



Government of Newfoundland and Labrador
Department of Fisheries and Land Resources
Land Management Division

**NEW BAY POND
COTTAGE DEVELOPMENT**

**Environmental Assessment
Registration**

JULY 2017

**NEW BAY POND
COTTAGE DEVELOPMENT
ENVIRONMENTAL ASSESSMENT REGISTRATION**

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**NEW BAY POND
COTTAGE DEVELOPMENT
PROPOSAL**

ENVIRONMENTAL ASSESSMENT REGISTRATION

1. NAME OF UNDERTAKING

New Bay Pond Cottage Development

2. PROPONENT

2.1 Name of Body

Dept. of Fisheries and Land Resources
Land Management Division

2.2 Address

Howley Building, Higgins Line
P. O. Box 8700
St. John's, NL
A1B 4J6

Fax: (709) 729-3923

2.3 Chief Executive Officer

Mr. Richard Carey, Director
Land Management Division

Telephone: (709) 637-2081
E-mail: rcarey@gov.nl.ca

2.4 Contact Person

Mr. John Howley, Manager
Planning and Allocation

Telephone: (709) 729-0501
E-mail: jhowley@gov.nl.ca

3. THE UNDERTAKING

3.1 Nature of the Undertaking

The undertaking consists of designation and allocation of up to 88 new recreational cottage lots at New Bay Pond and 4.6 kilometers of associated cottage access road construction.

Previous unplanned recreational cottage development at New Bay Pond lead to establishment of a Crown Lands reserve in 1992 to ensure further cottage development there would take place in a planned manner. The development will provide for a combination of waterfront and non-waterfront lots and opportunities to infill adjacent to existing cottage development. Vehicular access to New Bay Pond is via a well maintained existing provincial resource access road.

3.2 Purpose/Rationale/Need for the Undertaking

The rationale for this undertaking is to meet demand for recreational cottage lots in central Newfoundland and to ensure such lots are developed in a planned, environmentally sound manner at sites compatible with other resource users and capable of safe installation of subsurface waste disposal systems. The geographic location and topography of New Bay Pond is very well suited for cottage development. Attributes that make this location desirable include, but are not limited to the following; proximity to the growth centre of Grand Falls-Windsor, boating, fishing, snowmobiling, ease of access to the Trans-Canada Highway (TCH), and excellent site conditions; i.e. slope, soil conditions and a pleasant and desirable woodland environment for outdoor recreation.

4 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The location of the proposed development is the western and northern shorelines of New Bay Pond. The pond is located approximately 16.5 kilometers north of the Town of Grand Falls-Windsor in central Newfoundland. Access to the area is via New Bay Road, which intersects the Trans-Canada Highway near Grand Falls. The area is also accessible via woods roads from Botwood by off-road or four wheel drive vehicles.

Maps: Map 1 (1:35,000), Maps 2 - 5 (1:10,000).

4.2 Physical Features

Major Physical Features: The proposed development will consist of up to 88, 0.4 hectare recreational cottage lots, totaling approximately 35.2 hectares. There will be a total of 4.6 km of associated access road built to Class “C” Cottage Access Road standards to access these lots. Roads will have a 15 metre right-of-way, comprising 6.9 hectares. All cottage lots will have on site well and septic disposal systems. The New Bay Pond lots will be built in five general locations; at the south end of the pond; along the central west shoreline; at the northwest corner of the pond; at the western portion of the north shoreline and another at the eastern portion of the north shoreline. As proposed, 61 of the 88 lots will have shoreline frontage on New Bay Pond. Note that detailed field assessment of all proposed lots has not been conducted at this point, so the number of lots and the configuration depicted will likely be adjusted to accommodate site and terrain conditions as development occurs. The proposed lot layout may change upon closer field inspection and the number of lots may be reduced, however, no further lots will be added without a new submission for approval.

A preliminary concept plan identifying lot location and preliminary design is indicated on Maps 2 - 5. There are 64 existing recreational cottages at various locations around the pond. The number of new recreational cottages in this proposal takes into account these existing cottages and remains well within recreational cottage carrying capacities of the pond, which range from 401 to 1,990, as determined using formulae developed by the Water Resources Division of the Department of Environment and Conservation. Details of these calculations are available upon request.

All recreational cottage lots will initially be allocated via a random selection public draw. Each lot will be certified as being capable of meeting Service NL standards for installation of on-site well and septic systems prior to allocation. Tenure will be in the form of freehold grant with all lots having been surveyed prior to allocation. Future lot owners will be responsible for ensuring that each lot has an approved site design for a septic system that meets standards of the Service NL. Applicants will be responsible for maintenance of newly constructed access roads after the lots are allocated.

Physical and Biological Environments: New Bay Pond is approximately 1,318 hectares in surface area and has a perimeter of 32,280 metres. It is surrounded by low sloping hills which provide good drainage on the west, north and east sides of the pond. There are sporadic occurrences of wetland in these areas but sufficient dry, well forested sites exist for many desirable recreational cottage lots. The southern end is more gently sloping but has extensive wetland. Fewer prospective sites for recreational cottage development occur in this area. Due to limited road access, no

proposal for recreational cottage development is made for the eastern shoreline of the pond at this time. The forest cover is typical of that found in the Central Newfoundland region consisting of primarily black spruce with a fair amount of white birch and other hardwoods scattered throughout. Extensive areas are characterized by a variety of mature tall trees, providing a pleasing woodland environment. Wildlife in the area is also typical of plant and animal species found in the Central Region of the island. Existing development activity around the pond consists of forestry and recreational cottages. Well maintained existing resource roads on the west side of the pond provide general access to the area.

