

October 20, 2019

Department of Municipal Affairs and Environment
Environmental Assessment Division
PO Box 8700
St. John's, NL. A1B 4J6

Attn: Director of Environmental Assessment

Re: Crown Land Application for 152317 - Environmental Assessment Registration 200202811

Enclosed is the Environmental Assessment Registration document and supporting figures for the above noted Crown Land Application (#152317) on behalf of Mr. Tyler Osmond.

Please contact the undersigned if you require any further information or if you have any questions related to this document.

Sincerely,

Oztech Engineering Consulting Services



Ian N. Osmond, P.Eng., FÉC
Civil/Structural Engineer

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Environmental Assessment Registration 200202811
Crown Land Application #152317
Mr. Tyler Osmond
20 Elms Place, Hampden, NL

Submitted to: Director of Environmental Assessment
Department of Municipal Affairs and Environment
Environmental Assessment Division

Submitted by: Oztech Engineering Consulting Services
Ian N. Osmond, P. Eng., FEC

Name of Undertaking: Crown Land Application for Mr. Tyler Osmond (#152317) for the purpose of constructing a new residential dwelling

Proponent:

- i. Name: Tyler Osmond (Residential Property Owner)
- ii. Address: PO Box 198, Osmond's Ave.
Hampden, NL. A0K 2Y0
Phone: 709-455-3208
- iii. CEO: Not applicable. In this case would be the Residential Property Owner Mr. Tyler Osmond.
- iv. Principal Contact Person for purposes of environmental assessment:
Name: Ian Osmond, P.Eng., FEC
Official Title: Project Engineer
Address: 19 Rowsell St., Corner Brook, NL., A2H 7N7

The Undertaking:

- i. Name: Tyler Osmond, Residential Property Development
- ii. Purpose/Rationale/Need for the Undertaking: To develop a residential building lot and construct a residential dwelling.

Description of the Undertaking:

i. Geographic Location:

The Undertaking is located in the Town of Hampden, and is accessed by the local community road, Elms Place, which exits off of Hampden Road, Route #421. The property is bounded to the North by residential building blocks, to the South by undeveloped Crown Land, to the East by the local community road Elms Place, and to the West by undeveloped Crown Land and the Hampden River (~130m).

The attached figures include the location of the project in Newfoundland, a regional scale image showing the project location, a close-up image of the project location, and a CAD drawing from Oztech showing the subject property on local 1:2500 mapping.

ii. Physical Features:

The undertaking involves the purchase and development of virgin property, currently owned by Crown Lands, and noted on the attached figures. The property will be developed into a permanent residential dwelling and accessed via a new driveway exiting the existing community road of Elms Place. The new residential address will be 20 Elms Place, Hampden, NL.

The existing property is naturally vegetated with a mixture of coniferous and deciduous mature trees with a mixture of low growth vegetation covering the ground below. The native soil in the area comprises a mixture of reddish-brown silty sand, gravel and cobbles with occasional boulders. Groundwater in the area is typically greater than 3 m BGS. The Hampden River is adjacent to the back edge of the property and horizontally approximately 130m away, and is located vertically approximately 20m below the subject property.

No bedrock outcrops have been noted on the property in the vicinity of the planned construction.

iii. Construction:

The residential building will be completed using standard construction techniques and will consist of a wood framed building on concrete footings/foundation.

The property development will include clearing of existing vegetation to construct the residential building and potential future ancillary buildings (garage, shed, etc.). Levelling/grading of the property will also be completed to facilitate an access driveway and level landscaped areas around the building. Excavation on the property will be completed to install water and sewer systems suitable for the new residence. All clearing, levelling, grading, and excavation work will be conducted using hydraulic excavators, loaders and dump trucks. As required, rock fill may be imported to stabilize the near-building and access road locations. Final landscaping and cleanup will include a combination of asphaltic concrete driveway, granular and grassed areas.

Construction is expected to commence in the spring/summer of 2019 and last approximately 1 year.

As the project consists of a residential building construction there is no anticipated air pollutants and no resource conflicts are expected.

Effluent will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Oztech Engineering, and approved and inspected by Service, NL.

iv. Operation:

The project is a residential dwelling for Mr. Tyler Osmond. This will be a permanent residence and no further operation is applicable.

