

# **Environmental Assessment Registration**

**Northwest Brook Cottage**

## **Submitted by**

Murray Gordon

## **Submitted to**

Environmental Assessment Division  
Department of Environment and Climate Change

**May 2023**

**NAME OF UNDERTAKING:** Northwest Brook Cottage

**PROPONENT:**

- i. **Name:** Murray Gordon
- ii. **Address:** [REDACTED]  
[REDACTED]
- iii. **Principal Contact Person:** [REDACTED]  
[REDACTED]

**THE UNDERTAKING:**

- i. **Name of the Undertaking:** Northwest Brook Cottage
- ii. **Purpose/Rationale/Need for the Undertaking:** Recreation Cottage

**DESCRIPTION OF THE UNDERTAKING:**

- i. **Geographical Location:** The proposed dwelling will be adjacent to Northwest Brook within the municipal boundary of the Town of Glovertown (refer to Figure 1).
- ii. **Physical Features:** The recreational cottage will sit 30 Meters from Northwest Brook for a single-level recreational cottage size 11 meters X 8 meters X 4 meters. Next to the dwelling and on the same clearing will sit an outdoor privy (refer to Figure 2). Single-level recreation cottages will be constructed of purchased lumber. The cottage will sit on a cleared lot size of 40 meters x 50 meters.  
On this lot, the physical and biological environments within the area that potentially may be affected would be trees and bushings along with birds only in the cleared lot area of 40 meters x 50 meters.
- iii. **Construction:** Potential sources of pollutants during construction, and the construction of the cottage will not directly affect Northwest Brook. The potential of carbon dioxide from transportation on ATVs to access the lot off the marked trail and gas-powered chainsaws for clearing. Measures to mitigate this will be limiting the running time of unnecessary ATVs and gas-powered tools as well as using already charged battery-powered power tools.
- iv. **Operation:** The dwelling be used strictly as a recreational cottage accessed by ATV through the marked trail. The cottage will not produce any pollutants during operation.

- v. **Occupation:** Construction will consist of three employees with an estimated cost of \$40,000.00
  
- vi. **Project Related Documents:** An application has been submitted to the Crown Lands Office for a crown title of the land to construct the cottage (application no. 160874).
  
- vii. **Approval of the Undertaking:**
  - Building permit issued by the Town of Glovertown.
  - Forest Cutting permit from the Department of Fisheries, Forestry and Agriculture.
  - Approval to construct the privy from the Department of Digital Government and Service NL (DGSNL)/Government Service Centre (GSC).

**SCHEDULE:** The projected Construction period is to start on August 1, 2023, with completion by August 1, 2024.

**FUNDING:** The project will be funded by the proponent. With an estimated capital cost of \$40,000.00.

Figure 1: Location Maps



**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](mailto: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 files 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](mailto:CrownLandsInfo@gov.nl.ca). Or visit the nearest Regional Lands Office; <http://www.flr.gov.nl.ca/department/contacts/lands.html>



Scale 1:40,000  
Compiled on February 23 2023



**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 1-833-881-3248 or by email at [Crown.Lands.info@gov.nl.ca](mailto:Crown.Lands.info@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 1-833-881-3248 or by email at [Crown.Lands.info@gov.nl.ca](mailto:Crown.Lands.info@gov.nl.ca). Or visit the nearest Regional Lands Office; [http://www.flr.gov.nl.ca/department/contact\\_land.html](http://www.flr.gov.nl.ca/department/contact_land.html)



Scale 1:2,500  
Compiled on February 23 2023

Figure 2:

