

Environmental Assessment Registration

Bear Creek Recreational Facility- RV Park and Camping

Newfoundland and Labrador

Prepared for:

Department of Environment
Environmental Assessment Division
P.O. Box 8700
A1B 4J6



Attestation

In accordance with Section 49(1) of the Environmental Assessment Regulations, 2003, under the Environmental Protection Act (O.C. 2003-220), under authority of Section 111 of the Act, Cooney Holdings Ltd. hereby submits the following document for Registration.

Environmental Assessment Registration, July 22, 2014.

Bear Creek Recreational Facility

A handwritten signature in blue ink, appearing to read 'S. Cooney', is written over a solid black horizontal line.

July 22, 2014

Steve Cooney, President

Cooney Holdings Ltd.

Steve Cooney, President

97 Main Street, Sandringham, NFLD A0G 3Y0

Phone: (514) -208-0777 Fax: (450) 667-4622

July 22, 2014

Minister of Environment and Conservation

P.O. Box 8700

St. John's, NL A1B 4J6

Attention: Director of Environmental Assessment

Dear Director:

Cooney Holdings Ltd. is pleased to submit for your review and consideration, the Environmental Assessment Registration for the establishment of Bear Creek Recreational Facility RV Park and Camping.

We respectfully request your attention to this registration, and if we can be of any assistance to you or your officials during the process, please do not hesitate to contact us.

Thank you for your assistance in this matter.

Sincerely,

Steve Cooney, President

Registration for Environmental Assessment

1. NAME OF UNDERTAKING:

Bear Creek Recreational Facility RV Park and Camping

2. PROPONENT:

Cooney Holdings Ltd

2.1 Name of Corporate Body:

Cooney Holdings Ltd

2.2 Corporate Address:

97 Main Street
Sandringham, NFLD
A0G 3Y0

2.3 Chief Executive Officer:

Name: Steve Cooney, President
Address: 16 Menzie Ave, Guelph On. N1E 5X9
Telephone No: 514-208-0777

2.4 Principal Contact Person for purposes of environmental assessment:

Name: Steve Cooney
Official Title: President
Address: 16 Menzie Ave, Guelph Ont. N1E 5X9
Telephone No.: 514-208-0777

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3. THE UNDERTAKING:

Bear Creek Recreational Facility RV Park and Camping

3.1 Purpose/Rationale/Need for the Undertaking:

The undertaking is a 30 acre proposed Recreational Facility allowing public access to 62 recreational campsites. The site design allows for 50 designated Recreational vehicle sites which will be fully serviced with water, sewer and electrical hookups (30 & 50 amp). An additional 12 tent only sites with no services and access to shared toilet and shower facilities will be incorporated into the design.

Plans in later stages of development will include a proposed pool, playground and walking trails.

Located in Central Newfoundland and on the Road to the Beaches, this site will encourage tourist to stay longer in the Eastport Peninsula area and also provide alternative options for the residents of the province to enjoy their backyard.

Currently this is one area of tourism which is growing however available local sites do not meet demand.

4. DESCRIPTION OF THE UNDERTAKING:

The following information is provided for a proposed development and conceptual content. The structures to be developed within the boundaries of the park will be detailed out in approved architectural drawing at a further point in time.

4.1 Geographical Location:

Bear Creek Recreational Facility will be located on Route 310, on the easterly edge of the Town of Sandringham in Central Newfoundland. The proponent currently owns five acres of land and has requested an additional 25-30 acres of Crown Land.

The location of the facility is ideally located on the Road to the Beaches, minutes from the Eastport Peninsula to the East and Terra Nova Park to the West.

Location-Maps:



Figure 1 & 2 : Bear Creek Recreational Facility, Sandringham NFLD.

