

October 16, 2013

Minister of Environment and Conservation
PO Box 8700
St. John's, NL A1B 4J6

Attn: Director of Environmental Assessment

Enclosed you will find a cheque for the amount of \$226.00, ten(10) paper copies plus one(1) digital copy of an Environmental Assessment of a proposed cottage development for Indian River which is located 7.5 km NE of Baie Verte Junction. I hope this will meet all requirements and if you need any further information or questions answered you can contact me.

Thank you,

Jacqueline Pelley
780-715-0790
780-881-2469

ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

INDIAN RIVER COTTAGE DEVELOPMENT PLAN

Prepared by: Jacqueline Pelley

October 2013

Prepared for: Department of Environment and Conservation

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**Indian River
Cottage Development
Environmental Assessment Registration**

1.0 Name of Undertaking

Indian River Cottage Development

Indian River – Approximately 7.5 km NE of Baie Verte Junction(see map 1 Pg 6)

2.0 Proponent

2.1 Name of Body: Jacqueline Pelley on behalf of all Family applicants.

(Dennis Burt, Mark Rideout, Jessica Rideout, Edward Rideout & Jacqueline Pelley)

2.2 Contact Information: Jacqueline Pelley

271 Woodward Lane

Ft. McMurray, AB T9H 5K8

Ph# 780-715-0790 or 780-881-2469

E-Mail thepelleys@shaw.ca

3.0 The Undertaking

3.1 Name of the Undertaking

The nature of the undertaking consists of developing 5 new cottage lots along the eastern side of Indian River. This area is accessed by current cottage owners via the abandoned old TCH approximately 7.5 km NE of the Baie Verte Junction.

3.2 Purpose for the Undertaking

This development is a joint effort amongst family members to secure cottage lots solely for the purpose of leisure and recreation. Family and friends currently hold lots in the area which we have all enjoyed for decades. Typical family expansions have created a need for new development on land not currently in use.

4.0 Description of the Undertaking

4.1 Geographic Location

Approximately 7.5km NE of Baie Verte Junction along the TCH, adjacent to the Indian River. The proposal includes 2 lots between the current Simeon Bishop and Wheeler properties and 3 lots on the south side of the Simeon Bishop property (see map1 Pg 6).

4.2 Major Physical Features

The proposed development consist of 5 individual cottage lots approximately 1 acre in size to allow for 2 buildings on each lot consisting of a cottage and a shed also a driveway and a septic field. (See map)

The proposed lots are bounded by the Indian River on the western side. This water system is habituated by brook trout, Atlantic salmon and migratory water fowl. Wild life such as beaver and muskrat are typical of this area. No development will encroach upon this sensitive area. All government guidelines regarding boundaries - buffer zones to the river would be met.

4.3 Physical and Biological Environments

The landscape is predominately dry flat land with no standing or moving water. Vegetation is mainly Shrub, Black spruce, Aspen, Alder and sparse White pine. Ground cover is humus and moss this is also typical of this region.

Access to the land will require limited construction as the adjacent properties are readily accessible. However, the current roadway involves crossing a portion of the privately owned Wheeler property. The appropriate permits will be obtained from the proper Government Department to allow for approximately 100 meters of roadway to be constructed in order to bypass the Wheeler property. If this new roadway construction is not permissible the current owners of the Wheeler property will be contacted by the proponent to ensure access via the current roadway crossing the private land.

4.4 Construction

Development of the proposed cottage lots could begin with the removal of brush during the 2013/2014 winter season pending approval. Permission to burn brush would be obtained from Forest Fire Protection Specialist, Forest Resources. Required road construction would follow in 2014 when the proper road construction permits are received and the proper weather allows. Cottage lots would be developed on an individual basis, but it would be a collaborate effort on the part of all participants to maximize the efficiency and economics of any construction equipment required while minimizing any environmental impact – ground/noise disturbance. Ground disturbance on individual lots will consist of the digging of an approved Septic field, clearing of ground cover necessary for driveways and excavating for cottage foundations. Any possible run off during construction would be controlled to minimize in the environmental impact, using berms and silt screens. No fuel would be stored on site during construction being limited to daily usage only

4.5 Operation

The proposed cottage lots will be used solely for the purpose of leisure and recreation by the proponents. Usage would be limited to holidays / weekends typical family leisure time.

