

Enviromental Assessment of the Undertaking

Name of Undertaking

Gull Pond R.V. Park & Campground

Proponent:

CamKap Software Development Group Inc.

75 Main Street, P.O. Box 52 Trinity, Trinity Bay N.L. A0C 2S0

Chief Executive Officer:

Mrs. Tina Pede

C.E.O. Project Operations: Province of Newfoundland Labrador

158 Robinson Road, Amherst Head, Nova Scotia. B4H 3Y2

Telephone: 902-667-4814

E-mail tinapede@eastlink.ca

Principal Contact Person for purposes of environmental assessment:

Mr. Kenneth Pede

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Telephone: 902-667-4814

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The Undertaking:

Proposed Name of The Undertaking: Gull Pond R.V. Park & Campground

Purpose / Rational / Need for the undertaking:

The purpose of the undertaking is to supply the travelling public a R.V. Park & Campground that will address the everchanging individual needs of today's vacationing families and encourage tourism to the immediate surrounding areas. The tourists and new park will therefore contribute to the economy of the nearby communities of Morleys Siding, Lethbridge and Georges Brook – Milton.

The proponents plan is to construct the 188-unit park over a four-year period. Year one will see the creation of 60 units, year two 62 units, year three 33 units and on year four the last 33 units. Vacationing travellers will see the undertaking supplying a broader variety of camping sites not currently available in the province. All the R.V. sites will be serviced with internet, sewer, water, fire pit, picnic table and electrical services. The campground sites will be serviced with water, electrical, a tent pad, fire pit, a picnic table, internet service and barbeque stand.

Description of the Undertaking:

1. Geographical Location:

The proponent has applied for the property, Crown Lands Application # 156447 on Highway 230 in the Province of Newfoundland Labrador.

This new facility will be located between the communities of Morleys Siding and Georges Brook – Milton.

The community of Morleys Siding is located three point seven kilometers north of the proposed R.V. & Tenting Park.

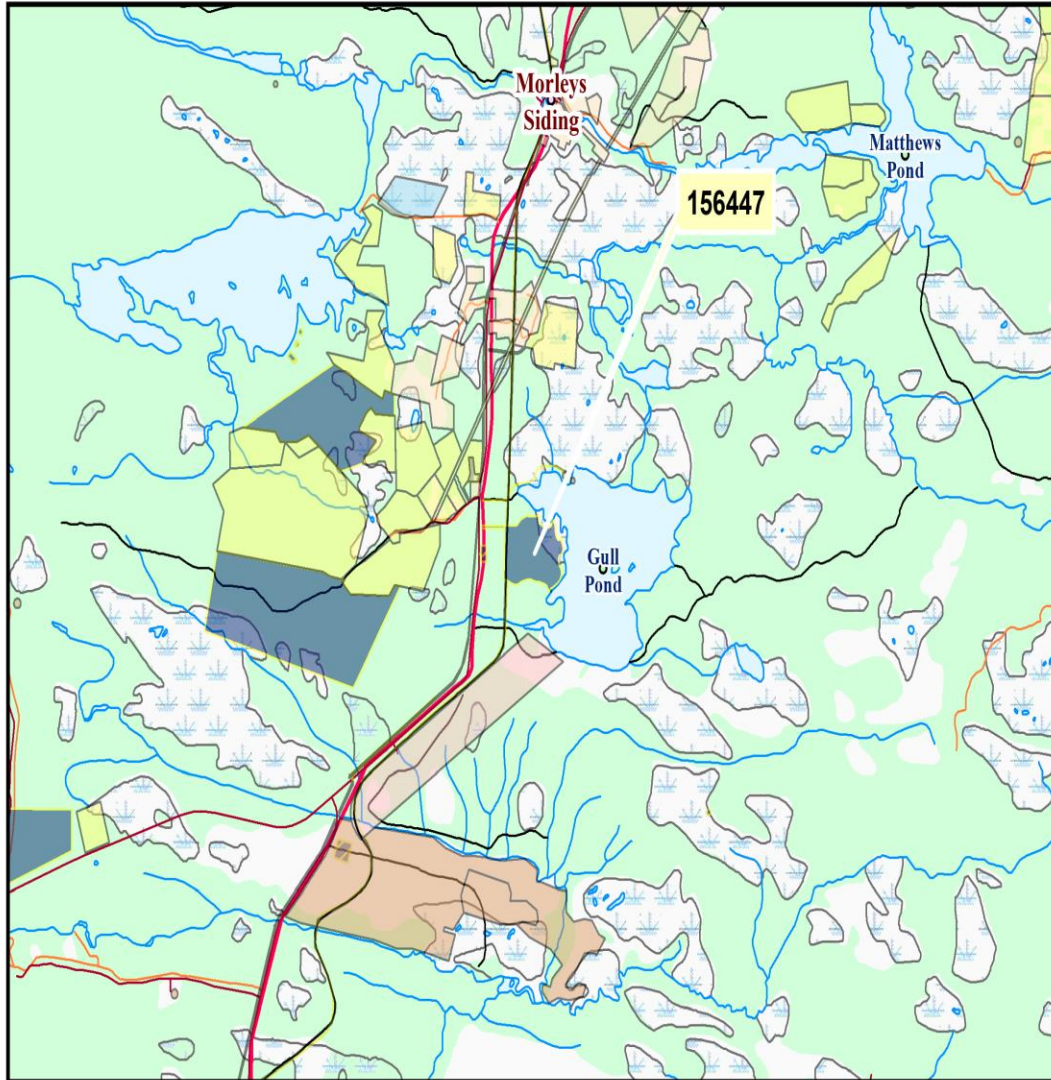
A larger community, Georges Brook - Milton is located seven kilometers to the south-west of the undertaking.

The intersection of Highway 230 and Highway #1 is approximately fourteen kilometers to the south-west of the undertaking.

Access to the undertaking will be via a newly constructed highway exit lane and access road off of highway 230. Crown Lands application # 156575.

Geographical Area Location of the Land Containing the Undertaking

Department of Fisheries and Land Resources Crown Lands Division



NOTE TO USERS

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

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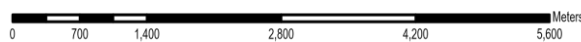
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The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands 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.

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Scale 1:50,000

Compiled on February 05, 2020

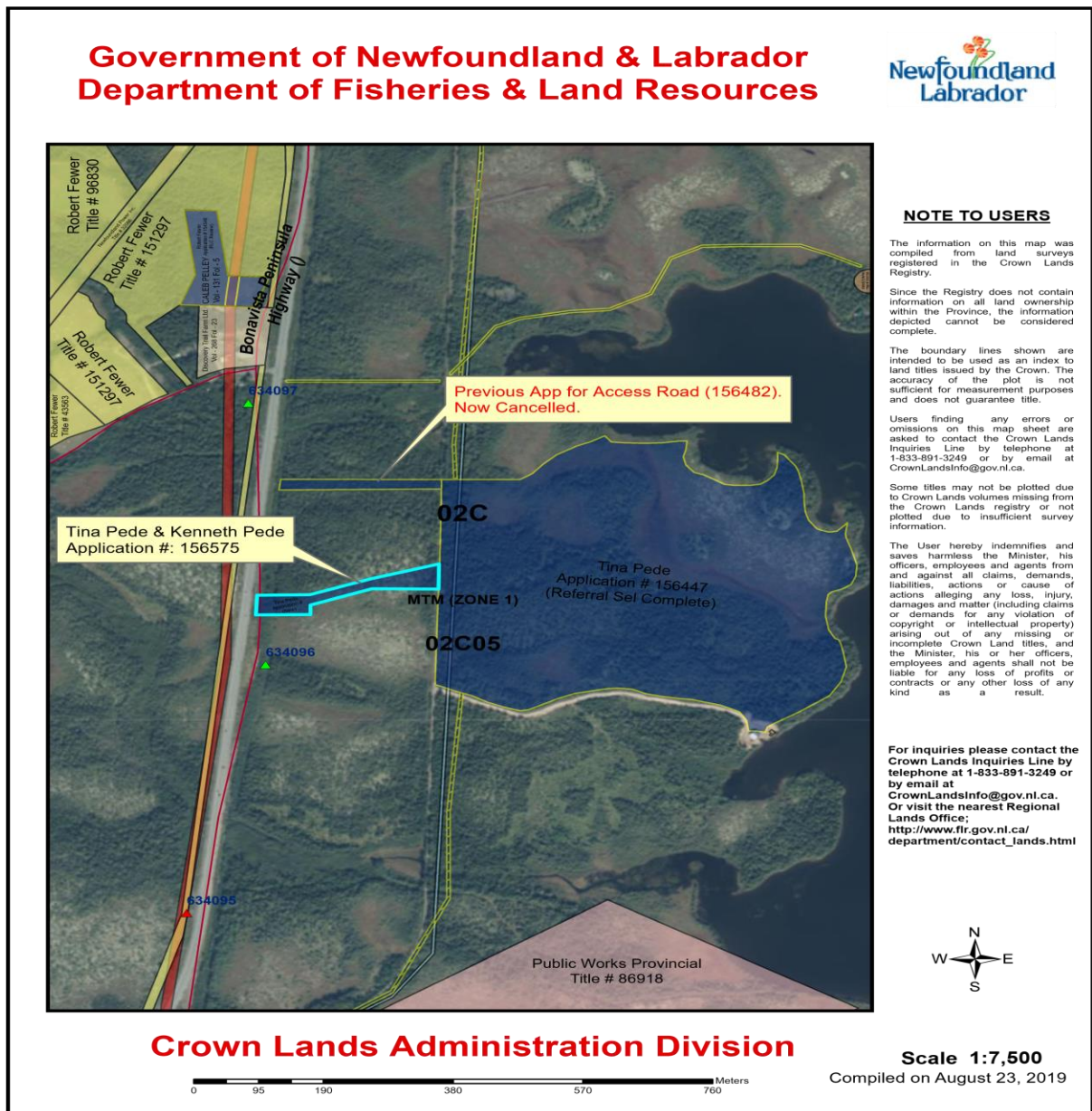


2. Access to the Undertaking

This map shows the Current and cancelled application for access to Crown Lands.

