

ENVIRONMENTAL ASSESSMENT REGISTRATION

NAME OF UNDERTAKING:

**PIRATE'S HAVEN (ROBINSONS RIVER) ATV FRIENDLY
RV PARK**

THE PROPONENT :

Name of Corporate Body: Kountry Korner INC.

Address: P.O. Box 115
Robinsons, NL
A0N 1V0

CHIEF EXECUTIVE OFFICERS:

Name: Paul & Ruth Gale

Official Title: Owners/Operators

Address: P.O. Box 115, Robinsons, NL A0N 1V0

Telephone #: (709) 645-2169 or (709) 649-0601

PRINCIPAL CONTACT PERSON FOR EA.

Name: Paul Gale

Official Title: Owner/ Operator

Address: P.O. Box 115, Robinsons, NL A0N 1V0

THE UNDERTAKING:

(i) NATURE OF THE UNDERTAKING

The development of a 50 site ATV Friendly, RV Park, with 30 sites semi- serviced (dumping station, power, central water supply) and 20 sites serviced (septic, water and power) with 50 amp service.

Expansion of a an existing multi purpose building to include showers, washroom , laundry facilities and prep kitchen to cater to Park's attendees for special functions. A special function would be an ATV Tour scheduled for the day and upon return homemade soup and sandwich. These activities would be open only to Park customers. This is a wooden framed building supported on a concrete foundation measuring 16 feet by 72 feet. In addition it will have an outdoor patio constructed on the east side of the building. The development of a playground area, volley ball nets and horse shoes. Development and upgrade of existing access roads to class A surface for 2kms.

(ii) PURPOSE/RATIONALE/ NEED FOR THE UNDERTAKING:

The proposed ATV Friendly RV Park is strategically accessed directly off the T'Rail and accessed from the Main Road, Robinsons, route 404. We (Paul & Ruth Gale) have been actively promoting the advantages of the Trans Canada Trail System throughout Newfoundland. During the past ten (10) years we have catered to the ATV Market and advertised both inter and intra Provincially, recognizing the benefits of this Tourism Industry. We have worked with various Government Departments to ensure that the T'rail System is perfected and safe to meet the demands of the ATV client for optimal customer experience and return on investment for government and private business. Other private and provincial RV Parks are not ATV friendly and our theme is to encourage ATV

touring and experiences. Our research and statistical data supports our venture to operate an ATV Friendly RV Park as the ATV Touring market is rapidly growing and we want to be ready to embrace it and promote Economic Development for the Bay St. George South. Our area known as the Three Rivers Loop is an especially attractive location for such a development as we are central from Port Aux Basques and Corner Brook on the TCH and directly off the T'Rail. We have reported an increase in the number of ATV Tourist from these two locations. Also our close proximity to the Marine Atlantic Ferry Terminal is attractive to the Maritime Provinces as they are avid users of our T'Rail system. The operation of an ATV Friendly RV Park would allow those ATVer's to park their RV and tour along the T'Rail and visit other communities, and promote economic development and prosperity for our Region and beyond.

DESCRIPTION OF THE UNDERTAKING.

1. Geographical Location: The project is located adjacent to and 150 feet above Robinsons River in the community of Robinsons. The site development is on 60 acres of land privately owned by the proponents. The project site is bounded by Robinsons River on the West, private land on the east, main access road of Robinson road on the north and T'rail on the South. The immediate location of the proposed ATV Friendly Rv Park will be accessed directly off main road in Robinsons, Route 404 via a 2km existing unpaved roadway, servicing three

4 star Chalets (www.pirateshavenadventures.com) The proposed 50 lot semi and fully serviced sites will require modest cultivation within each respective 30x60 feet RV site. These sites will not be constructed within the minimum 30.45 meter Non- development river reservation corridor. A minimum of 30.45 meters of vegetated lands will stagger the lot construction footprints(s) and the 1-100 year high- water mark of Robinsons River. Please note there was an EIA: Kountry Korner ATV Park & Cookhouse, completed in July 2004, by Atlantic Engineering Consultants Limited. This included assessment of Trail and campsites. See attachment 1 (sketch of property) and attachment 2 (designed poster).

2. Physical Features:

- expansion of a existing 16x72 service building, washrooms, laundry room and prep kitchen
- upgrade of existing road with class A
- clearing of land and site development
- dumping station
- construction of children's playground
- existing artesian well and central water supply from already existing artesian well
- Installing septic for every 6 sites there will be a 1000gallon concrete tank, site has been officially assessed for septic field suitability.

All physical features of the project will comply to Environment and Conservation Regulations and all Government standards and Conditions. The proposed land development is within the Western Newfoundland Ecoregion, specifically within the St.

