



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

BADGER LAKE
COTTAGE DEVELOPMENT PLAN
ILUC REFERRAL

NOVEMBER 2007

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Badger Lake Cottage Development Plan ILUC Referral

1. NAME OF UNDERTAKING

Badger Lake Cottage Development

2. PROPONENT

(i) Name of Body

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Department of Environment and Conservation

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3. THE UNDERTAKING

(i) Nature of the Undertaking

The project consists of the development of 45 cottage lots in the Badger Lake area. Badger Lake is comprised of Crooked Lake, Paul's Lake and Joe's Lake. Currently there are plans for two separate cottage development areas, one extending from cottage development areas Phase 1 and 2 at Paul's Lake consisting of up to 22 lots. Another proposed development will be established

along the eastern shoreline of Joe's Lake consisting of up to 23 lots. Both of these developments will be single tier recreational cottage developments.

Allocation of the lots will be by public draw. No new sites will be developed along the west (TCH) side of Badger Lake.

(ii) Purpose / Rationale / Need for the Undertaking

Badger Lake has for several decades been a desirable area for cottage development. The last cottage development in the planning area took place in 2000 with Phase 1 and 2 at Paul's Lake. The Central Lands Office has continued to receive inquiries for cottage sites in the area since then.

Presently there are approximately 258 cottage leases and grants issued around Badger Lake. Of these, 141 are located at Crooked Lake, 75 are located at Paul's Lake, and 42 are located at Joe's Lake.

This development plan has been proposed to accommodate the demand, and prevent further unplanned cottage development and to avoid and mitigate land use conflicts.

4. DESCRIPTION OF THE UNDERTAKING

(i) Geographic Location

Description: The Badger Lake Planning Area is located near the Trans Canada Highway between the communities of Badger and South Brook in Central Newfoundland (See Map 1). Crooked Lake, Paul's Lake, and Joe's Lake are collectively known as Badger Lake, Crooked Lake being the most northerly then running down to Paul's Lake and then Joe's Lake. The Badger Lake Planning Area boundary consists of a 1 km radius buffer around Badger Lake. It is approximately 4,884 ha in size with approximate length of 15 km and maximum width of 5 km. Crooked Lake is about 4 km long and 3 km wide. It has a surface area of approximately 475 ha and over 16 km of shoreline. Paul's Lake is about 3.2 km long and 0.8 km wide. It has a surface area of approximately 180 ha and over 10 km of shoreline. Joe's Lake is about 5.5 km long and 1.3 km wide. It has a surface area of approximately 474 ha and over 18 km of shoreline.

There are two designated Cottage Development Areas within the Cottage Planning Area; they are Paul's Lake (See Map 2) and Joe's Lake (See Map 3).

Note the distinction between the terms "Cottage Planning Area" and "Cottage Development Area". "Cottage Planning Area" refers to the entire planning area designated by Crown Land as depicted in Map 1. Note that the Planning Area does not necessarily place restrictions on other activity, such as wood harvesting, within the Planning Area but does restrict cottage development to designated

areas. Two localized Cottage Development Areas are contained within this Cottage Planning Area. It is only within these two Cottage Development Areas that cottage development is proposed. There is potential room for a third Cottage Development Area for Crooked Lake but there are no immediate plans for development there.

Access to the planning area was opened up by logging activity during the 1960's. Large scale cottage development began in the 1970's when a logging camp known as Rocky Brook was built and employees working from the camp began erecting cabins nearby, with approval from the paper company. In 2006 a new bridge was constructed to provide access to the eastern shorelines of Paul's Lake and Joe's Lake.

The Abitibi Consolidated Ltd. resource woods roads have allowed for development to occur along the eastern shoreline of Badger Lake, mainly Paul's Lake. The cottage access road for Paul's Lake is approximately 1.7 km along an Abitibi Consolidated Ltd. woods road off of the Trans Canada Highway. South Brook is approximately 42 km to the north while Badger is located approximately 13 km to the south.

Maps: Map 1 (1:60,000), Map 2 (1:10,000), and Map 3 (1:7,500).

(ii) Existing Site

The land surrounding Badger Lake is held under timber licence by Abitibi Consolidated Ltd. Currently there are several silviculture, planting, and pre-commercial thinning projects in the area. The Badger Lake Planning Area has been established to create a buffer with these forestry management areas in order to prevent any land use conflicts. A forest access road crosses to the east side of the lake from the Trans Canada Highway between Paul's and Joe's Lake. A decommissioned logging camp is set up at the south end of Paul's Lake where it is now used for equipment storage. Two abandoned Christmas tree plantations are located just south of the proposed cottage development area for Paul's Lake. A designated canoe route runs the entire length of Badger Lake. The former Catamaran Park is now privatized and is located approximately midway along Joe's Lake on the west side. Cottage development runs almost continuous from along the north side of Crooked Lake to approximately 1 km south of Rocky Brook along Joe's Lake on the west side.