Emissions would be limited to wood burning stoves for cooking and heating purposes. Portable generators would require gas storage in individual approved containers. Human waste would be contained within an approved septic system. Application to develop will be submitted to the local representatives of Environmental and Conservation Division for initial approval.

4.6 Occupations

There will be no paid employees as such during the development of the cottage lots other than a professional contractor to fulfill the requirements needed for an approved sewage disposal system. The proponents of the development have the necessary skills and equipment to complete most of the construction required.

4.7 Project Related Documents

Crown land application numbers for each individual cottage lots is as follows- #143370 Jacqueline Pelley, #143247 Edward Rideout, #143248 Mark Rideout, #143246 Jessica Rideout and #143026 Dennis Burt.

5.0 Approval of the Undertaking

Minister, Environment and Conservation—Approval for the project
Division of Natural Resources for Road Construction permit
Forest Fire protection Specialist, Forest Resources—Permit to burn brush
Department of Government Services and Lands—Septic tank and disposal field permit

6.0 Schedule

Brush cutting and burning to begin during the 2013-2014 winter season or when approval is obtained. Equipment to begin working on land clearing and road construction in summer 2014 or when approval is obtained.

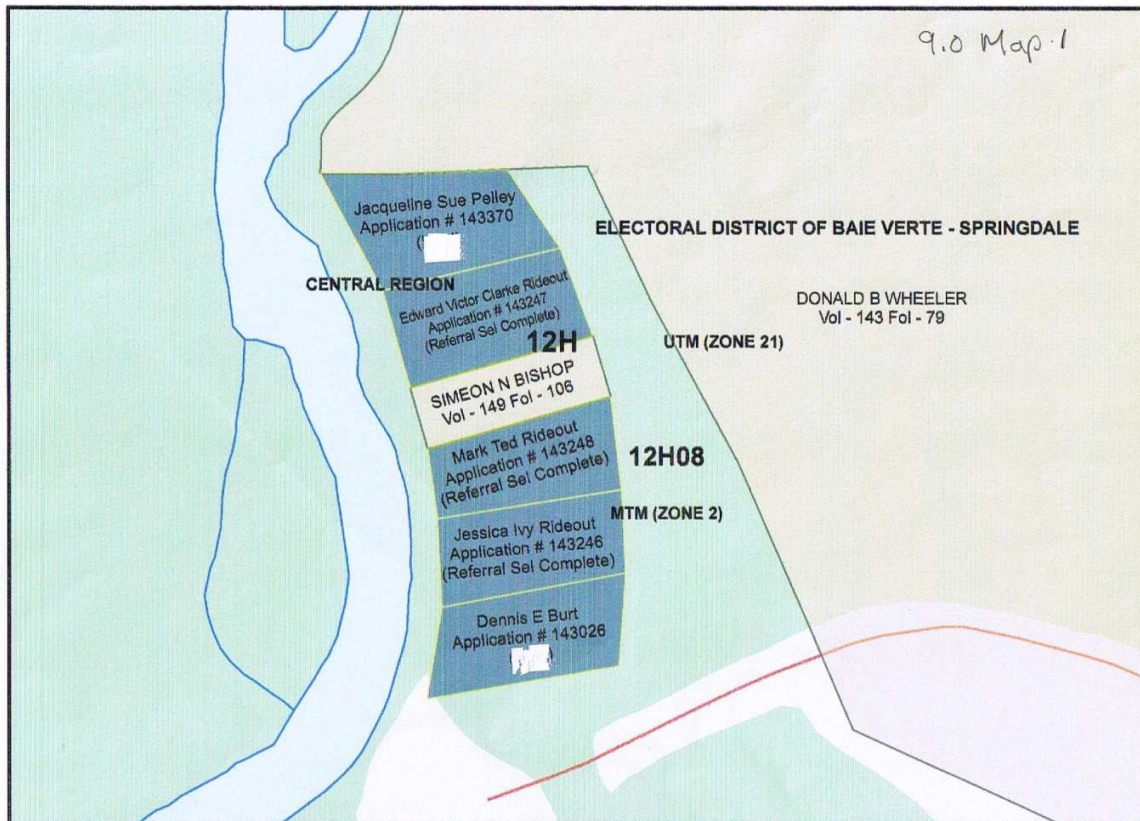
7.0 Funding

Development to be privately funded by the 5 cottage lot individuals.

