

Environmental Assessment Registration

Personal Cottage (155984) and Access Road (155985) on the
Pinware River in Labrador, NL

Denis O'Dell

November 2020

NAME OF UNDERTAKING:

Pinware River Personal Cottage and Access Road¹

PROPONENT:

Name: Denis T. O’Dell
Official Title: N/A
Address: 4 Sallesnik Lane
Torbay, NL A1K 0B4
Telephone No.: (709) 682-7319
Email: bestdispensers@gmail.com

Principal contact for purposes of environmental assessment:

Name: Denis T. O’Dell
Official Title: N/A
Address: 4 Sallesnik Lane
Torbay, NL A1K 0B4
Telephone No.: (709) 682-7319
Email: bestdispensers@gmail.com

THE UNDERTAKING:

- (i) Name of the Undertaking: Personal Cottage and Access Road
- (ii) Purpose/Rationale/Need for the Undertaking: Recreational purposes

DESCRIPTION OF THE UNDERTAKING:

- (i) Geographical Location: Approx. 520400 E / 5722800

Near the 55th km from the Quebec/Labrador border on Trans-Labrador Highway (“TLH”) 510 towards Goosebay.

Access Road begins near the 55th km from the Quebec/Labrador border on TLH 510 towards Goosebay. The Access Road from TLH 510 to the cottage area is already constructed and it is approximately 600-700m. That road will be partially re-routed to protect the wetlands. Only an additional portion needs to be built to connect the existing portion to the Quit Claim plot. The total length of the access road to be built is approximately 425m.

Access to the Quit Claim plot is for personal casual access only. Mr. O’Dell may in the future consider developing the land for a further cottage for family; he has no intention of engaging in any commercial activities in association with any of the land described in this document. However, if and when necessary, he will submit a separate environmental assessment when he has more concrete plans and will ensure all proper authorizations are obtained. For now, the access road connection to the Quit Claim plot is simply to allow Mr. O’Dell convenient access to the area.

¹ This proposal is to supersede any and all previously submitted proposals for this site.

The Quit Claim plot, which is owned by Mr. O'Dell, is approximately 1.85 hectares in area.

Please see figures in Appendix A.

(ii) Physical Features:

The personal cottage will be maximum 6.1 metres (20 feet) x 7.3 metres (24 feet) and 3.7 metres (12 feet) high. It will either be constructed on site or installed as a prefabricated structure. It will be at least 30 m from the nearest river (Pinware River). There will be no biological environmental effects in the area as the land was cleared in 2018.

There is already a single-lane gravel road cleared from TLH 510 to the cottage area. This portion passes through woods and a bog. The portion over the bog will be removed and the road rerouted to the North of the bog. A new addition to the road connecting it to the Quit Claim Plot will be constructed.

(iii) Construction:

Mr. Denis O'Dell will hire a professional construction company to complete the cottage and access road. It is estimated that two to four workers will be necessary for the project.

The current road will be re-routed to protect the area's bog. Mr. O'Dell will undertake the removal of previously laid road from the area. The road will go around the bog from the North side. The actual path of the road will depend on the bog.

The only road construction which needs to be undertaken is to re-route the road to the cottage area and to connect the current access road to the Quit Claim plot, roughly 425m. The majority of the connecting road area is naturally cleared as it sits atop a rock hill. The area becomes wooded at the bottom of the hill, nearing the Quit Claim plot. The South border of the plot is also wooded. Some cutting will be required; no excavation is expected. The road will be natural where possible (example: over smooth rock) or gravel as required (example: through the brief wooded area).

The construction period will vary from three weeks if it a prefabricated model is to be used, to up six months if an original construction is to be built on site. Construction will commence within 24 months of approval, depending on timing of the approval and seasonal constraints. There will be no source of potential pollutants during the construction period; any and all waste will be transported off site for proper disposal. Every effort will be made to minimize any effects to the environment. The access road will be constructed at the same time as the cottage.

A septic system and a well will be installed that will follow any and all building and environmental codes. Both systems will be located next to the personal cottage in the already-cleared land and will be at least 30m from the river.

The cottage will be powered through a generator, or solar panel, or combination thereof. The power source will be installed during the construction period.

