

Environmental Assessment Registration 200.20.3139

Crown Land Application # 158517
Mr. Fred Osmond
26 Elms Place, Hampden, NL

Title: Residential House Project
Date: May 6, 2022

Submitted to: Director of Environmental Assessment Division

Submitted by: Kyle Osmond, on behalf of Fred Osmond

Name of Undertaking: Crown Land Application for Mr. Fred Osmond (158517) for the purpose of constructing a new residential dwelling.

Proponent:

- i. **Name:** Fred Osmond (Residential Property Owner)
- ii. **Address:** PO Box 198, 8 Osmond's Avenue
Hampden, NL. A0K2Y0
Phone: 709-455-3208
- iii. **CEO:** Not applicable. In this case it would be the property owner, Fred Osmond
- iv. **Principal Contact Person:**
Kyle Osmond
Son of Fred Osmond
14 Elms Place, Hampden, NL. A0K2Y0
Phone: 709-636-2766

The Undertaking:

- i. **Name:** Fred 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 (~150 m) (m = meters). 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 Survey Drawing from Yates and Woods Ltd. showing the subject property on local 1:1000 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 26 Elms Place, Hampden, NL. The dwelling to be constructed is to be a one storey house, approximately 12m x 15m, on a standard size residential block of 30m x 60 m, or 0.44 acres. 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 (below ground surface). The Hampden River is adjacent to the back edge of the property and horizontally approximately 150m 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 2023 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. Fred 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 other 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:

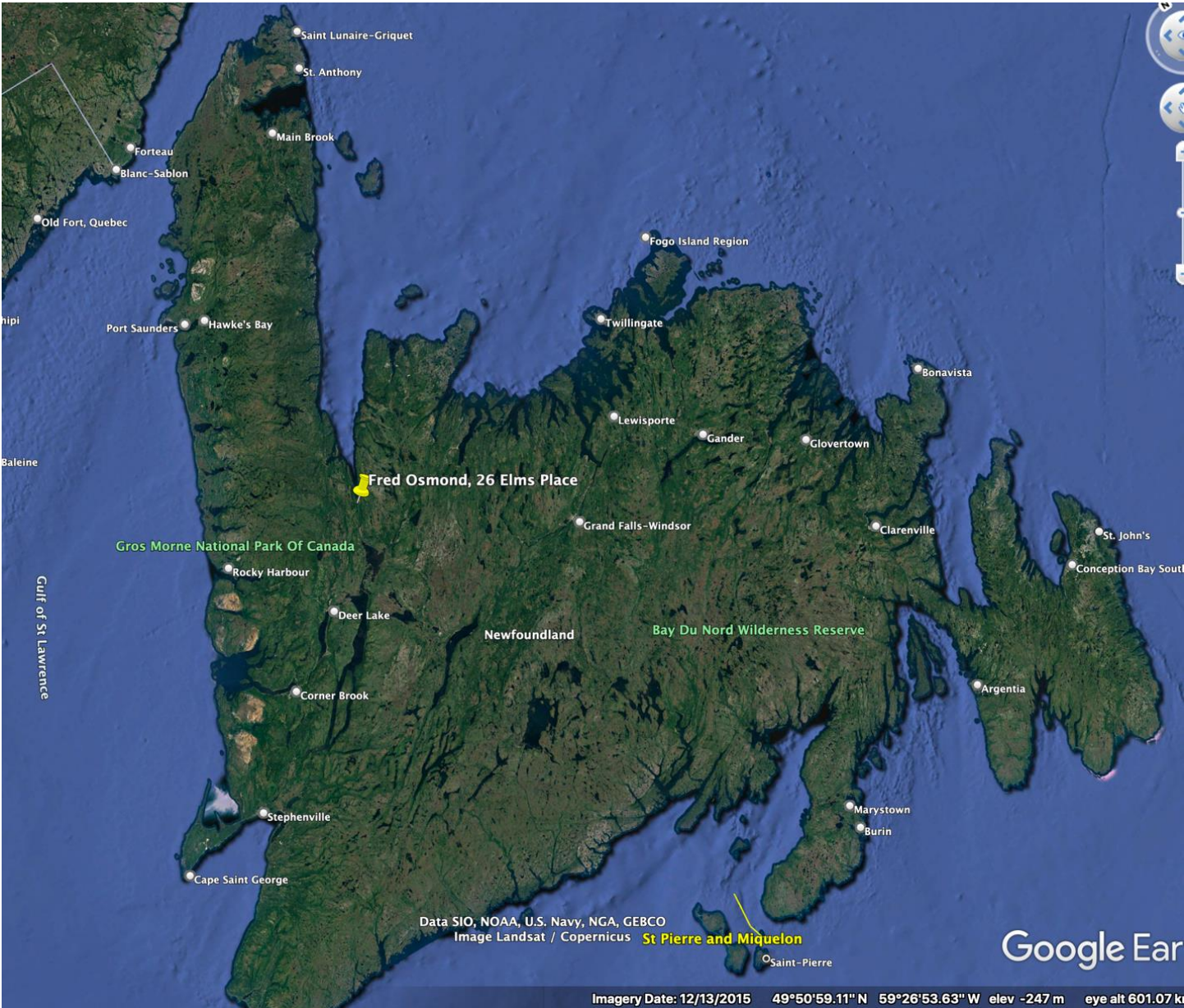
- i. Building Permit issued by the Town of Hampden
- ii. Cutting permit to be issues by Local Forest Management District office.
- iii. Approval/Permit to construct the sanitary sewer, septic system, issued by Service NL.

