



Noble`s Holdings Inc.

P.O. Box 357
142 Little Bay Road
Springdale NL
A0J 1T0

www.noblesgroup.ca

Ph: (709) 673-4600

Fax: (709) 673-4604

byron@noblesgroup.ca

INDIAN RIVER COTTAGE
LOT DEVELOPMENT

ENVIRONMENTAL ASSESSEMENT REGISTRATION
FEBRUARY 2015

**INDIAN RIVER COTTAGE
LOT DEVELOPMENT
TABLE OF CONTENTS**

1.	Name of the Undertaking.....	3
2.	Proponent	3
2.1	Name of Body	3
2.2	Address	3
2.3	Chief Executive Officer	3
2.4	Contact Person	3
3.	The Undertaking	3
3.1	Nature of Undertaking	3
3.2	Purpose/Rational/Need for the Undertaking	4
4.	Description of the Undertaking	4
4.1	Geographic Location	4
4.2	Physical Features	4
4.3	Construction	4
4.3	Potential Sources of Pollutants:	5
4.4	Operation	5
4.5	Occupations	5
4.6	Projected Related Documents	5
5.	Approval of the Undertaking	5
6.	Schedule	6
7.	Funding	6
8.	Signature/Date	6
9.	Maps	7-11

**INDIAN RIVER COTTAGE LOT DEVELOPMENT
ENVIRONMENTAL ASSESSMENT REGISTRATION**

1. NAME OF UNDERTAKING

Indian River Cottage Lot Development

2. PROPONENT

2.1 Name of Body

Noble's Holding's Inc.

2.2 Address

142 Little Bay Road, PO Box 357
Springdale NL A0J 1T0

2.3 Chief Executive Officer

Byron Noble, President/CEO
142 Little Bay Road, PO Box 357
Springdale NL A0J 1T0
Telephone: (709) 673-4600 ext: 24
E-Mail: byron@noblesgroup.ca

2.4 Contact Person

Byron Noble, President/CEO
142 Little Bay Road, PO Box 357
Springdale NL A0J 1T0
Telephone: (709) 673-4600 ext: 24
E-Mail: byron@noblesgroup.ca

3. THE UNDERTAKING

3.1 Nature of Undertaking

The project consists of development of 56 cottage lots in the Indian River area. The development is an extension of an existing cottage development. Access to the proposed development is via an extension of the existing access road. To facilitate this, it is proposed to upgrade the current access road and extend it further approximately 1.5km. There are two small streams that run from the pond to the river. During construction of the access road culverts will be used to accommodate this.

There will be no new access road connecting directly to the TCH created for this development.

3.2 Purpose/Rationale/Need for the Undertaking

Indian River is located on the Trans Canada Highway approximately 7.9km NE of Baie Verte Junction. The area is a popular location for outdoor activities such as fishing, hiking and snowmobiling. The proposed development will address the growing demand for cottage lots in the area and will ensure development occurs in a safe and environmentally sound manner. 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.

4. DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The area is accessible by the Trans Canada Highway. The proposed cottage development area is situated approximately 7.9km NE of Baie Verte Junction. It is an extension of the existing cottage lot development which consists of 4 cabins located in various locations. The Indian River Cottage Lot Development encompasses an area of approximately 130 acres. This area is surrounded by Crown Lands and is outside the planning boundaries of any municipality.

Access to the proposed development is via an extension of the existing access road. To facilitate this, it is proposed to upgrade the current access road and extend it further approximately 1.5km.

4.2 Physical Features

The proposed project will consist of 56 unserviced cottage lots approximately 0.704 (minimum) acre, totalling approximately 130 acres. The 1.5 km of road development will have a 12m right-of-way. All 56 proposed lots will have direct shoreline frontage. 45 of the lots are bounded by Indian River, with 11 lots bounded by a pond.

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 which is typical of this region.

The 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 environment guidelines regarding boundaries-river reserves to the river, would be met.

4.3 Construction

The development will consist of 56 unserviced cottage lots totalling approximately 130 acres, upgrading of existing access road and construction of approximately 1.5km of new road having a 12m right-of-way.

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

Potential Sources of Pollutants: during the construction period will be those typically associated with road building. Heavy equipment such as dump trucks and excavators 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.

While dust and noise are a concern for the public during any construction project, this site is located at 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 and small trucks.

4.4 Operation

The proposed project will consist of 56 cottage lots, each to be allocated to individual private owners. Tenure will be in the form of a freehold grant with all lots having surveys prior to allocation. Generally each lot will be a minimum of 0.704 acres in size with a minimum of approximately 96ft frontage.

