

# Environmental Assessment Registration

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December 22<sup>nd</sup> 2014

Twin Falls Oasis RV Park

Shawn Gosse – (514-702-6372)

Holly Gosse- (514-702-0825)

Dear Minister were telling you a little about what we would like to do at Thunder Brook outside Grand falls-Windsor. We have own the land since September, 2004 This was not Crown lands we bought it personally and have done nothing with it due to living away from home. Over the years we came home to visit and saw our land being abuse so we have decided that we would like to clean up a little. My wife and I both love RV Camping and thought this was a great location to put a RV Park. It's only 10 Km from Grand Falls, it has 2 beautiful falls and a swimming hole. It has a beautiful nature trail to walk. In our eyes this is beauty. What we would like to do is turn this land into a RV Park for now were asking to put 30 lots with Check in and Check out, attached to this on the back will be Male/Female washrooms with showers. We will have septic system with a seeping field and our water supply will be a well also all 30 lots will have electricity. We would like to develop this RV Park on our own asking for no help. The money we saved over the years will be invested into this land and hopefully we can retire here. We're getting at the age we want to move home. We think that this will not only benefit us but it will help bring tourism dollars to Nfld. We're asking to please give us a chance to see a dream come true.

Thank you Minister

Shawn Gosse

Holly Gosse

In response to The Environmental Assessment that we received from you:

1. Name of the Corporate Body: Twin Falls Oasis RV Park
2. Address: Thunder Brook located outside Grand Falls – Windsor
3. Chief Executive Officer: Shawn Gosse & Holly Gosse

Official Title: Owners & Operators

Address: P.O Box 579 Botwood NL, A0H-1E0 (from May to Oct)

Winter Address: 302 61ave, Pointe Calumet, J0N 1G4

Telephone: Shawn Gosse 514-702-6372

Holly Gosse 514-702-0825

4. Principle contact person for purposes of Environmental Assessment is:

Name: Shawn Gosse & Holly Gosse

Official Title: Owner & Operator

Address: P.O Box 579, Botwood NL, A0H-1E0

Telephone: 514-702-6372

514-702-0825

## The Undertaking

1. Name of undertaking: Twin Falls Oasis RV Park

2. Purpose/Rationale/Need for Undertaking

The purpose to be to bring tourist dollars to Newfoundland to promote Newfoundland as a Tourist Destination.

The Rationale: We have lived in Montreal for over 30 years and it has always been our dream to retire in Newfoundland as our hearts have never left. We have owned the land at Thunder Brook for since Sept, 2004. Until now, the land has not been used and has been abused by the locals using the property. We want to see that changed and we are now at a place in our lives where we are ready to retire and we want to utilize the property to its full potential. We both love camping and have enjoyed travelling and visiting the RV Parks in our area for many years. We now want to provide this service to others and at the same we can retire doing something we love. We are still at the age where we are able to own and operate such an establishment and look forward to doing so.

We have owned our own business in Montreal for 27 years and have been very successful running a plastic extrusion company. I employ 14 people who have worked for me for many years.

I manufacture my own specialized machinery, am a tool and dye cutter and am efficient at welding. I am knowledgeable when it comes to

electricity. I own my own heavy equipment and am able to operate it as well. I have already utilized this at the property to do some necessary clean up. I feel that all of the things mentioned above are assets when it comes to the operation of an RV Park.

### Need for Undertaking:

From our own experiences during our stays in Newfoundland over the past few years it has been very difficult to find adequate places to camp in an RV Park. On several occasions we were refused sites because we did not reserve weeks in advance. We found out that some RV Parks are actually filled due to people leave their campers at the sites for the full year and use it as summer homes with built on patios etc...so they have no room at all for a weekend camper. We have spoken with several people in area that who have had similar experiences as ours and feel that another RV Park would be beneficial to the area.

I have not and do not plan on asking anyone else for money to make this RV Park/our dream possible. I have made no request to any government department or organizations requesting any funds. We have been saving our money for retirement for many years and strongly feel that this is what we want to do as it is something that we can see us enjoying for many years to come. If this does not work, the only one that loses is my wife and myself but in the end we will still be home where we want to be.

