ENVIRONMENTAL ASSESSMENT

REGISTRATION DOCUMENT

Triple Falls Trailer Park Expansion

St. Anthony, Newfoundland

Prepared For:

Pasadena Equipment Services Inc.

Submitted to:

Environmental Assessment Division

Department of Environment, Conservation and Climate Change

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Contents

1.0 NAME OF UNDERTAKING

Triple Falls Trailer Park Expansion

2.0 PROPONENT

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3.0 THE UNDERTAKING

3.1 Name of the Undertaking

Triple Falls Trailer Park Expansion Project.

3.2 Purpose/Rationale/Need for the Undertaking

Pasadena Equipment Services Inc. proposes to expand the existing Triple Falls Trailer Park located approximately 8.5 km south of St. Anthony along Route 430 (Northern Peninsula Highway).

This undertaking is being registered pursuant to the **Environmental Assessment Regulations, 2012** under the following provisions:

- **Section 28** – An undertaking that will occur within 200 meters of the high-water mark of a river that is a scheduled salmon river under the Fisheries Act (Canada) shall be registered.
- **Section 49(1)(b)** – An undertaking that will be engaged in the establishment and operation of a travel trailer park where the area of land to be developed is more than 10 hectares shall be registered.

The proposed expansion will increase the developed area by approximately 25.5 hectares of Crown Land, bringing the total property area to approximately 39 hectares.

The purpose of the expansion is to strengthen tourism infrastructure on the Northern Peninsula by increasing campsite capacity, improving visitor amenities, and enhancing the overall quality and accessibility of the facility. The project is intended to accommodate growing visitor demand, support longer visitor stays, and provide a more sustainable and organized recreational experience within the region.

By expanding the site, the development aims to contribute to regional economic growth through increased tourism activity, greater utilization of local services and businesses, and the creation of seasonal employment opportunities. The project will also support broader regional tourism strategies by positioning the area as a more attractive destination for both domestic and international travelers.

At the same time, the expansion will incorporate environmental protection and responsible land-use practices to ensure that adjacent aquatic and terrestrial ecosystems are protected. Development activities will be designed to minimize disturbance to surrounding habitats, maintain natural drainage patterns, and implement appropriate mitigation measures to manage erosion, runoff, and potential impacts to nearby watercourses and wildlife. Through these measures, the project seeks to balance tourism development with long-term environmental stewardship of the surrounding landscape.

The proposed project will significantly improve and expand the facilities at Triple Falls Trailer Park by increasing the number of campsites for both large and small recreational vehicles, as well as designated tenting areas. The development will also include nature trails for hiking, beach access for swimming, playgrounds, and upgraded modern amenities such as laundry services and public washrooms with showers and a sewer dumping station. These enhancements are expected to extend visitor stays, increase seasonal occupancy, and will boost the local community and economy by benefiting nearby businesses and services.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location:

UTM: 21U 595062.49 m E/ 5699314.23 m N

The proposed project is located on Route 430 approximately 8.5km south of the town of St. Anthony. It is located on the north side of the highway, adjacent to the Triple Falls Trailer Park.

Northern boundary: 15m buffer around Bartlett's Pond

Southern Boundary: Triple Falls Trailer Park, and Route 430 – Northern Peninsula Highway.

Eastern Boundary: NL Hydro Transmission Line ROW, and Crown Lands

Western Boundary: 15m Buffer around Bartlett's Steady Pond.

Figure 1: Overview of the proposed area (red outline)

4.2 Physical Features

The expansion area consists of approximately 25.5 hectares of forested upland, wetlands, and shoreline habitat adjacent to Bartlett's Pond and Bartlett's Steady Pond.

4.3 Vegetation, Wildlife, and Environmental Protection Considerations

Vegetation within and surrounding the project area reflects typical boreal forest and wetland plant communities commonly found across the Northern Peninsula. Dominant tree species include **black spruce (***Picea Mariana***)** and **balsam fir (***Abies balsamea***)**, which form the primary forest canopy in many areas. Understory and shrub-layer vegetation include **juniper**, **alder species (***Alnus spp.***)**, **Labrador tea (***Rhododendron groenlandicum***)**, and **sheep laurel (***Kalmia angustifolia***)**, which are characteristic of nutrient-poor, acidic soils often associated with bog and peatland environments.

Wetland and riparian areas contain moisture-tolerant plant species such as **cattails (***Typha spp.***)**, **marsh marigold (***Caltha palustris***)**, **pondweed species (***Potamogeton spp.***)**, and **cotton grass (***Eriophorum spp.***)**. These species provide important ecological functions including water filtration, sediment stabilization, and habitat for aquatic invertebrates and amphibians. The presence of **pitcher plant (***Sarracenia purpurea***)**, the provincial floral

emblem of Newfoundland and Labrador, indicates acidic bog conditions typical of peatland ecosystems in the region. While pitcher plants are not considered endangered, they are ecologically significant and protected under provincial conservation guidelines from disturbance or collection.

Fish species present or potentially present in nearby waterbodies include **brook trout (*Salvelinus fontinalis*)**, locally referred to as "mud trout" in some areas, and **Atlantic salmon (*Salmo salar*)**, which are of particular ecological and regulatory importance. Atlantic salmon are protected under the **Federal *Fisheries Act*** and the **Species at Risk Act (SARA)** in certain populations. Activities that have the potential to result in the harmful alteration, disruption, or destruction of fish habitat will be monitored to prevent fish mortality. Any development occurring near watercourses will be carefully managed and performed to reduce the potential for erosion, sedimentation, or runoff. This, in consideration will ensure protection of fish habitat and water quality.

Wildlife species that may occur within the surrounding landscape include **moose**, **woodland caribou**, **snowshoe hare**, **coyote**, **red fox**, and **red squirrel**, all of which are typical of boreal forest ecosystems. Particular attention is given to **woodland caribou**, which in Newfoundland are designated as **threatened under the Federal *Species at Risk Act*** in several herds. While no caribou habitat has been specifically identified within the immediate project footprint, the broader region may be used seasonally for movement or foraging. As such, project planning will consider measures to minimize disturbance, including limiting unnecessary vegetation clearing and avoiding activities that could disrupt migration routes or seasonal habitat use.