(iii) Development

The current proposed development consists of 45, 0.4 ha unserviced cottage lots, totaling approximately 18 ha. The 3 km of road development, having a 15 metre right-of-way, will comprise a further 4.5 ha. A preliminary site design has been laid out as indicated on the attached Maps 2 and 3. It is expected that the proposed lot layout may change as terrain conditions warrant upon closer field

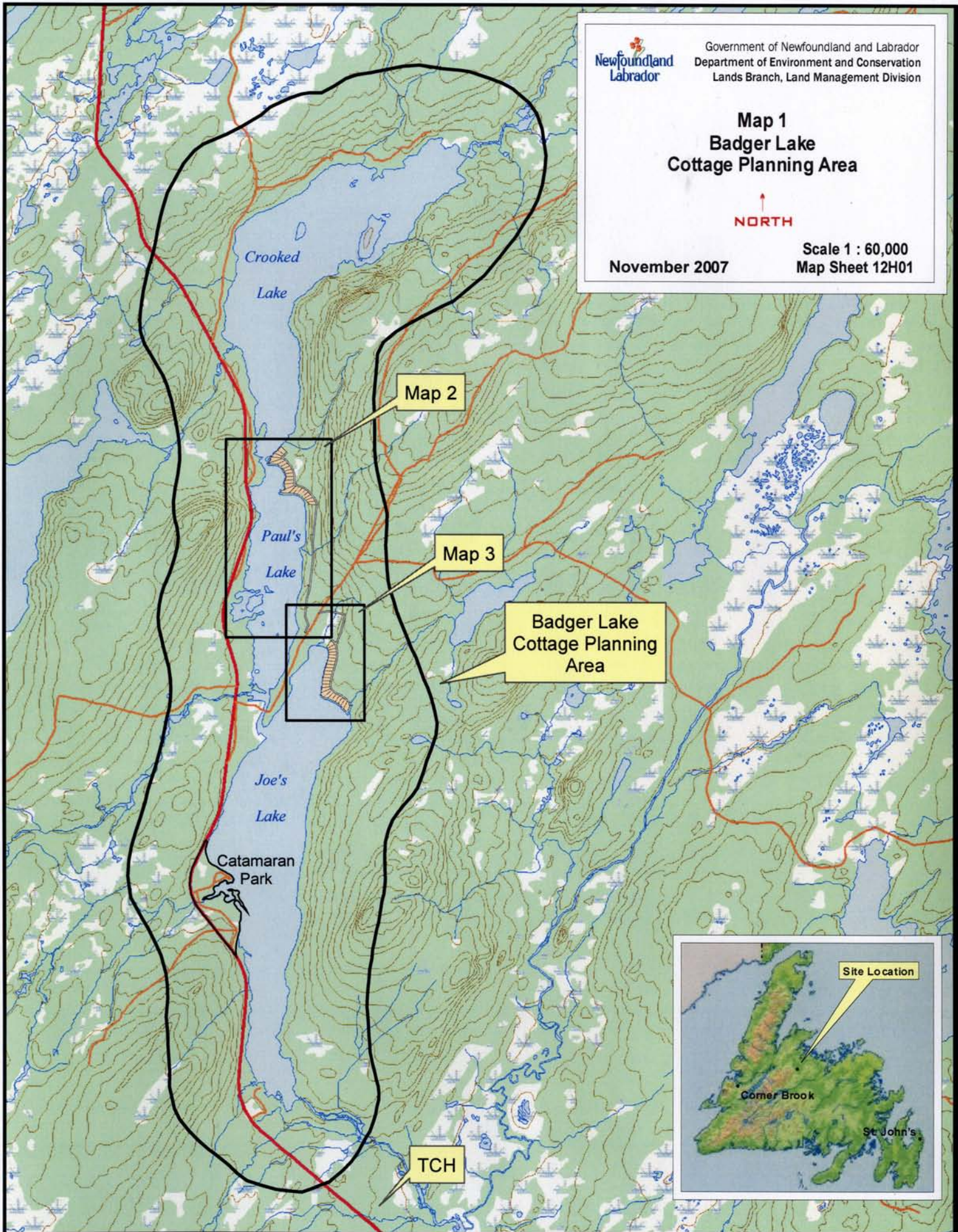
inspection. It is anticipated that all of the proposed cottage lots will have direct shoreline frontage on either Paul's Lake or Joe's lake. The proposed number of cottages for each waterbody takes into account pre-existing cottage development on each waterbody and are within carrying capacities of each of the waterbodies as determined using formulae developed by Water Resources Management Division. Details regarding carrying capacity calculations are available upon request.

