

DAVID ROY NIPPARD

File Ref No: 200.20.2481

SUBDIVISION DEVELOPMENT PLAN

**ENVIRONMENTAL ASSESSMENT
REGISTRATION**

JUNE 24, 2016

TABLE OF CONTENTS

Item:	Page
1. NAME OF UNDERTAKING	4
2. PROPONENT	4
2.1. Name of Body.....	4
2.2. Address	4
2.3. Telephone.....	4
2.4. Contact Person	4
3. THE UNDERTAKING.....	4
3.1. Nature of Undertaking.....	4
3.2. Purpose/Rationale/Need for the Undertaking.....	4
4. DESCRIPTION OF THE UNDERTAKING.....	4
4.1. Geographic Location.....	4
4.2. Construction.....	4, 5
5. APPROVAL OF THE UNDERTAKING.....	6
5.1. SCHEDULE.....	6
5.2. FUNDING.....	6
Date / signature SUBMITTED.....	6

June 24, 2016

File Ref No. 200.20.2481

Crown Land Application NO: 149706

Minister of Environment and Conservation P. O Box 8700 St. John's NF A1B 4J6

Attention: Director of Environmental Assessment

Re: Proposed Subdivision, Embree, NL

Dear Minister of Environment and Conservation,

I would like to register the above project with your department. The intent of the project is to provide quality residential building lots mainly due to the high demand of ocean front and ocean view locations. The project consists of construction of a new street complete with asphalt, curb, sidewalks, water and sewer services, and storm sewer. It will entail, clearing, grubbing, roadway construction and trenching for utilities. The actual home construction will be done by the individual home owners.

Yours truly,

David Roy Nippard

Embree, NL, DEVELOPMENT PLAN ENVIRONMENTAL ASSESSMENT REGISTRATION

1 NAME OF UNDERTAKING: Residential Subdivision-Embree, NL

2 PROPONENT:

2-1 David Roy Nippard

2-2 Address: 25 Juniper Drive, Lewisporte, NL P.O. Box 1664 A0G 3A0

2-3 Telephone: 709-541-2470 E-Mail: c.nippard@hotmail.com

2-4 Contact Person: David R. Nippard 709-541-2470 E-Mail: c.nippard@hotmail.com

3 THE UNDERTAKING: The intent of the project is to provide quality residential building lots. The project consists of construction of a new street complete with asphalt, curb, sidewalks, water and sewer services, and storm sewer. It will entail, clearing, grubbing, roadway construction and trenching for utilities.

3-1 Nature of the Undertaking: provide fully serviced residential lots.

3-2 Purpose/Rationale/Need for the Undertaking

High demand for ocean front/view property.

4 DESCRIPTION OF THE UNDERTAKING

4-1 Geographic Location: The project is located in the Town of Embree, 7 kilometers North of Lewisporte, total of approximately 27 hectares. The site location is indicated as per the attached Google Earth Images. Please see the included maps and drawings for further information and a visual.

4-2 Construction:

Phase 1 Development of the subdivision will consist of approximately 26 Ocean front lots on the north end of the property with clearing approximately 3.07 hectares. Planned to begin spring 2017 gaining access from Pond Road, completion approximately 5 months, with some time factored in for the approval process.

This project will create work for 4 summers for various required workers as outlined below.

Initial work will begin with 4 General Labourers (NOC 7611) who will clear brush to create a right away for road and to access the ocean front lots. This work will be augmented using 4 Heavy Equipment Operators (NOC 7521) with support of Heavy Duty Mechanics (NOC 7312). After the road foundation and ditching are completed 2 Construction/Paving Labourers (NOC 7611) as well as 2 Public Works/Municipal Labourers (NOC 7621) under Supervision of Contractors and Supervisors (NOC 7302) will be used to finish road access to lots. Once road is

completed piling and wire runs will be completed by Powerline and Cable Workers (NOC 7244).