Effluent will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Oztech Engineering, and approved and inspected by Service, NL.

v. Occupations:

The project is expected to be completed using locally available labourers and skilled trades including carpenters, electricians and plumbers. The Owner will complete site work and final landscaping and cleanup.

vi. Project Related Documents:

1. No project-related documents have been generated by or for the proponent.
2. No reports or other environmental work has been previously completed by or for the proponent

Approval of the Undertaking:

- i. Building Permit issued by the Town of Hampden (Municipal Council)
- ii. Approval/Permit to Construct the sanitary sewer, septic system. Issued by Service NL.

Schedule:

The project is expected to commence at the earliest possible time in the construction season of 2019. Weather and availability of selected building materials will be the biggest governing factors.

Funding:

This project, a single residential dwelling, will be funded by the Owner, Mr. Tyler Osmond.

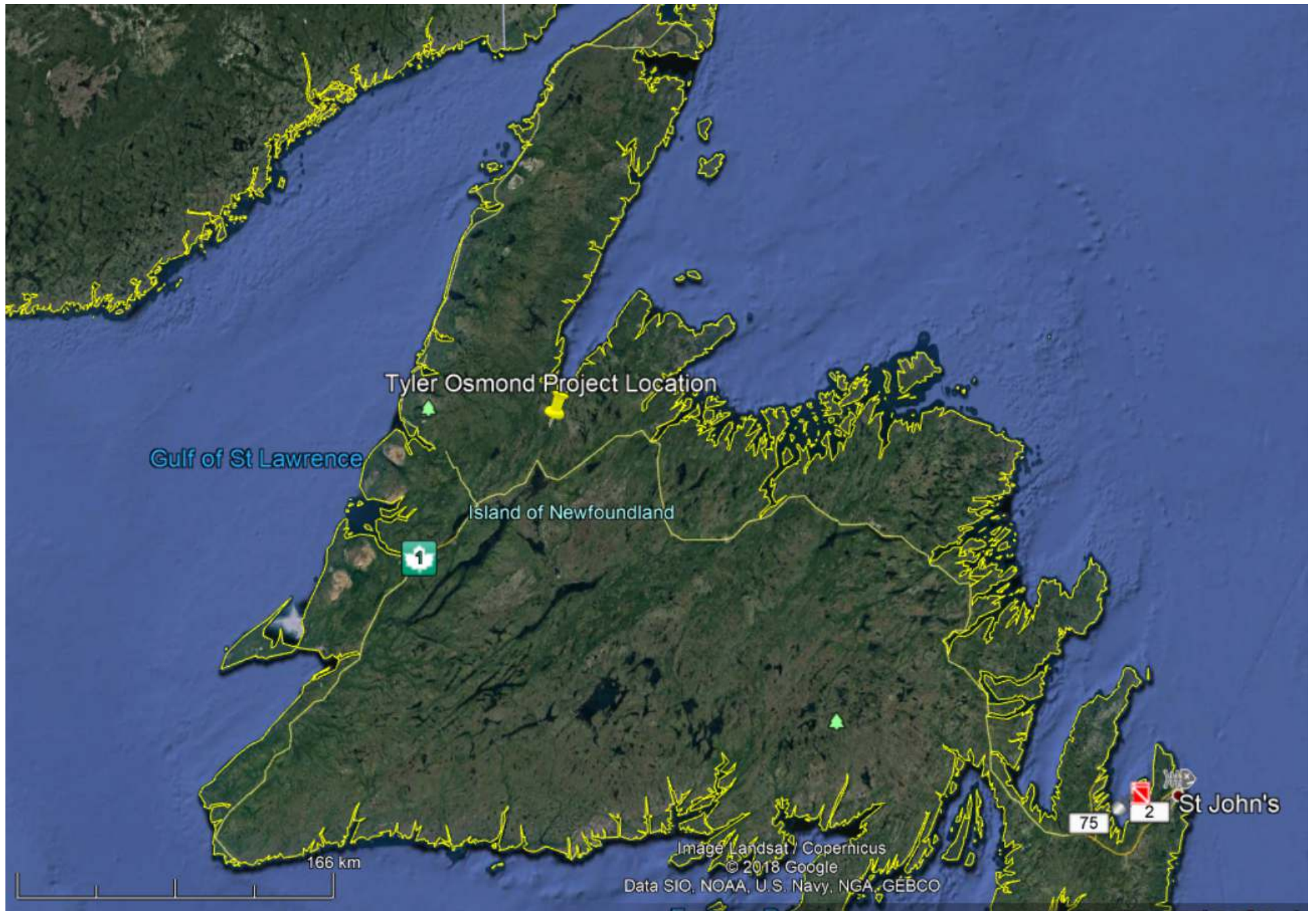


Figure 1: Provincial Location Image

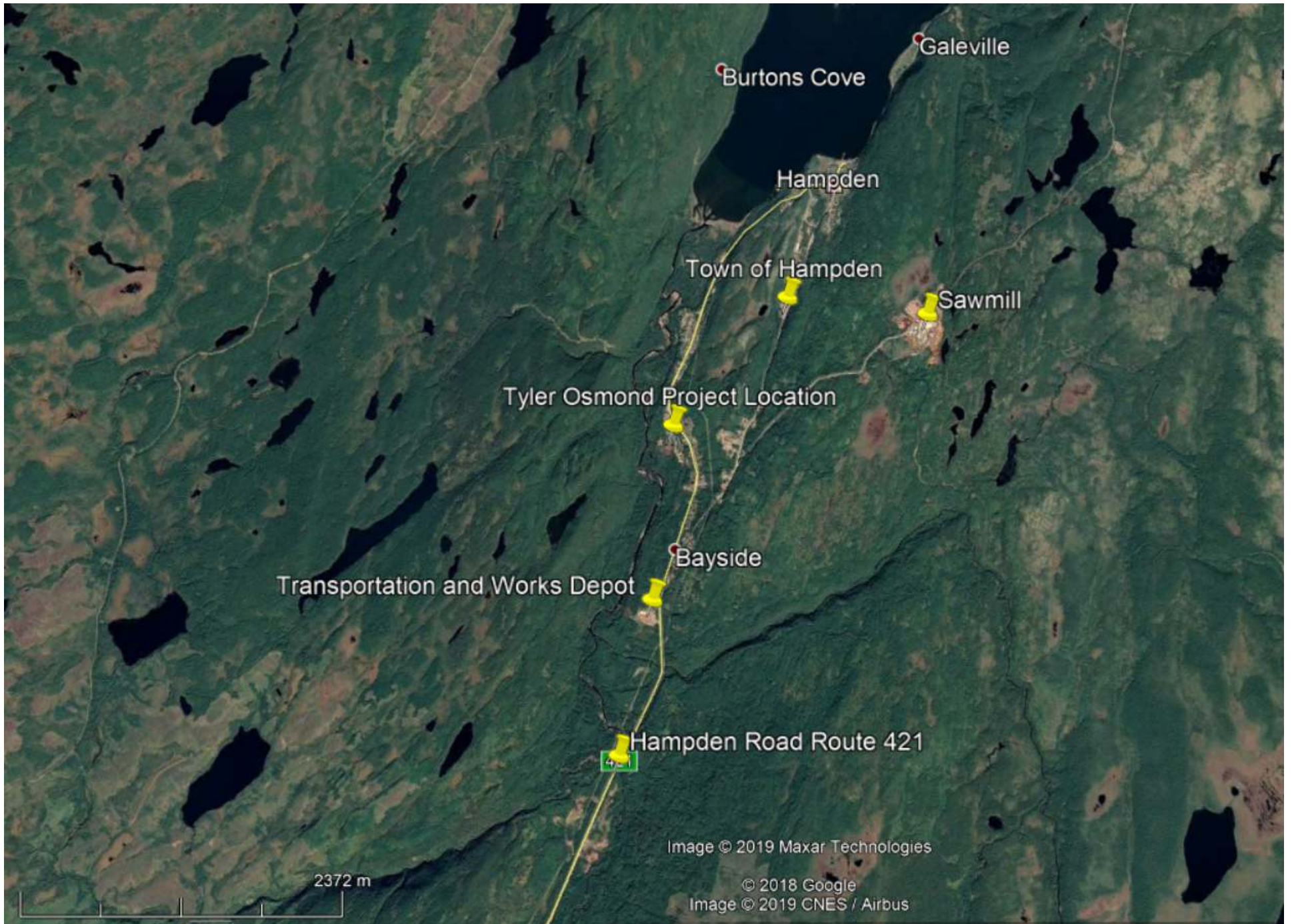


Figure 2: Regional Project Location

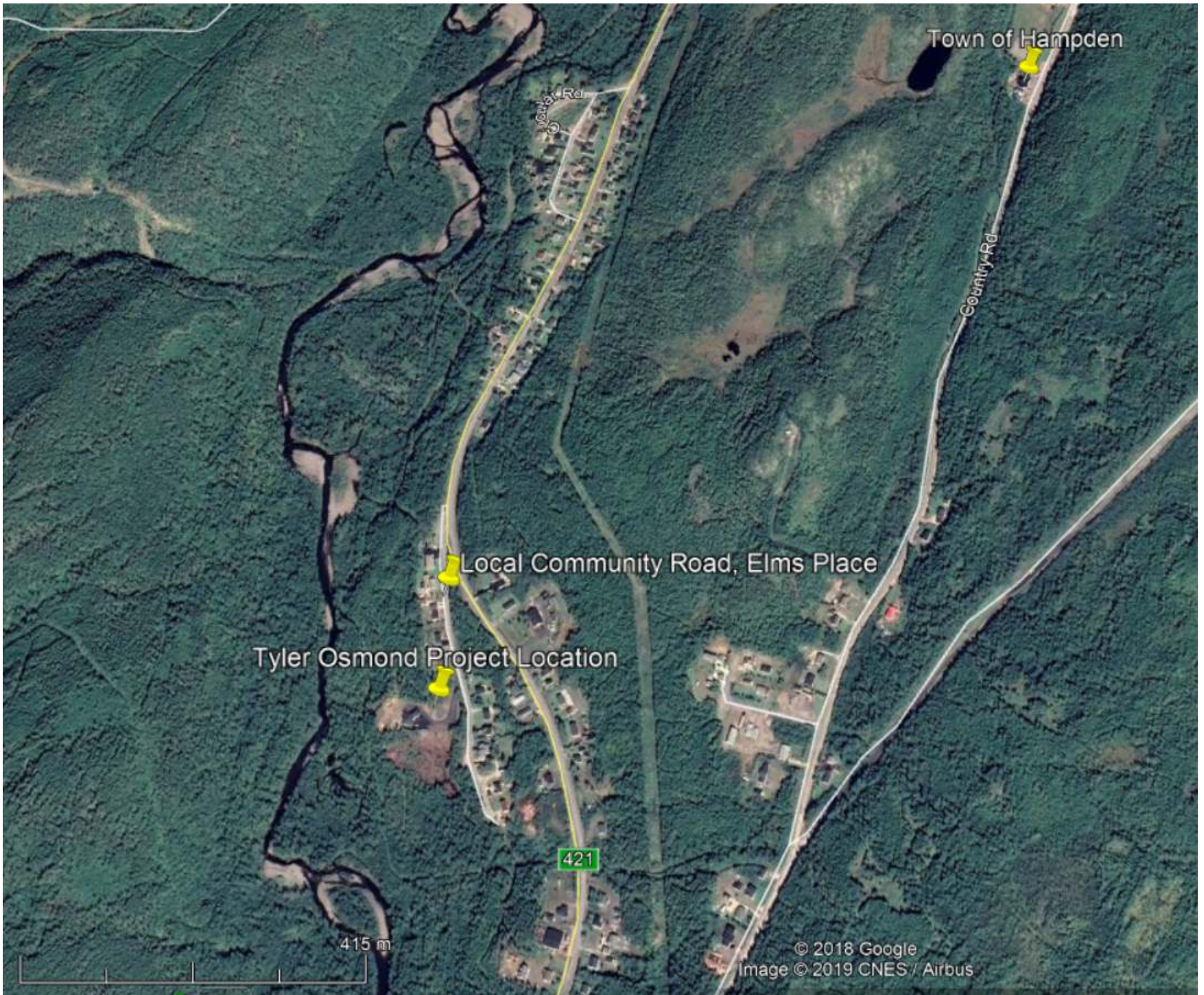
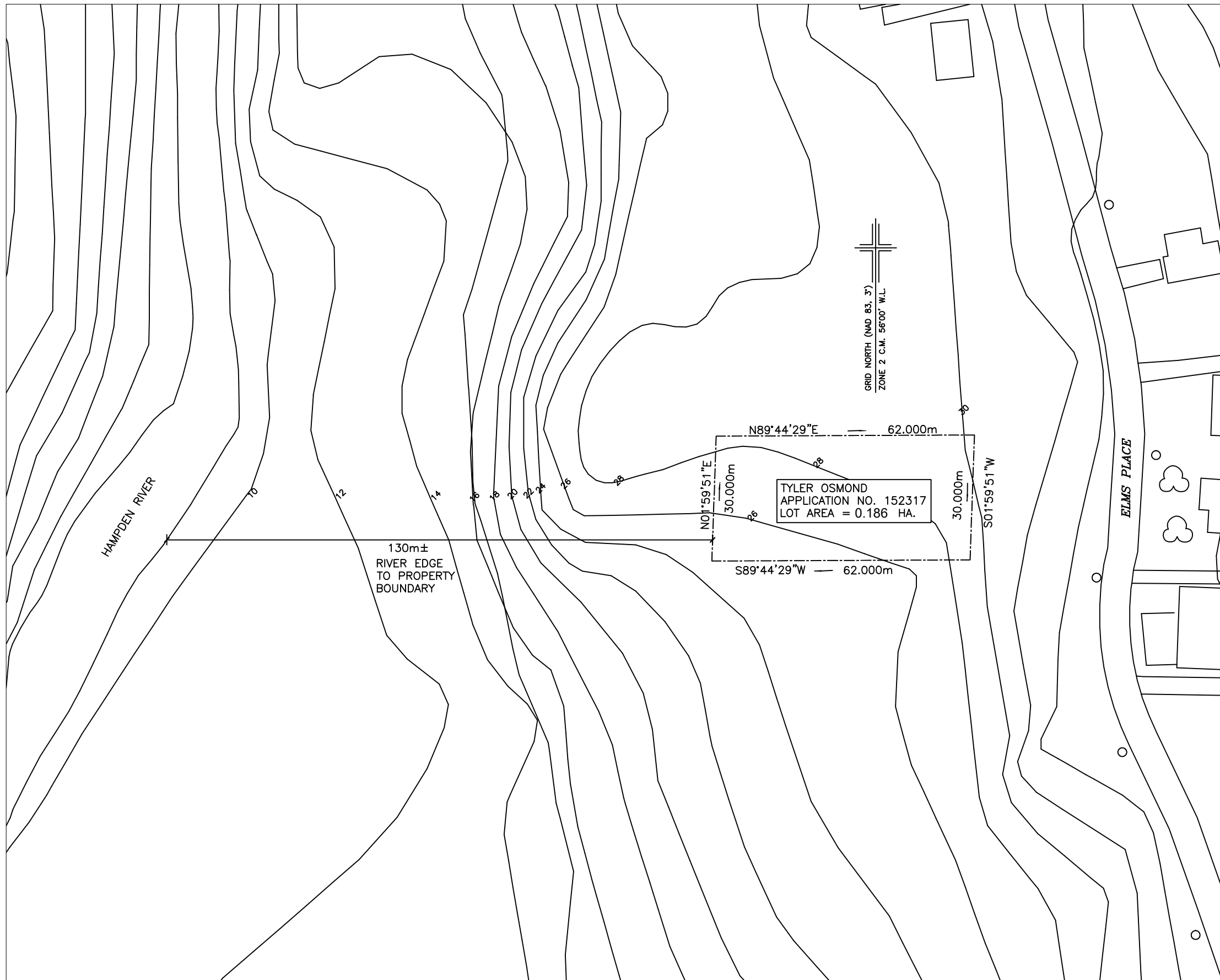


