

# ***ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT***

## ***LAKWOOD CHALETS – THE POINTS***



***by RIVERWOOD***

***Prepared by: Chad Wells, for 58820 Newfoundland & Labrador Inc.***

***May 2012***

***Prepared for: Department of Environment & Conservation***

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## **1.0 Background Information**

### *1.1 Name of Undertaking*

Lakewood Chalets – The Points

### *1.2 The Proponent*

**Name of Corporate Body:** 58820 Newfoundland & Labrador Inc.

**Address:** PO Box 1729, Springdale, NL, A0J 1T0

**Principal Contact Person:** Chad Wells, B.Sc.

**Telephone Number:** (709) 693-4405

## **2.0 The Undertaking**

### *2.1 Nature of the Undertaking*

The proposed development will require the cultivation and development of 4 acres of lake side land being made accessible by up to 1500 meters of new road having a 15m right-of-way, connecting to an existing road network currently servicing the cottage community of West Pond in Green Bay, Newfoundland. The project is envisaged to include the construction of 1-4 small rental chalets and a main building being serviced by a gravel road and pole line extension to service the business.

### *2.2 Rationale for the Project*

**Lakewood Chalets – The Points** would be an expansion accommodation “satellite” property affiliated with the award-winning Riverwood Inn and developed to offer an exceptional self-sufficient lakeside retreat. Lakewood Chalets will afford guests ready access to a surplus of multi-season activities, i.e. Water sports and boating in summer, Hunting and ATV riding in autumn, and snowmobiling in winter and it is the proponent’s assessment that West Pond offers the most appeal and activity diversification for potential guests in the general region.

