

# **RIVER RUN**

CHALET DEVELOPMENT PLAN

ENVIRONMENTAL ASSESSMENT REGISTRATION

DECEMBER 08 / 2011

**RIVER RUN  
CHALET DEVELOPMENT PLAN  
ENVIRONMENTAL ASSESSMENT REGISTRATION**

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# River Run

Chalet Development

## ENVIRONMENTAL ASSESSMENT REGISTRATION

### 1. NAME OF UNDERTAKING

River Run Chalet Development

### 2. PROPONENT

#### 2.1 Name of Body

Island Trails LTD.

#### 2.2 Address

15 Main Street  
P.O. Box 328  
Badger, NL  
A0H 1A0

#### 2.3 Chief Executive Officer

Rena Hannam  
Director  
18 Serpentine Street, St. John's, A1H 0A8  
Telephone: 709-277-2197

#### 2.4 Contact Person

Terry Best  
Manager  
15 Main Street, Badger, NL A0H 1A0  
Telephone: 709-638-5795

### 3 THE UNDERTAKING

#### 3.1 Nature of the Undertaking

River Run will be located on the Buchan's Highway approximately 3.5 km from the Town of Badger. The current undertaking (phase 1) consists of constructing four chalets, storage building, main lodge and associated access roads within the proposed River Run development area and allows for possible expansion (phase 2) & (phase 3) westward onto current agricultural leaseholds. (See Appendix 1)

#### 3.2 Purpose/Rationale/Need for the Undertaking

Island Trails adventure tourism business development plan calls for the construction of three separate accommodation facilities, to service its ATV, Snowmobiling, Kayaking and River Rafting. (See Appendix 2)

(1) Island Trails currently owns and operates, The Purple Frog Bar and Grill in the Town of Badger, directly on Badger Brook. In May of 2012 Island Trails will begin construction of four, two bedroom units at the Badger Brook site. (2) Island Trails has acquired the property of the former Pearson's Peak Monument on the Trans Canada Highway between the Towns of Badger and Grand Falls Windsor. In May of 2012 Island Trails will begin construction of a six bedroom out-post lodge at the Pearson's Peak site. The sites at Badger Brook and Pearson's Peak will service the ATV and Snowmobiling market and serve as termination points for our kayaking and river rafting. These two sites have immediate access to the Exploits River, vast networks of existing trails and the NL Trail-way. (3) To complete our development plan Island Trails required a showpiece property at an upstream location on Exploits River for construction of four two bedroom chalets and a five bedroom main lodge. This site will not be promoted for ATVs or Snowmobiles as this would conflict with our intended market. (Lot #138807) River Run is located 3.5 kilometers, via the Buchan's Highway, from the Town of Badger on the Exploits River. This is the ideal location for our showpiece and for the launching of our Exploits River kayak and rafting tours. (Lot #127696 & Lot#108454) We have recently negotiated the purchase and rezoning of the adjacent western property from fur farm leaseholds to organic agriculture leaseholds. This resolved the conflict of having a fur farm located within this natural showpiece. (Lot #137652) Visitors to the facilities will be encouraged to visit the new farm and use the existing trails to gain easy access to a section of the Exploits River with a lower sloped riverbank and select and pick their own organic produce and learn about our approach to organic gardening. The 3 farm leases will maintain a 50 meter forested buffer along the river which can accommodate the need for possible accommodation facilities expansion without conflict or interruption of farming activities. The Exploits River is one of the premier Atlantic salmon fishing rivers in the world. This proposed development will address the pressing need to promote this resource in

an environmentally sound manner. The upper Exploits River remains as one of the most underutilized tourism destinations in Central Newfoundland.

## 4 DESCRIPTION OF THE UNDERTAKING

### 4.1 Geographic Location

The development will be approximately 10 minutes drive off the Trans Canada Highway (3.5km from the Town of Badger on the Buchan's Highway). This location places it within two (2) hours of both Gander and Deer Lake airports. The property is bounded by Buchan's Highway on the North, Exploits River South, semi developed agriculture land West, undeveloped agriculture land East. The entire site lies outside the boundary of the badger watershed area.