The lots will be used solely for the purpose of leisure and recreation by the proponents.

The estimated period of operation will be permanent by each individual owner. Applicants will be responsible for road maintenance after the lots are allocated.

Potential Sources of Pollutants: cottage construction: burning of vegetation during land clearing. Cottage occupants: emissions from wood burning stoves for cooking and heating purposes. Portable generators would require gas storage in individual approved containers.

4.5 Occupations

Estimated number of employees during construction: The road construction will consist of 6 employees. It is expected to take approximately 18 weeks to complete and will require the use of excavators, dump trucks and support equipment. Work will be done by equipment operators, cutters and labourers hired directly.

The project consists of 56 individually owned cottage lots.

4.6 Projected Related Documents

N/A

5. APPROVAL OF THE UNDERTAKING

Minister, Environment and Conservation – Project Approval

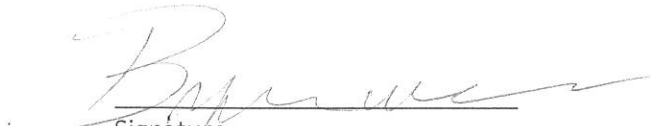
6. SCHEDULE

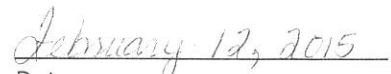
It is anticipated that final construction of the access road will occur August 2015 following receipt of all required approvals.