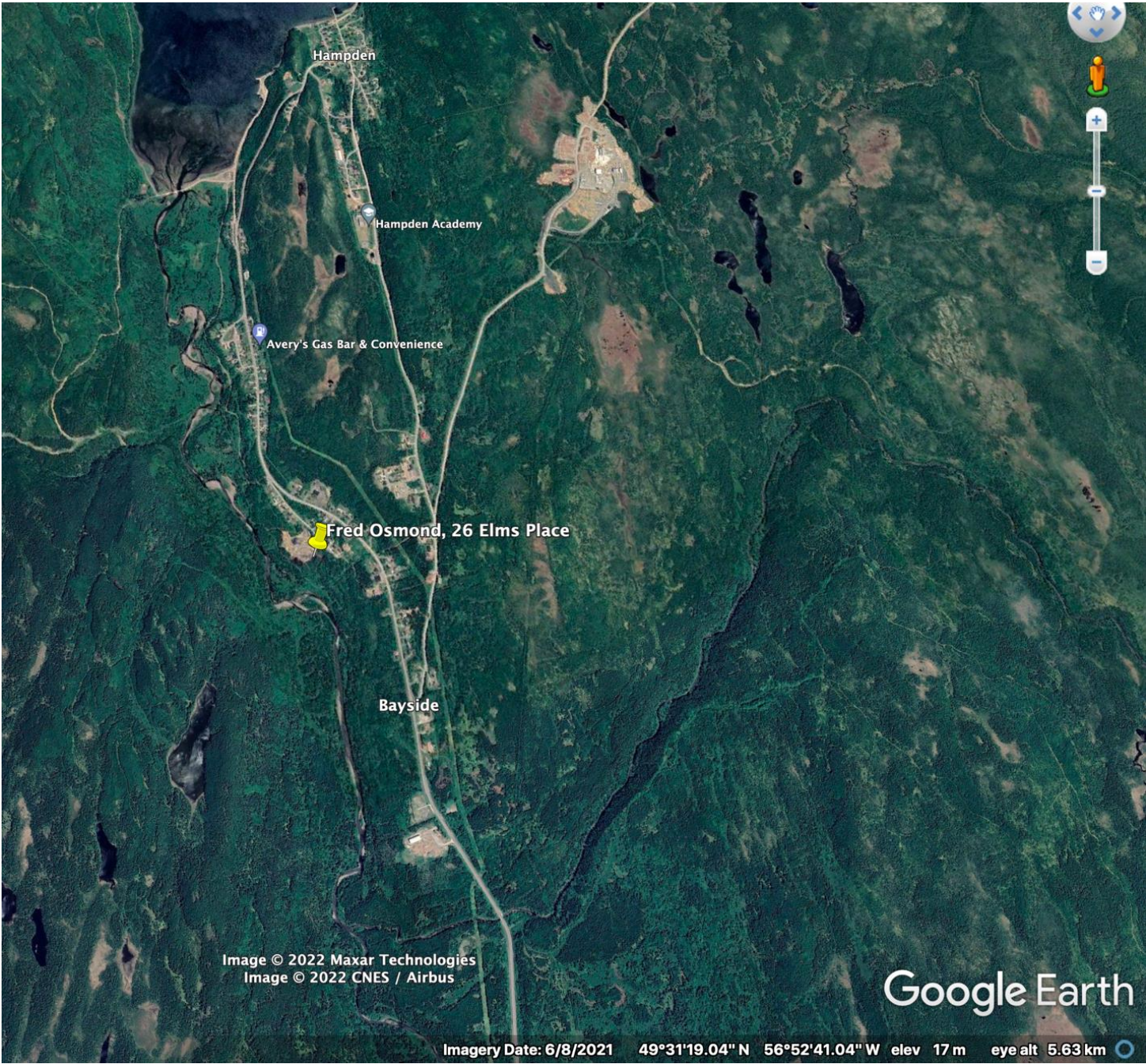
Schedule:

The project is expected to commence at the earliest possible time in the construction season of 2022. Weather and availability of resources will be biggest governing factors.

Funding:

This project, a single residential dwelling, will be funded by the proponent, Mr. Fred Osmond.