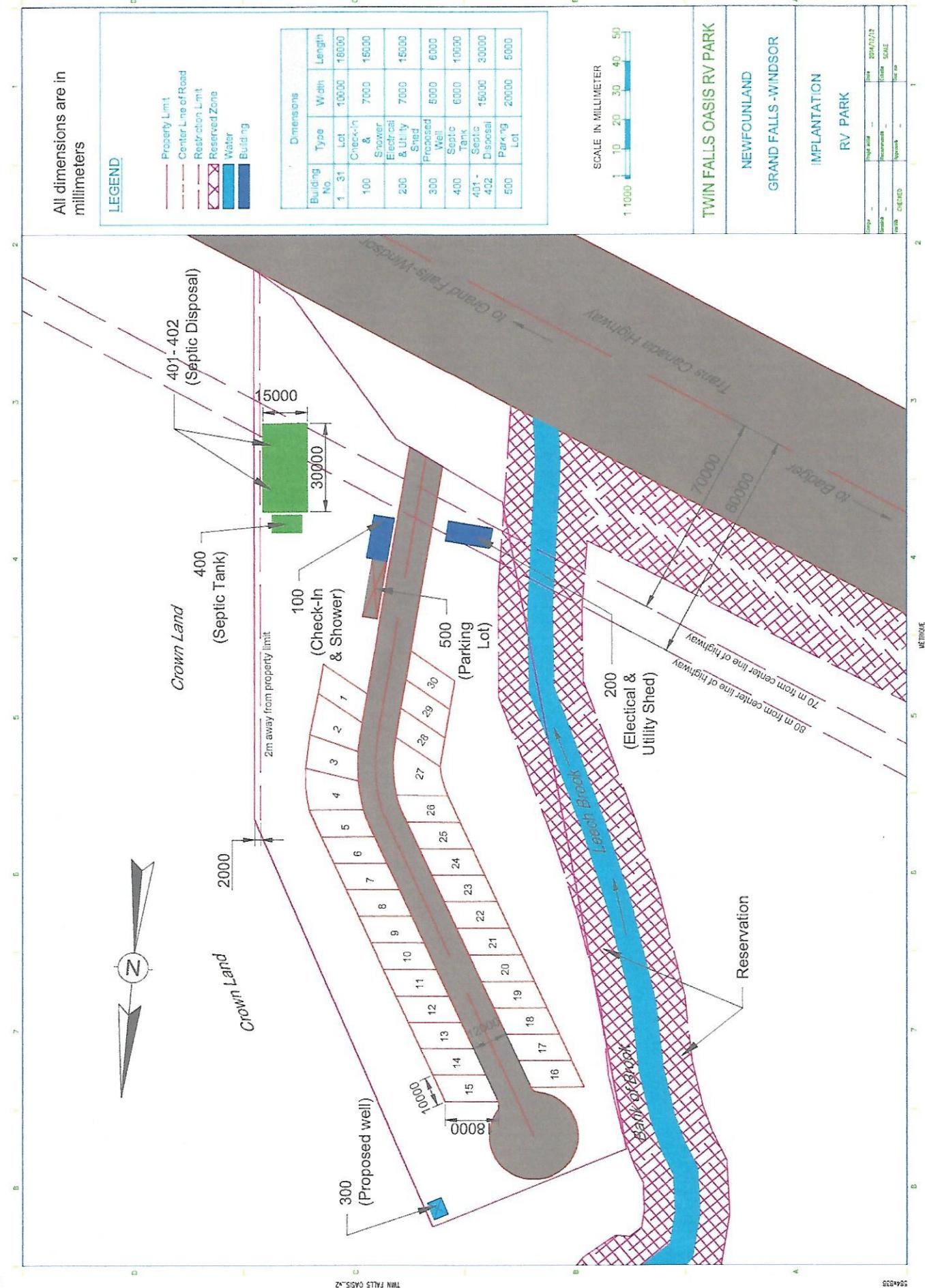
### Geographical Location:

Thunder Brook is 10 kms West of Grand Falls – Windsor heading towards Badger, North West side just of the TCH on the right hand side of the highway is our land. There's a river that runs through called Thunder Brook. There's a bridge just after us and on the opposite side which is north east from Grand Falls - Windsor there is a water slide park called Ride the Slide Thunder land. To the right of us there is a gravel pit.

There is an attached photo of the proposed site on (page 7)

There is an attached air photo on (page 8)

## Geographical location - a description of the proposed site





**NOTE TO USERS**

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

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

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles and Surveying Section, 729-2460. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless to the Crown, its officers, employees and agents from and against all claims, demands, liabilities, actions or causes of actions alleging any loss or injury, damage or expense (including demands or demands for violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles and the use of this map. The 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.

