

Edinburgh Group Limited

36 Cabot Avenue  
St. John's, NL  
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OCEAN POND  
COTTAGE DEVELOPMENT PLAN

ENVIRONMENTAL ASSESSMENT REGISTRATION

JULY, 2014

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**OCEAN POND COTTAGE DEVELOPMENT PLAN**  
**ENVIRONMENTAL ASSESSMENT REGISTRATION**

**1. NAME OF UNDERTAKING**

Ocean Pond Cottage Development Plan

**2. PROPONENT**

2.1. Name of Body

Edinburgh Group Limited

2.2. Address

36 Cabot Avenue  
St. John's, NL  
A1A 5L9

2.3. Chief Executive Officer

Mr. Albert Williams, P. Eng  
Telephone: 709-330-8355  
E-Mail: [albert@williamssurveys.com](mailto:albert@williamssurveys.com)

2.4. Contact Person

Mr. Stephen Williams  
Telephone: 709-738-0180  
E-Mail: [stephen@williamssurveys.com](mailto:stephen@williamssurveys.com)

### **3. THE UNDERTAKING**

#### **3.1. Nature of Undertaking**

The project consists of the development of 110 recreational cottage lots in the Ocean Pond area. The development is an extension of existing cottage development in Ocean Pond. To facilitate this development it is proposed to construct approximately 3.7 km of Class “C” access road.

The proposal will be a combination of waterfront and non-waterfront lots. Provisions will be made in the development to provide cottage owners and the general public access to the shoreline of Ocean Pond and the adjacent smaller pond.

Access to the proposed development is via an extension of the existing Ocean Pond cottage access road. There will be no new access road connecting direct to the TCH created for this development.

#### **3.2. Purpose/Rationale/Need for the Undertaking**

Ocean 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, and it will occur in such a manner that the land base and surrounding environment will be preserved for the enjoyment of present and future users. For example, the new access road will have a 20-metre right-of-way and the road will be public. Also selected road accesses have been left for future development of Crown Lands in the adjacent access.

### **4. DESCRIPTION OF THE UNDERTAKING**

#### **4.1. Geographic Location**

Ocean Pond is located on the Avalon Peninsula and is accessible by the Trans Canada Highway( see Appendix III). The proposed Cottage Development Area is situated approximately six (6) kilometers east of the town of Whitbourne. It is an extension of the existing cottage lot development in Ocean Pond, as is located on the northwest side near the middle of the pond. The Ocean Pond cottage development encompasses an area of 48.6 hectares, plus 4.7 hectares of public access road. The area is surrounded entirely by Crown lands, and is outside the

planning boundaries of any municipality. The nearest existing development are cottages fronting on Western Gull Pond, which are located about 500 meters northeast of the site.

#### 4.2. Physical Features

Major physical features: The development will consist of one hundred ten (110), 0.4 hectares (minimum) unserviced cottage lots, totaling approximately 48.6 hectares. The 3.7 km of road development will have a 20 meter right-of-way which will comprise a further 4.7 hectares. A preliminary concept plan showing location, design, lot areas and road layout is found in Appendix I

Based on surficial geological mapping available for the area, the site sub-surface is characterised by glacial till; forming narrow, elongated ridge features that rise above the surrounding terrain, forming a series of closely-spaced gullies or deeply-incised channels; and forming hummocks having a random assemblage of knobs, mounds, ridges, and depressions. Based on a sieve analysis completed on a till sample from approximately 1 km northeast of the Site, the till is classified as a sand and gravel, with some silt. Minor bog is mapped within the property limits, though bog is more abundant on the adjacent lands. During the extensive agreement/review process between Crown Lands and the Garland Estate, preliminary engineering studies were carried out to reach an optimum layout that would minimize impact on any wetlands or sensitive areas.

The proposed development area is privately owned land that was owned by the Garland family as part of a forest resource business. The original Garland grants covered extensive land areas in Ocean Pond and Whitbourne, and in 2013 Government and the Garland Estate reached agreement on a settlement of the land areas, which involved a significant reduction to the original grant. Edinburgh Group Limited acquired the Ocean Pond Lands from the Garland Estate. All lands surrounding this proposed development are owned by the Crown, and all new accesses constructed by the developer will be public roads built on Crown lands, to permit possible future expansion by Government.

Approximately 29 of the proposed lots will have direct shoreline frontage on Ocean Pond, approximately 39 will have shoreline frontage on the adjacent smaller pond, and the remainder will be considered non-waterfront. This development has been given preliminary review by the Department of Environment, Water Resources Division and by Service NL. Further, as part of this review, a Phase I Groundwater Assessment was conducted by EXP Services Limited which concluded the site could support the development.