Hampden

Hampden Academy

Avery's Gas Bar & Convenience

Fred Osmond, 26 Elms Place

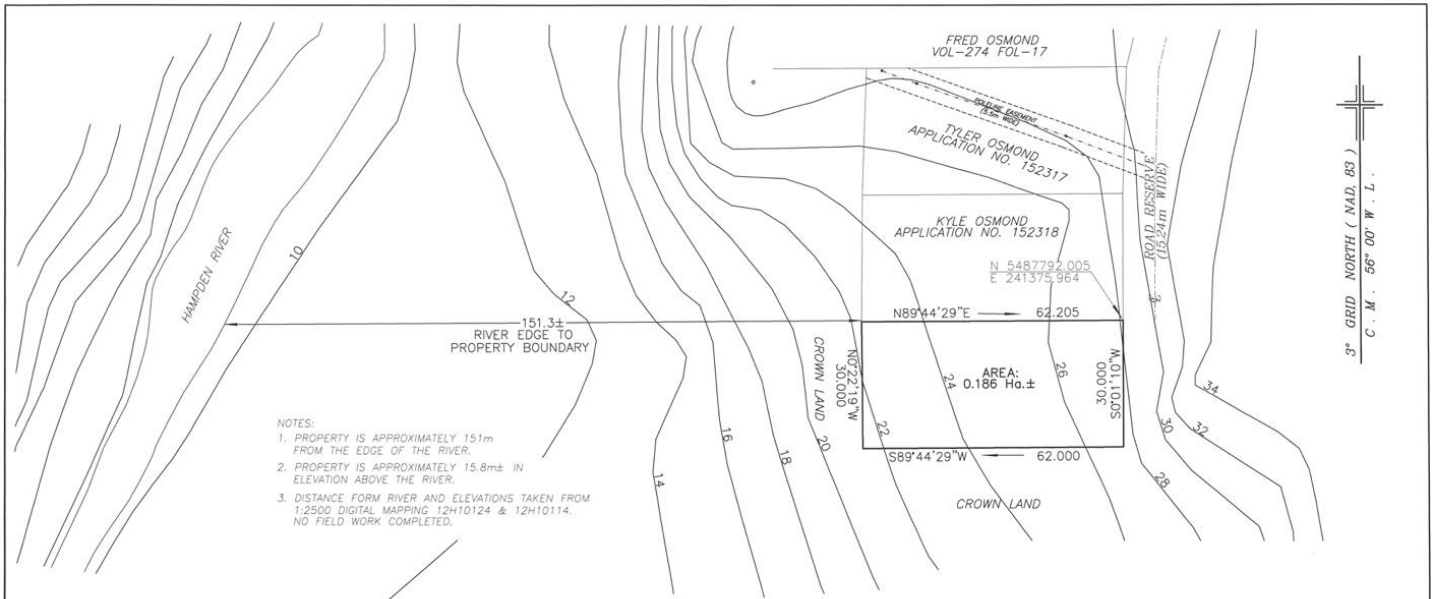
Bayside

Image © 2022 Maxar Technologies
Image © 2022 CNES / Airbus

Google Earth

Imagery Date: 6/8/2021 49°31'19.04" N 56°52'41.04" W elev 17 m eye alt 5.63 km





NOTES:
 1. PROPERTY IS APPROXIMATELY 151m FROM THE EDGE OF THE RIVER.
 2. PROPERTY IS APPROXIMATELY 15.8m± IN ELEVATION ABOVE THE RIVER.
 3. DISTANCE FORM RIVER AND ELEVATIONS TAKEN FROM 1:2500 DIGITAL MAPPING 12H10124 & 12H10114. NO FIELD WORK COMPLETED.

FRED OSMOND
VOL-274 FOL-17

TYLER OSMOND
APPLICATION NO. 152317

KYLE OSMOND
APPLICATION NO. 152318

N 548792.005
E 241375.964

N89°44'29"E 62.205

S89°44'29"W 62.000

AREA: 0.186 Ha.±

ALL DISTANCES SHOWN ARE HORIZONTAL
DISTANCES MEASURED IN METERS

3° GRID NORTH (NAD 83)
C. M. 56° 00' W. L.

LEGEND

- CONTROL MONUMENT
- CAPPED IRON PIN
- FOUND IRON PIN
- PK NAIL
- BOUNDARY LINE
- POLE OR LIGHT STANDARD
- HYDRANT
- FENCE POST
- FENCE LINES
- GUY WIRE
- POWER-TELEPHONE LINES
- EASEMENTS
- CENTERLINE

YATES AND WOODS LTD.
 NEWFOUNDLAND LAND SURVEYORS
 53 CARIBOU ROAD CORNER BROOK, NL.
 A2H 4W8 TEL. 639-9177 E-mail: yatewood@nf.aibn.com

PROPOSED LAND FOR CROWN LAND APPLICATION
FRED OSMOND
26 ELMS PLACE , HAMPDEN , NL .



SCALE: 1 : 1000	DWG. NO. 22119	DRAWN BY C.C.K.	DATE: APRIL 28 , 2022
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