For inquiries please contact a Regional Lands Office.  
Grand Falls - Winterton - 292-4267  
Corner Brook - 637-2387  
Gander - 236-1400  
Goose Bay - 896-2468  
St. John's - 729-2654  
Clarenville - 466-4074

1:10,000  
Crown Lands Division

Geographical location - attach air photo

## Physical Features:

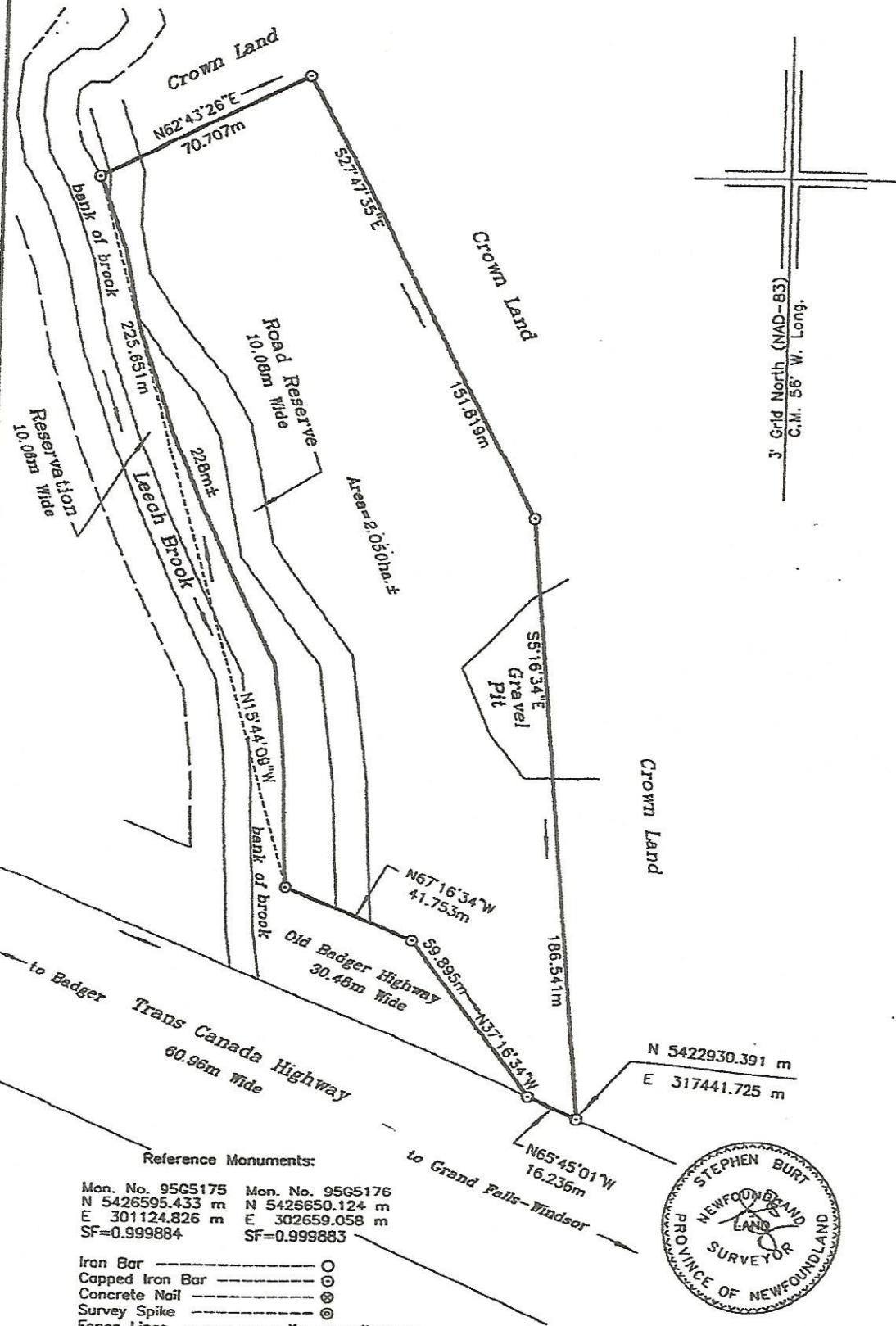
The physical features of the undertaking will be:

1. A building for the pump house (well) 5m X 6m
  2. A building for the electrical with a tool shed attached 7m X 15m
  3. A building for check in/check out with washrooms and showers male/female 7m X15m
- 
- The size of the area is 2.050 hectares we bought this land from Bruce Pickford. This land was passed through generations, first owner James Cowan Constable had a crown grant dated 1<sup>st</sup> day of November 1947 and registered in the registry of crown lands at volume 117, folio 83, a large parcel of land situate and being at Leech Brook, Grand Falls, in the province of Nfld its was issued unto James Cowan Constable. He had a bar called the oasis on this land. He had passed away in 1957. January 21<sup>st</sup> 1958 the Supreme Court granted the land to James Cowan Constables son James Cecil Constable. Since this time the Oasis Club had burned and all that remain was the old foundation. After James and Amanda Constable had given up the land from Leech Brook/ Thunder Brook there was another owner Bruce Pickford, he hadn't done anything to the land. We saw this was for sell and we fell in love with the place. This is where we want to return home and start a new beginning on a beautiful piece of property. This piece of land is outside the municipality.

- See attach photo of conceptual drawing page (11)
- Affected by the area:
- Thunder Brook/moose/salmon/trout/squirrels/birds

-

- A H A C C H P M A T E E O C C O C C E C C E C C E C C U M



#### NOTES

THIS PLAN CERTIFIES THE INFORMATION SHOWN AS OF OCTOBER 11, 2013 AND ONLY AS OF THAT DATE.

ALL DISTANCES SHOWN ARE METRIC GRID DISTANCES,  
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KING'S POINT, NL

SURVEY PLAN OF LAND  
FOR SHAWN GOSSE  
TRANS CANADA HIGHWAY  
LÉECH BROOK, NL

## Construction

- 2 to 3 years
- Proposed date of first physical construction June 2015
- Potential sources of pollutants during construction:
  1. Fuel
  2. Air emission
- List of equipment I own that I will use on this project
  1. 420 caterpillar backhoe
  2. KX 161 Kubota Excavator
  3. Dump trailer
- Buffer zone will be maintain around highway and river
- 30 RV lots each lot will be 10m X 20m
- Length of the road will be 340m with turn around 90ft diameter
- 10% of land cleared
- Coming from Grand falls on the right side there's a quarry left side Thunder Brook and across the brook North East Side River are water slides.

## Potential causes of resource conflicts:

- Public river access

## Operation:

- The undertaking will operate with RVs checking in/out and maintained of the land.
- Estimated period of operation is seasonal May, 24<sup>th</sup> to Labor Day weekend in September.
- Potential sources of pollutants during the operating period are waste, septic, and fuel.
- Potential causes of resource conflicts are unknown.

## Occupations:

- Estimate number of employees during construction and operation were thinking maybe 6.
- Enumeration and breakdown of occupation anticipated for this undertaking is unknown.
- The work that will be carried out will be hiring for check in/out, maintenance, contractors for septic, electrical and water supply.
- Employment equity will addressed relative age and gender will be male/female from age 18 to 60

## Project related documents:

- See attached survey drawing pages (14-26)
- Deed of land from James Cowan Constable
- Deed of land with a new survey Shawn Gosse

WHEREAS:

1. By a Crown Grant dated the 1st day of November, A. D., 1947, and registered in the Registry of Crown Lands at Volume 117, Folio 83, a large parcel of land situate and being at Leech Brook, Grand Falls, in the Province of Newfoundland, was issued unto James C. Constable;
2. James Cowan Constable died at Grand Falls aforesaid on or about the 26th day of February, A. D., 1957, having previously made his Last Will and Testament, and by it appointing Cecil R. Perry as Executor thereof;
3. Letters of Administration C.T.A. of the Will and Estate of the said deceased, James Cowan Constable, were granted by the Supreme Court of Newfoundland on the 21st day of January, A. D., 1958, unto his Son, James Cecil Constable, as Administrator C.T.A., Cecil R. Perry having renounced all and any rights as Executor under the Will of James Cowan Constable;