Area Map Shows the Proposed Access from Highway 230 to the Undertaking

Current Crown Lands application # 156575 Property I.D. # 10125311



Access to the Undertaking

Reason for the Withdrawal of the original application for property access.

The applicant's original application for an access road to the undertaking was acknowledged by Crown Lands, then distributed to a list of other provincial government agencies for review, recommendations and comments. The first access application was withdrawn by the applicants after one of the referral agencies strongly suggested that the access road area be moved approximately two hundred (200) meters to the south.

The rationale for the movement of the property access was:

1. The proposed new access area improved the visibility of oncoming traffic travelling in the north and south directions.
2. The intersection of the Highway 230 and the new access route to the undertaking was a more superior location to construct an approved highway exit and entrance from and to Highway 230.
3. The new proposed location eliminated the need for the removal of a grove of mature trees.

The applicants did request Crown Lands to withdraw the original access road application. A second application and copy of the application fee receipt were then re-submitted to Crown Lands.

The second application is in the process of being reviewed by the same referral agencies.

Page 4 shows the current access application 156575 to Crown Lands that is being processed.

3. Features of the land and Surrounding Area

Property Area: The perimeter boundaries of the Crown Lands property applied for, were calculated to contain approximately **25.5604 Ha.** of land. There are no active streams within the property boundaries. The surrounding land area to the immediate:

North of the Project: Crown Lands: Vacant

West of the Project: A Quad and Snowmobile Trail - Crown Lands then Highway 230

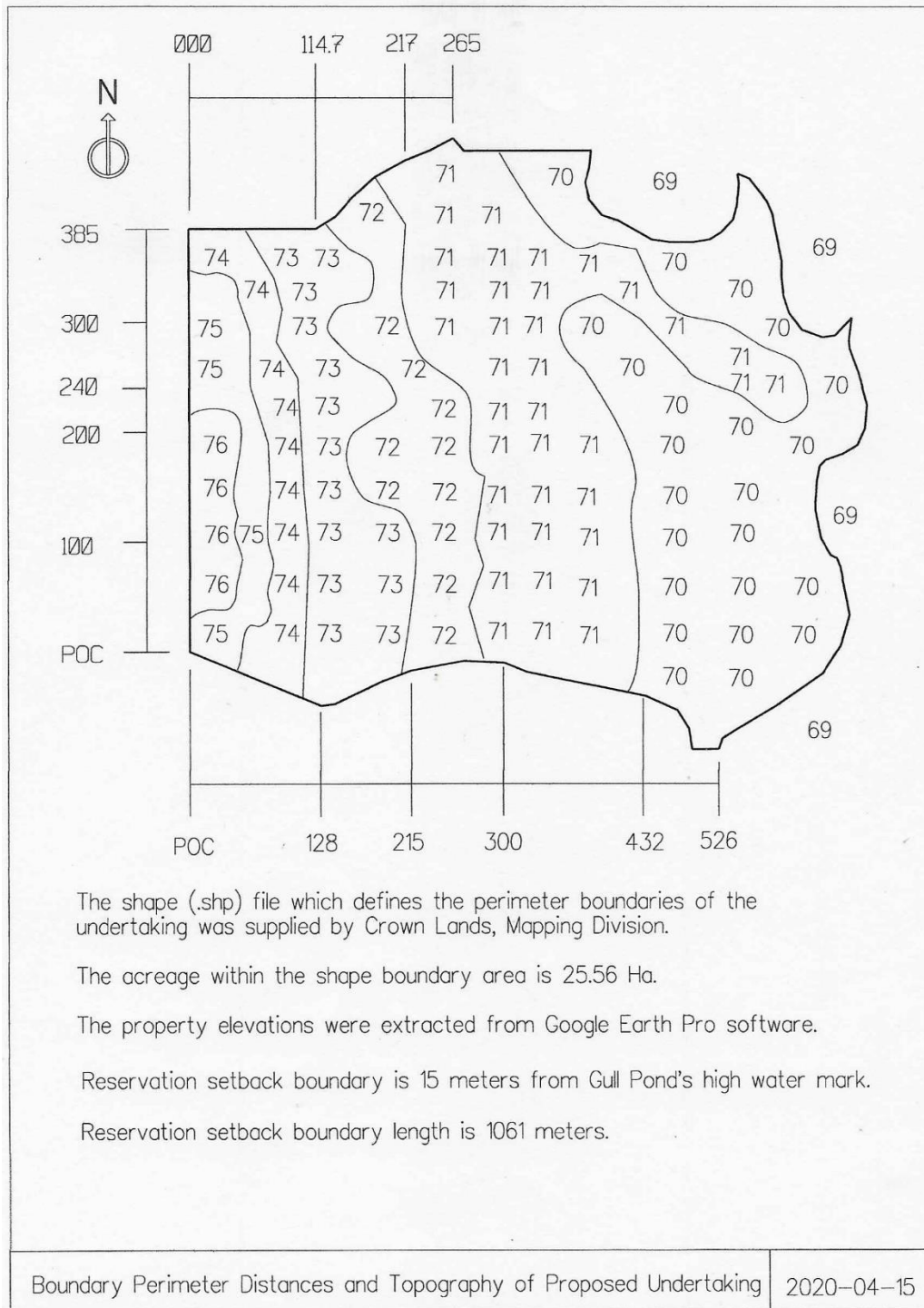
East of the Project: Gull Pond then Crown Lands: Vacant

South of the Project: Crown Lands Woods Road: Crown Lands: Vacant

The property is only accessible by a quad and snowmobile trail. There are no public roads accessing the property.

The property drains towards Gull Pond. There is ground water along the edge of the existing woods road on the south border of the property. This is due to the lack of proper road shoulder ditching. There are several rock croppings on the south and east property

boundaries. There were no visual environmental concerns noticed or posted within the property. The topography drawing of the property was created using a shape file supplied by Crown Lands. Google Earth Pro was referenced to extract the elevations and the shape file contained the perimeter distances. Cadd 6 created the topographic drawing.



The high point of the property is near the south-west corner of the property.

The property slopes to the North, North-east and East from the high point of commencement (POC).

The west boundary has a two-meter drop in elevation as you proceed due north from the POC.

The north property boundary has a four meter drop over the 266 meters distance before the 15-meter reservation setback of Gull Pond.

The drop in elevation from the South-west POC to South-east corner is six meters.

Gull Pond setback reservation area of fifteen meters affects the complete east property boundary and over half of the North boundary of the property. This reservation area is not shown on the drawing. An attachment on Page 16 shows the property in blue and the 15-meter reservation area between the property and Gull Pond.

Gull Pond water level is shown as 69 meters above sea level as per Google Earth Pro.

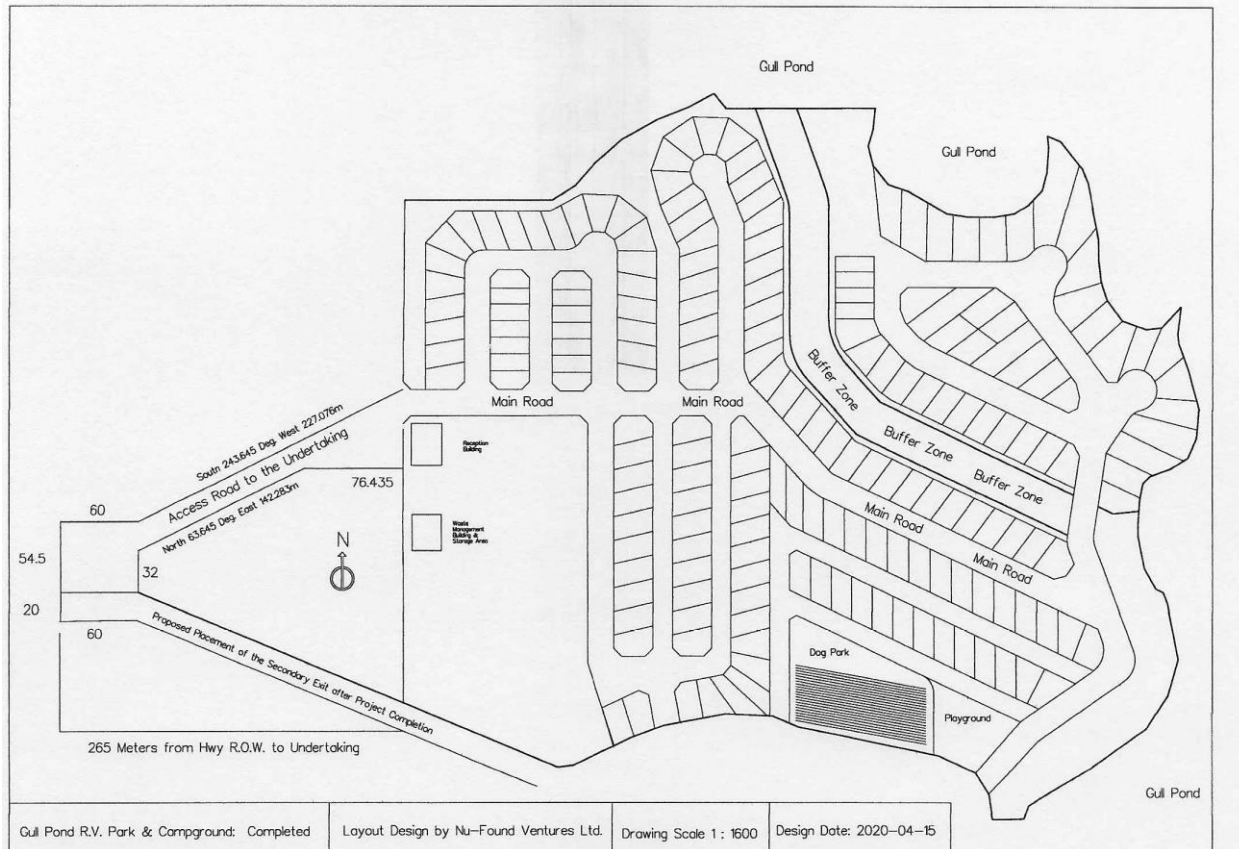
4. Physical Features of the Park Access Road and the Undertaking