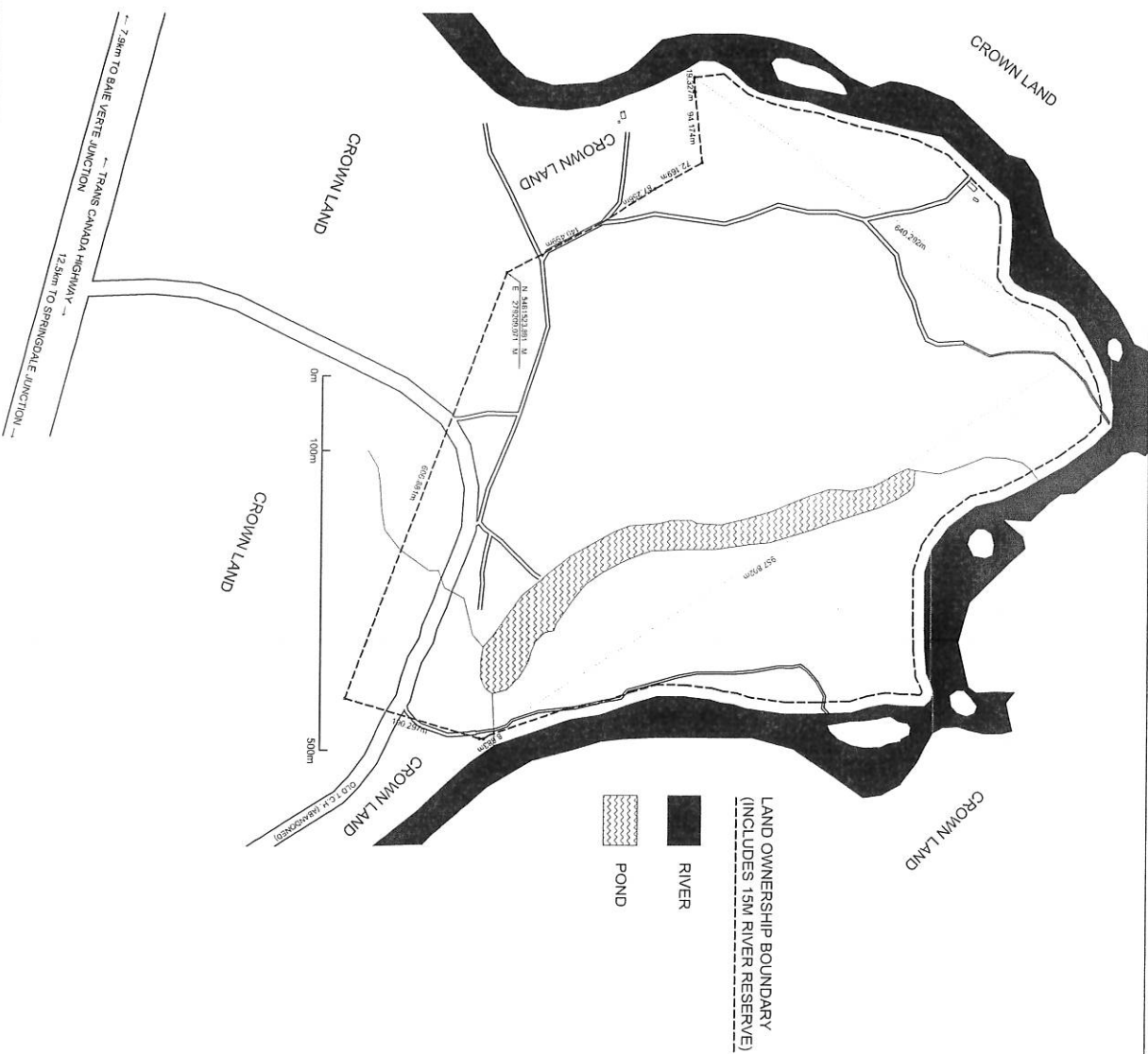
7. FUNDING

All development costs exclusive of individual cottage lots construction and installation of on-site servicing will accrue to Noble's Holdings Inc. All costs incurred will be recovered from cottage lot sales.

8. SIGNATURE/DATE


Signature


Date



NOTES:



NOBLES HOLDINGS INC.
A PART OF THE NOBLE
GROUP OF COMPANIES

NOBLE'S HOLDINGS INC.
142 Little Bay Road
Springdale, NL
A0J 1T0 Canada

(709) 673-4600 tel
(709) 673-4604 fax