(iv) Site Access:

Access to the cottage site will be through the gravel access road previously built off of TLH 510. It extends from the highway all the way to the cleared cottage area.

(v) Operation:

The personal cottage and access road will be for recreational purposes only. This will be a permanent facility. There will be no potential sources of pollutants during the operating period. Resource conflicts are not expected.

(vi) Occupations:

The cottage and access road will be privately owned facilities, solely for recreational use. There will be no employment or commercial use of any kind. The only work that will take place is during construction, which will be privately paid for by Mr. Denis O'Dell and completed by the selected construction company.

(vii) Project Related Documents: N/A

APPROVAL OF THE UNDERTAKING:

Deed from Crown Lands with Provincial Government to occupy the area. Permit to cut trees from Department of Fisheries and Land Resources, if required. Approval from Service NL for Septic System (Cottage Lot). Approval from Water Resources Management Division, Groundwater Section to build a well. Archeology Permit, if necessary.

Crown Lands application numbers: 155984 (personal cottage) and 155985 (access road).

SCHEDULE:

The earliest start date of this undertaking is the spring of 2021. The latest start date is the summer of 2022. Pending approval of all required documents.

FUNDING:

The funding for this project will be provided entirely by Mr. Denis O'Dell. Estimate cost of the undertaking is \$50,000.