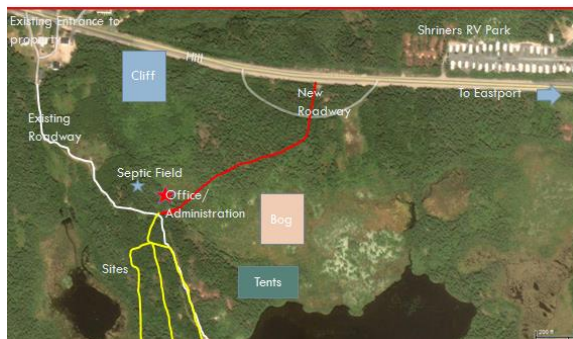
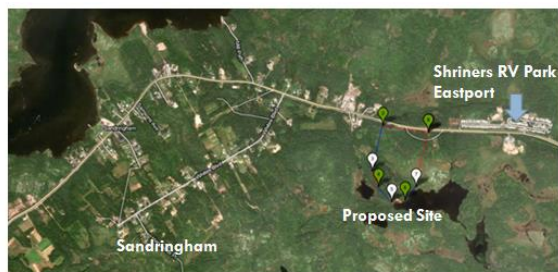


Figure 2 Site Accessibility



Aerial view showing property in relation to town of Sandringham

Figure 4 Geographic Location



Figure 5 Distance Radius

4.2 Physical Features:

Preliminary site inspection reveals all land slated for establishment of the park is partially forested and gravel based. The land was previously cleared and used for agricultural purposes from 1970 to 1990. Any removal of trees, vegetation, and topography disturbance will be kept to minimal amounts, as the desire to provide a strong outdoor environment is the basis for the establishment of this park.

The proximity of Jay Pond, and Bear Creek Pond is considered a major asset of this development, and no encroachment on the water body is planned, except for recreational purposes. No permanent structures are planned for the pond. Only access is to be provided and such access will be developed in compliance with all laws and statutes of Newfoundland and Labrador respecting encroachment and accessibility to water bodies.

Bear Creek Recreational facility will consist of 50 RV sites and 12 tent sites. The RV sites will be fully serviced consisting of an area of approximately 30X70. Each site will have access to water, electricity, and WIFI.

Amenities of picnic tables and fire pits will be provided to provincial park standards, and will be provided to each site

Campsites will have picnic tables and fire pits similar to RV sites. Comfort stations with shower, laundry and bathroom facilities will be located adjacent to camping area. Portable privies will also be located within the camping area.

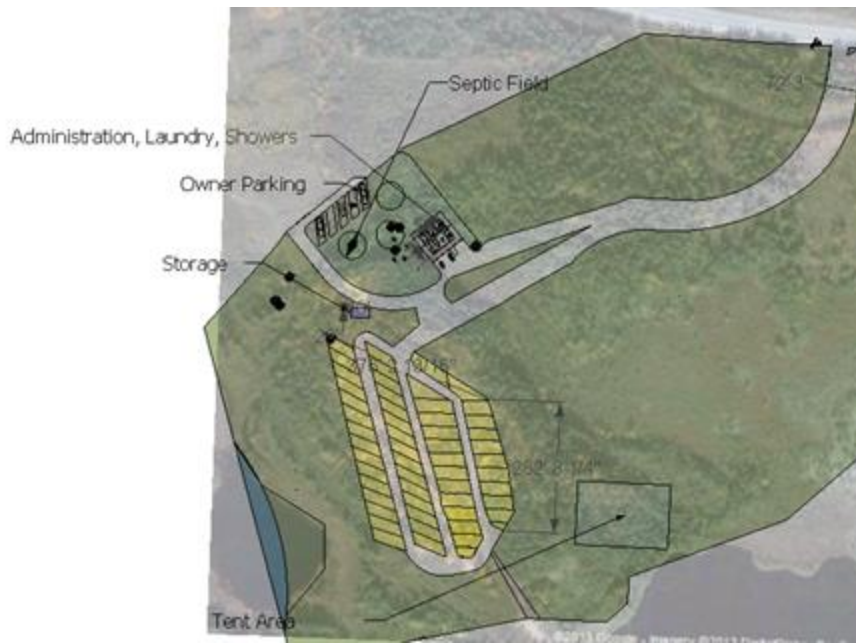


Figure 6 Park Map

Buildings and playground areas will be constructed in accordance with engineering design and standards, and located in accordance with plan submitted

Laundry and shower facilities will be centrally located at the administration building. This will provide campers with hot and cold water, flush toilets and a games room.

