

Wild Labrador Cottages
Environmental Assessment Registration
By Coreen Paul

For the
Government of Newfoundland and Labrador
Department of Environment and Conservation

September 23, 2014

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Environmental Assessment Registration

NAME OF UNDERTAKING: Wild Labrador Cottages

PROPONENT:

- (i) **Name of Corporate Body:** Wild Labrador Cottages
- (ii) **Address:** 701 Stirling Cr, Labrador City, NL A2V 1Y9
- (iii) **Chief Executive Officer:**
 - a. **Name:** Coreen Paul
 - b. **Official Title:** Owner
 - c. **Address:** 701 Stirling Cr, Labrador City, NL A2V 1Y9
 - d. **Telephone Number:** 709-944-7544
- (iv) **Principal Contact Person for purposes of environmental assessment:**
 - a. **Name:** Coreen Paul
 - b. **Official Title:** Owner
 - c. **Address:** 701 Stirling Cr, Labrador City, NL A2V 1Y9
 - d. **Telephone:** 709-944-7544

THE UNDERTAKING:

- (i) **Name of the Undertaking:** Wild Labrador Cottages

Purpose/Rationale/Need for the Undertaking: The purpose of this Project is to construct a small tourism business in the area of Labrador West. The business will consist of three cottage rentals, multiple tenting lots and a small kitchen/café. This business will operate 12 months of the year providing services to summer tourists as well as winter snowmobilers.

Labrador West is known as the gateway to Labrador and in 2014 Hospitality Newfoundland Labrador conduct a market survey identifying the vacation travelers to the province. There is a potential 22 million potential vacation travelers in Canada. Of the 22 million travelers. 12.6 million were interested in visiting Newfoundland Labrador and 2.9 million of those will likely visit in the next 5 years.

The Labrador Travel Survey Final Report printed in June of 2012 stated that 13% of NL residents and 10% of non-residence chose commercial cabins/cottages at an average of 7.2 nights per group. Motels and hotels ranked higher at 45% of NL residents and 40% of non-residence at an average of 2.4 nights per group.

DESCRIPTION OF UNDERTAKING:

- (i) **Geographical Location:**

The Project is located approximately 28 km to the East of the Town of Labrador City on Highway 500 surrounding an unnamed lake. The properties in question are identified as 145915 and 145964 (see attached map). A road, approximately 1 kilometer in length, will be

constructed off Highway 500 to allow year round access to the Project site. The Project properties and surrounding area are all owned by Crown Lands.

(ii) Physical Features:

The Project will consist of three (3) rental cottages (each approximately 16 feet x 16 feet in area) as well as a kitchen/café (approximately 24 feet x 28 feet in area). The cottages will be constructed at the southwest corner of the unnamed lake located adjacent to the properties. The kitchen café will be located at the south end of the lake. The tenting lots will be located on the west side of the pond in a more remote rustic setting.

A road will be constructed from Highway 500 to the Project site for year round access. The road will be approximately 1 kilometer in length and approximately 5 metres in width (see attached map for approximate route). The area to be affected is relatively high ground compared to the surrounding area. The road will be situated to the West of an unnamed stream which flows south from the previously mentioned unnamed lake. The route may change slightly during construction to take advantage of or avoid certain site features however no water crossings that would require additional permitting are anticipated. The 1:50,000 map of the Project area which identifies water crossings and wetlands that would require a permit from the Newfoundland and Labrador Department of Environment and Conservation (NLDOEC) is attached.

A major forest fire destroyed nearly all of the vegetation in the Project area with the exception of some small patches of black spruce and alders still exist along the proposed access road. Other vegetation in the area includes alders, Labrador Tea and mint berry. Mammals anticipated to be located in the general area include rabbits, voles, squirrels and potentially marten and mink. Trout and pike may be present in the unnamed lake and associated streams on the property.