...2

4. By his Last Will and Testament, James Cowan Constable, made the following bequest:

"FOURTH I devise and bequeath unto my wife Elsie Constable all my right title and interest in the business known as THE OASIS, located on Badger Road in the District of Grand Falls in the Province of Newfoundland for life or until her remarriage if the latter should happen; In the case of the death or the remarriage of my wife aforesaid whichever shall happen first my right title and interest in the aforesaid business shall go to my son James Cecil Constable."
5. Elsie Constable, Wife of James Cowan Constable, is since deceased, and the hereinafter described property was vested in James Cecil Constable;
6. The Vendors herein have agreed to sell and the Purchaser has agreed to purchase the lands and premises hereinafter described;

NOW THIS INDENTURE WITNESSETH that for and in consideration of the sum of  
-----Ninety thousand dollars----- (\$ 90,000.00 )  
paid by the Purchaser to the Vendors on or before the execution of these  
presents (the receipt whereof on the part of the Vendors is hereby acknowledged)  
the Vendor, James Cecil Constable, as Administrator C.T.A. of the Last Will  
and Testament of James Cowan Constable, and the Vendors, James Cecil Constable  
and Amanda Constable, in Their Own Right, hereby sell, assign and convey  
unto the Purchaser ALL THAT piece or parcel of land situate at Leech Brook,  
Grand Falls in the Province of Newfoundland, and more particularly described  
in Schedule "A" annexed hereto, which Schedule forms part and parcel of  
these presents, TOGETHER WITH all buildings and erections situate thereon  
TO HAVE AND TO HOLD the same unto the Purchaser, its successors and assigns,  
absolutely and forever.

IN WITNESS WHEREOF the Vendors have hereunto their hands and seals subscribed  
and set the day and year first before written.

...3

0002

BLACKMORE LAW

489 7004

03/31/03 15:26

SCHEDULE "A"

ALL THAT piece or parcel of land situate and being at Leech Brook in the District of Grand Falls in the Province of Newfoundland, being abutted and bounded as follows, that is to say: By a line commencing at a point formed by the intersection of the easterly limit of the Highway one hundred feet wide extending from Grand Falls to Badger with the line of reservation thirty-three feet wide extending along the eastern bank of Leech Brook; thence running along the said line of reservation north thirty degrees east one hundred and fifty feet and thence north seven degrees east six hundred feet; thence turning and running by Crown Lands east two hundred and thirty-two feet; thence south five hundred and five feet; thence south twenty-two degrees west six hundred and sixty feet to a point in the aforesaid easterly limit of the Highway; thence along the said easterly limit of the Highway north ten degrees west two hundred and eighty-four feet and thence north forty degrees west one hundred and thirty-seven feet, more or less to the point of commencement; reserving nevertheless out of the above described land a road allowance thirty-three feet wide for public use. All bearings being Magnetic.

JL JR  
B.B.

005

BLACKMORE LAW

489 7004

03/31/03 15:27

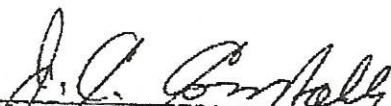
SIGNED, SEALED & DELIVERED

By the Vendor, JAMES CECIL CONSTABLE, )

as Administrator C.T.A. of the Last )

Will and Testament of James Cowan )

Constable, in the presence of: )

  
JAMES CECIL CONSTABLE as Administrator  
C.T.A. of the Last Will and Testament  
of James Cowan Constable

  
Barbara R. Bragg )

BARBARA R. BRAGG A Commissioner  
for Oaths in and for the Province  
of Nfld. My Commission  
Expires Dec. 31, 1992

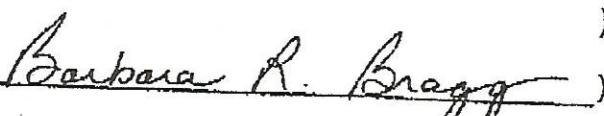
By the Vendor, JAMES CECIL CONSTABLE)

and AMANDA CONSTABLE, In Their Own )

Right, in the presence of: )

  
JAMES CECIL CONSTABLE

  
AMANDA CONSTABLE

  
Barbara R. Bragg )

BARBARA R. BRAGG A Commissioner  
for Oaths in and for the Province  
of Nfld. My Commission  
Expires Dec. 31, 1992

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR  
DEPARTMENT OF ENVIRONMENT AND LANDS  
LANDS BRANCH

File No. 200.12.654

November 30/88

Mr. Bruce Pickford  
8 Valley Road  
Grand Falls, NF  
A2A 1A2

Dear Mr. Pickford:

RE: GRANT NO. 21133 - VOLUME 117, FOLIO 83 - JAMES C. CONSTABLE

This is with reference to the above captioned grant that you are in the process of purchasing, and subsequent to correspondence from Development Control Division on the matter.

