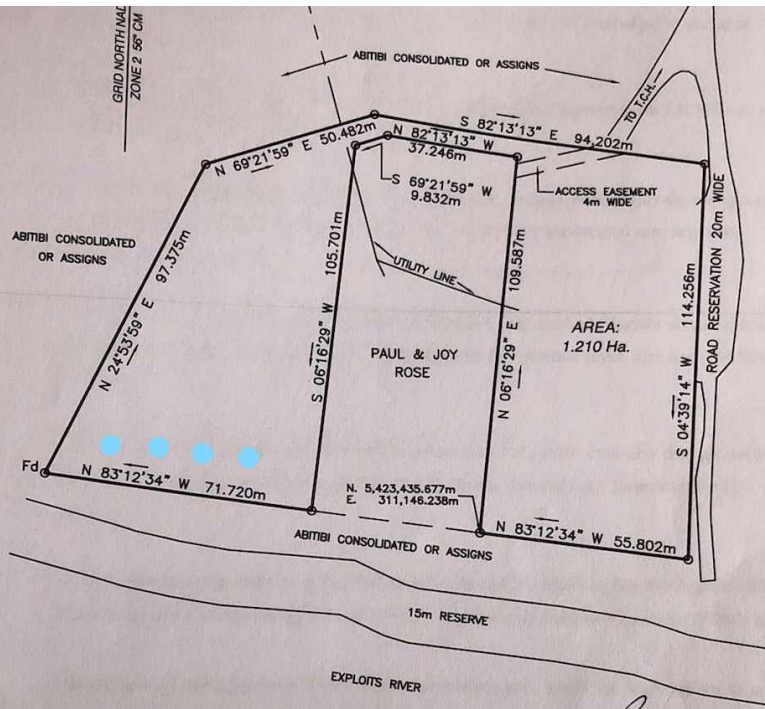
Awaiting approval of septic design

Schedule:

Earliest commencement would be April 2022 and the latest commencement date would be June 2022. Main reasons for selecting these dates is due to the Spring thaw of snow for construction and to have the domes fully operational for the peak tourism season.

Funding:

We currently have applications for funding initiated with ACOA (Atlantic Canada Opportunities Agency) and TCAR (Dept. of Tourism, Culture and Recreation). Total cost of the project including drilled well, septic system and furnishing would be \$400,000.



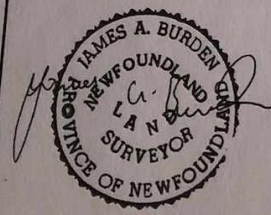
3' MTM COORDINATES

STATION	NORTHING	EASTING
76G2210	5,426,777.371m	301,664.598m
95G5175	5,426,595.433m	302,174.945m
STARTING POINT	5,423,435.677m	311,146.238m

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LEGEND

- CONTROL MONUMENT
- CAPPED IRON PIN
- PLACED IRON PIN
- NAIL
- POLE OR LIGHT STANDARD
- PROPERTY DEALT WITH
- FENCE LINES
- CHAIN LINK FENCE LINES
- POWER TELEPHONE LINES
- EASEMENTS
- FOUND Fd
- RE-ESTABLISHED R



