

Environmental Assessment Division
Dept. of Environment and Conservation
Government of Newfoundland and Labrador
P.O. Box 8700
4th Floor West Block, Confederation Building
St. John's, NL
A1B 4J6

Proponent:

Crown Land Application # 156781

51710 Newfoundland and Labrador Limited
T/A Gosse Developments
1429c Topsail Rd. Paradise, NL.
A1L 1H6

Chief Executive Officer:
Daniel Gosse

Telephone No:
709-699-7663
info@goosepond.ca

January 22, 2021

NAME OF UNDERTAKING: **Goose Pond Properties Extension – Phase 10**

PROPONENT:

- i. Name of Corporate Body: 51710 Newfoundland & Labrador Limited
T/A Gosse Developments Ltd.
- ii. Address: 1429c Topsail Rd. Paradise, NL. A1L 1H6
- iii. Chief Executive Officer:
 - a. Name: Daniel Gosse
 - b. Official Title: President
 - c. Address: 1429c Topsail Rd. Paradise, NL. A1L 1H6
 - d. Telephone No: (709)-699-7663
- iv. Principal Contact Person for purposes of environmental assessment:
 - a. Name: Daniel Gosse
 - b. Official Title: President/Owner & Operator
 - c. Address: 1429c Topsail Rd. Paradise, NL. A1L 1H6
 - d. Telephone No: 709-699-7663

THE UNDERTAKING:

- i. Nature of the Undertaking: To Develop an Extension to our existing Residential Subdivision in the Town of Whitbourne.
This extension will enable our Sub-division plan to connect 2 existing roadways as alternate exits and extend our property boundary.
- ii. Purpose/Rationale/Need for the Undertaking: Developer who requests to develop & sell the land into attractive Residential Country Building Lots, and connect to our existing Development for a more appealing overall design and traffic flow.

DESCRIPTION OF THE UNDERTAKING:

i. **Geographic Location:**

The proposed site is located in the Town of Whitbourne, Newfoundland and consists of approximately **11.09 hectares of land.**

The applicant property will be accessed at the west by an existing road system that we have already developed called **Sunset Blvd. and Tuscany Place**, otherwise known as **Phases 7-9** of Goose Pond Properties.

The existing adjacent Developed Land Area of Phases 7-9 is 13.45 hectares.

Phases 7-9, plus remaining Land currently owned by 51710 Newfoundland and Labrador Limited, that's currently undeveloped in that

area is 75.007 hectares (**Grant No. 51266 Vol. 317 Fol. 116**) Reference Appendix D-2 and Appendix E of this application.

Remaining Undeveloped Land within our existing Grant has no scheduled startup construction date at this time.

Our intent is to extend from our existing Road System first of Sunset Blvd. and Tuscany Place, into Phase 10 (this application) to provide a more appealing overall road system with less Cul-De-Sacs, and a smoother traffic flow with alternate entrance / exists.

Existing Phases 1-6 of Goose Pond Properties are in another area of the community approximately 1 km northeast, connected by several existing roadways.

See Appendix D-1 for locations of all existing Phases and our proposed Extension known as **Phase 10**.

The land is bound at the west by our existing development of Tuscany Place and Sunset Blvd, the south by Second Pond, the east by Hooper's Pond, and the north by Bethune's Pond.

The roadways we construct are paved roads, which is our intention with the roadways within our proposal.

ii. **Physical Features:**

Currently the land consists of trees, bog, and some marsh areas.

Land elevations vary significantly and range from 184m to 276m at the highest point.

The project will consist of developing this property into Residential Building Lots taxable to the Town of Whitbourne.

The estimated number of Building Lots is 20 properties ranging from approximately $\frac{3}{4}$ acre to 1 acre in size.

Approximately 50% of the Lots are expected to have water frontage.

Roads will be engineered and constructed as set out by governing authorities and connect to our existing Subdivision road system extending from Sunset Blvd. and Tuscany Place which we have already paved as per an RLU-60 design Standard.

Building Lots will be sold to customers in their natural state allowing customers to preserve as much vegetation as possible.

The development promotes Country Living therefore we practice and encourage residents to preserve as much natural vegetation as possible over the course of development.

Properties and Land surveys will have a **15 meter Reservation** around all Ponds and waterways.

Surrounding Land Use as it currently exists:

- **North** – Existing Residential – Town of Whitbourne
- **West** - Existing Residential – Goose Pond Properties Phases 7-9 along with 61.5 hectares of undeveloped private land we currently own (51710 Newfoundland and Labrador Limited) Refer to Appendices D-2 and E
- **South** – Crown Land – Natural, Vacant land with forest and bogs
- **East** - Crown Land – Natural, Vacant land with forest and bogs
 - Garland Grant (Vacant land with forest and bogs)
 -

Land use coincides with all neighboring property use and no conflict is expected.

iii. **Construction:**

Construction is anticipated to be done in 1-3 phases over 36 months starting immediately upon Government approval.

