

# **Environmental Assessment Registration**

Personal Cottage (157573) on the Pinware River in the  
Labrador Straits, NL

**Ronald Bryce O'Brien & Lori Lynn O'Brien**

April 21, 2021

**NAME OF UNDERTAKING:**

Pinware River Personal Cottage

**PROPONENT:**

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**Principal contact for purposes of environmental assessment:**

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Official Title: N/A  
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**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. 522268 E / 5729442 N
  - Near the 62<sup>nd</sup> km from the Quebec/Labrador border on Trans-Labrador Highway ("TLH") 510 towards Goose Bay.
  - Access Road begins near the 62<sup>nd</sup> km from the Quebec/Labrador border on TLH 510 towards Goose Bay. The Access Road from TLH 510 to the cottage area is already constructed and it is approximately 135m in length. No additional access road will be constructed.
  - Bounded on the south and east by the Pinware River; bounded on the north by TLH Route 510; bounded on the west by Reginald O'Brien's land (approx. 80m).
  - Please see figures in Appendix A.
  - The proponents will not be engaging many commercial activities in association with any of the land described in this document.

(ii) **Physical Features:**

The personal cottage will be maximum 13 metres (length) x 7 metres (width) and 7 metres (height). It will be constructed on-site. It will be at least 90m from the nearest river (Pinware River). It will be constructed on flat, level land.

Trees will be cut from a section (measuring approximately 30m x 60m) of the lot for the cottage. There will be a buffer of trees left between this lot and adjacent lots measuring at least 7m on each side. Other than that, there will be no biological or physical environmental effects in the area.

There is already a single-lane gravel road cleared from TLH 510 to the cottage area. This portion passes through woods only. This road will not be altered in any way.

(iii) **Construction:**

The cottage will be constructed by the proponents and family members on-site. Construction will commence by October 2021 and will take up to fifteen months.

No road construction will be undertaken. The plot is approximately 75% wooded. Some tree-cutting will be required and any excavation done will be carried out with a loader during the construction period only. This will lead to minimal emissions and noise which isn't expected to be a problem.

Trees will be cut with a chainsaw to clear the land for the cottage and the trees will be used personally for firewood. Otherwise, there will be no sources of pollutants during the construction period as all waste will be transported from site and properly disposed of. Continuous effort will be made to ensure there are no negative effects on the environment.

The installation of a well and septic system will be completed adhering to environmental and building codes. Both systems will be located next to the personal cottage in the already-cleared land and will be at least 90m from the river.

The cottage will be powered through the existing power lines (NL Hydro).

No resource conflicts are anticipated.

(iv) **Operation:**

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

(v) **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 during construction or operation.

(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.
- Approval from Service NL for Septic System (Cottage Lot).
- Approval from Water Resources Management Division, Groundwater Section to build a well.

Crown Lands application number: 157573 (personal cottage).

**SCHEDULE:**

The earliest start date of this undertaking is the fall of 2021. The latest start date is the fall of 2022. These dates coincide with pending approvals and desire to complete construction in fall.

**FUNDING:**

The funding for this project will be provided entirely by the proponents. Estimated cost of the undertaking is \$25,000.

