



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

SALMONIER COTTAGE INITIATIVE

ENVIRONMENTAL ASSESSMENT REGISTRATION

APRIL 2008

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Salmonier Cottage Initiative Environmental Assessment Registration

1. NAME OF UNDERTAKING

Salmonier Cottage Initiative

2. PROPONENT

(i) Name of Body

Land Management Division,
Lands Branch,
Department of Environment and Conservation

(ii) Address

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3. THE UNDERTAKING

(i) Nature of the Undertaking

The project consists of the development of approximately 340 cottage lots in and around the general location of the former Salmonier Correctional Institute (also known as the Salmonier Prison Farm), located on the Salmonier Line (Route 90). The location is surrounded by a long established cottage area, commonly referred

to as Deer Park. Part of the development area consists of land previously cleared for livestock grazing, forage, root crops, and prison farm infrastructure when it had been used as a correctional institute. The remaining land base consists of woodland, ponds and wetlands. There is an existing road network within the development area that had been used for access to the prison site and associated farm land and pastures. Some of these roads will be used directly for cottage lot frontage, providing a saving in development costs. However, as proposed, the development will require construction of approximately 18 km of gravel road.

(ii) Purpose / Rationale / Need for the Undertaking

The Salmonier Cottage Initiative has been proposed by government as a means to make the most profitable use of the former Salmonier Correctional Institute lands and to meet demand for cottage lots in the region. The Salmonier Correctional Institute was established in the mid-1930's and operated for almost 70 years.

Over time, the general countryside surrounding the Salmonier Correctional Institute became a popular location for outdoor recreation activities such as fishing, hiking, boating and snowmobiling. Approximately 700 cottages have been built there over several decades. In more recent times, popular attractions such as the Salmonier Nature Park and a golf course have been established along the Salmonier Line.

Following the closing of the Institute in 2004, government evaluated various options for further use of the site. Having had much natural vegetation already cleared for previous infrastructure and farm land, and surrounded by some of the highest priced cottages in the province, government determined that further cottage development was the most desirable use of the site. Government subsequently directed the Land Management Division to undertake development of the former correctional institute and adjacent lands to the north and south for cottage lot development.

4. DESCRIPTION OF THE UNDERTAKING

(i) Geographic Location

Description: The Salmonier Cottage Initiative area is situated along the Salmonier Line (Route 90). It is located approximately 10 km from the intersection of the Salmonier Line and the Trans Canada Highway and is about 60 km from the City of St. John's. The Salmonier Cottage Initiative development area is approximately 6.3 km long, up to 3.3 km wide and, excluding water bodies, approximately 1,000 ha in area. It includes the former prison farm area as well as undeveloped areas north and south of the prison farm boundary. The southern development area had previously been approved in a different layout configuration for a 26 lot cottage proposal.

Cottage owners in the Deer Park area have formed a Local Service District. Except for twelve lots, all new cottages under this proposal will take place on roads that are not within the Deer Park Local Service District. The twelve lots on roads within the Local Service District will not require any road construction and will be allocated in the final phase of the development. Links to roads in the Local Service District will be established to ensure emergency access. However, these will not be built until after the road construction of the final phase has been completed in order to ensure that construction activity will not affect existing cottage owners.

Maps: Map 1 (1:250,000), Map 2 (1:25,000). Note: A large scale paper map of the proposal and digital shapefiles are available upon request.

(ii) **Physical Features**

Major physical features: The proposal consists of up to 340, 1 acre (0.4 ha) unserviced cottage lots, totaling approximately 136 ha. The 18 km of road development, having a 15 metre right-of-way, will comprise a further 27 ha. A preliminary site design has been laid out as indicated on Map 2. It is expected that the proposed lot layout will be reconfigured as terrain conditions warrant upon field inspection. For instance, it may turn out that some lots in the present configuration may have unsuitable soil or drainage conditions. It is anticipated that most of the proposed lots will have direct shoreline frontage on ponds throughout the development area. The proposed numbers of cottages for each waterbody takes into account pre-existing cottage development and are within carrying capacities as determined using formulae developed by Water Resources Management Division. Details regarding carrying capacity calculations for each waterbody are available upon request.

Physical and biological environments: Generally the area consists of undeveloped forested areas with intermittent ponds, streams and wetlands as well as areas where natural vegetation has been cleared for farm land and prison farm infrastructure. Topographically the land consists of gently rolling hills. Some of the hills are quite elevated with respect to the surrounding countryside and provide long range views. Wildlife in the area consists of typical animal and plant species found in the Central Avalon region, including the Boreal Felt Lichen (*Erioderma pedicellatum*) which has been designated as vulnerable under the Endangered Species Act. Natural vegetation consists of typical Newfoundland forest cover, predominantly black spruce with balsam fir, larch and occasional hardwoods such as cherry and birch. Pre-existing development in the form of prison farm buildings had been located generally toward the centre of the development area. All buildings associated with the former prison farm were removed by the Department of Transportation and Works in 2007. Further site cleanup is required to remove fences and other refuse. At this time, no cottage development is proposed in and around former correctional institute building sites. To the north and south of the former prison farm boundary, there is previously undeveloped forested land. These areas are adjacent to and form

logical extensions to the existing cottage lots of the general area.