Other amenities to be built into the facility will be a dumping station, an unsupervised playground, and a community gazebo.

Details on the park can be found in the subsections below:

4.3 Preliminary Park Design

The proposed development will consist of the following physical features:

50 lots of average size 30 by 70 feet for RV sites;

12 plus lots of average size, 32'x32' for camping sites;

Approximately 40' wide access road to Class "A" level directly from Route 310 as per the enclosed mapping and aerial photography; main road into park is two way traffic, and road network through the park will be single lane one way direction and finished to Class 'A' level. Interior roads to be 26' wide

Each RV lot to have water service;

Each RV lot to have sewer service;

Each RV lot to have electricity service;

Each lot to be furnished with picnic table and concrete fire pit to provincial park standards;

Campsites will have picnic tables and fire pits similar to RV sites. Comfort stations with shower, laundry and bathroom facilities will be located adjacent to camping area.

Portable privies will also be located within the camping area.

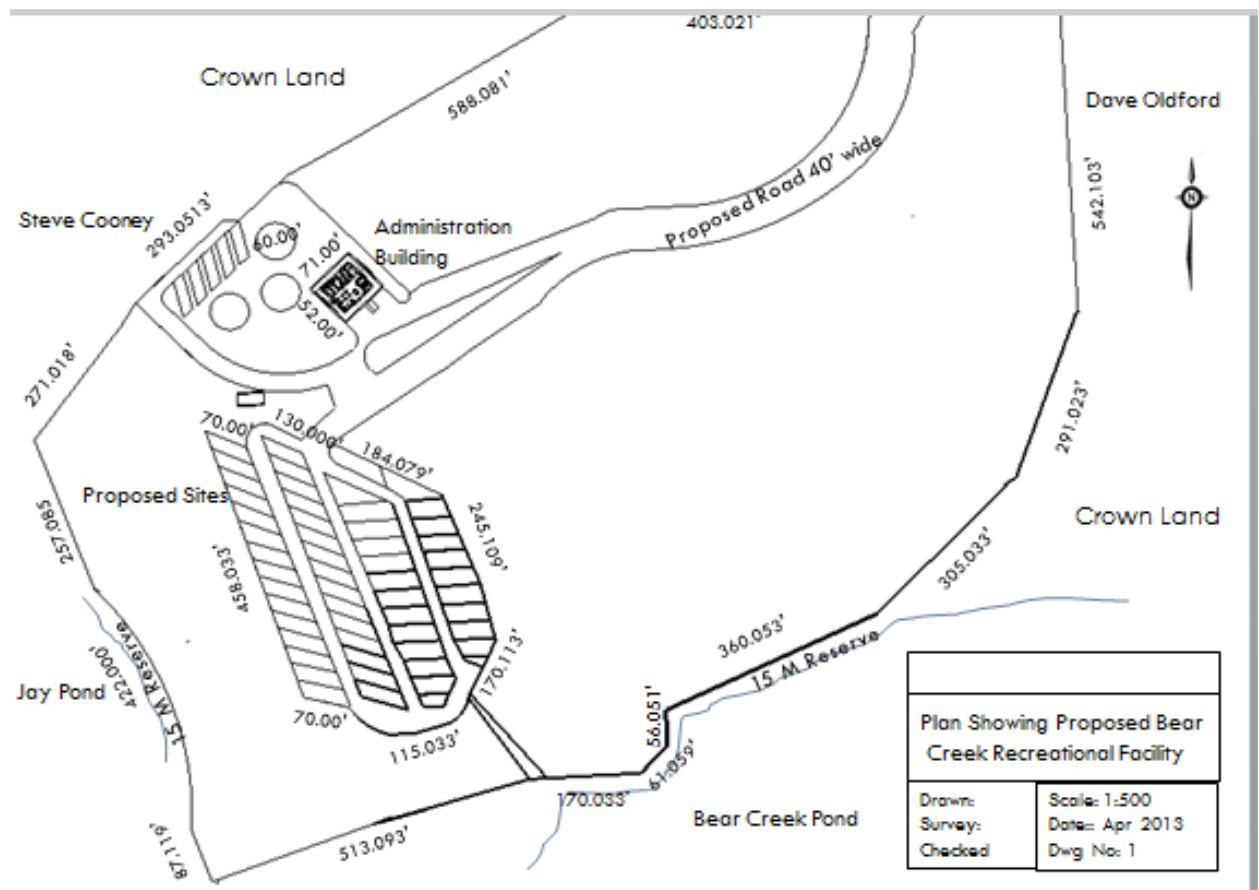


Figure 7 Site Design

4.4 Roads

A new entrance will be constructed off Route 310. The Highway entrance to the office is designed for 2 way traffic- 40' wide class A, with a total width of 60' to account for a drainage ditch. This proposed entrance road would be 1089' in length and would be located at:

Latitude 48° 39' 52.3" N

Longitude: 53° 48' 42.7" W" N

Additional interior roads, some of which currently exist would be widened and updated as one way roads, 26' in width.

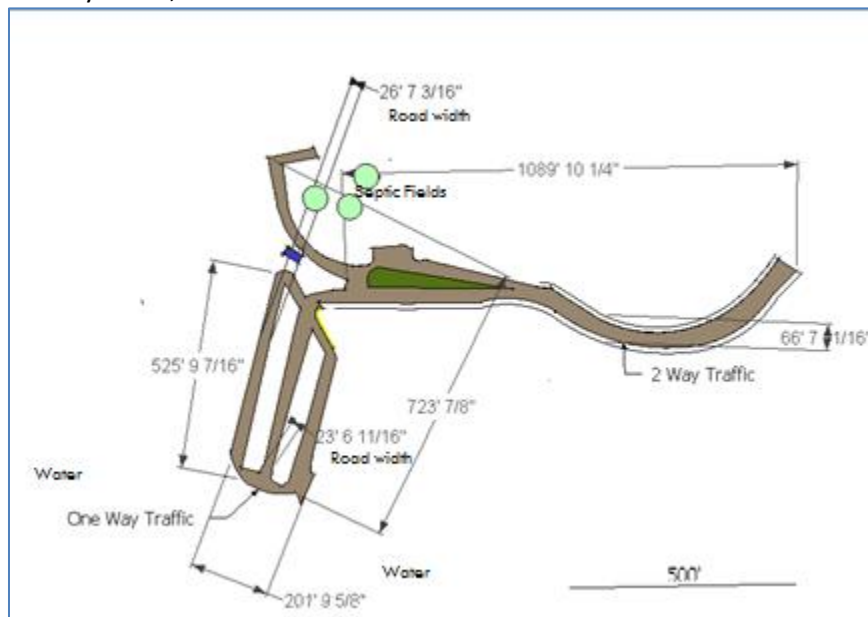


Figure 8 Roadway Network

4.5 Buildings

Two buildings will be constructed on site, one for Administration and Services and one for Storage of Equipment for maintenance. All building will be constructed in accordance with engineering design and standards, and located in accordance with submitted plans. A second building 20'X20' will be constructed for storage.

4.6 Water

The source of water for the development will be through the drilling of an artesian well approximately 75' feet deep. It will be located per regulations of government services which will be determined by an approved water and sewer designer.

Water will be supplied to each of the sites through underground pipes.

4.7 Septic-Sewage:

A Septic system and dumping station is to be established according to engineering specifications and in accordance with all environmental requirements and standards.

A septic tank and field disposal system will be used for sewage treatment and will be located downhill from any source water location so that there is no contamination or leeching.

A dumping station is also planned for the site.

Details of the onsite water supply and sewage disposal facilities will be prepared by an approved designer.

4.8 Power, Lights

Power will be require to illuminate the highway entrance for safety and visibility. For the serviced lots power will be supplied via underground cables which will provide cable and electricity. Adequate lighting will be provided throughout the park to ensure safety of the guests along main pathways and to service buildings.

Power boxes for hookups will be located on the driver's side, while sewage lines will be located to the back of the site.

