

# **Environmental Assessment Registration**

Personal Cottage (158142)  
on the Pinware River in the Labrador Straits, NL

**Jeremy W. O'Brien**

November 3, 2021

**NAME OF UNDERTAKING:**

Pinware River Personal Cottage

**PROPONENT:**

Name: Jeremy W. O'Brien

Official Title: N/A

Address: [Redacted]

Telephone No.:

Email:

**Principal contact for purposes of environmental assessment:**

Name: Jeremy W. O'Brien

Official Title: N/A

Address: [Redacted]

Telephone No.:

Email:

**THE UNDERTAKING:**

- (i) Name of the Undertaking: Personal Cottage
- (ii) Purpose/Rationale/Need for the Undertaking: Recreational purposes

**DESCRIPTION OF THE UNDERTAKING:**

- (i) **Geographical Location:** Approx. 523100 E / 5730516 N
  - Near the 63<sup>rd</sup> km from the Quebec/Labrador border on Trans-Labrador Highway ("TLH") 510 towards Goose Bay.
  - Access begins near the 63<sup>rd</sup> km from the Quebec/Labrador border on TLH 510 towards Goose Bay. There is no access road. Access consists of a combination of walking 60-year-old fishing trails and rowing boats across Pinware River to the cottage area in summertime and via the trails on snowmobile in wintertime. No access roads will be constructed.
  - Bounded on the south, west and east by the Pinware River and on the north by forest. TLH Route 510 is located approximately 610m to the east (on the opposite side of Pinware River).
  - Please see figures in Appendix A.
  - The proponent will not be engaging many commercial activities whatsoever in association with any of the land described in this document.

(ii) **Physical Features:**

The personal cottage will be maximum of 10m long, 6m wide and 6m high. It will be constructed on-site. It will be at least 20 metres from the nearest river (Pinware River). It will be constructed on flat, level land.

Trees will be cut from a section (measuring approximately 30m x 60m) of the lot for the cottage. There are no lots adjacent to this lot. There are no walking trails or roads of any sort across the land. Other than that, there will be no biological or physical environmental effects in the area.

There will be potable water brought in and an outhouse constructed.

(iii) **Construction:**

The cottage will be constructed by the proponent and family members on-site. Construction will commence by the spring of 2022 and will take up to eighteen months.

Materials for construction will be transported to site using snowmobile and by walking on trails that have existed for at least six decades (see Figure 4 in Appendix A). No cutting and/or changes will be made to these trails.

The plot is 100% wooded. Some cutting will be required but no excavation will be carried out.

Trees will be cut with a chainsaw to clear the land for the cottage and outhouse and the trees will be used personally for firewood.

The cottage will be powered using a portable generator or solar panel or combination. The power source will be installed during the construction period.

A water supply will not be required as potable water will be transported in. An outhouse will be located next to the remote cottage and it will be approximately 4 feet by 4 feet in size. It will be within the clearing boundary. It will be located at least 40m from the nearby river. Please see Figure 4 in Appendix A.

No road construction of any kind will be undertaken.

Otherwise, there will be no sources of pollutants during the construction period as all waste will be transported from site and properly disposed of. Continuous effort will be made to ensure there are no negative effects on the environment.

No resource conflicts are anticipated.

(iv) **Operation:**

The personal cottage will be a permanent facility and will be used for recreational purposes only.

During operation, all waste materials will be disposed of off-site. All waste will be carried from site using backpacks just as all recreational anglers have done and continue to do.

During the winter months, waste will be carried from site on snowmobile. No waste will be disposed of on-site. There will be no potential sources of pollutants during the operating period.

(v) **Occupations:**

The cottage will be a privately owned facility, solely for recreational use. There will be no employment or commercial use of any kind during construction or operation.

(vi) **Project Related Documents:** *N/A*

**APPROVAL OF THE UNDERTAKING:**

- Deed from Crown Lands with Provincial Government to occupy the area.
- Permit to cut trees from Department of Fisheries and Land Resources.

Crown Lands application number: 157573 (personal cottage).

**SCHEDULE:**

The earliest start date of this undertaking is the spring of 2022. The latest start date is the fall of 2022. These dates coincide with pending approvals and desire to complete construction in fall or winter.

