



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

BIRCHY LAKE

COTTAGE DEVELOPMENT PLAN

ENVIRONMENTAL ASSESSMENT REGISTRATION

JUNE, 2011

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BIRCHY LAKE COTTAGE DEVELOPMENT PLAN
ENVIRONMENTAL ASSESSMENT REGISTRATION

1. NAME OF UNDERTAKING

Birchy Lake Cottage Development Plan

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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3. THE UNDERTAKING

3.1. Nature of Undertaking

The project consists of the development of 81 recreational cottage lots in two locations along the shoreline of Birchy Lake. The two locations are extensions of existing cottage development areas. To facilitate the development of these cottage lots the Land Management Division, Department of Environment & Conservation proposes to construct approximately 1.8 km of Class “C” access road.

The proposal will be a combination of waterfront and non-waterfront lots and will provide opportunities to infill adjacent to existing cottage development. Provisions will be made in the development to provide cottage owners and the general public access to the shoreline of Birchy Lake. All cottage lots will be allocated via the public draw process.

Access to the proposed development is via two existing cottage roads. There will be no new access points to the TCH created with this development.

3.2. Purpose/Rationale/Need for the Undertaking

The geographic location and topography of Birchy Lake is ideally suited for cottage development. Attributes that make this location ideal include but are not limited to the following; proximity to the growth centers of Corner Brook and Grand Falls-Windsor, boating, fishing, snowmobiling, existing access to the Trans Canada Highway(TCH), and excellent site conditions; i.e. slope and soil conditions.

The major reason there has been very limited cottage development around Birchy Lake was due to the fact approximately 70% of the surface rights around this water body were previously owned by Corner Brook Pulp & Paper Limited (Reid Lots #45 & #219).

On November 28, 1994 the Provincial Government of Newfoundland & Labrador purchased the surface rights to 6480km² of these “Reid Lots” including the two at Birchy Lake. Because of the potential of the area to sustain additional cottage development and uncertainty over the location of existing land tenure in the area a freeze on development was implemented until a cottage development plan could be completed for the area.

The creation of this plan will consolidate the existing development that has occurred in the area into one management plan. This plan will be multi faceted to mitigate any potential land use conflicts that may exist in the area.

This planned cottage allocation should be sufficient to meet existing demand and will be limited to a number which will not compromise the environmental integrity of the area. Any development shall be done 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

Birchy Lake is located near the Trans Canada Highway in central Newfoundland and is situated approximately 115 km east of the City of Corner Brook and 131 km west of the town of Grand Falls-Windsor. The Birchy Lake Planning Area Boundary (PAB) is 5633 hectares in size. It is bounded by the TCH to the south and Crown land to the north of the lake. Birchy Lake is approximately 18km long and 1km wide and has a surface area of 1203 hectares.

4.2 Physical Features

Major physical features: The development will consist of eighty (81), 0.4 hectares unserviced cottage lots, totaling approximately 32.4 hectares. The 1.8 km of road development will have a 15 meter right-of-way which will comprise a further 4.9 hectares. A preliminary concept plan showing location and design is indicated on Maps 2-3. The proposed lot layout may change upon field inspection and the number of lots may be reduced, however, no further lots will be added.

Approximately 35 of the proposed lots will have direct shoreline frontage on Birchy Lake and the remainder will be considered non-waterfront. The proposed number of cottages takes into account pre-existing cottage developments on Birchy Lake and is within the carrying capacity as determined using a formula developed by the Water Resources Division of the Department of Environment & conservation. Details regarding these calculations are available upon request.

4.3 Physical and Biological Environments

Birchy Lake is located within the Central Newfoundland Forest ecoregion. The forests in this ecoregion are generally boreal and its climate is the most continental in the Province. On average, this ecoregion has the highest summer and lowest winter temperatures on the island.

Most of the soils found in this sub region are” humo ferric podzols .These are brown soils containing inorganic material that occur in relatively dry sites. The drainage patterns of these soils are conducive to the installation of sub-surface septic disposal systems and sites that cannot accommodate a septic system will be removed prior to development. The area to the north of Birchy Lake is relatively steep but the area proposed for development has a minimal amount of slope and is ideally suited for cottage development.

