

ENVIRONMENTAL ASSESSMENT

SUNSET BEACH RESORT

PASADENA, Newfoundland and Labrador



August 2025

NAME OF UNDERTAKING: Sunset Beach Resort

THE PROPONENT

a) LBC Holdings Inc. Owners/operators Sunset Beach Resort
Tel: (416) 896-7514

b) P.O. Box 70
Pasadena, NL A0L 1K0

c) **Chief Executive Officers**

Greg Hickey/Darren Lewis

d) **Principal Contact Persons for the Purposes of the Environmental Impact Assessment**

LBC Holdings Inc.

Greg Hickey/Darren Lewis Owners/operators

Sunset Beach Resort

P.O. Box 70, Pasadena NL A0L 1K0

THE UNDERTAKING:

- (i) Name of the Undertaking:** Sunset Beach Resort
- (ii) Rationale for the Undertaking:** Sunset Beach Resort, will be an RV resort with 105 RV sites and 4 cottages on approximately 20.226 Hectares of land. The business focus is to attract mature RV guests who demand larger RV sites, upscale recreational amenities, and accessible and safety features. With optional services, guests may enjoy this Resort for an extended season. Further to this the Resort will meet the growing recreational RV Resort needs in the area. The Resort will provide amenities that will encourage a social and active lifestyle, while promoting nature and beauty of the local area.

DESCRIPTION OF THE UNDERTAKING

(i) Geographical Location

Located on the West Coast of Newfoundland and Labrador, just off the Trans-Canada Highway (Route 1), 20 kms West of Deer Lake. The park falls within the municipal boundary of Pasadena. Access to the park will be gained through the NL Trailway, with an emergency access onto the Trans-Canada Highway (Route 1).

See Figure 2, and Figure 3 for location and access.

The Park site and surrounding area are part of the Southwestern Subregion ecosystem, one the several Ecoregions in Newfoundland, which has higher summer maximum temperatures, lower rainfall and higher fire frequency. The subregion for the most part exhibits a rolling to undulating topography that is below 200m in elevation for the most part, with some exceptions. Balsam Fir forests stand dominates in this area. There are also local areas covered by poor sandy till over glacio-fluvial deposits along major river systems extending out of Deer Lake, the Humber River. Wildlife in the area is characteristic to Newfoundland and includes large game such as moose, black bear, red fox and coyote. Deer Lake boundaries the norther part of the park and is part of the Humber River a registered salmon river.

(ii) Physical Features

Geology

The subject site is underlain by sedimentary rocks. Formation is composed mainly of sandstone inter bedded with red mud rock. Based on a well log search of the area within 500 meters, local aquifers are comprised of fractured sandstone bedrock.

Topography

The area in question is, in general terms, flat, with land gently sloping towards Deer Lake (to the north). Surface water from the site typically flows towards Deer Lake (northeast) via overland flow.

The site is approximately 12 m in elevation above Deer Lake's normal high-water mark.

Surface Water

There are no unmapped or regulated wetlands or watercourses within the campground's footprint. The nearest watercourses are Beaverton Brook, that runs through the park and Deer Lake which the park borders, which are freshwater watercourses, however not wetlands.