4.9 Biological Environments

There are three bodies of water surrounding the park. Fachett Pont, Bear Cave Pond and Jay Pond. All sewer and other contaminants have been located furthest from these water location to protect the environment and any fish within these waters.

Trout are known to populate these ponds. There should be no impact to the stock.

Every effort will be made to minimize close proximity to Bear Cave Pond with any activities that could impact on possible erosion or disturbance to sedimentation effects on the natural water

body. Since Bear Cave Pond is considered by the proponent to be the anchor attraction for the development, all steps will be taken to preserve its natural condition and preserve its integrity as a pristine water body.



Figure 11 Water Body Locations

Bogs will be preserved and maintained and there is no expected infill required. Trees will be maintained to provide shelter for the sites.

4.10 Construction Activity

Construction of the Bear Creek Recreational Facility is dependent upon successful approval of the Crown Land Application. Construction is planned to begin in the Spring of 2015 if conditions permit, and it is planned to have fully developed sites available before the summer of the same year.

Initial construction will begin with the access road, and roads through the site, together with development of the first lots and buildings, with water and sewer services installed meeting all required environmental regulations, testing requirements and site designations.

Preliminary site inspection indicates sufficient materials on site to prepare the road and RV sites with minimal incoming materials from other sources. Aside from road construction to Class 'A' level, shaping of sites, roads and drainage, surface grading as well as site and slope embankments will not produce any cause for potential hazards to the environment, especially as it relates to proximity to Bear Cave Pond. All construction activities will be carried out under strict engineering supervision and in accordance with established practices directly related to

construction of such activities. Any potential for erosion and sedimentation will be carefully monitored and prevented from occurrence.

Overall impact to the environment will be kept to a minimum to protect the natural surroundings. The site has been designed to ensure there is no diversion of the current natural drainage flow and to ensure that no contaminants will flow into the waterways.

4.11 Removal and disposal of Vegetation

Site development will require removal of vegetation and some trees. All removal and disturbance of such material will be done in accordance with all applicable acts, regulations and permits, including cutting permits, Forest Fire regulations, Environmental regulations and Code of Practice, waste management and disposal practices, burning of debris and waste vegetation will only be carried out in strict conformity to regulations and laws of the province, and only under approved permits issued for such purpose. Every effort will be made for minimal disturbance to the natural landscape to preserve and enhance the park environment.

4.12 Facht Jay and Bear Cave Ponds

Every effort will be made to minimize close proximity to surrounding ponds with any activities that could impact on possible erosion or disturbance to sedimentation effects on the natural water body. Since Bear Cave Pond is considered by the proponent to be the anchor attraction for the development, all steps will be taken to preserve its natural condition and preserve its integrity as a pristine water body.

4.13 Backfill, embankments, excavation, grading, and surface site preparation

Preliminary site inspection indicates sufficient materials on site to prepare the road and RV sites with minimal incoming materials from other sources. Aside from road construction to Class 'A' level, shaping of sites, roads and drainage, surface grading as well as site and slope embankments will not produce any cause for potential hazards to the environment, especially as it relates to proximity to Bear Cave Pond. All construction activities will be carried out under strict engineering supervision and in accordance with established practices directly related to construction of such activities. Any potential for erosion and sedimentation will be carefully monitored and prevented from occurrence.

4.14 Potential for resource conflicts

The potential causes of resource conflicts relate primarily to disturbance of the surface soil conditions especially in relation to potential runoff that could impact on Bear Cave Pond. The awareness of the sensitivity of the environment is well known and any potential causes for such activities will be addressed prior to any disturbances. Sound construction activities through careful planning will minimize any risks of such resource conflicts.

4.15 Construction Pollutants

The potential sources of pollutants apply only to those associated through development of land and construction involving disturbance of the natural surroundings and removal of scrub, vegetation and trees. Compliance with all permits and awareness of both safety practices related to environment as well as sound construction practices will protect the environment from damages which could occur through poor management of work and controls. No pollution is anticipated from any activities associated with this development.