Development will consist of surveying, site grubbing, excavation, engineering and road construction finished with asphalt pavement.

Roadways are designed to avoid large mature Tree stands and deciduous trees. Trees located in proposed roadways will be harvested by a local commercial cutter for local domestic fire wood.

The approximate length of our proposed new roadways within the new Development extension is 1.2 kilometers which will be finished with **asphalt paving and serviced by NL Power.**

Power will be provided by means of NL Power complete with street lights, as per all of our previous Phases.

Lots will become available after the said properties are designated as approved residential Building Lots by Service NL and The Town of Whitbourne.

Roadways will be engineered as per governing authorities and finished with asphalt paving, at our own expense.

Residents will then apply to the Town of Whitbourne on an individual basis for Building permits for further property development.

Well & Septic will also be installed on an individual basis by residents, by approved designers, as set out by the Department of Health Standards and guidelines.

A portion of the Land applied for in this application falls within 200 meters of a scheduled Salmon River tributary of Rocky River in Whitbourne, which is identified in Appendix D-2 and Appendix E, near Lots 4 – 5.

A **15 meter reservation** will be identified along this shoreline as was done with the adjacent Garland Crown Grant situated to the east along the same shoreline.

Design and Development of the said Land will be executed in a safe conservative manor.

Environmental protecting to avoid negative impact is priority.

The Development concept of all properties within our Communities is to coexist with maximized natural site preservation within a natural Country setting.

All Excavation Equipment will be in proper running condition, free of leaks and illegal emissions, all licensed and insured according to Government Regulations. Spill control / absorption, and fire suppression kits will be on site during excavation, and readily available if necessary. There will be no fuel storage on site. All fuels will be contained within the equipment manufacturers on board fuel tanks. Fueling of all equipment will be done by an approved delivery service, clear of all waterways and ponds, and within a location that's appropriately graded away from waterways and marshes. (I.e. Gravel Pit)

All operators/employees will be educated on the physical location of all nearby waterways and the importance of maintaining a **non-negative impact** on all waterways and Land including the identified scheduled Salmon River.

iv. **Operation:**

The development is located within the Municipality of Whitbourne and is taxable to the town. Our existing Development, and this proposed extension ultimately consist of engineered roadways, paving, power, and 12 month access. All properties included in the Development will pay a Tax to the Town and receive services by the Town such as snow-clearing of roads, garbage collection, fire protection, and street lighting.

Construction permits will be processed by the Town Council.

The Development will utilize many of the Towns existing amenities and attract significant business to the area. Our goal is to develop and sell attractive Country Style properties while replenishing the Towns population of both part-time and full time residents.

The Development is planned to ultimately consist of approximately 20 new properties / homes which could likely take 5-10 years to complete. Properties are large residential plots designed to coexist within the surrounding greenery in a pollution free environment.

v. **Occupations:**

The total estimated number of employees, their occupations, duration of employment and enumeration is identified in table 1 below.

All employees will consist of current employees plus direct hiring of any additional employees as required.

Our company currently has several local residents working on a similar project in the same Town and we expect to hire several more upon starting this project along with many local contractors as required.

Hiring decisions are nondiscriminatory and any person, no matter the age, gender, race, nationality, ethnicity, religion, or any other minority, will be considered for the employment.

Local business and workers have seen a significant increase in sales and opportunity with our current Goose Pond Development, and we expect this Land Extension to contribute additional benefits to the Town as well.

Table 1.

NOC #	NOC Classification	Title	# Required	Duration of Employ.	Rate of Pay
7217	Contractors and Supervisors, Heavy Const. Equip Crews	supervisor, heavy equipment operators	1	2-3 Years	\$30/hr
7421	Heavy Equip Operators	Excavator Operator	2-3	2-3 Years	\$26/hr
7611	Construction Trades Helpers and Labourers	Labourer	2	2-3 Years	\$20/hr
7612	Other Trades Helpers and Labourers	Surveyor helper	1	2-3 Years	\$20/hr
2154	Land Surveyors	Land Surveyor	1	2-3 Years	\$35
0016	Senior Managers – Goods Production, Utilities, Transportation and Construction	president, residential construction company	1	2-3 Years	\$30

VI. Project-Related Documents: Please refer to Bibliography.

APPROVAL OF THE UNDERTAKING: The various permits, approvals, etc are summarized in Table 2 below.

