

**Name of Undertaking:** Salmonier Cottage Development Proposal, Salmonier

**Proponent:** Name: Gerbar Holdings Inc

Address: 58 Monument Road, CBS, NL A1W 2A6

Owner: Jerry Barnes (709) 682 6766

Principal Contact: Damian Morrissey (709) 728 7682

### **Undertaking:**

The proposed development is approximately 80 acres of private land. Proposal consists of designation and allocation of up to 65 new recreational cottage lots on Salmonier Line/NL-90S, approximately two kilometers off the Trans Canada Highway Route 1 NL. (See *Map A* showing Salmonier Plot Plan Proposal overlaid on a topographic map of the area from Crown Lands.)

The purpose of this undertaking is to provide the public with an opportunity to purchase attractive, quality, private one acre plus cottage lots in a forested setting. This proposal is similar in scope to the 42 lots at Belbin's Mill Pond Cottage Development by the Province. (See *Map B* showing the Salmonier Plot Plan in relation to Belbin's Mill Pond Road Cottage Development on a topographic map of the area from Crown Lands.)

The rationale for this undertaking is to meet demand for recreational cottage lots in this area 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 this proposal is very well suited for cottage development. Attributes that make this location desirable include, but are not limited to the following: close proximity to St. John's and the surrounding municipalities, boating, fishing, snowmobiling, ease of access to the Trans Canada Highway, Route 1, and excellent site conditions—slope, soil conditions and a pleasant and desirable woodland environment for outdoor recreation.

### **Description of Undertaking:**

The location of the proposed development area of private land is approximately 80 acres in size, which will be divided into 65 cottage lots. All lot development will be carried out over a three to five year period, with initial cottage lots being prepared for development in the summer/fall of 2019. All lots will be one acre or greater in size. See attached *Salmonier Plot Plan.pdf*.

To adequately prepare for this cottage development area, approximately nine kilometers of minimum standard gravel road (standards to be determined) will be constructed and similar amount of power line will be needed as determined by Newfoundland Power. All Roads will have a 15 meter right-of-way. The road construction will consist of three phases of about three kilometers of road construction in each of the years 2019, 2020, and 2021. It is anticipated that electrical power to the initial phase will be in place in the summer/fall of 2019. Access to the development would begin from government service roads (already in existence) to the south and north of the Undertaking.

During the construction of the power lines, roads, and cottages, all conditions associated with the *Environmental Protection Act*, *Forestry Act*, and other relevant legislation will be strictly followed. Ownership, operation and maintenance of the roads will be taken over by the owners of the cottages.

Water supply for the cottage lots will be completed by a professional firm specializing in artesian well establishment. Each lot will have a drilled artesian well as its own source of water.

Power line installation under the supervision of NL Power will run parallel to the two roads proposed for development. Septic systems for each cottage will be designed by a government approved designer in accordance with all provincial legislation and guidelines. It will be installed according to the approved design for that particular structure, soil conditions, and topography. The septic system will be inspected by Service NL personnel during installation and prior to use.

A reasonable “no-grub” buffer will be maintained around all water bodies in accordance with current legislation. It is the intent of this development to maintain as much of the natural surface conditions surrounding the structures as possible. In addition, there will be a 20 meter reserve along the Salmonier Line, Route 90 that will be left in its naturally vegetated state. Disturbance of natural vegetation (primarily forest) will be kept to a minimum.

The area proposed for development falls within the Southeastern Barrens Subregion in the Maritime Barrens Ecoregion, which describes the landscape as being<sup>1</sup>:

... dominated by heathlands and the forest only occurs in small acreages which escaped fire. The dominant heath shrub on uplands is *Empetrum nigrum* with *Kalmia angustifolia* forming a dense cover only in protected valleys.

The topography is generally undulating with shallow heavily compacted till and numerous large erratics. The Clintonia-Balsam Fir type is most common where the forest is still present. Good forest growth only occurs in a few large protected valleys where the Dryopteris-Balsam Fir type dominates the slopes. Good specimens of Yellow Birch are also found in these stands.