Denis O'Dell
Denis O'Dell
Signature

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Nov 18/2020

Date

Appendix A

Figure 1: Proposed Road

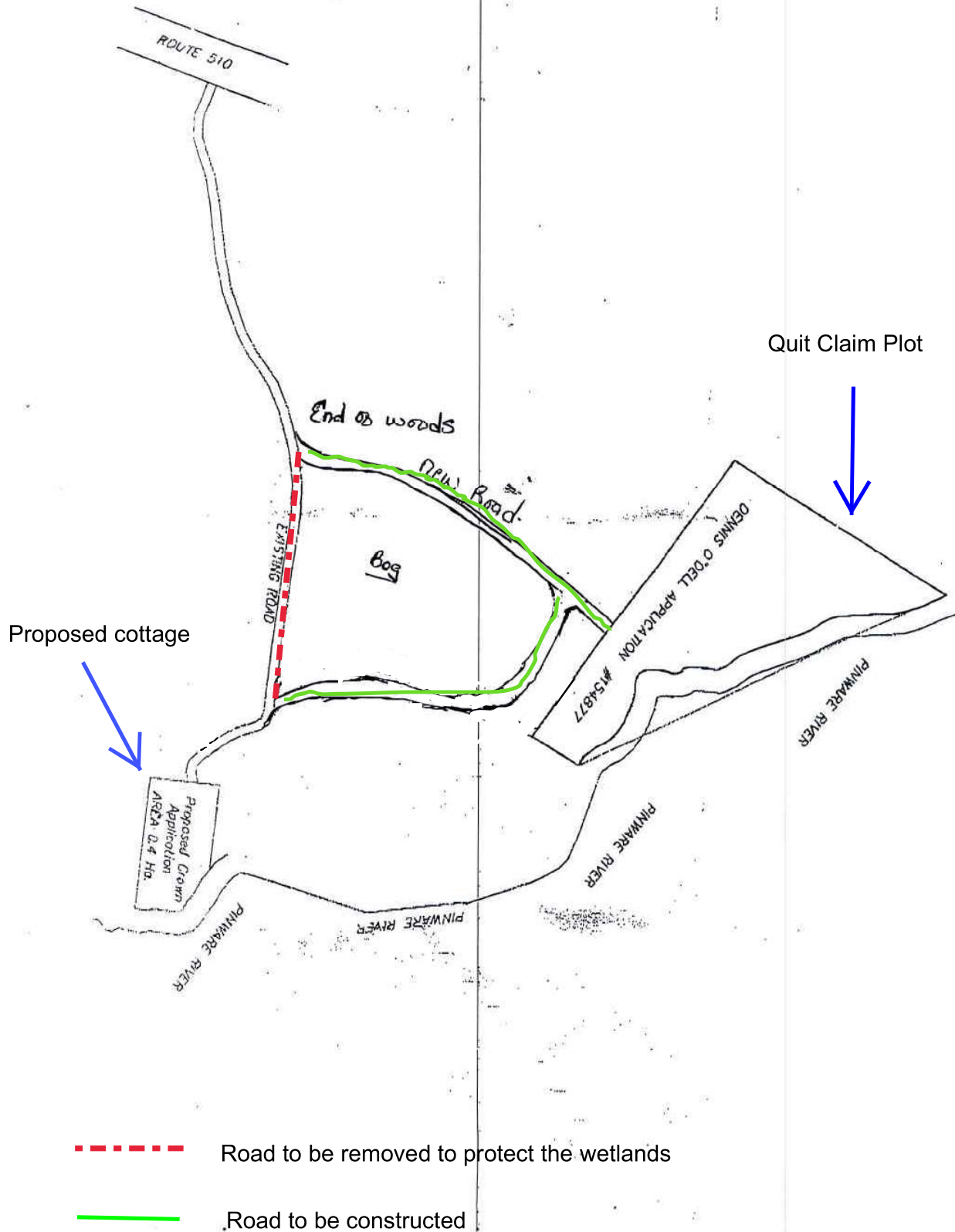
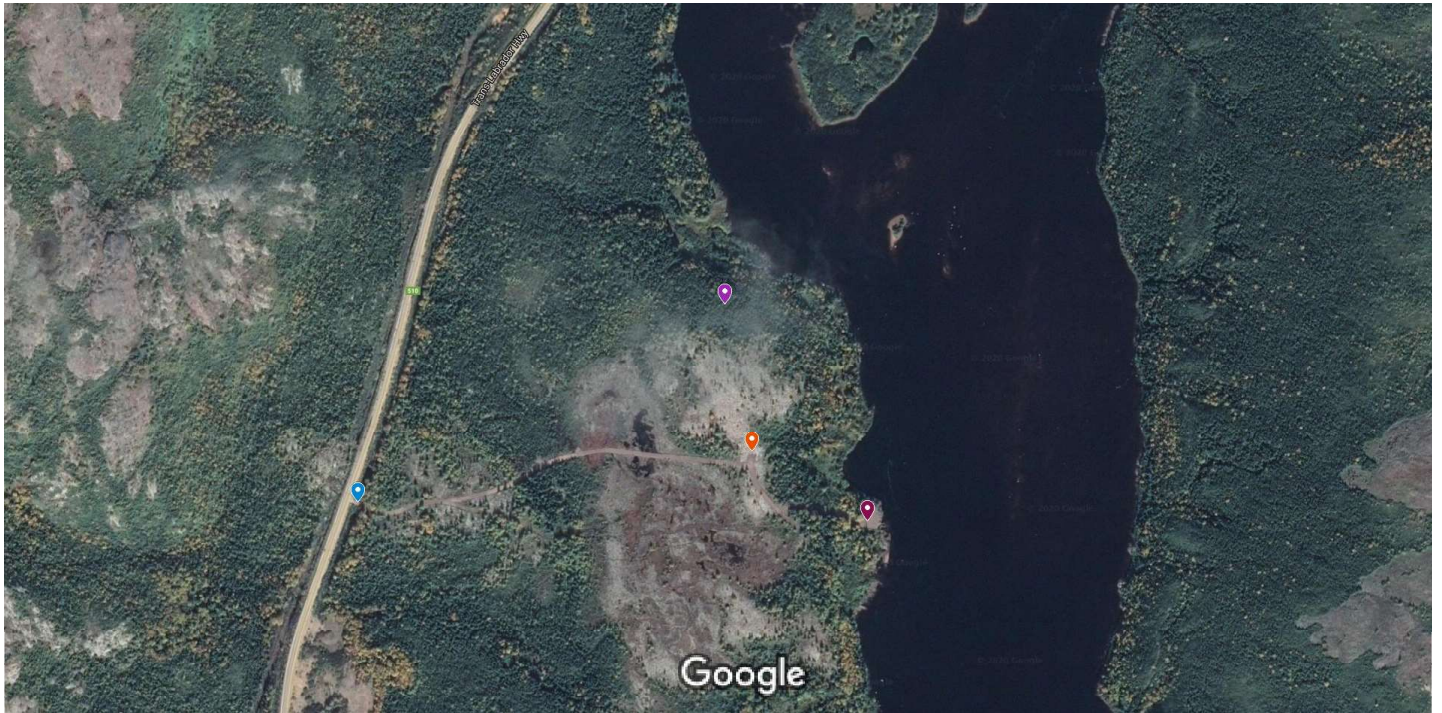