All operators and supporting labourers will be sub contracted preferably locals and work in partnership with the Municipality of Embree. All safety protocols and best practices will be strictly followed and proper safety apparel will be used at all times. To minimize fuel and oil leaks spill kits for the appropriate fuel/oil spill potential will be on site at all times.

Phase 2 consisting of approximately 30 lots (Ocean view) approximately 2.82 hectares, continued from phase 1. Anticipate to begin spring 2018. Completion is approximately 3 months.

Phase 3 consisting of approximately 11 lots .97 hectares commencing spring of 2019, completion is approximately 5 months.

Phase 4 consisting of approximately 36 lots 4.07 hectares to begin spring 2020, completion approximately 5 months.

Potential sources of pollutants during the construction period will be those typically associated with road building (silt runoff, 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. Maintenance will be carried out on the equipment regularly and spill kits will be on site accessible to all operators. 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 and traffic increases during that time, this site is located approximately 200 metres on the opposite shore from the nearest neighbours. There will be brush removal and shrub/tree burning to prepare the land for the roadway. It is my intent to minimize any impacts to any residents of the community. The contractor will be instructed to minimize transportation of required heavy equipment, and to limit daily support operations to pickups or small trucks. Traffic going to the site has to enter into the community Main Street to Pond Road which is approximately 1.5 kms into Town of Embree, not having to travel all the way through the community. There are no significant consequences to wildlife or vegetation. There are no streams on the property.

5-APPROVAL OF THE UNDERTAKING:

The following permits, approvals and authorizations may be required:

APPROVAL REQUIRED APPROVAL AUTHORITY

Approval for the Undertaking Minister, Environment and Conservation

Approval for Crown Land Department of Municipal Affairs Crown Land Division

Approval to service a development of more than 15 lots, Department of Government Services

Preliminary application to develop land, Department of Government Services

Approval for water and/or sewer servicing lots, Department of Environment and Conservation

Approval for culverts, Department of Environment and Conservation

Approval for storm drainage work, Department of Environment and Conservation

Permit to cut and burn, Newfoundland Forest Services

5.1 SCHEDULE:

Road and utilities are planned to begin once the Crown has granted the land and payment made. To be completed in 3 months commencing start. Individual homes will be built at the owner's schedule. Breakdown of the schedule in section 4-2 Construction.

5.2 FUNDING:

Provided by self, David Roy Nippard

August 9-16
DATE


SIGNATURE

SKETCH



ALL LOT AREAS EXCEED 600m²
PRELIMINARY SUB DIV DESIGN. SUBJECT TO ENGINEERING.
DO NOT SCALE FROM THIS DRAWING.
THIS IS A SKETCH ONLY, NOT A LEGAL SURVEY.

