



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

Big Cook's Pond Cottage Management Plan

Environmental Assessment Registration

1. NAME OF UNDERTAKING

Big Cook's Pond Cottage Management Plan

2. PROPONENT

(i) Name of Body

Land Management Division, Department of Environment and Conservation

(ii) Contact Person

Mr. Darren Moore
Land Management Specialist
Dept. of Environment and Conservation
The Noton Building, P. O. Box 2006
Corner Brook, NL
A2H 6J8

3. THE UNDERTAKING

(i) Nature of the Undertaking

The project consists of the establishment of 25 remote cottage lots within the Big Cook's Pond Cottage Planning Area. No road construction will be required for these remote access lots. (See Map 1). The Big Cook's Pond Cottage Planning Area was established as a Crown Land Reserve under Crown Land Directive 067-00-W on November 15, 2000. Within the area there are 6 existing cottages, an abandoned structure and one adventure tourism development, totaling 8 occupations of land. Two of the cottages have no known tenure. The Big Cook's Pond Cottage Management Plan is being prepared to ensure further development is limited to acceptable levels with regard to environmental and health safety concerns and in appropriate locations with respect to other land uses.

4. DESCRIPTION OF THE UNDERTAKING

(i) Geographic Location

Description:

The Big Cook's Pond Cottage Planning Area is situated approximately 14 km southwest of the City of Corner Brook. It is accessible by passenger vehicle via the Trans Canada Highway and an unpaved resource road that intersects the TCH 6.6 kilometres south of the intersection of the TCH and Route 458. The Planning Area comprises an area of roughly 2,000 ha (4,942 acres). Development proposed under this undertaking will be confined to sites alongside Big Cook's Pond in two development areas. (See Map 1). At a typical cottage lot size of 0.4 ha each, the 25 proposed lots represent a total land development area of 10 ha. The remainder of the Planning Area shall be restricted from further cottage development. Development areas are well drained and covered with typical Newfoundland forest cover, predominantly back spruce with balsam fir, larch and occasional hardwood trees and shrubs.

Maps: Map 1 (1:50,000), attached.

(ii) Physical Features

Generally, the Planning Area can be characterized as a post-glacial forested river valley, comprising rock outcrop, fen, bog, ponds and streams. Forest cover consists of black spruce with scattered hardwood trees and shrubs. The area is bisected by an abandoned rail bed running roughly parallel to a river (Cook's Brook) at a general height of 150 m above sea level. Highlands on either side of the valley reach 300 m ASL. There are two major ponds, Big Cook's Pond and Little Cook's Pond, draining via Cook's Brook to the Bay of Islands, approximately 9 km to the north. Refer to Map 1.

(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 building 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 construction. Given the fact that remote sites will not be accessible to heavy equipment it is unlikely that any such equipment shall be used. There is no time frame for construction as this will be dependent upon individual lot owners. No road construction is proposed.

(iv) Operation

Description: A maximum of 25 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 the nature of cottage use is that occupations will typically be 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 type uses having on-site servicing.

Potential resource conflicts: The provincial Land Use Atlas reveals that within the planning area boundary, there are the following land uses: the former rail bed (which is linear park under the jurisdiction of the Department of Tourism, Culture and Recreation), productive forest and a scheduled salmon river (Cook's Brook). No cottage development proposed under this plan will be situated, or concentrated to an extent, where it could unduly affect any of these. Corner Brook Pulp and Paper Company and the Department of Tourism, Culture and Recreation have both been contacted and have approved the proposed cottage development. The provincial Land Use Atlas indicates no other land use conflicts. All development will be required to meet provincial standards for on-site well and septic systems.

(v) Occupations:

There will be a maximum of 25 new cottages constructed. This undoubtedly will create some employment in the local area in home building related occupations. However, since there are no time limitations on when construction can take place and since, quite often, cottages are constructed by the owners, it is not possible to quantify employment that may be generated.

(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:

March 31, 2006.

7. FUNDING N/A.

8. SUBMITTED

**Barry Butt
Director, Land Management Division**

Date: January 19, 2006

