

Enviromental Assessment of the Undertaking

Name of Undertaking

Blue Spruce R.V. Park & Campground

Proponent:

CamKap Software Development Group Inc.

75 Main Street, P.O. Box 52 Trinity, Trinity Bay N.L. A0C 2S0

President

Mr. Kenneth Pede

C.E.O. Project Operations: Province of Newfoundland Labrador

158 Robinson Road, Amherst Head, Nova Scotia. B4H 3Y2

Telephone: 902-667-4814

E-mail: kenpede@eastlink.ca

Principal Contact Person for purposes of environmental assessment:

Mr. Kenneth Pede

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Telephone: 902-667-4814

E-mail: kenpede@eastlink.ca

The Undertaking:

Proposed Name of The Undertaking: Blue Spruce R.V. Park & Campground

Purpose / Rational / Need for the undertaking:

The purpose/objective of the undertaking is to supply the travelling public a R.V. Park & Campground that will address the everchanging individual needs of today's vacationing families. The undertaking will contribute to the economy of the nearby communities and encourage tourism to the immediate surrounding areas of Southern Bay and Trinity, Trinity Bay.

The proponents plan is to construct the 130-unit park over a three-to-four-year period. The R.V. Park and Campground sites will be serviced with internet, sanitary sewer, water, fire pit, picnic table and electrical services. Vacationing travellers will have a variety of camping site sizes to choose from.

Description of the Undertaking:

1. Geographical Location:

The proponent has applied for the property, Crown Lands Application # 157756 for approximately 22 Ha. The application is currently in the referral process for comments or recommendations on the approval or the restrictions to be placed on construction and site improvement conditions before the approval of the undertaking.

The property is located nearby the community of Southern Bay on Highway 230 in the Province of Newfoundland Labrador.

The intersection of Highway 230 and Highway 235 is approximately three hundred and seventy meters to the west of the undertaking.

The local small community of Southern Bay is located one kilometer north-west of the proposed R.V. Park & Campground.

A larger community Trinity, Trinity Bay is located twenty kilometers to the east of the undertaking.

Department of Fisheries, Forestry and Agriculture Crown Lands Division



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 Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

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 the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her 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 the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departments/contact_land.html

0 95 190 380 570 760 Meters



Scale 1:10,000
Compiled on March 8, 2021

Geographical Area Location of the Undertaking



Location Description of the Applicants Crown Lands Grant Application

This point of commencement is three hundred seventy (370) meters east of the Community of Southern Bay N.L. turnoff on Highway 230 then proceed eighty (80) meters due north to the south-west corner of an existing deeded property.

The point of commencement is at or nearby the GPS location:

48 Degrees: 23 Minutes: 33.281 Seconds Latitude

53 Degrees: 37 Minutes: 42.159 Seconds Longitude

From the Point of Commencement

Proceed North 48.47 degrees East for one hundred and fifty-five (155) meters.

Thence North 36.13 degrees East for one hundred (100) meters

Thence follow the South boundary of a fifteen (15) meter reservation setback of an unnamed stream for two hundred (200) meters

Thence follow a section of the South-West, South and most of the Eastern reservation setback boundary of an unnamed pond located to the immediate west of "Joe Whites Pond" for the approximate distance of one thousand and seventy-five (1075) meters ending at the south boundary of an abandoned rail bed right of way (currently used as a quad and snowmobile trail network) that is fifteen point two-five (15.25) meters in width.

Thence proceed east following the south boundary of an existing rail bed right of way that is fifteen point two-five (15.25) meters in width for one hundred and fifteen (115) meters.

Thence South 165.88 degrees East for one hundred and eighty (180) meters

Thence South 189.33 degrees West for one hundred twenty-seven point one six (127.16) meters

Thence South 207.13 degrees West for seventy-five (75) meters

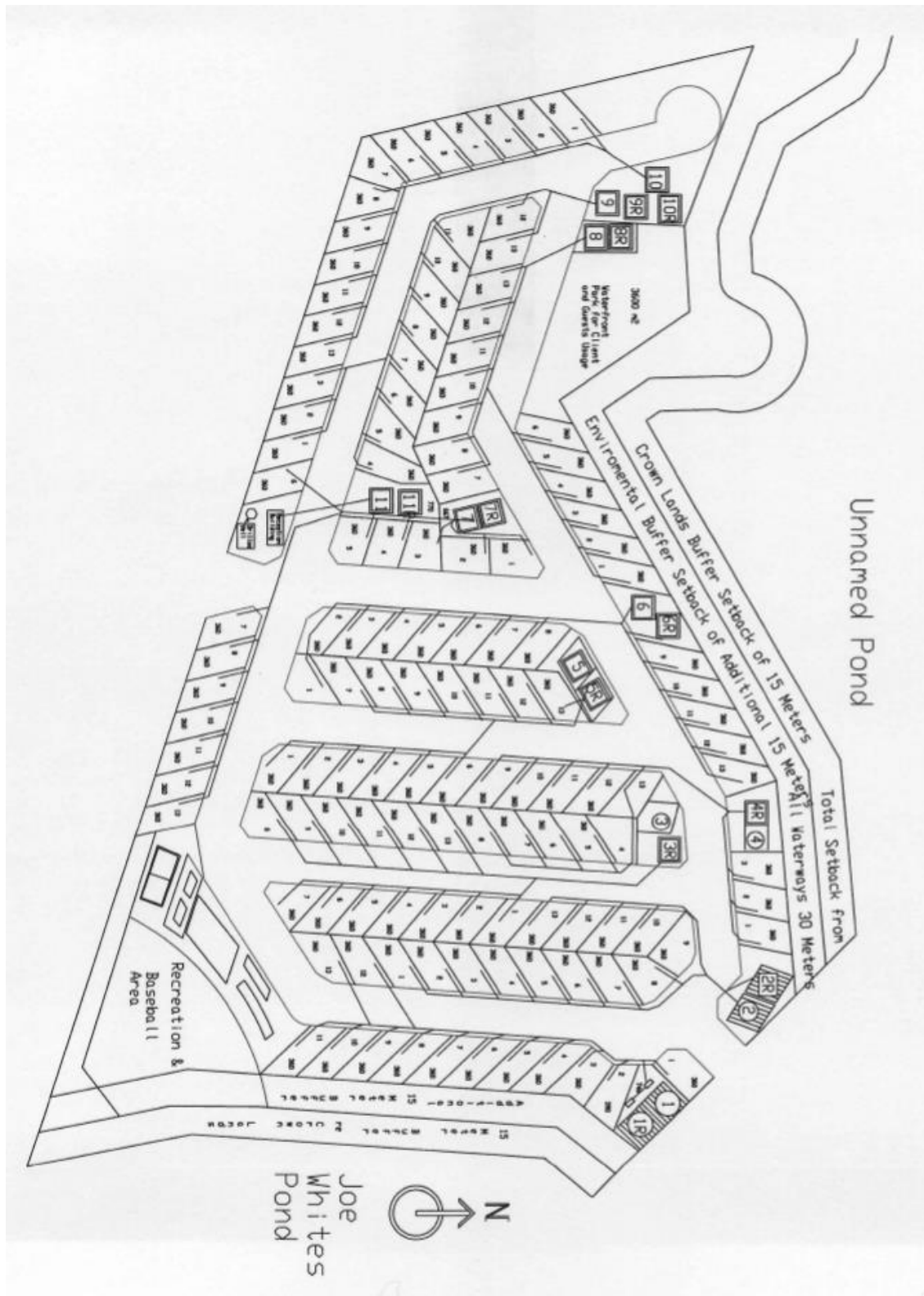
Thence following a fifteen (15) meter reservation setback boundary located at the North and West containment boundary of a small local water body known as "Joe Whites Pond" for approximately four hundred eighty (480) meters to the north boundary of Highway 230.