Bird species observed or likely present include **common loon**, **American black duck**, **Canada goose**, and other migratory or resident birds typical of boreal wetland and freshwater environments. Many bird species in the region are protected under the **Migratory Birds Convention Act (MBCA)**, which prohibits the disturbance, destruction, or removal of active nests and eggs. As a result, any vegetation clearing or land disturbance activities would typically be scheduled outside the primary nesting season (generally May through August) unless a qualified environmental assessment confirms that no active nests are present.

Although no endangered species have been formally identified within the immediate project area**,** the presence of sensitive wetland vegetation, fish habitat, and migratory birds requires that development activities incorporate appropriate environmental protection measures. These may include:

- Maintaining buffer zones around wetlands and watercourses to protect aquatic habitat and water quality.
- Implementing erosion and sediment control measures during construction to prevent sediment runoff into nearby streams or ponds.
- Limiting vegetation clearing to the minimum area necessary for development.

- Conducting pre-construction wildlife and nesting surveys where appropriate.
- Scheduling major land disturbance activities outside sensitive wildlife breeding or nesting periods where feasible.
- Protecting naturally occurring wetland vegetation that contributes to ecosystem stability and biodiversity.

Through the implementation of these measures, the project can proceed while maintaining compliance with applicable provincial and federal environmental legislation and protecting the ecological integrity of surrounding aquatic and terrestrial habitats.

4.4 Proposed Trail Network

Approximately 2 kilometers of multi-use natural surface trails will be constructed in upland areas outside the 15 m waterbody buffers. Trails will:

- Be 1.5–2.0 meters in width.
- Follow natural topographic contours (i.e., aligned parallel to elevation lines to minimize slope and runoff velocity)
- Avoid wetlands where possible.
- Utilize boardwalk sections in isolated wet areas if required.

Trail locations are illustrated in Appendix A mapping. Construction will involve selective vegetation clearing using mini-excavators and skid steers. Grading will be minimal and limited to leveling uneven terrain. No in-stream work is proposed.

4.5 Construction and Site Development

Should the project be released from the Environmental Assessment, construction will start as soon as possible, and when all permits are in place.

4.6 Overview of Construction Activities

The project will be developed in three phases over approximately four years. Activities will include:

- Vegetation clearing and grubbing.
- Road construction
- Campsite construction
- Trail construction
- Utility installation
- Construction of comfort station facilities
- Installation of sewer dumping infrastructure

Methodology of each:

The following sections outline the general construction methodology for each scope of work associated with the development, together with environmental protection measures intended to minimize impacts to surrounding aquatic and terrestrial ecosystems. All activities will comply with applicable **Newfoundland and Labrador environmental regulations**, including the **Water Resources Act**, **Environmental Protection Act**, and **Fisheries Act** where applicable.

4.7 Site Clearing - Vegetation Clearing and Grubbing

Clearing will be conducted using harvesters and excavators within clearly flagged disturbance limits. Merchantable timber will be salvaged. Stumps will be removed only where required for roadways and campsites. Vegetated buffers around water bodies will remain intact.

Methodology

Vegetation clearing will be conducted only within the approved development footprint. Prior to clearing activities, the limits of disturbance will be clearly marked in the field using flagging, stakes, or temporary fencing to ensure that equipment operators remain within designated work areas.

Clearing will generally proceed using a combination of excavators equipped with brush rakes, mulchers, or grapple attachments**,** depending on vegetation density. Smaller vegetation, shrubs, and brush will be removed first, followed by larger trees where present. Root systems and organic surface material will then be grubbed using an excavator or dozer to prepare the ground surface for grading and construction.

Vegetation debris will be either chipped, mulched, or removed from site depending on volume and site requirements. Where appropriate, cleared organic material may be stockpiled for later use in site reclamation or landscaping.

Environmental Mitigation

- Clearing limits will be strictly confined to the minimum area necessary for construction.
- Vegetated buffer zones (minimum 15 m) adjacent to watercourses and wetlands will be maintained and clearly marked prior to clearing.
- Clearing activities will be scheduled, where possible, outside peak migratory bird nesting periods in accordance with the **Migratory Birds Convention Act**.

- Machinery will operate on designated access routes to prevent unnecessary disturbance of surrounding soils and vegetation.
- Topsoil and organic material suitable for reuse will be stockpiled and protected from erosion for use during site stabilization.

4.8 Road Construction

Approximately 1.5–2.0 km of internal access roads will be constructed.

- Surface: Compacted gravel
- Width: 6–8 meters
- Base: Geotextile fabric where required
- Equipment: Excavators, dozers, graders, tandem dump trucks

Roads will be crowned to promote drainage toward vegetated areas. Culverts will be installed where natural drainage paths exist. No road crossings of fish-bearing water courses are proposed.

Methodology

Access roads within the development will be constructed to support light vehicle traffic and service access. Following vegetation clearing and grubbing, the road corridor will be graded using bulldozers and excavators to establish the desired alignment and elevation.

Subgrade preparation will include removal of unsuitable soils and placement of granular base material**,** compacted using vibratory rollers or plate compactors. Road surfaces will be constructed using layers of crushed aggregate, graded and compacted to achieve proper drainage and structural stability.

Where required, culverts or cross-drainage features will be installed to maintain natural drainage patterns beneath the road.

Environmental Mitigation

- Road alignment will be designed to **follow natural contours where feasible**, minimizing cut and fill requirements.
- **Drainage control measures** will be implemented to prevent concentration of runoff toward water bodies.
- Erosion and sediment control structures such as **silt fences, straw wattles, and sediment traps** will be installed downslope of disturbed areas.

- Culvert installation will maintain **natural stream flow and fish passage** where applicable.
- Disturbed roadside areas will be **stabilized with vegetation or erosion control blankets** once construction is complete.

4.9 Campsite Development

Approximately:

- 40–50 new RV sites
- 20–30 tenting sites

Each RV site will require:

- Excavation and leveling
- Compacted gravel pad (approximately 6 m x 12 m)
- Installation of electrical pedestals
- Water service lines

Tenting sites will involve minor grading only.

Methodology

Individual campsite locations will be established following site grading and road installation. Construction will involve light excavation and grading to create level pads suitable for tents, trailers, or recreational vehicles.

Granular material may be placed and compacted to provide stable surfaces for campsite pads and parking areas. Fire pits, picnic tables, and other campsite infrastructure will be installed following site preparation.

