

Environmental Registration
4 Lot Cottage Development – Salmonier Line
St. Catherine’s

Name of Undertaking: Cottage Lot Development Salmonier Line, Route 90, St. Catherine’s

Proponent:

Mr. Jerome Power
Jerome Power Contracting Ltd.
17 Alderberry Lane
St. John’s, NL
A1E 6A5
(709)-687-4646

Principal Contact Person for Purpose of Environmental Registration:

Mr. Stephen Power P.Eng. (Mae Design Limited)
615 Conception Bay Highway
Conception Bay South, NL
A1X 3H1
(709)-834-1554

The Undertaking:

Name: Private Land Cottage Lot Development Salmonier Line, Route 90, St. Catherine’s

Purpose: Subdivision of land for the development of four (4) new additional cottage lots to be constructed and sold. The existing cottage and associated lot is to remain as private property in the proponent’s name. No additional development on the existing cottage lot property is proposed.

Description of the Undertaking:

(i) **Geographical Location:**

Property is located off of Salmonier Line (Route 90) south of the Trans Canada Highway on the Avalon Peninsula of Newfoundland and Labrador. Please see attached legal survey and project location drawings C-1 and C-2.

(ii) **Physical Features:**

The property is adjacent to Salmonier River and is bordered on the west boundary by a stream and on the east by a low lying wetland and finger of water connecting to Salmonier River. With the exception of the wetland area the property is predominately tree covered and at a higher elevation than the river. The land is dry in the tree covered area and there is no evidence of past flooding. The risk of flooding in the dry area appears low given the property elevations. There is an existing steel pedestrian bridge that crosses the finger of water providing a connection between the dry land on the west and the dry land on the east side of the property. There is also a laneway from the existing cottage lot to

Salmonier River that is used as a walking trail to the river. Various small animals and birds are likely to be within the property boundary.

(iii) **Construction:**

Attached drawings C-3 and C-4 illustrate the proposed layout of the development.

An access road, approximately 200 metres long by 9.76 metres wide will be required to provide access to the individual cottage lots. Included as drawing C-5 is a cross section of the proposed access road. The roadway will make up an area of approximately 0.20 ha. The roadway construction clearing and grubbing was started in the fall of 2019. Only clearing and some grubbing has been completed to date. The finished roadway is proposed to be of gravel construction. There is a portion of the roadway already cleared that is closer to the finger of water on the east side of the property than what is expected to be permitted by regulations. It is therefore proposed to reinstate this area with native vegetation. Existing vegetation will be preserved between the proposed roadway and the water bodies. The existing laneway to Salmonier River will remain "as-is" and remain undeveloped past the point of intersection with the proposed new access roadway. Construction of the roadway will take approximately 1-2 months.

The cottage lots will be cleared of trees only to the extent necessary to permit development. It is expected that approximately 0.15 ha of land will be cleared for each cottage lot development. Driveways to the cottage lots will connect to the access road and be finished with gravel. The cottage lots will require on site services (well and septic disposal field). A 30m vegetated buffer will be maintained along the rear of the proposed lots bordering the stream on the west side of the property. On the south side of the property between cottage lot 4 and Salmonier River an undeveloped and vegetated area will be maintained and left as undeveloped. Each cottage lot development will take approximately 4-6 months.

iv) **Construction Operation:**

Grubbing material will be removed from the site and disposed of on private property and will adhere to relevant regulatory requirements. This will be followed by the shaping of the access roadway and clearing and grading of the cottage areas. Minor fill placement may be required in low areas and excavation may be required at high points in order to construct a smooth driving surface. After the roadway has been brought to finished subgrade, granulars will be placed and compacted on the surface. Areas disrupted away from the road surface will be finished with native vegetation.

v) **Pollutants:**

Pollutants from this project will possibly include emissions from the heavy equipment used to construct the roadway, potential for fuel leaks during equipment operation and refueling of the equipment, and sediment finding its way into the waterways during construction activities.

Mitigation measures will include using well maintained equipment that meet regulatory standards for emission output, fueling vehicles near the main route 90 roadway and away from the waterbodies, maintaining fuel spill kits (ie. absorbent material) on the construction site, installing silt screens and settling areas where sediment can make its way into watercourses and only clearing and grubbing the cottage lots just prior to the commencement of construction.

vi) Occupations:

This project will most likely range between 3-4 employees to complete the roadway work and 5-10 people for each cottage lot development. Employees will most likely be trained in heavy equipment operation (excavator, dump truck), carpenters for cottage construction as well a surveyor will be sourced for the layout of the roadway and property boundaries of the four (4) cottage lots.