Table 2.

Approval;/Permit/Etc.	Authority
Crown Land Application	Crown lands Division
Municipal Recommendation	Town of Whitbourne
Aerial Photography, Air Photo & Map Library	Crown Lands
Department of Environment & Conservation	Gov't of NL – Environmental Assessment Division
Application for Inspection of Sewage Disposal Systems	Department of Government Services
Development Permit	Town of Whitbourne

Schedule:

The earliest project start date is immediately upon approval and purchase of the said Land from the Crown.

A registered Survey company will then be engaged to survey the Land and begin Engineering and Design work to allow our company to engage in a Development agreement with Town and governing Government departments.

The latest start cannot be identified as we will begin as soon as we purchase the said land.

The start date will begin once governing approvals from the appropriate government divisions are in place, and the Municipal Development agreement has been finalized.

Other factors of influence will be the weather, the local Real Estate market, and the availability of labor.

Construction is expected to span over the duration of 2-3 years, once preliminary site work has commenced.

Funding:

This project extension is 100% private funded through our existing Land Development Company, Gosse Developments.

 22, 2021
Date



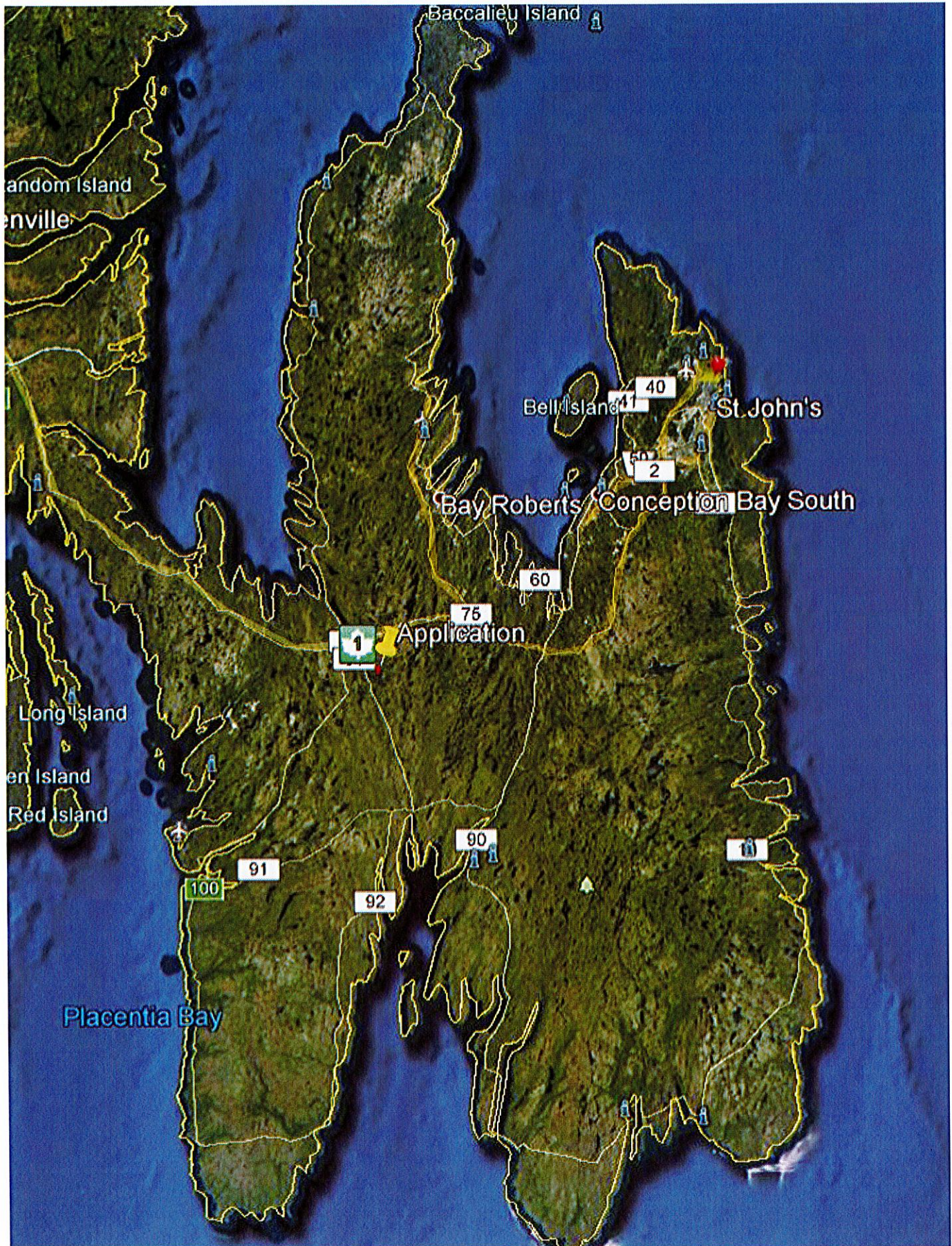
Signature of Chief Executive Officer

Daniel Gosse
Owner / Operator
Gosse Developments
51710 Newfoundland and Labrador
Limited