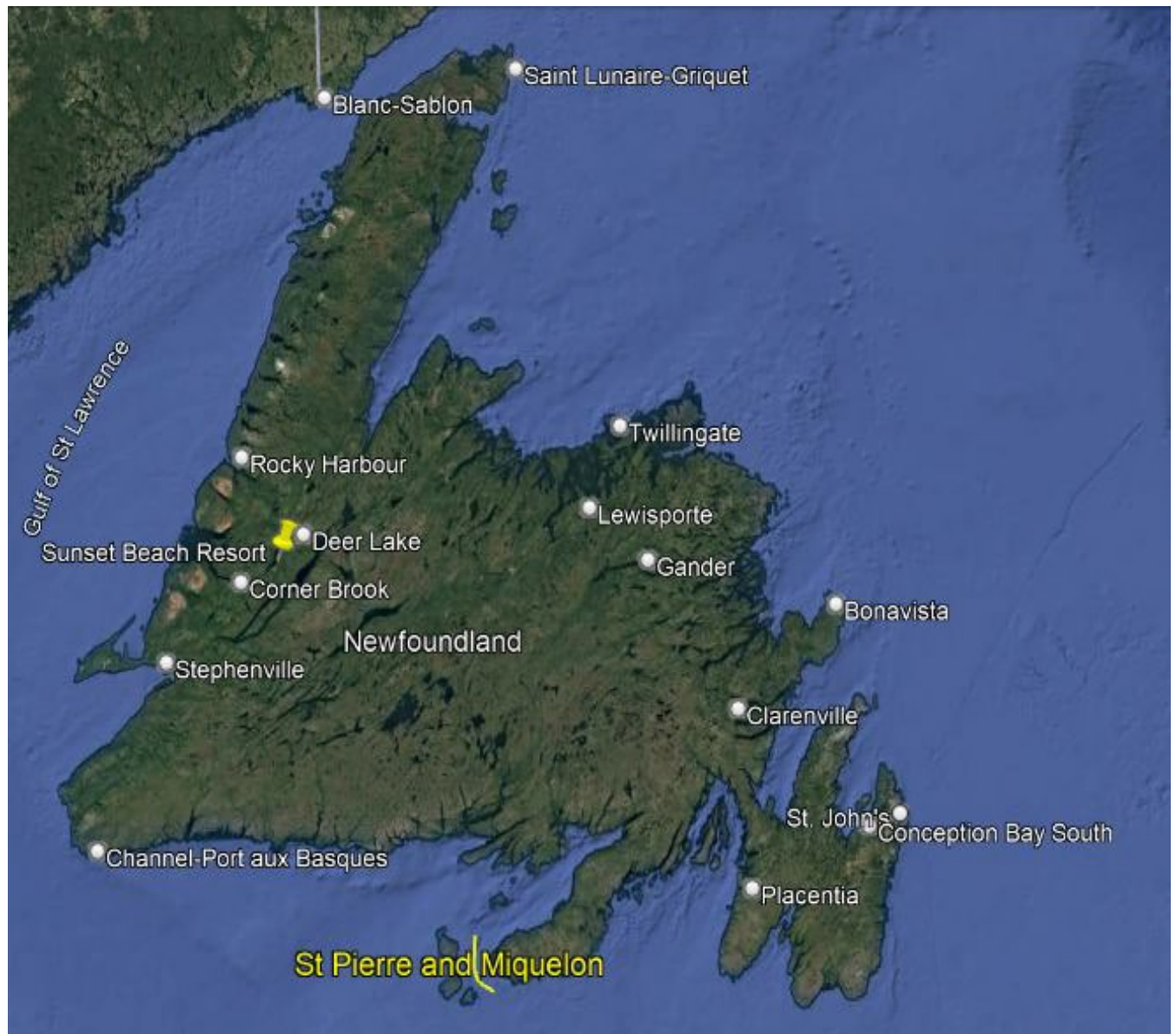


Photo No. 1: Sunset Beach Provincial Location



Photo No. 3: Sunset Beach Resort Western Location

Construction

Phase 1 of Campground/Cottages

- A. Campground/Cottages – Four (4) cottages will be constructed with one septic system designed for these four structures, as well as a drilled well. The campground will consist of 105 fully serviced RV camp sites, consisting of gravel parking spaces (“pads”), electrical, water and wastewater hook ups, and campfire pits. Some long-term/annual tenants may add wood decks or other structures.

Construction of each site will include the excavation and connection of the water and wastewater infrastructure, electrical entrance and the placing and spreading of crushed rock on the pad.

- B. Campground access roads: The campground will have an entrance driveway approximately 200 m in length, with an access/security gate and an exit drive approximately 260 m in length. In addition to these, the campground has four roads connecting the camp sites. All roadways are approximately 6 m (20 feet) wide. Water and wastewater infrastructure mainlines will be located between the camp sites (not under the gravel roads).

