

REGISTRATION OF ENVIRONMENTAL ASSESSMENTS
Environmental Assessment (157599)

PROJECT INFORMATION

Name: Personal Cottage
Official Title: Personal Cottage
Address: PO Box 158, Pinware
Labrador, NL A9A 1S2
Telephone: (709) 552-4100
Fax: (709) 552-4100

Project Description: The construction of a personal cottage on the Pinware River in Labrador, NL.

Author:
Official Title:
Address:
Telephone:
Fax:

Environmental Assessment Registration

Personal Cottage (157599)
on the Pinware River in Labrador, NL

Anthony L. O'Brien and Vera D. O'Brien

March 29, 2021

NAME OF UNDERTAKING:

Pinware River Personal Cottage

PROPONENT:

Name: Anthony O'Brien
Official Title: N/A
Address: PO Box 148, STN B
HV-GB, NL A0P 1E0
Telephone No.: (709) 899-4398
Email: tonyobrien2009@hotmail.com

Principal contact for purposes of environmental assessment:

Name: Anthony O'Brien
Official Title: N/A
Address: PO Box 148, STN B
HV-GB, NL A0P 1E0
Telephone No.: (709) 899-4398
Email: tonyobrien2009@hotmail.com

THE UNDERTAKING:

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

DESCRIPTION OF THE UNDERTAKING:

- (i) Geographical Location: Approx. 522135 E / 5729330

Near the 62th km from the Quebec/Labrador border on Trans-Labrador Highway ("TLH") 510 towards Goose Bay. Property is located route 510 to the north, Pinware River to the south, Reginald O'Brien to the east and Big Land Fishing Lodge to the west.

Entrance to the property begins near the 62th km from the Quebec/Labrador border on TLH 510 towards Goose Bay.

Please see attached Appendix A

(ii) Physical Features:

The personal cottage will be maximum 11.58 metres (38 feet) x 9.1 metres (30 feet) and 5.48 metres (18 feet) high. It will be constructed on site. It will be at least 135m from the nearest river (Pinware River). I will cut some trees for construction, which will be used for firewood, and there will be no biological or physical affects in the area. Will plan to clear approximately 100 by 200 sq ft with an approximate 30 ft tree buffer on each side.

(iii) Construction:

Mr. Anthony O'Brien will be constructing the cottage with the help of some family and friends.

The construction period will be approximately 24 months, construction is to be built on site. Construction will commence October 2021 or earlier, depending on timing of the approval and seasonal constraints. During construction I will be availing of a loader to clear the land and a chainsaw to cut trees, which will be used for firewood. The only source of potential pollutants or noise that will occur, which will only be during the construction period, are emissions from the equipment used to clear the land, noise from the equipment, and this is not expected to cause an issue. Any and all waste will be transported off site for proper disposal. Every effort will be made to minimize any effects to the environment.

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 and will be at least 130m from the river.

The cottage will be powered by NL Hydro, through the existing power lines.

No resource conflicts are anticipated.

(iv) Operation:

The personal cottage will be for recreational purposes only. This will be a permanent facility. There will be no potential sources of pollutants during the operating period.'

(v) Occupations:

The cottage will be privately owned facility, solely for recreational use. There will be no employment or commercial use of any kind.

(vi) 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.

Crown Lands application numbers: 157599 (personal cottage).

SCHEDULE: -

The earliest start date of this undertaking is the October of 2021 or earlier. The latest start date is the fall of 2022. Pending approval of all required documents.

FUNDING:

The funding for this project **will** be provided entirely by **the proponents**. Estimate cost of the undertaking is \$50,000.