The 33 ft. road allowance could be removed from the grant under the following conditions.

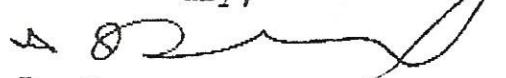
- 1) The reservation on Leech Brook be increased from 33 ft. (10 m) to 15 meters.
- 2) An access would have to be constructed to Leech Brook on the reservation as good as or better than the existing access. This would have to be constructed at private expense and be inspected by this Department before the grant could be amended.
- 3) A parking area must also be provided in the vicinity of the old bridge for people wishing to access Leech Brook.

When the above conditions have been fulfilled, a new survey will be required to amend the grant. The grant boundaries will be the same with the exception of the road allowance and the brook reservation.

The old grant can then be surrendered in exchange for a new one. There will be a documentation charge of \$150.00 to have the grant drafted.

If you have any further questions on this matter, please advise.

Yours truly,

  
I. J. BLANCHARD  
Regional Lands Supervisor

IJB:cb  
cc Development Control  
Div.

THIS INDENTURE made at Grand Falls-Windsor, in the Province  
of Newfoundland and Labrador this 14 day of September,  
A.D., 2004.

BETWEEN: GREGORY LANGE, of Catonsville, in the State of Maryland,  
U.S.A.;  
(Hereinafter called "the Vendor")  
Of the one part

AND: SHAWN GOSSE, of Point-Claire, in the Province of Quebec;  
(Hereinafter called "the Purchaser")  
Of the second part

WHEREAS the Vendor agrees to sell and the Purchaser agrees to purchase the  
hereinafter described piece or parcel of land for the consideration hereinafter  
appearing;

NOW THIS INDENTURE WITNESSETH that for and in consideration of the sum of  
paid by the Purchaser to the Vendor on or before the  
execution of these presents (the receipt whereon the part of the Vendor is hereby  
acknowledged), the Vendor as beneficial owner hereby sells, conveys, assigns and  
transfers unto the Purchaser; ALL THAT piece or parcel of land situate and being at

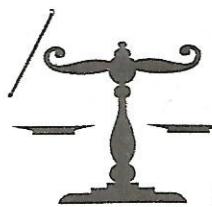
Leech Brook, formally known as "the Oasis", in the Province of Newfoundland and Labrador and being more particularly described on the attached Schedule "A" which Schedule forms part and parcel of these presents; **TOGETHER WITH** all buildings and erections thereon; **TO HAVE AND TO HOLD** the same unto the Purchaser, his heirs, successors and assigns, absolutely and forever;

**IN WITNESS WHEREOF** the Vendor herein have hereunto his hand and seal subscribed and set the day and year first before written.

**SIGNED, SEALED AND DELIVERED**  
by the Vendor in the presence of:-

Sharon Alcock-Noseworthy Bev J. Moores  
SHARON ALCOCK-NOSEWORTHY  
A Commissioner for Oaths  
In and for the Province of Newfoundland and Labrador.  
My commission expires on December 31, 2006.

**GREGORY LANGE (By his Power of  
Attorney Beverly J. Moores)**



September 20, 2004

Mr. Shawn Gosse  
302 61 Avenue  
Point-Calumet, PQ J0N 1G4

Dear Sir:

**Re: Purchase of property at Leech Brook from Gregory Lange**

I am pleased to report that the above noted transaction has been completed and I am enclosing herewith the following:

- (1) Copy of the Deed of Conveyance;
- (2) Statement of Account re purchase.

The original Deed of Conveyance has been forwarded for registration and upon return of same from the Registry of Deeds, I shall have it forwarded directly to you.

Let this confirm our telephone conversation of September 15, 2004 wherein you were advised that the property has been used for agriculture purposes and this was acceptable to you.

I trust you will find the enclosed in order and I thank you for referring this matter to my office.

Yours very truly,

**MARK GRIFFIN**

/hb  
encls.

