

Canning's Lake Cottage / Road Development

Environmental Assessment Registration

1. Name of Undertaking

Cory King propose to develop/ construct new access road and cottage lot road from existing Canning's Lake Road located on the Bay D'Espoir Highway

2. Proponent

(I) Name of body

Cory King

(II)Address

25 Centennial Drive
Bishop's Falls NL A0H 1C0

(III) Chief Executive Officer

Cory King
25 Centennial Drive
Bishop's Falls NL A0H 1C0
Telephone: (709) 572-1576
E-Mail: coreytking@hotmail.com

(iv)Contact Person

Cory King
25 Centennial Drive
Bishop's Falls NL A0H 1C0
Telephone: (709) 572-1576
E-Mail: coreytking@hotmail.com

The Undertaking

(I) Nature of Undertaking

The project consists of one cottage and 900m of new road access. Access to this proposed development is via an extension to Canning's Lake Road , which is an access off the Bay d'Espoir Hwy. There are no streams or brooks to be crossed. There is a bog that the access road will parallel with for approximately 15m, culverts will be used for this section, if needed.

(II)Purpose / Rationale / Need for the Undertaking

The intended purpose is to build a cottage for recreational use. This would be done in a safe and environmentally friendly manner. Also it will be done as to not to disturb surrounding area as the intent of the cottage is to enjoy the beautiful area and wildlife. It will also be done to have no negative affects on other future users of the area.

Description of the Undertaking

(i) Geographic Location

This area is accessible from the Bay d'Espoir Hwy in Central Newfoundland. Distance to the TCH is approximately 25 km south of the turn off. Canning's Lake Road will have to be extended 900m of new road to access cottage site. There are no current cottages on Canning's Lake and it is composed of crown land. The cabin will be located approximately 5 kilometres south of the Tote Hill and 4 kilometres south of the Tote River which flows into Great Rattling Brook.

- NTS Map Sheet 2D/13

- Canning's Lake is situated to the south-east direction of the town of Grand Falls-Windsor

Cottage lot / latitude - 48 48. 112' N / longitude - 055 30. 416' W

Start of new road access / latitude - 48 47. 951' N / longitude 055 31. 003 W

End of new road access / latitude - 48 48. 126' N / longitude 055 30. 485 W

(ii) Physical Features

This project will consist of 1 cottage on 45m x 90m lot or as approved by government agencies. The 900m new roadway will consist of a 6m right away. The cottage will have a shoreline frontage. The landscape consists of dry, flat land with no standing or moving water. Vegetation is mainly shrub, black spruce, white birch and the ground is covered in moss. The water system is inhabited by brook trout and waterfowl. No development will affect any form of wildlife as the nature of this cottage is to enjoy and respect nature. All required guidelines will be followed and met.

(iii) Construction

The construction will consist of 1 cottage lot and a 900m road. Cottage will be 7 metres x 9.2 metres. Cottage will be set back 30.5 from Canning's Lake.

Potential Sources of Pollutants:

During construction there will be use of 1 excavator for approximately 1-2 days. No harmful chemicals or fluids will be stored. There will be no impacts to anyone as this area is isolated.

Planned start date is October 1st 2015 pending approval & permits in place . Completion date of the project July 2016.

(iv) Operation

The proposed cottage lot will consist of 1 cottage for recreational use. 1 operator will be used on an excavator for the duration of the construction period.

(v) Occupations

Direct hiring of 1 excavator operator who will be responsible for the construction of access road and cottage lot. All clear cutting of bush and wood and other related debris will be completed by applicant. Excavation and any removal of debris will be performed in

compliance with the any terms and / or conditions presented to applicant. All requirements under the Work Place Health and Safety Legislation will be complied with.

I cannot foresee any potential sources of pollutants, including airborne emissions, liquid and/ or solid waste materials during the development / construction period. There are not potential causes of resource conflicts.

Approval of the Undertaking

The proponent will require the approval, permits and licences, etc. from all of the following Provincial government agencies.

Crown Land Application # for land - 147882

Crown Land Application # for road - 147883

Government Service Centre - Septic system

Forestry Division - permit to cut trees

Department of Natural Resources

Provincial Archaeology Office

Martha Drake

Land Management Specialist

Water supply - well

Schedule

After approvals and permits granted

Funding

All development costs are the responsibility of applicant, Cory King.

6/18/2015

Date

Cory King

Signature of Chief Executive Officer

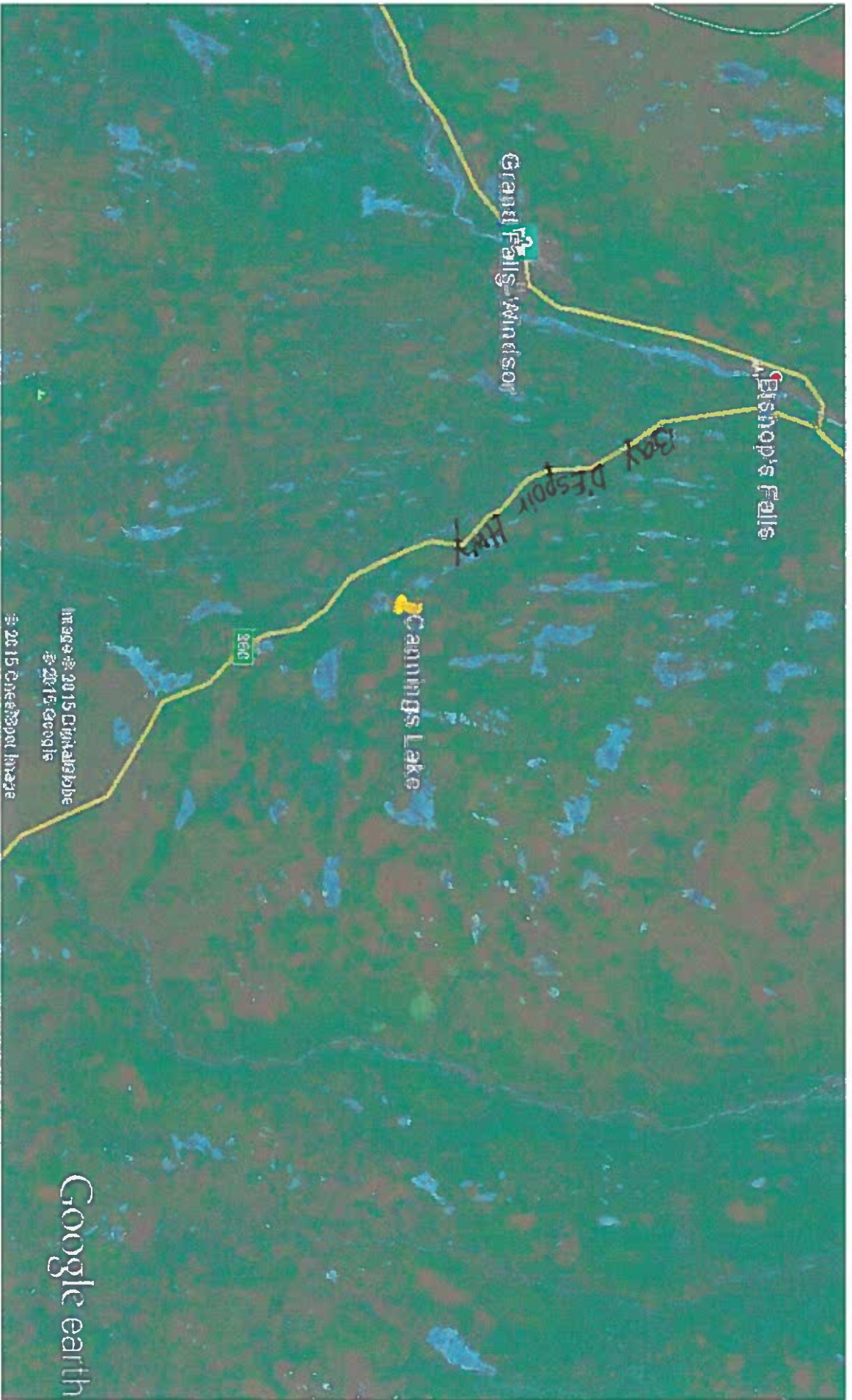


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Cannings Lake existing access