Thence following the North boundary of Highway 230 proceed West for an approximate distance of seven hundred forty (740) meters.

Thence North three hundred and eight point three six (308.36) degrees West for sixty-four-point two (64.2) meters to the point of commencement and containing an area of approximately twenty-two (22) Ha.

This description is subject to adjustments by Crown Lands Mapping Division and a surveyor certified by the Province of Newfoundland Labrador.

2020-11-02 Kenneth A. Pedde



Forward Plan of Undertaking's Site Layout Design

2. Access to the Undertaking

The Area Map below shows the proposed access directly from Highway 230 to the Undertaking. The area marked in black will be the proposed upgraded access road to the undertaking. The existing access to the undertaking may require ditching to address water runoff from the highway. The current access requires widening to twenty meters from the existing five meters. The placement of a drainage pipe under the access corridor may be necessary. The Department of Transportation and Works may require that a secondary road access area also be constructed alongside Highway 230 approximately ten meters wide by twenty meters long. The applicant is working with the Department of Transportation and Works to ensure safe access requirements are met for vehicle traffic entering and leaving the proposed undertaking. The area identified in black is the proposed entrance way off Highway 230 to the undertaking that should meet any new access requirements. The Department of Transportation and Works will determine the final location of access to the undertaking and has final approval over its finished construction.



Undertaking's boundaries shown as red outline and starts 370 meters pass the intersection of Highway 230 and Highway 235. Nearby is the community of Southern Bay to the west and North of the undertaking.

3. Features of the Land and Surrounding Area of the Undertaking

Property Area: The perimeter boundaries of the Crown Lands property boundaries are calculated to contain approximately **22 Ha.** of land. There is one active stream and two small ponds nearby the undertaking boundaries. Other lands surrounding the applicants land parcel are as follows:

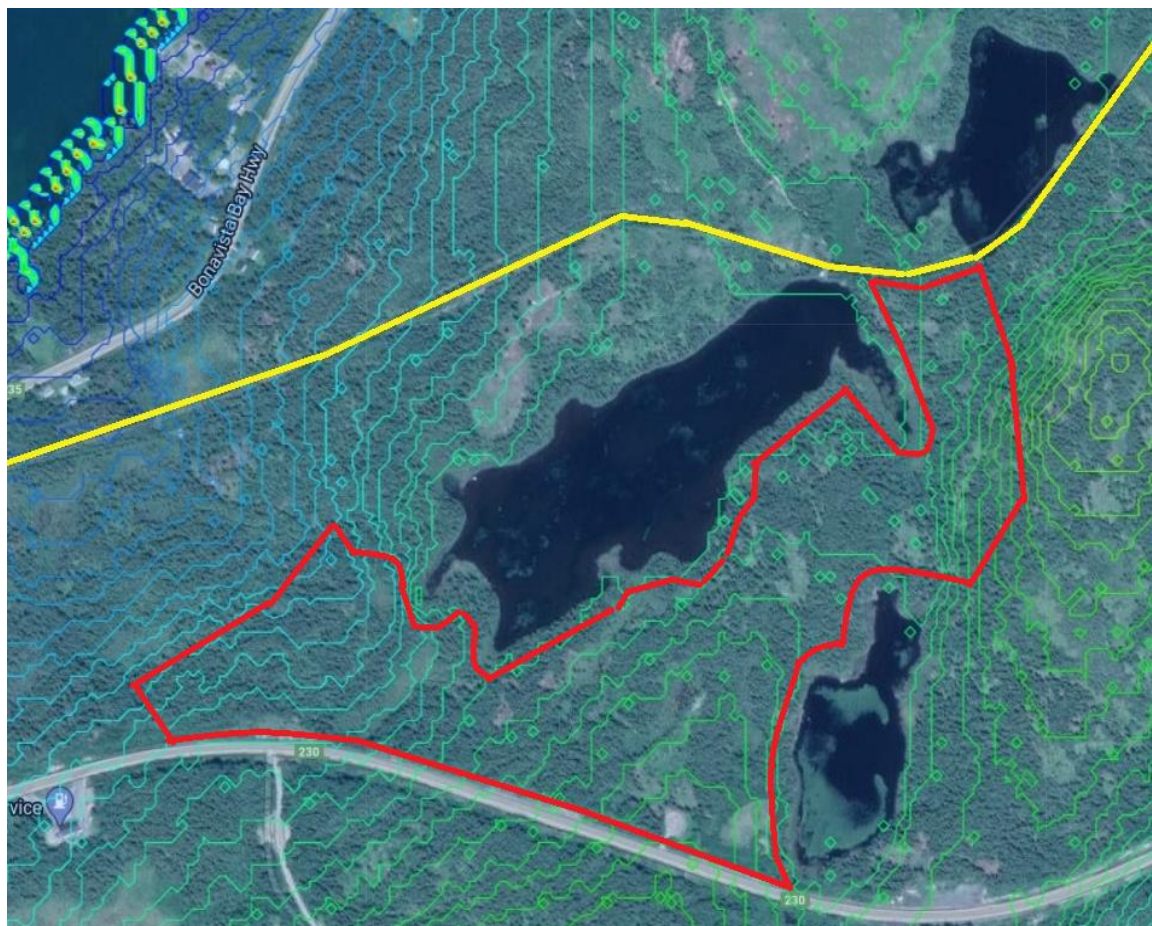
North of the Project: Newfoundland and Labrador Snowmobile Federation Snowmobile Trail
Then Vacant Crown Lands

West of the Project: Crown Lands then Highway 235

East of the Project: Crown Lands: Vacant

South of the Project: Highway 230 then Crown Lands Vacant

Topography Map Containing the Undertaking's Area



The topography map as shown above is displaying one meter elevation variances. The Undertaking is contained within the red outline. The Newfoundland and Labrador Snowmobile Federation Provincial Trail is the yellow line.

The land slopes from the south-east to the north-west central area. This feature is ideal for the gravity fed sanitary sewer collection system that is proposed for the undertaking.

The topography allows for the placement of all the effluent disposal fields within the designated areas of the undertaking. These locations are at least 30 meters away from all large pond water bodies located nearby the undertaking.

Due to the topography of the site, there are no issues with area flooding to our knowledge during snowmelt in the spring. The property will continue to have no drainage issues during construction or after completion of the undertaking.

4. Physical Features of the Undertaking

Road Access from the highway and road drainage: the park access route will be directly off Route 230. There will be a 600mm diameter culvert placed within the upgraded access road leading to the highway to allow proper drainage of the road frontage area. The road right of way will be 20 meters wide and the access road will be within this right of way. The road is classified as a “50 modified” rock filled base with a seven meter “Class A” top.

The Quad and Snowmobile Trail is to the north of the boundary of the undertaking and is part of a recreational pathway within the province. The Newfoundland and Labrador Snowmobile Federation Trail system is shown as a yellow line on the screenshot displayed on the page 8. There will be a connecting quad and snowmobile path constructed to this pathway from the undertaking’s developmental area. This pathway will be five meters in width. Review page 11 to see the approximate location of the connecting pathway within the undertaking.

Electrical Power: electrical power is available to the undertaking Newfoundland Power has power line running along Highway230 which passes the undertaking. The undertaking will have the electrical power supplied by Newfoundland Power who engineers the electrical services layout plan for the undertaking after permits are obtained. Newfoundland Power will not do forward plans for electrical services for any undertaking until the proposed forward layout plan of development is “approved as proposed.” Electrical service to the undertaking is proposed to be via hydro poles placed approximately 60 meters apart if so necessary. When the electrical service is within the undertakings boundaries it will be a combination of hydro poles and underground servicing procedures will occur if ground soils and required depths permit this occurrence to happen.