### 4.2 Major Physical Features

The current proposed development consists of 4 chalets, a main lodge, storage building and parking area. The site will cover an area of approximately 5.5 acres. All proposed construction will be set back approximately 20 meters from the river bank or 30 meters from the rivers high water mark. Access roads (approximately 400 meters) and parking area will be graveled and no other large scale clearing i.e. lawns will occur on the entire site. All efforts will be made to retain the natural vegetative growth and character of the area. The adjacent western agriculture properties (15.5 acres) will be operated as a demonstration organic farm, leaving a 50 meter buffer along the river for a possible 12-14 chalet development expansion. This compromise should serve to bring the best of both usages to the future of the project and remove any potential conflict between the two.

### 4.3 Physical Features

**Physical and Biological Environments:** The area consists of a flat undeveloped wooded terrain made up of predominately black spruce with some balsam fir nearer to the north and a mix of yellow birch and aspen to the south along the river. The entire area is well drained and approximately 8 – 10 meters above the river high water mark. The remarkably flat nature of the existing terrain allows for construction of buildings and access roads listed in nature of undertaking with minimal disturbance to natural environment. The adjacent western agriculture property is semi cleared yet retains a wooded corridor along the Exploits River.

### 4.4 Construction

**Description / Schedule** Construction associated with this proposal will take three chief areas, site clearing, groundwork and building. Site clearing will require patience as River Run wishes to remove only that cover which is essential for the completion of groundwork. Site clearing and selective thinning

will be ongoing from October 2011 for the life of the project. Ground work will include road construction, building foundation leveling, parking area leveling sewer and septic fields. All Groundwork will be completed using a single rubber tire backhoe. Groundwork for phase 1 should commence by May 2012 and be completed in stages by October 2014. Building will comprise the main storage building, four chalets, and the main lodge. The main storage building will be constructed in that period from May to July 2012. The 4 chalets will be constructed in that period from May to August 2013. The main lodge will be constructed in that period from May to August 2014. The need for expansion into the adjacent western agriculture land will be reviewed and determined by spring of 2015

**Potential Sources of Pollution** The projects aesthetic requirements demand that we make a minimal footprint. The use of a single backhoe for groundwork diminishes our exposure to the typical leaks, spills, and chemicals associated with having such heavy equipments as trucks bulldozers and excavators' on site. No fuel will be stored onsite. Farming activities will be chemical free to meet the stringent requirements to be certified organic.

#### 4.5 Operation

Description: 1 storage building, 4 chalets and 1 main lodge will be used year round. All will be serviced by on-site well and individual septic systems in accordance with Government Service Centre standards. Chalets will incorporate passive solar heating, low flow faucets, shower heads and toilets. There will be scheduled weekly recyclables and garbage waste removal. All cleaning and maintenance products used on-site will be biodegradable.

Potential Sources of pollution: Building occupation can result in leakage from on-site waste disposal systems. Proper design and construction will minimize or negate this possibility.

#### 4.6 Occupations

Estimated number of employees during construction: Land clearing/thinning will utilize 2 laborers beginning in September 2011. The construction phase for the four chalets will utilize 2 carpenters and 4 laborers from May 1, 2013 until July 31, 2013. The construction phase for the main lodge will utilize 2 carpenters and 4 laborers from May 1, 2014 until July 31, 2014.

Island Trails is an equal opportunity employer.

#### 4.7 Project-Related Documents

Business Plan for approval by Department of Tourism

## **5. APPROVAL OF THE UNDERTAKING**

Department of Tourism: This department has reviewed and approved all parts of this undertaking with no alterations.

Government Services Center: septic design approval will be required for each unit.

## **6. SCHEDULE**

Start date stated for land clearing October 2011 will provide adequate time to carefully select trees to be cleared as to maintain the natural beauty of the site and to ensure that guests at the site are not subject to construction noise.