11:25

489 7004

BLACKMORE LAW

**BRYAN BLACKMORE  
LAW OFFICE  
BARRISTER, SOLICITOR & NOTARY**

001

P.O. DRAWER 731  
12 PINSENT DRIVE  
GRAND FALLS-WINDSOR, NEWFOUNDLAND  
A2A 2K2  
7004

BRYAN BLACKMORE Q.C.<sup>®</sup>  
"Master of the Supreme Court"

TELEPHONE (709) 864-1334  
TELECOPIER (709) 864-1334

**FACSIMILE TRANSMISSION**

Date: March 31, 2003  
To: Shawn Gosse  
Time: 10:00  
Fax No.: 450-623-5339  
Sender: Kim (for Bryan Blackmore)  
Total number of pages including this page 1  
Original being mailed: Yes X No

709-489-1334

**RE: Sale of Property from H.V.D. Corporate Group Inc. (Bruce Pickford)**

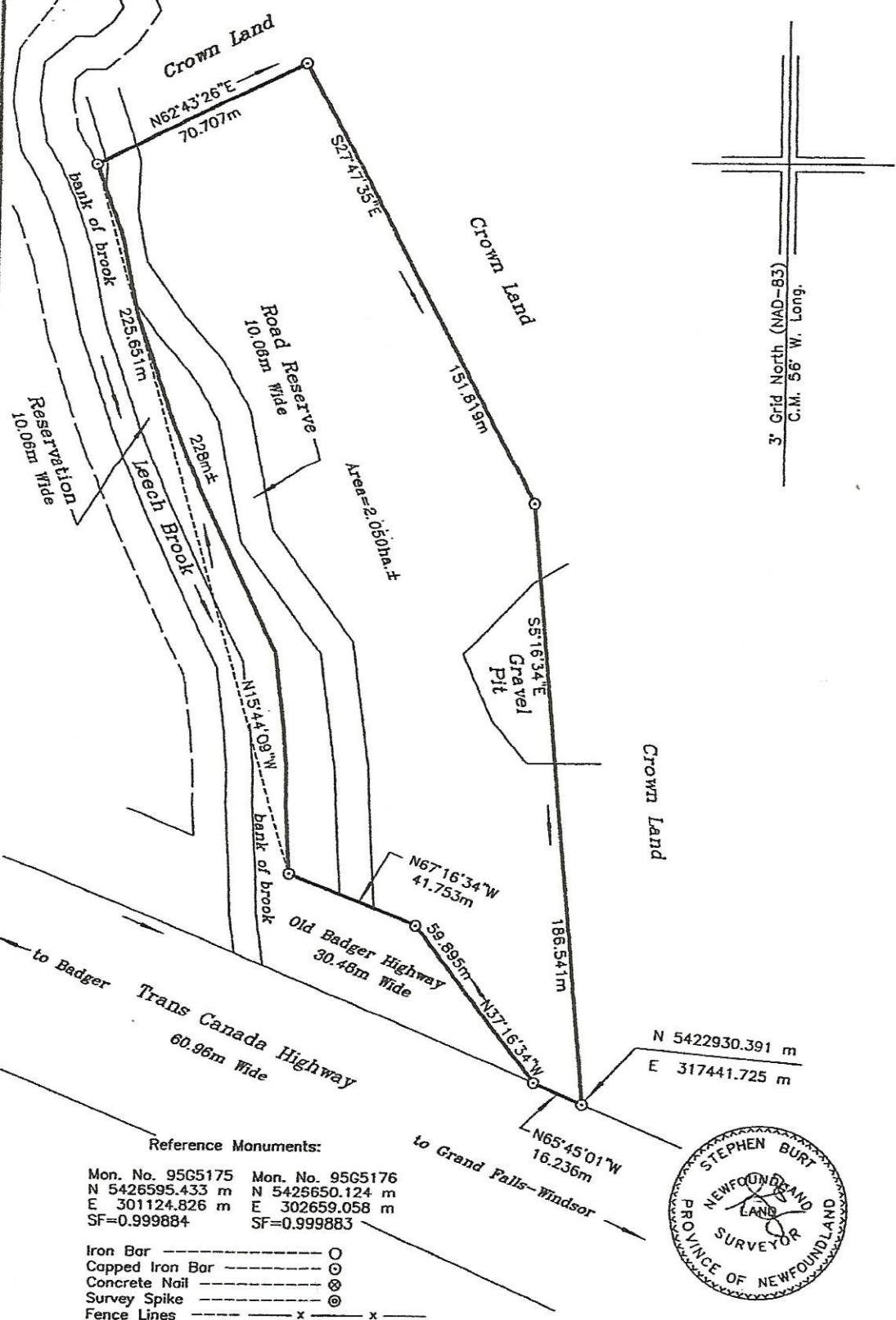
This is to acknowledge and confirm that we have been retained by Mr. Bruce Pickford and his company H.V.D. Corporate Group in relation to the sale of Property referred to as "the Oasis property" at or near Leech Brook. I have completed a Sheriff's Search in the name of the Company, as well as a subsearch on the property and anticipate receiving same in the next day or so. I look forward to hearing from you or your lawyer at your convenience to confirm all in order in relation to your purchase of the property and to confirm a closing date in relation to same. As well, we inquire as to how you wish to hold title to the property...will it be personally or through a company.