Reception Area: is approximately 60 square meters in area and will contain or offer:

1. Registration Building for the registration in and out of the R.V. Park & Campground.
2. Washroom facilities and shower area for customers, guests, and clients of the park
3. Parking area for visiting quests of clients.
4. Internet room for client usage for printouts of emails only.

Recreational Areas: the undertaking will have and will be including:

1. An old baseball field that was abandoned 15 years ago will be revived. To the immediate area to the west of the field, a volleyball court, tennis court, badminton court and washer toss game area will be available for the adult’s usage.

2. A children playground area to the immediate north will be constructed with play safe usage materials for the entertainment of children.
3. A dog park to the north of the children park will be constructed for the visitor bringing their fur-family pets along on their travels.
4. A connecting quad and snowmobile trail from the R.V. and Campground area to the Newfoundland and Labrador Snowmobile Federation Snowmobile Trail System to the immediate north of the undertaking.

There are 130 campground sites proposed within the project. The park will be offering:

Sensory Sensitive Sites: These sites are private for the exclusive use of families requiring a twenty-four-hour quiet zone with low lighting areas. Designed for families who require an environment suitable to address challenges and needs unique to autism, traumatic brain injuries or traumatic psychological injuries. These sites will be the first of their kind to be offered within the province of Newfoundland Labrador. These sites will be isolated from most of the other camping areas within the undertaking.

Larger Wheelchair Accessible Sites: These sites will be larger in area than the industry standards. They will be located throughout the park, offering the choice of variable socialization, not isolation from other park visitors.

Improved Regular R.V. Sites: Larger in area than the industry standard.

Serviced camper and tenting sites: for truck campers, pop-up trailers, tents, or vans.

Recreational Area: within the boundaries of the undertaking is an old ballpark area that will be restored to operational condition. In addition, a horseshoe pit, volleyball court, tennis court, tether ball area and washroom facilities will be surrounding the baseball field. A children's playgrounds and an activity centre will also be within this park grounds area.

Park utility services available on-site for the undertaking's sites:

Bark Park Dog Park: for the use of our guests a designated area for the free running of all family pets will be available for their usage with the responsibility of the owners to supervise them when utilizing the dog park areas.

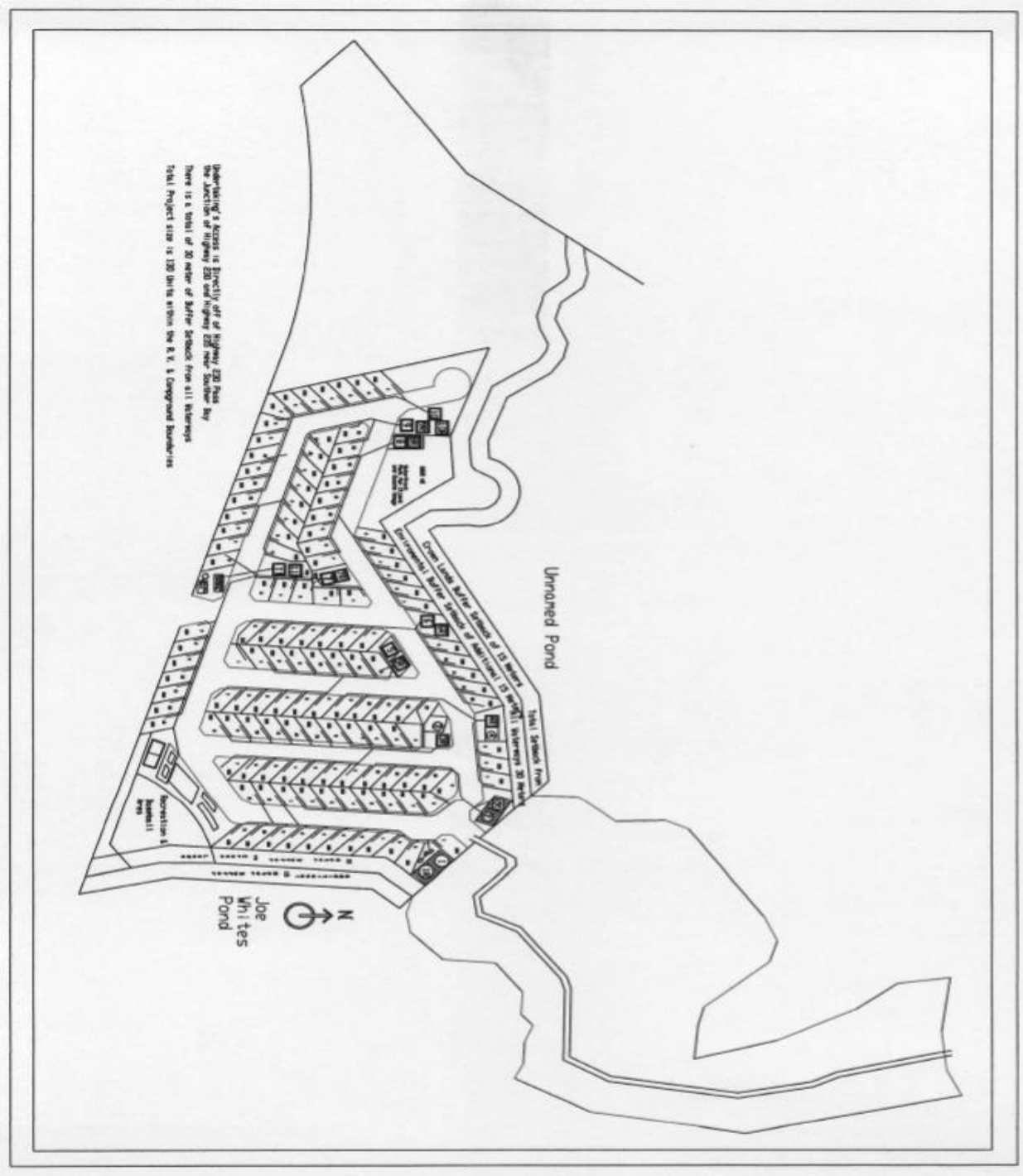
Recycling Centre: the undertaking will have its own on-site structure and designated area for the garbage sorting, recycling depot and composting storage areas. Park staff will be hired and be held responsible to ensure it is clean, maintained and operating as per the waste management plan of park explained later within this report.

Quad Trail Access Path: a connecting path will be constructed to allow guest to access the existing quad and snowmobile trail system to the north and west of the undertaking. Review page 11 to see the connection shown in the north-east area of the undertaking. The applicants propose to contribute to the maintenance and upgrading of the trail system to the north of the undertaking to ensure no environmental impact on the undertaking.

R.V. campsites will be offering amenities such as 15-30-50-amp. electrical service, sewer, internet, and potable water. Each site location will contain a fire-pit and picnic table. The tenting campground sites will have a barbeque stand, tenting platform area for the placement and

erection of the tent. Wi-Fi internet service will be available to all users anywhere in the park All services will be located within the roadway systems of the park when it is possible and feasible to do so.