The park access route will be directly off Route 230 (as shown on page 4) approximately 2.44 Km to the north-east of the intersection of highway 230 and 232. There will be a 600mm diameter culvert about 60 meters long placed in the ditch next to the highway and the new access road will be built over it. The road right of way is 20 meters wide and the access road will be within this right of way. The road is classified as a “50 modified” rock filled base with a seven meter “Class A” top. A diagram of the proposed access road site and the associated dimensions are shown on page 17.

The undertaking will have electrical power supplied by Newfoundland Power who engineers the electrical services layout plan for the undertaking before it is constructed and after permits are obtained. Newfoundland Power does not do forward plans for electrical services for any undertaking until the proposed forward layout plan of development is “approved as proposed.” Electrical service to the undertaking is proposed to be via hydro poles placed approximately 60 meters apart within the access road area. When the electrical service is within the undertakings boundaries it will be a combination of hydro poles and underground servicing procedures.

The main reception building is approximately 84 square meters in area will allow for the registration of clients, the containment of internet servicing equipment and will offer the following services:

1. Sale of some basic grocery items.
2. Propane sales and refills.
3. Washroom facilities and shower area.



This forward plan is after year four and shows the emergency exit roadway that has not been applied for by the proponent at this time. This road exit will connect to the existing woods road that leads to an airplane hanger. The proposal for an emergency fire exit plan will be submitted on the completion of all six construction stages of the undertaking.

Undertaking's Site Forward Plan showing the Layout Design, Dimensions and Areas

The Undertaking will have its own on-site structure and area for the garbage sorting, recycling depot and composting storage areas. Park staff will be hired and be held responsible to ensure it is clean, maintained and operating as per the waste management plan of park explained later within this report.

Construction of the Gull Pond R.V. Park & Campsite sites will be actioned as per the six stages of construction and the four phases of the designed site layout plan.

- (A) The first phase will consist of 60 sites allowing 14 tenting units (375 m²) and 46 R.V. units (525 m²) to be accommodated. The main road right of way is 20 meters wide and 275 meters long. The finished roadways within the right of way is 7 meters wide and 275 meters long. The right of ways servicing lots 1 to 36 are 18 meters wide and 105 meters long. The finished roadways within these rights of ways are all 7 meters wide. The right of way to access lots 37 to 60 is 20 meters wide and 185 meters long. The finished road

within the right of way is 7 meters wide and 185 meters long. Tenting sites 1 to 14 are 375 square meters in area. R.V. sites 15 to 60 are 525 square meters in area.

- (B) The second phase will consist of 62 sites allowing 4 tenting units (375 m²) and 58 R.V. units (525 m² or larger) to be accommodated. All the road right of ways for this phase are 20 meters in width and the finished road top within the right of ways are all 7 meters in width.
- (C) The third phase will consist of 33 sites for recreational vehicles only. Sites 123 to 139 are 545 m² in area and sites 140 to 155 are 525 m² in area. The road right of way is 20 meters as it is also considered to be part of the main road. The finished road top within the right of way is 7 meters in width.
- (D) The fourth phase will consist of 33 sites (525 m²) for recreational vehicles only. The road right of way width is 20 meters and the finished road top is 7 meters wide.

Review Pages 18 to 25. The progression of the undertaking's development over the four years is shown and the lot numbering and sizing dimensions are on these pages.

The setback distance from the back of any of the sites to Gull Pond is at least fifteen meters and no sites are closer than the restrictions set by current laws and Crown Lands restrictions.

All of the roads within the undertaking are within a (18) eighteen meter to twenty (20) meter road right of way and are a "50" modified rock filled base with a seven meter "Class A" top. All cul-de-sacs are 30 meters diameter within the undertaking's boundaries.

Storm Sewer Collection System & Septic Field: Both designed by Engineers

1. Storm Sewer Collection System will be located within the road right of ways if possible.
2. Septic Field is located within the undertaking, in the area shown away from Gull Pond.

An environmental engineer will be hired to design the storm sewer collection system necessary for the complete forward plan of the undertaking. This measure will insure the very least environmental impact on all areas requiring the collection and delivery of waste water and septic effluent to the disposal field. If the ground water table is too high in any area for a storm sewer collection system, the proponents will have a R.V. effluent dump site location away from these site sensitive areas near the disposal field area. Trained staff will safely collect, transport and dispose of the sewage at the approved sewage dump site designed by the engineer. This plan is the best option available to the proponents if the storm sewer lines can not be utilized in an area.

Out going self contained vehicles may also be utilizing the approved effluent dump site upon exiting the camp. Staff will assist and monitor the user's actions to ensure site rule compliance.

The engineer will also design the disposal field requirements of the complete forward plan for approval by Provincial authorities. The proposed septic field area on the site plan will be located at least one hundred (100) meters away from any water body or any other sensitive site area identified. This measure will ensure the least environmental impact to Gull Pond. The septic field

will be engineered large enough to address all four phases of development and installed during the first stage build development of the undertaking. The proposed area for the disposal field is approximately 4500 square meters and is shown on the forward plan of undertaking.

Types of available sites:

The park will be offering R.V. and Campgrounds sites that will include, but not be limited to:

1. **Sensory Sensitive Sites:** These sites are private for the exclusive use of families requiring a twenty-four-hour quiet zone with low lighting areas. Designed for families who require an environment suitable to address challenges and needs unique to autism, traumatic brain injuries or traumatic psychological injuries. This area will be accessible via proxy-cards and keypad codes. These sites will be the first of their kind to be offered within the province of Newfoundland Labrador. These sites are within the Phase One development area with the access road leading to the cul-de-sac.
2. **Larger Wheelchair Accessible Sites:** These sites will be larger in area than the industry standards. They will be located throughout the park, offering the choice of variable socialization, not isolation from other park visitors.
3. **Improved Regular R.V. Sites:** two to three times more area than the industry standard. The majority of the sites are pull-through sites throughout the park
4. **Un-serviced Camper and Tenting Sites:** For truck campers, pop-up trailers, tents, etc. Fourteen of the tenting sites will be drive through; four units are not.

The majority of the camp sites will be offering amenities such as 60-amp. electrical service and potable water. A storm sewer collection system will be installed in all areas that are possible to service. The majority of these services will be located within the roadway systems of the park when it is possible and feasible to do so. Wi-Fi internet service will be available to all users anywhere in the park. Each site location will also have a fire-pit and picnic table. The tenting campground sites will have a barbeque stand and tenting platform area for the placement and erection of the tent.

There will also be bark parks (dog parks), children's playgrounds and an activity centre within the park grounds. Rental equipment for water activities such as kayaking and canoeing will be available. Swimming will only be in designated clearly marked areas. Fishing will be allowed only in accordance with all Provincial and/or Federal regulations and only from the shoreline.

Buildings and structures within the park at the end of four years will therefore include:

1. Activities centre (2nd year)
2. Boat docks (2nd year)
3. Additional Storage sheds (2nd year)
4. Fenced areas for the bark parks
5. Fenced areas for the playgrounds
6. Washroom/shower/laundry buildings for the camper/tenting areas. 1st & 2nd Year.

7. Pit privies located in various locations such as the parks walkways and beaches. 1st and 2nd year of operation. Sites to be determined as per suitability and spacing requirements. Portable washrooms will be used within or near the beach shore area.

Construction of the Undertaking

Proposed date of first physical construction would be on receipt of all Provincial approvals which is now anticipated to be some time during the late summer of 2020.

Construction of the undertaking will be commenced after the property title has been transferred. Construction will be in stages. The completion of 60 sites would be a reasonable goal this year. Due to current covid-19 isolation requirements, the construction schedule may be greatly affected until it is safe to proceed to hire adequate personnel. Construction personal and our staff health and safety is a primary concern of this company.

Water Service for the Undertaking

Water for the undertaking will be supplied by a drilled well close to the reception building. This well will cost in the neighbourhood of \$3000.00 to be drilled and another \$2000.00 will be for the submersible pump or jet pump and pipe necessary to bring the water to the reception building for distribution throughout the park. Duration to install is two days. A 2,000-litre water storage container will be utilized to service the park with adequate water supply.

