
ENVIRONMENTAL ASSESSMENT REGISTRATION BROADVIEW RV PARK

BELLEVUE BEACH, NEWFOUNDLAND AND LABRADOR

Prepared For:

Department of Environment and Conservation
Environmental Assessment Division

Prepared By:

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1 NAME OF THE UNDERTAKING

BroadView RV Park

2 PROPONENT

2.1 NAME OF CORPORATE BODY

Rowe & Company Ltd.

2.2 ADDRESS

Chance Cove, NL

2.3 CONTACT

Name: Paul Rowe
Title: Co-Owner
Tel: 709-460-5421

Name: Winsor Rowe
Title: Co-Owner
Tel: 709-768-2010

2.4 PRINCIPAL CONTACT PERSON FOR PURPOSES OF ENVIRONMENTAL REGISTRATION

Mr. Paul Rowe
P.O. Box 58
27 Main Street
Chance Cove, NL
A0B 1K0
Tel: 709-460-5421
Cell: 709-631-0229

3 THE UNDERTAKING

3.1 NATURE OF THE UNDERTAKING

The purpose of the proposed project is to provide relaxing, safe and well-maintained recreational services and facilities for campers of all ages. In phase 1 of 3, the undertaking will involve the development of 100 semi-serviced lots. Development of phases 2 and 3 will be dependent on the success of phase 1, and will include the development of further semi-serviced lots and bathroom facilities. The proposed site is located approx. 110km from St. John's, NL, exit the Trans Canada Highway onto Route 201, and 1 km along the Osprey Trail. The proposed site covers approx. 120-130 acres of land (refer to Appendix A, fig. 1 and fig. 2 for site location).

3.2 RATIONALE FOR THE UNDERTAKING

RV camping is becoming a preferred form of vacationing in Newfoundland. At the Dept. of Tourism's suggestion, more and more Newfoundlanders are choosing to "Vacation at Home". Local residents, especially young families, are looking to vacation at campgrounds that suit their lifestyle. They often seek campgrounds that are close enough to travel to for a weekend, but appealing enough to stay in for an extended period of time. The need for another RV park on the Avalon is evident, as expressed in a letter of support from Islander RV (refer to Appendix B for letter).

4 DESCRIPTION OF THE UNDERTAKING

4.1 GEOGRAPHICAL LOCATION

The proposed site is located in a wooded area NE of the Trans Canada Highway, and S of Route 201. It is approx. 110km from St. John's, NL, exit the Trans Canada Highway onto Route 201, and less than 1 km along the Osprey Trail. The site can be found in the Electoral District of Bellevue, on the outskirts of Bellevue Beach. It covers approx. 120-130 acres of land (refer to Appendix A, fig. 1 and fig. 2 for site location).

4.2 PHYSICAL FEATURES OF THE UNDERTAKING

The development will consist of the following components:

- 100 lots, approx. 40'x70'
- Site Access Road
- Water
- Sewage
- Electrical Hook-ups
- Welcome and Registration Center, Canteen and Comfort Station, including toilets, sinks, showers, and laundry facilities
- Additional Services/Attractions

4.2.1 Site Access

Access to BroadView RV Park will be via a Class-A gravel one-way road, with a separate designated entrance and exit.

4.2.2 Water

The source of water for the development will be an artesian well.

4.2.3 Sewage

A septic tank and tile field disposal system will be used for sewage treatment with respect to the private staff washroom located in the Welcome and Registration Center, as well as the public washrooms in the Comfort Station. A separate septic system will be installed in a Dumping Station for the disposal of waste generated and held within RVs.

4.2.4 Electrical Hook-ups

Power will be required to service the site. Underground cables will run to each lot, and street lights will be installed near the Welcome and Registration Center, and possible other necessary locations.