## **3.0 Description of the Undertaking**

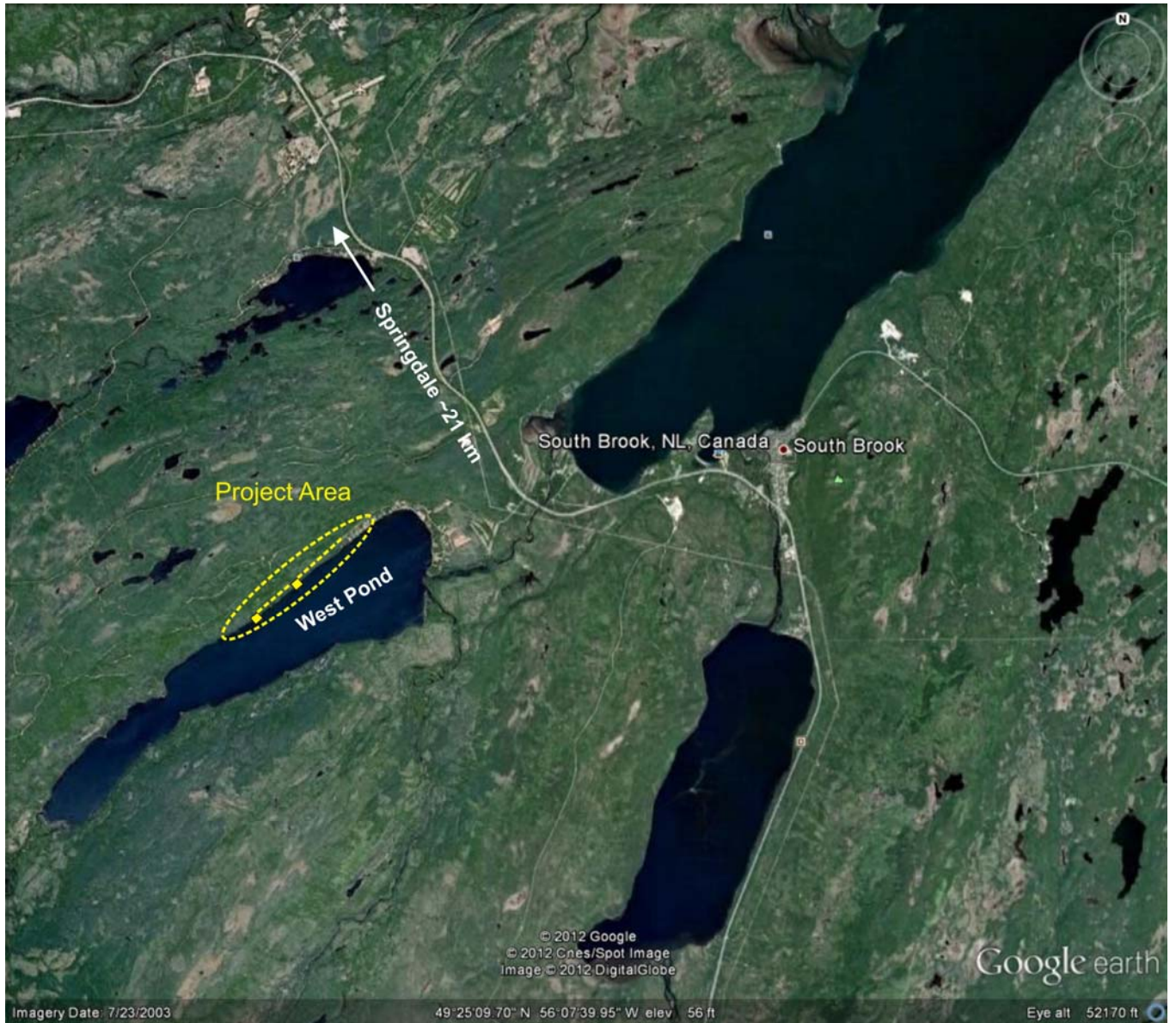
### *3.1 Geographical Location*

The project is located adjacent West Pond south of Halls Bay in central Newfoundland, N.T.S Map Sheets 12H/8. The site consists of two separate 2 acres “square” parcels of lake side property on relatively flat, undeveloped crown land. The immediate locations of the proposed chalet development will be accessed via approximately 1500 meter extension of an existing 7-8 m public gravel roadway servicing several private cabins/cottages surrounding West Pond. West pond is approximately 7.5 kilometers long and 1 kilometer wide.

The proposed chalet sites will require selective cultivation within each respective 2-acre land parcel to accommodate chalet construction in a manner that offers each chalet privacy and solitude. No construction will be undertaken within the minimum 30.45 meter Non-development water reservation corridor. A minimum of 30.45 meters of vegetated lands will stagger the chalet construction footprint(s) and the 1-100 year high-water mark of West Pond.

Access to the site will be provided via an approximate 1500 meter extension of an existing 7-8 m public gravel roadway having a 15m right-of-way, that connects to the Trans Canada Highway in central Newfoundland.

**Figure 3.1 (a)** – the proposed development location in a regional context



### ***3.2 Physical Features***

#### ***3.2.1 Major Physical Features of the Undertaking***

The proposed land development will consist of the construction of 1 to 4 rental chalets that will be accessed via an initial road extension of ~750 meters by the proponent and a subsequent 750 meters to develop the second site (point). Small rental chalets ranging in size from 300 to 500 square feet are planned and will require selective cutting and cultivation to prepare the building sites. Both the road construction and chalet development will be implemented by the proponent as per applicable provincial government regulations and permits guiding orderly, responsible development.

**Figure 3.1(b)** - the development location and existing access routes on a Google topographic map of the area



### *Physical and Biological Environments*

West Pond 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 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...

The Provincial Archaeology Office (PAO) has confirmed the presence of a recorded archaeological site along West Pond and as such as requested completion of an **Archaeological Impact Assessment Study** of the proposed development. A certified and approved Archaeologist has been hired by the proponent to undertake a field study and associated report as per the PAO request and outlined criteria.

### A. Land Development

The two property parcels will be optimally subdivided into 1-4 lots to accommodate construction of private isolated chalets. The chalets will be constructed on waterfront with lake views and access but will be a minimum of 30.48 m from the water edge, which is approximately 20 meters from the public water reservation mark. Each chalet will require water, sewer, and electrical servicing. Water services for all chalets will be via a single drilled well and standard sewer disposal will be via approved septic field(s), as per government approval. Both the water and septic installation(s) will be implemented by the Proponent as part of the overall project development to ensure proper installation and conformance with applicable regulations set forth by the applicable government agencies and/or departments.

Electrical servicing will be made available through an initial 750 meter extension of the existing pole line servicing the private cottages surrounding West Pond and will be implemented in consultation with Nalcor – NL Hydro.

### B. Access Road

The existing public gravel road along West Pond will be the access road to the proposed road extension that will be the primary access route to the proposed commercial chalet development.

### C. Utilities

#### (1) Electrical

The road extension and development area will reserve specific electrical right-of-way to service each chalet following consultation with Nalcor – NL Hydro. Nalcor-NL Hydro will be responsible for the provision of electrical power to this development.

Appropriate approvals will be obtained prior to the installation of any culverts if required.

#### (2) Water

The source of water for the chalets will be a drilled well. Such water services will be installed by the Proponent to the standards deemed acceptable by the applicable authorities and appropriate governing agencies.