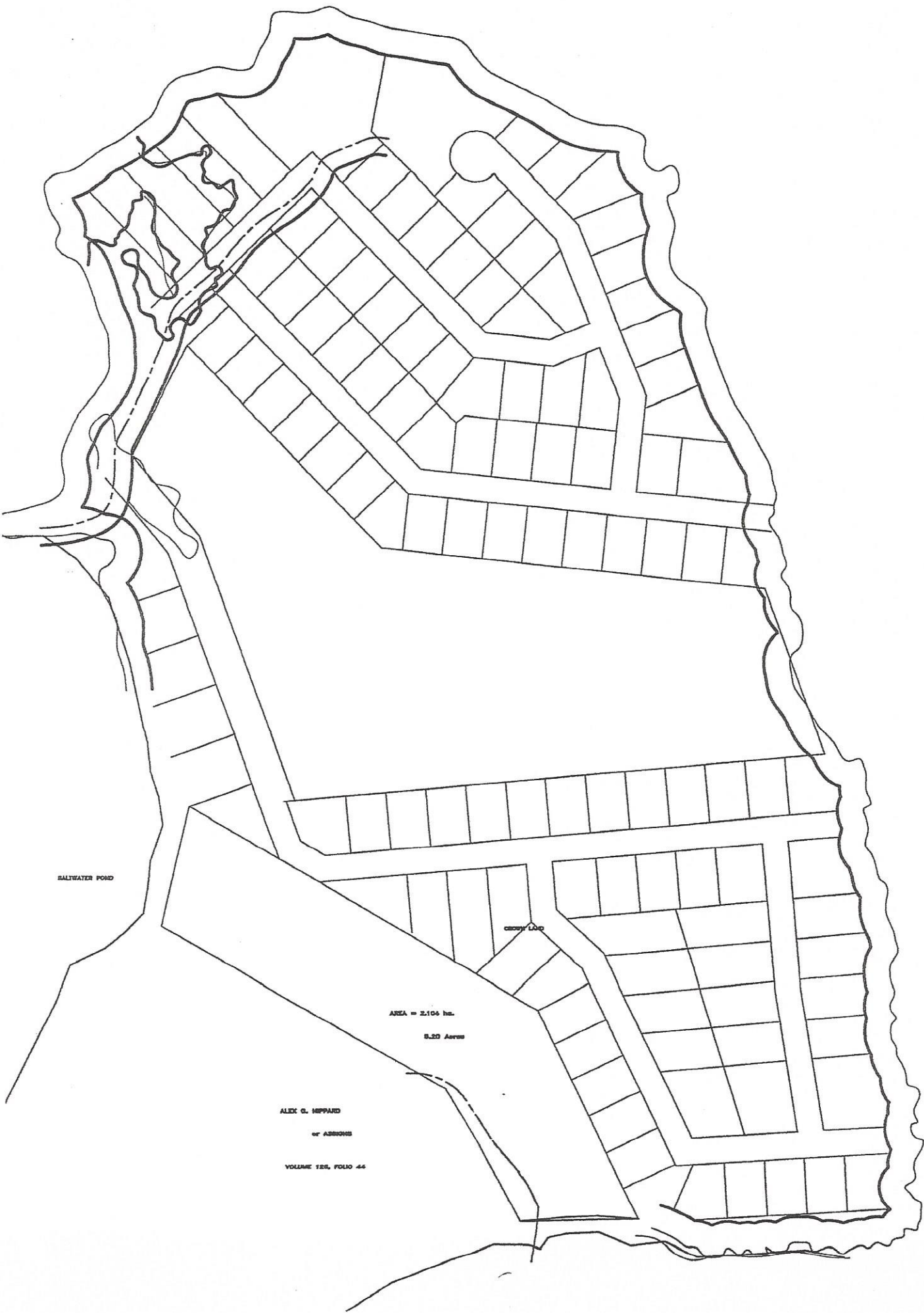
DATE: AUGUST 05, 2016

JOB NUMBER: 15177

CLIENT: DAVE NIPPARD

RED INDIAN SURVEYS LIMITED

SCALE : 1:3000



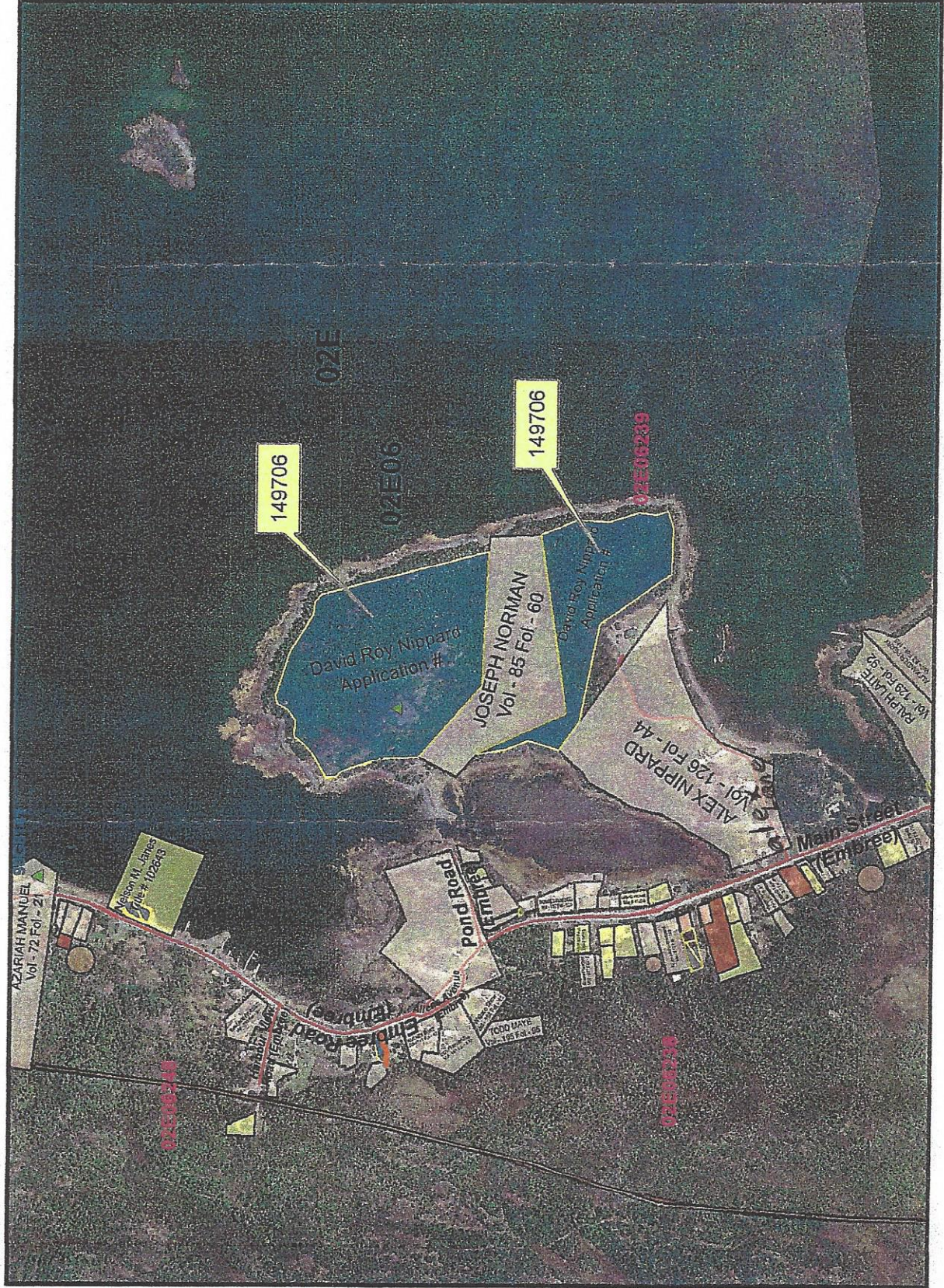
SALTWATER POND

AREA = 2.106 ac.
8.50 Acres

ALEX C. HEPFARD
or ASSIGNS
VOLUME 128, FOLIO 46

CHERRY LANE

Government of Newfoundland & Labrador Department of Municipal Affairs



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, Hewley 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,
 Corner Brook - 637-2390
 Gander - 256-1400
 Clarenville - 466-4074
 St. John's - 729-2654
 Goose Bay - 896-2488

Crown Lands Division

Scale 1:10,000

Compiled on April 07, 2016

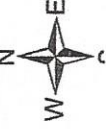


Fig # 1

Government of Newfoundland & Labrador Department of Municipal Affairs



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,
Corner Brook - 637-2390
Gander - 256-1400
Clarenville - 466-4074
St. John's - 729-2654
Goose Bay - 896-2488



Crown Lands Division

Scale 1:25,000

Compiled on April 07, 2016

Fig # 2

Government of Newfoundland & Labrador Department of Municipal Affairs



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.

