



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

GAMBO POND
COTTAGE DEVELOPMENT PLAN
PHASE I

ENVIRONMENTAL ASSESSMENT REGISTRATION

JULY 2010

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GAMBO POND COTTAGE DEVELOPMENT PLAN PHASE I

ENVIRONMENTAL ASSESSMENT REGISTRATION

1 NAME OF UNDERTAKING

Gambo Pond Cottage Development Plan, 2010

2 PROPONENT

2.1 Name of Body

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

2.2 Address

**Howley Building, Higgins Line
P. O. Box 8700
St. John's, NL
A1B 4J6**

Fax: (709) 729-3923

2.3 Chief Executive Officer

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

Telephone: (709) 729-3227

E-mail: rgarland@gov.nl.ca

2.4 Contact Person

**Mr. Jonathan Grandy, Senior Resource Planner
Land Management Division**

Telephone: (709) 729-3227

E-mail: jonathangrandy@gov.nl.ca

3 THE UNDERTAKING

3.1 Nature of the Undertaking

Phase I of the project consists of the development of 12 new recreational cottage lots within the Gambo Pond Cottage Planning Area (See Map 1).

The Gambo Pond Crown Land Reserve was approved on February 9, 2001. The purpose of this Reserve was to prevent ad hoc cottage development. The North Pond/Mint Brook Crown Land Reserve was originally approved on April 9, 1981 and is located approximately 1 km north of original Gambo Pond Crown Land Reserve. The North Pond/Mint Brook Crown Land Reserve was established to prevent cottage development in order to keep the area in its natural state for the use and enjoyment of the general public. However ad hoc cottage development has still occurred immediately outside the boundaries of the Reserves. As a result, on March 8, 2010 the Gambo Pond Cottage Planning Area was approved which encompasses a larger area than the previous Reserves thus expanding control over ad hoc cottage development in the area (See Map 1).

3.2 Purpose/Rationale/Need for the Undertaking

The rationale for this cottage development plan is to control unplanned cottage development and to create new cottage lots in response to the demand for recreational cottages in Central Newfoundland.

Lots 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.

4 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The Gambo Pond Cottage Planning Area is located near the Trans Canada Highway adjacent to the Town of Gambo and between the communities of Gander and Glovertown. Gambo Pond is accessible via a resource road from the Gambo Interchange along the Trans Canada Highway (See Map 1). The Gambo Interchange is approximately 40 km south of the Town of Gander and approximately 17 km north of the Glovertown Interchange. The general planning area is approximately 55,000 hectares which extends from the Gambo-Port Blandford Cottage Management Plan 2004-2014 boundary, south of Gambo Pond to the southern shoreline of Rodney Pond,

north of Gambo Pond. Gambo Pond is approximately 26 km long with an average width of 500 metres. It has a shoreline length of approximately 68,400 metres and a surface area of 2,240 hectares.

4.2 Existing Site

The Gambo Pond cottage planning area is located within the North-central subregion of the Central Newfoundland Forest ecoregion and also within Forest Management Districts 4 and 6. On average, this subregion has some of the highest summer and lowest winter temperatures on the Island. It also has the least wind and fog and the lowest rainfall on the Island. The terrain is gently rolling with hills ranging up to 200 metres. The subregion spans all four geological zones and hosts a variety of rocks such as ancient sandstones, shales and conglomerates. Most of the soils found in this subregion are “humo ferric podzols” which occur in relatively dry sites found in coniferous or mixed forests.

4.3 Development – Phase I

The current proposed development consists of 12, 0.4 hectare unserviced cottage lots, totaling approximately 4.8 hectares. The proposed number of cottages for Gambo Pond takes into account pre-existing cottage development on Gambo Pond and is within the carrying capacity as determined using formulae developed by Water Resources Management Division. Details regarding carrying capacity calculations are available upon request.

The lots are located approximately 8.5 km from the Trans Canada Highway on Pond View Road. Pond View Road is the main cottage access road for existing cottage development along Gambo Pond. It is located approximately 4.3 km from the Gambo Interchange along the Mint Brook Resource Road. The lots were surveyed in July and August of 2007 and have existing development adjacent to both sides (See Map 2). No new road construction is necessary for this proposed development however approximately 1.3 km of existing road will have to be upgraded. Currently the Pond View Road from the Mint Brook Resource Road intersection to the Red Fox Lane intersection has a driving surface with an average driving width of 5.5 metres which allows two vehicles to pass safely. The next 1.3 km has an average driving width of 4.5 metres and is unsafe for two-way traffic. In order to upgrade the road to an acceptable standard and provide safe access for the 12 new cottage lots, it will be necessary to widen the road to a minimum of 5.5 metres. This will also include the extension and replacement of 14 culverts.