(iv) Project Related Documents:

- a. Photographs of Project Area
- b. Location Plan Drawing (C-1)
- c. Aerial View Drawing (C-2)
- d. Development Concept Plan (C-3)
- e. Cottage Lot Plan (C-4)
- f. Access Road Cross Section (C-5)

Approval of the Undertaking:

Approvals for the undertaking will include:

Department of Municipal Affairs and Environment Approval for work within 15 metres of a water body.

Department of Government Services Approval for on-site sewage disposal for each cottage lot.

Schedule:

The Project access road would commence in mid to late May 2020. The cottage lot developments would commence July 2020 and cottage construction will likely continue for 1 to 2 years.

Funding:

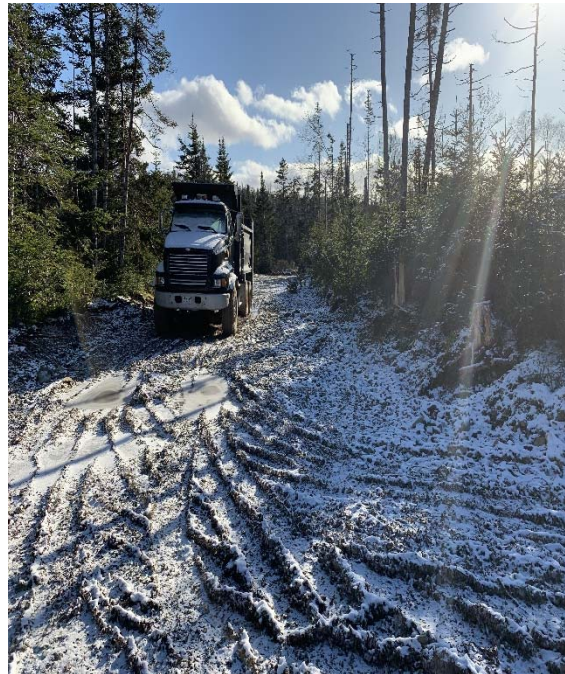
No federal, Provincial or other Government funding will be used for this project.

Estimated budget of the project will be \$50,000 for construction of the roadway and approximately \$250,000 for each cottage lot.

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4 Lot Cottage Development – Salmonier Line
St. Catherine's



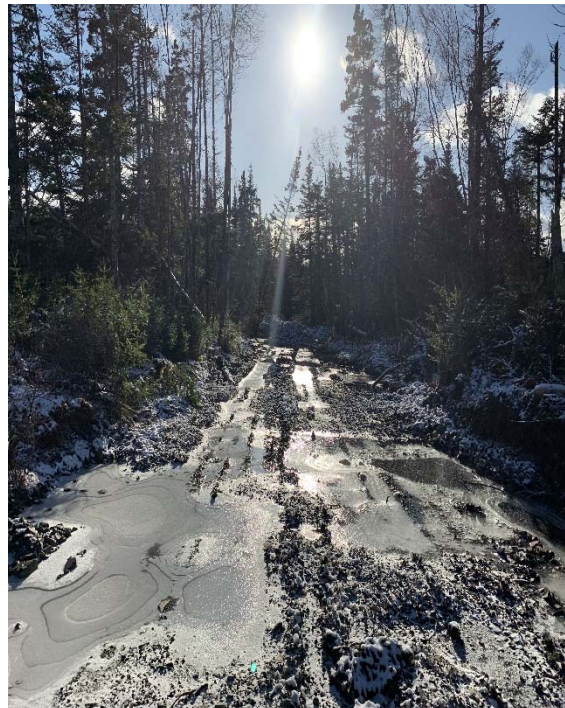
Picture 1 – Roadway (December 14, 2019)