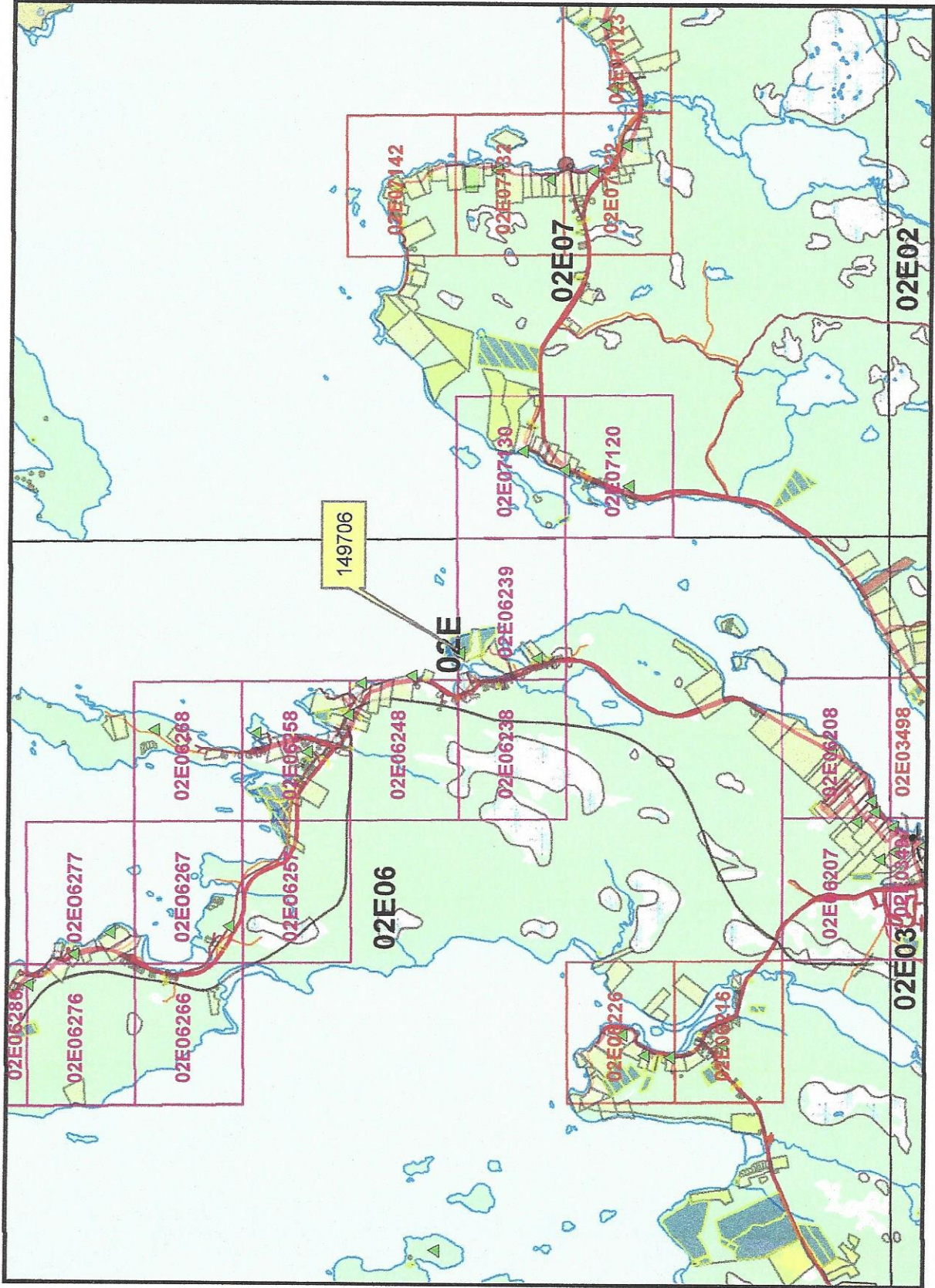
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

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.
 Corner Brook - 637-2390
 Gander - 256-1400
 Clarenville - 466-4074
 St. John's - 729-2654
 Goose Bay - 896-2488



Crown Lands Division

Scale 1:75,000

Compiled on April 07, 2016

Fig #3