4.2.5 Welcome and Registration Center, Canteen and Comfort Station

This building will be approx. 40'x40' where campers will be welcomed and registered by staff. They will receive a map of the park and directions to their camp site. Also located in the Welcome and Registration Center, campers will find a Canteen containing basic kitchen appliances, coffee and tea services, freshly prepared light meals, as well as some pre-packaged snacks available for purchase. The Comfort Station will be housed under the same roof, but have an exterior entry located at the rear of the building. This section will contain three toilets, sinks and showers each for both males and females, as well as two coin-operated washers and dryers.

4.2.6 Additional Services/Attractions

Additional services and attractions include: mini-golf, walking trail, green space/picnic area, and playground. Along with the other offered modern amenities, the proponent feels that these attractions will provide BroadView with a competitive edge.

4.3 CONSTRUCTION ACTIVITIES

Construction of BroadView RV Park is proposed to begin Spring 2014, and be fully operational by May 2016 for the beginning of the camping season. Construction will include the removal of vegetation, grubbing and grading of soil material for access roads, RV lots, parking area and site building(s). During the construction and operation of the park, all efforts will be made to preserve and conserve the natural environment. The proponent is committed to disturbing as little of the natural environment as possible, and keeping the impacts of construction to a minimum. Vegetation will be maintained to provide a natural buffer zone between all RV lots, in effort to conserve nature as well as to provide a sense of privacy for patrons.

4.3.1 Vegetation and Clearing

The proposed development is presently covered by boreal forest – a mixture of dense deciduous and coniferous trees. As there are no brooks or streams within the parcel of land, a potential concern associated with vegetation clearing in this area is limited to loss of habitat. A cutting permit will be obtained before the start of any site clearing. Clearing and removal of trees will be restricted to the minimum areas needed for site requirements in order to limit the loss of habitat.

4.3.2 Grubbing and Disposal of Related Debris

Grubbed materials will be stockpiled for use in other areas of the project. Any unused grubbing will be disposed of in a manner compliant to regulatory requirements.

4.3.3 Filling, Excavation, Embankments and Grading

Excavation, embankment and grading will be done in a manner which ensures that erosion will not be an issue, as well as limit the impact on habitat as much as possible.

4.4 POTENTIAL SOURCES OF POLLUTANTS DURING CONSTRUCTION

Potential sources of pollutants during the construction phase include:

- Construction debris
- Dust
- Sewage
- Risk of fuel, lubricant and hydraulic fluid release
- Airborne emissions from construction equipment
- Noise pollution from construction activities

4.5 MITIGATING MEASURES DURING CONSTRUCTION

A number of mitigating measures will be implemented to reduce negative impact to the environment, as follows:

- Construction debris and materials will be collected on a regular basis. This debris will be contained on-site, to be disposed of at an approved disposal site.
- The creation of dust will be minimized during the construction process through the use of water during

activities that create excessive dust. No chemicals or oils will be used to minimize dust.

- The sewage generated during the construction process will be collected using portable toilets, and disposed of by a licensed operator on a regular basis. No sewage will be permitted to be released into the local ecosystem.
- All machinery will be inspected for leakage for lubricants and fuel, and must be in good working order. Any accidental spills or leaks will be promptly contained, cleaned up and reported to the environmental emergencies report system. If fuel storage is necessary, it will only be stored in approved containers with all applicable permits in place.
- Equipment exhaust systems will be maintained to provide emissions meeting the standards designed for the equipment by the manufacturer.
- Exhaust systems will be maintained to ensure noise levels are within the design specifications of the machinery.

4.6 OPERATION

BroadView RV Park will operate from the beginning to the end of the camping season. Initially, the park will open on the Victoria Day weekend, and close after Labour Day weekend. Should demand arise for the park to open or close at an earlier or later date, respectively, these requests will be taken into consideration.

