

**Environmental Assessment
Registration**

Project

**Access Road Construction, Crown Land Application Number (159386) and
Cottage Development of Issued Grant: Crown Title Number 142746**

Location: Pinware River, NL

File Ref No. 200.20.3165

Alexander M. O'Brien

June 7th, 2022

File Ref No. 200.20.3165

NAME OF UNDERTAKING: Access Road Construction, Crown land application number(159386) and Cottage Development of Issued Grant: Crown Title Number 142746 obtained by proponent Jan 16th, 2017.

PROPONENT: Alexander M O'Brien

Principal Contact Person for purposes of environmental assessment:

Name: Alexander M. O'Brien

Official Title: /Proponent/Property Owner/Applicant

THE UNDERTAKING:

(i) Name of the Undertaking: Access Road Construction, Crown land application number(159386) and Cottage Development of Issued Grant: Title Number 142746, obtained Jan 16th, 2017.

(ii) Purpose/Rationale/Need for the Undertaking: Access road construction; Crown land application number(159386) and property development of Issued Grant: Crown Title Number 142746, obtained by proponent Jan 16th, 2017, as the future site of a family cottage.

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

The general location of the proposed access road and Granted Land is in the Straits Area of Southern Labrador at Pinware River. **(Map 1 and Map 2)**

The proposed access road will be located on the south side of the Trans Labrador Highway, Route 510 between the communities of Pinware and Red Bay Labrador. Travelling by road it will be located at approximately 59.42 km East of the Quebec/NL Provincial Border and 3.05 km West of the Pinware River Bridge. **(Map 3)**

The proposed access road is to be constructed for 150 meters, starting at the following geographic coordinates (Latitude 51.69363 Longitude -56.691522) and ending at the property line of Title #142746. **(Map 4 and Map 5)**

The road will be bound to the north by the Trans Labrador Highway, Route 510, the Pinware River to the South at a minimum distance of 35m and Vacant Crown Lands to the East and West. **(Map 6)**

(ii) Physical Features: - The access road will be approximately 5 metres wide and 150 metres long, affecting an area of approximately 10m x 150 m. **(Map 5)** The road will be located with distances between 35 meters and 96 meters from the Pinware River.

Physical environment of the area include:

- Small trees
- Scrub
- Gentle slope

(iii a) Construction: Part 1 - Access Road, Crown Land Application Number (159386)

The estimated time for the construction period is one to two weeks. The access road will require the removal of small trees, short brush, and shrubs which will be cleared using manual labor and a chainsaw, this will serve to minimize the impact on the physical environment from airborne pollutants and reduce the amount of noise during the clearing of the right-of-way and the construction of the road.

The road construction will follow established best practices to ensure a minimum of disturbance to the natural environment, (aquatic, terrestrial). The following is a list of some of the best practices for each of the stages of road construction.

- the layout and design of the road will avoid unfavourable construction areas as much as possible, e.g., hilly terrain with steep grades
- a drainage culvert will be installed at the entrance to the highway (Route 510) access point as part of the earth grading operation.
- road alignments will follow the contours of the land.
- the site has been chosen carefully to allow for the construction of low grades (1-4%) to allow for proper drainage and economical construction.
- a minimum 30-metre undisturbed buffer zone of undisturbed vegetation will be maintained between the access road and all water bodies.
- the road standard will be appropriate for the intended use (i.e., personal access to property) and for the duration of use of the road.

Clearing/Grubbing: It will be necessary to remove small trees, shrubs and brush to construct a right of way for the access road. In doing so the following best practices will be employed.

- establish min and max width to be cleared
- not clear an area larger than necessary to meet the geometric standard for the road; control clearing width using marked sidelines.
- usable trees from right-of-way clearing will be salvaged and used as firewood when possible.
- the equipment used for clearing will be minimal, utilizing chainsaws, axes and manual labour
- grubbing will be completed using an excavator and will be done only when necessary and kept to a minimum to reduce the amount of dust.