(iii) Construction:

Access Road

It is anticipated that the access road will be constructed in the fall of 2014 and will include the following construction sequence:

1. Manual removal of remaining trees over a 2-3 day period.
2. Construction of ramp from Highway 500 to allow heavy equipment to access the start of the proposed route. An appropriately sized culvert will be installed in the ditch to convey roadside drainage. This phase will take approximately 1 day. Traffic control on HWY 500 will be managed by trained personnel.
3. Grubbing where necessary to remove any stumps and vegetation before road construction. This will be completed by a small backhoe (excavator). Material will be removed and disposed of in an approved location over 2-3 days.
4. Cut and fill earthworks using a small excavator to build the access road. It is anticipated that this will take 3 -4 days.
5. Ditching and culvert installation where necessary to convey drainage from the road. This step will take 1-2 days.

6. Capping the access road with gravel of an approved size using a small loader and dump trucks. It is anticipated that the road material can be sourced locally from a quarry. This is expected to take 2-3 days.

Cottages/Café

Construction of the cottages is anticipated to begin in the summer of 2015 in accordance with the following construction sequence:

7. Potable water wells will be drilled by a certified well drilling company in Newfoundland and Labrador. The number of wells will depend on the results of the drilling (gallons/minute) but it will be a minimum of 2 wells. It is anticipated that this will take approximately 2-4 days depending on site conditions.
8. Installation of a septic tank or tanks by a company certified in Newfoundland and Labrador. This will take approximately 2-3 days depending on the ground conditions.
9. Construction of the first two rental cottages over period of two to three months. The units will be built on off the ground on blocking.
10. Construction of the third rental cottage and café starting in June of 2016. These will be of the same type of construction as the first two cottages and are expected to be completed within 2-3 months.
11. A power system will be installed during the 2015/2016 construction schedule. This will include a solar power generating system to power lights and low demand outlets. A 14-20 kW generator will be installed to supplement the solar system for the larger power demands such as the freezer, fridge, stove, hot water etc. The generator will have a ~400 liter auxiliary tank directly feeding the generator.

Recreational Attractions

12. Trails will be constructed will be constructed in late fall early winter of 2015. This will take approximately 5-7 days.
13. The floating boat dock will be constructed and installed in the spring of 2016 once the ice leaves the pond. This will take approximately 5-7 days.

Potential sources of pollution during the construction phase of the road and cottage/café property and the controls which will be utilized are as follows;

1. Surface runoff – placement of siltation screens and/or hay bails
2. Emissions from heavy mobile equipment – preventative maintenance of equipment
3. Release of hydrocarbons – preventative maintenance of vehicles, refueling away from water sources, spill kits on site, necessary maintenance performed offsite
4. Septic waste from port-a-john – will be removed and disposed of by a contractor
5. General garbage – placed in a dumpster and disposed of at the municipal landfill.

6. Removal of forest causing erosion – natural ground surface will be maintained, only necessary trees will be cut, maintain buffer between cut forest and water as per permit restrictions

(iv) Operation:

The Project will begin operations following the construction of the first two rental cottages and the tenting lots in the Fall of 2015. The third rental cottage and kitchen/café will open in the Fall of 2016. It will operate 12 months of the year to service tourists, workers and snowmobilers. The business will offer accommodations, food and eco-friendly activities such as hiking, snowshoeing and canoeing.

Fuel will be delivered by a local fuel company on a monthly basis or at need basis. The road will be maintained year round by the owners of the proposed Project.

Potential sources of pollution during the operation of the business and how this will be control are as follows;

1. General garbage – will be stored in a fully enclosed metal dumpster and disposed of once per week in a municipal landfill. Garbage will be segregated when possible (recyclables/waste).
2. Release of hydrocarbons – fuel tanks will be managed as per the NEWFOUNDLAND AND LABRADOR REGULATION 58/03 *Storage and Handling of Gasoline and Associated Products Regulations, 2003* under the *Environmental Protection Act* (O.C. 2003-225) and necessary permit requirements.
3. Septic waste – septic system will be managed as per the CONSOLIDATED NEWFOUNDLAND AND LABRADOR REGULATION 803/96 *Sanitation Regulations* under the *Public Health Act* (O.C. 96-442). Septic tanks will be cleaned and waste disposed of by a local contractor.
4. Emissions from diesel generator – use of Eco Friendly generator. Generator will only be used when running multiple large appliances. Solar power will be utilized as a main source of power.