Where required, minor drainage adjustments will be made to ensure water flows away from campsite areas and does not accumulate around pads.

Environmental Mitigation

- Campsite footprints will be kept as small as practical to preserve surrounding vegetation.
- Existing trees and natural features will be retained where possible to maintain shade and natural aesthetics.

- Disturbed soils will be revegetated using native plant species where practical.
- Surface runoff will be directed toward vegetated infiltration areas rather than directly toward watercourses.

4.10 Trail Construction

Methodology

Trail construction will follow a low-impact design approach that integrates with natural terrain. Trails will be surveyed and flagged prior to construction to ensure alignment avoids sensitive features such as wetlands or steep slopes where possible.

Construction will involve manual clearing and light mechanical equipment, depending on terrain conditions. Organic material and vegetation will be removed from the trail corridor, and the trail tread will be shaped and compacted to create a stable walking surface. The trails are intended for hiking/ walking only. They are not intended for ATV use.

In areas prone to erosion, water bars, rolling dips, or grade reversals will be installed to divert surface water away from the trail surface. Where wet areas are encountered, boardwalk structures or raised trail sections may be constructed.

Environmental Mitigation

- Trail corridors will be kept narrow to minimize vegetation removal.
- Alignment will generally follow contour lines to reduce erosion potential.
- Vegetated buffer zones near streams and wetlands will be maintained.
- Disturbed soil along trail edges will be revegetated immediately after construction.
- Sediment control measures will be used where trails pass through areas of exposed soil.

4.11 Servicing Infrastructure/ Utility Installation

Serviced sites will connect to:

- Electrical distribution extensions from the existing system
- Water lines installed below frost depth

The existing dumping station will be utilized and upgraded if necessary. Upgrades will include:

- Reinforced concrete pad.
- Drain connection to an approved septic holding system.

- Contained concrete washout area during construction.

All septic and sewage infrastructure will be designed in accordance with provincial standards.

WASTE FACILITY LOCATIONS:
These facilities accept a wide variety of materials that are not collected at the curb, including hazardous household waste, electronics, scrap metal, tires, paint, and recyclables.

01. Corner Brook & Area Waste Disposal Site (Wild Cove)
Residents and businesses in the Corner Brook & Area region can dispose of residential bulk, garbage and yard waste, scrap metal, household hazardous waste and commercial waste at the Wild Cove Waste Disposal Site.

- Bulk waste
- Commercial waste
- Construction and demolition waste
- Household hazardous waste
- Garbage
- Off the road (OTR) tires
- Scrap metal
- Yard waste

02. Long Range Waste Disposal Site (Norris Point)

Residents and businesses in the Long Range area sub-region can dispose of residential bulk, garbage and yard waste, scrap metal, household hazardous waste and commercial waste at the Long Range Waste Disposal Site.

- Bulk waste
- Commercial waste
- Construction and demolition waste
- Household hazardous waste
- Garbage
- Off the road (OTR) tires
- Scrap metal
- Yard waste

Methodology

Utility installation may include water, electrical, or wastewater service lines required for site infrastructure. Installation will typically involve trenching using excavators, followed by placement of utility conduits or piping.

Utility lines will be installed to appropriate depth based on engineering specifications and frost protection requirements. Once installed, trenches will be backfilled with suitable material and compacted to restore surface stability.

Where utilities cross roadways or other infrastructure, appropriate protective sleeves or conduits will be used.

Environmental Mitigation

- Trenches will be opened and closed within the shortest practical timeframe to limit soil exposure.
- Excavated material will be stored away from drainage paths and stabilized if necessary.
- Any trenching near watercourses will maintain the required setback distances.
- Disturbed areas will be regraded and revegetated promptly to restore natural ground cover.

4.12 Construction of Comfort Station Facilities

Methodology

Comfort station buildings will be constructed on prepared foundations or concrete slabs depending on engineering requirements. Construction will begin with excavation and preparation of the building pad, followed by installation of formwork, reinforcement, and concrete placement where required.

Building structures will be assembled using prefabricated or conventional construction methods, including framing, roofing, interior fixtures, and plumbing systems. Final works will include installation of drainage connections, site grading, and access pathways.

Environmental Mitigation

- Concrete washout will be conducted in designated contained washout areas located away from watercourses.
- Construction materials will be stored in designated staging areas to prevent contamination or runoff.

- Waste materials generated during building construction will be collected and removed daily to approved disposal facilities.
- Disturbed areas surrounding the building will be stabilized and landscaped upon completion.

Installation of Sewer Dumping Infrastructure

Methodology

Sewer dumping infrastructure will be installed to accommodate recreational vehicle waste disposal. Installation will include excavation for holding tanks, piping, and dump station pads, followed by installation of piping systems connected to the approved wastewater management system.

Concrete or reinforced pads will be constructed to support vehicles during use. Plumbing fixtures and protective structures will then be installed to facilitate safe and hygienic operation.

The system will be designed to ensure proper containment and transfer of wastewater to the designated treatment or storage system.

Environmental Mitigation

- All excavation and installation activities will maintain minimum setbacks from water bodies.
- Wastewater infrastructure will be fully sealed to prevent leakage or groundwater contamination.
- Spill containment and cleanup materials will be available during installation.
- Surface drainage will be designed to direct stormwater away from the dumping station area.
- The facility will be operated with clear signage and management procedures to ensure proper waste disposal practices by users.

These methodologies, combined with the described environmental protection measures, will ensure that construction activities are conducted efficiently while minimizing environmental impacts and maintaining compliance with relevant **Newfoundland and Labrador environmental regulations and best management practices**.

5.0 Equipment

Construction equipment utilized during the project will include a range of standard heavy civil and forestry machinery required to complete clearing, grading, excavation, hauling, and installation activities. Typical equipment may include excavators, bulldozers, motor graders, skid steer loaders, mini-excavators, forestry harvesters, and dump trucks. These machines will be used for activities such as vegetation clearing, grubbing, earthmoving, trail and road grading, material placement, utility trenching, and transportation of granular materials and construction supplies.