Figure 2: Area (satellite view)



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 50 m

Figure 3: Area (satellite view)

Denis O'Dell - Cabin

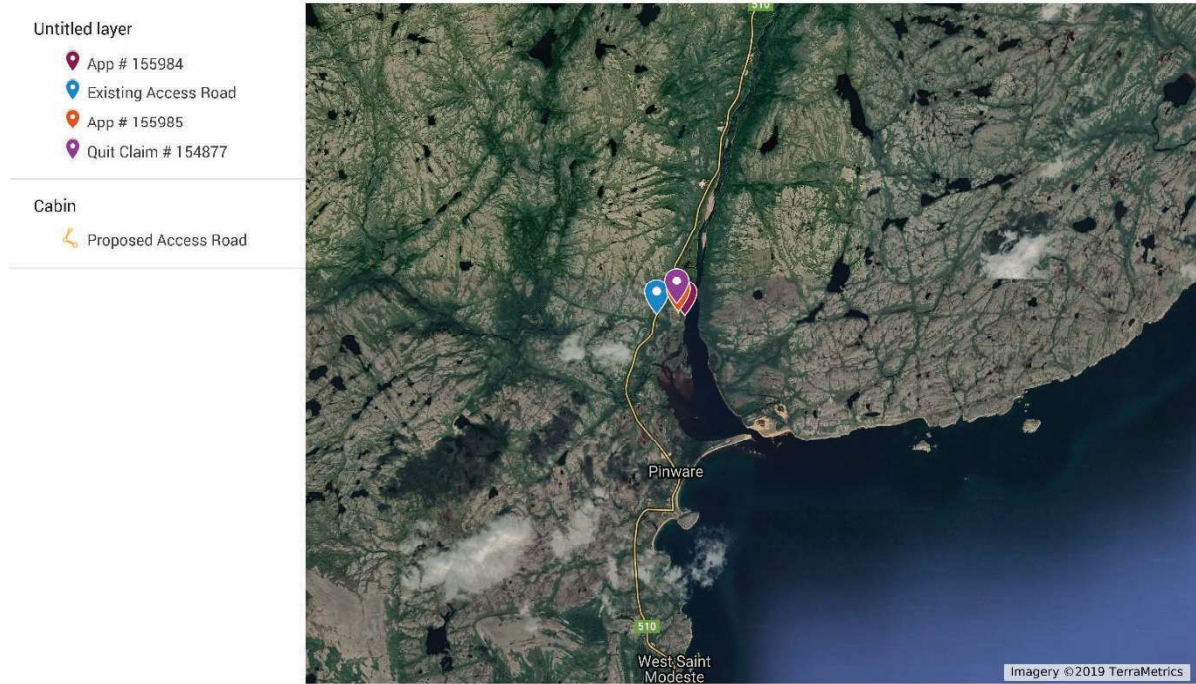


Figure 6 – Satellite map of Proposal area

Figure 4: Area (satellite view)