(v) Occupations:

Construction, operation and maintenance of the access road, cottages, kitchen/café and walking trail around the unnamed lake will be completed by the owners/operators of the business. Some specialized services such as well construction, septic tank installation, electrical/power system installation and some carpentry work will be contracted out.

Currently there are no interferences with other property owners as this land is currently owned by Crown Land and has not be occupied or acquired by any other parties.

(vi) Projected Related Documents:

Project related documents, including correspondence with government agencies, maps of the Project Site and excerpts of the Projects business plan are located in the attached appendices.

APPROVAL OF THE UNDERTAKING:

The following approvals are anticipated to be required for the construction and operation of the proposed Project:

Fire and Life Safety Plan Review/ Building Accessibility Review /Electrical Permit and Inspection/Application to Develop Land

c/o Government of Newfoundland and Labrador, Service NL
Corner Brook
Mount Bernard Avenue
Sir Richard Squires Building
A2H 6J8
(709) 637-2204

Application for Registration of a Fuel Storage Tank

c/o Government of Newfoundland and Labrador, Service NL
2 Tenth Street
PO Box 3014 Station B
Happy Valley-Goose Bay, NL
A0P 1E0
(709) 896-5428

Highway Services Fingerboard Signs /Highway Access Approval

c/o Government of Newfoundland and Labrador, Service NL
118 Humphrey Road, Bruno Plaza
Town of Labrador City, NL
A2V 2J8
(709) 944-5282

Application for Crown Lands

c/o NL Department of Environment and Conservation
Crown Lands Administration Division
2 Tenth Street
P.O. Box 3014 Station B
Happy Valley-Goose Bay, NL
A0P 1E0

(709) 896-2488

Application for Food and/or Tobacco License

c/o NL Department of Environment and Conservation
2 Tenth Street
PO Box 3014 Station B
Happy Valley-Goose Bay, NL
AOP 1E0
(709) 896-5428

SCHEDULE:

Construction of the road will commence in the Fall of 2014. The first two rental cottages will be constructed in the Summer/Fall of 2015. The third rental cottage and kitchen/café will be constructed in the Summer/Fall of 2016.

FUNDING

The construction of the Project will be funded by the owner/operators of the residential cottage and Wild Labrador Cottages.

Date

Signature of Chief Executive Officer

Resources

Government of Newfoundland Labrador, 2012, Retrieved from;
http://www.tcr.gov.nl.ca/tcr/publications/2012/Labrador_Travel_Survey_Final_Report_June_2012.pdf

Hospitality Newfoundland Labrador, 2014, Retrieved from;
<http://www.tcr.gov.nl.ca/tcr/publications/2014/Summary%20of%20findings%20Canadian%20Travel%20Market%20-Infographic.pdf>

Appendix 1: Crown Land Application 145917 – Access Road



Government of Newfoundland and Labrador
Department of Environment and Conservation

Lands Branch
Labrador Regional Lands Office

In Reply Please Quote
File Reference No.

MAY 8, 2014

4008288

JASON PAUL & COREEN PAUL
701 Stirling Crescent
Labrador City NL A2V 1Y9

Dear Sir/Madam:

RE: APPLICATION NO.: 145917
TYPE: Permission to Occupy
PURPOSE: Access Road
LOCATION: DeMille Lake

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.


Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document.