The proposed development area is relatively flat with sloping terrain. Vegetation cover consists of typical Avalon Peninsula forest, predominately black spruce and balsam fir.

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<sup>1</sup> [http://www.faa.gov.nl.ca/forestry/maps/eco\\_nf.html](http://www.faa.gov.nl.ca/forestry/maps/eco_nf.html)

Wildlife in the area consists of typical animal species found on the Avalon Peninsula, for example, moose, coyotes, fox, otter, squirrels and mice. Fish in John's Pond and Southwest Pond are typical of those found in other Avalon Peninsula inland ponds and consist mainly of trout species. The proposed development crosses no streams, and surface runoff is mainly intermittent overland flow.

The central Avalon has been identified as an area where the Boreal Felt Lichen occurs. Appropriate mitigation measures, as required, will be taken where there are occurrences of the species, such as in reconfiguring roads and lot layout.

Potential sources of pollutants during the construction period will be those typically associated with road and individual cottage construction. Heavy equipment such as excavators and dump trucks will be used during road construction. Silt runoff and leakage of fuels will be closely monitored. There will be no storage of fuels or other chemicals on site. Individual cottage construction will be the responsibility of private cottage owners and will take place after the sale of lots.

The proponent does not foresee any current or potential conflicts for this development. The proposed development area is about seven kilometers away from Belbin's Mill Pond Cottage Development and Deer Park cottages and would form a natural extension of the existing cottage area on Salmonier Line, Route 90. There are no cottages in the immediate development area, however, four seasonal camps (Camp St. George, Lavrock Camp & Conference Center, Knights of Columbus and Burry Heights United) are about one kilometer away. Discussion with two of the camp groups has been started as to our intent of the project. The development should have no impact on the seasonal operation of these camps. The development would require shared access for several hundred feet along a government service road and a road serviced by the seasonal camps. Any permits or approvals associated with this development will be acquired as deemed necessary.