Site Layout Plan with Snowmobile & Quad Trail within the Undertaking Boundaries



5. Construction phases of the Blue Spruce R.V. Park & Campground sites.

1. Phase 1: The access road from Highway 230 to the undertaking will be constructed.
2. Phase 2: the clearing of an area for the Reception Building, Recycling Centre Building in addition to the roads and services nearby the structures. These structures will not be permanent structures during the first year.
3. Phase 3: the placement of the first of 26 units along in the eastern area of the undertaking boundaries as shown on the site map. Review Attachment # 1. The roadway and all the related services for the new units will be installed as per the engineered plans of the undertaking.
4. Phase 4: the first two septic disposal area s for the 26 lots will be constructed and installed in the designated sewer field disposal area or a nearby alternate approved location.
5. Phase 5 is the drilling of a well for a suitable water supply for the undertaking.
6. Phase 6 is the construction of the 39 units to the immediate west of the now existing 26 unit within the undertaking. The septic disposal area will be constructed for the disbursement of the effluent. The roadway and all the related services for the new units will be installed as per the engineered plans of the undertaking. Review Attachment # 2. The undertaking will now have a total of 65 serviced units within the boundaries.
7. Phase 7: the rough cut-out of the quad trail access lane that will allow anyone to access the public quad and snowmobile trail system to the immediate north of the undertaking. A warming and rest area hut will be constructed for the use of any travelling individual(s).
8. Phase 8: 39 additional units and all their related services will be constructed within the boundaries of the undertaking. Review Attachment # 3 for site layout placements. The septic disposal area will be constructed for the disbursement of the effluent. There will now be 104 serviced units within the undertaking.
9. Phase 9: the final 26 serviced units will be constructed and the roadway system for the undertaking will be completed. The septic disposal area will be constructed for the disbursement of the effluent from the new sites. Review Attachment # 4 for site layout placements. The total number of serviced units is now 130 within the undertaking.

The setback distance from the back of any of the sites to any waterways or ponds is at least thirty meters. All the roads within the undertaking are within a (20) twenty-meter road right of way and are a "50" modified rock filled base with a seven meter "Class A" top. All cul-de-sacs incorporate a 15 meters radius within the undertaking's boundaries.

Sanitary Sewer Collection System & Septic Disposal Field Area: Both designed by Engineers.

The Sanitary Sewer Collection System will be located within the road right of ways.

Septic Disposal Fields or other nearby alternate sites as shown on the attachments 1 to 4 are at least 30 meters away from local ponds or streams. For additional information on the undertaking's layout design, septic disposal fields and site area sizes, see Attachments 1 to 5 at the end of the report. There are 11 alternate septic field area throughout the undertaking for green spaces or replacement septic field areas if the need arises.

An environmental engineer will be hired to design the sanitary sewer collection systems necessary for the complete forward plan of the undertaking. If the ground water table is too high in any area for a sanitary sewer collection system, the proponents will have alternate sites or a R.V. effluent dump site location away from these site sensitive areas. Trained staff will safely collect, transport, and dispose of the sewage at the approved sewage dump site designed by the engineer. This plan is the best option available to the proponents if the sanitary sewer lines can not be utilized in an area.

Out going self contained vehicles may also be utilizing the approved effluent dump site upon exiting the camp. Staff will assist and monitor the user's actions to ensure site rule compliance.

The engineer will also design the disposal field requirements of the complete forward plan for approval by Provincial authorities. All the septic field area on the site plan are located at least thirty meters away from any water body or any other sensitive site area identified.

Buildings and structures within the park at the end of four years will therefore include:

1. Activities centre (2nd year)
2. Additional Storage sheds (2nd year)
3. Fenced areas for the bark parks
4. Fenced areas for the playgrounds
5. Washroom/shower/laundry buildings for the camper/tenting areas. 1st & 2nd Year.
6. Pit privies located in various locations such as the parks walkways and beaches. 1st and 2nd year of operation. Sites to be determined as per suitability and spacing requirements. Portable washrooms will be used if necessary, within or near the beach shore area.

Construction of the Undertaking and Environmental Concerns Addressed

Proposed date of first physical construction would be on receipt of all Provincial approvals which is now anticipated to be some time during the late summer of 2021 or spring of 2022.

Construction of the undertaking will be commenced after the property title has been transferred.

Construction will be in stages. The completion of 26 sites would be a reasonable goal this year. Due to current covid-19 isolation requirements, the construction schedule may be greatly affected until it is safe to proceed to hire adequate personnel. Construction personal and our staff health and safety is a primary concern of this company.

Water Service for the Undertaking

Water for both undertakings will be supplied by a drilled well close to the reception building. This well will cost approximately \$4,000.00 to be drilled and another \$2,000.00 for the submersible pump or jet pump and pipe necessary to bring the water to the reception building for distribution throughout the park.

Duration to install is two days. A 2,000-litre water storage container will be utilized to service the park with

adequate water supply. The well will be drilled by a local licenced approved well driller registered by the province. The company will ensure the well driller follows safety procedures and containment procedures while they drill the well. The first 40 feet of the well will be cased to ensure no surface groundwater contamination to the new well may occur. The water will be tested to ensure by Health Service that the quality of the water being supplied throughout the undertaking is safe for human consumption.

Septic Field Service Areas

There are eleven (11) sanitary sewer collection systems with their septic tanks and disposal fields. This system was selected because if there are any failures in any of the cluster of the thirteen units attached to any of the independent systems, the failure can be addressed without impacting on the remaining ten (10) systems. If a disposal field were to fail for any unforeseen event; designated sites adjacent to the septic field areas may be utilized as a new disposal field area. The majority of the R.V. sites were also designed to accommodate an alternate disposal field. I have incorporated eleven reserve septic fields within the undertaking.

The cost to install each septic tank and one hundred and twenty meters of pipe will be dependant on soil conditions and the current price of four-inch pipe which is rising weekly. Duration to install is projected to be one week for each of the septic tanks and fields. An estimation of \$10,000.00 per disposal site would not be unreasonable. An approved individual will be designing and supervising the on-site construction of each septic field disposal field. The provincial ministry of health will be inspecting and approving this phase of construction when it proceeds.

Waste Management Service Plan

The park will have a waste management service plan developed and in place before the opening of the park. Currently we are researching the rules and regulations that will finalize the best ways to address the refuse that will be generated by the visitors to the park. To start with all plastics, cans and other types of garbage will be recycled at designated depots. All compose material will be transported to our compose area just outside of the main area of the park. Our sorting area will be secured by chain link fences to discourage local and visiting animals and for the safety of our staff. The sorting area will be monitored by closed circuit television at the reception area. An emergency alarm will be on site to signal for help if needed by the staff for any reasons. Each of the sites within the undertaking will have on-site bins for the campers sorted garbage to be deposited in. Staff will empty the units as required.

Construction Stages of the Undertaking

Stage One of Construction: will be the site clearing, preparation, and construction of the off-site access road from Highway 230 along the south boundary of the undertaking's property as shown on the layout plans. Surveying of the property will also be completed. The cost of this stage will be \$20,000.00 dependant on the on-site needs of materials for road construction, traffic control officers and survey fees. Duration is three days to complete this stage of the undertaking.

Earth moving equipment, quad vehicles, chain saws and other heavy machinery will be utilized during the construction phases of the access road and the roadway systems within the R.V. Park and Campground. Potential sources of pollutants may include but not be limited to exhaust fumes, fuel spillage, hydraulic fluid, oil, and coolant spillage on the ground. All possible precautions including pre-operational equipment checks, operational and emergency responses plan and spill response procedures will be explained to the equipment operators and all contractors that will be working on-site. Spill kits and other emergency equipment and safety supplies will be always on-site for immediate usage. Team meetings will include the discussion of any potential Enviromental concerns.