New Road Access

Cottage

Cannings Lake

Image © 2015 DigitalGlobe
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Bishop's Falls

Grand Falls-Windsor

Cannings Lake

350

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Imagery Date: 10/12/2013 48°45'42.84" N 55°21'46.18" W elev 262 m

Go

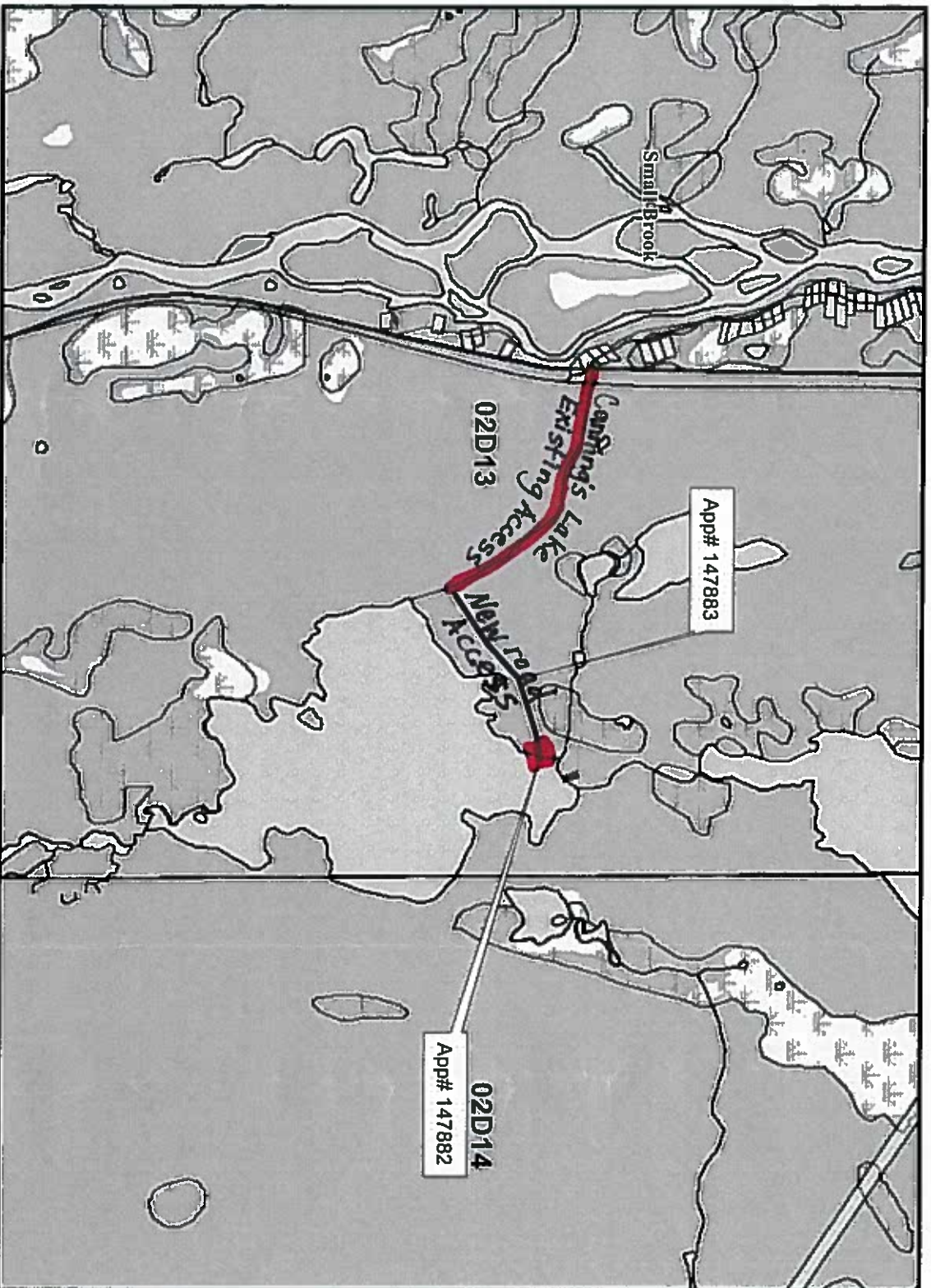


Google earth

miles 1
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**Government of Newfoundland & Labrador
Department of Municipal and Intergovernmental Affairs**



