



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

ROCKY HARBOUR

COTTAGE DEVELOPMENT PLAN  
(AMENDMENT NO. 4, 2010)

ENVIRONMENTAL ASSESSMENT REGISTRATION

APRIL 2010

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**ROCKY HARBOUR COTTAGE DEVELOPMENT PLAN AMENDMENT No. 4**  
**ENVIRONMENTAL ASSESSMENT REGISTRATION**

**1. NAME OF UNDERTAKING**

Rocky Harbour Cottage Development Plan Amendment No. 4, 2010

**2. PROPONENT**

I. Name of Body

Dept. of Environment and Conservation  
Lands Branch  
Land Management Division

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### 3. THE UNDERTAKING

#### 3.1 Nature of the Undertaking

The project consists of the fourth amendment to the Rocky Harbour Cottage Development Plan. It provides for the allocation of 50 new remote recreational cottage lots. Cottage development in the area is currently concentrated in six designated remote cottage development areas. This proposal would permit an expansion of two existing areas to accommodate 45 new lots. A further 5 infill lots will be provided in the other existing development areas, for a total of 50 (Map #2).

On June 12, 1996, the Rocky Harbour Cottage Development Plan was approved. It provided for an allocation of twenty-five remote recreational cottage lots. The Plan was developed at the request of the Town Council of Rocky Harbour and the Water Resources Division, Dept of Environment and Conservation. Both had concerns about unplanned and/or unauthorized cottage development in the community watershed resulting in a decision to initiate the planning process. The plan was registered and approved through the Interdepartmental Land Use Committee (Project #939) and the Environmental Assessment process (Registration #951). There have been three previous amendments to the plan since then bringing the total number of cottage lots in the planning area at present to 41.

The demand for recreational cottage lots in this area has remained high. On January 11, 2008, the Town Council of Rocky Harbour wrote the Western Region Lands Office, Dept. of Environment and Conservation advising them that they had been receiving inquiries about cottage lots in the area. As a result the Town Council requested an additional fifty cottage lots are made available in the area.

#### 3.2 Purpose/Rationale/Need for the Undertaking

The rationale for this amendment is due to the high demand for remote recreational cottages within the Rocky Harbour Cottage Planning Area. This enclave of Crown Land has a limited number of sites for cottage development. Approximately 31% of the area is a designated water supply where no development is permitted and furthermore, the area is bounded

on all sides by Gros Morne National Park which limits opportunities for cottage development around the local area.

While the majority of the demand is from residents of Bonne Bay, lots will be available to all residents of the province through the public draw process. This planned cottage allocation should be sufficient to meet existing demand and be limited to a number which will not compromise the environmental integrity of the area. Any development must be done in accordance with the Municipal Plan for the Town of Rocky Harbour and all provincial and/or federal legislation.

Note the distinction between the terms “Cottage Planning Area” and “Cottage Development Area”. “Cottage Planning Area” refers to the entire planning area designated by the Land Management Division. Cottages are restricted to designated “cottage development areas” within the planning area.

#### **4. DESCRIPTION OF THE UNDERTAKING**

##### **4.1 Geographic Location**

The Rocky Harbour Planning Area Boundary (PAB) is within an enclave of Crown Land inside Gros Morne National Park. The PAB is located approximately 5 km east of the community of Rocky Harbour. The PAB, including water bodies, is 3,035 hectares. Access to the enclave is across a 30m parcel of land under the jurisdiction of Gros Morne National Park adjacent to route 430. All cottage sites are considered remote and accessible by walking, snowmobile or all-terrain vehicle (licensed trails only).

Currently there are forty-one licensed cottage lots located in six designated cottage development areas within the enclave. Narrows Pond is the largest water body inside the PAB and it measures approximately 3km x 0.4km. Development around this water body and its tributaries are strictly prohibited due to the fact it is the protected water supply for the community of Rocky Harbour.

##### **4.2 Existing Site**

The Rocky Harbour PAB is located within the Northern Peninsula Forest-Coastal Plain sub region and also within Forest Management District 15.

Glacial activity significantly influenced the coastline leaving many fjords and out bays. The area is partially forested and the sub-region is mainly flat and less than 200m above sea level. Large portions are covered by plateau bogs and a sporadic forest cover of mature and immature balsam fir, black spruce and white birch.

The superficial geology of the area is composed of ferra humic podzol soils and overall, the area has a short, cool summer and long winters. The most prominent water body in the area is Eastern Arm Pond which measures approximately 2km x 1km.

#### 4.3 Development

Amendment No. 4 will provide a maximum allocation of fifty remote recreational cottages lots. The majority of the fifty lots will be located in areas that are extensions of existing designated cottage development areas. Refer to map 2.