Stage Two of Construction will be the site preparation and partial construction of the main road and the placement of services within the roadway system for the first 26 R.V. sites within the undertaking. Construction of the reception building, and the waste management recycling building will be commenced. Three relay towers will be erected to allow internet availability to all the undertakings boundary areas. Solid waste containers will be utilized for waste materials generated on-site that can not be recycled during the construction phase. These containers will be removed, emptied, and addressed by a contracted waste management business from the nearby community of Lethbridge just north of the undertaking. The cost of this stage is estimated to be between \$260,000.00 and \$300,000.00 The build duration will be three weeks. Team meetings will continue to include the discussion of any potential environmental concerns previously occurred or that may possible could occur in this phase of construction. Response plans will be shared with any new staff as well as existing sub-contractors.

Stage Three of Construction: will be the site preparation and construction of the related road and the placement of services within the roadway system for the next 39 R.V. sites within the undertaking. The cost of this stage is estimated to be between \$390,000.00 and \$410,000.00 The build duration will be three weeks dependant on manpower and material availability. The septic tank and field for these 39 units will be built by the approved individuals contracted. Team meetings will include the discussion of any potential Enviromental concerns that may need addressing during the build phase of stage three.

Stage Four of Construction will be the site clearing and placement of the next 39 units as shown on Attachment # 3 layout plans. The clearing for the roadways leading to the unit sites, the clearing of the 39 sites themselves and the placement of unit services will happen at this stage. The cost for this stage is estimated to somewhere between \$390,000.00 and \$410,000.00 depending on unforeseen circumstances that may occur. The build duration will be three to four weeks if no unforeseen issues arise during construction. The septic tank and field for these 39 units will be built by the approved individuals contracted. Team meetings will continue to include the discussion of any potential environmental concerns previously occurred or that may possible could occur in this phase of construction. Response plans will be shared with any new staff as well as existing sub-contractors.

Stage Five of Construction will involve more site clearing of bush for final phase of the site layout plans. The next 26-unit sites as shown on the site layout plans will be constructed including all the access roads and site services. The cost of this stage is estimated to be between \$300,000.00 and \$350,000.00 unless unforeseen circumstances arise again. The build duration is three weeks. Team meetings will continue to include the discussion of any potential Enviromental concerns previously occurred or that may possible could occur in this phase of construction. Response plans will be shared with any new staff as well as existing sub-contractors.

Business Operations of the undertaking:

Twenty-six sites, depending on the construction schedule and other related unplanned situations, should be completed within the first year. The first year of operation (if the timeline is valid) will commence on the 24th of May long weekend of 2022 and will continue until 30th September 2022. Approximately 10 to 12 individuals that live in nearby communities will be employed by the company during the park's operation. The owners will be on-site during the period throughout the park to address concerns if any should they occur and supervise the day-to-day operations.

Reception Staff will be responsible: (four staff and one supervisor)

- (a.) Receiving the admission fee payment for R.V. Park or Campground usage.
- (b.) Counter service for sales of supplies and equipment.
- (c.) Answering questions about nearby tourist activities.
- (f.) Responding to first aid needs if necessary if they are qualified.
- (g.) Work variable shifts and perform other job-related duties assigned within their qualifications.

Waste Management Sorting Depot Area Staff: (two staff members). Responsible for ensuring that the Waste Management Plan for the R.V. Park and Campground is operational. The waste management team job duties will include but not be limited to:

- (a) Collecting all the sorting containers bags at each R.V. or Campground site.
- (b) Re-Sorting the collected containers bags into one of four categories as per the waste guidance sorting program for paper, glass, compost, and garbage. The staff will ensure that the paper, glass, and garbage is sorted daily. Compost material will be transported to an area near the re-sorting building for use around the park after a couple of years.
- (c) Replace all collector bags within the collection containers located on the camping sites.
- (d) Ensure all sites have sorting instructions posted at their site. Replace if necessary.
- (e) Clean up of the sorting area and securing of building against possible animal visitors.
- (f) Replacing any collection containers that may have been damaged within the park.
- (g) Deliver the sorted bundled materials to the waste transfer station at Lethbridge for further processing by their Lethbridge depot staff.

Maintenance Department and Support Staff: (two staff and one supervisor)

- (a) Assisting other departments when necessary.
- (b) Checking the grounds for environmental concerns, twice during their shift or when requested to do so.
- (c) Assisting travellers to park their R.V. by guiding them safely in if requested.
- (c) Tour park area and removing fallen trees or branches within the park grounds.
- (d) Inspecting the internet towers to ensure no damages have occurred.
- (e) Repair internet system or report to owners on its workings for help.
- (f) Inspect and replace the portable toilet within the park grounds.
- (g) Check fencing and security system throughout the park.
- (h) Access compost material for landscaping within the park.
- (i) Check for park damage caused by vehicles or people within the park.
- (j) Check Campground areas for damages to tent site area platforms.
- (k) Driving sorted materials to Lethbridge for processing and disposal at their waste transfer station when requested by the waste management team members to help them.

All staff will be on the lookout for hazardous spill situations during their walkabouts within the park area. If any are located, they will be immediately reported to senior staff for them to properly address and rectify.

All campfires will be monitored by staff on daily patrols. The fire hazard index will govern the campsite firepits. The camp will be following the rules and regulations of the Forestry Department.

There are no potential causes of resource conflicts that the company is aware of.

Occupations: Contracted out services**Fees / Wages Term**

Construction of Roadways	Contract price	ongoing
Installation of Site Services	Contract price	ongoing
Well Driller	\$ 3,000.00	one day
5 Horticulture Services	Contract price	ongoing
2131 Civil Engineers	Contract Price	Unknown
2133 Electrical Engineers	Contract Price	Unknown
2148 Health Science Engineers	Contract Price	Unknown
Non-contract and on-site operational services	Salaries	Term
7411 Tandem axle dump truck drivers (2)	75.00 Hour	ongoing
7521 D-4 Cat operator (1)	75.00 Hour	ongoing
7611 Labourers: Land Clearing (4)	22.00 Hour	ongoing
6622 Store Labourer (4)	15.00 hour	ongoing
8612 Landscaping / Grounds Maintenance (2)	18.00 hour	ongoing.
0213 Computer Engineer – Owners Brother	3,000.00	2 months
8622 Grounds Maintenance Supervisor (1)	20.00 hour	ongoing
1522 Store person & Supply officer (1)	16.00 hour	ongoing
1414 Receptionists & Till Person (1)	15.00 hour	ongoing

Employment Equity is addressed by company policy. Our company staff hiring practise is based on the qualifications of individuals applying for the position. A candidate must meet all the standards of requirements of the posted position to be eligible for employment. Gender and age equality are within our company staff hiring policy.

Approval of the Undertaking:

The proponent will require the approval and licences from all the following Provincial Agencies:

Crown Lands Department of Fisheries and Land Resources Attention: Mr. Chad Hanlon

fircrownlandsreferrals@gov.nl.ca [Ph 1-833-891-3249](tel:1-833-891-3249)

Department of Municipal Affairs and Environment: Enviromental Assessment Division

Attn: Joanne Sweeney: Director (A): Ph 709-729-0673 joannesweeney@gov.nl.ca

Government Service Center: Septic Inspections and Approvals

Dept of Forestry Division: Approval of Cutting Permits.