Excavators and mini excavators will primarily be used for site preparation, trenching, stump removal, grading, and installation of utilities or drainage features. Bulldozers may be used for rough grading, pushing, and stockpiling cleared vegetation, and shaping road corridors, while motor graders will be utilized to finalize road surfaces and establish proper drainage slopes. Skid steers will support smaller-scale site work, material handling, and finishing activities in areas where larger equipment is not practical. Forestry harvesters may be used for efficient removal and processing of trees within the clearing limits, while dump trucks will be responsible for transporting aggregate materials, excavated soils, and construction debris to or from the work area.

All equipment will be operated by trained and qualified personnel in accordance with applicable occupational health and safety standards. Machinery will be maintained in good working condition and regularly inspected for mechanical integrity, fluid leaks, and safe operation. Equipment staging, refueling, and maintenance activities will occur in designated areas located at least thirty metres from water bodies or drainage features, and spill response materials will be readily available to address any accidental releases. Where possible, equipment travel will be limited to established access routes and designated work areas to minimize soil disturbance and protect surrounding vegetation.

6.0 Site Access

Access to the site will be through the existing access to Triple Falls Trailer Park off Route 430.

7.0 Operation

The facility will operate seasonally as part of the existing park.

During operation, potential sources of pollutants include:

- Sewage and wastewater
- Fuel and petroleum products.
- Stormwater runoff
- Solid waste
- Vehicle emissions

The Proponent will implement the following measures:

7.1 Sewage and Wastewater

- Installation of approved septic/holding systems.
- No discharge of untreated effluent to surface or groundwater.
- Regular inspection and maintenance.
- Immediate repair of deficiencies.

7.2 Fuel and Hazardous Materials

- Storage on impermeable pads with 110% secondary containment.
- Spill kits kept onsite.
- Personnel trained in spill response.
- Immediate reporting under provincial spill reporting requirements.

7.3 Water Body Protection

Watercourse Protection and Buffer Management

All activities associated with the development will comply with applicable provisions of the Newfoundland and Labrador Water Resources Act**,** the Environmental Protection Act**,** and the Federal Fisheries Act where applicable. Particular attention will be given to protecting surface water, fish habitat, and riparian ecosystems.

Vegetated Buffer Protection

- A minimum 15-metre vegetated buffer will be maintained adjacent to all identified water bodies and watercourses, consistent with provincial environmental protection practices for riparian areas.
- No clearing, grading, excavation, or equipment operation will occur within the designated buffer zone unless specifically authorized through regulatory approval.
- Existing vegetation within the buffer will remain intact to preserve natural soil stability, filtration capacity, and wildlife habitat.
- The buffer will function as a natural filtration barrier, reducing sediment transport, slowing surface runoff, and protecting aquatic ecosystems from disturbance.

Stormwater Management

- Stormwater generated from the developed area will be directed toward vegetated infiltration areas and natural drainage pathways, allowing water to filter through soil and vegetation before entering nearby wetlands or watercourses.
- Direct discharge of stormwater into water bodies will not occur.
- Where necessary, shallow swales, infiltration depressions, or vegetated drainage channels will be constructed to disperse runoff and reduce flow velocity.
- Drainage design will prioritize low-impact development principles, promoting infiltration and maintaining natural hydrological patterns.

7.4 Salmon River Protection (Section 28)

In accordance with **Section 28 of the Newfoundland and Labrador Water Resources Act**, the following measures will be implemented to protect nearby salmon-bearing waters:

- No in-water work will occur within the river or associated tributaries.
- All construction activities will be confined to upland areas outside of the regulated watercourse zone.
- Erosion and sediment control measures will be installed prior to any ground disturbance and maintained throughout construction.
- Any disturbed soil will be stabilized immediately following construction activities through grading, seeding, mulching, or installation of erosion control blankets.
- Refueling, equipment servicing, and fuel storage will occur a minimum of thirty metres from any water body or drainage feature, in accordance with provincial environmental guidelines.
- Spill response materials will be available at all times, and operators will be trained in immediate spill containment procedures.

Some key points are:

- No in-water works.
- Erosion and sediment control measures installed prior to disturbance.
    - Silt fencing, sediment ponds, surface water management, natural filtration
- Disturbed areas stabilized immediately.
- Refueling conducted more than 30 m from water bodies, or as otherwise directed

Recreational Fishing

JCL recognizes that recreational fishing has been an established and valued use of the area for many years. With this, maintaining safe and reasonable access for the public will be a priority throughout all phases of the work.

Construction activities will be planned and executed to minimize disruption to existing access routes wherever practicable. Where temporary restrictions are required for operational or safety reasons, clear signage, controlled access points, and communication measures will be implemented to inform the public and redirect users as necessary.

JCL will implement these measures to ensure that recreational use of the area is preserved while maintaining compliance with applicable health and safety requirements for both workers and recreational fishermen.

Existing access to the river will be maintained; however, construction activities will be carried out so that no additional access points will be developed, in order to prevent any incremental adverse effects on the river environment.

7.5 Potential Sources of Pollution

All mitigation measures described herein will be implemented. Through the implementation of these measures, the project will minimize potential environmental impacts and maintain compliance with applicable Newfoundland and Labrador environmental legislation and best management practices for watercourse protection.

7.5.1 Sediment and Particulate Matter

Sediment (soil, silt, and sand) is widely recognized as the most significant pollutant associated with land disturbance and construction activities. When mobilized by rainfall or surface runoff, sediment can enter watercourses where it may:

- Reduce water clarity and light penetration.
- Smother fish spawning habitat.
- Transport nutrients and contaminants.
- Impact aquatic vegetation and invertebrate communities

The following measures will be implemented to minimize sediment release.

7.5.2 Exposed Soil (from clearing/grading)

- Disturbance will be limited to the smallest practical footprint, ensuring that only areas required for immediate work are cleared or graded.

- Land disturbance will occur in phases, minimizing the duration and extent of exposed soil.
- Disturbed areas will be revegetated or stabilized immediately following construction using native seed mixes, straw mulch, hydroseeding, or erosion control blankets.
- Stockpiled soil will be located away from drainage paths and protected with sediment barriers or tarps.

7.5.3 Runoff (sloped sections, stream crossings):

- Silt fences, sediment traps, straw wattles, and filter fabric barriers will be installed downslope of disturbed areas to capture sediment before runoff leaves the site.
- Sediment controls will be inspected regularly and maintained after heavy rainfall events to ensure continued effectiveness.
- Temporary diversion berms or channels may be installed where necessary to redirect runoff into controlled drainage areas.