- All cottage lots will be unserviced and are only accessible by snowmobile, walking, aircraft or all-terrain vehicle (approved trails only).
- The 45 lots in the extended cottage development areas B and C will have the frontages identified in the field. The location of the 5 infill lots will be at the discretion of the successful applicants due to geographical and/or access limitations.
- Tenure will be in the form of a remote cottage License-to-Occupy. Although no defined lot boundary is specified under this form of title, a 0.4ha parcel of Crown land will be allocated with typical dimensions of 45m x 90m to provide for an on-site septic system and well, if required and approved by the Department of Government Services.
- No cottages will be permitted within 45m of existing structures to avoid congestion and to provide adequate spacing for on-site septic systems, if required.
- Applicants will be responsible for any costs associated with development.
- The number of cottages proposed for each water body is within the carrying capacities as determined by formulae developed by the Environment Branch's Water Resources Management Division of the Department of Environment and Conservation.



- Any proposal to develop on the fifteen (15) meter shoreline reservation must comply with Section 7 of the *Lands Act* and receive a Crown title.
- There is to be no domestic and/or commercial harvesting of trees within 20 meters of a licensed cottage and/or cottage lot.

#### 4.4 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 time frame for construction as this will be dependent upon individual lot owners. No road construction is proposed.

#### 4.5 Operation

**Description:** A maximum of 50 remote cottage lots.

**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.

#### 4.6 Occupations

There will be a maximum of 50 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.

4.7 Project-Related Documents

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

**5. APPROVAL OF THE UNDERTAKING**

**Project:** ILUC #1319 submitted January 19, 2010 and conditionally approved on March 17, 2010. 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:

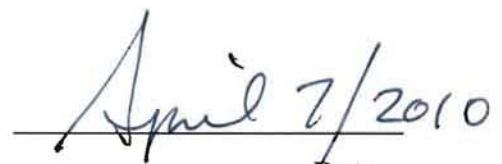
May, 2010

**7. FUNDING N/A.**

**8. SUBMITTED**



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



**Date**



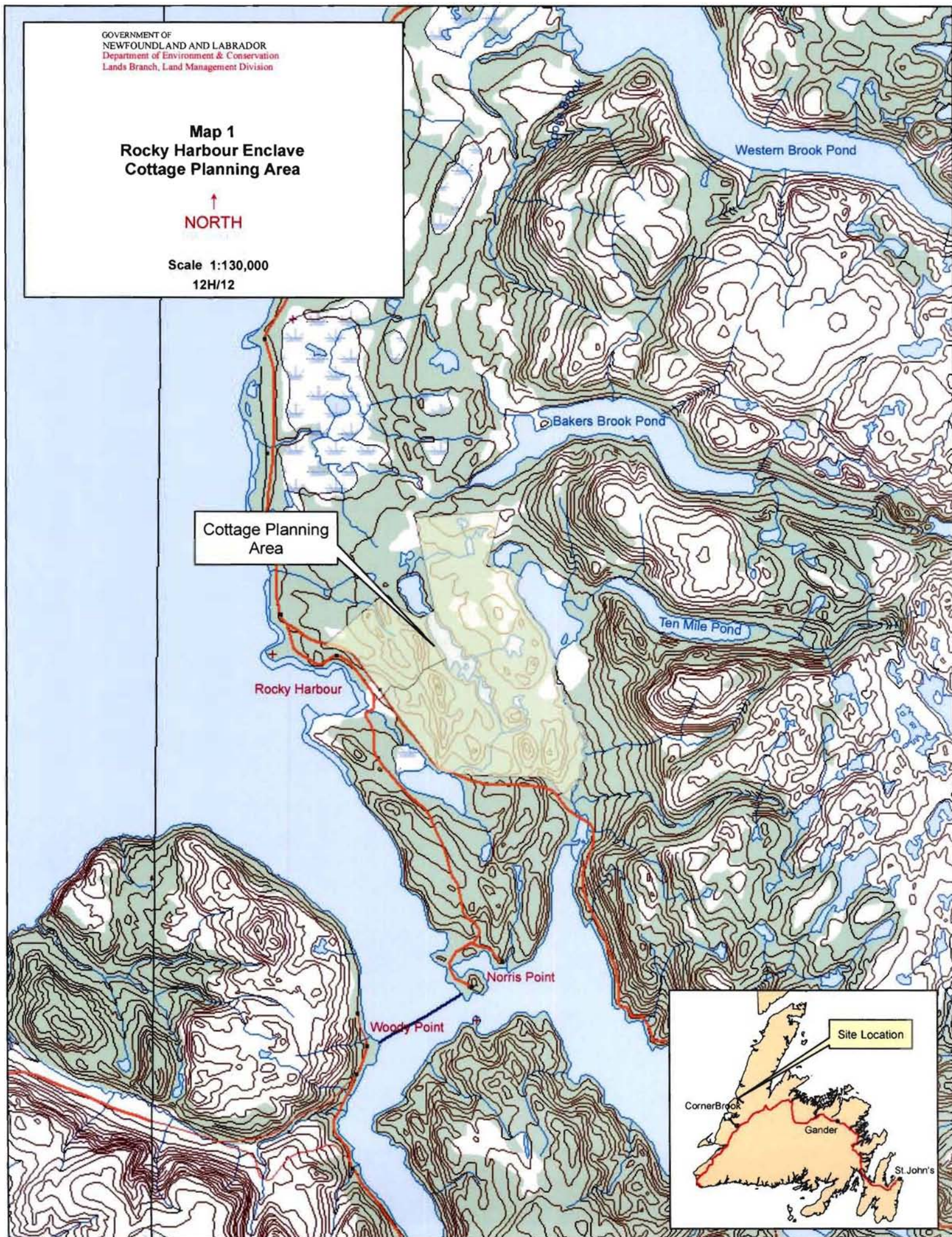
**APPENDIX I**



**Map 1**  
**Rocky Harbour Enclave**  
**Cottage Planning Area**



Scale 1:130,000  
12H/12



Cottage Planning Area

Rocky Harbour

Norris Point

Woody Point

Western Brook Pond

Bakers Brook Pond

Ten Mile Pond

Site Location

Corner Brook

Gander

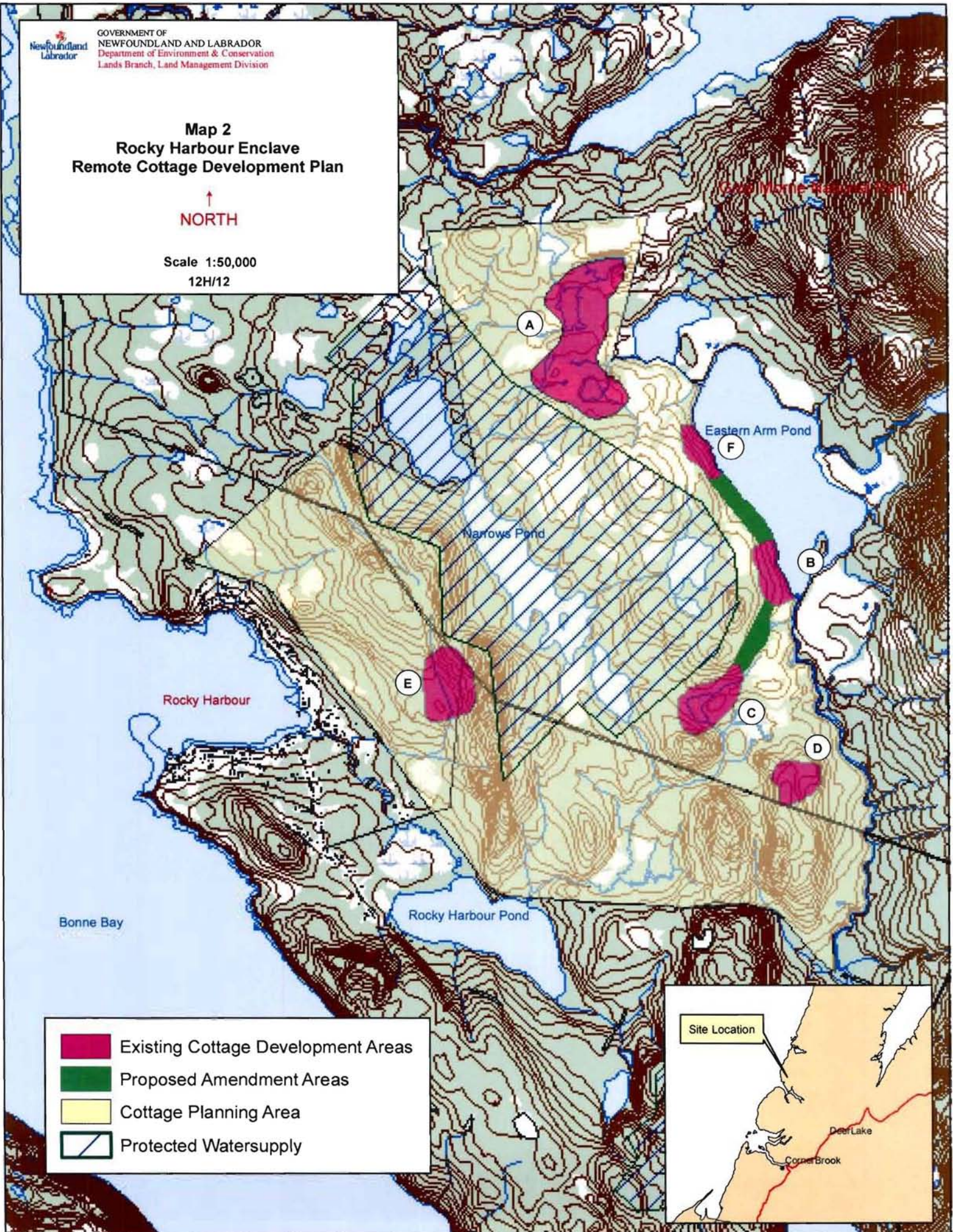
St. John's



**Map 2**  
**Rocky Harbour Enclave**  
**Remote Cottage Development Plan**

↑  
**NORTH**

Scale 1:50,000  
12H/12



- Existing Cottage Development Areas
- Proposed Amendment Areas
- Cottage Planning Area
- Protected Watersupply