Thank you.

*NOTE: This facsimile is **PRIVILEGED AND CONFIDENTIAL**, and is intended for the person(s) named above. Any other distribution, copying or disclosure is prohibited. If you have received this transmission in error, please notify us immediately by telephone and return the original transmission to us by mail. Thank you.*

61334

Neck Survey (2013)



NOTES

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STEPHEN BURT SURVEYS LTD.  
KING'S POINT, NL

SURVEY PLAN OF LAND  
FOR SHAWN GOSSE  
TRANS CANADA HIGHWAY  
LEECH BROOK, NL

Drawn: S. Burt  
Survey: S. Burt

Scale: 1:1500  
Date: October 10, 2013

Description of land for Shawn Gosse  
Trans Canada Highway, Leech Brook, NL

All that piece or parcel of land situate and being at Leech Brook, in the Electoral District of Grand Falls-Windsor-Green Bay South, Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a capped iron bar set on the northerly limit of the Trans Canada Highway, sixty decimal nine six metres wide, and having coordinates of north 5422930.391 metres and east 317441.725 metres:

Thence running along the said northerly limit of the Trans Canada Highway, sixty decimal nine six metres wide, north sixty-five degrees forty-five minutes one second west sixteen decimal two three six metres;

Thence running along the northerly limit of the Old Badger Highway, thirty decimal four eight metres wide, north thirty-seven degrees sixteen minutes thirty-four seconds west fifty-nine decimal eight nine five metres.

And thence continuing along the said northerly limit of the Old Badger Highway, thirty decimal four eight metres wide, north sixty-seven degrees sixteen minutes thirty-four seconds west forty-one decimal seven five three metres;

Thence running two hundred twenty-eight metres, more or less, along the easterly limit of the Reservation, ten decimal zero six metres wide, extending along the easterly bank of Leech Brook, to a point which bears north fifteen degrees forty-four minutes nine seconds west two hundred twenty-five decimal six five one metres, from the preceding point;

Thence running by Crown Land north sixty-two degrees forty-three minutes twenty-six seconds east seventy decimal seven zero seven metres,

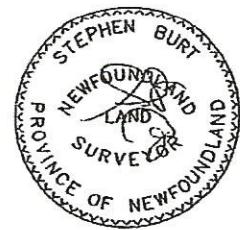
Thence continuing by Crown Land south twenty-seven degrees forty-seven minutes thirty-five seconds east one hundred fifty-one decimal eight one nine metres,

And thence continuing by Crown Land south five degrees sixteen minutes thirty-four seconds east one hundred eighty-six decimal five four one metres, more or less, to the point of beginning.

Reserving, nevertheless, out of the above described parcel of land a Road Reserve, ten decimal zero six metres wide, which extends across the westerly side of the said property.

Containing an area of two decimal zero five zero hectares, more or less, and being more particularly shown on the diagram annexed hereto;

All bearings being referred to the meridian of fifty-six degrees west longitude of the Modified Transverse Mercator Projection (NAD 83), and all distances shown being grid distances.



October 18 2013.

### Approval of undertaking:

- Permit for electrical power from NL Service
- Permit for land clearing
- Permit for Forestry
- Permit for septic system
- We have spoken with roads and transportation supervisor and he had told us we didn't need permits because it's been a access highway since the 1940s

### Schedule:

- The earliest and latest date would be June 2015 because we would like to get this project started and finish has soon has possible.

### Funding:

- No funding necessary this will be privately funded by owners and the estimated project cost will be around \$200,000.

Thank you,

Shawn Gosse



Holly Gosse