info@noblessgroup.ca
www.noblessgroup.ca

No	DATE	PER	DESCRIPTION
5			
4			
3			
2			
1	15-02-05		SUBMITTED FOR REVIEW
0	15-02-02		SUBMITTED FOR REVIEW

Summary

ENGINEER: N/

DRAWN BY:
GRANT NOBLE

DESIGNED BY: GRANT MOORE

APPROVED BY: _____
FUNCTIONAL SIGNATURE _____

NUMBER	DETAILED ON LOCATION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

PROJECT:

INDIAN RIVER COTTAGES

SPRINGDALE

NEWFOUNDLAND

NOBLES GROUP

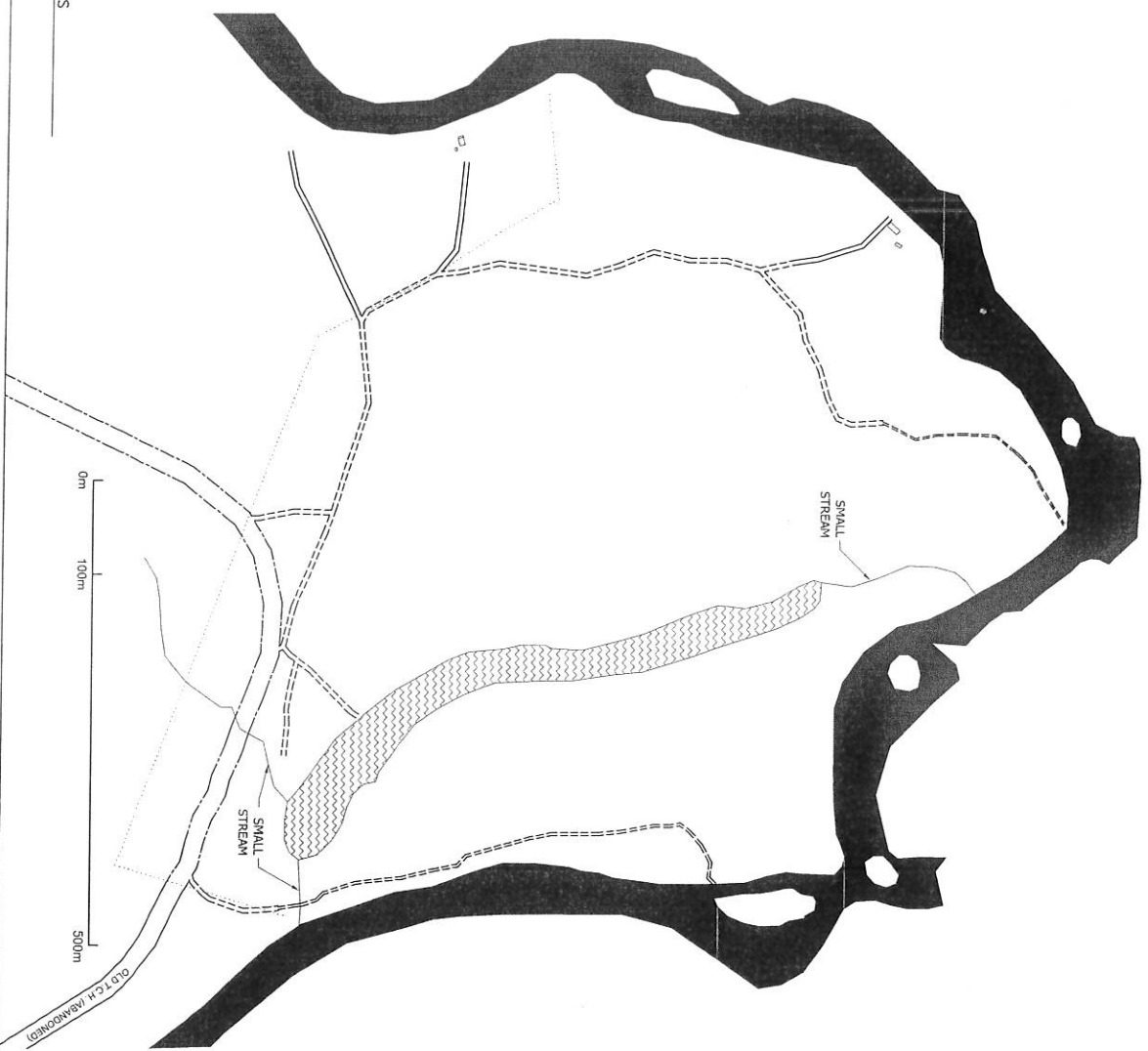
N/A AS SHOWN (17X11 PRINT)