Septic Field Service Area

Site review of the sewer disposal area will commence followed by the installation of the engineered field approved by Service Newfoundland & Labrador. The site area is shown on the forward plan and it contains approximately 2200 linear meters of disposal field contained within one hectare of land. The budget cost for this field will be between \$30,000.00 and \$50,000.00 depending on soil conditions. Duration to install is one week.

Stage One of Construction will be the site clearing, preparation and construction of the off-site access road from Highway 230 to the west boundary of the undertaking's property. Surveying of the property will be done at the same time. The cost of this stage will be \$300,000.00 to \$320,000/00 dependant on the on-site needs of materials for road construction. Duration is three weeks to complete this new road from the highway.

Earth moving equipment, quad vehicles, chain saws and other heavy machinery will be utilized during the construction phases of the access road and the roadway systems within the R.V. Park and Campground. Potential sources of pollutants may include but not be limited to exhaust fumes, fuel spillage, hydraulic fluid, oil and coolant spillage on the ground. All possible precautions including pre-operational equipment checks, operational and emergency responses plan and spill response procedures will be explained to the equipment operators and all contractors that will be working on-site. Spill kits and other emergency equipment and safety supplies will be on-site for immediate usage at all times. Team meetings will include the discussion of any potential Enviromental concerns.

Stage Two of Construction will be the site preparation and partial construction of the main road and the placement of services within the roadway system. Construction of the reception building and the waste management recycling building will be commenced. Three relay towers will be erected to allow internet availability to all boundary areas. Solid waste containers will be utilized for waste materials generated on-site that can not be recycled during the construction phase. These containers will be removed, emptied and addressed by a contracted waste management business from the nearby community of Lethbridge just north of the undertaking. The cost of this stage is estimated to be between \$200,000.00 and \$300,000.00 The build duration will be three weeks.

Stage Three of Construction will be the site clearing and placement of the first 60 units as shown on phase one of the site layout plans. The clearing for the roadways leading to the unit sites, the clearing of the 60 sites themselves and the placement of unit services will happen at this stage. The cost for this stage is estimated to somewhere between \$350,000.00 and \$375,000.00 depending on unforeseen circumstances that may occur. Some of the costs for this stage include the installation of the septic disposal field in the south-central location of the property. The build duration will be three to four weeks if no unforeseen issues arise during construction.

Stage Four of Construction will involve more site clearing of bush for the second phase of the site layout plans. The next 62-unit sites as shown on the phase two site layout plans will be constructed including all the access roads and site services. The cost of this stage is estimated to be between \$150,000.00 and \$175,000.00 unless unforeseen circumstances arise again. The build duration is three weeks.

Stage Five of Construction will involve site clearing of bush for the third phase of the site layout plans. The next 33-unit sites as shown on the phase three site layout plans will be constructed in addition to the access roads and site services. The cost of this stage is estimated to be between \$100,000.00 and \$125,000.00 unless unforeseen circumstances arise again. The build duration is about two weeks.

Stage Six of Construction will involve site clearing of bush for the fourth phase of the site layout plans. The next 33-unit sites as shown on the phase four site layout plans will be constructed in this stage with the access roads and site services. The cost of this stage is estimated to be between \$100,000.00 and \$125,000.00 unless unforeseen circumstances arise again. The build duration is two weeks.

Operations of the undertaking:

Sixty sites, depending on the construction schedule and other related unplanned situations, should be completed within the first year. The first year of operation (if the timeline is valid) will commence on the 24th May long weekend in 2021 and will continue until 30th September. Approximately 10 to 12 individuals that live in nearby communities will be employed by the company during the park's operation. The owners will be on-site during the period.

Reception Staff will be responsible: (four staff and one supervisor)

(a.) Receiving the admission fee payment for R.V. Park or Campground usage.

- (b.) Counter service for sales of supplies and equipment.
- (c.) Refilling of Propane Tanks for customers. (If qualified)
- (d.) Answering questions about nearby tourist activities.
- (e.) Responding to first aid needs if necessary and qualified.
- (f.) Work variable shifts and perform other duties assigned within their qualifications.

Waste Management Sorting Depot Area Staff: (two staff members)

Responsible for ensuring that the Waste Management Plan for the R.V. Park and Campground is operational. The waste management team job duties will include but not be limited to:

- (a) Collecting all the sorting containers bags at each R.V. or Campground site.
- (b) Re-Sorting the collected containers bags into one of four categories as per the waste guidance sorting program for paper, glass, compost and garbage. The staff will ensure that the paper, glass and garbage is sorted daily. Compost material will be transported to an area near the re-sorting building for use around the park after a couple of years.
- (c) Replace all collector bags within the collection containers located on the camping sites.
- (d) Ensure all sites have sorting instructions posted at their site. Replace if necessary.
- (e) Clean up of the sorting area and securing of building against possible animal visitors.
- (f) Replacing any collection containers that may have been damaged within the park.
- (g) Deliver the sorted bundled materials to the waste transfer station at Lethbridge for further processing by their Lethbridge depot staff.

Maintenance Department and Support Staff: (two staff and one supervisor)

- (a) Assisting other departments when necessary
- (b) Assisting travellers to park their R.V. by guiding them safely in if requested.
- (c) Tour park area and removing fallen trees or branches within the park grounds.
- (d) Inspecting the internet towers to ensure no damages have occurred.
- (e) Repair internet system or report to owners on its workings for help.
- (f) Inspect and replace the portable toilet within the park grounds.
- (g) Check fencing and security system throughout the park.
- (h) Access compost material for landscaping within the park.
- (i) Check for park damage caused by vehicles or people within the park.
- (j) Check Campground areas for damages to tent site area platforms.
- (k) Driving sorted materials to Lethbridge for processing and disposal at their waste transfer station when requested by the waste management team members to help them.

All staff will be on the lookout for hazardous spill situations during their walkabouts within the park area. If any are located, they will be immediately reported to senior staff for them to properly address and rectify.

All campfires will be monitored by staff on daily patrols. The fire hazard index will govern the campsite firepits. The camp will be in compliance with the rules and regulations of the Forestry Department.

Liquid propane control systems (eg.) propane refilling station will be governed by regulations currently in place by the provincial government regulations. (Specific area away from the reception area will need to be identified and isolated). Only authorized staff will refill containers.

There are no potential causes of resource conflicts that the company is aware of.

Occupations: Contracted out services:		Fees – Wages	Term
	Construction of Roadways	Contract price	ongoing
	Installation of Site Services	Contract price	ongoing
	Well Driller	\$ 3,000.00	one day
8255	Horticulture Services	Contract price	ongoing
2131	Civil Engineers	Contract Price	Unknown
2133	Electrical Engineers	Contract Price	Unknown
2148	Health Science Engineers	Contract Price	Unknown

Non-contract and on-site operational services		Salaries	Term
7411	Tandem axle dump truck drivers (2)	75.00 Hour	ongoing
7521	D-4 Cat operator (1)	75.00 Hour	ongoing
7611	Labourers: Land Clearing (4)	22.00 Hour	ongoing
6622	Store Labourer (4)	15.00 hour	ongoing
8612	Landscaping / Grounds Maintenance (2)	20.00 hour	ongoing.
0213	Computer Engineer – Owners Brother	3,000.00	2 months
8622	Grounds Maintenance Supervisor (1)	25.00 hour	ongoing
1522	Store person & Supply officer (1)	18.00 hour	ongoing
1414	Receptionists & Till Person (1)	17.00 hour	ongoing

Employment Equity is addressed by company policy. Our company staff hiring practise is based on the qualifications of individuals applying for the position. A candidate must meet all the standards of requirements of the posted position to be eligible for employment. Gender and age equality are within our company staff hiring policy.

Approval of the Undertaking: The proponent will require the approval and licences from all of the following Provincial Agencies:

Crown Lands: approval of land application # 156447

Crown Lands: approval of land access application # 156575

Department of Municipal Affairs and Environment: Environmental Assessment Division

Attn: Joanne Sweeney: Director (A): Ph 709-729-0673 joannesweeney@gov.nl.ca

Government Service Center: Septic Inspections and Approvals

Dept. of Forestry Division: Approval of Cutting Permits.

Dept. of Fisheries and Land Resources, Crown Lands Division, Eastern Regional Lands Office:

Attention: Mr. Rob May may@gov.nl.ca

Department of Transportation and Works Attention: [Gary Hart](#) Phone: 709-427-0952

Government Service Centre; Service NL Attn: devconeasternregion@gov.nl.ca

Phone: 709-466-4060

Mines Branch Attention: MinesBranchReferrals@gov.nl.ca

Water Resources Management Division Attention: [Referrals: WRMD@gov.nl.ca](mailto:Referrals_WRMD@gov.nl.ca)

Provincial Archaeology Office: C/O Delphina Mercer/Jamie Brake

Attention: dhmercerc@gov.nl.ca jamiembrake@gov.nl.ca Phone 709-729-4142

Department of Fisheries and Land Resources Attention: Mr. Chad Hanlon

fircrownlandsreferrals@gov.nl.ca Ph 1-833-891-3249

Schedule of Construction: after approvals of government agencies and licences obtained.
The forecast schedule is:

2020-08-01 Review Property Appraisal and Purchase.

2020-08-02 Finalize transfer of property title.

2020-08-02 Site inspection for contractors and owner.