If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,


LYNN DURNO
LANDS OFFICER

Attachments

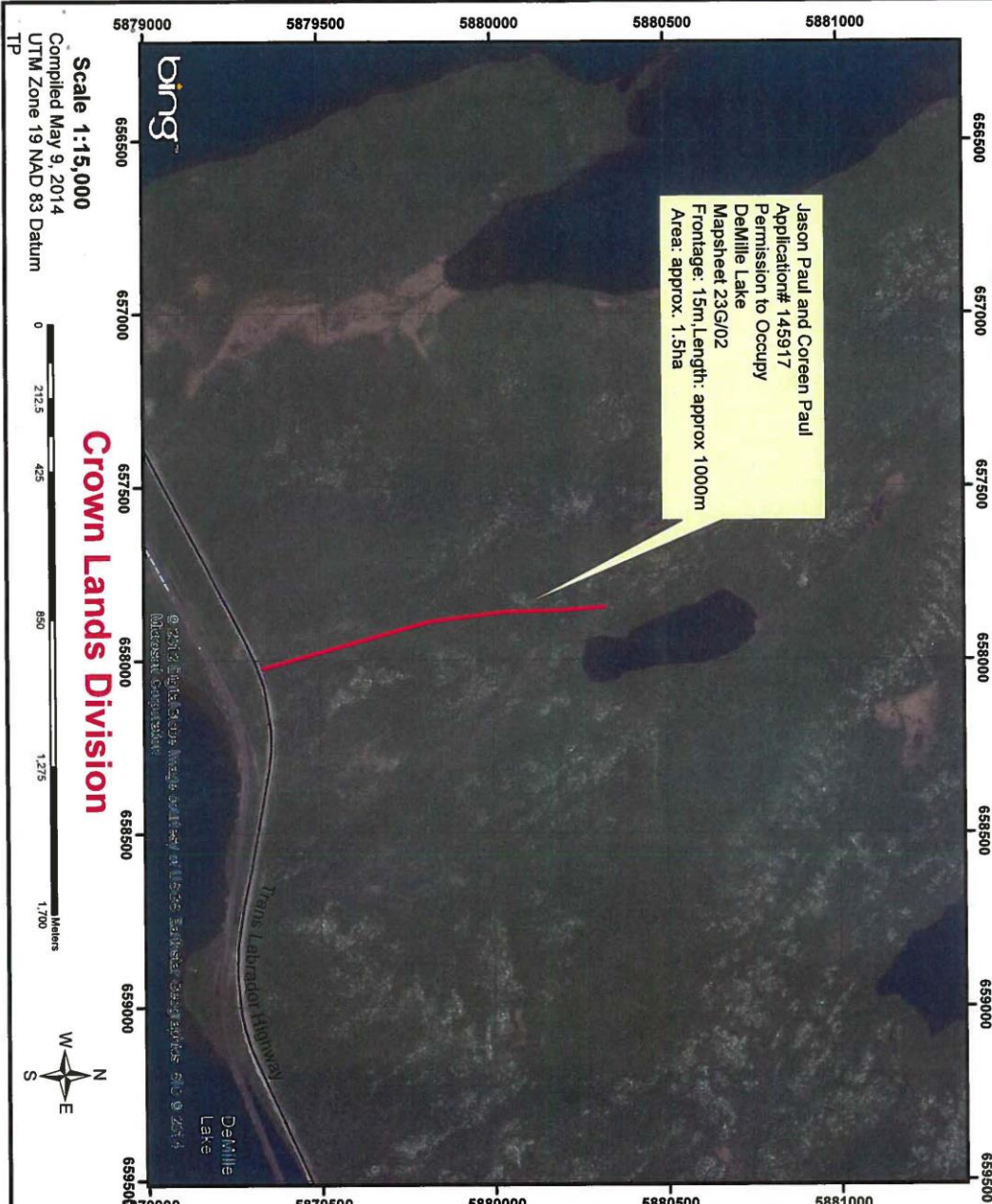
SCHEDULE OF REFERRAL AGENCIES

Name:	Phone Number:
Dept of Government Services	709-896-5471
Dept of Municipal Affairs	709-729-3090
Dept of Transportation and Works	709-896-7843
Water Resources Division	709-729-5713
Aboriginal Affairs Secretariat	709-729-4496
Innu Nation	709-497-8155
Environmental Assessment Division	709-729-2562
Martha Drake - Culture & Heritage Div.	709-729-2462
Dept of Natural Resources - Forestry	709-497-8479
Dept of Natural Resources - Mines	709-729-6418
Fisheries & Oceans Canada	709-772-6072