Dept. of Fisheries and Land Resources, Crown Lands Division, Eastern Regional Lands Office:

Attention: Mr. Rob May may@gov.nl.ca

Department of Transportation and Works

Attention: [Gary Hart](#) Phone: 709-427-0952

Government Service Centre; Service NL

Attention: devconeasterregion@gov.nl.ca Phone: 709-466-4060

Mines Branch Attention: MinesBranchReferrals@gov.nl.ca

Water Resources Management Division

Attention: [Referrals: WRMD@gov.nl.ca](mailto:Referrals:WRMD@gov.nl.ca)

Provincial Archaeology Office

C/O Delphina Mercer/Jamie Brake

Attention: dhmercerc@gov.nl.ca jamiebrake@gov.nl.ca Phone 709-729-4142

Crown Lands: Department of Fisheries and Land Resources


Mr. Jeremy Short jeremyshort@gov.nl.ca

Schedule of Construction: after approvals of government agencies and licences obtained. The forecast schedule is:

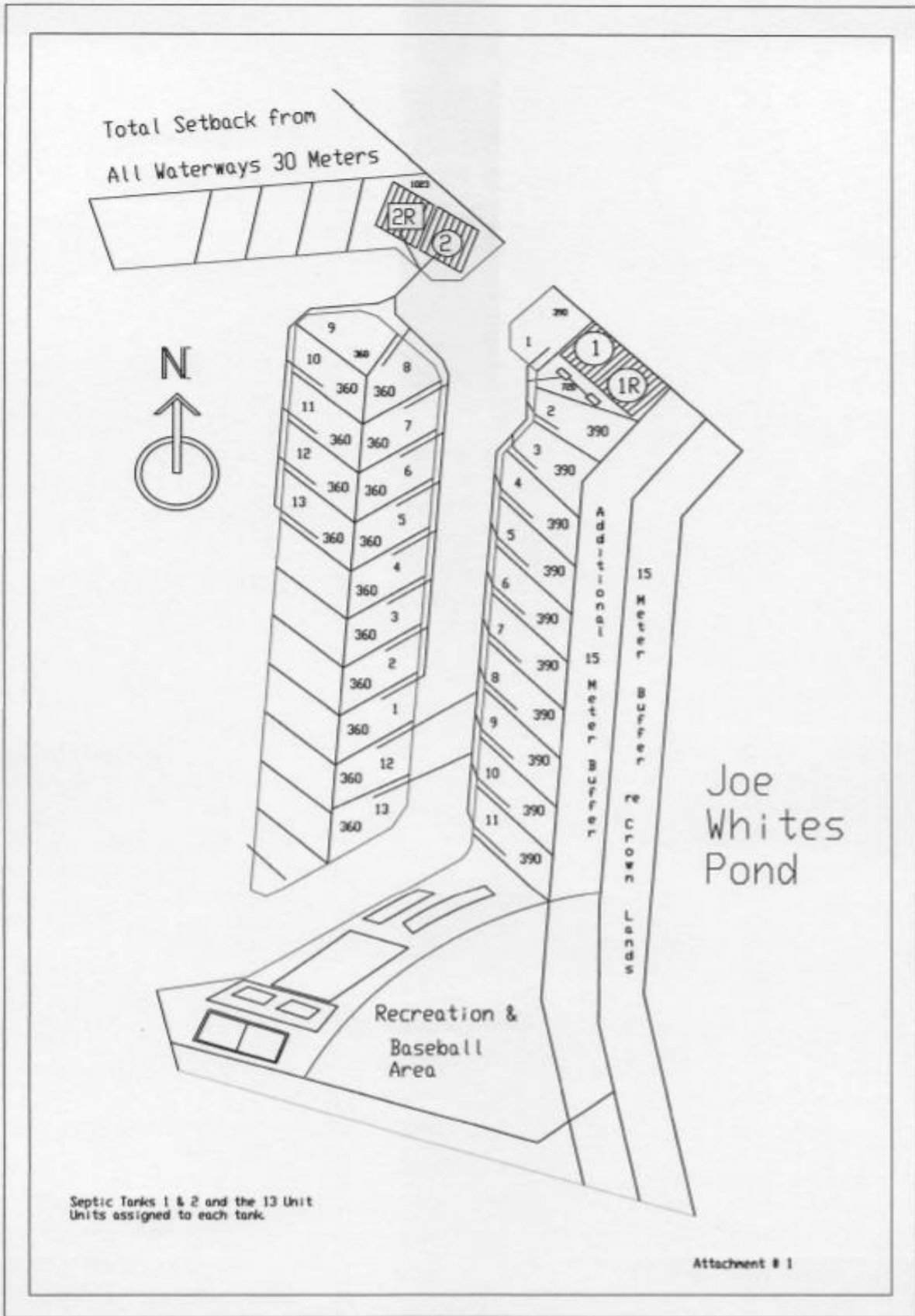
2020-06-01	Review Property Appraisal and Purchase.
2020-08-02	Finalize transfer of property title.
2020-08-02	Site inspection for contractors and owner.
2020-08-05	Commence survey of property for site placements of services. Start construction.

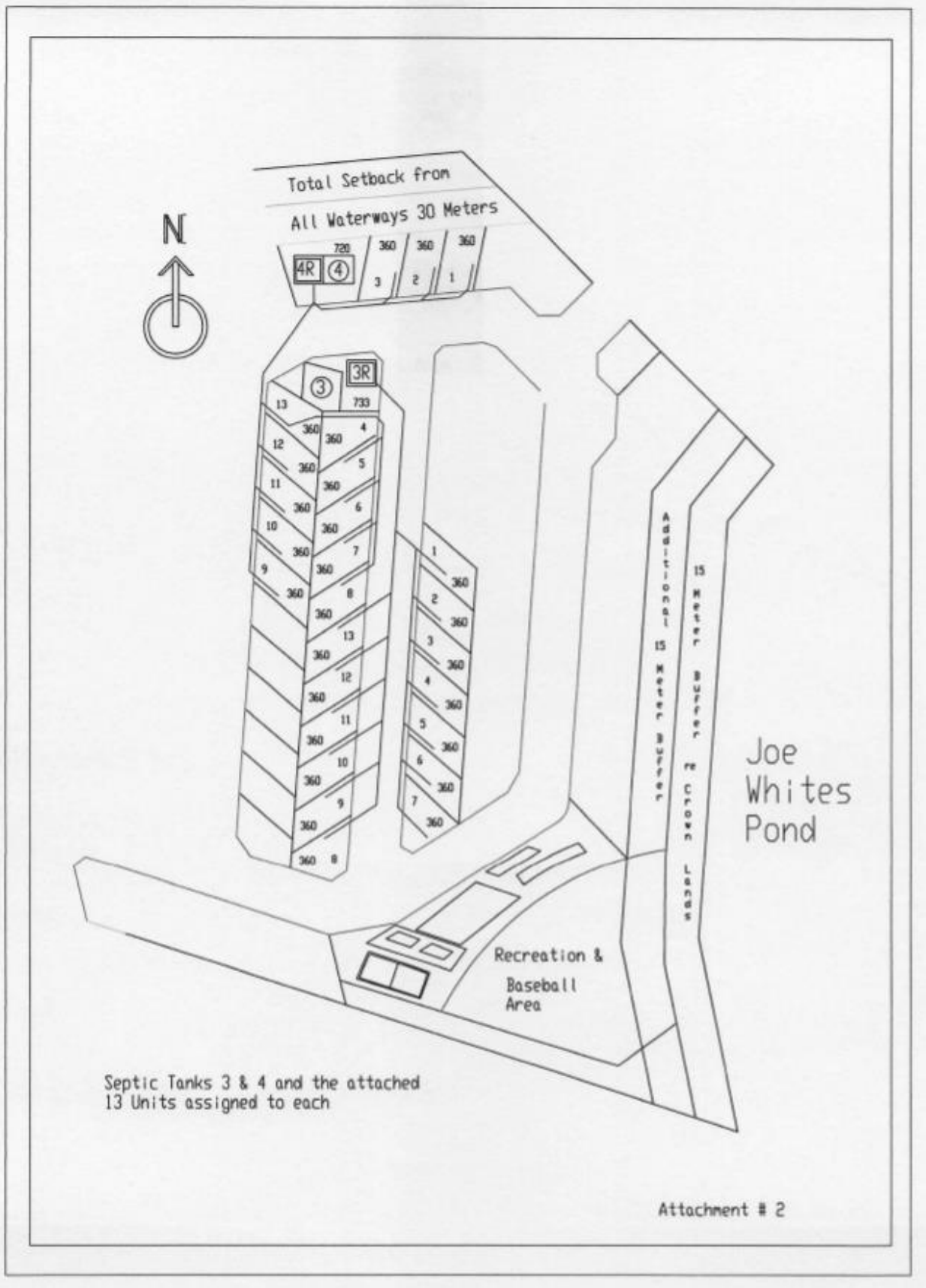
Funding for the Undertaking

Funding for the undertaking will be provided by corporate funds currently on deposit and a business loan from a financial institution if necessary, for the final phase of construction.