Surface water runoff from the site drains toward Ocean Pond in the east or the smaller Pond 1 in the west. Ocean Pond is very large (6.5 km long and up to 1.4 km wide), has a surface area of 400,000 m<sup>2</sup>, and drains southwest to the

Hodge River, ultimately discharging into the ocean about 20 km south of Colinet. Pond 1(0.9km long and up to 0.2km wide) has a surface area of 80,000 m2 and flows into East Pond, and on to Hooper's Pond and the Hodge River.

#### 4.3. Physical and Biological Environments

The development area is relatively flat to gently sloping terrain with surface topography ranging from 72m to 93m above sea level. In general, the land slopes toward either Ocean Pond or the adjacent smaller pond. 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. The proposed development area is adjacent to, and forms a natural extension of the existing cottage area on Ocean Pond. Wildlife consists of typical animal species found on the Avalon Peninsula.

Fish in Ocean Pond are typical of those found in other Avalon Peninsula inland ponds, and consists mainly of trout species and American eel. Ocean Pond is not part of any salmon river system. The proposed development crosses no significant streams, and surface runoff is mainly intermittent overland flow.

#### 4.4. Existing Site / Land Use

Although this area was harvested years ago by the Garland family, there has been no commercial activity on the site for many years and the area consists of vacant forest lands.

The pond is used for boating and recreational purposes by the cottage owners in the area. The existing access roads are maintained by the Ocean Pond Cottage Association, which charges an annual fee to the cottage owners. It is anticipated that this development would form part of this overall Association, and contribute to maintenance and management of the area for the benefit of everyone.

#### 4.5. Development

- The development consists of 110 unserviced cottage lots, totaling approximately 48.6 hectares. The 3.7km of new road development, having a 20m right-of-way, will comprise a further 4.7 hectares. A preliminary site design has been laid out as shown in Appendix I. It is expected that the proposed lot lay out may 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 Service NL.
- 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*.

#### 4.6. Construction

**Description / Schedule:** Construction associated with this proposal will be limited to 3.7 km gravel road construction and the works needed for installation of test pits and wells to meet regulatory requirements. Following installation of site access some thirty (30) test pits and five (5) wells will be constructed and monitored by EXP Services Limited for a three (3) month period. A detailed report will then be submitted for approval prior to cottage construction. It is anticipated it will be late fall 2014 before and final access road infrastructure or cottage development will take place.

Individual cottages will be constructed by cottage lot owners according to their own schedules.

**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.

While dust and noise are a concern for the public during any construction project, this site is located 0.5km from the end of the existing access road, and thus impacts on adjacent cottage owners should be minimal. The contractor will be instructed to minimize transport rotation of required heavy equipment, and to limit daily support operations to pickups or small trucks.

#### 4.7. Operation

**Description:** 110 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 Provincial Government 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, if not maintained properly.

#### 4.8. Occupations

**Estimated number of employees during construction:** The road construction will be a tendered process and the number of employees will be determined by the contracted construction company. It is expected it would take 8-12 weeks. Two excavators, two off-road dump trucks, support equipment and up to six (6) employees would likely be onsite.

**Estimated number of occupations during operations:** The project consists of 110 individually owned cottages which will be constructed according to schedules determined by the future lot owners.

#### 4.9. Project-Related Documents

**Crown Land Planning Manual:** Land Management Division, Department of Environment and Conversation, n.d.

**Cottage Development Planning in Newfoundland:** Water Resources Management Division, Surface Water Section, Department of Environment and Lands, St. John's, 1994.

**EXP Services:** Specialists Consulting Reports.

## 5. APPROVAL OF THE UNDERTAKING

### 5.1. Project

Submitted by BAE-Newplan Group Limited for "approval-in-principle" on May 27, 2013 to:

- Mr. Clyde McLean, P.Eng., Department of Environment and Conservation

- Ms. Dorothea W. Hanchar, M.Sc., Department of Environment and Conservation
- Ms. Michelle Craig, P.Eng., Service NL
- Department of Fisheries and Oceans

Following feedback to above submissions, EXP Services were engaged to conduct a Level I Groundwater Assessment.

Level I Groundwater Supply Assessment Final Report submitted January, 2014.

Site visit and meetings with Department of Environment and Conservation and Service NL to confirm extent and locations for test pits, wells, and detailed field investigation program by EXP Services.

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

## **6. SCHEDULE**

It is anticipated that final construction of the access road infrastructure will occur during the fall of 2014, following completion of the field investigation program and receipt of all required approvals.

## **7. FUNDING**

All development costs exclusive of individual cottage lots construction and installation of on-site servicing will accrue to Edinburgh Group Limited. All costs incurred will be recovered from cottage lot sales.

## **8. SUBMITTED**

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**Albert Williams, P. Eng**

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**Date**

## Appendix I – Preliminary Concept Plan





1:5,000

PRELIMINARY CONCEPT PLAN

OCEAN POND

OCEAN POND

OCEAN POND

CROWN LAND





