



GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR
Department of Environment and Conservation
Lands Branch, Land Management Division

Flatwater Pond Cottage Development Area

Environmental Assessment Registration

1. NAME OF UNDERTAKING

Flatwater Pond Cottage Development Area

2. PROPONENT

(i) Name of Body

Land Management Division, Department of Environment and Conservation

(ii) Contact Person

Mr. John Howley, Resource Planner, Land Management Division
Howley Building, Higgin's Line, P.O. Box 8700, St. John's, NF A1C 4J6

3. THE UNDERTAKING

(i) Nature of the Undertaking

The project consists of the development of 30 cottage lots within the Flatwater Pond Cottage Planning Area. (See Map 1, attached). An area of approximately 12 ha (30 acres) of land will be required for the 30 lots (each of a standard size of 0.4 ha; 1 acre). The number of lots may be reduced depending on terrain conditions. Size of lots may vary as well depending on terrain. Approximately 1.35 km of new road construction will be required (1.06 ha; 2.61 acres) to provide vehicular access to the lots. The roads will be extensions to pre-existing accesses to Route 413. The lots will be sold for the purpose of cottage lot development only. The proponent (Lands Branch) will construct the road, survey and sell the lots. All further development will be the responsibility of subsequent individual lot owners. Note that the layout

depicted is not necessarily final and the shapes of the lots and road may be altered slightly from that depicted. However, even if that occurs, there will be no significant additional land requirements for this proposal nor will the number of lots be increased.

(ii) Purpose / Rationale / Need for the Undertaking

Flatwater Pond has been used as a location for cottage development and outdoor recreation for several decades. The need for the undertaking is to accommodate demand for cottage lots on the Baie Verte Peninsula and to ensure further such development takes place in a regulated, safe and environmentally sound manner.

4. DESCRIPTION OF THE UNDERTAKING

(i) Geographic Location

The Flatwater Pond Cottage Planning Area is centrally located on the Baie Verte Peninsula. It is accessible by passenger vehicle via the Baie Verte Peninsula highway (Route 410) and the Burlington access road (Route 413). The Planning Area comprises an area of 535.7 ha (1,324 acres). Development proposed under this undertaking will be confined to discrete areas on the northern and northeastern shorelines of Flatwater Pond and will consist of extensions to pre-existing cottage development areas. At a typical cottage lot size of 0.4 ha each, the 30 proposed lots represent a total development area of 12 ha. The remainder of the Planning Area shall be restricted from further cottage development.

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

(ii) Physical Features

Generally, the Planning Area can be characterized as maritime boreal forest comprising black spruce, balsam fir and hardwood plants and shrubs as well as occurrences of rock outcrop, fen, bog, ponds and streams. The land is hilly but as the Planning Area consists mainly of the shoreline of the pond, the land generally slopes towards it. Areas where development is proposed are well drained and dry. Areas which may be subject to wet surface conditions shall be left undeveloped.

(iii) Construction

Development of individual cottage lots will be undertaken by individual owners once lots have been allocated. Potential sources of pollutants during the construction period will be those typically associated with individual residential construction and

site preparation (i.e. vegetation removal, grading). There is no anticipated extensive long term heavy equipment use or storage of fuels or other chemicals associated with cottage construction. There is no time frame for individual cottage construction as this will be dependent upon each lot owner. About 0.33 km of new road construction will be required to access the cottage lots in Development Area A. About 1 km will be required for Development Area B, which includes upgrading the existing road in this area, which is in poor shape. Roads are to be constructed to Class A gravel road standards in accordance with provincial road construction specifications. Road construction should require no more than one month. Again, there is no anticipated long terms storage of fuels or chemicals associated with the road construction phase.

(iv) Operation

Description: A maximum of 30 new cottage lots with on site sanitary and potable water facilities.

Estimated period of operation: Ownership of cottage lots will be permanent by each individual lot owner. Use of individual cottages will, of course vary from owner to owner, but due to the nature of cottage use activity, occupations will typically take place for short periods seasonally and on weekends rather than on a daily basis.

Potential sources of pollutants: Sources of pollutants will those typically associated with residential types of uses having on-site servicing as well as road construction during the construction period.

Potential resource conflicts: The provincial Land Use Atlas reveals that there are no land uses falling within the Planning Area boundary that would conflict with the proposed development. Currently, development within the Planning Area consists of a total of 69 existing cottages which are generally grouped in two areas and can be seen on Map 1. However these are quite far from the proposed new cottage development. There are several additional cottages near or on the pre-existing roads to the new proposed cottage development areas. (5 in Area A, 8 in Area B). Immediately adjacent to the Planning Area but on the opposite side of the pond, and approximately 2.5 km from the nearest proposed cottage, is a privately operated former provincial park. No new development proposed under this plan will be situated, or concentrated to an extent, where it could unduly affect this or any other land use.

(v) Occupations:

There will be a maximum of 30 new individually owned cottage lots to be developed within designated areas. There is no time frame for construction, which will be at the discretion of individual lot owners. Often, cottages are built by owners. Estimates

of employment generated would therefore be purely speculative. However, it can be assumed there likely will be will be some employment in trades typical of those associated with residential home construction. Some employment will also be generated in lot surveying and road construction prior to lot allocation, but in both cases, these will be for a short period of time, perhaps up to one month.

(vi) **Project-Related Documents:** ILUC Referral.

5. APPROVAL OF THE UNDERTAKING

Project: ILUC (Interdepartmental Land Use Committee)

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:

June 30, 2006.

7. FUNDING N/A.

8. SUBMITTED

**Barry Butt
Director, Land Management Division**

Date: April 19, 2006