2020-08-05 Commence survey of property for site placements of services. Start construction.

Funding for the Undertaking

Funding for the undertaking will be provided by corporate funds currently on deposit and a business loan from a financial institution.

Date: 2020-05-10

Signature: *Tina Pede*
[Tina Pede \(May 15, 2020\)](#)

Crown Land Drawing Showing Reservation Setback from Gull Pond

Property Applied for the Future Location of the Undertaking

Crown's Land Application Number 156447

Property Identification Number 10124664

Department of Fisheries and Land Resources Crown Lands Division



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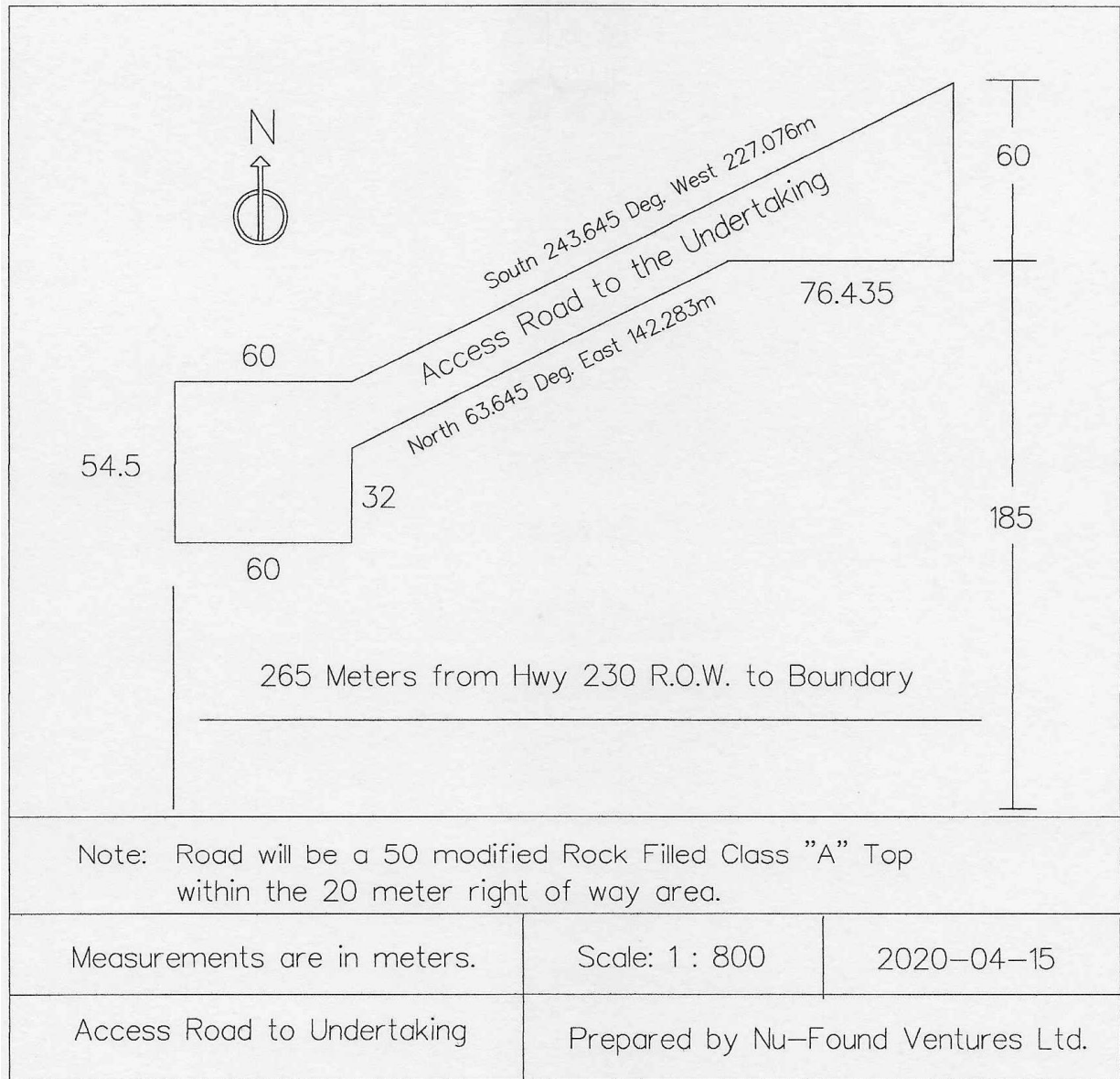
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Scale 1:5,000

Compiled on February 05, 2020

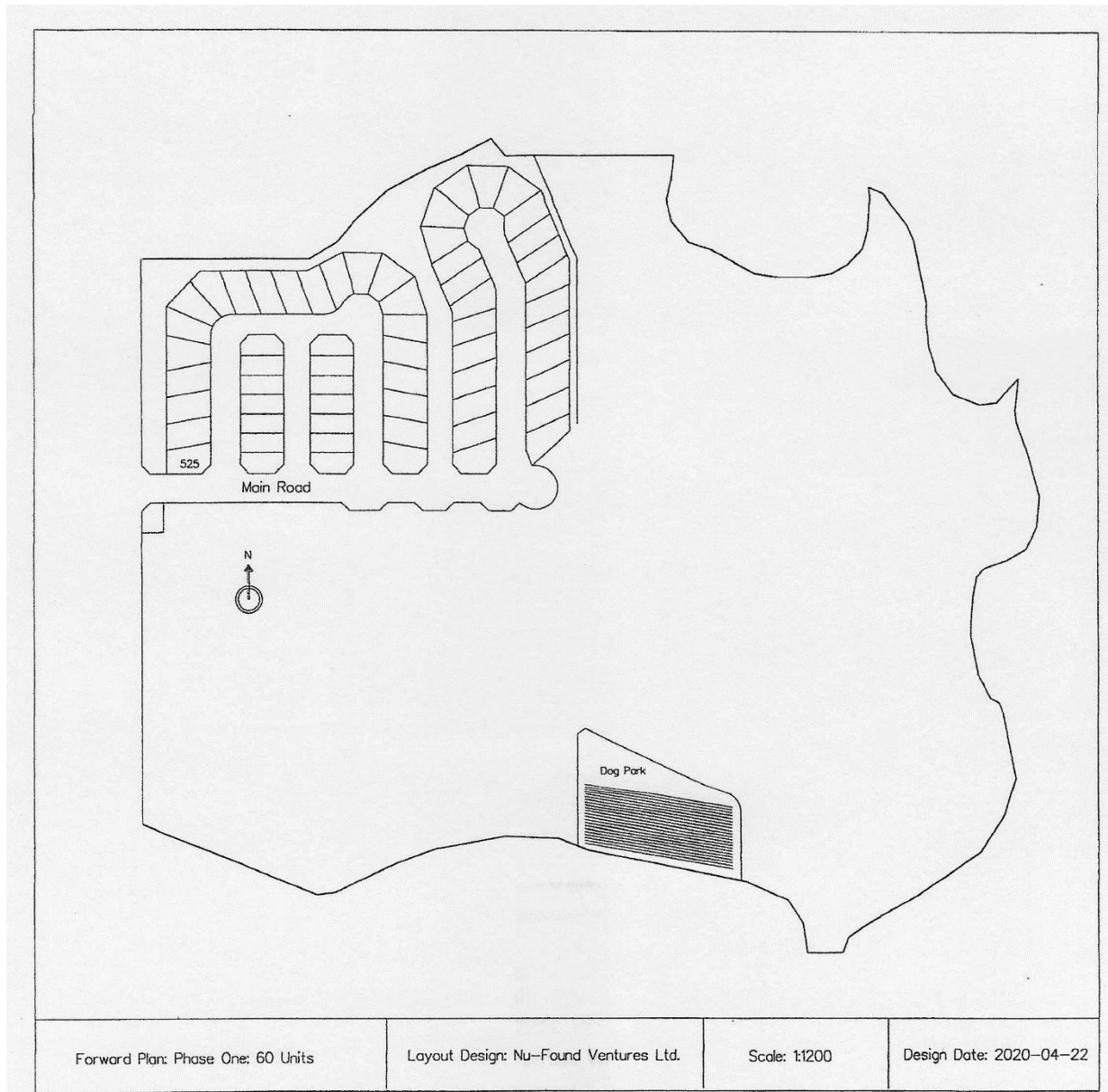


Access Plan: From Highway # 230 to Access the Undertaking's Main Road



The 60 x 54.5-meter rectangle attached to the 20 meter right of way is constructed after the Placement of a 60-meter by 600mm culvert in the ditch running parallel to the highway. A "50 modified" rock filled base with a seven meter "Class A" top will be constructed towards the undertaking's boundary.