Figure 3: Project Level Image



notes:

1. DO NOT SCALE DRAWINGS.
2. SURVEY BASED ON DRAWING NO.18321 AS COMPLETED BY YATES AND WOODS LTD., OCT 23, 2018.
3. REFERENCE MONUMENTS:
92G1106;N5,489,896.823;E242,578.240
92G1108;N5,489,722.054;E241,660.318
4. THIS DRAWING HAS BEEN PROVIDED AS PART OF THE CROWN LAND APPLICATION NO. 152317.
5. PROPERTY BOUNDARY IS APPROXIMATELY 130m FROM THE EDGE OF THE RIVER.
6. PROPERTY IS APPROXIMATELY 20m± IN ELEVATION ABOVE THE RIVER.



PROVINCE OF NEWFOUNDLAND
PERMIT HOLDER
 This Permit Allows
OZTECH INC.

To practice Professional Engineering
 in Newfoundland and Labrador.
 Permit No. as issued by PEGNL N0350
 which is valid for the year 2019.

client
 TYLER OSMOND

project
 CROWN LAND APPLICATION
 ENVIRONMENTAL REGISTRATION
 RESIDENTIAL LOT, ELMS PLACE
 HAMPDEN, NL

dwg. title.
 LOCATION PLAN

scale N.T.S.	dwg. no. SK-1
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