Mitigations for sedimentation which may impact the river

- rip rap used in entrance to culvert
- slope modification, i.e., flattening the gradient to improve slope stability
- re-vegetation, by leaving organic material natural regeneration will establish more quickly in disturbed areas
- sediment traps; trap sediment by the placement of a brush barrier made with slash debris on the lower slope area to create a filter.
- brush barriers and forest floor filter; divert runoff into the adjacent forest floor where suspended soil particles will be filtered out as runoff flows through the surface vegetation and litter
- minimize the duration of soil exposure

Equipment

- the excavator used on site will be checked for leakage of lubricants or fuel and must be in good working order.
- fueling of excavator will be done off site as the equipment will be transported to the construction site fully fueled
- equipment used in the construction will be in good condition to ensure fuel-efficiency with low emissions.
- small equipment, i.e., chainsaws will be refueled off site when possible in a careful cautious manner, using containers that meet industry standards, with the sensitivity of the area in mind. Gasoline will be stored in a closed container, which is adequately vented.
- spill kits will be kept on site.

Noise control measures: during construction the amount of idling time of the excavator and use of gas powered saws will be minimal to reduce noise and the amount of emissions.

(iv) Operation: - The proposed access road will be for personal use as a means to access private property and will not impede resource access and/or salmon anglers.

(v) Occupations: - The construction of the access road is for personal/recreational use. The work will be undertaken by the proponent, family members and a local contractor. During the construction stage there will be 1 to 2 employees, i.e., excavator operator and truck driver. The employment duration is anticipated to be approximately one to two weeks. The proponent will ensure all required permits are in place. Employees and the Contractor will follow all safe work practices and job procedures.

(iii b) Construction: Part 2 - Cottage Development: (Issued Grant: Crown Title Number 142746, obtained Jan 16th, 2017 - Lot Plan/Layout: **Figure 1 and Figure 2**)

Cottage construction will be carried out by proponents and family members. The site will be developed to include a cottage, a drilled well and a waste disposal system. A septic or an alternative sewage treatment system will be designed by an approved septic design company/engineer to meet the requirements as deemed by the Dept of Government Services, NL to be suitable for the site and situation of the lot. An electrical system consisting of solar and generator will be on site with future plans to install hydro electric service from NL Hydro, if feasible.

The cottage will be of the following approximate dimensions, 14 m x 8 m. Small trees and scrub will be removed with a chainsaw and the site will be prepared by the contractor carrying out the access road construction using an excavator. Best practices for construction near environmentally sensitive areas will be followed (listed above). In addition to the best practices listed, the clearing process will involve carefully taking down only the trees and brush that need to be cleared and leaving the rest of the site untouched. To minimize the disturbance to the natural environment the property boundaries, the cottage footprint along with the areas for septic and water will be clearly marked with bright tape or paint.

(iv) Operation: The cottage will be for personal/recreational use.

(v) Occupation: Cottage and access road to be used for personal/recreational purposes.

(vi) Project Related Documents:

APPROVAL OF THE UNDERTAKING:

Dept. of Natural Resources, Mines Branch
MinesBranchReferrals@gov.nl.ca

Environmental Assessment Division
EAProjectComments@gov.nl.ca

Water Resource Management Division
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Provincial Archaeology Office
% Delphina Mercer, Jamie Blake
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Dept. of Fisheries , Forestry and Agriculture
flrcrownlandsreferrals@gov.nl.ca

Crown Lands - Licence to occupy
Service NL
%DerekCull@gov.nl.ca

Department of Transportation and Works
% Sheldon Normore, Delora Bennett

Indigenous Affairs and Reconciliation
% Jennifer Barnes

SCHEDULE: Construction of the access road and cottage will commence upon approval from required agencies. The earliest date that the project construction could commence assuming all approvals are in place would be the fall of 2022. Road construction will take approximately 1 to 2 weeks to complete. The construction of the cottage will take 12 to 15 months from the time of access road completion. Dates and timelines are dependent on suitable local weather for the project and the hiring of a contractor and equipment.

FUNDING: Estimated cost for this project is \$50 000 - \$75 000. Funding for this project will come solely from the proponent and is not dependent upon a grant or loan of capital funds from a government agency (federal, provincial or otherwise). Cost recovery is not applicable.