Apr. 21, 2021  
DATE

Lori O'Brien  
SIGNATURE

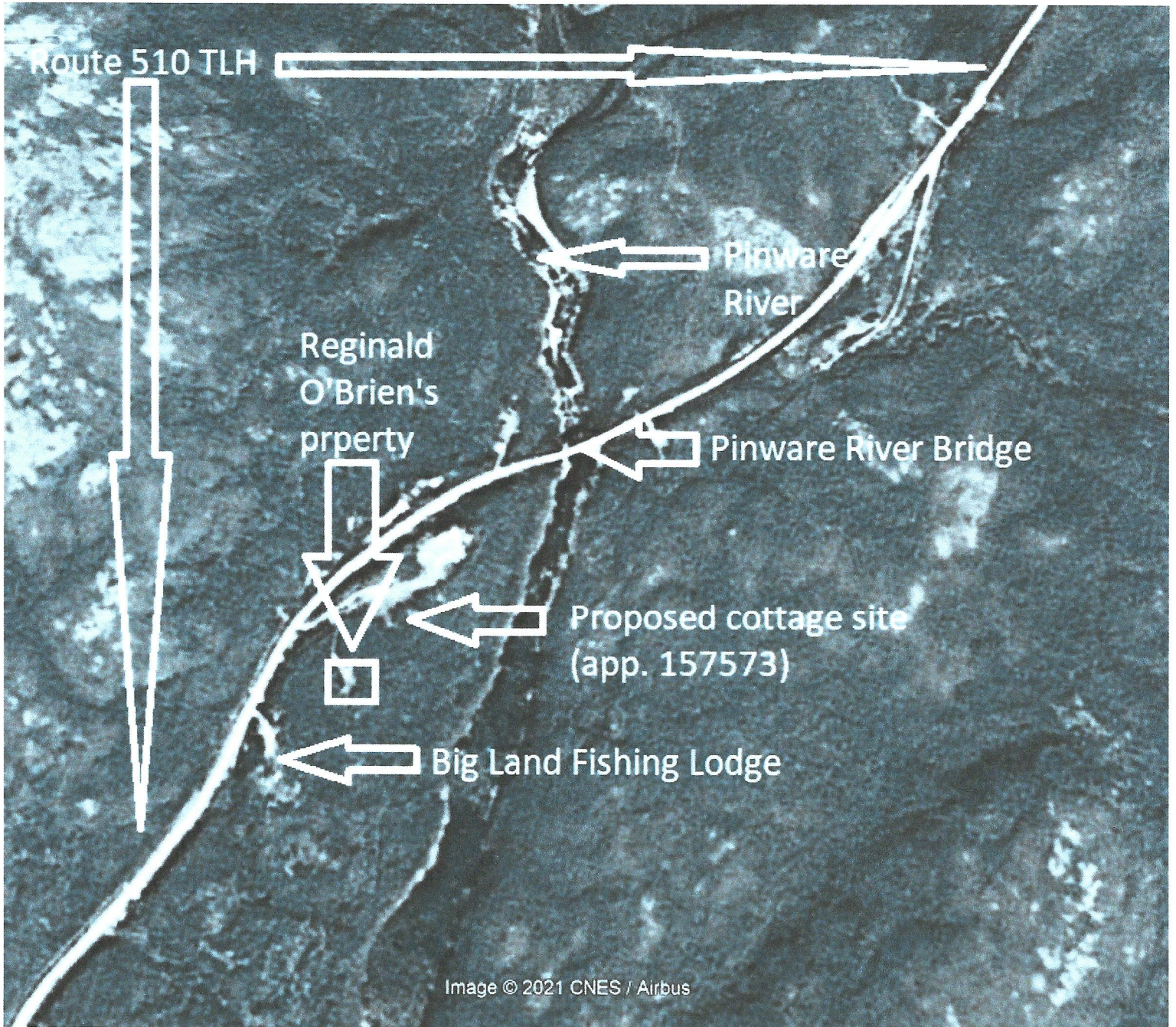
Apr. 21, 2021  
DATE

Lori O'Brien  
SIGNATURE

# Appendix A

# Figure 1: Pinware River Valley (near Pinware River Bridge)

**Ron & Lori O'Brien Cottage:** Proposed site location relative to Pinware River Bridge, Pinware River, Labrador



## Figure 2: Labrador Straits (from Pinware to Red Bay)

**Ron & Lori O'Brien Cottage:** Proposed site location relative to Labrador Straits, Labrador



# Figure 3: Province of NL

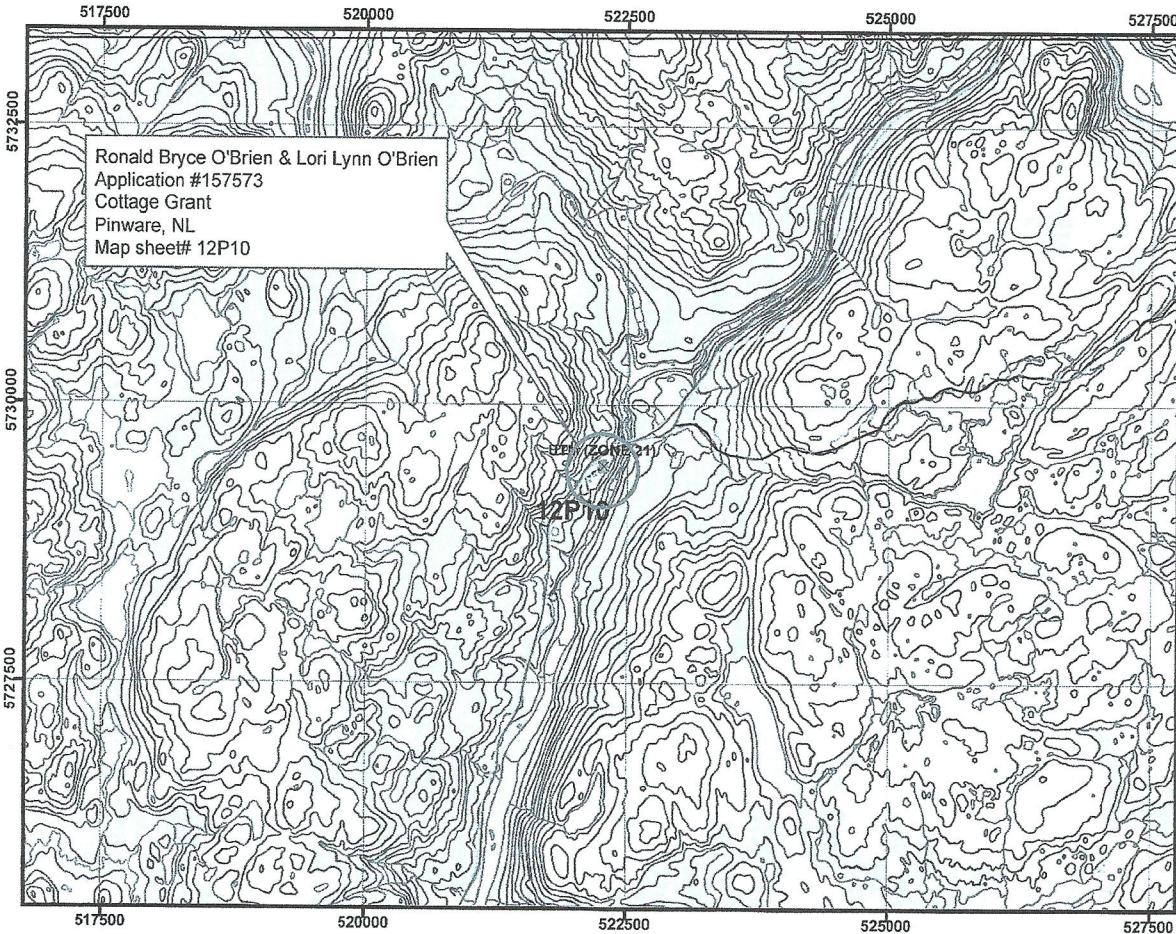
Ron & Lori O'Brien Cottage: Proposed site location relative to Newfoundland and Labrador





# Figure 4: Crown Lands

## 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](mailto:CrownLandsInfo@gov.nl.ca).

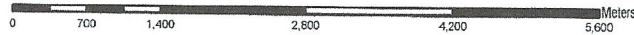
Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, 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](mailto:CrownLandsInfo@gov.nl.ca). Or visit the nearest Regional Lands Office; [http://www.flr.gov.nl.ca/department/contact\\_land.html](http://www.flr.gov.nl.ca/department/contact_land.html)

Scale 1:50,000

Created on: 2021-02-01  
Compiled by PS



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

# Figure 5: Artistic Sketch

Ron & Lori O'Brien Cottage: Artistic sketch of exact location