Denis O'Dell - Cabin

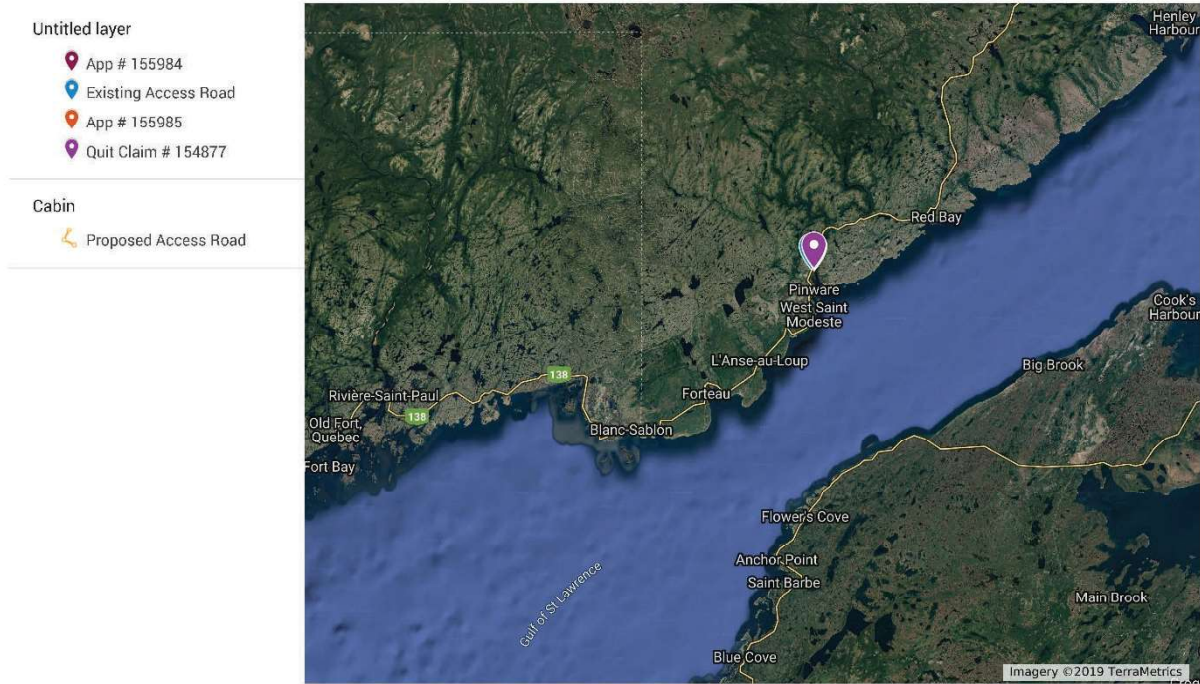
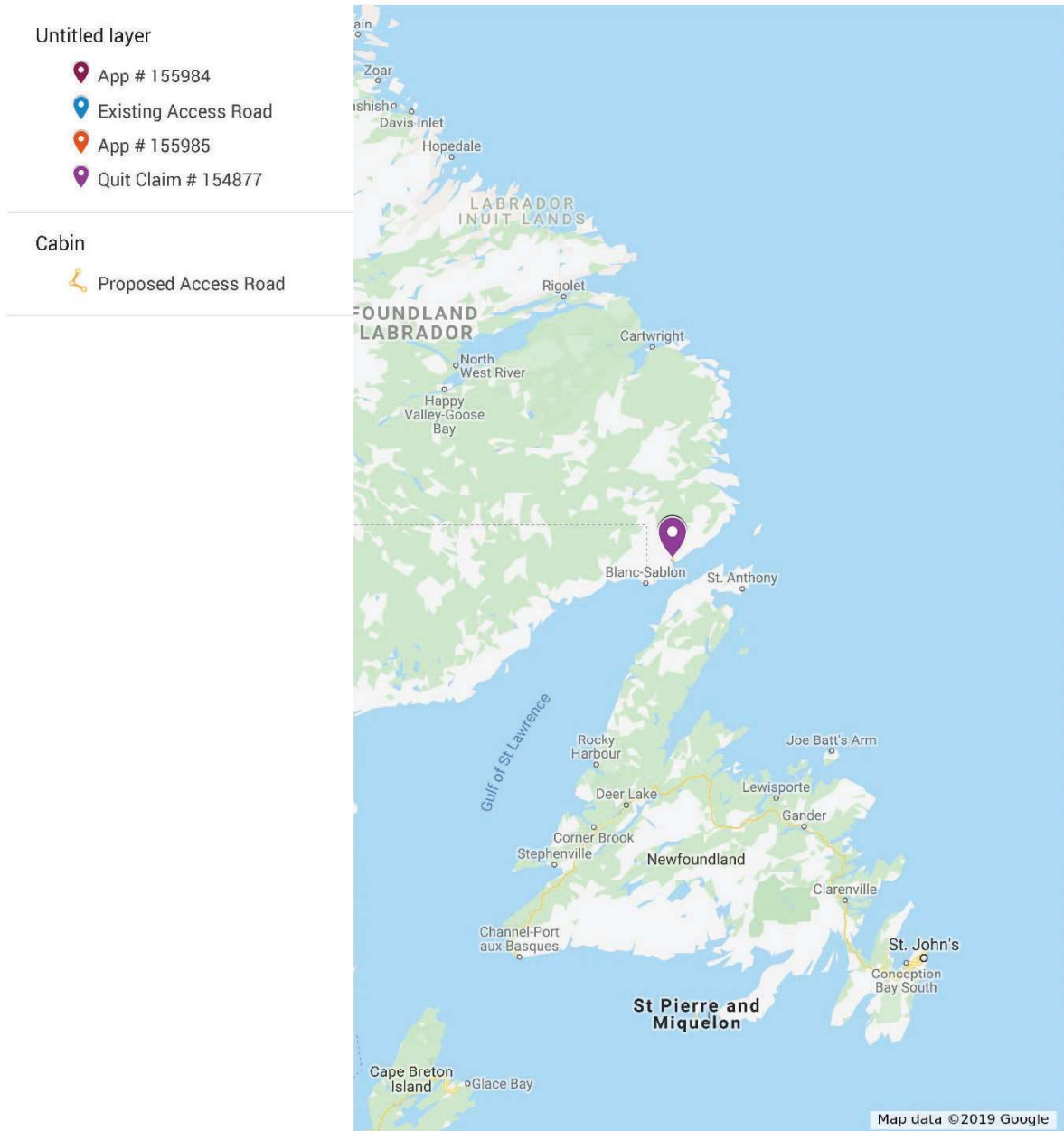