June 7th, 2022



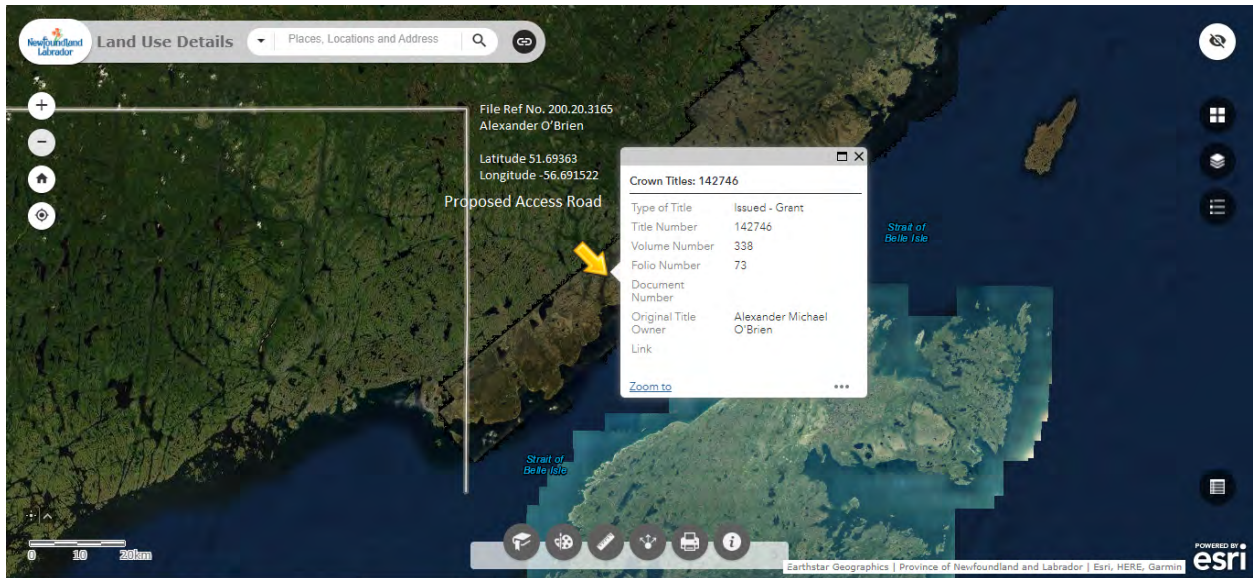
----- Signature of Proponent

Appendix

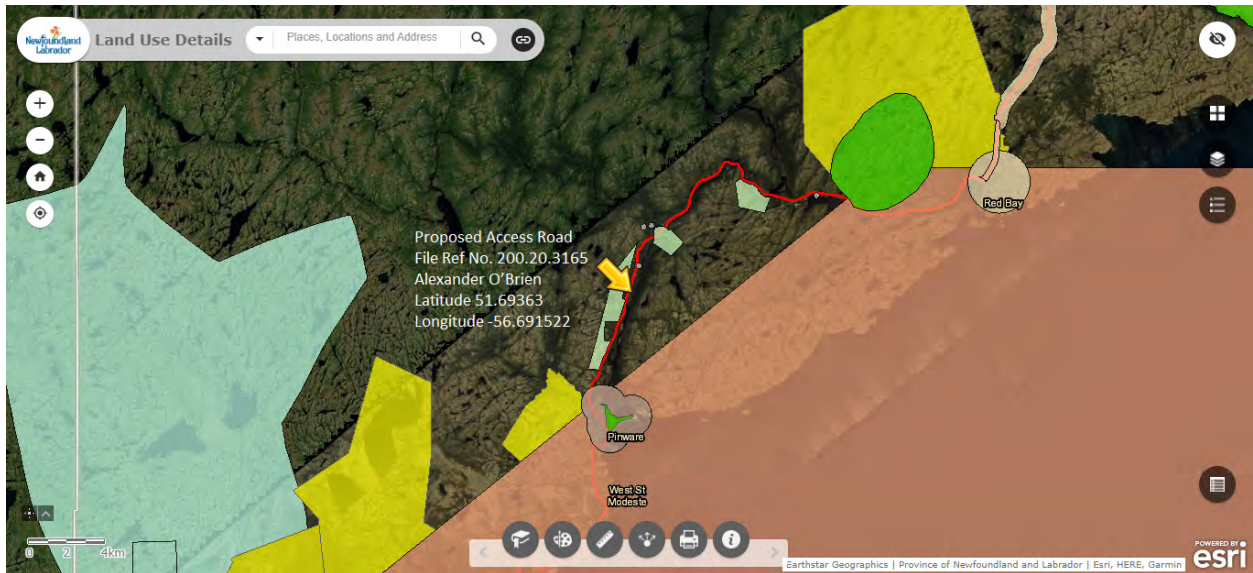
Map 1 - General Location



