



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

GREEN ISLAND LAKE

**COTTAGE DEVELOPMENT PLAN
AMENDMENT NO. 1, 2011**

ENVIRONMENTAL ASSESSMENT REGISTRATION

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GREEN ISLAND LAKE COTTAGE DEVELOPMENT PLAN AMENDMENT NO. 1
ENVIRONMENTAL ASSESSMENT REGISTRATION

1. NAME OF UNDERTAKING

Green Island Lake Cottage Development Plan Amendment No. 1, 2011.

2. PROPONENT

2.1. Name of Body

Dept. of Environment and Conservation
Lands Branch
Land Management Division

2.2. Address

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2.3. Chief Executive Officer

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Senior Resource Planner

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3. THE UNDERTAKING

3.1. Name of Undertaking

On September 29, 1997 the Green Island Lake Cottage Development Plan was approved by the Land Management Division, Dept. Environment and Conservation and provided for an allocation of 40 remote recreational cottage lots at Green Island Lake and 40 lots at Eastern Lake. This proposal consists of six changes to the Green Island Lake Cottage Development plan and provides for a potential allocation of 130 remote recreational cottage lots.

The Green Island Lake Cottage Development Plan was previously submitted and approved through The Inter-Departmental Land Use Committee ;(ILUC Project #798) as well as the Environmental Assessment process (File #282.72.0019). Since implementation of the Plan, the quota for Green Island Lake has been met and the intention is to provide additional recreational cottage opportunities in the area. This amendment was submitted to ILUC on April 12, 2010 and conditionally released on Dec 8, 2010(ILUC Project #1332).

3.2. Purpose/Rationale/Need for the Undertaking

The area adjacent to Green Island Lake has traditionally been used primarily by local people for fishing, hunting, firewood/lumber harvesting and recreational pursuits, i.e., snowmobiling, berry-picking, hiking, cottages, etc.

The additional cottage allocation should meet the existing and anticipated demand for the area while providing a mechanism to accommodate a limited number of unauthorized structures.

All new lots developed through this proposal will be initially 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

The planning area is situated on the Northern Peninsula near the Strait of Belle Isle. The Planning Area boundary (PAB) encompasses an area of 309km². The PAB is remotely located and runs in an easterly direction from the community of Anchor Point and north to Green Island Brook. All cottage sites are considered remote and accessible only by snowmobile, all-terrain vehicle (designated trails only), walking or aircraft.

Four of the proposed changes to the plan are for newly designated remote cottage zones within the PAB. One is for an increase in the allocation for the existing Green Island Lake zone and the last one is for a change in the size of the existing no-cut buffer around licensed cottages.

4.2. Physical Features

Generally, the area consists of nutrient-rich limestone barrens with intermittent forest cover dominated by balsam fir. Throughout the PAB there are numerous barrens, bogs, fens and small water bodies. The two most prominent water bodies in the area are Green Island Lake and Eastern Lake.

The majority of the PAB is located within the Strait of Belle Isle Barrens Eco-region. One of the most prominent characteristics of the eco-region is its cold temperature and short growing season. Soil depths are generally shallow and do not sustain any substantial forest cover.

4.3. Amendment No. 1, 2011

The proposed Amendment No. 1, 2011 is divided into six parts. The intention of these changes is to accommodate existing remote cottage development and provide further opportunities for recreational remote cottage development in the area. Pre-existing development is primarily concentrated in four areas: Green Island Lake, Eastern Lake, Big Rub Pond/Tilt Pond and Island Pond. The following changes would accommodate the majority of the existing development and provide additional remote recreational cottage sites.

4.3.1 Island Pond (Area 1):

An allocation of twenty-five new remote recreational cottage lots would accommodate existing development while providing an additional fourteen lots to meet future demand. Currently there are eleven existing structures and/or applications in the area.

4.3.2 Big Rub Pond/Tilt Pond (Area 2):

An allocation of twenty new remote recreational cottage lots would accommodate existing development while providing an additional fifteen lots to meet future demand. Currently there are five unauthorized structures in the area.

4.3.3 Green Island Lake Extension (Area 3):

An allocation of twenty-five new remote recreational cottage lots would accommodate existing development while providing an additional fifteen lots to meet future demand. Currently there are ten unauthorized structures in the area.

4.3.4 Green Island Lake (Area 4):

An allocation of an additional forty new remote recreational cottage lots would accommodate existing development and provide twenty-three lots to meet future demand. Currently there are forty-one issued recreational cottage licenses in the area and sixteen unauthorized structures.