The wildlife in this area is typical of the boreal forest and this ecoregion and the species have adapted for long cold winters and short hot summers. Typical wildlife includes but is not limited to the following; moose, snowshoe hare, muskrat, otter, mink, black bear, beaver, lynx etc...

4.4 Existing Site/Land Use

Listed below is a summary of the existing land uses within the PAB for Birchy Lake;

- The timber rights on land surrounding Birchy Lake are currently held by Corner Brook Pulp and Paper Ltd until Dec 31, 2037 and consultation with CBPP is required before the development can proceed.
- There are two licensed trailer parks and a private campground within the PAB.
- Nalcor Energy Ltd has proposed a Labrador –Island transmission line and one of the two potential routes passes in close proximity to development area “A”. Consultation has taken place with Officials from Nalcor and the proposal will not impact the proposed transmission line route.
- Consultation has taken place with Transportation and Works and there appears to be no issue with using the existing access points to the TCH.
- Water rights for the area are licensed to Deer Lake Power Company and this may result in fluctuations within the water levels of the lake. Applicants will be made aware of this before they select a lot.
- There are 82 existing waterfront cottages adjacent to Birchy Lake and the number is well below the carrying capacity of the Lake.

4.5 Development

- The development consists of 81, 0.4ha unserviced cottage lots, totaling approximately 32.4 hectares. The 1.8km of new road development, having a 15m right-of-way, will comprise a further 4.9ha. A preliminary site design has been laid out as indicated on Maps 2-3. It is expected that the proposed lot lay out will change as terrain conditions warrant and the new roads have been completed.
- Each lot will have the capacity to be serviced by an on-site well and septic system in accordance with the Private Sewage Disposal and Water Supply Standard administered by the Department of Government Services.
- Tenure will be in the form of a freehold grant with all lots having legal surveys prior to allocation. Generally each lot will be 0.4 hectares in size with a 40-45m frontage.
- Each lot will be evaluated for the installation of septic disposal system but individual lot owners will be responsible for ensuring that each lot has an approved septic system design prior to installation.
- Applicants will be responsible for road maintenance after the lots are allocated.
- Any proposal to develop on the fifteen (15) meter shoreline reservation must comply with Section 7 of *the Lands Act*.
- The proposed number of cottages takes into account pre-existing cottage developments and are within the carrying capacities of the water bodies as determined using a formula developed by the Water Resources Division of the Department of Environment & conservation. Details regarding these calculations are available upon request.

4.6 Construction

Description/Schedule: Construction associated with this proposal will be limited to 1.8 km's of new road construction 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 in the summer of 2012.

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.

4.7 Operation

Description: 81 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.

4.8 Occupations

Estimated number of employees during construction: Up to two during road construction for approximately 8-12 weeks.

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

Estimated # of occupations during operation: 81 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.

4.9 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 May 3, 2011 (ILUC # 1365). It was conditionally approved on June 6, 2011. 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 approval from the Government Service Centre.

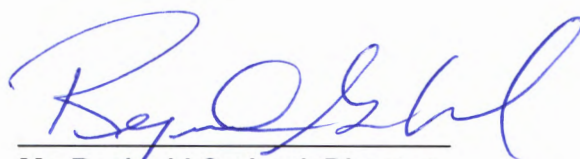
6. SCHEDULE

Ideally road upgrading and construction will begin June, 2012 and be completed in 8-12 weeks. 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 the Land Management Division. All costs incurred will be recovered from cottage lot sales.