Anthony L. O'Brien)
Uwe O'Brien)
Signature)

March 31, 2021

Date

Appendix A



Use

Details

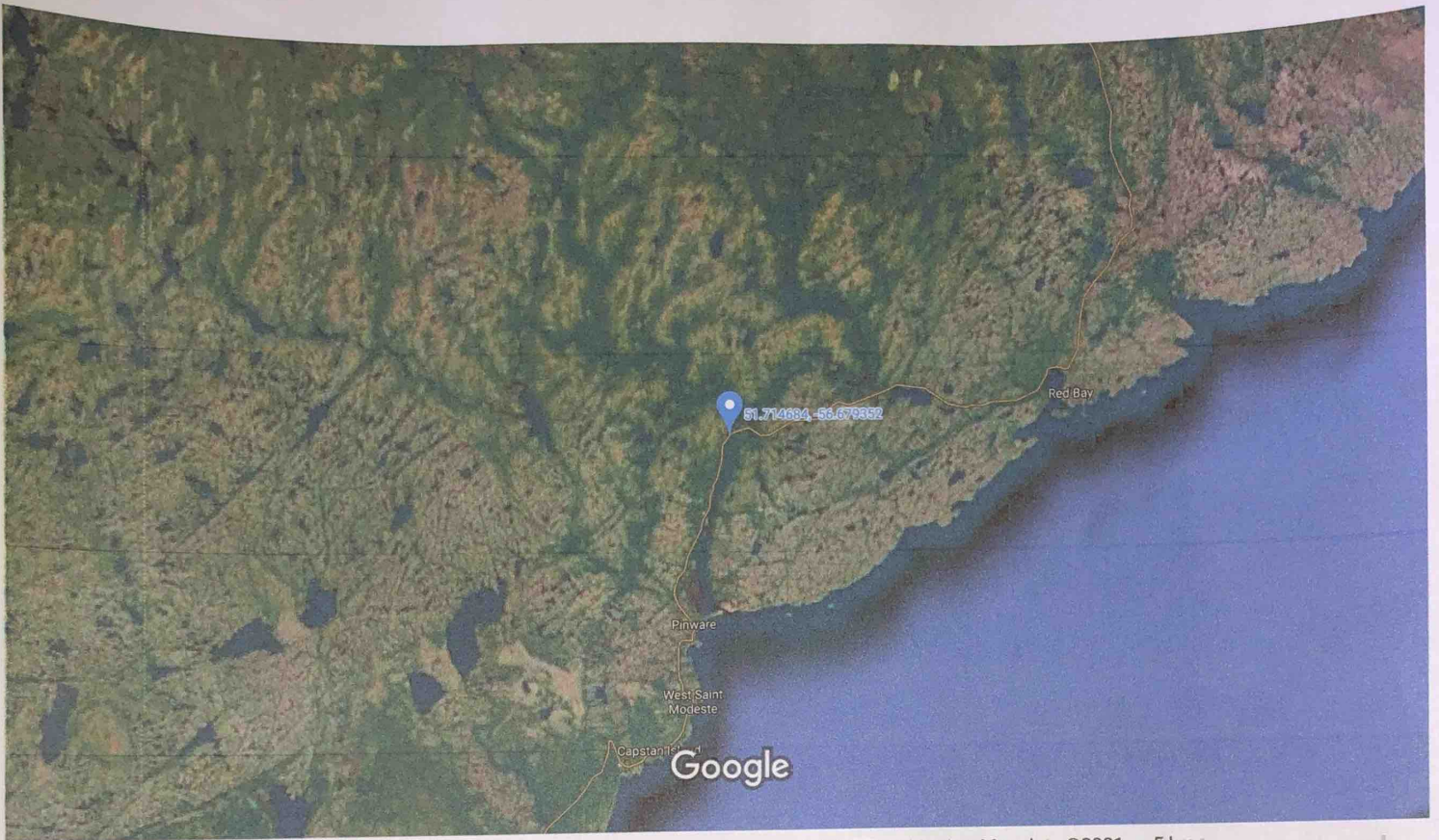


Reginald O'Brien

Proposed cottage application # 157599 Anthony O'Brien

Big Land Fishing Lodge





Department of Fisheries, Forestry and Agriculture Crown Lands Division



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.

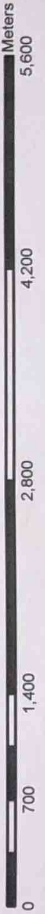
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown 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.

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Scale 1:50,000

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Compiled by PS

Coordinate System: NAD 1983 UTM Zone 21N
Projection: Transverse Mercator