Containment Barrier Types: Install silt fences, sediment traps, or filter fabric dams on the downslope perimeter of disturbed areas, especially near watercourses, to slow runoff and trap sediment.

7.5.4 Trail Design (post-construction erosion)

Manage Water Flow:

- Trails and access routes will be designed to follow natural topographic contours where possible to reduce the potential for erosion.
- Grade reversals and rolling dips will be incorporated to interrupt water flow and disperse runoff into surrounding vegetation.
- Water bars, consisting of low earthen or timber barriers angled across the trail surface, will be installed where required to divert water off the trail before it accumulates and causes erosion.

7.5.5 Stream Banks (at crossings) Protect Buffers / Riparian Protection

Maintain a vegetated buffer
Vegetated buffer zones (minimum 15 m) will be maintained around all streams, wetlands, and water bodies. zone (e.g., 15 meters as per NL regulations for watercourses) where no work occurs.

- Work within these buffer zones will be avoided to preserve natural bank stability.

- Where crossings are required, bridges or boardwalk structures will be used instead of culverts or fords where feasible, minimizing disturbance to streambeds and banks.

7.5.6 Sediment Control

- Installation of silt fences, sediment traps, straw wattles, or erosion control barriers downslope of disturbed areas.
- Progressive stabilization of disturbed soils through seeding, mulching, or erosion control blankets.
- Trail alignment designed parallel to topographic contours to reduce runoff velocity.
- Installation of water bars and cross-drainage features to disperse surface runoff and prevent channelized flow.

7.5.7 Management and risk Prevention of Chemical and Fluid Pollutants

In addition to sediment, construction activities may pose a risk of contamination from fuels, lubricants, hydraulic fluids, and construction materials. Strict operational controls will be implemented to prevent release of these substances. Strict procedures for equipment handling and material use will be enforced to protect water sources.

7.5.8 Fuel and Hydraulic Spills (from machinery) Designated Zones:

- All refueling, maintenance, and storage of fuels and lubricants will occur in designated staging areas located a minimum of thirty metres from water bodies, consistent with provincial environmental best practices.
- These areas will be situated on stable, level ground away from drainage channels.
- Spill kits containing absorbent materials, containment booms, and disposal bags will be readily available on-site.

7.5.9 Equipment Leaks Inspection and Containment:

- All construction equipment will be inspected daily for signs of hydraulic or fuel leaks prior to operation.
- Equipment found to be leaking will be removed from service immediately until repairs are completed.
- When equipment is parked overnight, secondary containment measures such as drip trays or absorbent pads will be used where practical.

7.5.10 Treated Wood (for structures) Non-Toxic Alternatives:

- Where structures such as boardwalks or bridges are required, materials with minimal environmental impact will be prioritized.
- Preferred materials include untreated lumber, naturally rot-resistant wood species (e.g., cedar), recycled plastic lumber, or composite materials.
- If treated wood is necessary for structural durability, materials containing creosote or chromated copper arsenate (CCA) will be avoided.
- Treated materials will be installed in a manner that prevents direct contact with water wherever possible.

7.5.11 Concrete Management

Concrete will be used for the dumping station pad and comfort station foundation. Washout water will be contained in lined pits located more than 30 m from water bodies and disposed of at approved facilities.

Concrete Washout Containment and Disposal:

- Concrete washout water can be highly alkaline and harmful to aquatic life.
- All concrete equipment cleaning or washout will occur in designated contained washout pits or lined excavations located away from drainage pathways.
    - This material will be removed from site once works are completed. Disposal will only occur at approved facilities. Testing can be performed where required.
- Washout areas will be clearly marked and maintained to prevent overflow.
- Once solids have settled and hardened, concrete waste will be disposed of at an approved disposal facility in accordance with provincial regulations.
    - Concrete waste will be returned to JCL Corner Brook HQ for repurpose, or disposal if deemed non-contaminated.

7.5.12 Biological and Other Pollutants

These strategies focus on site hygiene and long-term environmental health.

Clearing Debris (organic matter) Proper Disposal: Wood, brush, and other organic debris should be chipped, mulched, or disposed of in upland areas or in another approved site away from watercourses.

General Litter/Waste Site Management: Implement a "Pack It In, Pack It Out" policy for all workers. All garbage and construction waste shall be collected on a periodic basis as needed and disposed of at an approved waste facility as noted in this document.

7.5 13 Waste Management

Construction and development activities associated with the project may generate several types of waste materials. Proper waste management practices will be implemented to prevent environmental contamination, minimize wildlife attraction, and ensure compliance with Newfoundland and Labrador Environmental Protection Act requirements and applicable regional waste management authority regulations.

7.5.14 Potential Waste Streams

Potential waste streams generated during site preparation, construction, and operational activities may include:

- **Vegetation debris** (cleared brush, small trees, roots, and organic material) resulting from limited site clearing and grading activities.
- **Construction materials**, including scrap lumber, metal, fasteners, off-cuts, and other building materials generated during installation of structures, trails, or infrastructure.
- **Domestic waste**, such as food waste, paper products, and other refuse generated by construction personnel or site users.
- **Packaging materials**, including cardboard, plastic wrap, pallets, containers, and other materials associated with delivery of equipment and construction supplies.

7.5.15 Waste Handling and Storage

All waste generated on-site will be managed using best management practices to prevent litter, contamination, or wildlife interaction:

- Waste will be segregated where practical to allow for recycling or proper disposal of different material types.
- Temporary waste storage will occur in secure, covered containers or designated collection areas to prevent wind dispersal and reduce the potential for wildlife attraction.
- Materials that can be recycled (e.g., cardboard, metals, clean wood) will be separated and diverted to appropriate recycling streams where available.
- Organic vegetation debris may be chipped, mulched, or removed from the site, depending on site requirements and local waste management policies.

7.5.16 Waste Removal and Disposal

- Waste materials will be collected on a regular basis, with daily cleanup conducted during active construction periods to maintain site housekeeping and environmental protection.
- All waste will be transported off-site by authorized personnel and disposed of at an approved regional waste management facility operated by the applicable regional waste authority.
- No waste materials will be burned, buried, or disposed of on-site unless specifically permitted under provincial regulations.