RED INDIAN SURVEYS LIMITED
 NEWFOUNDLAND LAND SURVEYORS
 GANDER GRAND FALLS - WINDSOR LEWISPORTE

PROPERTY SURVEYED ON BEHALF OF
 RED INDIAN ADVENTURES LTD ASPEN BROOK
 DISTRICT OF GRAND FALLS-WINDSOR BUCHANS, NL

SCALE : 1:1000	DATE : JUNE 3, 2016
DRAWN BY : J.A.B.	SURVEYED BY : J.A.B. JOB NO. : 16-214

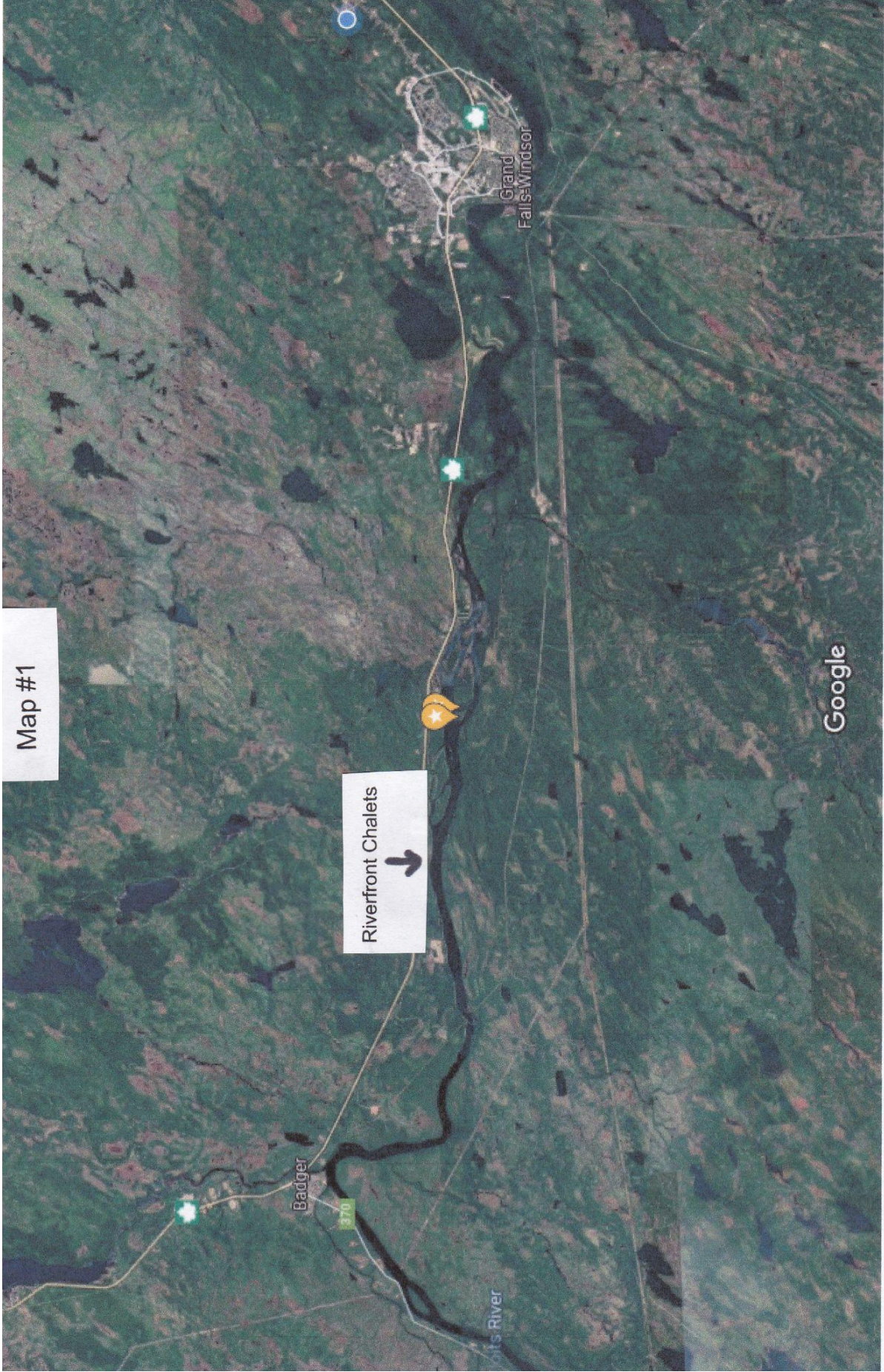
Mapping

#1 - Shows the location of the chalets between the towns of Badger (10km West) and Grand Falls Windsor (20km East)

#2 - Shows proposed project of approx land clearing of 200ft x 150ft with Septic field and access to domes for vehicle parking

#3 - Shows existing structures on property and TCH access road. Current structures include five chalets, garage and raft shack, employed by Rafting NL.

