



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

Pinchgut Lake Cottage Development Proposal

EIA Registration

1. NAME OF UNDERTAKING

Pinchgut Lake 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 26 infill cottage lots in a pre-existing cottage development area at the north end of Pinchgut Lake. 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: Pinchgut Lake is approximately 5 km long by 1 km wide and is situated on the east side of the TCH 20 km south of the City of Corner Brook. (See Map 1).

It has a surface area of approximately 3.5 sq. km and 13.7 km of shoreline. The access road from the TCH to the existing cottage lots at Pinchgut Lake is about 6 km in length. The existing road provides access to all new lots and is in excellent condition. Therefore, no new road construction, upgrading or alignment is necessary or proposed for this development. The entire Planning Area is approximately 6 km long, up to 2 km wide and is 9.3 sq. km. in area. The area to be developed, consisting of 26, 1 acre (0.4 ha) lots, totals approximately 10.5 ha (0.105 sq. km.).

Map: Map 1 (1:25,000) attached.

(ii) Physical Features

Please refer to attached map which shows terrain features, pre-existing development and proposed lot layout. Generally, the area is located along a road running along the north shoreline of Pinchgut Lake. Approximately 75 cabins have previously been developed there over the past several decades. The area is well drained, steeply sloping in places, particularly on the eastern side of the pond, and is covered with typical Newfoundland forest cover, predominantly black spruce with balsam fir, larch and occasional hardwoods.

(iii) Construction

The 26 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 Government 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.

(iv) **Operation**

Description: 26 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:** 26 individually owned cottages.

(vi) **Project-Related Documents**

Pinchgut Lake Recreational Cottage Development Proposal. Land Management Division, Department of Government Services and Lands. March, 2003.

ILUC 1077: Pinchgut Lake 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.