Government of Newfoundland & Labrador Department of Environment & Conservation



Jason Paul and Coreen Paul
Application# 145917
Permission to Occupy
DeMille Lake
Mapsheet 23G/02
Frontage: 15m, Length: approx 1000m
Area: approx. 1.5ha



Scale 1:15,000
Compiled May 9, 2014
UTM Zone 19 NAD 83 Datum
TP



Crown Lands Division



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 the information required to provide the information depicted cannot be considered complete.

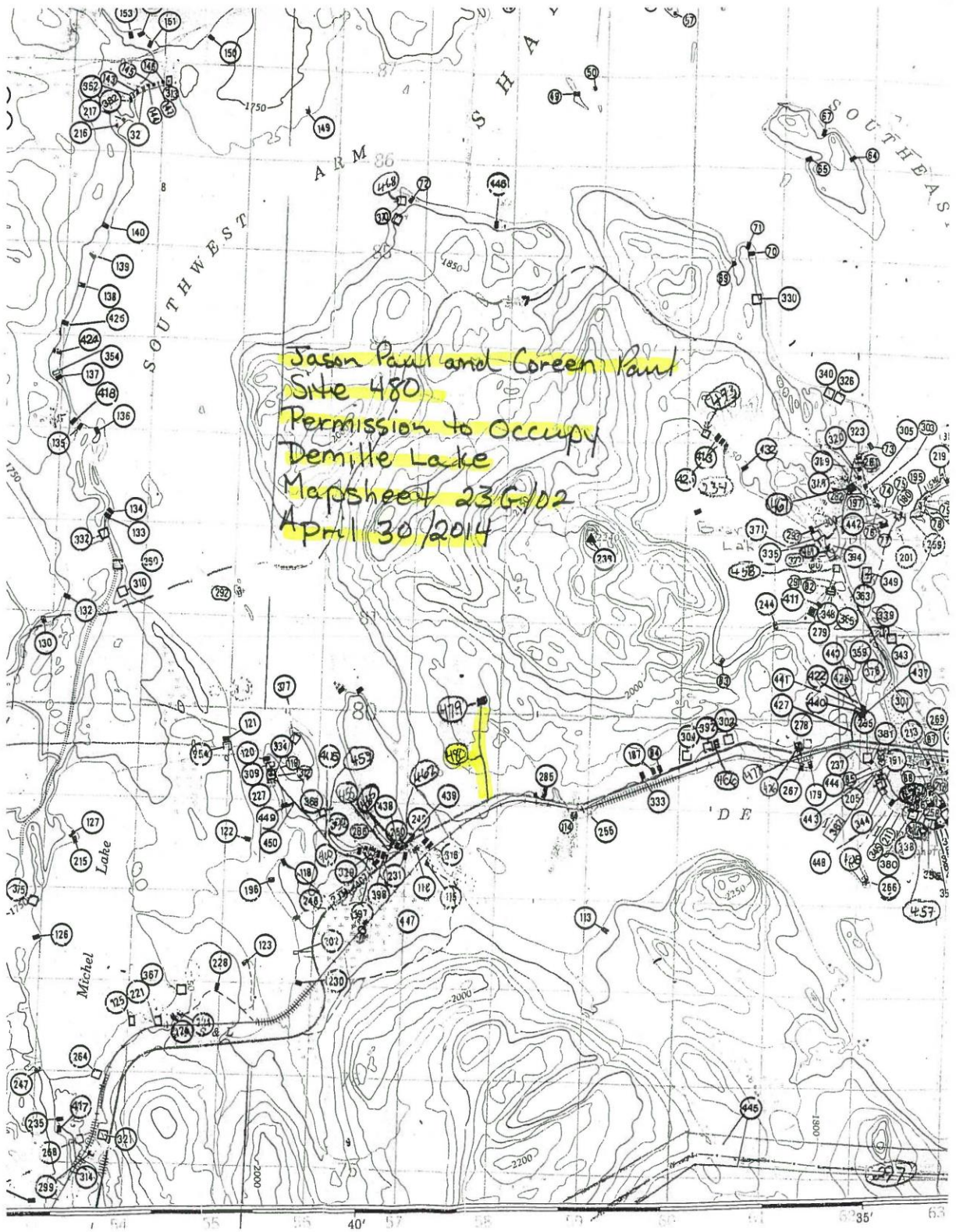
The boundary lines shown are intended to be used as a guide. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

