

Environmental Assessment Registration
Twillingate Marina
May 6, 2020

NAME OF UNDERTAKING:

Twillingate Marina

PROPONENT:

Name of Corporate Body: Ocean Side Cabins Inc.

Address: 138 Main Street
Twillingate NL A0G 4M0

Chief Executive Officer: Terry Nicholas
Official Title: President
Address: 178 Main Street, Twillingate NL A0G 4M0
Telephone No: Home-709-884-5109 Cell -709-884-9393
Email: Vc_nicholas@hotmail.com

Principle Contact Person:
Name: Terry Nicholas
Official Title: President
Address: 178 Main Street, Twillingate NL A0G 4M0
Telephone No: Home-709-884-5109 Cell-709-884-9393
Email: Vc_nicholas@hotmail.com

THE UNDERTAKING:

Name of the undertaking: Twillingate Marina

Purpose/Rationale/Need for the Undertaking: The purpose of this project is to construct a 20-berth marina for small pleasure boats. This facility will be adjoined to my existing property (Oceanside Cabins Inc.) along the Twillingate waterfront. To add an added attraction to my existing business along with filling a necessity within our town.

DESCRIPTION OF THE UNDERTAKING:

Geographic Location:

The 20-berth marina and wharf will be constructed north of my existing property (Ocean Side Cabins) at 130A Main Street in the Town of Twillingate. Located on the north side of Twillingate.

The proposed Marina facility will be in a centralized location adjoining the existing property of Terry Nicholas and his business "Oceanside Cabins". The design allows for a variety of vessels to tie-up in a sheltered part of our harbor. Maps of Design and Location is attached.

The marina is located with the municipal boundaries of the Town of Twillingate. The current municipal zoning is commercial and a letter of approval from the town is attached.

Physical Features:

The marina will be able to accommodate 20-berths for small boats/pleasure craft. The wharf main finger will measure 3 meters (10 feet) by 38 meters (125 feet). The floating docks will be 1.5 meters (5 feet) by 6 meters (20 feet) and spaced 6 meters (20 feet apart). The wharf will be of a timber crib design. The main finger wharf will have wooden decking. The finger sections of the wharf will be of a floating design to be removed in winter.

Structure will be built from marine grade material.

There will be a boathouse constructed on the southwest corner of the property, as per the attached marina design.

The shoreline will be filled to the highwater mark with armor stone, this area will also be utilized for parking. Area to be affected (0.45 hectares; Frontage 75 meters Depth 60 meters). Site drawing is attached.

Construction:

There will be an excavator and dump truck used during the construction of the marina. All equipment will be complete with necessary spill equipment should there be a breakdown.

The total construction period will be 1 year starting from the date of Governmental approval. There are no sources of pollutants or resource conflicts. Town approval has been granted, see letter below.

Operation:

The Marina will operate seasonal from May through to September at which time the floating docks will be removed from the water. There are no sources of pollutants or resource conflicts.

Occupations:

Construction will take 1 year with a variety of contractors involved,

- 2 Carpenters
- 2 Equipment operators
- 2 labourers
- 1 Supervisor

There will be two full-time seasonal positions and one part-time seasonal position when the project is complete.

Project Related Documents:

See attachments, Town Approval, Crown Lands Application, Marina Design.

APPROVAL OF THE UNDERTAKING:

The Town of Twillingate has approved the project, see attached letter. Crown lands (Application No. 155300) are progressing with the appropriate approvals upon completion of required paperwork from other departments. See attached letter.

Schedule:

Construction will start in June 2020.

Funding:

No funding required. The total cost of the project will be \$250,000, there is no Government funding needed.

May 6, 2020

Date

Terry Nicholas

Terry Nicholas (Signature of CEO)