

**ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT**

for

**COTTAGE ACCESS ROAD
AT BIG SOUTHWEST POND
(Greenspond Road, Bonavista Bay)**

Submitted to:

**Minister of Environment and Conservation
(Pursuant to the Environmental Protection Act, SNL 2002, cE-14.2)**

Submitted by:

**Mr. Anthony R. Pickett
1895 Cassia Circle
Orleans, ON
K4A 4P5**

July 2010

ENVIRONMENTAL ASSESSMENT REGISTRATION

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1. NAME OF UNDERTAKING

Construction of Residential Cottage Access Road (Big Southwest Pond)

2. PROPONENT

2.1 Name of Body

Mr. Anthony R. Pickett

2.2 Address

1895 Cassia Circle
Ottawa, ON
K4A 4P5

2.3 Chief Executive Officer: Not applicable. Proponent is a private citizen.

2.4 Contact Person

Mr. Anthony R. Pickett
1895 Cassia Circle
Ottawa, ON
K4A 4P5

Telephone: (613) 837-0015

Cellphone: (613) 290-8870

E-mail: anthonypickett@rogers.com

3 THE UNDERTAKING

3.1 Nature of the Undertaking

The undertaking consists of the construction of a residential cottage access road to provide access to a residential cottage which is to be constructed on crown land. The proposed access roadway will be constructed from Greenspond Road to the proposed construction site. The proposed access road will be a 550 metre gravel road.

The proposed site falls within the jurisdictional boundaries of New-West-Valley, Bonavista Bay, NL

3.2 Purpose/Rationale/Need for the Undertaking

The rationale for this undertaking is to provide a residential cottage access road to connect the main roadway with a proposed residential cottage site. This will permit the owner and/or construction workers access to the site during the construction/development phase as well as uninterrupted long term access to the completed residential cottage. This request is consistent with the sparsely populated area where residential cottage construction has already taken place; albeit on a limited basis.

4 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The proposed development is located at Big Southwest Pond, within the jurisdiction of New-West-Valley. Located off the Greenspond Road it is approximately 7 kilometres from the junction of Hwy 320 and Greenspond Road and approximately 8 kilometres from the beginning of the Greenspond causeway. The proposed residential cottage will have shoreline frontage is to be located on the north side of Greenspond Road.

4.2 Physical Features

Physical and Biological Environments: The general topography is flat but extremely rocky with the surface being uneven and inconsistent. Any proposed development would require fill to make construction or access possible. Although sparse, the forest cover is typical of that found in the North Eastern Newfoundland region consisting of primarily black spruce, birch, and alder scattered throughout. Wildlife in the area is also typical of plant and animal species found in the Eastern region. Many of the rocks are covered with a moss/barren like vegetation, including small bushes and shrubs.

The proposed development is to take place on the western side of Big Southwest Pond. There are no brooks or rivers at the proposed location for the cabin site. Therefore no stream crossings (ie: bridges or large culverts) are required for road construction.

Existing development activity in nearby areas consists of sparsely a populated area where residential cottage construction has already taken place.

Major Physical Features: The proposed development will consist of a residential cottage ranging from 1000 to 1500 sq ft built on a single lot (**Crown Land application No: 134684 File #: 2026425** pending) un-serviced cottage lots, are to be a minimum 3000 square metres to a maximum of 4000 square metres. The proposed residential cottage will require a shoreline frontage 15 metre right-of-way.

There will be an associated access road of approximately 550 metres in length. A culvert will be installed at junction of Greenspond Road and access road in accordance with Government standards.

The lot will be serviced by on-site well and septic systems in accordance with Government standards.

4.3 Construction

Description / Schedule: Construction associated with the residential cottage access road will be limited to gravel road construction which will be undertaken by the owner directly, or indirectly through contracts with a third party. The construction schedule will vary with governmental approvals for both the proposed access road and application for Crown Land. The residential cottage will be constructed by cottage owner over a three (3) year period. It is expected that construction will begin in the spring of 2011. Once approved, the residential cottage access road and general site preparation will commence within the first construction season. In year 2, preparation for the foundation, framing, and roofing are to occur. In year 3, the interior finishing, a well and septic system are to be completed.