BIBLIOGRAPHY

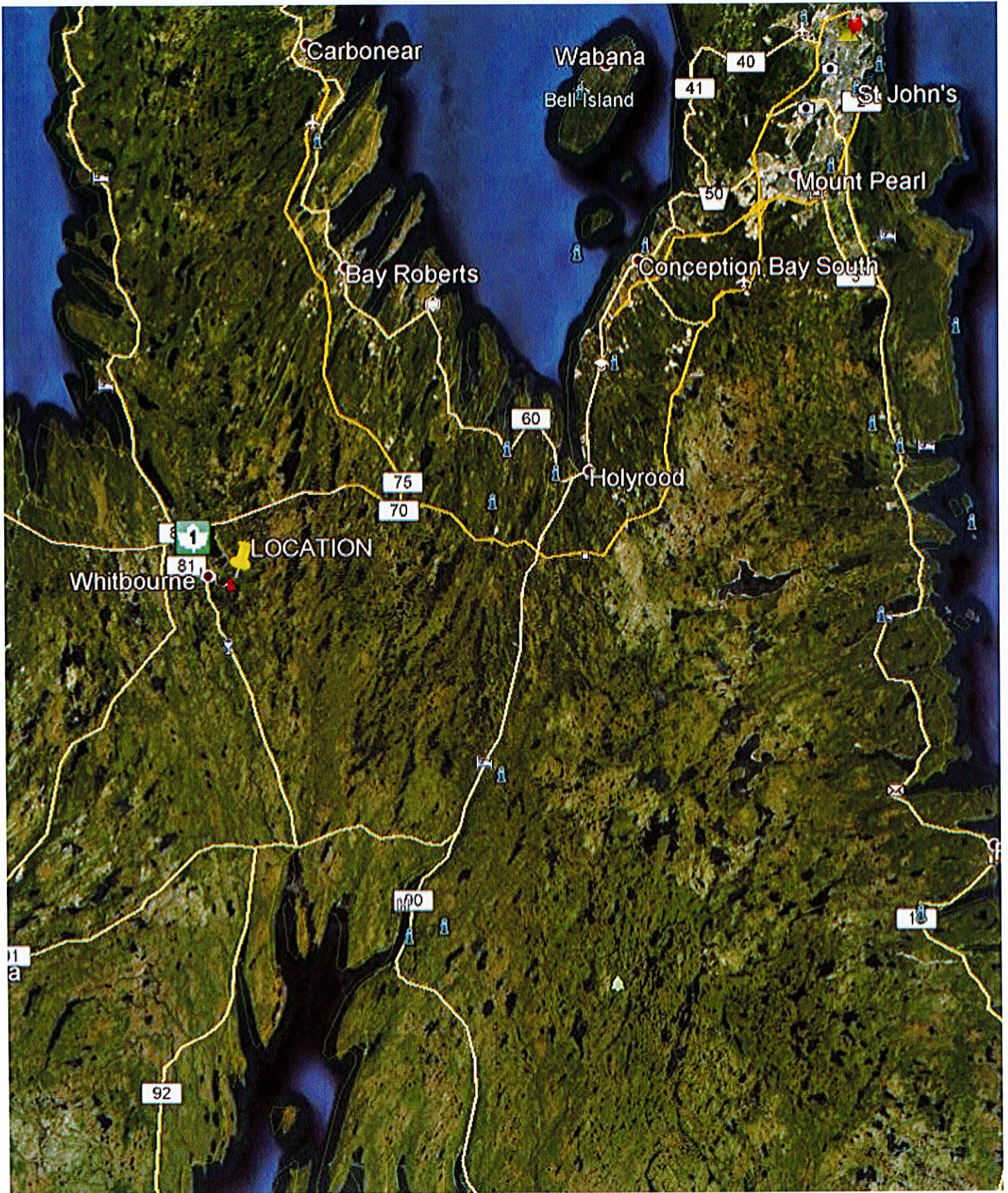
1. Google Earth – General Location Images (Appendices A&B)
2. Crown Land Map showing Land for Proposed Development (Appendix C)
3. Map of Existing 9 Phases of Development (Appendix D-1)
Line Drawing of Proposed Development Ext. within App #156781
(Appendix D-2)
4. Google Earth Image of Whitbourne showing Planned Development Area
(Appendix E)
5. Municipal Recommendation from Town of Whitbourne. (Reference #1)