Figure 7 – Satellite map of Proposal area

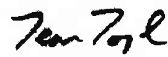
Figure 5 – Political map of Proposal area from afar

Denis O'Dell - Cabin



**REGISTRY OF DEEDS
CERTIFICATE OF REGISTRATION**

Registration Date: FEBRUARY 07, 2020
Registration Time: 01:15 PM
Registration Number: 928073



Registrar of Deeds

Confirmation Date: FEBRUARY 19, 2020

Receipt Number:

8000TBSN

Consideration:

500.00

Document Type: CONVEYANCE

Filed By: COLE LAW OFFICES

From Parties:

Government of Newfoundland & Labrador

To Parties:

Denis Thomas O'Dell

Location:

Pinware River

**Deeds Registration
Application Form**

For Office Use Only

Registration # 928073
Master Plan Number _____

Document Type

1 Conveyance Notice of Release of Mortgage DO NOT COMPLETE SECTION 4 Notice of Transfer of Mortgage Notice of Mortgage Partial Release of Mortgage COMPLETE SECTION 4 Other (specify) QUIT CLAIM

Document Date 2020-01-23 (YYYY-MM-DD)
Document Order 1 of 1

Party From Information. Space on reverse if necessary.

2 Individual / Company PROVINCE OF NEWFOUNDLAND & LABRADOR

Confirmer	Guarantor	Executor/ Administrator	Trustee
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Party To Information (if applicable). Space on reverse if necessary.

3 Individual / Company DENIS THOMAS O'DELL

Confirmer	Guarantor	Executor/ Administrator	Trustee
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Property Location Information. DO NOT COMPLETE FOR Notice of Release of Mortgage. Space on reverse if necessary.

4 Location of Property _____ Community PINEWARE RIVER, LABRADOR


Consideration. DO NOT COMPLETE FOR Notice of Release of Mortgage.

5 Consideration \$ 500.00 Affidavit of Value Attached? Yes No Amount \$ _____

Firm / Submitter

6 Submitters Individual Name RONALD COLE QC
Firm Name (if applicable) COLE LAW Internal File Number 17-148
Submitters Address _____


Please complete when filing notices as per Section 7(1)(e) of the Registration of Deeds Act 2009
By my signature I certify that I have seen the original instrument with the original signatures.

Name (Please print) RONALD COLE QC Written Signature 

Related Documents (continue on reverse if more space is required)

7 Registration Number _____ Roll _____ Volume _____
Frame _____ Folio _____

For Office Use Only

Registration Date YYYY-MM-DD <u>2020-01-27</u>	Time <u>1:15</u>	Receipt Number <u>8000TBSN</u>	Fee Amount <u>\$ 100.00</u>	Registrar of Deeds  Registrar of Deeds (NL)
Comments _____				

NO. 154877

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 23rd day of January
Corner Brook, in the Province of Newfoundland and Labrador, Canada