7.5.17 Environmental Protection Measures

To further minimize environmental impacts:

- Waste containers will be located away from watercourses and drainage pathways.
- Spill-prone materials (e.g., oils, chemicals, or hazardous materials) will be stored and handled according to provincial environmental handling requirements and manufacturer guidelines.
- Site personnel will be instructed to maintain good housekeeping practices, ensuring that waste materials are promptly collected and responsibly managed.

Through these procedures, the project will ensure that all waste materials are managed responsibly and disposed of in accordance with Newfoundland and Labrador environmental regulations and regional waste management standards.

8.0 Potential Resource Conflicts during Operation

No resource conflicts are expected.

Potential receptors include:

- Adjacent water bodies
- Fish habitat
- Wildlife habitat
- Recreational users of nearby lands

No residential dwellings are located in the immediate vicinity.

9.0 Occupations

It is anticipated that the following occupations will be represented throughout the life of the project.

Occupation	Number of Positions	National Occupational Classification
Labourer	5	75115
Carpenter	2	72310
Heavy Equipment Operator	2	73400
Land Surveyor	1	21203

10.0 Project Related Documents

See Appendix A.

- Crown Lands map 1: 50,000
- Crown Lands map 1: 10,000
- Location map
- Preliminary Site Layout

11.0 APPROVAL OF THE UNDERTAKING

Approval Required	Issuing Authority
Crown Lands Lease	Department of Fisheries, Forestry and Agriculture
Cutting Permit	Department of Fisheries, Forestry and Agriculture
Outhouse Construction	Department of Government Modernization and Service Delivery
Electrical Permits	NL Hydro

12.0 SCHEDULE

The earliest start date of this undertaking is mid-2026, as soon as the approval is given, and will continue until completion.

Summary

Registration Document Submission	February 2026
Government Review and Decision	May 2026
Construction/ Operations	July 2026

13.0 FUNDING

The funding for this project will be provided entirely by Pasadena Equipment Services Inc.

Capital Costs and Funding

Phase 1: $150,000

Phase 2: $150,000

Phase 3: $150,000

Total approximate cost: $450,000

14.0 SUBMISSION

April 8, 2026 _____

Date Pasadena Equipment Services Inc.

9.0 APPENDIX A

Newfoundland & Labrador

Government of Newfoundland and Labrador
Forestry, Agriculture and Lands

In Reply Please Quote
File Reference No. 3019881

JAN 14, 2026

PASADENA EQUIPMENT SERVICES INC.
CHRIS DUNNE
1 Massey Drive Access Road Rd
CORNER BROOK, NL A2H 6H6

Dear Sir/Madam:

RE: APPLICATION NO.: 165022
TYPE: Grant
PURPOSE: Commercial Extension
LOCATION: Bartlett's Pond

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. If the location or lot configuration of the site is incorrect you must contact the Regional Lands Office immediately.

A Notice of Intent is required to be published to the Newfoundland and Labrador Gazette to accompany your application. This document has been provided for you to publish and return the receipt as proof of posting. (Instructions regarding publishing are provided on the second page.)
You have 30 days from the date of this letter to return the necessary information indicated above or your application will be cancelled and your file closed. Fees taken during the application process are non-refundable

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,

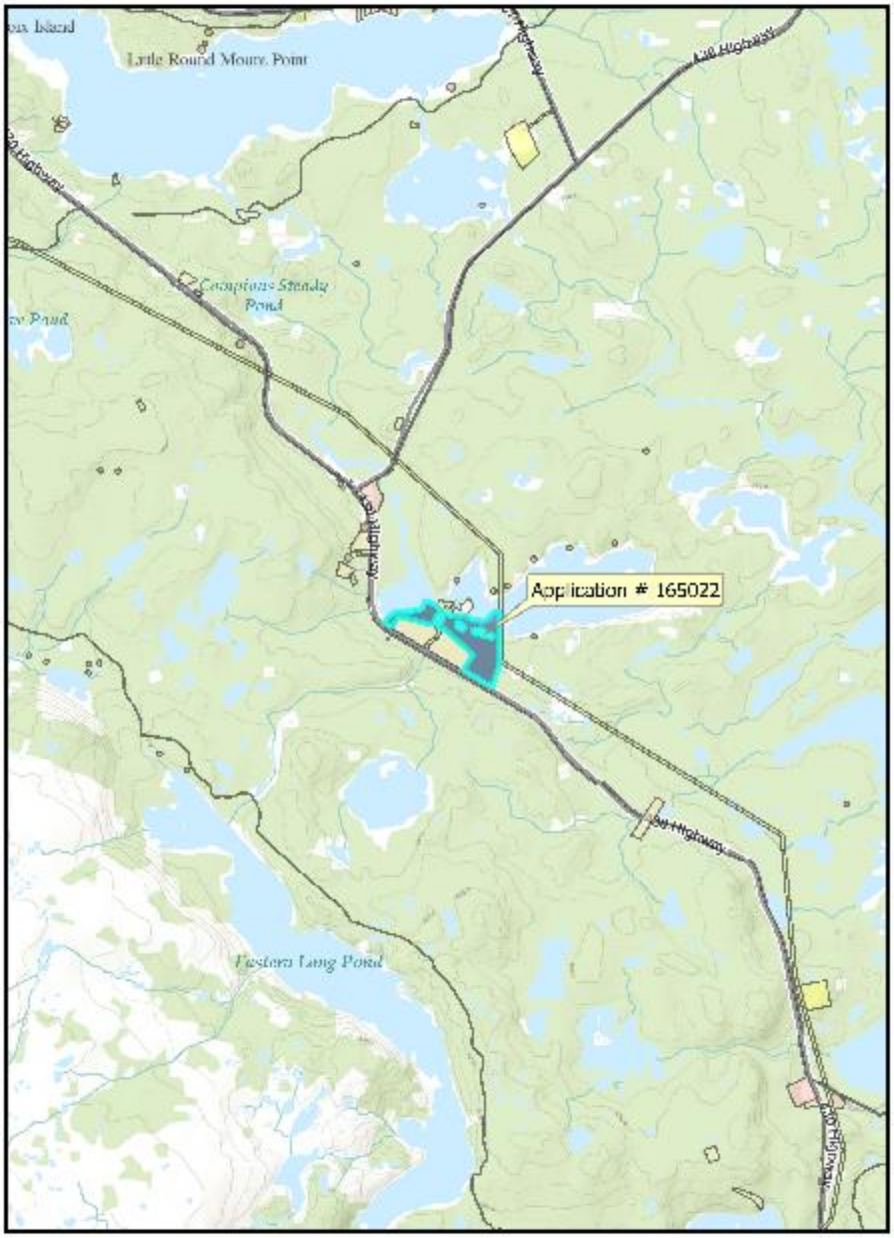
Brandon Hart

Brandon Hart
LANDS MANAGEMENT OFFICER E

Attachment(s)

Government of Newfoundland and Labrador
Department of Forestry, Agriculture and Lands
Crown Lands Administration Division

Newfoundland Labrador



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 displayed 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 plots is not sufficient for measurement purposes and does not guarantee title.