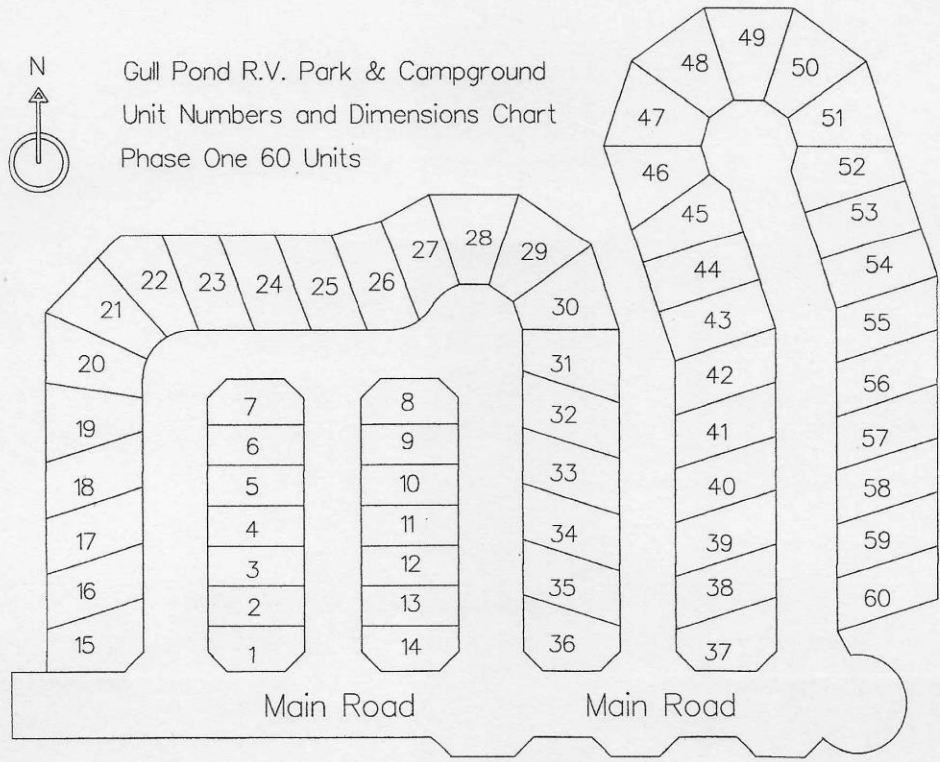
Forward Layout Plan: Phase One
The First 60 Sites are Constructed
Septic Drain Field is Constructed



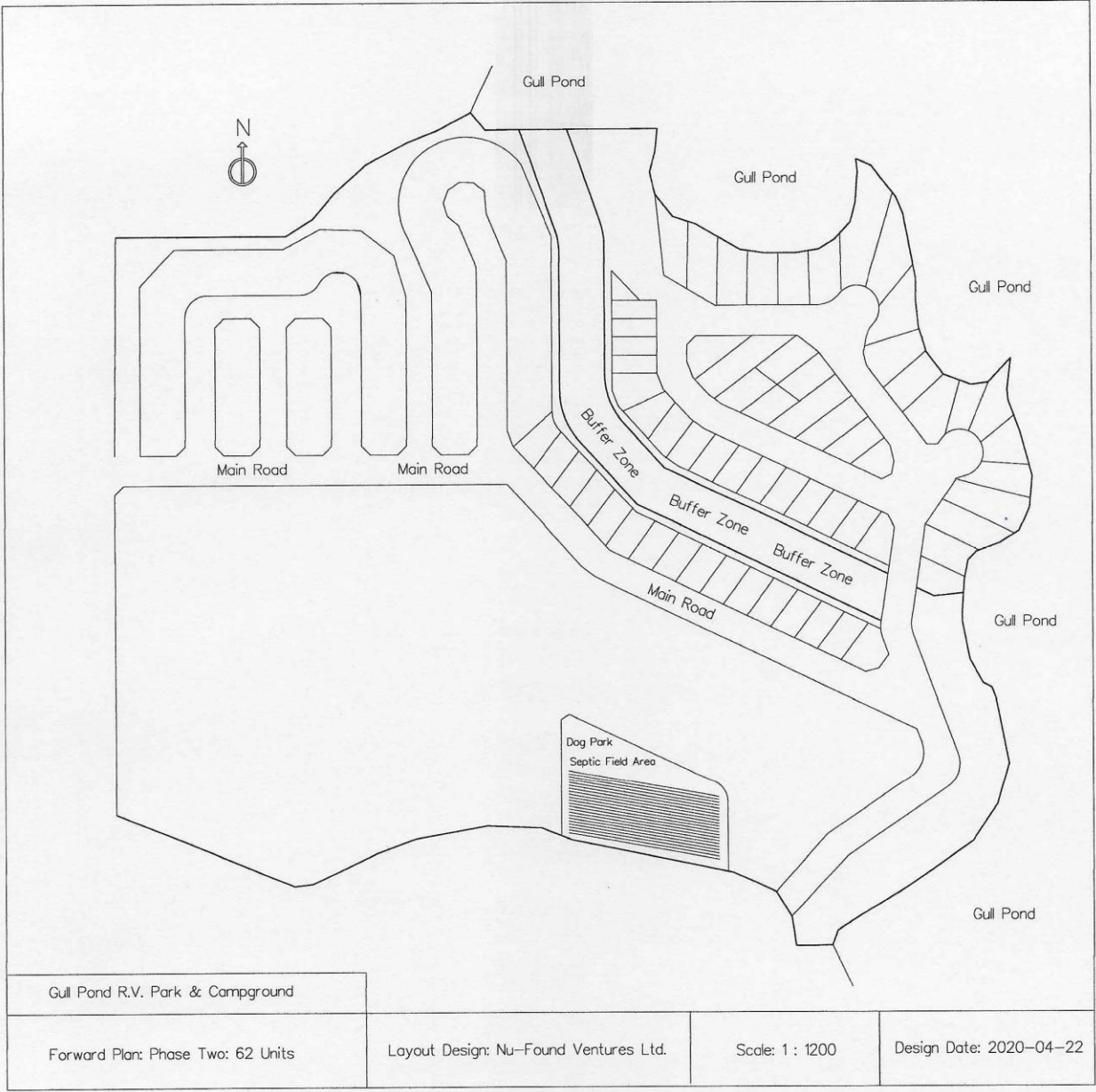
Unit No.	Front	Back	Depth
1	14.50	14.50	30
2	12.75	12.75	30
3	12.75	12.75	30
4	12.75	12.75	30
5	12.75	12.75	30
6	12.75	12.75	30
7	14.50	12.75	30
8	14.50	14.50	30
9	12.75	12.75	30
10	12.75	12.75	30
11	12.75	12.75	30
12	12.75	12.75	30
13	12.75	12.75	30
14	14.50	14.50	30
15	21.00	14.00	30
16	17.50	17.50	30
17	17.50	17.50	30
18	17.50	17.50	30
19	11.68	23.32	30
20	13.05	21.95	30

Unit No.	Front	Back	Depth
21	9.120	25.880	30.000
22	9.980	25.020	30.000
23	17.500	17.500	30.000
24	17.500	17.500	30.000
25	17.500	17.500	30.000
26	16.660	18.340	30.000
27	17.340	17.660	30.000
28	9.271	25.730	30.000
29	9.270	25.730	30.000
30	9.270	25.730	30.000
31	14.889	20.110	30.000
32	17.500	17.500	30.000
33	17.500	17.500	30.000
34	17.500	17.500	30.000
35	17.500	17.500	30.000
36	21.000	14.000	30.000
37	25.538	15.403	26.000
38	16.831	16.831	32.799
39	16.831	16.831	32.799
40	16.831	16.831	32.799

Unit No.	Front	Back	Depth
41	16.831	16.831	32.799
42	16.831	16.831	32.799
43	16.831	16.831	32.799
44	16.831	16.831	32.799
45	9.210	27.812	30.000
46	9.210	27.812	30.000
47	9.210	27.812	30.000
48	9.210	27.812	30.000
49	9.210	27.812	30.000
50	9.210	27.812	30.000
51	9.210	27.812	30.000
52	21.730	11.950	31.399
53	16.831	16.831	32.799
54	16.831	16.831	32.799
55	16.831	16.831	32.799
56	16.831	16.831	32.799
57	16.831	16.831	32.799
58	16.831	16.831	32.799
59	16.831	16.831	32.799
60	16.831	16.831	32.799



Forward Layout Plan: Stage Two
Sixty-Two Additional New Sites Created

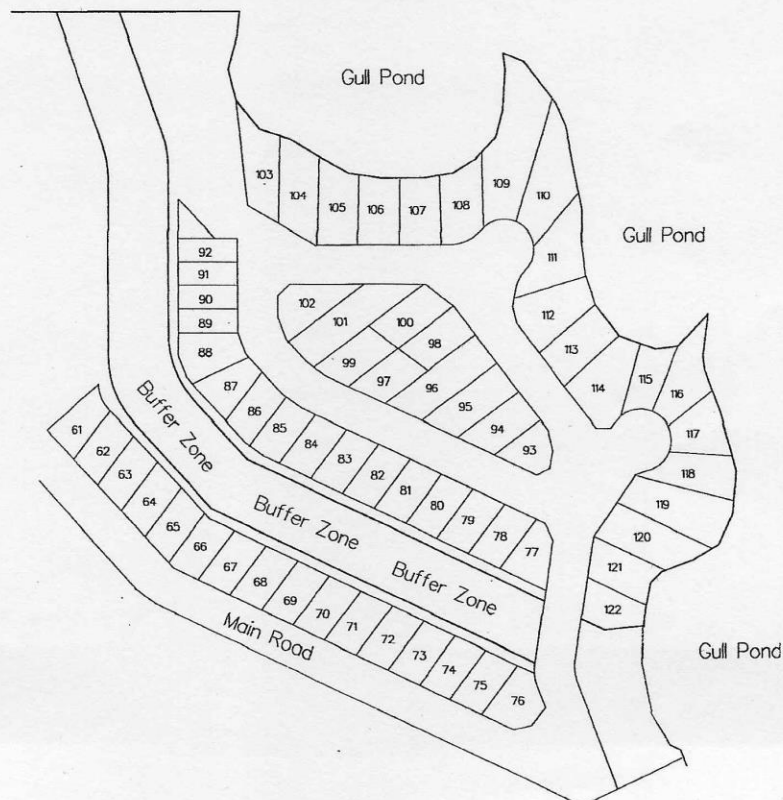


Unit No.	Front	Back	Depth
61	17.50	17.50	30
62	17.50	17.50	30
63	17.50	17.50	30
64	17.50	17.50	30
65	17.50	17.50	30
66	17.50	17.50	30
67	17.50	17.50	30
68	17.50	17.50	30
69	17.50	17.50	30
70	17.50	17.50	30
71	17.50	17.50	30
72	17.50	17.50	30
73	17.50	17.50	30
74	17.50	17.50	30
75	17.50	17.50	30
76	24.00	11.00	30
77	10.00	25.00	30
78	17.50	17.50	30
79	17.50	17.50	30
80	17.50	17.50	30
81	17.50	17.50	30

