



GOVERNMENT OF  
NEWFOUNDLAND AND LABRADOR  
**Department of Government Services & Lands**  
**Lands Branch, Land Management Division**

## **Boom Siding Cottage Development Proposal**

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### **EIA Registration**

**1. NAME OF UNDERTAKING**

Boom Siding Cottage Development Proposal

**2. PROPONENT**

**(i) Name of Body**

Land Management Division, Department of Government Services and Lands  
Howley Building, Higgin's Line, P.O. Box 8700, St. John's, NL A1C 4J6  
Mr. Barry Butt, Director, 729 - 3227

**(ii) Contact Person**

Mr. John Howley, Resource Planner, 729 - 0501

**3. THE UNDERTAKING**

**(i) Nature of the Undertaking**

The project consists of the allocation of 14 cottage lots at Boom Siding. The general area is a former railway siding and has extensive pre-existing development on the opposite the site of the road from the Planning Area, along the shore of the Humber River. Part of the Planning Area itself has been excavated for aggregate extraction and part has been subject to grading associated with the twinning of the TCH in the area. No new road construction or upgrading will be required as an existing road provides direct access to all lots and the TCH. (See Map 2).

**(ii) Purpose / Rationale / Need for the Undertaking**

The current submission is due to the demand for cottage lots in the region.

#### 4. DESCRIPTION OF THE UNDERTAKING

##### (i) Geographic Location

**Description:** Boom Siding is located approximately 3 km west of the Town of Pasadena, between the Trans Canada Highway and the Humber River, at the south end of Deer Lake. The entire Planning Area is approximately 1.25 km long, up to 0.25 km wide and is 0.23 sq. km. in area. The area to be developed consists of 14, 1 acre (0.4 ha) lots, totaling approximately 5.7 ha (0.057 sq. km.).

**Maps:** Map 1 (1:50,000) and Map 2 (1:5,000) attached.

##### (ii) Physical Features

Please refer to attached maps which show terrain features, pre-existing development and proposed lot layout. Generally the area is located along a road running along the bank of the Humber River. The area is well drained, steeply sloping in places, and is covered with typical Newfoundland forest cover, predominantly back spruce with balsam fir, larch and occasional hardwoods. Pre-existing development in the form of cottages and residences is located on the river side of this road but none on the Planning Area side. At the western end of the Planning Area there is an abandoned aggregate extraction site. The existing gravel road to the Boom Siding Planning Area provides access to all new lots. The length of this road along the Planning Area is about 1.35 km. This road is in excellent condition. When the TCH was twinned in this area, an underpass was built, providing safe vehicular access to the existing development. Therefore, no new road construction, upgrading or alignment is necessary or proposed for this development.

##### (iii) Construction

The 14 proposed lots will front on the existing road as indicated on Map 2. Slight alterations of this lot plan may be required to account for terrain conditions. All development will be serviced with on-site well and septic systems in accordance with Goernment Service Centre standards. Construction associated with this development will be limited to cottages constructed by each of the future lot owners. The construction period will begin immediately after lot allocation and can be assumed to be completed within a year. Potential sources of pollutants during the construction period will be that typically associated with individual cottage construction. Backhoes may be used for installation of septic tanks and possibly bulldozers for localized grading to prepare ground for installation of foundations, however there is no anticipated extensive heavy equipment use or storage of fuels or other chemicals on-site.

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(iv) **Operation**

**Description:** 14 cottage lots, each having individual owners.

**Estimated period of operation:** Permanent (by each individual cottage owner).

**Potential sources of pollutants:** Malfunctioning on-site waste disposal systems; typical residential use of pesticides and herbicides.

**Potential causes of resource conflicts:** None.

(v) **Occupations:** 14 individually owned cottages.

(vi) **Project-Related Documents:**

Boom Siding Recreational Cottage Development Proposal. Land Management Division, Department of Government Services and Lands. January, 2003.

ILUC 1076: Boom Siding Recreational Cottage Development Proposal. Land Management Division, Department of Government Services and Lands. June, 2003.

**5. APPROVAL OF THE UNDERTAKING**

i) **Project:** ILUC (Interdepartmental Land Use Committee) Approval (Pending).

ii) **Individual cottage owners:** Septic design and lot survey approval from the Government Service Centre.

**6. SCHEDULE**

**Latest date by which the proponent would like to complete the requirements of The Environmental Assessment Act and seek approval for the undertaking:** July 31, 2003; to provide opportunity for cottage lot recipients to start construction while building conditions are ideal; and to ensure greater likelihood of lots being allocated during this fiscal year.

**7. FUNDING** N/A.

**8. SUBMITTED**

\_\_\_\_ Mr. Barry Butt  
Director, Land Management Division  
June 10, 2003