"Appendix A"



Google Earth - General Location Image A

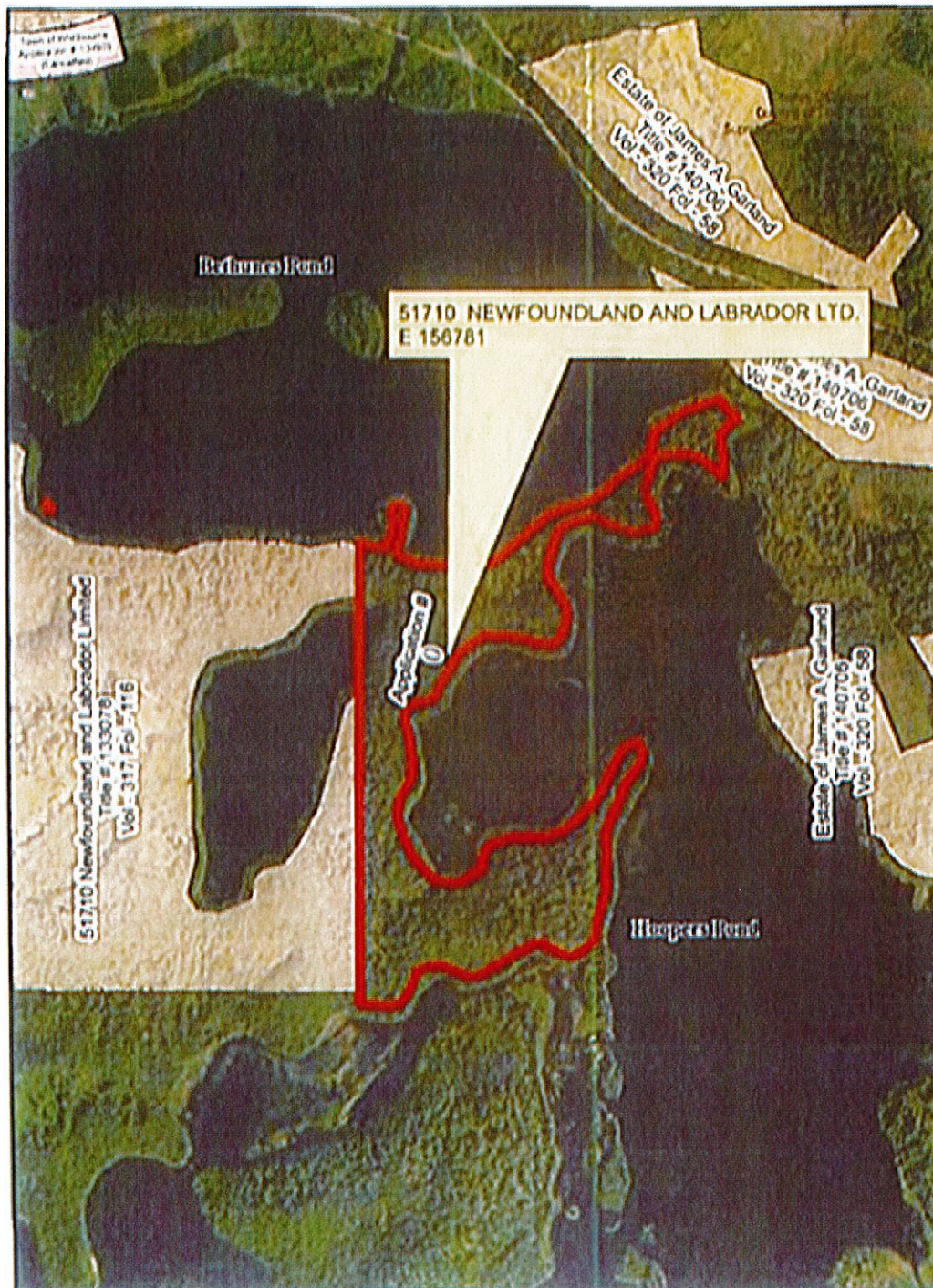
"Appendix B"



Google Earth - General Location Image B

"Appendix C"

Department of Fisheries and Land Resources Crown Lands Division



NOTE TO USERS

The information on this map was compiled from land survey registers 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 Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

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, losses, 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 the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/departments/contact_land.html



Scale 1:7,500
Compiled on July 14, 2020

Crown Land Map Showing Application Area

"Appendix D-1"