A.D. 2020, at

BETWEEN

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
NEWFOUNDLAND AND LABRADOR, REPRESENTED HEREIN BY THE
MINISTER OF FISHERIES AND LAND RESOURCES (the "Releasor")

OF THE ONE PART

AND

DENIS THOMAS O DELL

in the Province of Newfoundland and Labrador aforesaid (the "Releasee")

OF THE OTHER PART

WHEREAS the Releasee has requested the Releasor to release all right, title and interest in or to ALL THAT piece or parcel of land situate and being at Pinware River and being more particularly described in Schedule "A" and delineated in Schedule "B" annexed hereto (which schedules form part and parcel of these presents) for the purpose of more fully effectuating the title of the Releasee to the said piece or parcel of land;

NOW THEREFORE THIS INDENTURE WITNESSETH that for and in consideration of the sum of \$500.00 paid by the Releasee to the Releasor on or before the execution of these presents (the receipt whereof is hereby acknowledged) the Releasor does hereby release, assign, and quit claim unto the Releasee all right, title and interest in ALL THAT piece or parcel of land more particularly described in Schedule "A" and delineated in Schedule "B" annexed hereto EXCEPTING AND RESERVING THEREFROM to the Crown out of the lands herein described all minerals both metallic and non-metallic, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, building stone, volcanic ash, peat, salt, coal, natural gas, naturally-occurring oil and related hydrocarbons in and under the said piece or parcel of land TO HOLD the same unto the Releasee absolutely and forever.

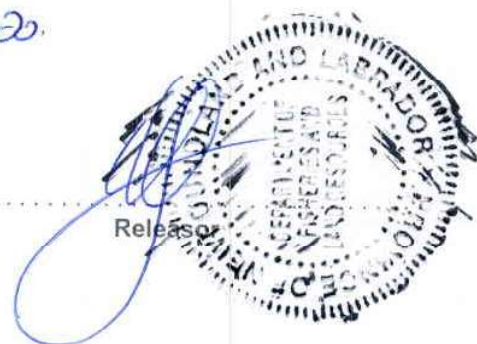
IN WITNESS WHEREOF the Minister has executed this Indenture.

SIGNED AND SEALED

by the Minister of Fisheries and Land Resources and
the Seal of the Department of Fisheries and Land Resources
was affixed on the 23 day of January A.D. 2020
in the presence of:

Monique Barrett
Witness

MONIQUE BARRETT
A Commissioner for Oaths in and
for the Province of Newfoundland
and Labrador



SCCHEDULE 'A'

All that piece or parcel of land situate and being at Pinware River, abutted and bounded as follows, that is to say:

Beginning at a survey marker on the westerly limits of a Reservation fifteen (15) metres wide on the western shores of Pinware River, the said point being the most northerly angle of the herein described parcel of land having co-ordinates of North 5,725,284.364 and East 255,820.018;

Thence running along the aforesaid westerly limits of a Reservation fifteen (15) metres wide extending along the western shores of Pinware River to a point being distant two hundred sixty-two decimal four six six (262.466) meters as measured on a bearing of south twenty-seven degrees ten minutes forty-two seconds east ($S 27^{\circ} 10' 42'' E$) to survey marker;

Thence running by Crown Land, south thirty-two degrees thirty-five minutes twenty-eight seconds west ($S 32^{\circ} 35' 28'' W$) thirty-six decimal zero zero zero (36.000) meters to survey marker;

Thence running by the aforesaid Crown Land, north fifty-five degrees fifty-six minutes sixteen seconds west ($N 55^{\circ} 56' 16'' W$) two hundred twenty-six decimal eight four seven (226.847) meters to a survey marker;

Thence running by the aforesaid Crown Land, north thirty-two degrees thirty-five minutes twenty-eight seconds east ($N 32^{\circ} 35' 28'' E$) one hundred sixty-two decimal three two two (162.322) meters, more or less to the point of beginning and being more particularly shown and delineated on the attached plan;

