



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

**PLACENTIA JUNCTION
COTTAGE DEVELOPMENT PLAN
(AMENDMENT NO. 2, 2010)**

ENVIRONMENTAL ASSESSMENT REGISTRATION

JUNE 2010

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PLACENTIA JUNCTION COTTAGE DEVELOPMENT PLAN AMENDMENT NO. 2

ENVIRONMENTAL ASSESSMENT REGISTRATION

1 NAME OF UNDERTAKING

Placentia Junction Cottage Development Plan Amendment No. 2, 2010

2 PROPONENT

2.1 Name of Body

**Department of Environment & Conservation
Lands Branch
Land Management Division**

2.2 Address

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3 THE UNDERTAKING

3.1 Nature of the Undertaking

The project consists of a second amendment to the Placentia Junction Cottage Development Plan. It provides for a new 26 lot recreational cottage development area at Little Ship Harbour Pond/Hill Pond, which will be accessed from provincial highway Route 101 (See Map 2).

The Placentia Junction Cottage Development Plan was originally approved on August 24, 2000. The purpose of the Plan was to address demand for cottage lots in the Placentia Junction area and to prevent *ad hoc* cottage development following abandonment of the branch rail line. It was registered and approved through the Environmental Assessment process (Registration #954). It initially provided for an allocation of Reid’s Pond/Berry Pond, Peak Pond and Rhodies Pond Phase I. The Plan was amended in 2002 to add a further cottage development area; Rhodies Pond Phase II, providing a further 12 lots (See Map 1).

3.2 Purpose/Rationale/Need for the Undertaking

The rationale for this amendment is to create new cottage lots in response to the general high demand for recreational cottages on the Avalon Peninsula. As the Avalon region has the highest concentration of population in the province and the greatest demand for various uses on the available land base, cottages in the Region can only be allocated in designated areas and by Public Draw. Most existing high demand areas on the Avalon have reached capacity, with only a few infilling lots and previously approved leased lots available. Planned cottage development ensures that cottage development will not occur on an *ad hoc* basis and that environmental and health standards will be met.

All lots developed through this proposal will be available through the public draw process. This planned cottage allocation should be sufficient to meet some of the existing demand and will be limited to a number which will not compromise the environmental integrity of the area. Any development will occur in accordance with 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

Little Ship Harbour Pond and Hill Pond are located off the Long Harbour Road (Route 101) approximately 5.5 km north of the Argentia Access Road (Route 100) and approximately 9.7 km south of the Long Harbour Access Road (Route 202). It is approximately ½ hour drive from Whitbourne, which is fairly centrally located on the Avalon Peninsula. This would make it less than a 1.5 hour drive from anywhere on the Avalon.

4.2 Existing Site

The Little Ship Harbour Pond/Hill Pond cottage development area is located within the Southeastern Barrens subregion and also within Forest Management District 1. Glacial activity significantly influenced the terrain leaving the area covered by gently rolling ground moraines with scattered gigantic boulders left by retreating glaciers and hundreds of lakes and ponds created by glacial gouging. The area is partially forested and the subregion is mainly flat and less than 200m above sea level. Large portions are covered by bogs and fens and sporadic forest cover of mature and immature balsam fir and white spruce.

The superficial geology of the area is composed of ferro humic podzol soils and overall, the area has cool summers and mild winters.

4.3 Development

Amendment No. 2 proposes the development of 26, 0.4 ha unserviced recreational cottage lots, totaling approximately 10.4 ha. The 1.8 km of road development, having a 15 metre right-of-way, will comprise a further 2.7 ha. The intent of this development is to use the existing access off Route 101 however upon closer inspection an alternate access approximately 100m north of the existing access may have to be used as shown on Map 2. In this situation the existing access would be ditched and a new boat launch area would be created. A preliminary site design has been laid out on the attached Map 2 with the consultation of the Forestry Services Branch. It is expected that the proposed lot layout may

change as terrain conditions warrant upon closer field inspection, however no new lots will be added. All of the proposed recreational cottage lots will have direct shoreline access on either Little Ship Harbour Pond or Hill Pond. The proposed number of cottage lots takes into account pre-existing cottage development and are within the carrying capacities of the waterbodies as determined using formulae developed by the Water Resources Management Division. Details regarding carrying capacity calculations are available upon request.

The development site will be adjacent to a silviculture area. Consultation has already taken place with Forestry Services Branch representatives. There is to be no domestic and/or commercial harvesting of trees between the south side of the proposed cottage access road and the ponds.

Cottage lots will be allocated by Public Draw following road construction, lot surveys and on-site servicing evaluations. Lots will be sold as outright grants at market value. Lot allocation will likely take place in late summer or fall of 2010.

4.4 Construction

Description/Schedule: Construction associated with this proposal will be limited to gravel road construction which will be contracted by the Lands Branch. There is no time frame for cottage construction as that will be entirely the decision of individual lot owners following lot allocation. The 1.8 km of road will commence construction mid July and continue until September 2010.

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, etc.). Heavy equipment such as dump trucks, power shovels, backhoes and bulldozers are likely to 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 road construction. Backhoes may be used for installation of septic tanks and possibly bulldozers for localized grading to prepare ground for installation of foundations.

Potential causes of resource conflicts: There are no known resource conflicts in this area.

4.5 Operation

Description: 26 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.

4.6 Occupations

Estimated number of employees during construction: Up to two during road construction for approximately 1 month.

Breakdown of employees during construction: 1 labourer and 1 heavy equipment operator/truck driver.