4.3.5 Eastern Lake Extension (Area 5):

An allocation of twenty remote recreational cottage lots would accommodate existing development while providing an additional sixteen lots to meet future demand. Currently there are four unauthorized structures in the area.

4.3.6 Domestic Cutting Buffer:

The Forestry Branch of the Dept. of Natural Resources has requested the 100m no-cut buffer currently attached to licenced cottages in the PAB be reduced in size. After consultation between the Lands Branch's, Land Management Division of the Dept. Environment and Conservation and the Forestry Branch of the Dept. Natural Resources, the Plan will be changed to require only a 45m no-cut buffer.

4.4. Development

Amendment No. 1, 2011 consists of a maximum allocation of 130 remote recreational cottage lots in five designated cottage development areas. Of this total, eighty-four will be new allocations and the remaining forty-six lots are required to accommodate existing structures and/or applications currently being processed. All cottage lots are unserviced and are only accessible by snowmobile, walking, aircraft or all-terrain vehicle (approved trails only).

- Tenure will be in the form of a remote cottage Licence to Occupy and 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 provide adequate spacing for on-site septic systems if required.
- Applicants will be responsible for lot identification and 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 Dept. of Environment and Conservation.
- There is to be no development on the 15m shoreline reservation without compliance with Section 7 of the *Lands Act*.

The method of allocation will be a public draw and lots remaining after the selection meeting will be available on a first come, first served basis on the next business day. Applicants will be responsible for lot selection and any associated costs.

4.5 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 heavy equipment use or storage of fuels or other chemicals associated with construction given the fact these are remote sites and will not be accessible to heavy equipment. There is no time frame for construction as this will be dependent upon individual lot owners. No road construction is proposed.

4.6 Operation

Description: A maximum of 130 cottage lots with on-site sanitary and potable water facilities that must be approved by the Department of Government Services prior to development.

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 continuous 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: Any potential resource conflicts have been dealt with during the ILUC process or will be handled through the consultation process by the Land Management Division, Department of Environment and Conservation. Listed below are land use issues that arose during the internal registration of the amendment:

On February 2, 2009, Nalcor Energy Ltd. registered an undertaking with the Environmental Assessment Division, Department of Environment & Conservation for the construction of a 1,100 km transmission line between Labrador and the island of Newfoundland. The proposed route passes through the cottage development area. (Map 2) The Land Management Division will be consulting with Nalcor Energy Ltd. on the cottage development and how it may impact the proposed transmission line route.

Although the PAB overlaps the unprotected water supply for the community of Green Island Brook and a potential water supply at Big Rib Pond, there are no cottages proposed for these areas.

The Wildlife Division has identified a waterfowl nesting area on the northern extent of Green Island Lake during the initial referral through ILUC Project #798.

The Cultural Heritage Division has identified an archaeological site near the southern end of Green Island Lake, however, no development is proposed for this area.

Due to the number of cabins in the area and the expectation of additional development, the Forestry Branch of the Dept. of Natural Resources has requested the current policy of no cutting within 100m of a licensed cottage be reduced. After review and consultation it has been agreed that a 45m no-cut buffer will be established around licensed cottages.

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.

4.7 Occupations:

There will be a maximum of 130 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.

4.8 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

Project: The project was submitted to the Interdepartmental Land Use Committee (ILUC) on April 12, 2010 (ILUC # 1332). It was conditionally approved on December 8, 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: April, 2011.

7. FUNDING N/A.

8. SUBMITTED

| | |
|--|-------------|
| Mr. Reginald Garland, Director Land Management Division | Date |
|--|-------------|