Construction of the roads will include the placement and spreading of crushed rock/gravel.

The total length of gravel roadway in the park will be 2.5 km.

C. Potable water supply: Potable water will be supplied to the tenants from a 120-foot deep, 4-inch well located near the centre of the campground. The well will be within a secured pump house with a pressure tank, pressure-monitoring system and electrical entrance. The well will be drilled in 2025 by outside certified well drilling group.

Water will be sampled periodically by owners and submitted to Service NL for analysis including bacteria analysis to further ensure safety.

D. Wastewater treatment system: The wastewater treatment systems were designed by an approved designer, in Fall of 2021 and will include

- Several septic clean outs,
- Septic leaching fields, and
- 2900 Litre Septic Tanks and distribution boxes (divides the leaching field into zones).



Photo No. 3: Sample vacant camp Site – Note Gravel Pad, Electrical Entrance and Septic Cover

E. Campground Office Building: An existing 20 x 24 wood-framed building located at the entrance gate will house the campground office, a small fridge where snacks and drinks and other amenities will be sold.

F. Well Pumphouse: The pump house will consist of an 8' x 10' shed housing the following:

- Domestic water well.
- Pentek or approved equal water pressure control system.
- Water system pressure tank.
- Electrical entrance.
- Miscellaneous tools and equipment.

- G. Storage shed: There will be a storage compartment included in the Washroom/Laundry building in Phase 2. It will be used for storing various campground decorations, tools and equipment.
- H. Other campground features: Other features of the campground will include electrical power poles, GFL garbage and recycling bins, and the addition of two (2) playground areas, and several grassed green spaces throughout the park.

Potential airborne pollutants will include emissions from heavy equipment used in construction work (excavator, tandem truck, roller, and grader). The amount of emissions will conform to the equipment manufactures and Canadian Emission Standard guidelines.

All fuels will be stored in approved storage tanks with spill kits to be kept on site and readily available. No fueling of equipment will take place 30 meters of any body of water or near Beaverton Brook.

All garbage produced from construction activities will be transported to the local waste disposal site.

The discharge of silt and sediment into any body of water or Beaverton Brook will be prevented by installing approved silt screens in any area of construction that creates silts and flowing water.