Start dates stated for chalets and lodge are chosen to accommodate our financial resources

## **7. FUNDING**

Shareholder financed

## **8. SUBMITTED**

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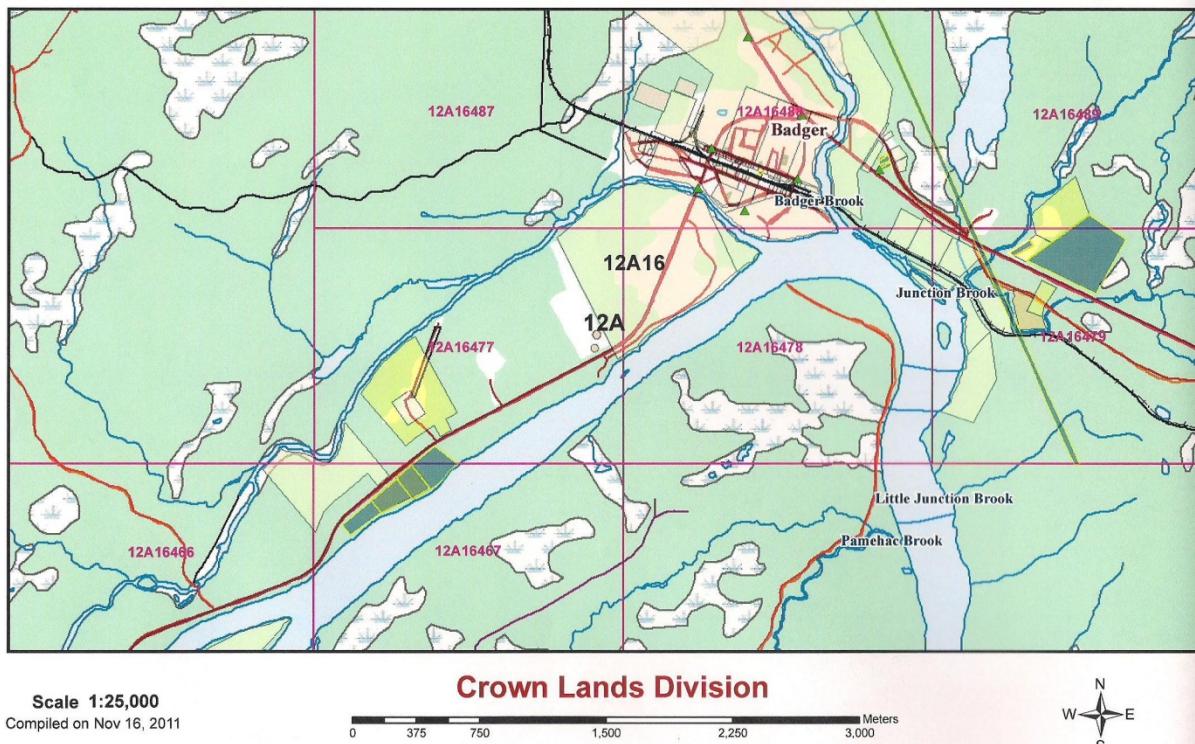
Mr. Terry Best, Manager

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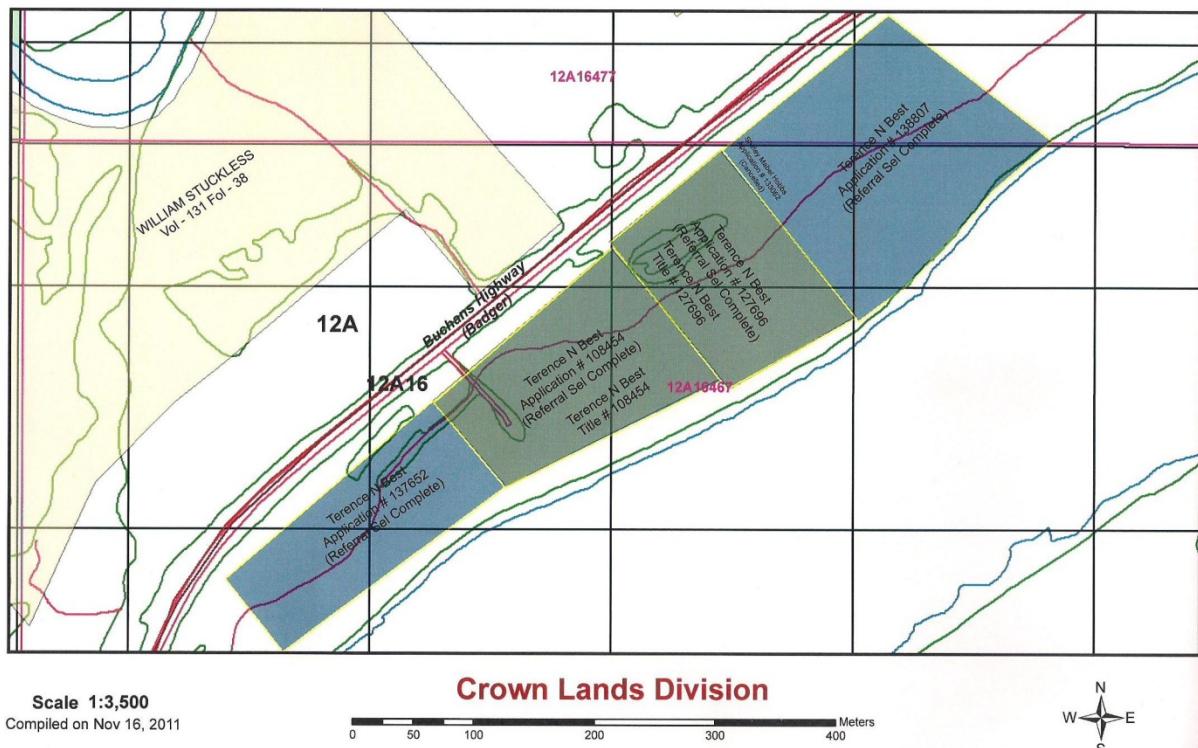
Date

