



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

BEAVER POND
COTTAGE DEVELOPMENT PLAN
ENVIRONMENTAL ASSESSMENT REGISTRATION

JUNE 2011

**BEAVER POND
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ENVIRONMENTAL ASSESSMENT REGISTRATION**

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**BEAVER POND
COTTAGE DEVELOPMENT**

ENVIRONMENTAL ASSESSMENT REGISTRATION

1. NAME OF UNDERTAKING

Beaver Pond Cottage Development

2. PROPONENT

2.1 Name of Body

Dept. of Environment and Conservation
Lands Branch
Land Management Division

2.2 Address

Howley Building, Higgins Line
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2.3 Chief Executive Officer

Mr. Reginald Garland, Director
Land Management Division

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2.4 Contact Person

Mr. John Kennedy, Resource Planner
Land Management Division

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3 THE UNDERTAKING

3.1 Nature of the Undertaking

The undertaking consists of the development of 40 new cottage lots with associated road construction within the Beaver Pond Cottage Development Area (See Map 1).

The Beaver Pond Cottage Development Area was established in February 25, 1999 at the request of the Town of Placentia. It is located within the municipal planning area of the Town of Placentia. On October 24, 2000, The Town amended their Municipal Plan to change the zoning to Seasonal Residential to accommodate the proposal.

3.2 Purpose/Rationale/Need for the Undertaking

Beaver Pond is approximately one (1) hour drive from St. John's. The Pond and surrounding area is a popular location for outdoor activities such as hunting, fishing, hiking and snowmobiling. The proposed development will address the growing demand for cottage lots on the Avalon and will ensure development occurs in a safe and environmentally sound manner. Development will take place as part of a planned cottage strategy. Development will occur in such a manner that the land base and surrounding environment will be preserved for the enjoyment of present and future users. Ad hoc cottage development will be strictly prohibited.

4 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

Description: Beaver Pond is located on the Western Avalon Peninsula and is accessible by Long Hill Road (Route 100-10) (See Map 1). The proposed Cottage Development Area is situated approximately 4 kilometers south of the intersection of the Argentia Access Road and Long Hill Road. It is adjacent to the Town of Placentia and is within the Town's municipal planning area. The Beaver Pond cottage planning area is approximately 1.1 kilometers wide, encompassing an area of 206 ha. Beaver Pond has a surface area of 115 ha.

Maps: Map 1 (1:50,000), Map 2 (1:10,000).

4.2 Major Physical Features

The current proposed development consists of up to 40, 0.4 ha unserviced cottage lots, totaling approximately 16 ha. The 2 km of road development, having a 15 metre right-of-way, will comprise a further 3 ha. Development is scheduled to take place in two 20 lot phases as indicated on the attached Map 2. It is expected that the proposed lot layout may change as terrain conditions warrant. This will be determined upon closer field inspections; however no new lots will be added. All the proposed lots will be set back a minimum of 100 metres from the pond to ensure there will be no environmental degradation resulting from construction taking place on steep slopes immediately adjacent to the pond. Formulae developed by the Water Resources Management Division to determine the carrying capacity of a water body for cottage lots range from a low of 129 lots to a high of 185 lots for Beaver Pond. The proposed 40 additional lots along with the 10 existing lots are well within these guidelines.

4.3 Physical Features

Physical and Biological Environments: The area consists of high-graded forest stands adjacent to the pond and smaller areas of bog and barren on the upland sites. The north side of the pond is a well drained slope that runs into the pond. The south side is relatively flat with large areas of bog and barren interspersed with low wooded hummocks. Vegetation cover consists of typical Avalon Peninsula forest, predominately black spruce and larch in the wetter areas, with balsam fir and yellow birch on the drier sites. Pre-existing development in the form of 10 cottage lots is located on the north-west shoreline of the pond. The proposed development area is adjacent to, and forms a natural extension of the existing cottage area on Beaver Pond. Wildlife consists of typical animal species found on the Avalon Peninsula.

4.4 Construction

Description / Schedule Construction associated with this proposal will be limited to gravel road construction which will be contracted by Lands Branch. Individual cottages will be constructed by cottage lot owners according to their own schedules following an approved Crown Land Cottage lot allocation process. Development is schedule to take place in two 20 lot phases. Phase 1 is intended to be developed in 2011 with lot allocation taking place by public draw in the spring of 2012. This will require the construction of 1 km of road during the 2011 construction season. If demand is sufficient, Phase 2 will be developed in 2012 and allocated in the spring of 2013. This will require the construction of 1km

of road during the 2012 construction season. If demand does not seem high, Phase 2 will be withheld until a later time in the next few years.

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). 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. Backhoes may also 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 is domestic wood cutting occurring in the general area. There could be a possible issue with this activity occurring adjacent to the cottage development.

4.5 Operation

Description: 40 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 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: The Land Management Division contracts all construction work through the Public Tendering process. The number of employees will be determined by the contracted construction company. All work to be performed outside of the Land Management Division (road construction, septic system site evaluations, and land surveys) will have a proposal call/award of contract.

Estimated number of occupations during operations: The project consists of 40 individually owned cottages which will be constructed according to schedules determined by the future lot owners.

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, 1994.

5. APPROVAL OF THE UNDERTAKING

5.1 **Project:** ILUC #1367 submitted May 6, 2011. Approved June 6, 2011. No issues were identified in the ILUC review process which would cause cancellation or major alteration to the proposed development.

Individual cottages: Shall require septic design approval from the Government Service Centre.

6. SCHEDULE

It is anticipated that construction of the cottage access road will occur during the construction season for 2011 and 2012. The latest start date will be October 1, 2011.

7. FUNDING

All development costs exclusive of individual cottage lots construction and installation of on-site servicing 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**

Date