Potential sources of pollutants: Potential sources of pollutants during the construction period will be those typically associated with road building and individual cottage construction (ie: silt runoff into watercourses, leakage of fuels). 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. Backhoes may also be used for installation of septic tanks and possibly bulldozers for localized grading to prepare ground for installation of foundations.

To mitigate the potential risk, the contractor employed will be required to see that all vehicles are in good repair so that leakage of fuels does not occur. Also runoff and silt will be controlled through proper roadside ditching, grading and stabilization. Work will be limited to removing only vegetation from necessary areas.

Potential causes of resource conflicts: None anticipated. The location is remote and sparsely populated. There are other residential cottage developments in the general area; there are four (4) cottage sites within a one kilometre radius. The lack of a residential cottage access road may be a factor for the lack of current development at this specific site.

4.4 Operation

Description: Residential Cottage construction by private owner. All development will be serviced by on-site well and septic systems in accordance with Government standards.

Estimated period of operation: Permanent (by individual owner). It is anticipated that the cottage will be used primarily during the summer (3-4 weeks) or during holiday seasons, such as Christmas. However, in the medium term (5-8 years) the cottage may become a semi-retirement residence for up to 6 months of the year.

Potential sources of pollutants: Cottage Construction: Silt runoff, removal or burning of vegetation during land clearing. Work will be limited to removing only vegetation from necessary areas.

4.5 Occupations

Estimated # of employees during construction: Construction will be undertaken by the owner. All construction work will be dependent on the construction phase and the number of employees will be determined by construction requirements. Occupations are those typically associated with road and residential construction. A private local contractor will be hired to build the road. The number of employees hired is anticipated to be 2-3 persons for heavy equipment use/operation to build the roadway. A contractor (NOC 7217 Contractor and Supervisor, Heavy Construction Equipment) and heavy equipment operator (NOC 7421) will be required. The services of a Land Surveyor (NOC 2154) will also be employed. There are no known hazardous occupations involved in this project.

Estimated # of occupations during operations: Not applicable. Cottage owned by a private owner.

4.6 Project-Related Documents: **Crown Land Application No: 134684 File #: 2026425**

5. APPROVAL OF THE UNDERTAKING

5.1 **Project:** Town of New-Wes-Valley

5.1.1 Mayor: Grant Burry

5.1.2 Clerk: Harry Winter

5.1.3 Tel #: (709) 536-2010

5.1.4 Fax #: (709) 536-3481

5.1.5 Email: new-wes-valley@nf.aibn.com

5.1.6 Address: P.O. Box 64, Badger's Quay A0G 1B0

5.1.7 A development permit will be required upon approval by provincial agencies.

5.1.8 Provincial Agencies: As determined by the Government of Newfoundland & Labrador

5.1.8.I A Cutting & Burn Permit is required from the Department of Natural Resources - Forestry Services Branch.

5.1.8.II Approval of Crown Lands for Cottage site and Access Road.

5.1.9 Federal Agencies: None identified.

5.2 Individual Cottage: Septic design & lot survey approval from the Government Service Centre.

6. SCHEDULE

It is anticipated that construction of cottage access roads will occur during the fall of 2010 or spring 2011. I am proposing a 3 year completion date from the time of acquisition of all required approvals. (As outlined above in Section 4.2)