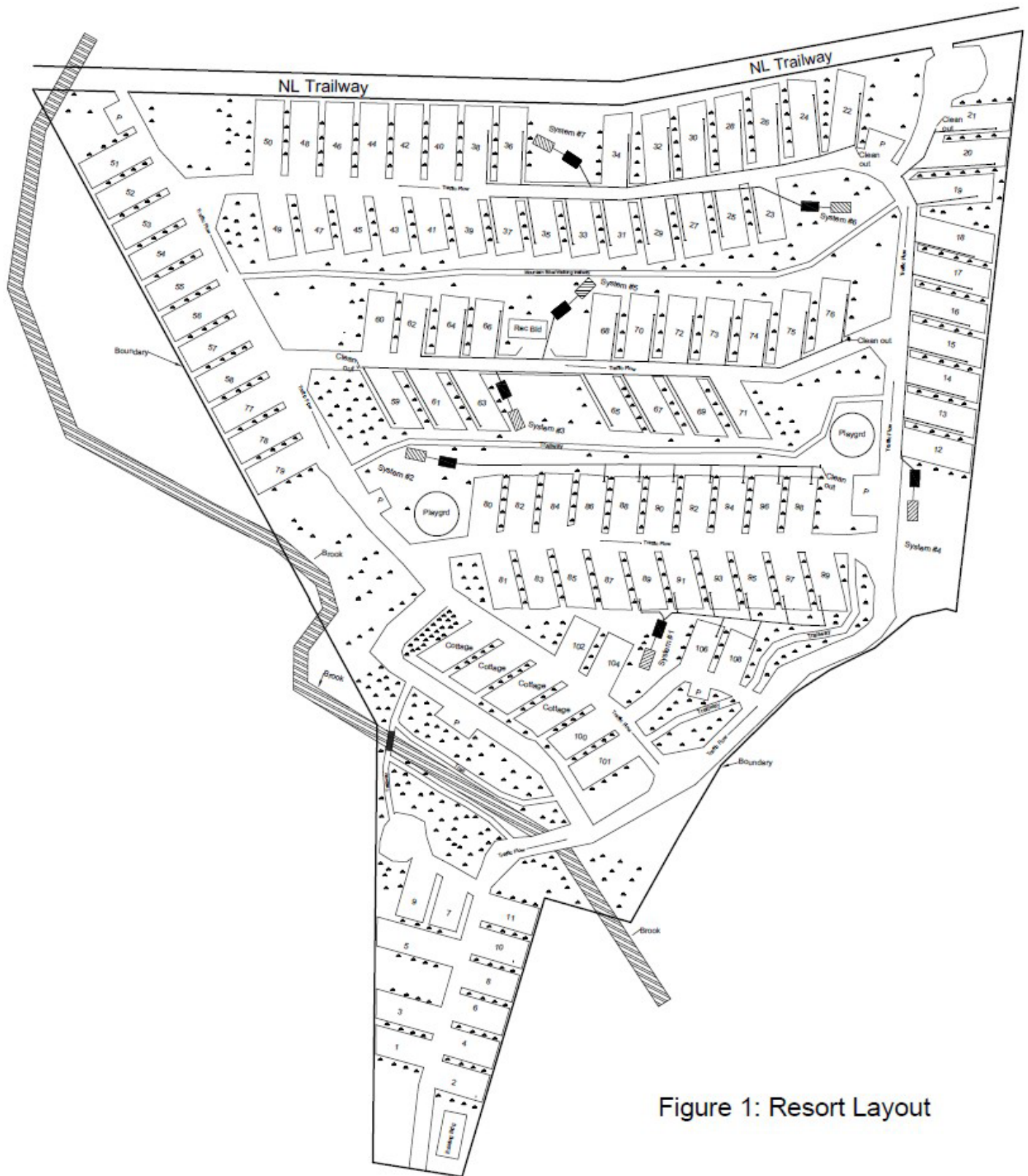


Figure 1: Resort Layout

Proposed Additions

- A. Construction of 100 additional RV camp sites (30' x 60' each), and
- B. Expansion of septic leaching field (only if necessary)
- C. Construction of a 20'x 40'in-ground swimming pool.
- D. Construction of a 24'x52' washroom/laundry/storage shed.

Future Phase

The following project components are not anticipated to be completed within the next three (3) years and are considered part of the “long-term” plans.

- A. Construction of recreational facilities
- B. Construction of a 20'x40' storage shed.



Figure No. 2: Significant Waterbodies in the Vicinity of the Campground (Google Earth)

Groundwater

There are no municipal water supplies in proximity to the resort site. The resort as outlined will have drilled wells to accommodate its needs.

Vegetation

The property is sparsely vegetated. Prior to the installation of campsites, the site was primarily an agricultural (hay) field with a small area of mature, mixed conifers. Digital maps imply this is mostly forested with the southeast perimeter consisting of common shrubs and tree species, and a portion of the site near Route 440 onto which are found mature trees, consisting primarily of Black Spruce, and White Birch. Most of the perimeter shrub species are Wild Rose, Pin Cherry, Speckled Alder and typical Newfoundland wildflower species.