4.7 POTENTIAL SOURCES OF POLLUTANTS DURING OPERATION AND MITIGATING MEASURES

The potential sources of pollutants during operation of the facility will consist of those associated with an RV park. Strict monitoring and mitigating practices will control activities to minimize risks associated with:

- Domestic garbage
- Dust
- Sewage
- Risk of fuel, lubricant and/or hydraulic fluid release
- Airborne emissions from RVs and automobiles
- Noise pollution from daily activities

The operation will be conducted in a fashion which protects public health and safety, minimizes fire hazards, does not create a nuisance to adjacent areas and will not contaminate ground or surface water off-site. All mitigating measures for vehicle use, domestic waste disposal, dust control and sewage that were implemented during the construction phase of the project will also apply to the operation of the facility. In addition, the following mitigating measures will be implemented:

- Site Access – the site will be controlled and monitored by park owners.
- Fire Safety Program – A fire safety program will be developed in consultation with the local fire department and, where required, the Dept. of Natural Resources, Forest Resources Division.

4.8 RESOURCE CONFLICTS

- Vegetation: Original landscaping and preservation of trees will be maintained as much as possible.
- Fish and Fish Habitat: As there are no streams, ponds or lakes located on the property, there will be no effect on fish habitat.
- Wildlife: Operations of the RV Park are not expected to cause any direct wildlife conflict.
- Adjacent Areas: During operations, maintenance equipment will be confined to the areas of the site and will not be permitted in adjacent areas in order to conserve their natural state.
- Human Activities: There is no expected conflict with the surrounding natural environment, as site-related activities will be conducted within the boundaries of the RV Park.

5 OCCUPATIONS

There will be a significant number of construction and operational jobs involved with the project.

5.1 CONSTRUCTION PHASE

NOC CODE	DESCRIPTION	NUMBER OF JOBS
0711	Project Manager	1
2154	Land Surveyor	2
7421	Heavy Equipment Operators	2
7411	Truck Drivers	3
0711	Construction Contractors	2
7271	Carpenters/Crew	6
7241	Electricians	2
7251	Plumbers	2
7611	General Laborers	4
7217/7373	Artesian Well Drillers	2

5.2 OPERATIONAL PHASE

NOC CODE	DESCRIPTION	NUMBER OF JOBS
1211	Office and Administrative Manager	1
1122	Marketing Personnel	1
1414	Clerks/Receptionists	3
8612	Groundskeepers	3

6 APPROVALS REQUIRED FOR THE UNDERTAKING

The project may require some or all of the following approvals. The issuing agencies, and the permits, approvals, and authorizations that may be required are as follows:

- Dept. of Government Services
- Dept. of Natural Resources, Forestry Branch
- Dept. of Natural Resources, Agrifoods Branch
- Federal Fisheries, Fish Habitat Division
- Dept. of Environment & Conservation, Lands Branch
- Dept. of Environment & Conservation, Environment Assessment Division
- Dept. of Environment & Conservation, Water Resources Division
- Historic Resources
- Newfoundland & Labrador Hydro
- Dept. of Tourism, Culture and Recreation

7 SCHEDULE

Construction of BroadView RV Park is proposed to begin Spring 2014, and be fully operational by May 2016 for the beginning of the camping season.

8 FUNDING

The intent is to fund the project privately and/or using any approved Government Grants.