4.3 Construction

Description / Schedule Construction associated with this proposal will be limited to gravel road building which will be contracted by Lands Branch to private road construction companies. Individual recreational cottages will be constructed by recreational cottage lot owners according to their own schedules following an approved Crown Lands cottage lot allocation process. Road construction and lot allocation will take place in phases over a five year time frame. It is expected that the first phase will commence in the summer of 2018.

Potential sources of pollutants: Potential sources of pollutants during the construction period will be those typically associated with road building and individual recreational 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.

Potential causes of resource conflicts: The proposal has been reviewed through the Interdepartmental Land Use Committee (ILUC) and has received conditional approval. In their ILUC response, the Forestry Services Branch of the Department of Fisheries and Land Resources have advised Lands Branch that several cottage lots appear to be within areas where silviculture has been undertaken, and that there may be wood harvesting and hauling in the general surrounding area. This is not prohibitive to the overall proposal. The location of cottage roads and lots depicted on the attached maps is preliminary and will be adjusted as necessary. Lands Branch will further discuss with Forestry Branch means to resolve any concerns. No other resource conflicts have been identified.

4.4 Operation

Description: 88 new recreational cottage lots, each to be allocated to individual private lot owners. All will be capable of supporting on-site well and septic systems in accordance with Service NL standards.

Estimated period of operation:

Road construction phase: 5 years, with approximately two months of construction each year.

Occupation by individual cottage lot owners will be permanent, with construction of cottages to take place at lot owners' schedules at any time following allocation.

Potential sources of pollutants: Cottage Construction: Silt runoff, burning of vegetation during land clearing. Spills of fuel. Cottage occupations: Leakage from malfunctioning on-site waste disposal systems. Spills of fuel. Use of pesticides, herbicides, fertilizers,

4.5 Occupations

Estimated # of employees during construction: The Land Management Division contracts all construction work through the public tendering process. The number of employees will be determined by the contracted construction company. All work to be performed outside of the Land Management Division (road construction, septic system site evaluations, and land surveys) will follow a standard tender call/award of contract process.

Estimated # of occupations during operations: The project consists of up to 88 individually owned cottage lots upon which cottages will be constructed by the future lot owners.

4.6 Project-Related Documents

Crown Land Planning Manual: Land Management Division, Department of Forest Resources and Lands, n.d. (1980's).

5. APPROVAL OF THE UNDERTAKING

5.1 **Project:**

- i) ILUC. (*Approved conditionally, October 13, 2016.*)
- ii) Environmental Assessment Registration, Environmental Assessment Division of the Department of Environment and Conservation.

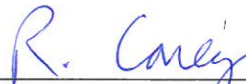
6. SCHEDULE

It is anticipated that construction of recreational cottage access roads for the project will occur during the construction season for 2018. The duration of road construction the project is estimated at five years at one to two kilometers per year, with operations occurring seasonally.

7. FUNDING

All development costs exclusive of individual recreational cottage lot construction and installation of on-site servicing will accrue to the Land Management Division.

8. SUBMITTED



Mr. Richard Carey, Director
Land Management Division

July 17, 2017
Date

July 2017

Map 4

Map 5

Map 3

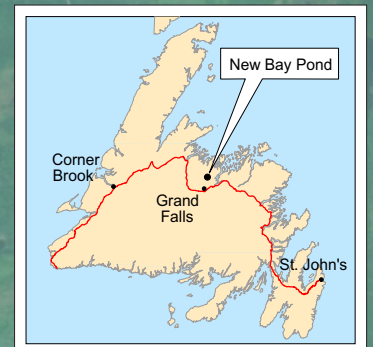
New

Bay

Pond

New Bay Road

- Proposed cottage lot.
- Proposed cottage access road.
- Cottage Planning Area



Map 2

TCH
(Grand Falls)
17 km



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Map 1
New Bay Pond
Cottage Planning Area



Scale 1:35,000 (Approximate)

NTS Map Sheet 2E04

July 2017

New Bay Pond

New Bay Road

Phase 1:
9 lots.

TCH
(Grand Falls)
17 km

Proposed cottage lot.

Proposed cottage access road.

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Labrador

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Map 2
New Bay Pond
Cottage Development Proposal

↑
NORTH

Scale 1:10,000 (Approximate)



NTS Map Sheet 2E04

July 2017

New Bay Road

New Bay Pond

Phase 2:
24 lots

-  Proposed cottage lot.
-  Proposed cottage access road.

TCH
(Grand Falls)
23 km



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Map 3
New Bay Pond
Cottage Development Proposal



Scale 1:10,000 (Approximate)

NTS Map Sheet 2E04

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Lands Branch

Map 4
New Bay Pond
Cottage Development Proposal



Scale 1:10,000 (Approximate)

NTS Map Sheet 2E04

Phase 3:
27 lots


TCH
(Grand Falls)
26 km


New Bay Road

Phase 4:
17 lots

Phase 5:
11 lots

New Bay Pond

 Proposed cottage lot.

 Proposed cottage access road.

Map 5
New Bay Pond
Cottage Development Proposal



Scale 1:10,000 (Approximate)

NTS Map Sheet 2E04


TCH
(Grand Falls)
28 km

New Bay Road

Phase 4:
17 lots

Phase 5:
11 lots

New Bay Pond

 Proposed cottage lot.

 Proposed cottage access road.

July 2017