An on-site services feasibility study was conducted by MAE Design Limited on the 12 proposed cottage lots in September and October 2007. A site walk over was conducted during this study in September 2007 with a

representative from the Government Services Centre (GSC), the central Crown Lands Regional Office and MAE Design Limited. The GSC provided no comment at the time whether the cottage lots were unsatisfactory, questionable or satisfactory. A copy of the engineering report is available upon request.

4.4 Construction

Description/Schedule: Construction associated with this proposal will be limited to gravel road upgrading 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 1.3 km of road will commence upgrading mid August and continue until mid 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: 12 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: 12 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 June 2, 2010 (ILUC # 1337). It was conditionally approved on July 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 upgrading will begin mid August and continue until mid 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

July 7, 2010

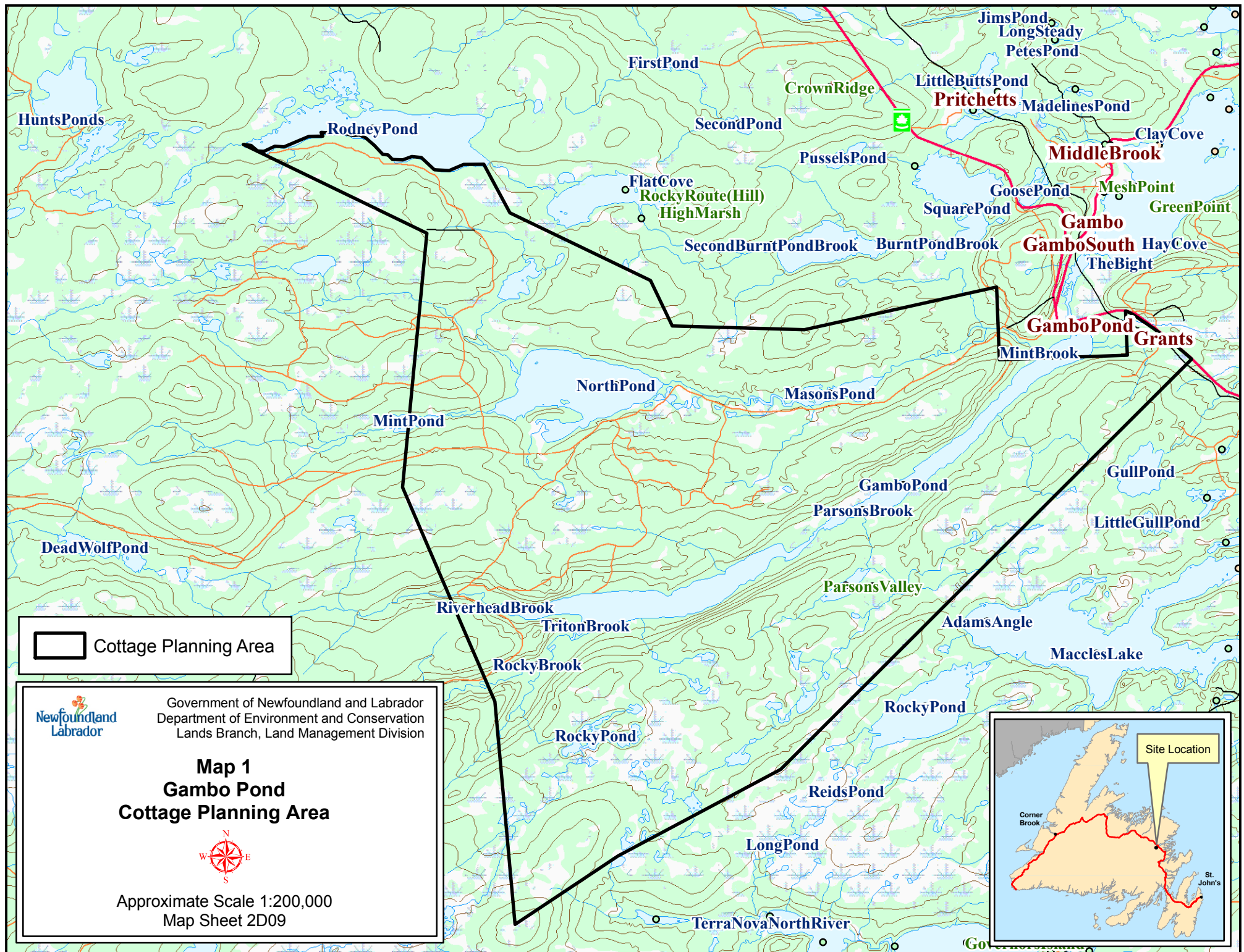
**Mr. Reginald Garland, Director
Land Management Division**

Date

APPENDIX I

Map 1 – Gambo Pond Cottage Planning Area





Map 2 – Gambo Pond Phase I Cottage Development Area



Map 2
Gambo Pond Cottage Development Plan
Phase I Lot Layout



Approximate Scale 1:5,000
Map Sheet 2D09

-  Phase I Cottage Lots
-  Issued Titles
-  Cottage Access Road
-  Shoreline