Climate and Wildlife

Locals confirm wildlife does inhabit or transit the site from time to time. Common, smaller species such as foxes, rodents and amphibians are assumed to transit the campground area but primarily inhabit the vegetated perimeter. Garbage and recycling bins will be kept covered to prevent attracting wildlife and campers will be encouraged to keep food and other attractants inside their RVs. When completed the site property will house several RVs, vehicles which will be inhabited with residents throughout the summer months; as such, the site is not considered suitable wildlife habitat.

a) Important Bird Areas

IBACanada.ca was consulted to determine which, if any, Important Bird Areas (IBA) were located near the proposed project. No IBAs were identified within proximity of the project; the closest IBA is NF045: Gros Morne National Park, which is almost 80 kms away.

b) Land Use

The edge of park is bounded by Deer Lake. The project does not impinge on the water zone, which is primarily a sandy beach at this location; however, park users will use the area for beach combing, swimming, etc.

The subject property is bordered on the east by Provincial Government Agricultural Land, a vegetable garden, two outbuildings, and an unused field in the process of reverting to a natural state.

Route 440 borders the property to the south, beyond which is mixed forested/agricultural/residential land use. The property is bordered on the north by Deer Lake.

No Land Gazette environmental property flags exist for the subject properties.

The project is located adjacent to Deer Lake 12 m above sea level (exact elevation to be determined during the water supply pump test). The project's proximity to Deer Lake means the project property may be susceptible to flooding during storm surges or extreme weather events in the future, given the climate change sea-level rise predictions. This may also result in erosion of the land at the site during these events.

The proponent is aware of the potential impacts of the environment on the project. Furthermore, the project property includes a 30m buffer zone along the entire length of the shoreline.

First Nations:

Based on the ownership and current use of the site, and the anticipated lack of adverse environmental impacts both on and off-site, it is not anticipated that the project will infringe on Aboriginal Rights or traditional land use by a First Nation, in particular Qualipu.

(iii) Operation (s)

The operational camping season for the resort will officially run year-round once up and running.

There will be a live-in maintenance employee during the peak RV season beginning May 1st and ending October 31st. Beyond this only the cottages will be in use, and there will be no need for a full-time live-in employee.

Regular daily maintenance will be assessed and addressed. Regular cleaning and hourly checks will be provided by staff attendants at washroom facilities. All sewer and grey water will be dumped into the approved design septic systems; and removed waste using the services of an approved septic-waste disposal company, when necessary.

Construction at Sunset Beach Resort will include park and road building and upgrading of existing roads using heavy equipment including but not limited to excavators, tandem trucks, smooth wheeled rollers and graders. Building and other infrastructure building will use traditional building using wood frame construction methods.

There will be three drilled wells installed on the property. Garbage collection will be conducted daily from camp sites and sorted to retrieve the recycling with the remainder to be trucked to the local waste management site. Plastic bags and bottles will not be sold in the park; only aluminum cans and paper bags will be sold from our facilities, with a full recycling program to be put in place.

All-terrain vehicles will be permitted to operate within the park boundaries; this will be closely monitored to lessen both noise and air pollution.

Potential Pollutants and Mitigation of Environment Effects.

- a) Vegetation: the original vegetation, trees, and landscape will be maintained wherever possible during construction activities. Fruit trees, flowers, and other species of vegetation are located throughout the resort and will remain onsite. Vegetation will be planted between camp-sites in areas where no vegetation existed previously.
- b) Fish Habitat: a 10-meter buffer will be maintained between any development Beaverton Brook, to ensure a minimal effect on the brook fish habitat. This 10-meter buffer was a recommendation from the Department of Fisheries, Forestry and Agriculture.
- c) Mammals and Waterfowl: park development is anticipated to have minimal effect on the local animal or waterfowl population. It is intended that the resort will be a nature theme park where the local animal population will be protected and encouraged to populate. Keeping all activities and construction free and clear of any nests or dwellings of birds and animals.
- d) Human Activity: all vegetation will be protected and preserved along riverbanks by using the existing trailway to reduce foot-traffic damage. Cutting or destroying any vegetation will not be permitted within park boundaries. During construction activities any vegetation clearing will be monitored with the intent to keep clearing to a minimum.
- e) Dumping Station: a concrete pad and berm will be constructed and sloped to contain any spills at the septic system. Septic will be serviced yearly and pumped/cleaned by a certified licensed waste disposal company.
- f) Campfires: CSA approved fire pits only; restricted to firewood, no garbage. Inspection and recommendations from forestry personnel are followed regularly throughout every season. Follow forestry fire cautions and bans during the dry season. Place approved portable water packs throughout the area for emergency use only.
- g) Sewer: Installed; contained and constructed under permits and approval of environmentally approved systems. Inspected each year prior to opening by the Department of Digital Government and Service NL.