(iii) Construction

Description/Schedule: Construction associated with this proposal will be limited to gravel road building and upgrading which will be contracted by Lands Branch to private companies. Road construction and lot allocation will take place in a phased manner over an anticipated five year period. Individual cottages will be constructed by cottage lot owners according to their own schedules following approved Crown Land cottage lot allocations. A development schedule has not been finalized but it may be assumed that up to 60 to 70 cottages and 3.6 km of road per year will be constructed over this five year period.

Potential sources of pollutants: Potential sources of pollutants during the construction period will be those typically associated with road building and individual cottage construction (silt runoff into watercourses, leakage of fuels). Heavy equipment such as dump trucks, power shovels, backhoes and bulldozers may be used during road construction; however there is no anticipated storage of fuels or other chemicals on-site. All road construction will be undertaken according to existing government standards for environmental protection during gravel road construction. Backhoes may be used for installation of septic tanks and possibly bulldozers for localized grading to prepare ground for installation of foundations. However, individual cottage construction will be the responsibility of private cottage owners and will take place after allocation of lots.

Potential causes of resource conflicts: The central Avalon has been identified as an area where an ecologically vulnerable species of lichen, the Boreal Felt Lichen (*Erioderma pedicellatum*) occurs. A Boreal Felt Lichen Management Plan was prepared by the Wildlife Division of the Department of Environment and Conservation in 2006. The Plan requires a survey for its presence to be undertaken and measures to minimize disturbance by any proposed development are to be recommended. A survey to determine the distribution of Boreal Felt Lichen was contracted by Land Management Division in the fall of 2007. The results of this survey were forwarded to the Wildlife Division for their analysis and recommendation. The Wildlife Division has subsequently recommended approval of the Salmonier Cottage Initiative project, subject to site specific surveys for Boreal Felt Lichen (*Erioderma pedicellatum*) during development, with appropriate mitigative measures where there are occurrences of the species, such as reconfiguring road and lot layout.

(iv) Operation

Description: Up to 340 cottage lots, each to be allocated to individual private owners. All development will be serviced by on-site well and septic systems in accordance with Government Service Centre standards.

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

Potential sources of pollutants: Cottage construction: Silt runoff, burning of vegetation during land clearing. Cottage occupations: Leakage from malfunctioning on-site waste disposal systems, burning of vegetation during land clearing.

(v) Occupations

Estimated # of employees during construction: Up to 4 during road construction, two months per year for five years. Any work to be performed outside of the Land Management Division will have a proposal call/award of contract.

Breakdown of employees during construction: Development will take place in phases at one phase per year over a five year period. Construction associated with the proposal will consist of approximately 3.6 km of gravel road per year. It is estimated that the construction period will last approximately eight weeks per year and will include the following occupations:

0711 Construction Manager/Project Manager – 1 position

7421 Heavy Equipment Operator – 1 position

7611 Construction Trades Helpers and Labourers – 2 positions

Estimated # of occupations during operation: Up to 340 individually owned cottages.

(vi) Project-Related Documents:

Phase 1 Environmental Site Assessment, Undeveloped Portion of Site, Salmonier Correctional Facility, Salmonier, Newfoundland and Labrador. Prepared for Policy and Planning Division, Department of Transportation and Works. Prepared by MGI Limited, St. John's, NL, August 2004.

Phase 2 Environmental Site Assessment, Developed Portion of Site, Salmonier Correctional Facility, Salmonier, Newfoundland Labrador. Prepared for Policy and Planning Division, Department of Transportation and Works. Prepared by MGI Limited, St. John's, NL, August 2004.

Soils of the Former Salmonier Correctional Institute Property. Land Resources Stewardship Division, Department of Natural Resources, Corner Brook, July, 2004.

Crown Land Planning Manual. Land Management Division, Department of Environment and Lands, n.d.

Cottage Development Planning in Newfoundland. Water Resources Management Division, Surface Water Section, Department of Environment and Lands, St. John's, May, 1994.

Boreal Felt Lichen Survey - Salmonier Line, Avalon Peninsula, NL, Report No 1029182. Jacques Whitford Limited, St. John's, NL, December, 2007.

5. APPROVAL OF THE UNDERTAKING

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

6. SCHEDULE

The ideal time for construction of cottage access roads would be either during fall/winter before any snow falls or spring just as the construction season begins. The earliest start date is June 1, 2008. The latest start date could be September 1, 2008.

7. FUNDING

All development costs exclusive of individual cottage lot construction and installation of on-site servicing have been budgeted and will accrue to Land Management Division. All costs incurred will be recovered from cottage lot sales.

8. SUBMITTED



Mr. Reginald Garland, Director
Land Management Division



Date



Government of Newfoundland and Labrador
Department of Environment and Conservation
Lands Branch, Land Management Division

Map 1 Salmonier Cottage Initiative Cottage Development Area



Cottage Development Area Boundary



April 2008

Scale 1 : 250,000
Map Sheet 1N/6