4.16 Potential Source of Pollutant during Construction

The potential sources of pollutants include the following:

- Ground or Water Contamination from Heavy Equipment due to fuel spill hydraulic or other
- Fire or Smoke due to burning and clearing of brush
- Fuel, lubricants and hydraulic fuel spills and leaks
- Airborne emissions through fuel from construction equipment and from burning brush and scrub vegetation
- Airborne dust from disturbed soil
- Runoff silt and sedimentation from drainage and construction
- Construction debris
- Dust and or noise pollution

4.17 Mitigation Measures

1. Construction solid waste disposal practices will be in compliance with the Environmental Protection Act and associated regulations. Any construction debris generated during the course of the project will be removed to be disposed of at approved waste disposal sites, and where required, will be contained for disposal at a municipal solid waste disposal facility. Construction waste capable of recycling will be recycled whenever possible.
2. All machinery will be inspected for leakage for lubricants and fuel prior to use and must be in good working order. To minimize the risk of fuel, lubricant or hydrocarbon release, construction equipment will only be permitted to re-fuel within 30 m of a water body. There will be no fuel stored on site. Any accidental spills and leaks will be promptly secured and contained, cleaned up and reported to the environmental emergencies reporting system
3. Equipment exhaust systems will be inspected and maintained to provide emissions meeting the standards designed for the equipment by the manufacturer.
4. Exhaust systems will be maintained to ensure noise levels are within the specifications of the machinery.
5. All efforts will be made to minimize dust generation during the construction of the project. Dust from construction activities will be controlled by using frequent applications of water where needed.
6. Silt-laden runoff from construction areas will not be permitted to discharge directly into any body of water or watercourse. No runoff will be permitted in the direction of Brien's Pond. Runoff will be diverted to settling basins to ensure silt is settled out prior to release of any water. Silt fencing constructed with filter fabric will be used where necessary to prevent release of construction water directly into any water body. The measures will include natural vegetation buffer, stone rip rap, wire mesh, settling ponds and drainage channels.
7. During construction portable toilets will be provided for workers on site until the septic system is constructed and operational. A septic tank and tile field disposal system will be used for sewage treatment in the long term. Waste water enters the septic tank where solids settle to the bottom. Bacteria partially decompose the sludge and the effluent flows to the tile field or leaching bed where microbes in the soil complete the treatment processes.

4.18 Buffer Zone

Per requirements from Natural Resources a 15 meter reserve around any water body preserves the water area and reduces chances for pollution.

As much of the natural area will be preserved during the construction phase there should be minimal impact on the environment.

Once the Facility becomes operational it is expected there will be no impact on the environment or surrounding area.

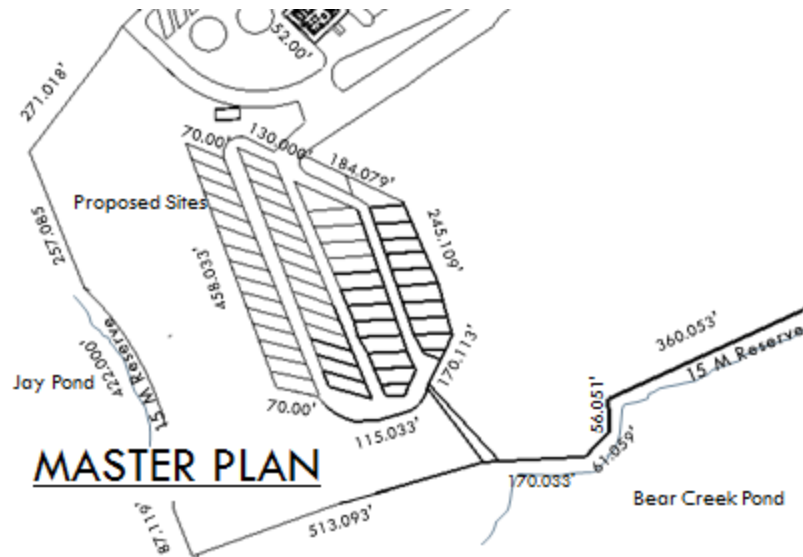


Figure 13 15 M Reserve has been factored into the Plan

5.0 Operation of the Undertaking

Park operating season will be May to Oct, beginning with Victoria Day and ending on the last weekend in September.