Map #1



Riverfront Chalets



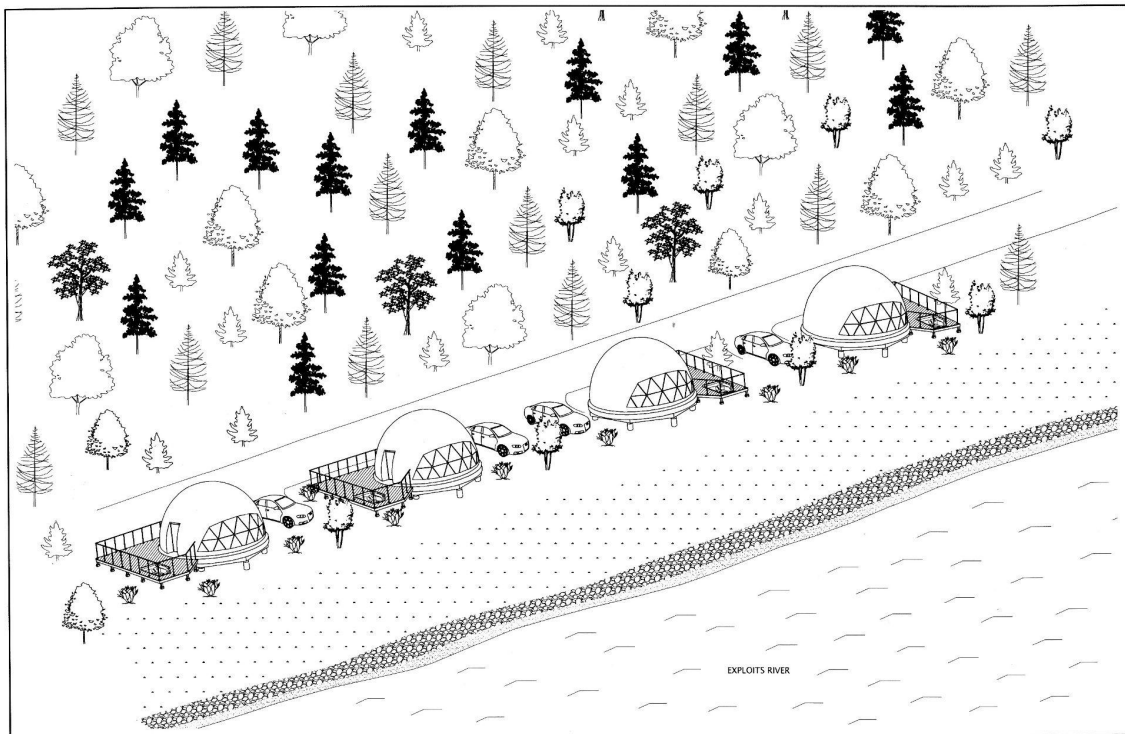
Google

Map #3

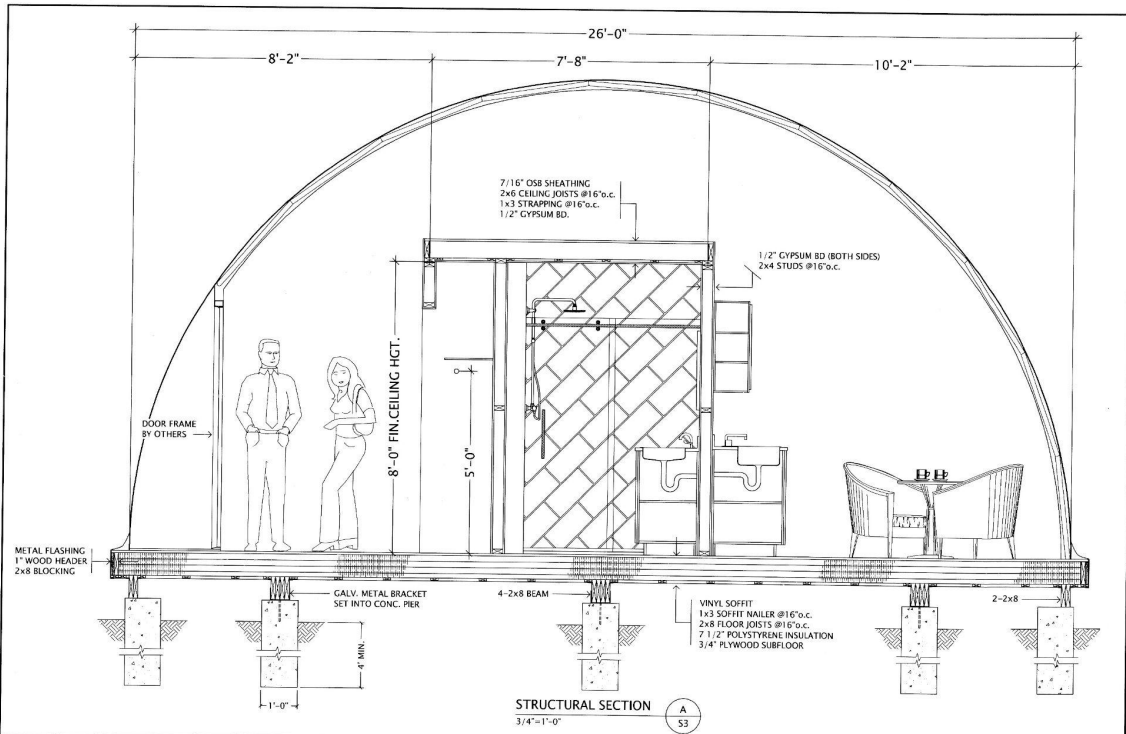


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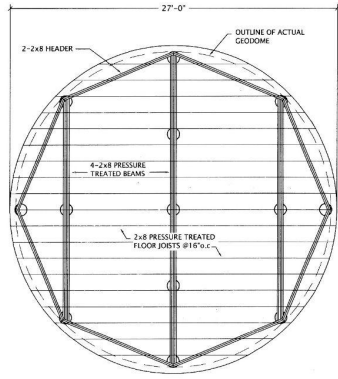
Conceptual Drawings of Geodesic Domes



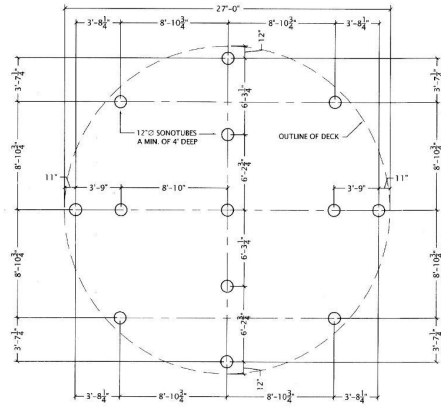
<small>FIRM NAME</small> T^A DRAFTING SERVICES <small>RESIDENTIAL - COMMERCIAL</small> <small>GRAND FALLS-WINDSOR - Nfld</small> <small>PH: (709) 489-0086</small>	<small>PROJECT</small> PROPOSED GEODESIC DOME RENTAL UNITS FOR RIVERFRONT CHALETS <small>GRAND FALLS-WINDSOR NL</small>	<small>TITLE</small> SITE LAYOUT	<small>Scale</small> NTS	<small>Project No.</small> _____
			<small>Date</small> APRIL 2021	<small>Sheet No.</small> 1 OF 5
			<small>Drawn By</small> Taty Adams, C.Tech	



FIRM NAME DRAFTING SERVICES RESIDENTIAL - COMMERCIAL GRAND FALLS - WINDSOR - RYD PH. (709) 488-0886	PROJECT PROPOSED GEODESIC DOME RENTAL UNITS FOR RIVERFRONT CHALETS GRAND FALLS - WINDSOR	TITLE STRUCTURAL SECTION RL	SIZE 3/4" x 1'-0" DATE APRIL 2021 DRAWN BY TONY ANTONIETTI	PROJECT NO. DRAW NO. 4 OF 5
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GEODOME DECK FRAMING LAYOUT
1/4"=1'-0"



SONOTUBE LAYOUT UNDER GEODOME
1/4"=1'-0"

FIRM NAME: T^A DRAFTING SERVICES RESIDENTIAL - COMMERCIAL GRAND FALLS - WOODBORO - NYFD PH. (708) 485-0086	PROJECT: PROPOSED GEODESIC DOME RENTAL UNITS FOR RIVERFRONT CHALETS GRAND FALLS - WOODBORO	TITLE: GEODOME SUPPORT STRUCTURE	Scale: 1/4"=1'-0"	Date: APRIL 2007	Project No.:
			Drawn By: Tom Adams, C.Fed.	Sheet No.: 5 OF 5	