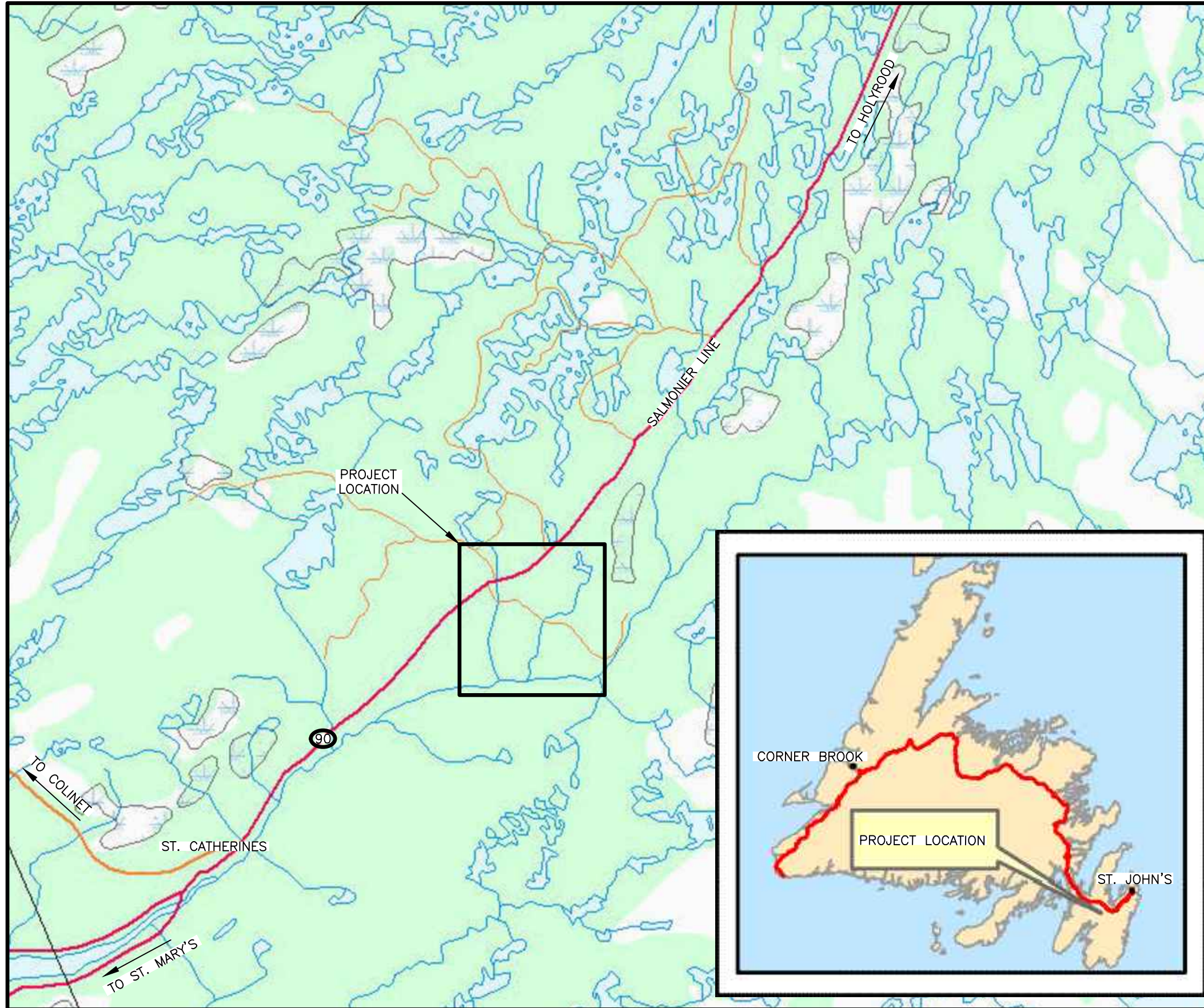
Picture 2 – Roadway (December 14, 2019)



Picture 3 – Roadway (December 14, 2019)



Picture 4 – Roadway (December 14, 2019)



LOCATION MAPPING

SCALE = N.T.S.

1
C-1 | C-1

NOTES

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<p>PROVINCE OF NEWFOUNDLAND</p>	
	<p>PERMIT HOLDER This Permit Allows</p>
<p>MAE DESIGN LIMITED</p>	
<p>To practice Professional Engineering in Newfoundland and Labrador. Permit No. as issued by APEGN FQ249 which is valid for the year 2020.</p>	

	<table> <tr> <td>A</td> <td>DETAIL NO.</td> </tr> <tr> <td>B</td> <td>DRAWING NO. WHERE DETAIL REQUIRED</td> </tr> <tr> <td>C</td> <td>DRAWING NO. WHERE DETAILED</td> </tr> </table>	A	DETAIL NO.	B	DRAWING NO. WHERE DETAIL REQUIRED	C	DRAWING NO. WHERE DETAILED
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MAE Design Limited
CONSULTING ENGINEERS

TEL (709) 834-1554 FAX (709) 834-1558

DRAWN BY: K.N. DATE: NOVEMBER 2019

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APPROVED BY:

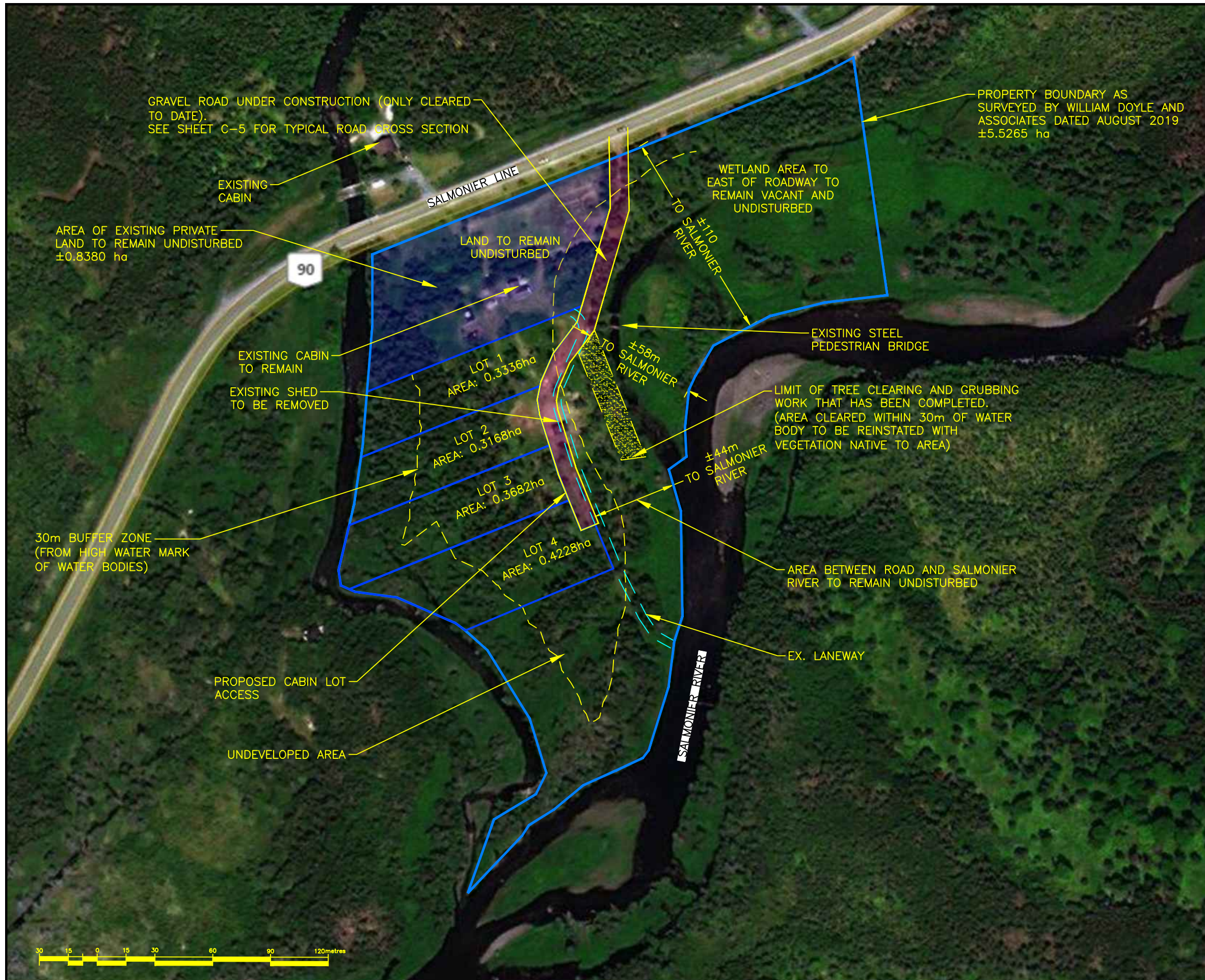
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PROJECT

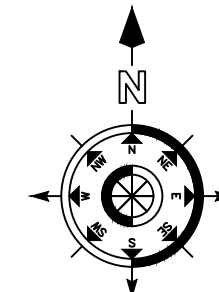
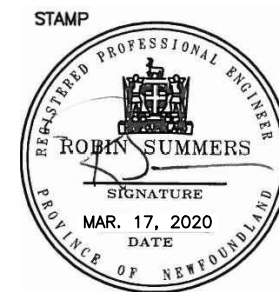
**LAND DEVELOPMENT
CONCEPT PLAN
SALMONIER LINE**

HOLYROOD NEWFOUNDLAND

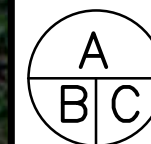
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 WHERE DETAILED



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APPROVED BY:

SCALE: 1:2000

PROJECT
**LAND DEVELOPMENT
 CONCEPT PLAN
 SALMONIER LINE**

HOLYROOD NEWFOUNDLAND

PROJECT No.
2019.112

DRAWING No.
C-3
 SHEET 3 OF 5



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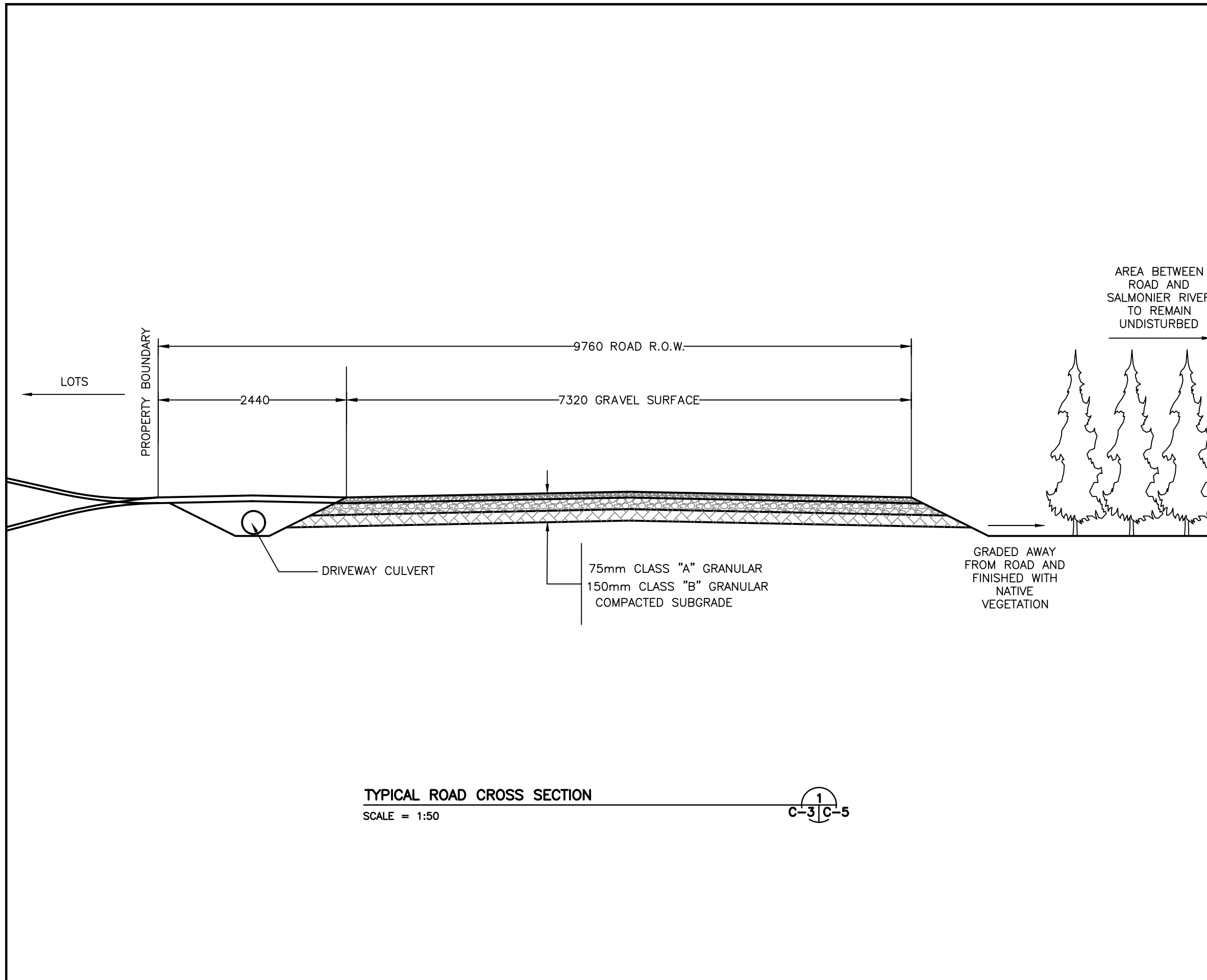
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PROJECT

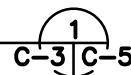
**LAND DEVELOPMENT
PROPOSED LOT PLANS
SALMONIER LINE**

HOLYROOD NEWFOUNDLAND

PROJECT No. 2019.112	DRAWING No. C-4 SHEET 4 OF 5
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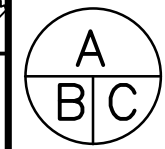
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 WHERE DETAILED



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DRAWN BY: K.N. DATE: NOVEMBER 2019

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APPROVED BY:

SCALE: 1:2000

PROJECT
**LAND DEVELOPMENT
 ROAD CROSS SECTION
 SALMONIER LINE**

HOLYROOD NEWFOUNDLAND

PROJECT No.
2019.112

DRAWING No.
C-5
 SHEET 5 OF 5