**FUNDING:**

The funding for this project will be provided entirely by the proponent. Estimated cost of the undertaking is \$20,000.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

# Appendix A

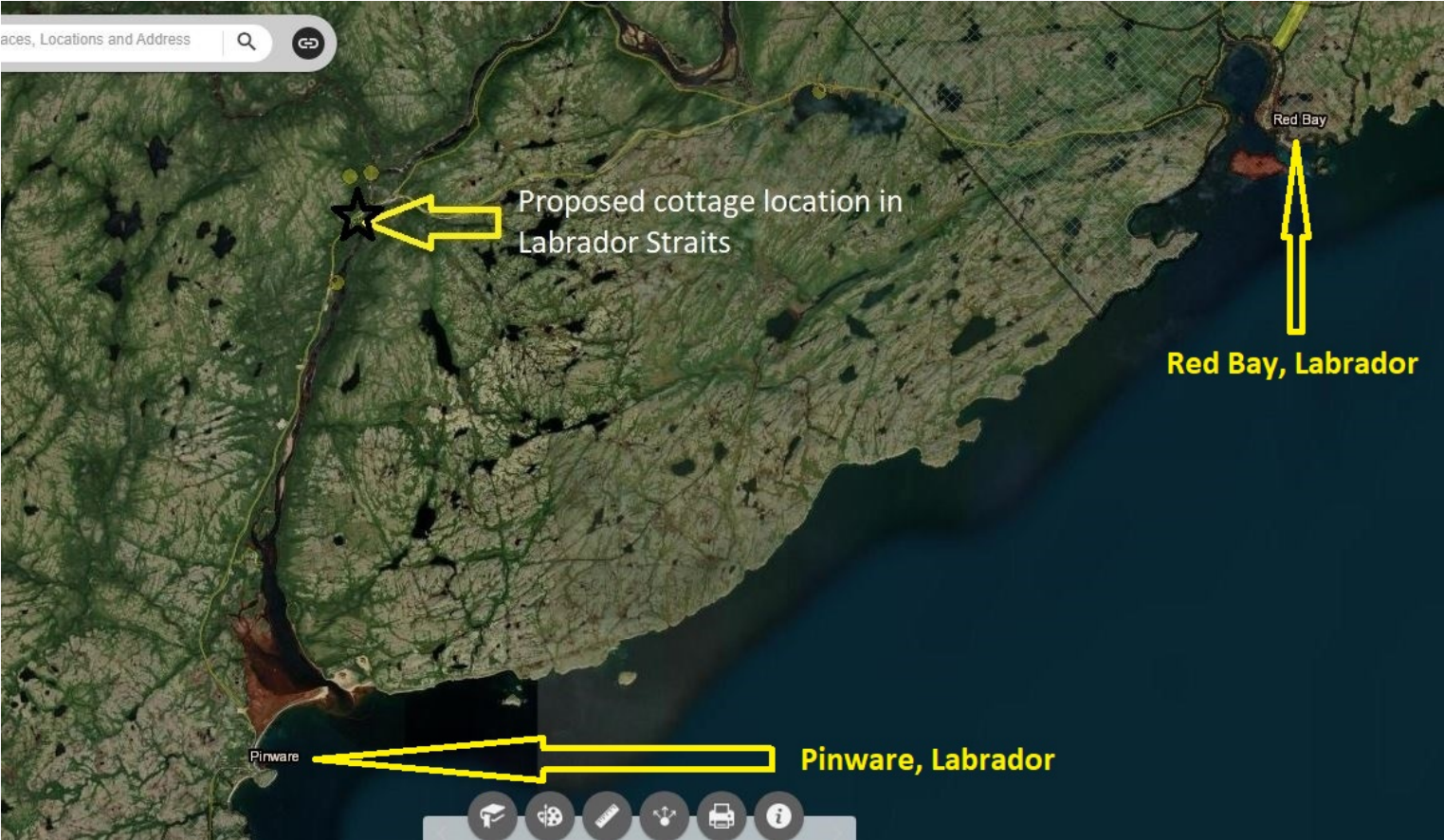
# Figure 1: Pinware River Valley (near Pinware River Bridge)

Jeremy O'Brien Cottage: Proposed site location relative to Pinware River Bridge, Pinware River, Labrador



# Figure 2: Labrador Straits (from Pinware to Red Bay)

Jeremy O'Brien Cottage: Proposed site location relative to Labrador Straits, Labrador



# Figure 3: Province of NL

Jeremy O'Brien Cottage: Proposed site location relative to Newfoundland and Labrador





# Figure 4: Artistic Sketch

Jeremy O'Brien Cottage: Artistic sketch of exact location.