#### (3) Sewer

Sewer services for the chalets will be provided by means of a Septic Tank and Disposal Field System. The system will be designed and installed by professional personnel as outlined in the accepted standards for “Location, Design and Construction of Private Sewage Disposal Systems” in accordance with Sanitation regulations of the Public Health Act. An Application to Develop will be submitted to the local Government Service Centre for review and approval. Once the system has been installed a final inspection will be arranged to ensure a Final Approval Certificate.

### 3.2.2 Area to be affected by the Undertaking

Research of available literature and personal communications with various government departments and personnel as well as local familiarity with the region has helped to provide the information basis to assess the physical, biological and socio-economic features of the project.

The area directly affected by the proposed project includes the physically impacted area within the development footprint, but nearby cottages and regional areas are also indirectly affected. During the implementation of this project all efforts will be made to protect the environment and

to have minimal impact on the natural environment in the immediate area. Vegetation will be maintained to provide an effective buffer between the project and West Pond. No construction activity will take place within 30.45 meters of the high-water mark of West Pond as currently regulated.

An obvious impact outside of the immediate area will be the socio-economic benefit for the overall region. A responsibly developed commercial chalet rental operation will encourage tourists to visit and stay in the region.

*(a) Climate*

Environment Canada information reveals that the area adjacent to the proposed development is characterized by cool temperatures with an inland influence due to its distance from the Gulf of St. Lawrence. Table 3-1 below shows the average monthly highs and lows and average monthly precipitation for the development site.

**Table 3-1**

**Month Avg. High Avg. Low Avg. Precip.**

**January** -4/-2° C -12/-10° C 95/100 mm

**February** -4/-2° C -14/-12° C 70/75 mm

**March** -0/2° C -10/-8° C 70/75 mm

**April** 5/7° C -4/-2° C 60/65 mm

**May** 11/13° C 0/2° C 65/70 mm

**June** 17/19° C 5/7° C 80/85 mm

**July** 21/23° C 10/12° C 80/85 mm

**August** 20/22° C 10/12° C 100/105 mm

**September** 16/18° C 6/8° C 90/95 mm

**October** 10/12° C 1/3° C 100/105 mm

**November** 4/6° C -3/-1° C 105/110 mm

**December** -1/1° C -9/-7° C 100/105 mm

*(b) Geology*

In terms of geology, the site is located within a terrane of outcropping sub-aerial volcanic sediments and volcanic intrusive of the Silurian aged Springdale Group and Topsails Intrusive Suite, respectively. The Springdale group and Topsails Suite are part of the Dunnage Zone, which is one of the four principal tectonic divisions in Newfoundland. Lithologies in the immediate vicinity of the development appear similar to most other parts of the Springdale Group and Topsail Suite which are described as maroon-red, medium to well-sorted conglomerates and lesser sandstones, and coarse feldspar-rich, pink granites, respectively.

*(c) Vegetation*

The proposed development is situated in an area that is predominantly covered with black spruce and balsam fir as well as lesser deciduous species, aspen & birch. However it is apparent that much of the proposed access road route and one of the land parcels in particular have been the subject of commercial wood/log harvesting in the past and as such the “woods” is not dense and the remnants of an old cutover obvious.



*(d) Fish and Fish Habitat*

The proposed development is located in close proximity to West Pond. All work done on the site will adhere to federal, provincial and local regulations and guidelines to ensure as little impact as possible on the lake and resident trout and ouaniche population.

*(e) Mammals, Furbearers, & Waterfowl*

The proposed development is located in Moose Hunting Area 41 (Sheffield). The site is in close proximity to West Pond, which has been known to have many species of waterfowl including an abundance of the common merganser (*mergus merganser*), black ducks (*Anas rubripes*), green-winged teals (*Anas crecca*), common goldeneye (*Bucephala clangula*), common pintail (*Anas acuta*), and even Canada geese (*Branta canadensis*). Several varieties of furbearers including beaver (*Castor canadensis*) and otter are sometimes present along the pond shoreline but no specific concentrations have been identified close to the development area.

*(f) Human Activities*

The proposed development site is close to the West Pond where use of canoe, kayak, motorized boat and sea doo is relatively common, especially by resident cabin/cottage owners on the lake.

**3.3 Construction and Operational Issues**

*3.3.1 Construction Time Frame*

The Developer plans to start work on the project in the fall of 2012. The first phase of the project will involve scouting the best road route to access the first land parcel. Once the road route has been identified in consultation with a road building contractor a 750 meter road will be built in the fall 2012 or spring 2013 to service the first point property. The second phase expected in the spring 2013 will focus on extension of necessary electrical services, chalet construction and landscaping, on the first point while road access to the second point will be initiated.

