

**ENVIRONMENTAL ASSESSMENT
REGISTRATION**

NEW HARBOUR BARRENS RV PARK

ROUTE 73, NEW HARBOUR BARRENS, TB, NL

ANTHONY DEVELOPMENTS LTD.

North River, NL

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REGISTRATION

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ENVIRONMENTAL ASSESSMENT REGISTRATION

NAME OF THE UNDERTAKING: New Harbour Barrens RV Park

PROPONENT:

- (i) Anthony Developments Ltd.
- (ii) Chief Executive Officer: David Anthony (Owner)

THE UNDERTAKING:

- (i) **Name of the Undertaking:** New Harbour Barrens RV Park
- (ii) **Rationale for the Undertaking:** New Harbour Barrens RV Park will be an RV resort with 250 RV sites on 13.4 hectares of property. The business Focus is to attract mature RV guests who demand larger RV sites, upscale amenities, and accessible and safety features. With optimal services, guests may enjoy this RV park for an extended season. A great location for “snowbirds” that return from the South in winter. The park will provide amenities that will encourage a social and active lifestyle for its guest during their stay.

DESCRIPTION OF THE UNDERTAKING.

(i) Geographical Location

On the Avalon Peninsula, New Harbour Barrens, TB, NL. Approximately 2 kilometres from the east end of New Harbour along Route 73.

Access directly from the West end of Route 73, New Harbor Barrens, NL; between Denny’s Pond and Island Pond Park.

Map #1 (Aerial Location)

Map #2 (Aerial Location with Surrounding structures)

To the North the property borders Island Pond.

To the South, the property borders and follows Route 73

To the East is crown land.

To the West, the parcel borders a 1-acre piece of property that has a summer cottage/cabin.

Wood harvested from land clearing will be used for campsite firepits. Land clearing material will be used for the base of constructing sites.

No conflicts with neighbours or land users are anticipated.

The fire Exit from the property will lead to Route 73. This road will be gravel, graded and widened to 12 meters. Approval is in place for exiting and entering Route 73.

(ii) Physical Features

The area is mostly dry and well-drained area. There is a stream running north and south. All construction will be within the buffer zone of the stream.

(iii) Construction

A kiosk building will be located at the entry directly off Route 73. This will house an office for administration and security purposes. A card-operated gated entryway. The building will be approximately 16 feet X 20 feet.

There will be two bridges constructed of wood to cross the streams. Approved sediment berms will be installed during construction to protect waterways.

There will be one approved septic system that will service all sites and buildings. Streams and buffers will not be disturbed. (See Map #3)

Two main roads through the area (gravel-class A) connect RV lots. Lots will be estimated to be 50 feet X100 feet and will border Island Pond on the West side, maintaining the required buffer zone of 30 meters.

A comfort station will be constructed. It will contain accessible washroom facilities, laundry facilities, and a common room.

The recommended environmental buffer zone of 30 meters will be maintained from all waterways during any construction of RV and amenities.

See Map # 3 for a Sketch of the Physical Features

Four Phases of Construction to begin Fall of 2023 provided all approvals and permits are in place.

Phase 1: Beginning Summer 2023; approximately 3 months in length. Grubbing, clearing area and the start of base road construction through to Fire Exit. If weather permits, the first 100 sites to be shaped. Road 1 will be 1000 meters long and 10 meters wide. Road 2 will be 700 meters long and 10 meters wide. (See Map #3)

Phase 2: Starting in Fall 2023; approximately 6 months in length. Building of Kiosk building, water, electrical and sewer services to be installed. Dumping station near Septic System. All buildings and sites will be serviced by one main approved septic system. Construction on the Green Space area to include grubbing of ½ acre of land; the material removed will be used for construction of the RV site base. The area will then be levelled and seeded to provide grassy space. Open for business, first 100 serviced sites April 2024.

Phase 3: Starting in the Spring of 2024 and ending Spring of 2025; working when weather permits, this phase will add an additional 75 serviced sites and construction of Comfort Station.