GOOSE POND
COUNTRY PROPERTIES

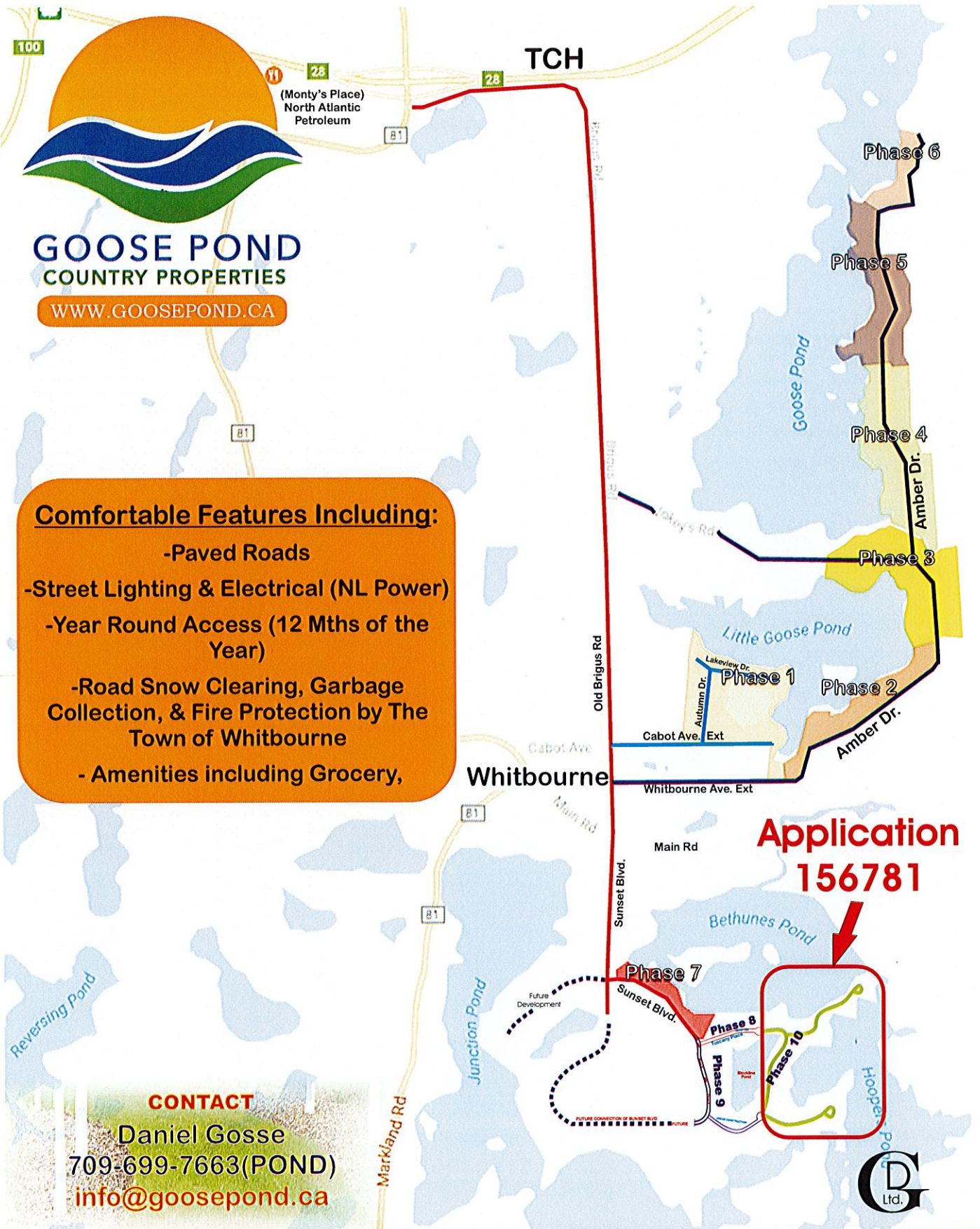
WWW.GOOSEPOND.CA

Comfortable Features Including:

- Paved Roads
- Street Lighting & Electrical (NL Power)
- Year Round Access (12 Mths of the Year)
- Road Snow Clearing, Garbage Collection, & Fire Protection by The Town of Whitbourne
- Amenities including Grocery,