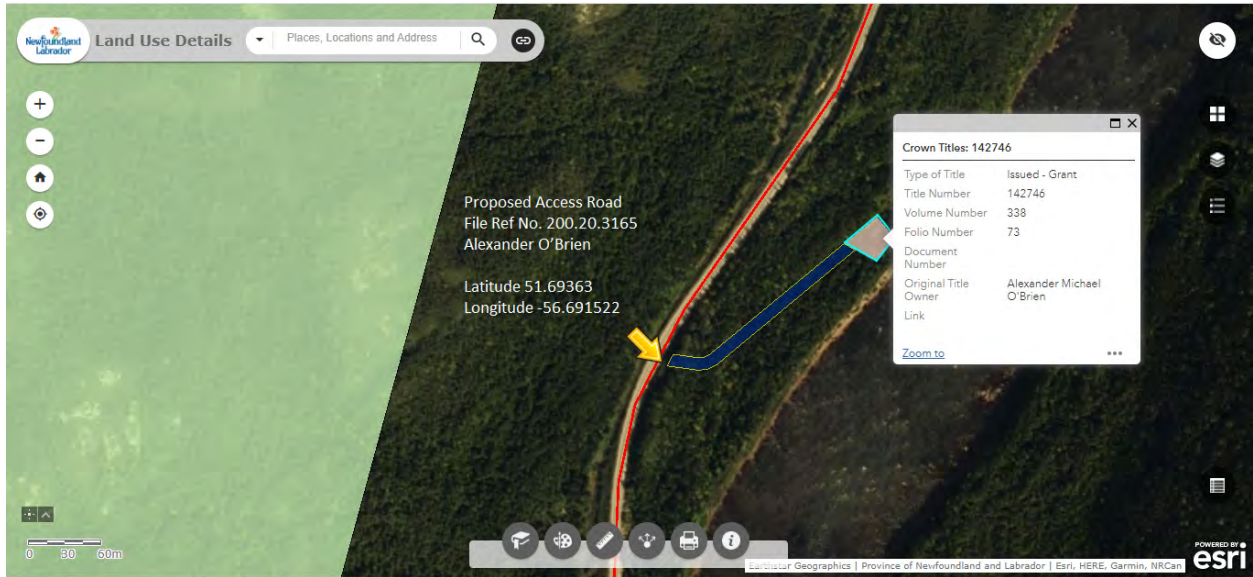
Map 2 - General Location of Issued Grant



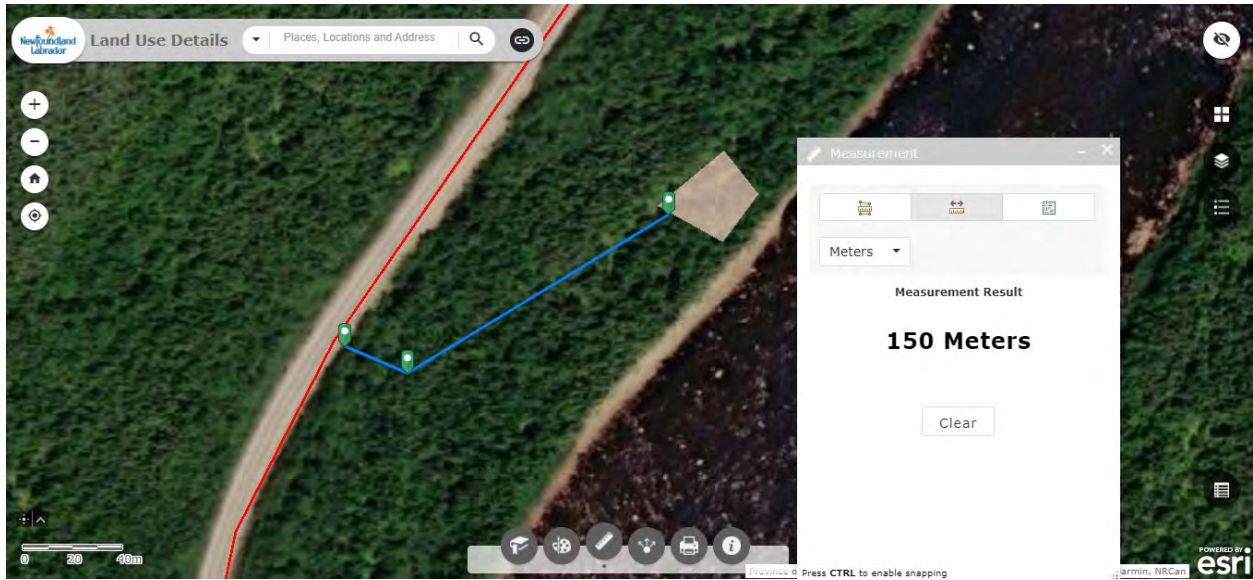
Map 3 - Location of Proposed Access Road