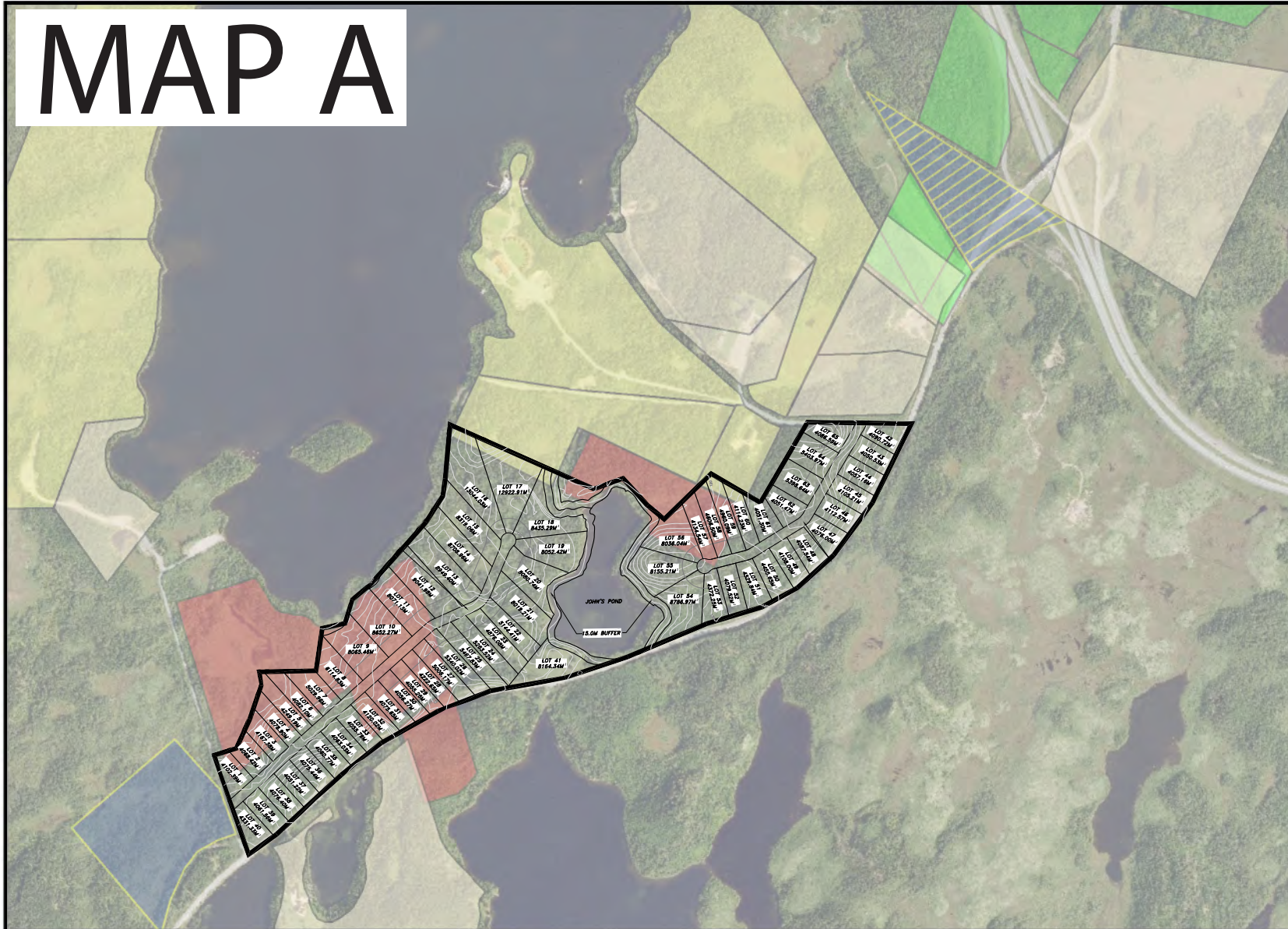
#### **SCHEDULE:**

It is anticipated that road construction could commence as early as July 2019 with the sale of cottage lots and construction of the associated power line commencing September or October 2019.

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# MAP A



## 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.

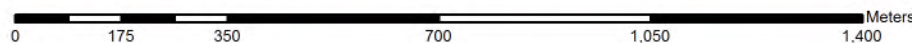
Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