8.0 Signature/Date

Jacqueline Pelley (Signature of Proponent)

**Government of Newfoundland & Labrador
Department of Environment & Conservation**



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Gander - 256-1400
Clareville - 466-4074
St. John's - 729-2654
Goose Bay - 896-2488
Corner Brook - 637-2387

Scale 1:2,500

Compiled on June 17, 2013

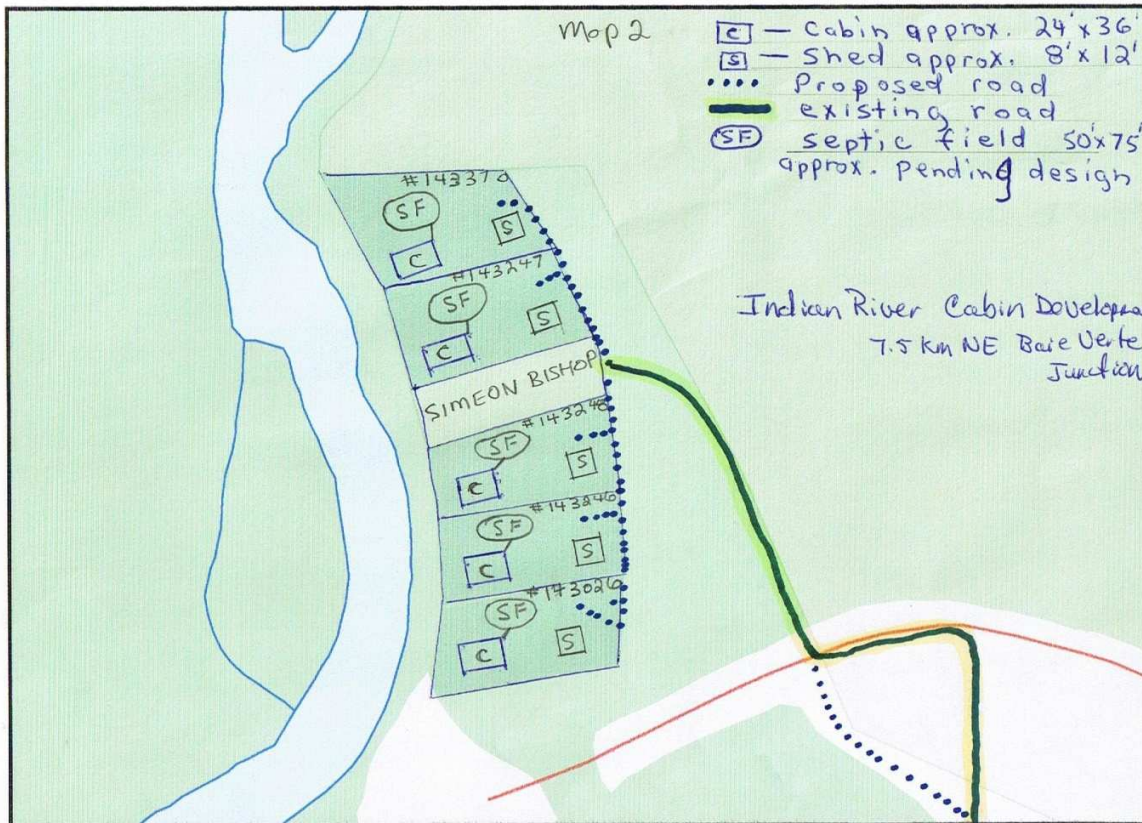
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Crown Lands Division

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**Government of Newfoundland & Labrador
Department of Environment & Conservation**



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Crown Lands Division

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