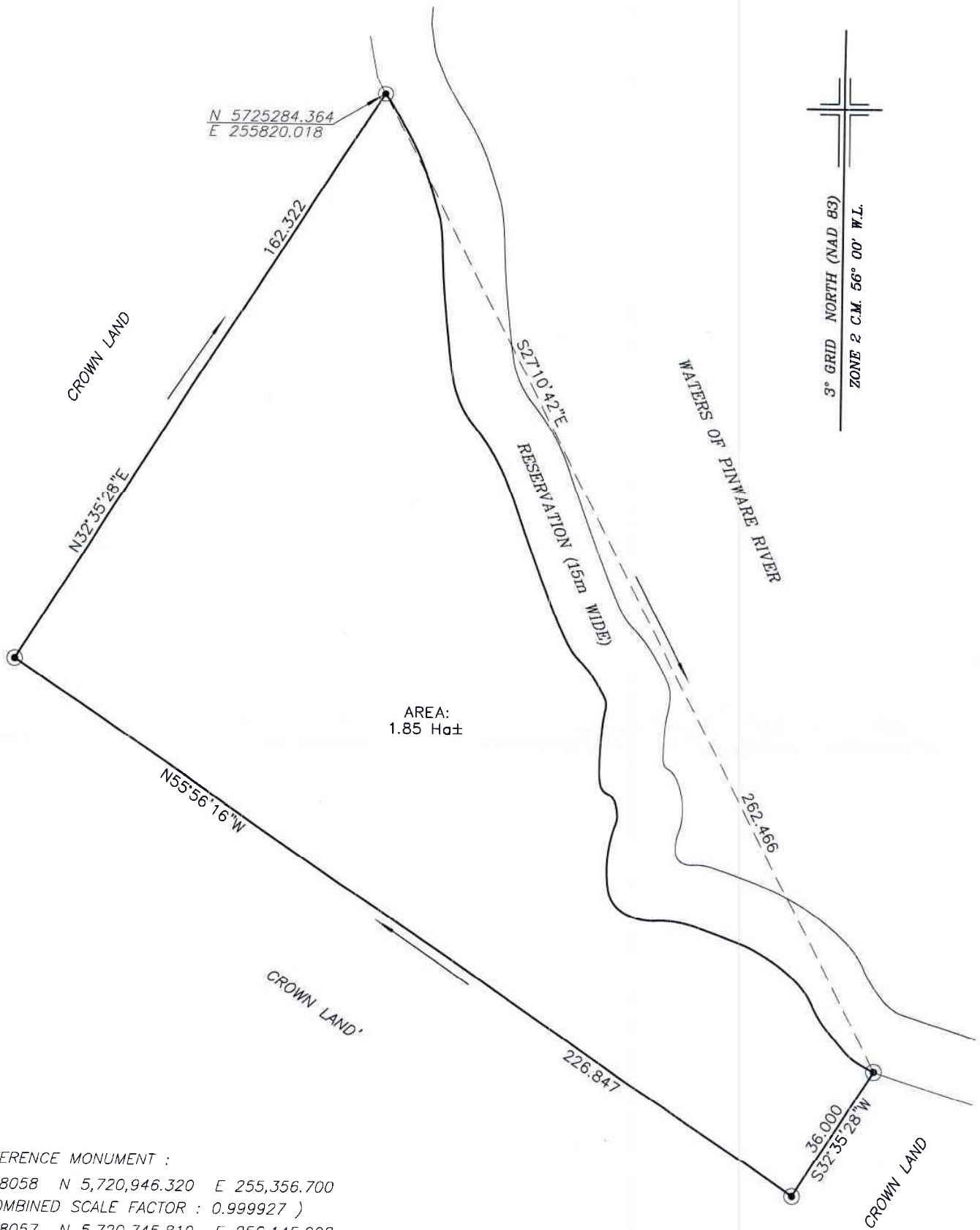
The above described land contains an area of one decimal eight five (1.85) hectares, more or less;

All bearings referenced to the Meridian of fifty-six degrees zero minutes west longitude of the Three Degree Modified Transverse Mercator Projection, Zone 2, NAD 83 for the Province of Newfoundland and Labrador.

Yates and Woods Limited
19297

November 5, 2019
App. No. 154877

SCHEDULE 'B'



REFERENCE MONUMENT :

98G8058 N 5,720,946.320 E 255,356.700
 (COMBINED SCALE FACTOR : 0.999927)
 98G8057 N 5,720,745.819 E 256,145.998

- CONTROL MONUMENT
- SURVEY MARKER
- Fd. FOUND
- X- FENCELINE