CONTACT

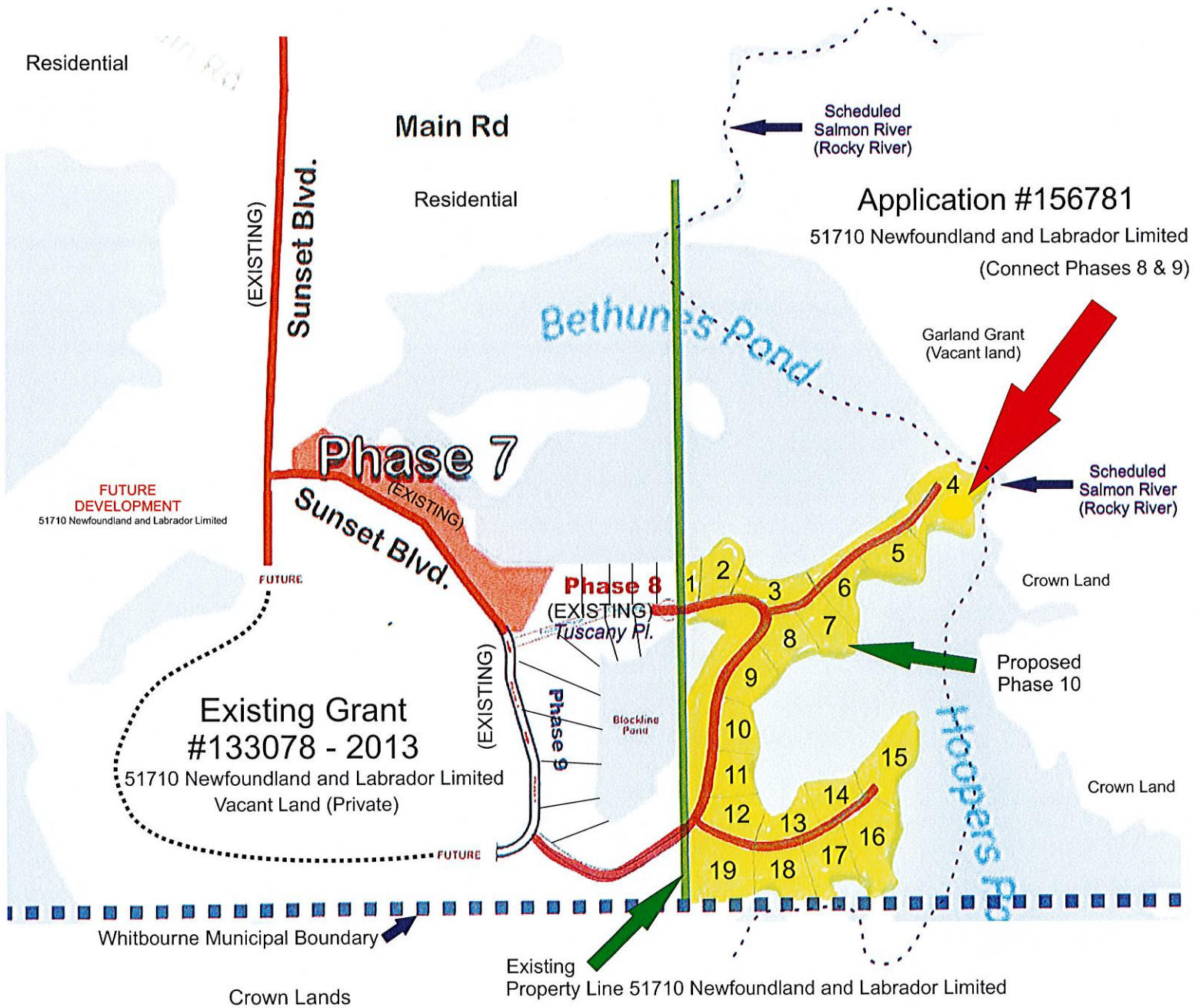
Daniel Gosse
709-699-7663(POND)
info@goosepond.ca