Signature: 
Kenneth A. Pede
President
CamKap Software Development Group Inc.

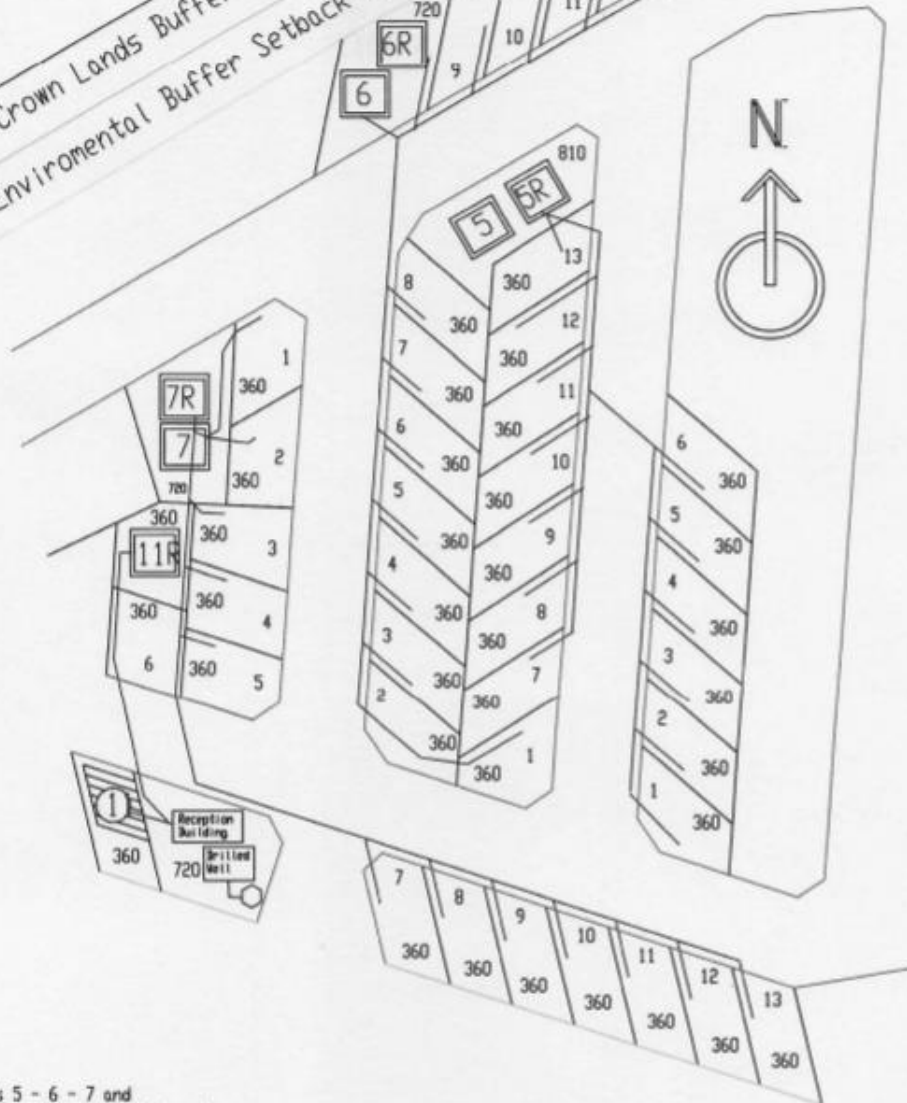
15 April 2021





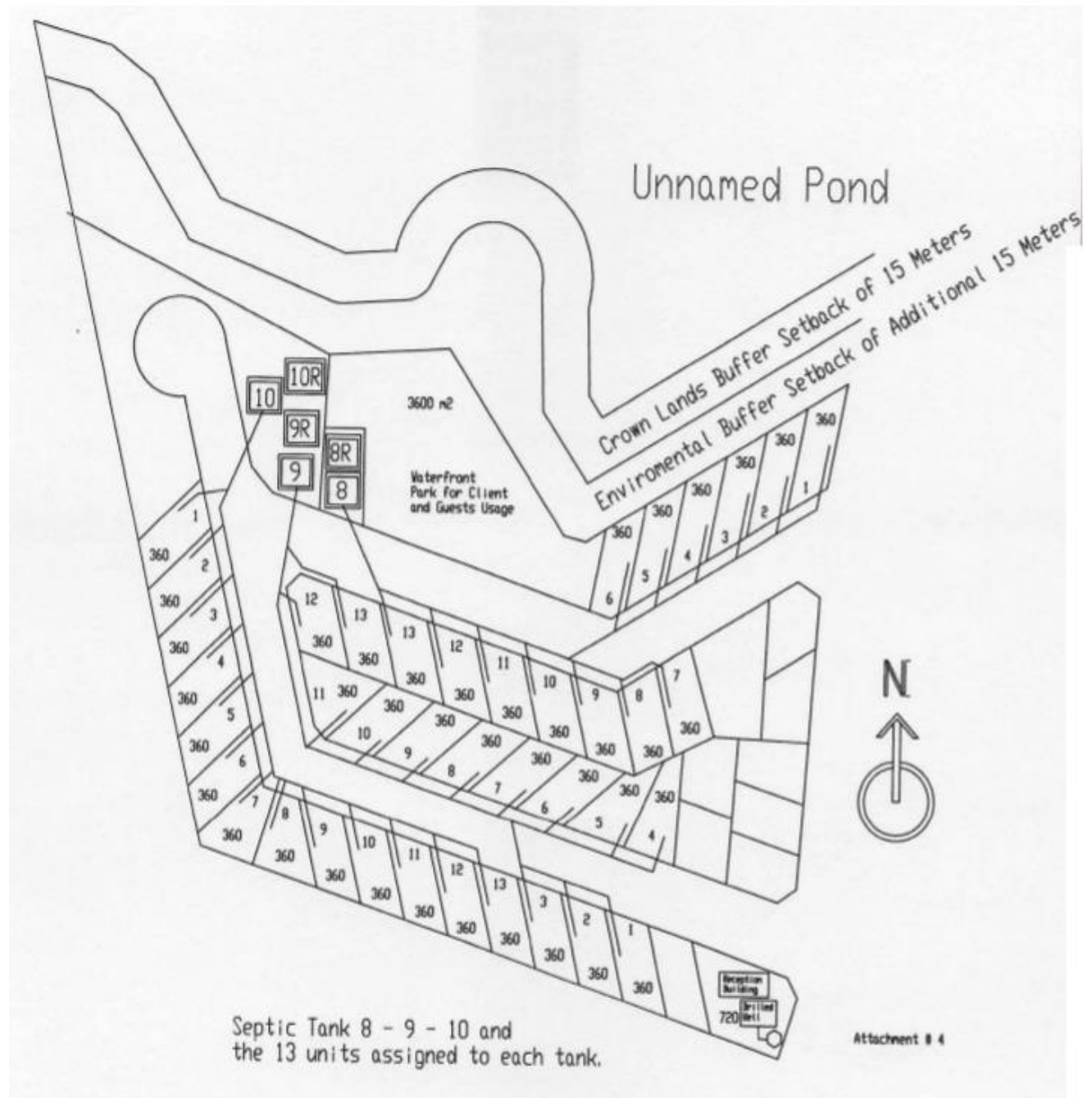
Unnamed Pond

Crown Lands Buffer Setback of 15 Meters
 Environmental Buffer Setback of Additional 15 Meters