Phase 4: Starting in the Fall of 2025; ending Spring of 2026. Construction of 75 serviced sites.

There should not exist any airborne emissions, liquid, or solid waste contaminants.

(iv) Operation(s)

The facility will have maximum operations beginning on April 1st and Ending on October 31st. An opening will be at the beginning of Phase 2.

There will be a live-in maintenance employee during the entire season. Regular daily maintenance will be assessed and addressed. Regular cleaning and hourly checks will be provided by Staff attendants at the comfort station. Yearly septic system/dumping station cleanout/pumped by a certified licensed waste management company.

Potential Pollutants and Mitigation of Environmental Effects:

Dumping Station: A concrete pad and berm will be constructed and sloped to contain any spills at the septic system. Septic will be serviced yearly and pumped/cleaned by a certified licensed waste disposal company.

Campfires: In CSA approved Fire pits ONLY; restricted to firewood, no garbage. Inspection and recommendations from Forestry personnel are followed regularly throughout every season. Follow Forestry Fire cautions and bans during the dry season. Place approved portable water packs throughout the area for emergency use ONLY.

Sewer: Installed; contained and constructed under permits and approval of environmentally approved systems. Inspected each year prior to opening by the Department of Digital Government and Service NL.

Water: will be provided by an on-site Artesian Well (See Map #3); every effort to conserve water use will be implemented and enforced with guests.

Household Garbage: Areas for placement of commercial garbage bins. Guests will be required to place household trash in provided bins. Bins are covered and protected from birds /rodents. Will be emptied by commercial provider weekly or more often, as required.

(v) Occupations.

During the peak season of Operations staff will consist of 4 Full time Seasonal and 1 part-time seasonal employee.

1 Administrative personal NOC code 13110

1 Park Manager \$25/hr. NOC Code 10029

1 Park attendant assist \$22/hr. NOC Code 50010

1 Full-time seasonal Maintenance personnel \$25/hr. NOC Code 70012

1 Part-time seasonal maintenance personnel \$22/hr. NOC Code 70012

During Construction Phase(s).

4 Full-Time construction employees.

1 Heavy Equipment Operator. NOC Code 72021

2 General Laborer. NOC Code 82031

1 Pipefitter. NOC Code 72012

1 Electrician part-time. NOC Code 72201

Employment Hiring practices will be carried out through advertising in Jobs NL.

Positions will be open to any gender, race, or ethnic background. Employment equality will be maintained.

(vi) Project-Related Documents.

Approval Crown Lands Division-June 1,2022. Application # **158495**, File Reference No. **1304182**.

APPROVAL OF THE UNDERTAKING:

The location of the proposed project is not in a municipality therefore all approvals and permits will be required directly from Government agencies and departments.

Agencies	Approvals
Transportation & Infrastructure	To construct vehicle road access on and off Route 73
Fisheries, Forestry & Agriculture	To approve construction around streams/waterways
Fisheries, Forestry & Agriculture	Crown Land Approval to purchase and occupy
Fisheries, Forestry & Agriculture	Approval of campfire pits
Digital Government and Service NL	Building accessibility; yearly inspections
Water Resources Management Division	Permit for alterations to a body of water (due to the construction of bridges over the stream)

SCHEDULE:

Upon approval from all Departments and permits in place; construction of *Phase 1* will begin in Summer 2023. This will be weather permitting when the ground is workable and heavy equipment has been conditioned & prepped to begin operating.

FUNDING:

No Government grants or loans have been requested or applied for.

The project will be privately funded.

Date

Chief Executive Officer

MAP#1



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.

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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_lands.html


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Name: ANTHONY DEVELOPMENTS LTD
No: E-158495
Location: New Harbour Barens
Map No: 01N-11-160

Scale 1:7000 Boundaries and positions of features are approximate
 **Zone: 1**



Map#2



Map#3 Drawing Physical Features