SITE LOCATION

CAD FILE NAME:

DRAWING NO.:

SPI



EXISTING ROAD
TO REMAIN

EXISTING ROAD
TO BE REMOVE

EXISTING ROAD
TO BE UPGRADED

PROPOSED RO
TO BE ADDED

BOUNDARY

Notes:

NOBLE'S HOLDINGS INC.
A PART OF THE NOBLE
GROUP OF COMPANIES

NOBLE'S HOLDINGS INC.
142 Little Bay Road
Springdale, NL
A0J 1T0 Canada

(709) 673-4600
(709) 673-4604
fo@noblessgroup.
www.noblessgroup.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574																																																																																																																																																																																																																																																																																																																																																																																																																																										

NUMBER
DETAILED ON LOCATIONS

PROJECT:
INDIAN RIVER COTTAGE

SPRINGDALE

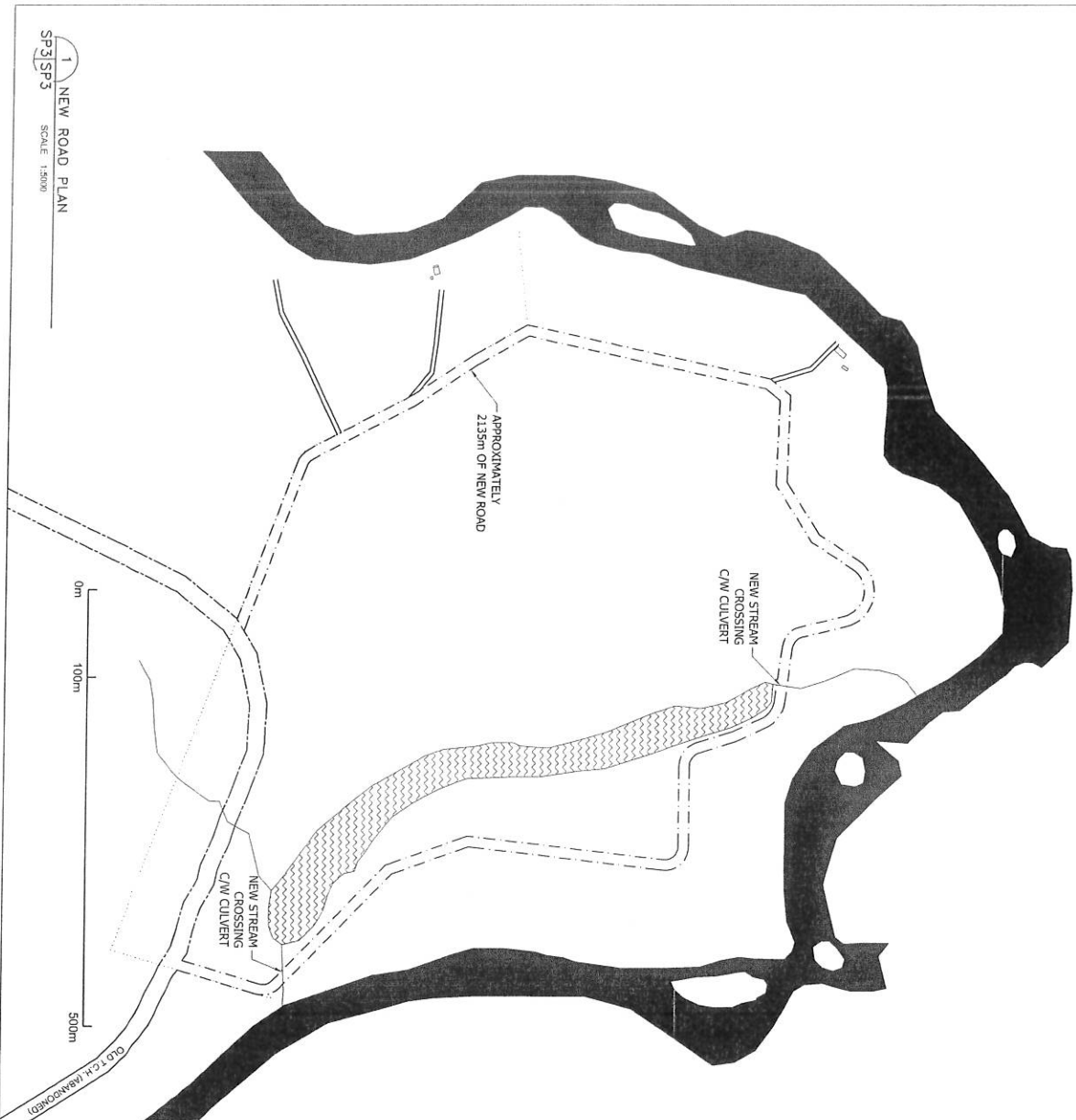
NOBLES GROUP

AS SHOWN (12X11 PRINT)

DRAWING TITLE
EXISTING ROAD

AD FILE NAME

DRAWING NO:	REV:
SD7	1



EXISTING ROAD
TO REMAIN

EXISTING ROAD
TO BE REMOVED

EXISTING ROAD
TO BE UPGRADED

PROPOSED ROAD
TO BE ADDED (2135M OF NEW ROAD)

LOT
BOUNDARY

NOTES:



NOBLES HOLDINGS INC.
A PART OF THE NOBLES
GROUP OF COMPANIES

NOBLES HOLDINGS INC.
142 Little Bay Road
Surrey, BC
V4N 1T1 Canada

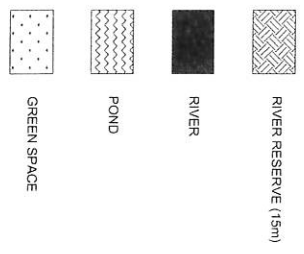
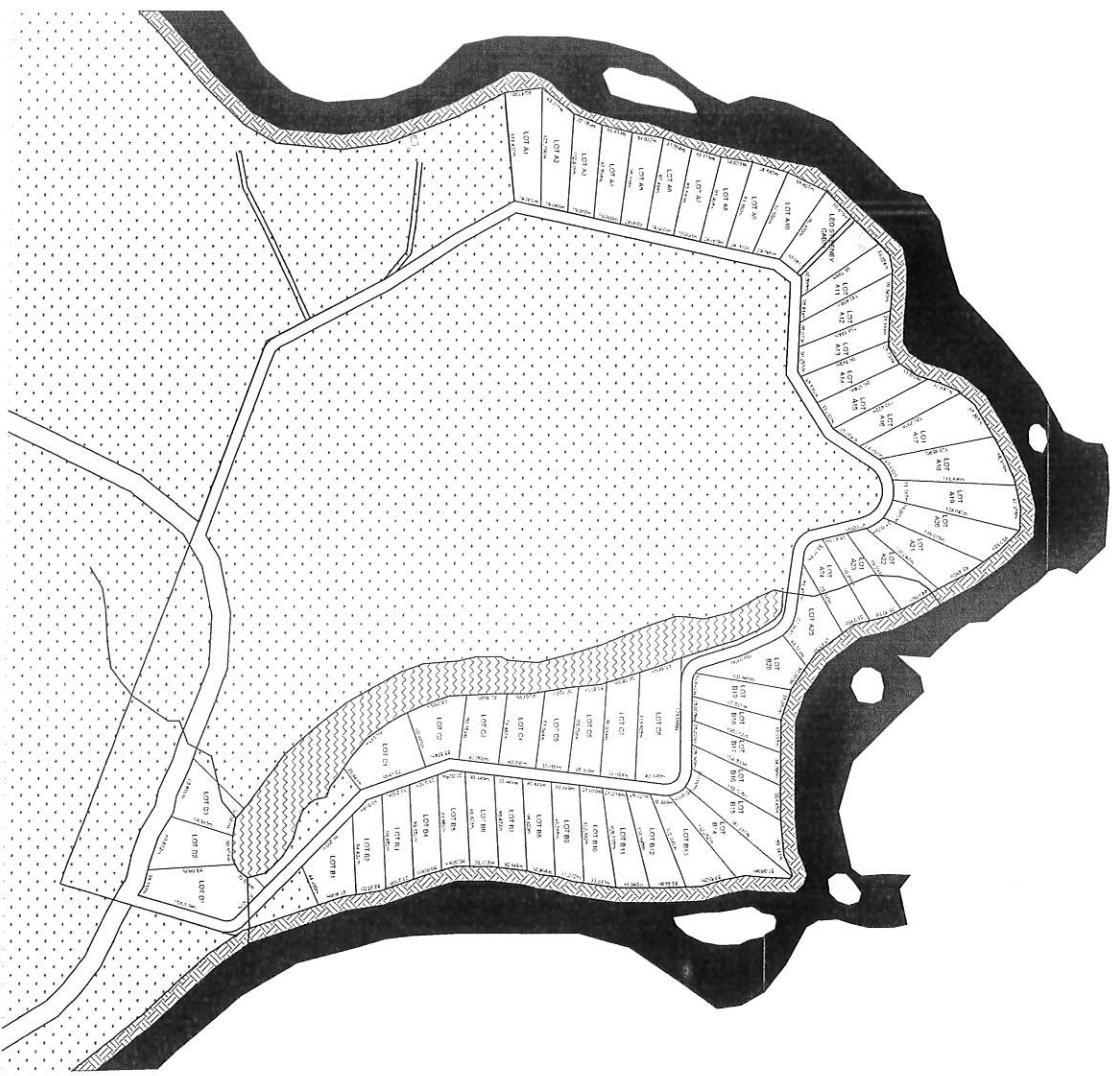
(779) 673-4600 tel
(779) 673-4604 fax
info@noblesgroup.ca
www.noblesgroup.ca

5			
4			
3			
2			
1	15-02-05		SUBMITTED FOR REVIEW
0	15-02-02		SUBMITTED FOR REVIEW
No	DATE	FILE	DESCRIPTION

DRAWN BY:	GRANT NOBLE
DESIGNED BY:	GRANT NOBLE
APPROVED BY:	BRION NOBLE

NUMBER
DETAILED ON LOCATION

PROJECT:	INDIAN RIVER COTTAGES
CLIENT:	SPRINGDALE
CLIENT:	NOBLES GROUP
DRAWING REF:	N/A
SCALE:	AS SHOWN (1:2X11 PRINT)
DRAWING TITLE:	NEW ROAD PLAN
CAD FILE NAME:	SP3
DRAWING NO.:	SP3
REV.:	1



NOTES:



NOBLES HOLDINGS INC.
A PART OF THE NOBLES
GROUP OF COMPANIES

NOBLES HOLDINGS INC.
142 Little Bay Road
Scarborough, Ontario
M1S 4T1 Canada

(709) 673-4600 tel
(709) 673-4604 fax
info@noblesgroup.ca
www.noblesgroup.ca

NO	DATE	FILE	DESCRIPTION
1	15-02-05		SUBMITTED FOR REVIEW
2	15-02-05		SUBMITTED FOR REVIEW
3			
4			
5			

DESIGNED BY:	GRANT NOBLE
APPROVED BY:	BYRON NOBLE
DESIGNED BY:	GRANT NOBLE
APPROVED BY:	BYRON NOBLE

NUMBER
DETAILED ON LOCATION

PROJECT:
INDIAN RIVER COTTAGES
SPRINGDALE
NEWMOUNDLAND

CLIENT:
NOBLES GROUP

DRAWING REF.:
N/A
SCALE:
AS SHOWN (1:7511 PRINT)

DRAWING TITLE:
LOT LAYOUT

DRAWING NO.:
SP4
REV: 1