Estimated # of occupations during operation: 26 individually owned cottages.

All work to be performed outside the Land Management Division (road construction, septic system site evaluations and land surveys) will have a proposal call/award of contract.

4.7 Project-Related Documents

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.

5 APPROVAL OF THE UNDERTAKING

5.1 Project

The project was submitted to the Interdepartmental Land Use Committee (ILUC) on April 1, 2010 (ILUC # 1330). It was conditionally approved on May 5, 2010. No issues were identified in

the ILUC review process which would cause cancellation or major alteration to the proposed development.

5.2 Individual Cottage Owners

Septic design and lot survey approval from the Government Service Centre.

6 SCHEDULE

Ideally road construction will begin mid July and continue until mid August. Surveys would then be conducted in August and the septic site evaluations would be conducted in September. Construction of cottages will be entirely up to individual lot owners.

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

June 2, 2010

Mr. Reginald Garland, Director
Land Management Division

Date

APPENDIX I

Map 1 – Placentia Junction Cottage Planning Area

Map 2 – Little Ship Harbour Pond – Hill Pond Cottage Development Area

Map 1
Placentia Junction
Cottage Planning Area



Approximate Scale 1:95,000
Map Sheet 1N05

Cottage Planning Area

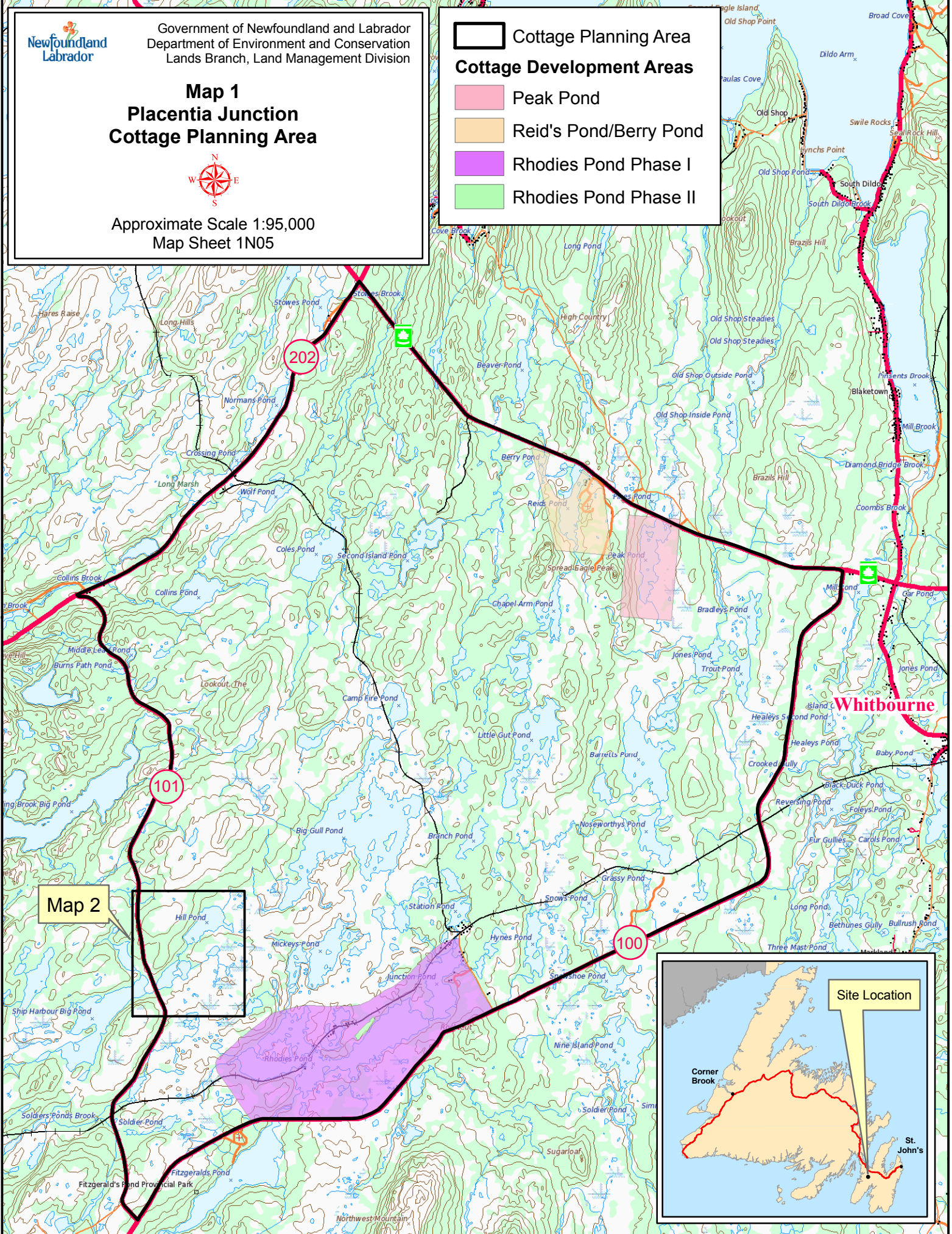
Cottage Development Areas

Peak Pond

Reid's Pond/Berry Pond

Rhodies Pond Phase I

Rhodies Pond Phase II



Map 2

Site Location

Corner Brook

St. John's

Map 2 Little Ship Harbour Pond - Hill Pond Cottage Development Area & Provisional Lot Layout



Approximate Scale 1:10,000
Map Sheet 1N05