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

Users finding errors 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 errors in the data to be plotted. Survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from all claims, demands, actions, liabilities, damages and expenses arising from any loss, injury, damages and matter (including claims or demands for any violation of copyright or trademark) or any other loss or damage, in whole or in part, arising out of any mistake 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.
Goose Bay - 896-2488
Corner Brook - 637-2387
Gander - 266-1400
St. John's - 729-2664
Charlottetown - 466-4074



Appendix 2: Crown Land Application 145964 – Cottages and Café



Government of Newfoundland and Labrador
Department of Environment and Conservation

Lands Branch
Labrador Regional Lands Office

In Reply Please Quote
File Reference No.

MAY 27, 2014

4008288

JASON PAUL & COREEN PAUL
701 Stirling Crescent
Labrador City NL A2V 1Y9

Dear Sir/Madam:

RE: APPLICATION NO.: 145964
TYPE: Grant
PURPOSE: Section 4 (Campground & Café)
LOCATION: DeMille Lake

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document.

If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,

A handwritten signature in cursive script, appearing to read "Lynn Durno".

LYNN DURNO
LANDS OFFICER

Attachments

P.O. Box 3014, Stn. B, Happy Valley-Goose Bay, NL, A0P 1E0, Telephone (709) 896 - 2488, Facsimile (709) 896 - 9566

SCHEDULE OF REFERRAL AGENCIES

Name:	Phone Number:
Service NL	709-896-5471
Water Resources Division	709-729-5713
Aboriginal Affairs Secretariat	709-729-4496
Innu Nation	709-497-8155
Environmental Assessment Division	709-729-2562
Dept of Tourism, Culture and Recreation	709-729-2821
Martha Drake - Culture & Heritage Div.	709-729-2462
Churchill Falls Labrador Corporation	709-778-6609
Dept of Natural Resources - Forestry	709-497-8479
Dept of Natural Resources - Mines	709-729-6418
Fisheries & Oceans Canada	709-772-6072

Government of Newfoundland & Labrador Department of Environment & Conservation



NOTE TO USERS

The information on this map was compiled from data provided by the Registrar General's Office and the Crown Lands Registry.

Since the Registry does not contain information on all land parcels 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 and Land Information Services Mapping Section, Herby Street, St. John's Newfoundland.

Users finding error or omissions can contact the Registrar General's Office by telephone at 725-0051. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands Registry or not plotted due to fraudulent survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from all and every claims, demands, liabilities, actions or causes of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or trademark) 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 claims, demands, liabilities or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
 Corner Brook - 637-2390
 Gander - 256-1400
 Clarenville - 466-4074
 St. John's - 729-2654
 Goose Bay - 896-2488