h) Water: will be provided by on on-site Artesian Wells (3). Every effort to conserve water use will be implemented and enforced by staff.

i) Household Garbage: areas for placement of commercial garbage bins. Guests will be required to place household garbage trash in provided bins. Bins are covered and protected from birds/rodents. Will be emptied by commercial provider weekly or more often as required.

A special parking area will be provided for salmon fishers so as not to interrupt local fishing practices. The park will be fully equipped with security measures to detect and deter any potential poaching activities or environmental abuse in the area.

Contaminants that maybe of concern and will be closely monitored include, petroleum products, from construction equipment, including fuel, and oil. Water contamination from sediment runoff, caused by soil disturbance, are potential hazards to be aware of, and the owner must have measures put in place to mitigate each, including spill kits, and sedimentation traps/sheeting near water bodies.

The proposed **Phase 2** expansion of the campground will be initiated, in the spring of 2027 and/or fall of 2027 as outlined above.

(v) Occupations

During the peak season of operations staff will consist of 4 full time seasonal and 1 part-time seasonal employee.

1. Administrative personnel NOC code 13110
2. Park Manager NOC code 10029
3. Park attendant assistant NOC code 50010
4. 1 Full time seasonal Maintenance personnel NOC code 70012
5. 1 Part time seasonal maintenance personnel NOC code 70012

During construction Phase (s)

1. 4 Full-time construction employees
2. 1 Heavy equipment operator NOC code 72021
3. 2 General laborer NOC code 82031
4. 1 Pipefitter NOC code 72012
5. Electrician part-time NOC code 72201

Employment hiring practices will be carried out through varies social media platforms, including Indeed, Facebook, Instagram.

Positions will be open to any gender, race, or ethnic background. Employment equality will be maintained.

Approval of the undertaking:

The following permits, approvals and authorizations are anticipated for the project to include but not be limited to:

Service NL/Environmental Health

Septic system approval

Environmental Assessment

Project must be released from Environmental Assessment prior to construction

Water Resources Management Division

The proponent must apply for and obtain a permit under of the Water Resources Act, 2002, specifically Section 48.

Department of Transportation & Infrastructure

The applicant shall provide confirmation of agreement that approval has been provide too the client to use the T 'Railway system from end of Tipping Drive to property as the primary access to the noted property. Per the submitted application, access to the 4-cabin development will be achieved via the T'Railway and not the TCH. As indicated, the existing TCH access at the site shall be for emergency vehicle access only.