Unit No.	Front	Back	Depth
82	17.50	17.50	30
83	17.50	17.50	30
84	17.50	17.50	30
85	17.50	17.50	30
86	17.50	17.50	30
87	9.94	25.06	30
88	13.18	21.82	30
89	12.23	12.23	30
90	12.23	12.23	30
91	12.23	12.23	30
92	12.23	12.23	30
93	23.50	17.35	30
94	20.11	18.00	30
95	20.38	18.00	30
96	20.00	18.00	30
97	20.34	18.39	30
98	17.50	18.39	30
99	18.12	19.27	30
100	18.72	19.27	30
101	18.39	30.66	30
102	24.17	36.17	30

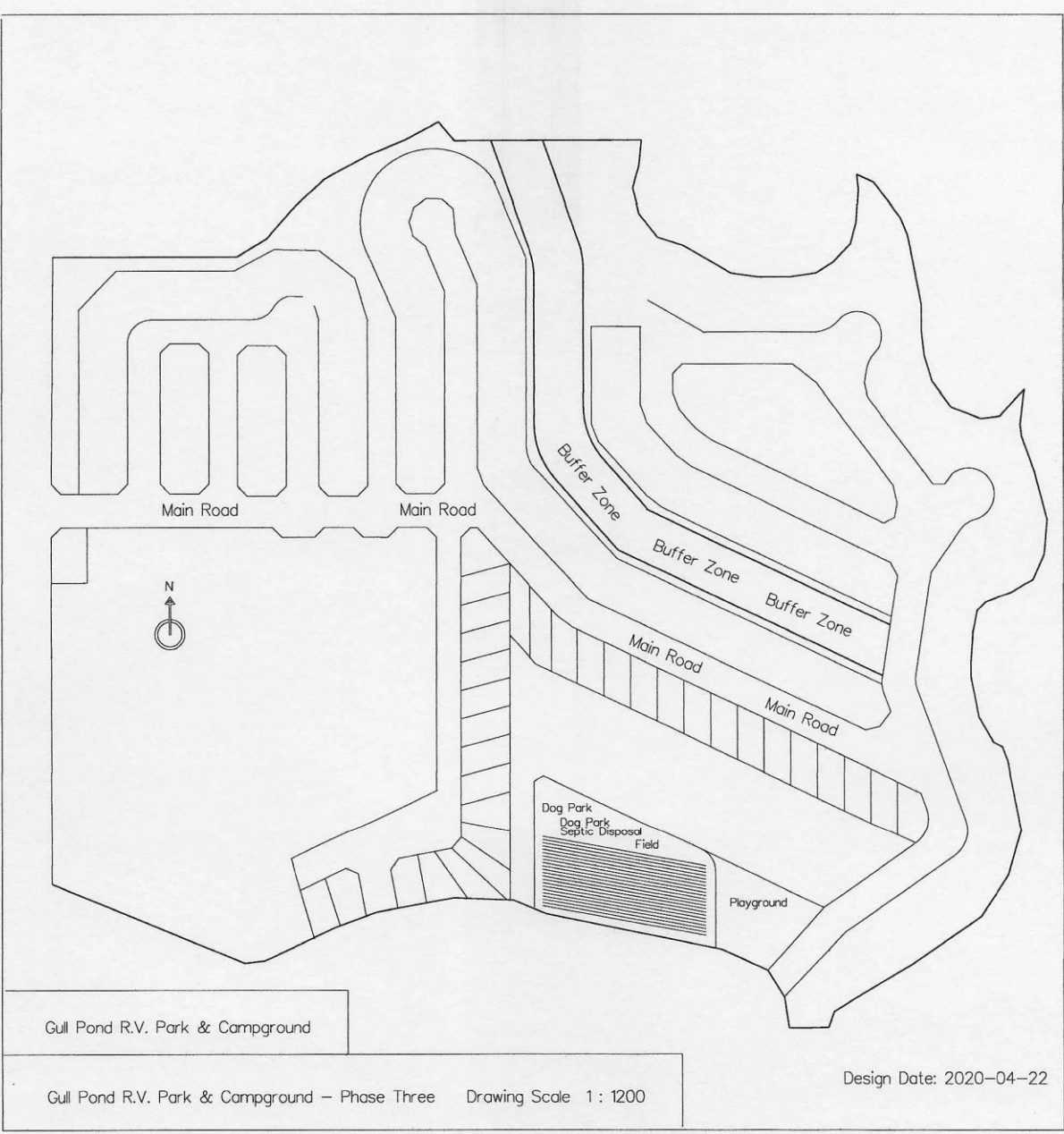
Unit No.	Front	Back	Depth
103	17.67	29.24	39.00
104	22.54	22.69	40.00
105	20.28	21.54	35.00
106	21.06	20.50	30.00
107	21.25	20.23	30.00
108	23.86	24.22	30.00
109	16.55	23.04	71.00
110	15.48	50.03	42.00
111	28.35	17.54	28.70
112	31.29	15.09	38.00
113	20.92	19.46	35.00
114	40.10	11.50	39.00
115	15.97	19.70	30.00
116	11.25	39.66	35.00
117	13.03	34.50	27.00
118	20.40	22.40	37.50
119	16.79	26.70	51.20
120	20.24	26.02	46.20
121	20.90	21.40	31.50
122	20.90	10.38	32.00