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 Administration Division

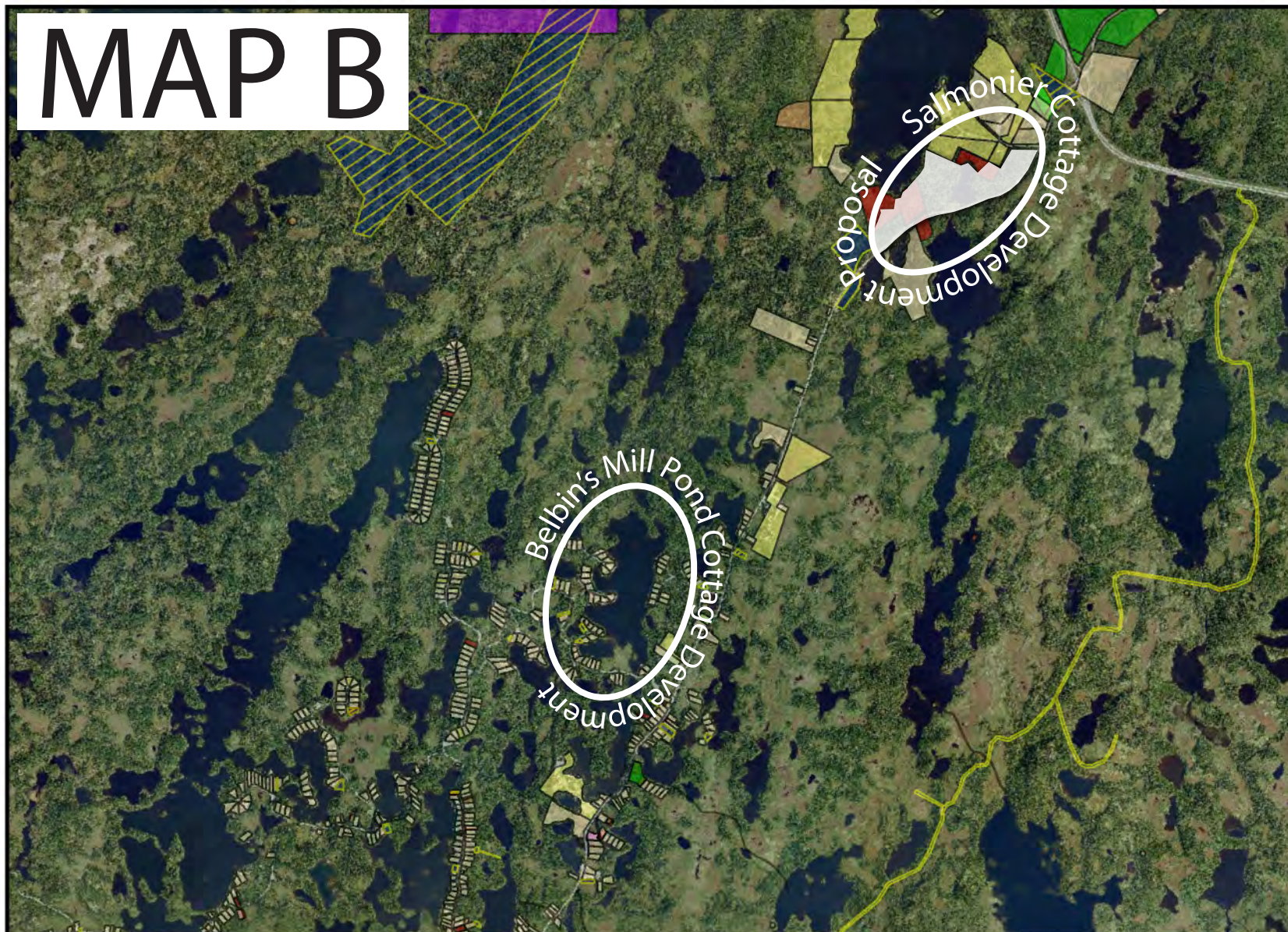
Compiled on October 13, 2017



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## MAP B



### NOTE TO USERS