7. FUNDING

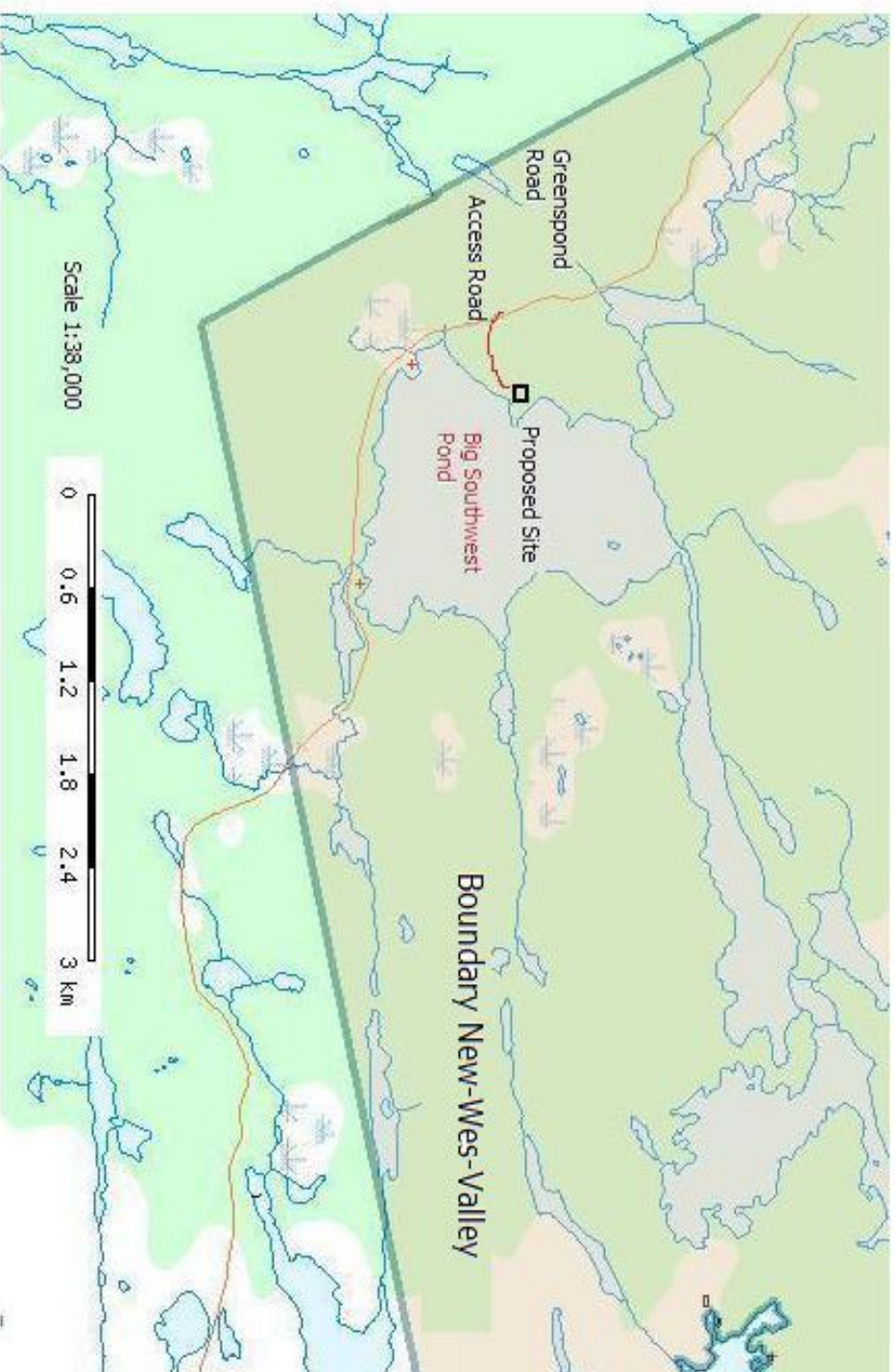
All development costs including cottage construction and installation of on-site servicing will accrue to the residential cottage owner. The Estimated Project Cost is \$100,000, to be incurred over a 3 year period for cottage and access road construction.

8.SUBMITTED BY:

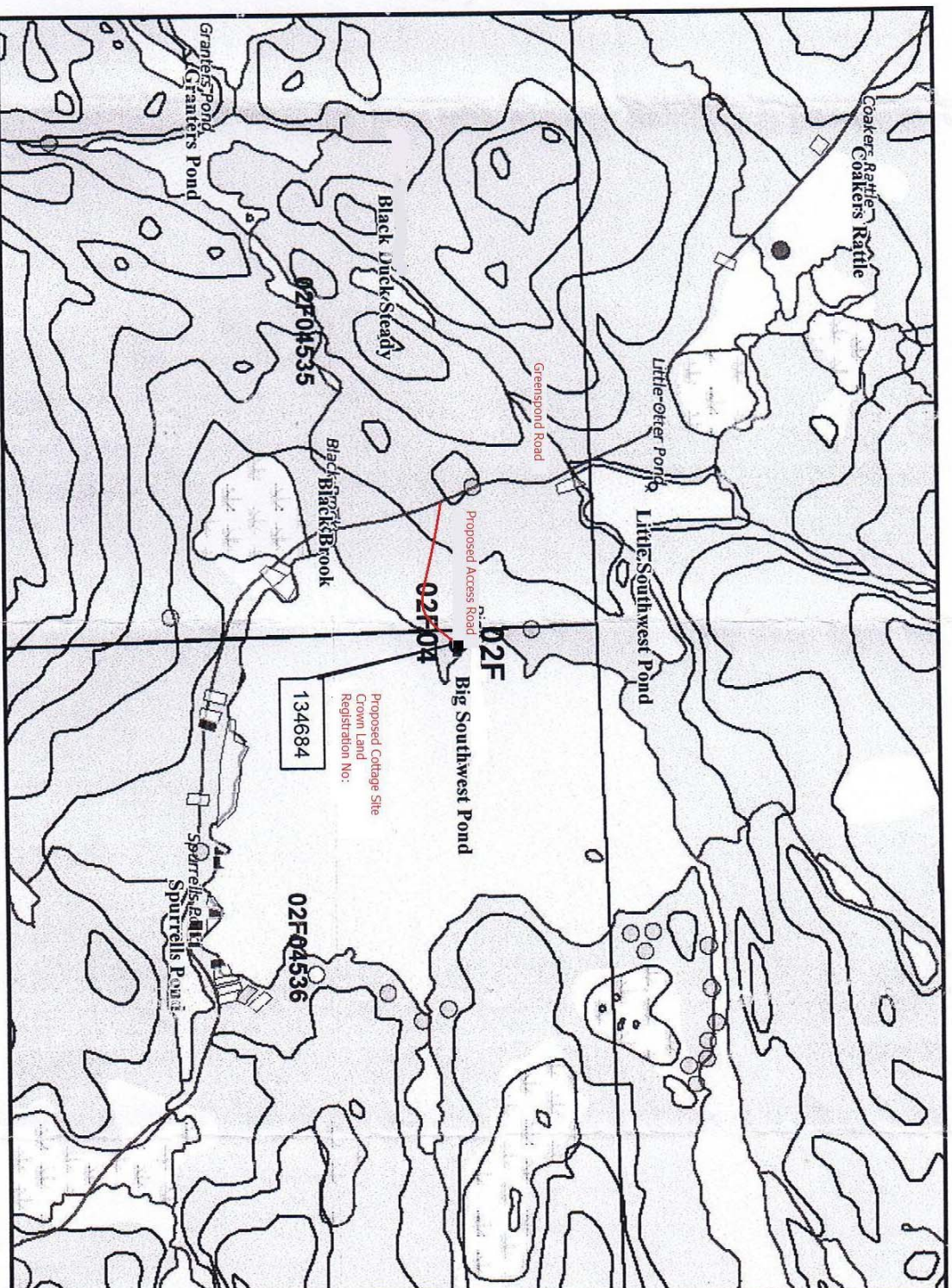
Mr. Anthony Pickett, Proponent

Date: July 22, 2010

Map 1 Proposed Development Site: Access Road and Cottage Scale 1:38,000



Government of Newfoundland & Labrador Department of Environment & Conservation

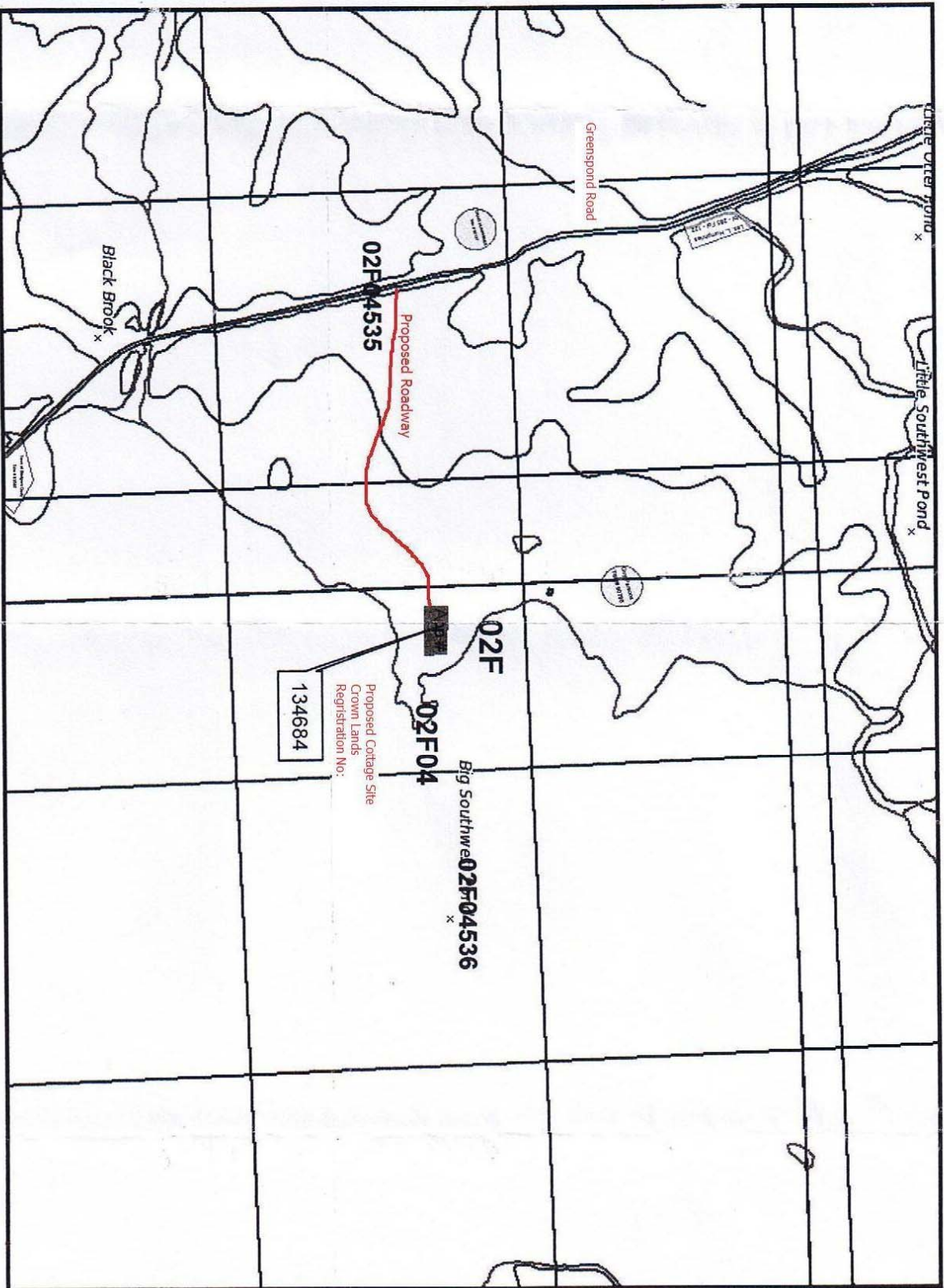


Crown Lands Division

Scale 1:25,000

Compiled on Sep 16, 2009

Government of Newfoundland & Labrador Department of Environment & Conservation



Scale 1:10,000

Crown Lands Division

Compiled on Sep 16, 2009

Lands Branch
Central Regional Lands Office

In Reply Please Quote
File Reference No.

OCT 12, 2009

2026425

ANTHONY RALPH PICKETT
1895 Cassia Cir.
Orleans ON
K4A 4P5

Dear Sir/Madam:

RE: APPLICATION NO.: 134684
TYPE: Grant
PURPOSE: Cottage
LOCATION: South West Pond (Greenspond Road)

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

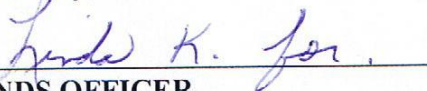
Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document.

If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,



LANDS OFFICER
Attachment(s)

SCHEDULE OF REFERRAL AGENCIES

Name:

Phone Number:

Government Service Centre

709-256-1420

Dept. of Mines & Energy

709-729-6408

Dept. of Municipal & Provincial Affairs

709-729-3090

Historic Resources Division

709-729-2462

Forestry Division

709-674-4625