Septic Tanks 5 - 6 - 7 and
 the thirteen units attached to each
 Septic Tank 11 for Reception Area only

Attachment # 3



Septic Area # 1						Septic Area # 2					
RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)	RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)
1	19.4	15	16.5	24	390	1	16.35	27.44	16.35	27.44	360
2	11.45	32.35	17.77	24.05	390	2	16.35	27.44	16.35	27.44	360
3	12.6	24.05	20.43	31.27	390	3	16.35	27.44	16.35	27.44	360
4	15.71	31.27	16.26	32.53	390	4	16.35	27.44	16.35	27.44	360
5	16.26	32.5	16.26	32.5	390	5	16.35	27.44	16.35	27.44	360
6	16.26	32.5	16.26	32.5	390	6	16.35	27.44	16.35	27.44	360
7	16.26	32.5	16.26	32.5	390	7	16.35	27.44	16.35	27.44	360
8	16.26	32.5	16.26	32.5	390	8	20.81	27.44	16.35	17.01	360
9	16.26	32.5	16.26	32.5	390	9	34.09	17.01	N/A	27.35	360
10	16.26	32.5	16.26	32.5	390	10	16.21	27.35	16.35	27.44	360
11	16.26	32.5	16.26	32.5	390	11	16.35	27.44	16.35	27.44	360
12	15	25.75	14.52	27.44	360	12	16.35	27.44	16.35	27.44	360
13	19.29	22.44	18.52	25.75	360	13	16.35	27.44	16.35	27.44	360
Septic Area # 3						Septic Area # 4					
RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)	RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)
1	16.35	27.44	16.35	27.44	360	1	15	25	15	25	360
2	16.35	27.44	16.35	27.44	360	2	15	25	15	25	360
3	16.35	27.44	16.35	27.44	360	3	15	25	15	25	360
4	16.35	27.44	16.35	27.44	360	4	9.83	25	23.82	22.05	360
5	16.35	27.44	16.35	27.44	360	5	15.75	27.35	16.35	26.3	360
6	16.35	27.44	16.35	27.44	360	6	16.31	27.44	16.35	27.35	360
7	27.9	28.12	21.44	5.38	360	7	16.35	27.44	16.35	27.35	360
8	22.18	30.31	6.28	27.44	360	8	16.35	27.44	16.35	27.35	360
9	16.35	27.44	16.35	27.44	360	9	16.35	27.44	16.35	27.35	360
10	16.35	27.44	16.35	27.44	360	10	16.35	27.44	16.35	27.35	360
11	16.35	27.44	16.35	27.44	360	11	16.35	27.44	16.35	27.35	360
12	16.35	27.44	16.35	27.44	360	12	16.35	27.44	16.35	27.35	360
13	16.35	27.44	16.35	27.44	360	13	13.49	23.12	16.35	27.25	360
Septic Area # 5						Septic Area # 6					
RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)	RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)
1	16.65	27.44	11.72	27.02	360	1	22.1	23.25	6.24	27.44	360
2	16.35	27.44	16.35	27.44	360	2	16.73	27.44	11.81	16.87	360
3	16.35	27.44	16.35	27.44	360	3	16.35	27.44	16.35	27.44	360
4	16.35	27.44	16.35	27.44	360	4	16.35	27.44	16.35	27.44	360
5	16.35	27.44	16.35	27.44	360	5	16.35	27.44	16.35	27.44	360
6	16.35	27.44	16.35	27.44	360	6	16.35	27.44	16.35	27.44	360
7	16.35	27.44	16.35	27.44	360	7	16.35	27.44	16.35	27.44	360
8	16.35	27.44	16.35	27.44	360	8	15.65	25.18	15.58	27.44	360
9	16.35	27.44	16.35	27.44	360	9	15	31.9	15	31.9	360
10	16.35	27.44	16.35	27.44	360	10	15	31.9	15	31.9	360
11	16.35	27.44	16.35	27.44	360	11	15	31.9	15	31.9	360
12	16.35	27.44	16.35	27.44	360	12	15	31.9	15	31.9	360
13	16.35	27.44	16.35	27.44	360	13	22.9	31.9	7.19	24.58	360
Septic Area # 7						Septic Area # 8					
RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)	RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)
1	23.9	19.03	24.1	10.75	360	1	15	31.9	15	31.9	360
2	28.14	15.39	17.89	19.03	360	2	15	31.9	15	31.9	360
3	15.9	23.4	12.65	22.82	360	3	15	31.9	15	31.9	360
4	15.79	23.52	15.78	23.49	360	4	15	31.9	15	31.9	360
5	17.94	17.49	16.55	23.52	360	5	15	31.9	15	31.9	360
6	15	28.1	15	28.1	360	6	12.66	24.77	15	31.9	360
7	15.52	28.1	15.54	22.1	360	7	12.77	27.8	14.23	27.01	360
8	15	28.1	15	28.1	360	8	14.22	27.01	13.9	25.79	360
9	15	28.1	15	28.1	360	9	15.9	25.75	15.9	25.75	360
10	15	28.1	15	28.1	360	10	15.9	25.75	15.9	25.75	360
11	15	28.1	15	28.1	360	11	15.9	25.75	15.9	25.75	360
12	15	28.1	15	28.1	360	12	15.9	25.75	15.9	25.75	360
13	15	28.1	15	28.1	360	13	15.9	25.75	15.9	25.75	360
Septic Area # 9						Septic Area # 10					
RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)	RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)
1	15	28.1	15	28.1	360	1	15	27.52	15	27.52	360
2	15	28.1	15	28.1	360	2	15	27.52	15	27.52	360
3	15	28.1	15	28.1	360	3	15	27.52	15	27.52	360
4	17.32	29.5	6.85	35.11	360	4	15	27.52	15	27.52	360
5	20.57	25.91	13.7	29.5	360	5	15	27.52	15	27.52	360
6	16.35	25.9	16.35	25.9	360	6	15	27.52	15	27.52	360
7	16.35	25.9	16.35	25.9	360	7	6.17	23.8	21.9	27.57	360
8	16.35	25.9	16.35	25.9	360	8	7.8	28.1	22.19	23.81	360
9	16.35	25.9	16.35	25.9	360	9	15	28.1	15	28.1	360
10	16.35	25.9	16.35	25.9	360	10	15	28.1	15	28.1	360
11	22.76	30.1	N/A	25.91	360	11	15	28.1	15	28.1	360
12	17.02	25.75	17.15	18.5	360	12	15	28.1	15	28.1	360
13	16.35	25.75	16.35	25.75	360	13	15	28.1	15	28.1	360
Septic Area # 11											
RV Lot	Front (m)	Left (m)	Rear (m)	Right (m)	Area (m2)						
Reception Building	29.9	19	23.23	28.1	720						