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 demands, claims and liabilities, actions or causes of action 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 other 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 general inquiries or to report an error on this map sheet, please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca

To book an appointment to speak with a regional Crown Lands representative please visit our website at:
https://www.gov.nl.ca/crownlands

Meters

0 495 990 1,980 2,970 3,960

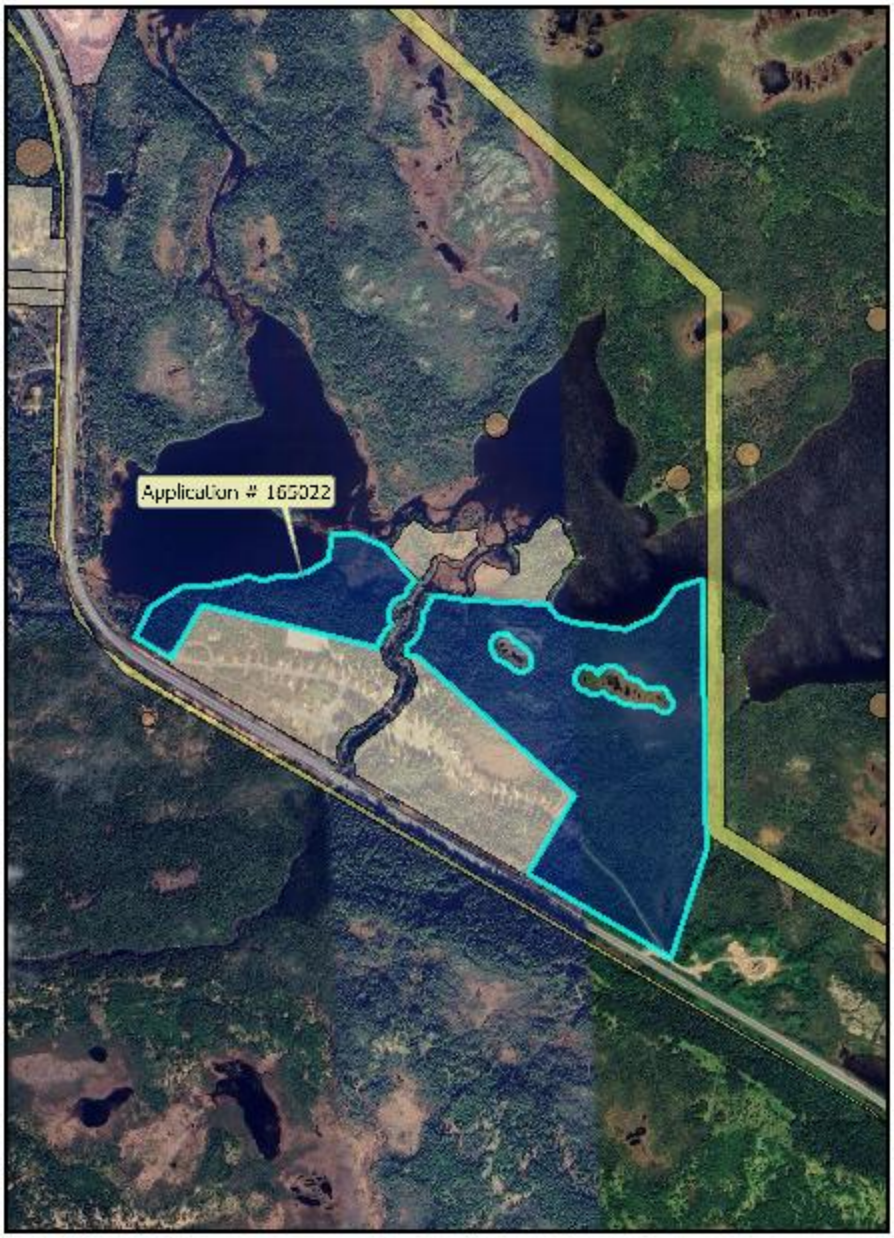
N W E S

Scale
1:50,000

Compiled on January 16 2026

Government of Newfoundland and Labrador
Department of Forestry, Agriculture and Lands
Crown Lands Administration Division