Map 1
Badger Lake
Cottage Planning Area



November 2007

Scale 1 : 60,000
Map Sheet 12H01



Map 2
Paul's Lake
Cottage Development Area
Phase 3 Revised Lot Layout

November 2007  **NORTH** Scale 1 : 10,000
Map Sheet 12H01

Paul's Lake
Proposed Cottage
Development Area
Phase 3 : 22 Lots

Badger Lake
Cottage Planning
Area Boundary

Paul's Lake
Existing Cottage
Development Area

400m Highway Buffer

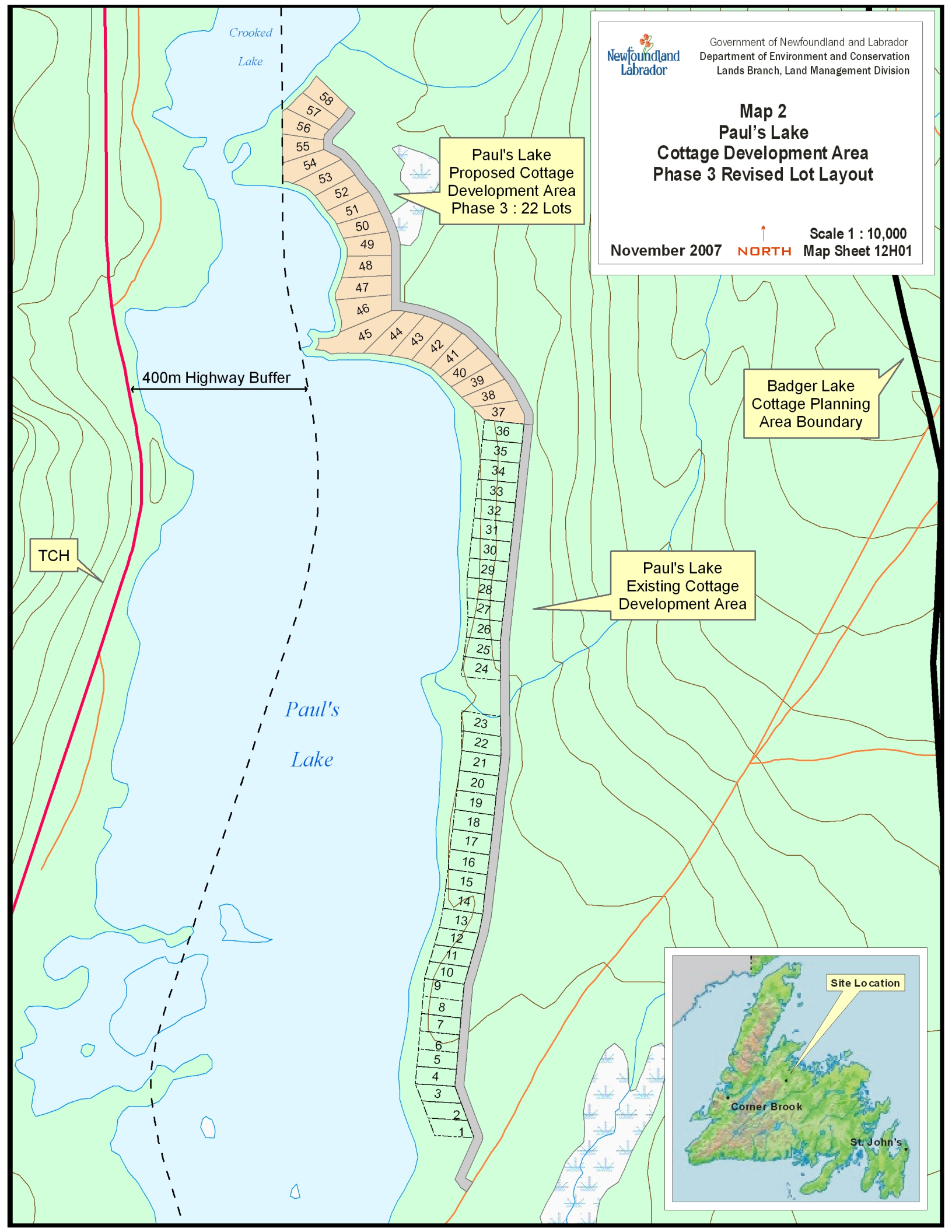
TCH

Paul's
Lake

Site Location

Corner Brook

St. John's



Map 3
Joe's Lake
Cottage Development Area
Provisional Lot Layout

October 2007

NORTH

Scale 1 : 7,500
Map Sheet 12H01

← 2 km to TCH

Paul's
Lake

Joe's
Lake

Joe's Lake Proposed
Cottage Development
Area : 23 Lots

