



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

BIG COOK'S POND

COTTAGE DEVELOPMENT PLAN

ENVIRONMENTAL ASSESSMENT REGISTRATION

April 2009

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**Big Cook's Pond Cottage Development Plan,
Environmental Assessment Registration**

1. NAME OF UNDERTAKING

Big Cook's Pond Cottage Development Plan

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 (25) remote recreational cottage lots within the Big Cook's Pond Cottage Planning Area. The cottage lots are considered remote due to the fact (20) are situated adjacent to the T' railway Provincial Park and (5) are fronting on Big Cook's Pond. The Big Cook's Pond Cottage Planning Area was established as a Crown Land Reserve under Departmental Directive 067-00-W on November 15, 2000.

(ii) **Purpose / Rationale / Need for the Undertaking**

The purpose of this undertaking is to address demand for remote cottage development adjacent to the T'railway Provincial Park in the Big Cook's Pond area. The two obvious land use concerns preceding development in this area were the Parks Division, Dept of Environment and Conservation and Corner Brook Pulp and Paper Ltd who control the timber licenses for the area. Both were receptive to cottage development but only if a plan was implemented for the area.

The proposed Big Cook's Pond cottage development will address demand for cottage lots in the area and ensure development occurs in a planned manner. The proposed development will take place as part of a planned cottage strategy. Cottage Planning Areas with Cottage Development enclaves are implemented in order to preserve the environmental conditions for the enjoyment of present and future users of the land base and to direct cottage development to suitable locations while avoiding ad hoc development. Development will take place only within the designated cottage development area as depicted on Map 1.

The majority (20) of the proposed cottage lots are situated adjacent to the T'railway Provincial Park and in the winter this section of the abandoned railbed also forms an integral part of the NL Snowmobile Federation's groomed trail network. These factors combined with the proximity the City of Corner Brook and surrounding communities, Lewis Hills and the Serpentine Valley make the area a desirable location for remote cottages.

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. Direct passenger vehicle access to the lots are not permitted because twenty of the lots are adjacent to the T'Railway Provincial Park where vehicular access is restricted. The remaining five lots are only accessible by walking, boat, snowmobile and all-terrain vehicle. The Planning Area comprises an area of roughly 2,000 ha (4,942 acres). Development will be confined to sites alongside Big Cook's Pond and the T'Railway Provincial Park. 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.

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.

(iii) **Construction**

Development of cottage lots will be undertaken by individual owners once allocation has been completed. 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 without permission from the Parks and Natural Areas Division of the Department of Environment and Conservation, 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: Tenure of cottage lots will be by license to occupy to individual lot owners. Use of 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 cottage type uses having on-site pit privies or approved septic disposal systems.

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 Environment and Conservation, Parks and Natural Areas Division), 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 land uses. Corner Brook Pulp and Paper Company and the

Parks and Natural Areas Division 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 prescribed by the Department of Government Services prior to the installation of any 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:**

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

5. APPROVAL OF THE UNDERTAKING

Project: ILUC #1184 submitted January 11, 2006. Approval is pending. No issues were identified in the ILUC review process which would cause cancellation or major alteration to the proposed development.

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:

April, 2009

7. FUNDING N/A.

8. SUBMITTED

**Mr. Reginald Garland, Director
Land Management Division**

Date