8. SUBMITTED



Mr. Reginald Garland, Director
Land Management Division

June 16, 2011

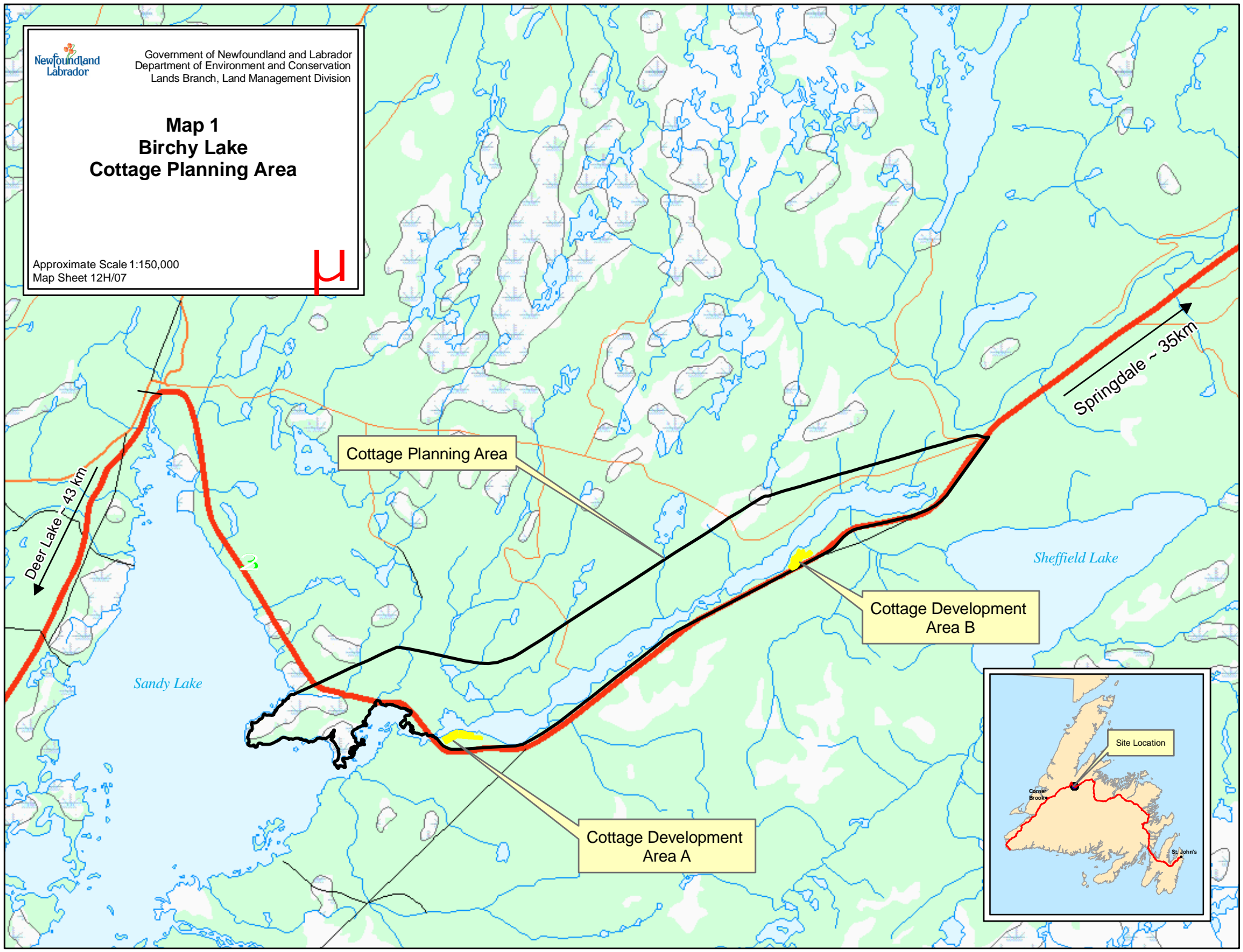
Date

APPENDIX I

Map 1	Birchy Lake Cottage Planning Area
Map 2	Birchy Lake Cottage Development Area A
Map 3	Birchy Lake Cottage Development Area B
Map 4	Birchy Lake Land Use Map

Map 1 Birchy Lake Cottage Planning Area

Approximate Scale 1:150,000
Map Sheet 12H/07



Cottage Planning Area

Cottage Development Area B

Cottage Development Area A

Springdale ~ 35km

Deer Lake ~ 43 km

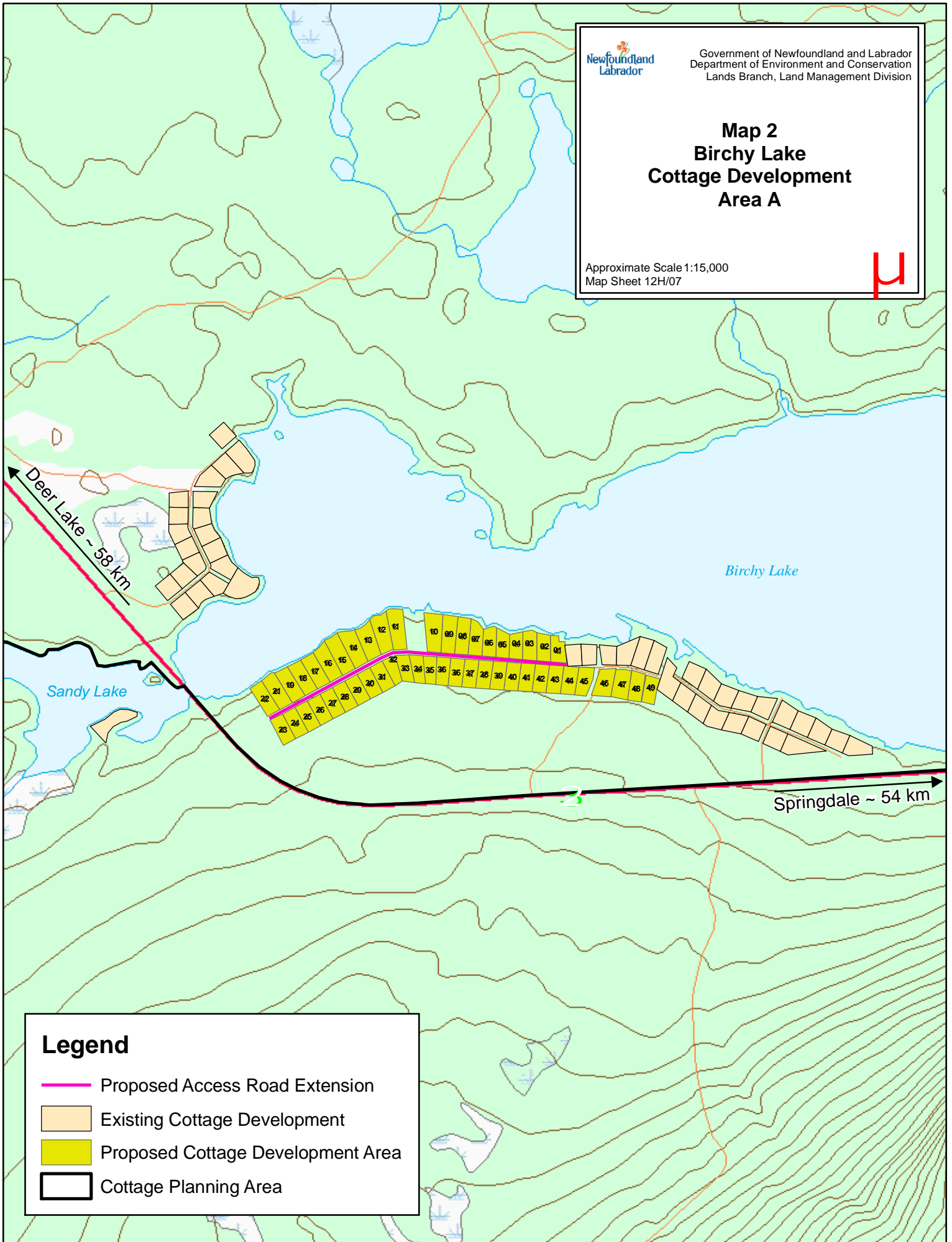


Sandy Lake





Sheffield Lake

Map 2 Birchy Lake Cottage Development Area A

Approximate Scale 1:15,000
Map Sheet 12H/07

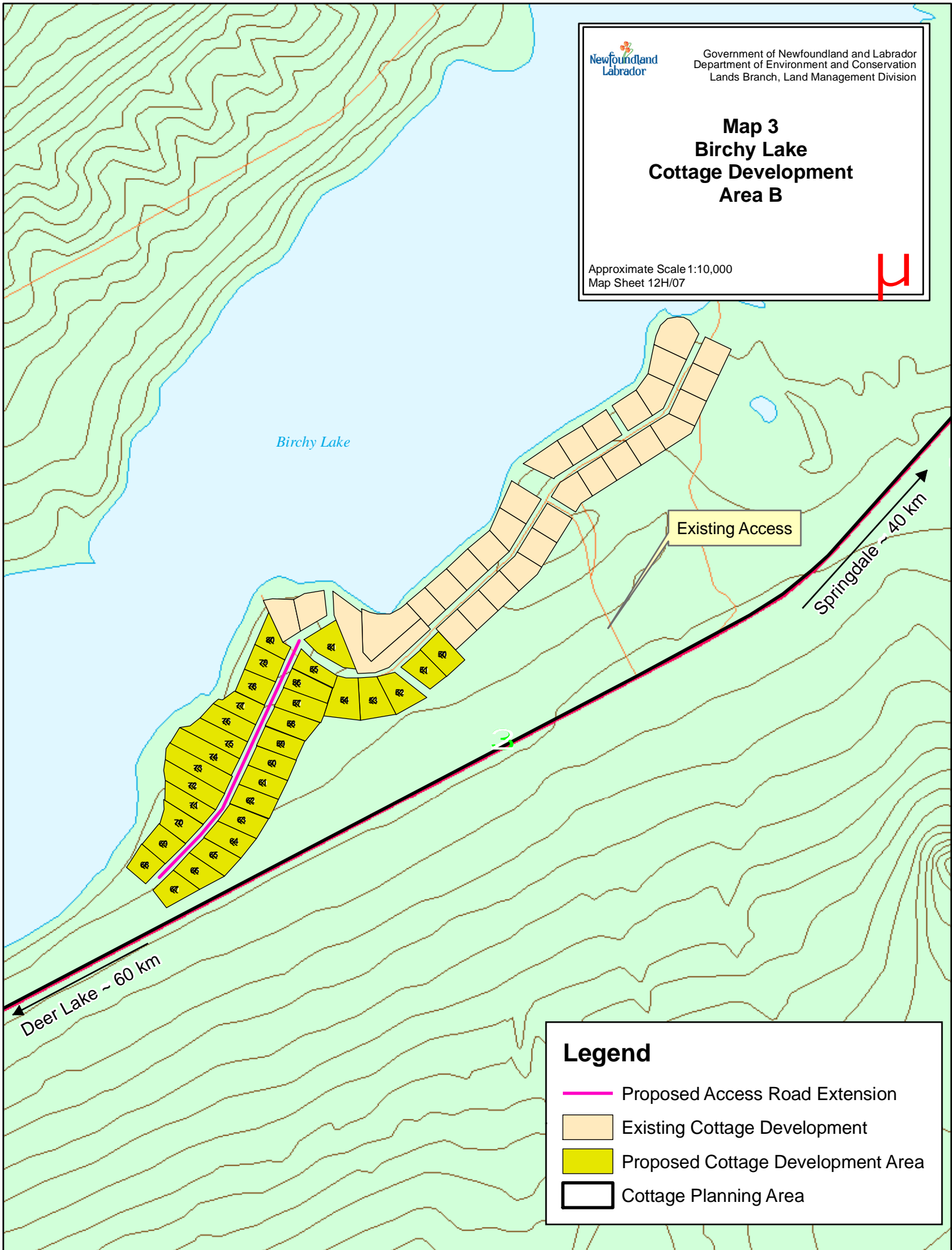


Legend


-  Proposed Access Road Extension
-  Existing Cottage Development
-  Proposed Cottage Development Area
-  Cottage Planning Area

Map 3 Birchy Lake Cottage Development Area B

Approximate Scale 1:10,000
Map Sheet 12H/07





Legend

-  Proposed Access Road Extension
-  Existing Cottage Development
-  Proposed Cottage Development Area
-  Cottage Planning Area

Map 4 Birchy Lake Land Use Map

Approximate Scale 1:150,000
Map Sheet 12H/07

Legend

-  Cottage Development Area
-  Cottage Planning Area
-  Hydro Development
-  Reid Lot