APPENDIX I

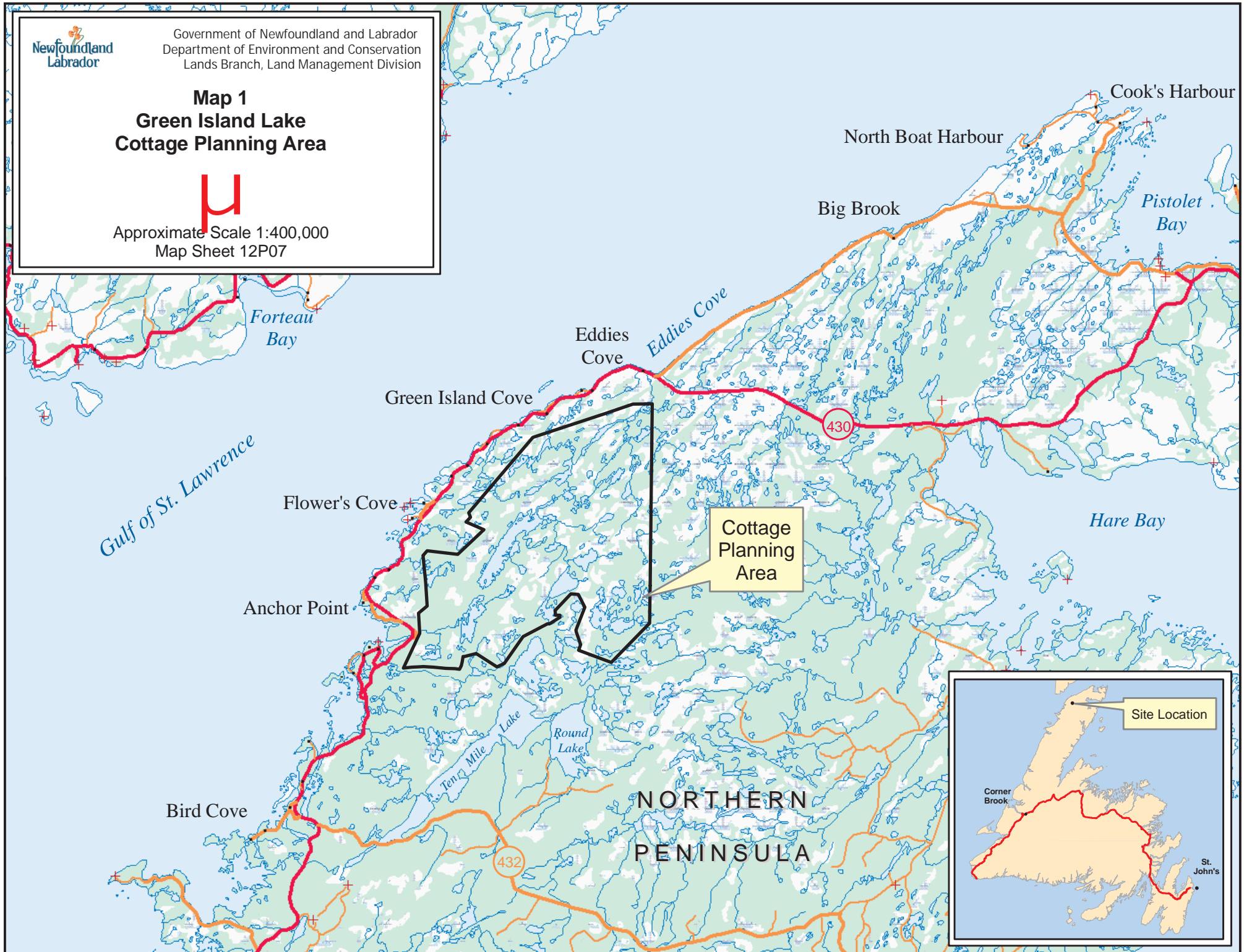
Map 1 – Green Island Lake Planning Area

Map 2 – Green Island Lake Cottage Development Areas

Map 1
Green Island Lake
Cottage Planning Area



Approximate Scale 1:400,000
Map Sheet 12P07








Cottage
Planning
Area

Site Location

NORTHERN
PENINSULA

Map 2
Green Island Lake
Remote Cottage Development Areas

-  Proposed Hydro Corridor-NALCOR
-  Planning Area Boundary
-  Existing Development Area
-  Proposed Development Area
-  Sensitive Waterfowl Area

Approximate
Scale 1:150,000



Map Sheet 12P07

Green Island Cove

Eddies Cove

Eddies Cove

430

Area #1
Island Pond

Green Island Brook
Unprotected Water
Supply

Area #3
Green Island Lake
Extension

Area #2
Big Rub Pond
& Tilt Pond

NORTHERN
PENINSULA

Flower's Cove

Area #4
Green Island Lake
Cottage Development
Area

Area #5
Eastern Lake
Extension

Eastern Lake
Cottage
Development Area

Outfitting Buffer
(No Development)

Anchor
Point

Gulf of St. Lawrence

Green
Island
Lake

Eastern
Lake

Western
Brook
Pond

| Cottage Development Area | Issued Cottage Lots | Proposed Cottage Lots |
|--------------------------|---------------------|-----------------------|
| Area # 1 | 0 | 25 |
| Area # 2 | 1 | 20 |
| Area # 3 | 1 | 25 |
| Area # 4 | 41 | 40 |
| Area # 5 | 1 | 20 |