Map 4 - Access Road Location Lat and Long



Map 5 - Access Road Measurement/Length



Map 6 - Crown Land Licence to Occupy Application number (159386)



Figure 1:
(Issued Grant: Title Number 142746, obtained Jan 16th, 2017 - Lot Plan/Layout for Cottage, Well and Sewage System)

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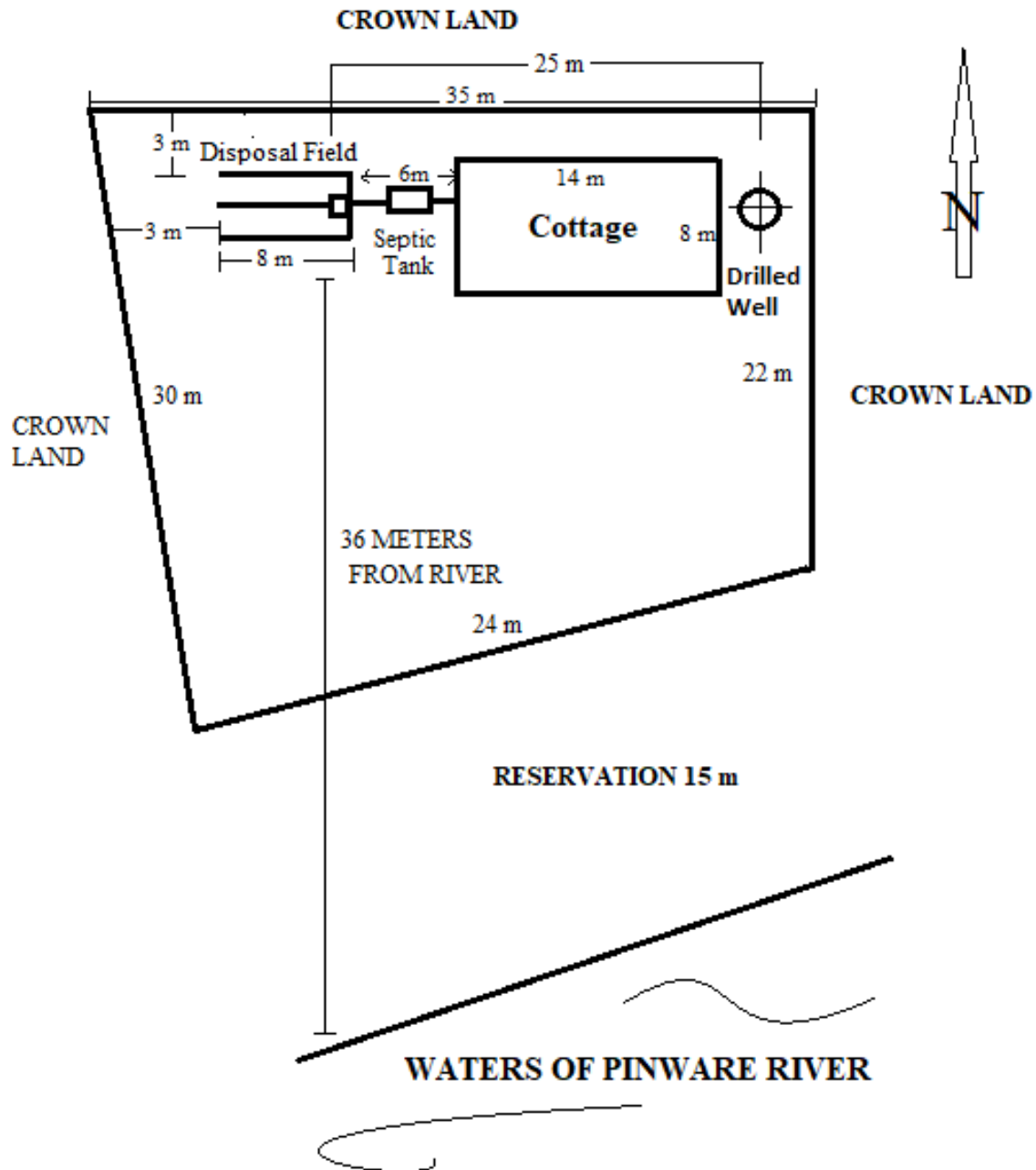


Figure 2:
(Issued Grant: Title Number 142746, obtained Jan 16th, 2017- Access road and site development plan)

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