RESIDENTIAL PROPERTIES - AVALON PENINSULA, NL

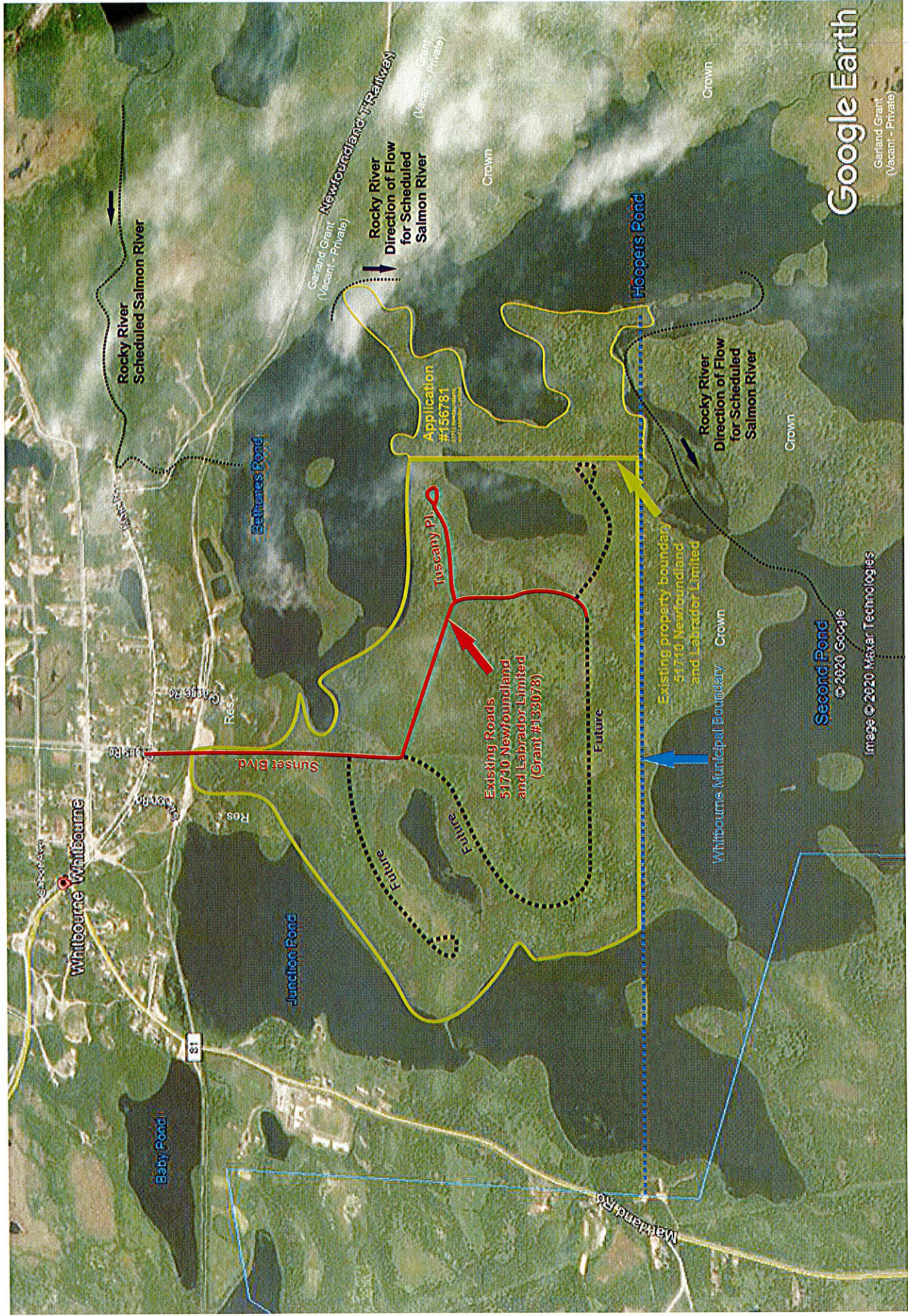
Map of Existing 9 Phases of Proponent

"Appendix D-2"



Drawing of Proposed Development Extension

Appendix E



Area of Planned Development

Lands Branch
Eastern Regional Lands Office

This e-referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the schedule located in the e-referral folder. **YOU HAVE TWENTY-ONE (21) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION. IF NO RESPONSE IS RECEIVED BY THE END OF 21 BUSINESS DAYS, IT SHALL BE ASSUMED THAT THERE ARE NO OBJECTIONS/RESTRICTIONS TO THIS APPLICATION.**

Please be advised that the site on the map, located in the e-referral folder, cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: 51710 NEWFOUNDLAND AND LABRADOR LIMITED
1429c Topsail Rd
Paradise NL
A1L 1P9

Telephone: (H): 7097827777 (O): 7095792081
Application Number: 156781
Application Type: Grant
Purpose: Commercial Use: residential sub division extension
Location: Whitbourne
Area (hectares): 11.09
Frontage (metres):
Map Number:
Comments:

<p>REFERRAL AGENCY ONLY</p> <p>Date: <u>9/10/2020</u></p> <p>Department/Agency: <u>Town of Whitbourne</u></p> <p>Address: <u>P O Box 119, Whitbourne, A0B3K0</u></p> <p>RECOMMENDATION: <u>Approval</u></p> <p>COMMENTS: <u>The town council approved the application on September 10, 2020</u></p> <p>Name of Respondent: <u>Crystal Peddle, Town Clerk</u></p> <p>Phone No.: <u>7097592780</u></p>
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PLEASE RETURN, ELECTRONICALLY, THIS FORM AS A PDF WITH RECOMMENDATIONS AND ANY ATTACHMENTS YOU MAY HAVE.