Phase Two 62 Units: Dimensions Chart



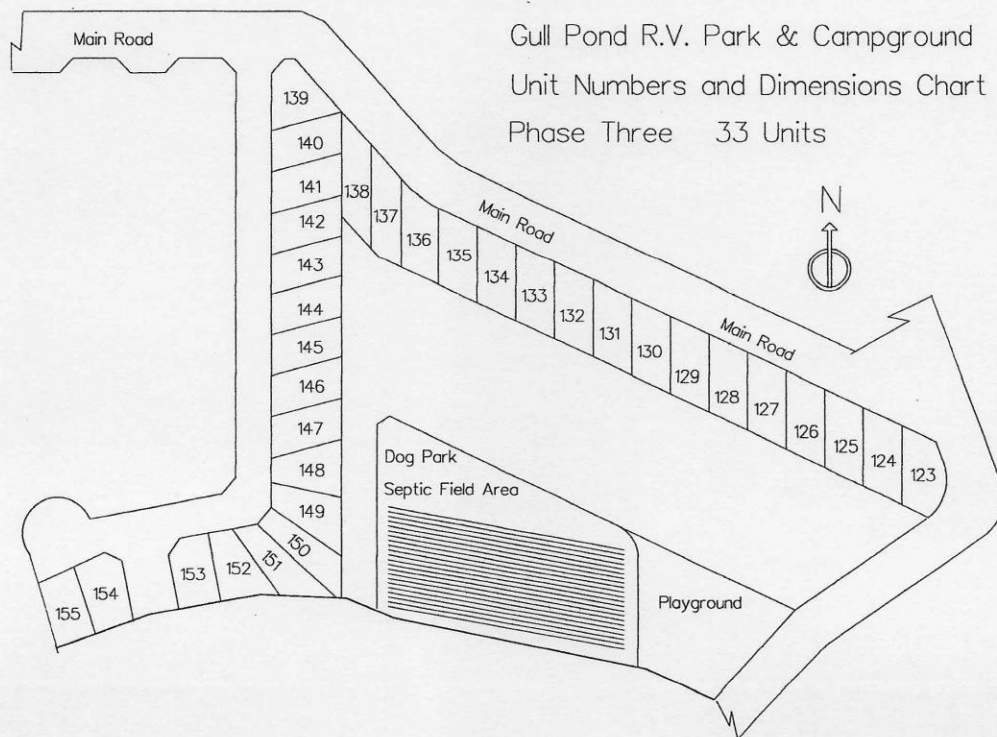
Forward Layout Plan: Phase Three

33 Additional New Sites Created



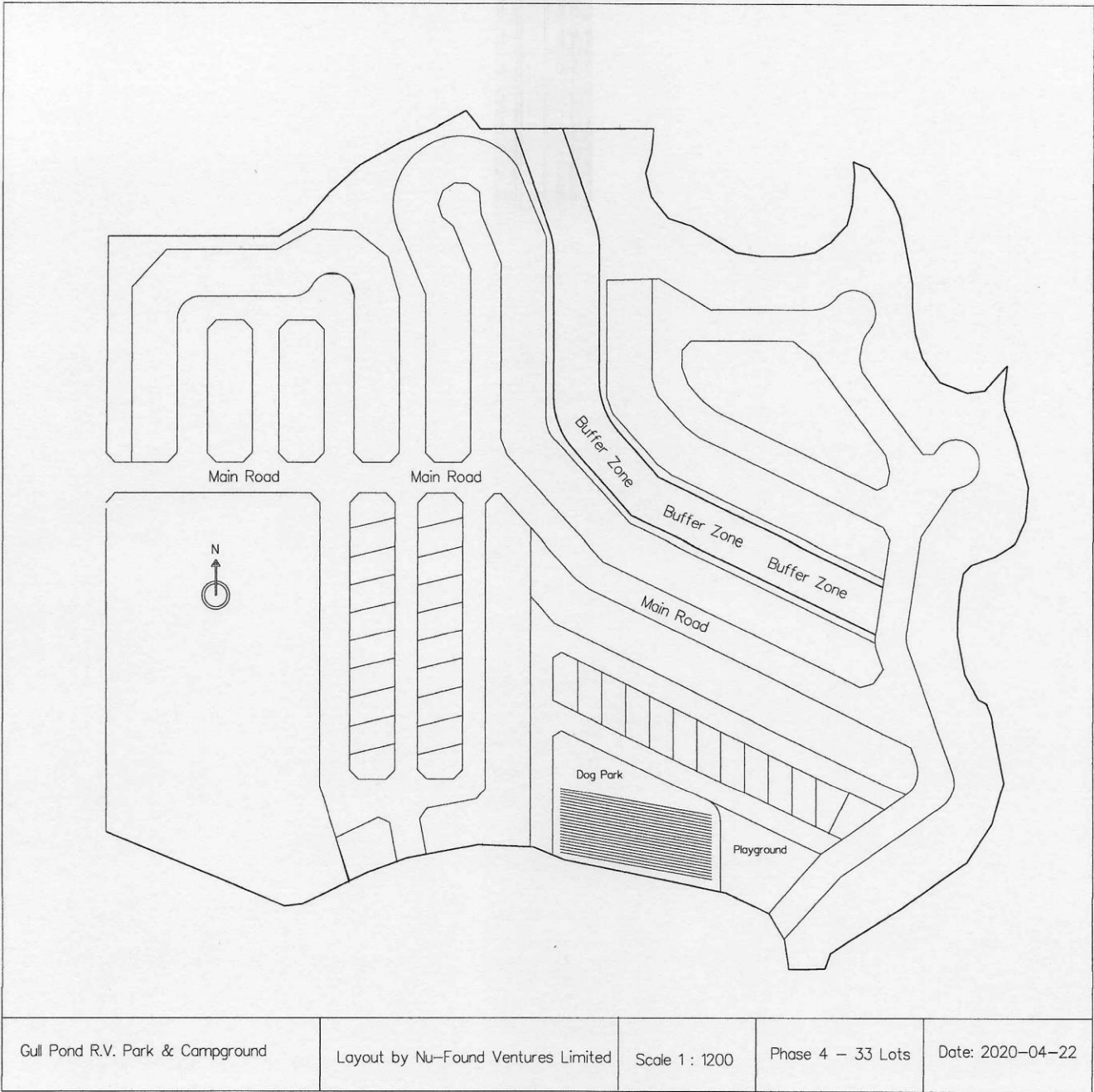
Unit No.	Front	Back	Depth
123	16.00	12.37	31.8
124	16.20	16.20	33.2
125	16.20	16.20	33.2
126	16.20	16.20	33.2
127	16.20	16.20	33.2
128	16.20	16.20	33.2
129	16.20	16.20	33.2
130	16.20	16.20	33.2
131	16.20	16.20	33.2
132	16.20	16.20	33.2
133	16.20	16.20	33.2
134	16.20	16.20	33.2
135	16.20	16.20	33.2
136	16.20	16.20	33.2
137	19.50	15.48	32
138	18.56	18.56	30

Unit No.	Front	Back	Depth
139	26.92	17.50	30
140	17.50	17.50	30
141	17.50	17.50	30
142	17.50	17.50	30
143	17.50	17.50	30
144	17.50	17.50	30
145	17.50	17.50	30
146	17.50	17.50	30
147	17.50	17.50	30
148	10.35	24.65	30
149	10.34	24.73	32.5
150	9.23	18.13	47.07
151	10.82	26.19	34
152	10.41	25.28	30
153	17.50	17.50	30
154	17.50	17.50	30
155	17.50	17.50	30



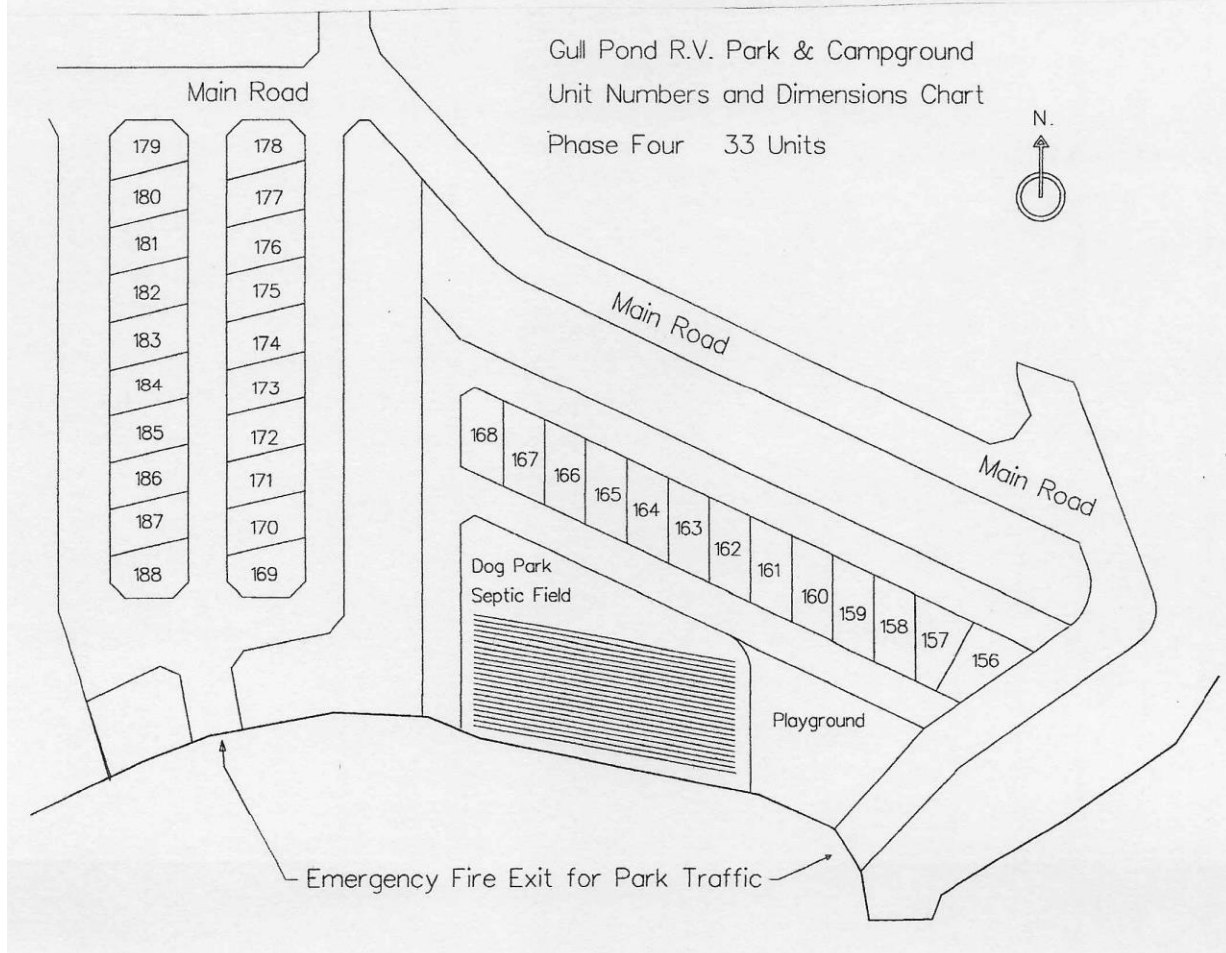
Forward Layout Plan: Phase Four

33 Additional New Sites Created



Unit No.	Front	Back	Depth
156	25.00	9.10	30
157	24.50	9.50	30
158	17.50	17.50	30
159	17.50	17.50	30
160	17.50	17.50	30
161	17.50	17.50	30
162	17.50	17.50	30
163	17.50	17.50	30
164	17.50	17.50	30
165	17.50	17.50	30
166	17.50	17.50	30
167	17.50	17.50	30
168	17.50	17.50	30
169	23.00	19.00	30
170	18.17	18.17	30
170	18.17	18.17	30

Unit No.	Front	Back	Depth
172	18.17	18.17	30
173	18.17	18.17	30
174	18.17	18.17	30
175	18.17	18.17	30
176	18.17	18.17	30
177	18.17	18.17	30
178	19.00	23.00	30
179	19.00	23.00	30
180	18.17	18.17	30
181	18.17	18.17	30
182	18.17	18.17	30
183	18.17	18.17	30
184	18.17	18.17	30
185	18.17	18.17	30
186	18.17	18.17	30
187	18.17	18.17	30
188	23.00	19.00	30



enviromental assessment-5

Final Audit Report

2020-05-15

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