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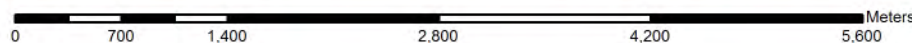
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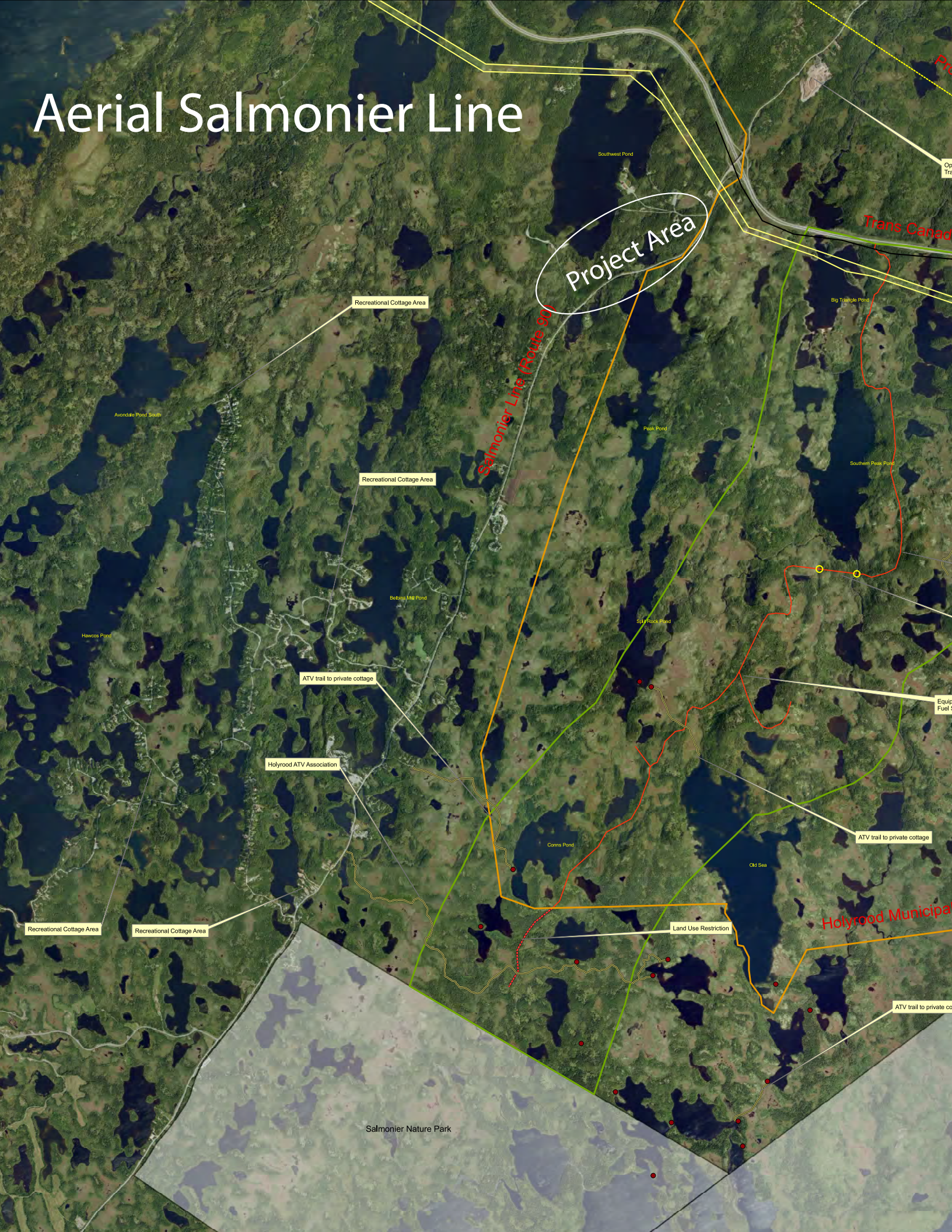
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# Aerial Salmonier Line



Project Area

Salmonier Line (Picture 91)