Park gates will closed at 11pm and reopen at 6 am.

Bear Creek Recreational Facility anticipates a commencement of construction in the spring of 2015, and be operational within one year.

Potential sources of pollutants during operations are fundamentally limited to human activity and vehicle activity.

Human pollutants will be contained through the sewer system, consisting of one or more septic tanks and disposal fields for the long term.

A central facility for disposal of domestic garbage will be provided on site and the container transported to an approved municipal disposal site on a regular schedule.

Patrons are responsible for deposit of their domestic refuse in the container.

Road dust will be contained through the same process as during construction with application of water as necessary.

Every effort will be made to minimize exhaust systems waste created through vehicle usage within the park.

All tenants will be provided with a set of guidelines governing the parks operational standards, containing information on any fuel or lubricant spills on site or road and appropriate actions to be taken in the case of accidental spills.

Following completion of construction, no resource conflicts are anticipated because of cessation of construction activities.

5.1 Occupations

During construction, the following occupations are expected to be utilized:

- 1) Heavy Equipment operators (3-4)
- 2) Tandem Truck Drivers (2-3)
- 3) Construction Laborers (2-4)
- 4) Carpenters (2-3)
- 5) Carpenter –laborers (2-3)
- 6) Electricians (1-2)
- 7) Plumbers (2-3)
- 8) Engineering technicians (1)

Following construction, the following occupations will be in effect for operation:

- 1) Park Operations Manager – Full-time
- 2) Park maintenance personnel (2-4) Fulltime – Part time
- 3) Laundry/ clerk (1) Seasonal
- 4) Seasonal staff in peak periods (2-4) (summer support personnel)
- 5) Electrical and Plumbing staff, (as required.)

All occupations are subject to qualifications and abilities and it is expected that all positions are open equally to men and women, without regard to age or gender, respecting equality rights for employment and respecting all aspects of employment equity, inclusive of wages and benefits, vacation, and group benefits provided.

Electrical and plumbing staff will be working through contract following completion of the facility, subject to call in for required maintenance and repairs to the systems when necessary.

All other occupations are to be hired directly through application process, utilizing existing processes for hiring, such as media advertising and manpower resources available.

APPROVAL OF THE UNDERTAKING:

The permits, approvals and authorizations that may be required for the undertaking will include but not be limited to:


| Agency | Approval Requirement |
|---|--|
| Minister of Environment and Conservation | Approval for the project |
| Ministry of Natural Resources | Crown Land Approval |
| | Forest Management; wood cutting permits /burn permits |
| Town of Sandringham: Municipal Council | Permission granted to proceed with Crown Land Application for the purposes of locating an RV Park. |
| Town of Sandringham | Building Permits |
| GOVERNMENT SERVICE CENTRE OFFICES SERVICE NL | |
| Water Resources Division, Department of Environment and Conservation | Certificate of Environmental Approval |
| Environmental Assessment | Sewage plans, approval, Water approval |
| Ministry of Culture and Recreation | Licensing, Tourist Establishment License |
| Environmental Health And Safety | Inspection Certificate for a Tourist Establishment |
| Canada Select Newfoundland and Labrador | RV Park Licensing |
| Government of Newfoundland | Business Permits |
| Government of Canada | Tax Permits |
| Newfoundland Hydro | Electrical Permits |
| Ministry of Transportation | Permission to Erect Lighted Sign |
| Department of Highways | Commercial Entrance approval |
| Engineering | Plans sign of for Building Design |
| Service NL | Highway Signs, Electrical Permit and Inspections |
| Fire Department | Inspections and Signoff |

Schedule

The project can begin in April of 2015, pending approval of all required authorities. Sewer plans and processing of all required documents for permits and approvals to commence the project; completion of detailed engineering drawings; completion of detailed business plan will need to be completed prior to initiation of project.

Funding

Pending approval of all permits and grants, the proponents will not be seeking financial assistance. This project will be privately funded.

X 
Steve Coone
Proponent

22-Jul-14