George's subregion of this ecoregion. It contains an assortment of vegetative cover due to considerable variation in altitude and proximity to the coast with Balsam Fir being the dominant and the project site consists of old growth trees, including black spruce, pine and birch.

3. Construction:

The land to be developed is owned by the proponent and much of the infrastructure is in place, some site clearing, existing Artesian Well, installed by Atlantic for commercial property existing 24x72 service building inspected by Government service center and fire marshall with a capacity rating, 2km gravel and class A road. The development and construction timeframe to have all the needed services and site development ready is (6) months . Proposed start date upon release from environmental assessment.

Potential Sources of Pollutants:

There are numerous potential sources of pollutants during the construction phase of most projects. The pollutants likely to be encountered and would require responsible monitoring include:

- (a) **Silt and Sediment:** Ground excavation will be limited to modest excavation associated with infrastructure requiring burial, like water and septic services.
- (b) **Dust:** Only limited heavy equipment construction equipment will be utilized during the periods of excavation and road extension so the amount of dust should be minimal. No chemicals or oils will be used to control dust.
- (c) **Construction Debris:** The existing service building is equipped with seating area for eating, garbage cans placed

throughout park, currently weekly waste disposal services are in place.

(d) **Sewage:** The sewage generated during construction phase will be collected by portable toilets that will be emptied by a disposable service regulator or the workers will be permitted to use Pirate's Haven Chalets. No sewage will be released into the local ecosystem.

(e) **Fluid Spillage:** Potential sources of pollutants would include excavator, dump truck, chain saws, however all equipment is serviced and weekly maintenance is performed to ensure prevention of possible accidents.

(f) **Airborne Emissions:** Construction equipment will be required to have their exhaust systems maintained to provide emission releases that conform to the manufacturers and Canada emission standard guidelines.

(g) **Noise Pollution:** Exhaust systems will be maintained to ensure that noise levels are within the design specifications for the equipment.

Resource Conflicts

(a) **Vegetation:** The proponent will not cut any vegetation that is not necessary for the development of the project and all wood cut will be used for logs or firewood. It is the intention to keep as much green as can be as the natural beauty of the landscape is the attraction.

(b) **Fish and Fish Habitat:** A minimum 30.45 buffer will be maintained between any site development. All efforts will be made to ensure that the project has no effect on the fish or fish habitat of Robinson's River. Robinson's River is a major integral to the development and growth of the park.

(c) **Human Activities:** The development of the project will

have a positive impact on land users, for walkers, ATVers, Anglers, berry pickers, photographers, nature enthusiast's etc.

4.OPERATION:

The operation will consist of an ATV Friendly RV Park, that will promote ATV Touring, Salmon/TROUT Fishing,. Experiential Tourism that encompasses other local Artisans, Crafters and Newfoundland Culture and Cuisine. The Park will be a permanent facility.

5.OCCUPATIONS:

During the construction phase the proponent, Paul Gale will perform the duties along with (5) five other employees, one heavy equipment operator and one labourer, one electrician and two plumbers. Ruth Forsey-Gale other proponent will be responsible for all administrative duties, along with an administrative assistant and one SWASP student

Upon completion and operation of the facility the number of employees will increase annually as the business grows and the need for full time employees and seasonal staff is warranted.

EMPLOYEES DURING CONSTRUCTION PHASE

- Carpenter
- Labourer
- Heavy Equipment Operator
- Two Plumbers
- One Electrician
- SWASP Student
- Administrative Assistant

EMPLOYEES DURING OPERATION PHASE

- Grounds & Maintenance person
- Administrative staff
- Events Coordinator
- Guides
- Tour operator ATVing
- Catering Staff for special events

As the park grows so will its need for more full-time and part-time staff. Positions will increase, eventually we will need 3 grounds/ maintenance staff compared to one. Employment opportunities will be available for both genders and people with disabilities and minority groups.

6. Project- Related Documents:

- EIA completed by Atlantic Engineering Consultants Limited, July 2004, Kountry Korner ATV Park & Cookhouse.

APPROVAL FOR THE UNDERTAKING:

Approval of the Minister of the Department of Environment and Conservation.

SCHEDULE:

Upon release from environment assessment as we are preparing for the 2011 Tourism Industry as possible clients are already enquiring about sites and proposed developments.

FUNDING:

Atlantic Canada Opportunities Agency
Cabot Place, Phase 2, 11th Floor
P.O.Box 1060, Stn. "C"
St. John's, NL, A1C-5M5

March 30, 2011

Paul Gale
Chief Executive Officer