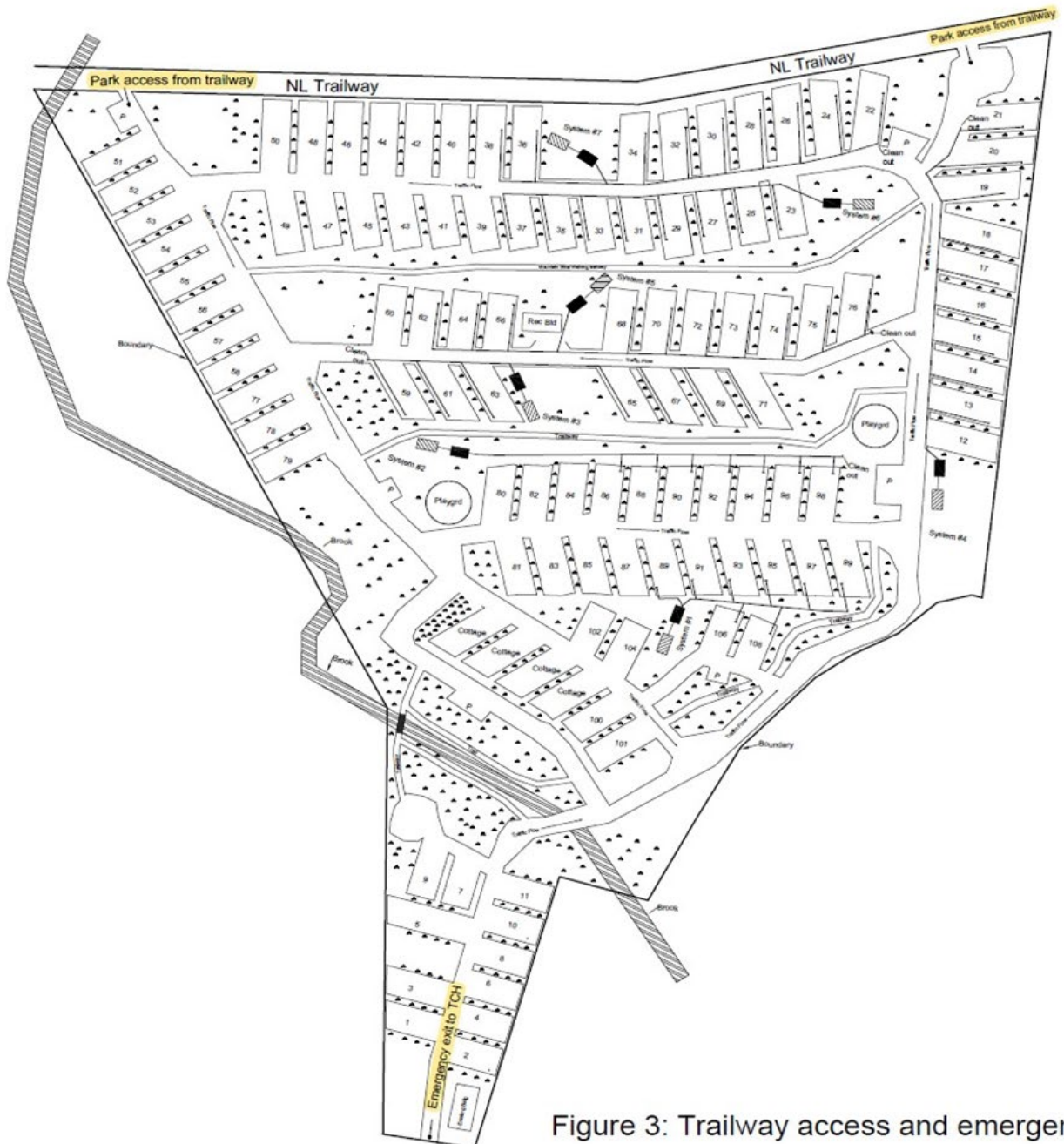


Figure 3: Trailway access and emergency exit

Schedule

Upon approval from all Departments and permits in place; Construction of this project will begin in the summer of 2026. With the completion of Phase 1 completed by the end summer of 2026. Additional phases will commence upon completion of Phase 1, which will likely be in 2027.

Funding

The project is privately funded venture by the proponent, LBC Holdings Inc.

Table No. 1: Associated construction cost:

Estimated Cost; Sunset Beach Resort		
Item	Details	Cost
Land Accusition	Purchase of 50 acres of land to construction resort	\$500,000
Roadway work	Building and construction of roadway throughout the resort and all associated materials, labour and other expenses	\$500,000
Constuction of campsites	Construction of 100 plus campsites	\$400,000
Cottage Construction	Construction of four (4) cottages and all associated materials	\$ 160000
Water/sewer	Supply and install of water and septic systems and all other associated costs with water and sewer	\$600,000
Engineering Costs		\$25,000
Subtotal		\$2,185,000
HST/GST		\$327,750.00
Total		\$2,512,750.00

Signature of Chief Executive Officer

Date

Signature of Chief Executive Officer

Date