# Appendix 1

**Government of Newfoundland & Labrador  
Department of Environment & Conservation**



**Government of Newfoundland & Labrador**  
**Department of Environment & Conservation**

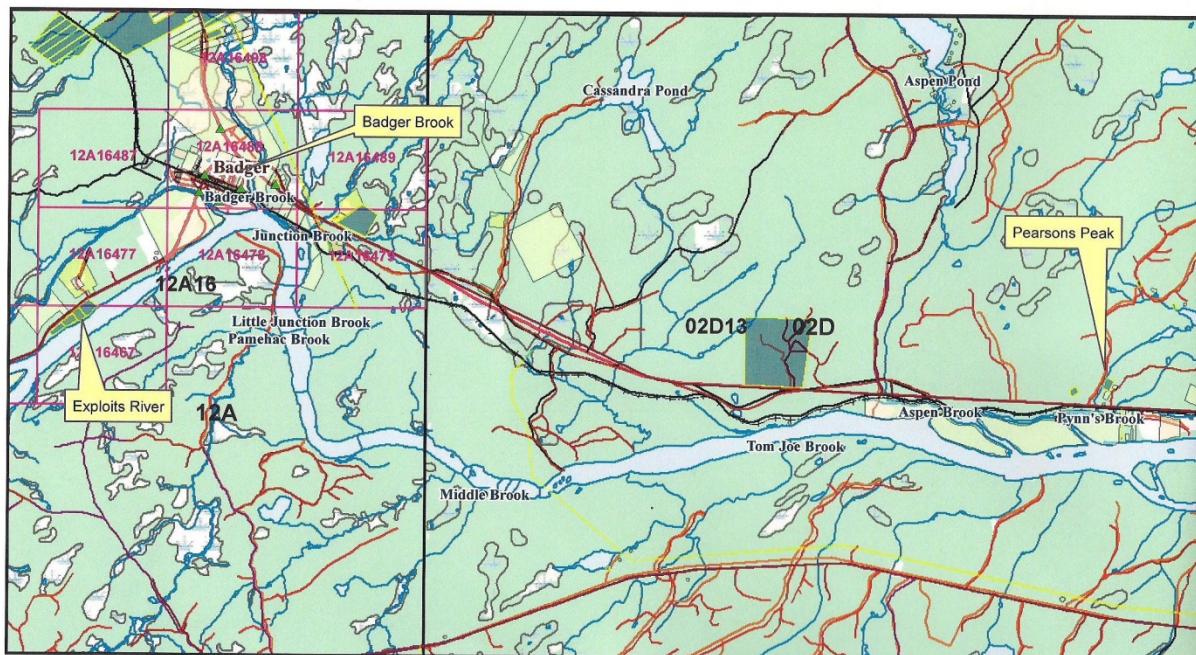


Scale 1:3,500  
Compiled on Nov 16, 2011



## Appendix 2

**Government of Newfoundland & Labrador  
Department of Environment & Conservation**



Scale 1:60,000  
Compiled on Nov 16, 2011

0 875 1,750 3,500 5,250 7,000 Meters