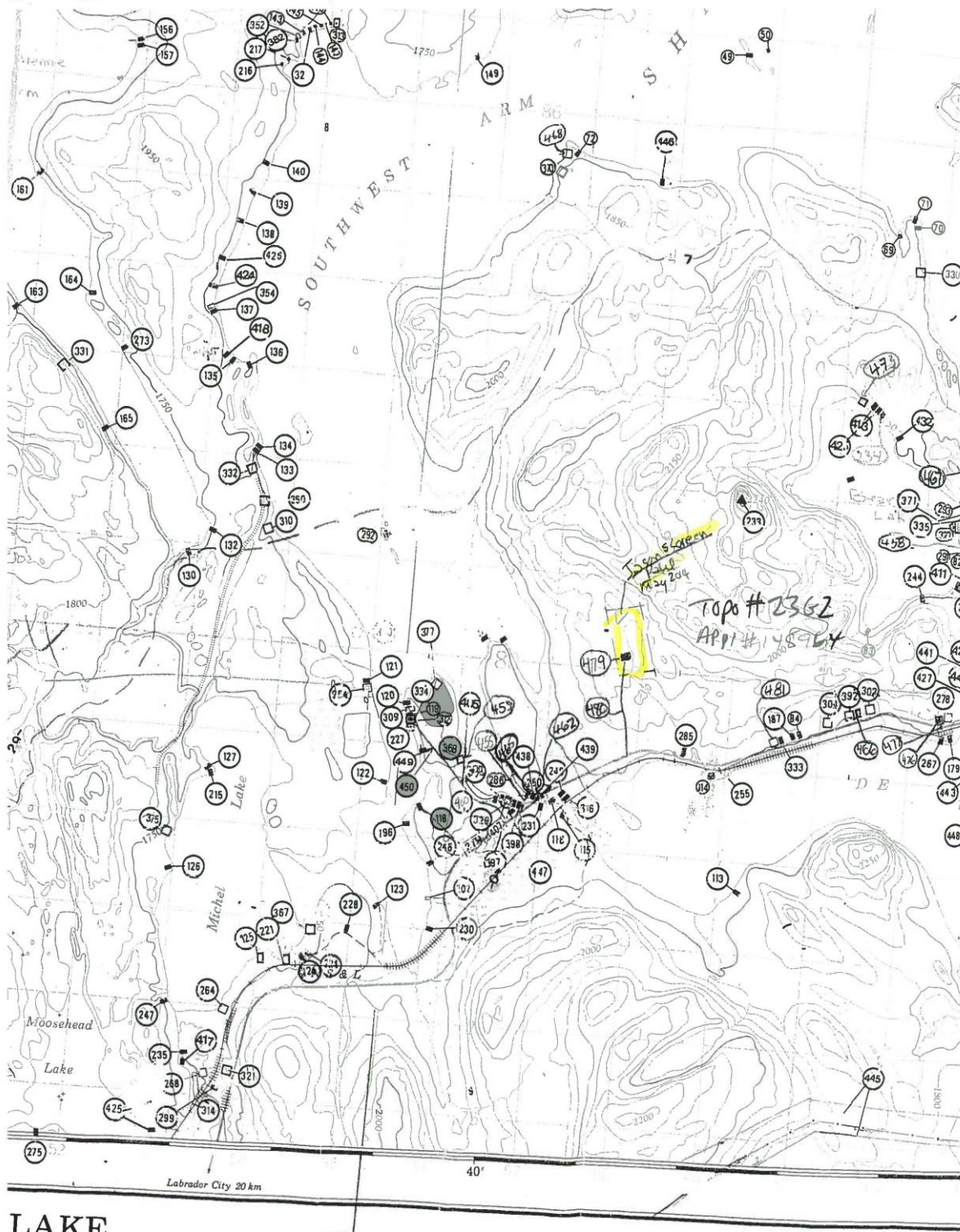


Scale 1:12,500
 Compiled on May 29, 2014 AMC



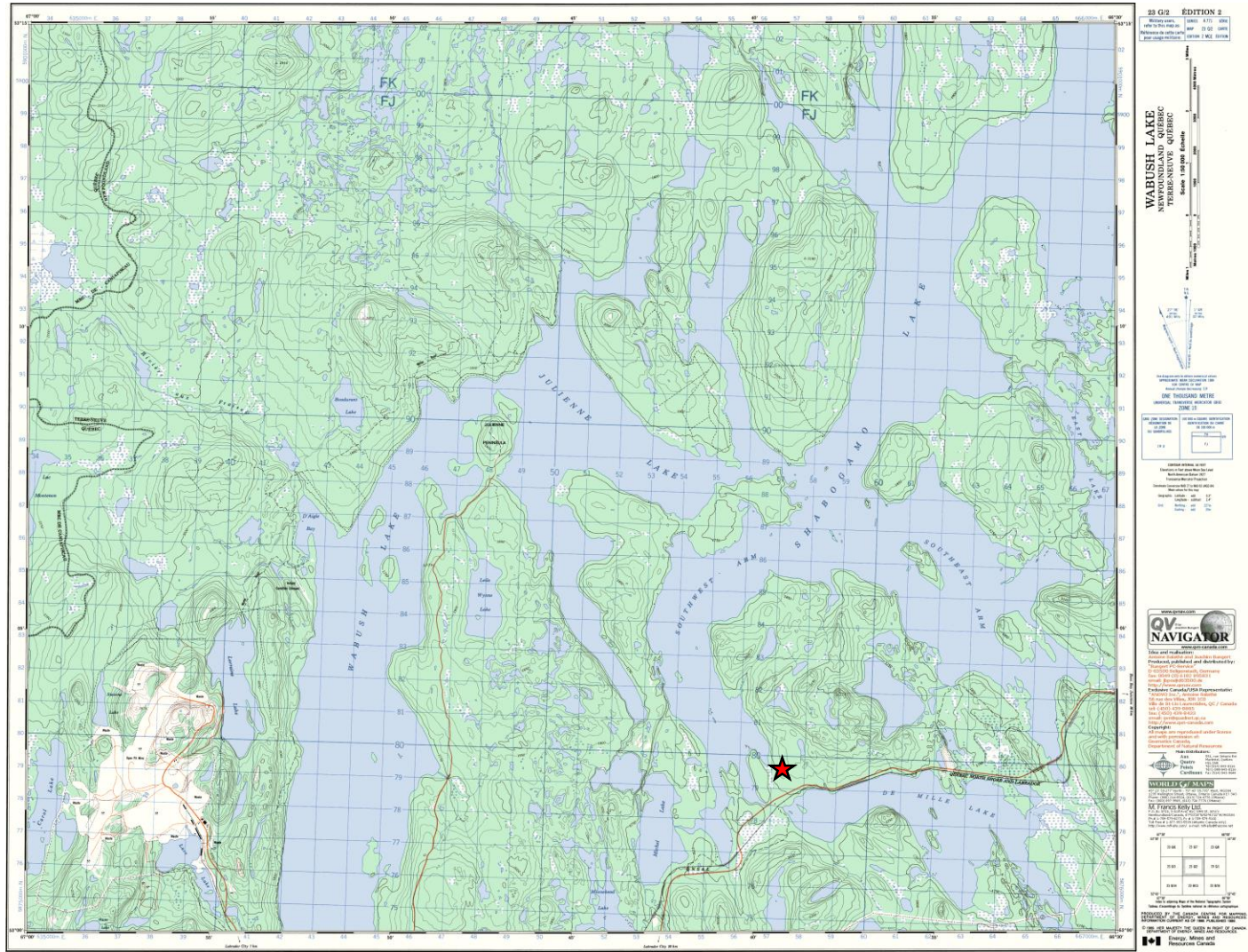
Crown Lands Division





LAKE

Appendix 3: Topographical Map of the Area - Wabush Lake 23 G02



Appendix 4: Wild Labrador Cottages Property Layout – NTS