9 SUBMITTED

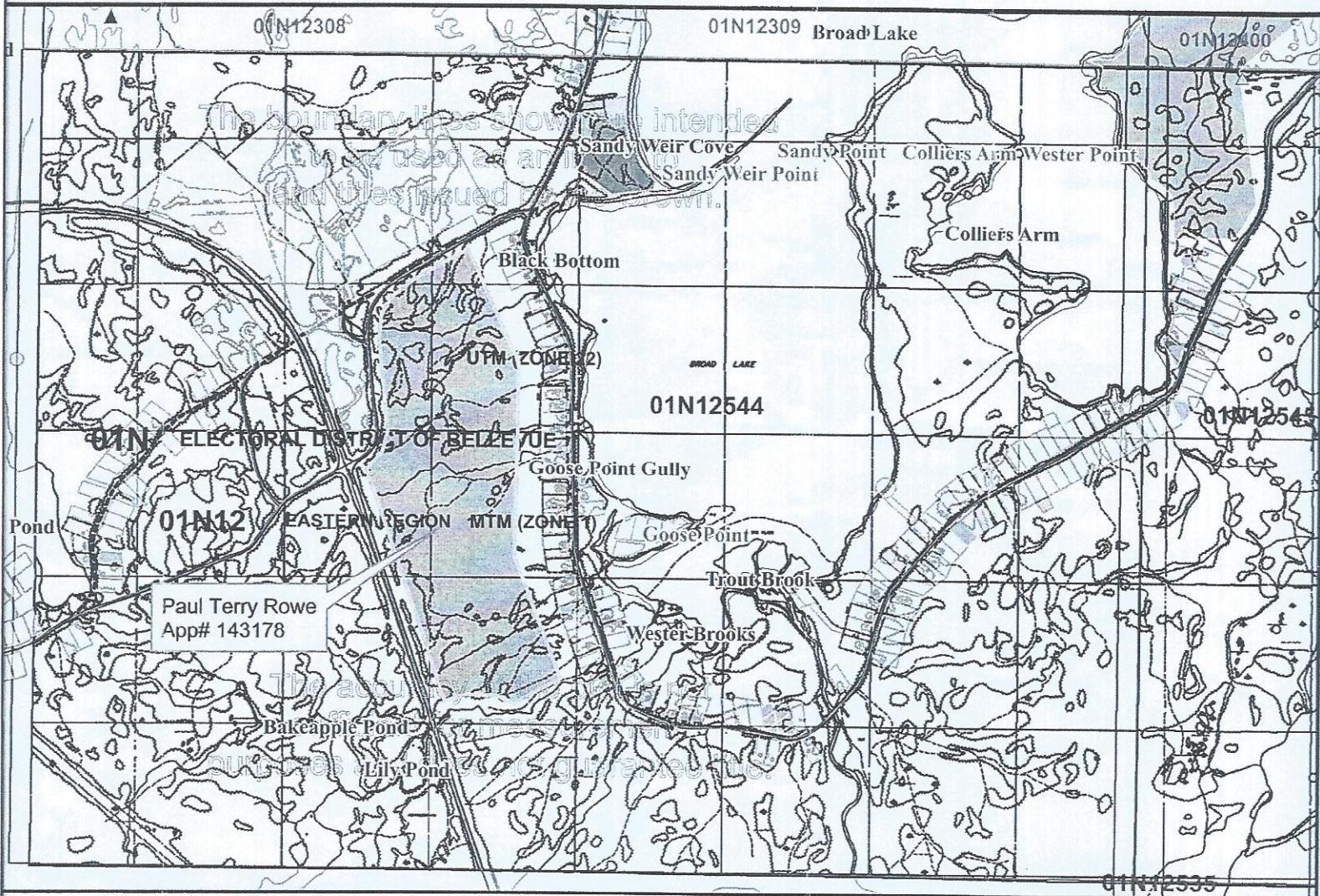
Paul Rowe
Paul Rowe

Date

APPENDIX A
Fig. 1

Government of Newfoundland & Labrador

Department of Environment & Conservation



Crown Lands Division

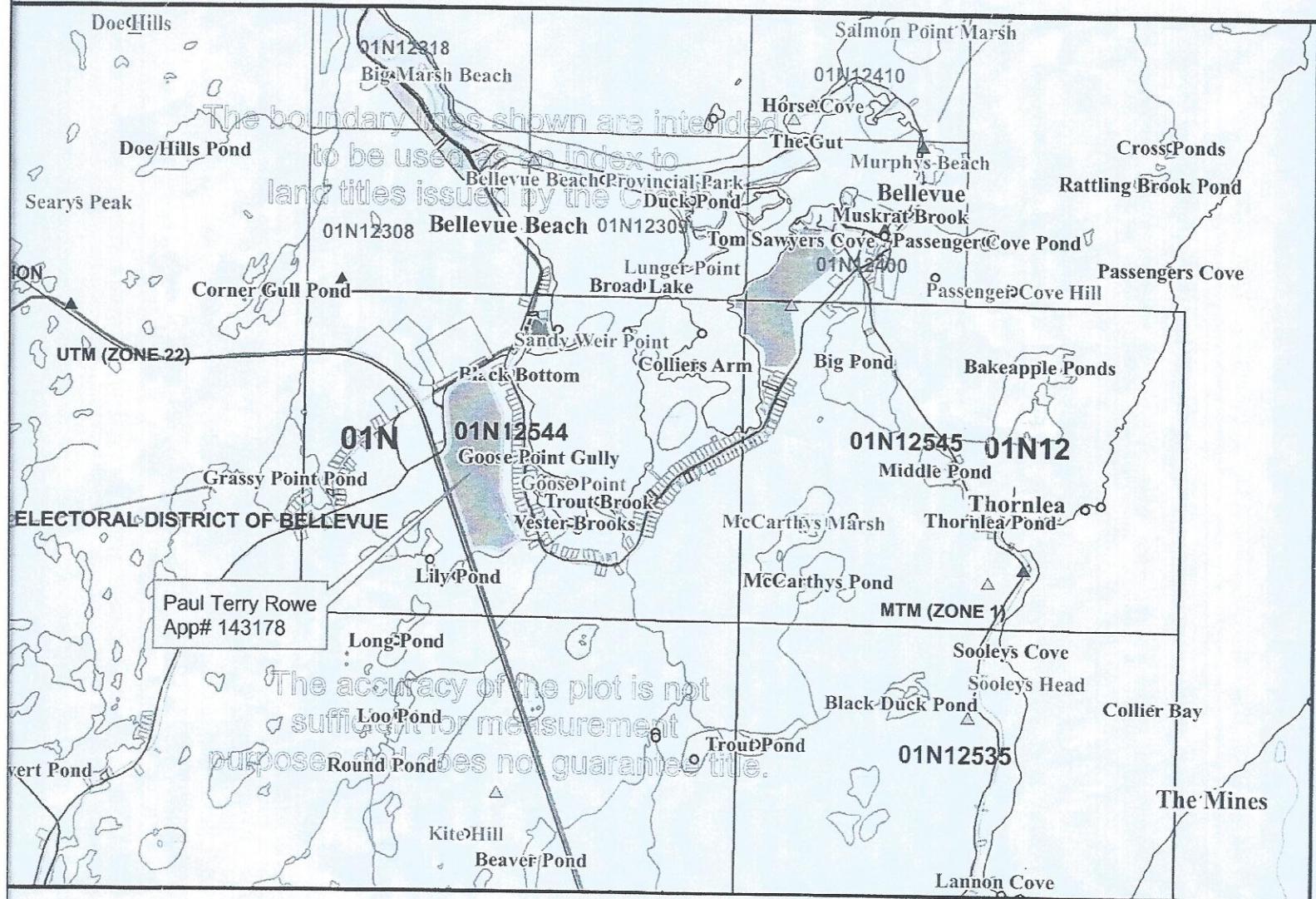
0 130 260 520 780 1,040 Meters



APPENDIX A
Fig. 2

Government of Newfoundland & Labrador

Department of Environment & Conservation



Crown Lands Division

0 330 660 1,320 1,980 2,640 Meters



APPENDIX B



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Tuesday, July 16, 2013

To Whom It May Concern:

This letter is to serve as support for Rowe & Company's business proposition to build a new RV park in the Chance Cove/Bellevue area. Islander RV has had customers who refuse to purchase until they can avail of a site on the island. Islander RV has lost business due to the lack of availability of sites in Newfoundland. We believe adding an RV Park to the Bellevue/Chance Cove area will not only help Islander RV sell more units but also enhance the communities involved.

Regards,

Dave Petten

Islander RV