NOTE TO USERS

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

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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 1:25,000

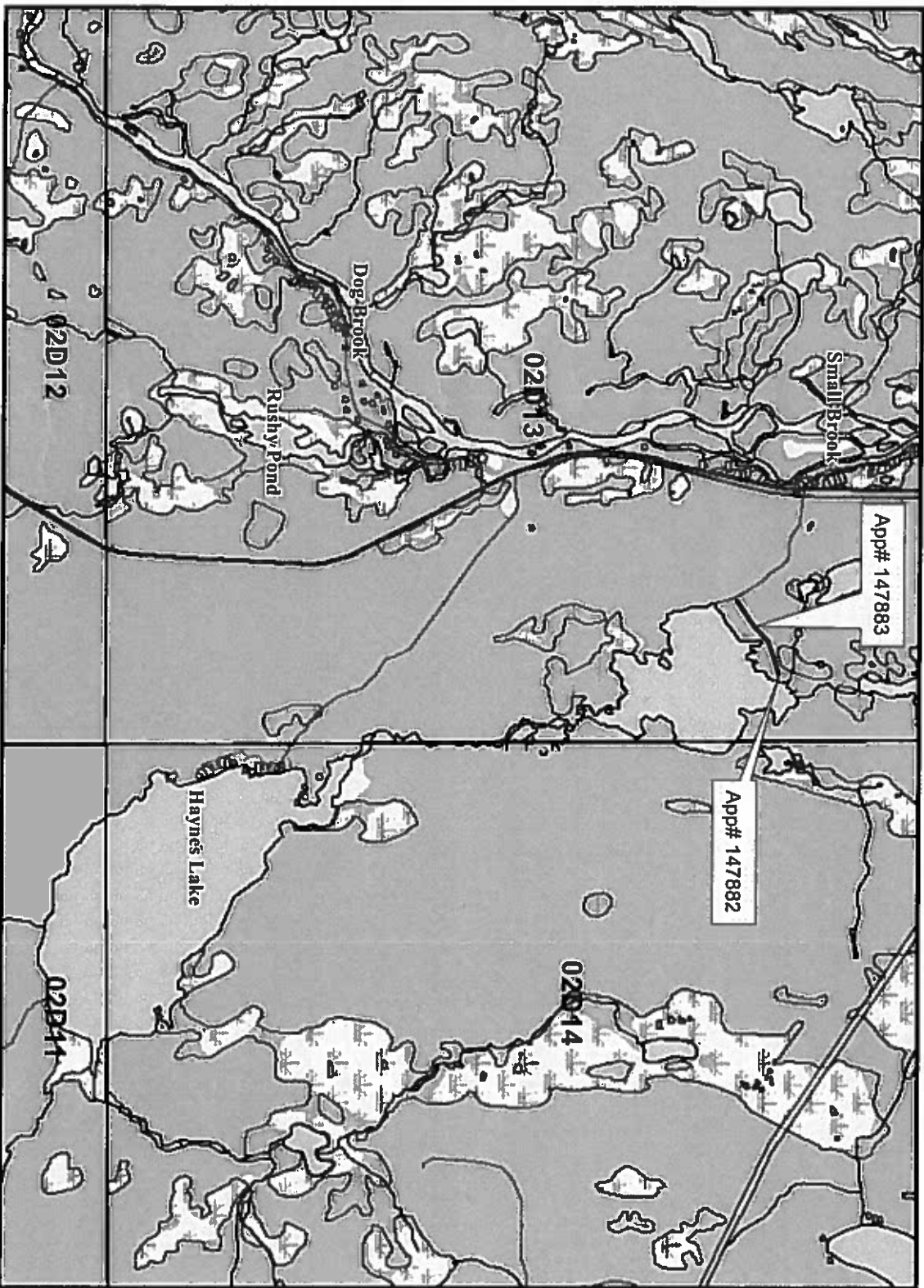
Compiled on March 30, 2015



Crown Lands Division



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