*3.3.2 Potential Sources of Pollutants*

Potential sources of pollutants: Potential sources of pollutants during the construction period will be those typically associated with road building and individual chalet 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.

The pollutants likely to be encountered and thus require responsible monitoring include:

- silt and sediment
- possible dust
- very limited construction debris
- sewage from construction personnel
- risk of fuel, lubricant and hydraulic fluid spillage
- airborne emissions from construction equipment
- noise pollution

### *3.3.2.1 Mitigation Measures*

#### **(a) Silt and Sediment**

Ground disturbance will be limited to modest excavation associated with installation of infrastructure requiring burial, like water and septic services. Extension of road services will also potentially result in silt and sediment discharge but should be limited. However, the developers will ensure that any run off from construction areas will not be discharged directly into the lake waters.

#### **(b) Dust**

Only limited heavy construction equipment will be utilized during the periods of excavation and road extension so the creation of dust should be minimal. However, water will be utilized during activities that create excessive dust, if required. No chemicals or oils will be used to control dust.

#### **(c) Construction Debris**

Construction debris will be very limited in the earlier phases of this project but any debris will be temporarily placed in bins to be later disposed of off site at the approved municipal disposal site. Solid waste and garbage from any and all construction activities will be minimized. Materials will be collected on a regular basis and disposed of at an approved disposal site.

### *3.3.3 Resource Conflicts*

Resource conflicts are expected to be minimal to nil.

#### **(a) Vegetation**

The Developer will not cut any vegetation that is not necessary for the development. Any wood cut during the project will be salvaged for either logs or firewood. It is the intention to keep as much green space as possible on the site to maintain the natural serenity of the setting.

#### **(b) Fish and Fish Habitat**

A minimum 30.45-metre buffer will be maintained between any chalet construction (footprint) and West Pond. This buffer, along with the other mitigation measures outlined in this document and currently legislated by various government departments, will ensure that this project has no effect on the fish or fish habitat in West Pond.

#### **(c) Mammals and Waterfowl**

The development is anticipated to have no effect on the distribution of big game animals or furbearers. The construction at the site is not anticipated to have any negative effects on waterfowl populations.

### *3.3 Occupations*

There will be a limited number of construction and landscaping jobs involved with the project development and cultivation. Majority of the work services required will be contracted to local businesses suited to the construction and landscaping business. It is anticipated the construction phase of the project will employ 6-8 workers with construction backgrounds and experience for a period of a 1-2 week period.

<b>Occupation</b>	<b>NOC</b>	<b>Full/Part-time</b>	<b>Employment Duration</b>	<b># persons</b>
Wood Harvester (persons)	8241	Full	1 weeks	1
Excavator Operator	7421	Full	1 weeks	1
Truck Driver	7411	Full	1 week	1

## **4.0 Approvals Required for Undertaking**

### **4.1 Approvals Required by Department**

The proposed project or components of the project may require some or all of the following approvals. The following section lists the issuing agencies and the permits, approvals or authorizations that may be required.

The Provincial Archaeology Office (PAO) has requested completion of an Archaeological Impact Assessment of the proposed development and as such an approved Archaeologist is undertaking a field study and associated report as part of the overall Registration of an Undertaking.

#### **Minister, Environment and Conservation**

Approval for the project

#### **Application for Crown Lands**

##### **Water Resources Division, Department of Environment and Conservation**

- Construction site drainage, Certificate of Approval
- Culvert installation, Certificate of Approval

##### **Engineering Services, Department of Government Services and Lands**

- Approval under the National Building Code of Canada
- Approval under the National Fire Code of Canada

##### **Operations Division, Department of Government Services and Lands**

- Building accessibility design registration

##### **Department of Government Services and Lands – water and sewage plans**

- Application to Develop Land, Septic Tank Design and Assessment, Certificate of Approval, Culvert installation, Certificate of Approval, Electrical Permitting

##### **Customer Services, Department of Government Services and Lands**

- Approval to erect private signs
- Electrical permits

##### **Forest Fire Protection Specialist, Forest Resources**

- Permit to burn brush

##### **Government of Newfoundland & Labrador Municipal Water, Sewer, and Roads Specification**

## **5.0 Schedule**

The developer hopes to start road construction and site preparation on the properties in the fall of 2012 pending Approval for the Undertaking and all other required approvals, specifically release from the PAO.

## **6.0 Project Funding**

This project is currently being privately funded.

## **7.0 Signature**

May 1, 2012

Date

(signed) Chad Wells

Signature of Proponent