Trans Canada

Recreational Cottage Area

Recreational Cottage Area

Avondale Pond South

Peak Pond

Big Triangle Pond

Southern Peak Pond

Hawcoos Pond

Babine Mill Pond

Sid Rock Pond

ATV trail to private cottage

Holyrood ATV Association

Equip Fuel

ATV trail to private cottage

Conns Pond

Old See

Recreational Cottage Area

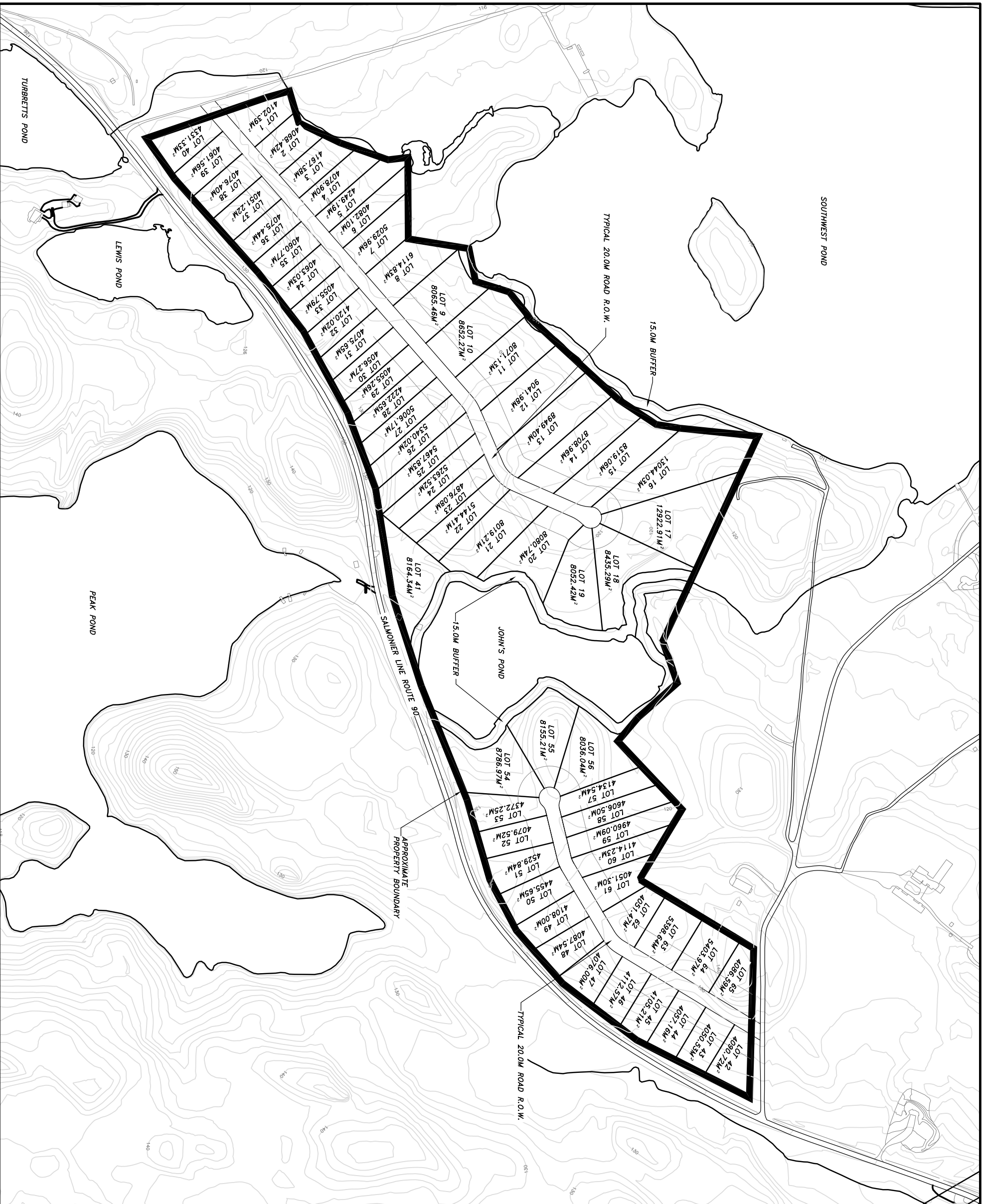
Recreational Cottage Area

Land Use Restriction

Holyrood Municipal

ATV trail to private co

Salmonier Nature Park



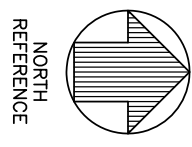
**NOTES**

No.	DESCRIPTION	DATE
02	ISSUED TO OWNER	JUN. 09/17
01	ISSUED TO OWNER	MAR. 15/17

**REVISIONS**

No.	DESCRIPTION	DATE
02	ISSUED TO OWNER	JUN. 09/17
01	ISSUED TO OWNER	MAR. 15/17

STAMP



NORTH  
REFERENCE

PRIME CONSULTANT



TEL: (709) 834-1554 FAX: (709) 834-1558

DRAWN BY: S.P. DATE: MARCH 2017

CHECKED BY: R.S. DATE: MARCH 2017

APPROVED BY: DATE: MARCH 2017

SCALE: 1=3000 (42 SHEET)

Detail No.	Detail Description
A	DRAWING NO. WHERE DETAIL REQUIRED
B	DRAWING NO. WHERE DETAILED
BC	

**PROJECT**  
**PROPOSED**  
**42 COTTAGE LOT SUBDIVISION**  
 SALMONIER LINE  
 TOWN OF HARBOUR MAIN - CHAPPEL'S COVE -  
 LAKEVIEW, NL

DRAWING TITLE

CONCEPT PLAN

PROJECT No.	2016.282	DRAWING No.	C-1
			SHEET 1 OF 1