Newfoundland Labrador



Meters
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N W E S

Scale
1:10,000

Compiled on January 16 2026

NOTE TO USERS

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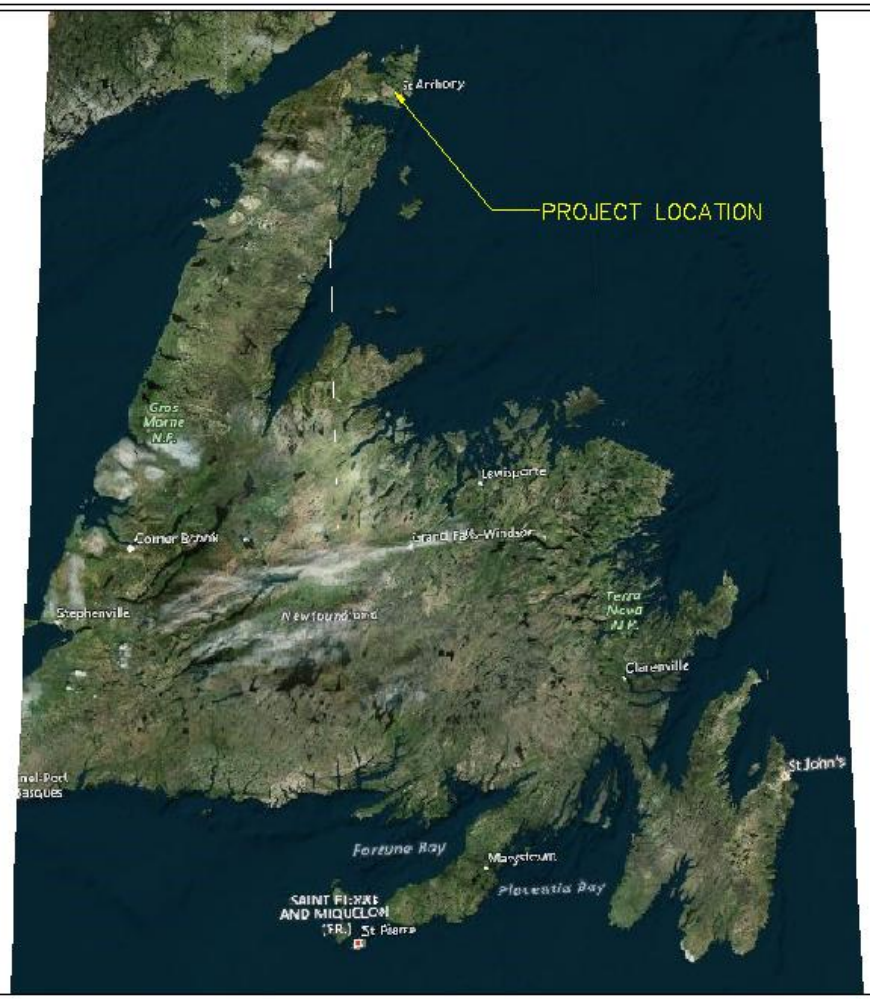

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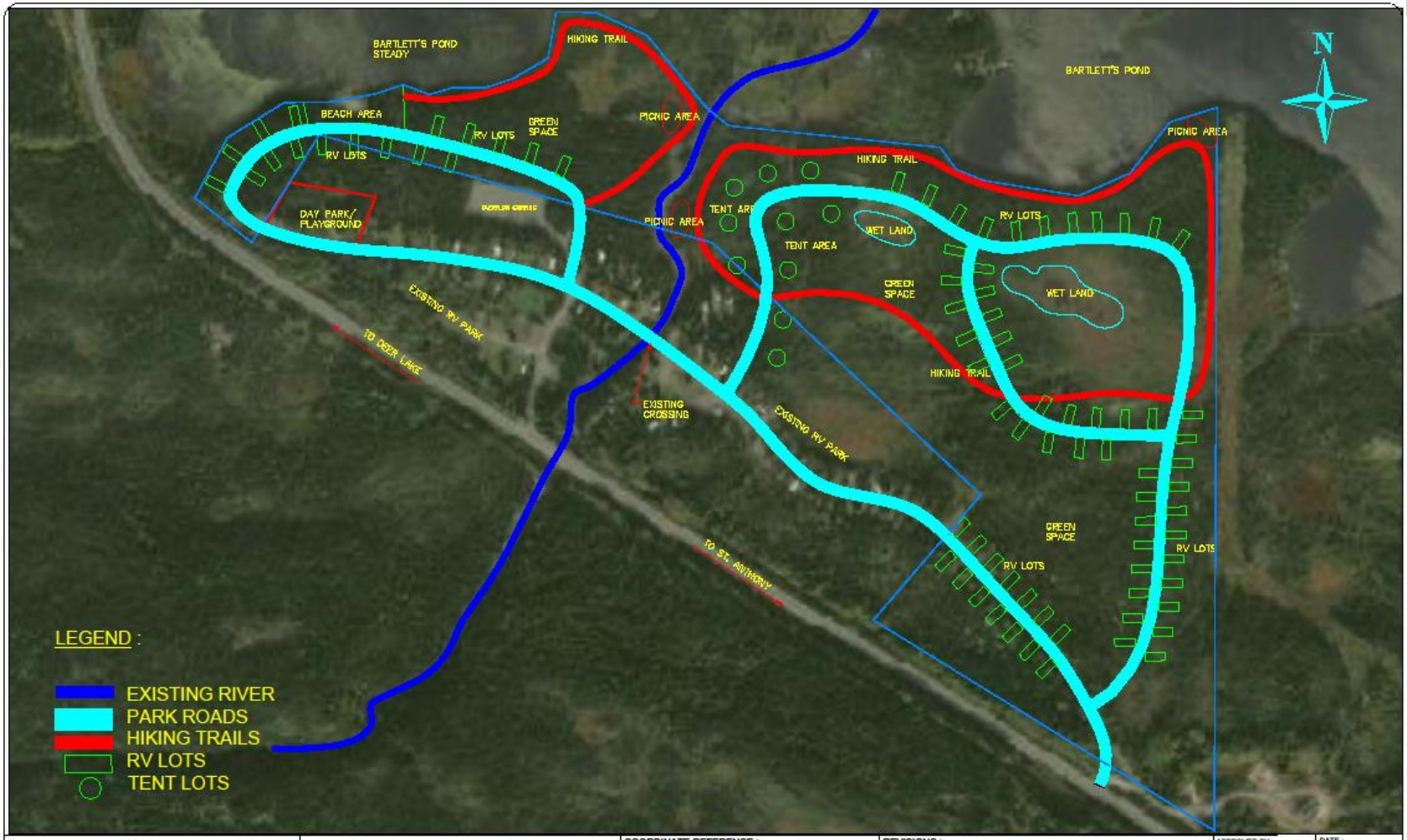
		SCALE : NTS					CHECKED BY :	REV : 0
		PROJECT No.					DRAWN BY : C.DUNNE	SHEET : 1 OF 1
		DRAWING No. C-01	NO.	DATE	DESCRIPTION	BY		



Corner Brook, N L

DRAWING TITLE :

TRIPLE FALLS RV PARK EXPANSION
CONCEPT DRAWING

COORDINATE REFERENCE :	UTM ZONE 21 NAD83
SCALE :	NTS
PROJECT No.	—
DRAWING No.	C-01

REVISIONS :

NO.	DATE	DESCRIPTION	BY

APPROVED BY :	DATE :
CHECKED BY :	REV : 0
DRAWN BY : C.DUNNE	SHEET : 1 OF 1