

Environmental Assessment Registration

Personal Cottage (157605)
on the Pinware River, Labrador, NL

Andrew G. Rowsell & Gail M. Rowsell
April 14, 2021

NAME OF UNDERTAKING:

Pinware River Personal Cottage

PROPONENT:

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PRINCIPAL CONTACT FOR PURPOSES OF ENVIRONMENTAL ASSESSMENT:

Name: Andrew Rowsell
Official Title: N/A
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HV-GB, NL
A0P 1C0
Telephone No: (709) 899-1924
Email: andrew_rowsell@hotmail.com

THE UNDERTAKING:

(i) Name of the Undertaking	Personal Cottage
(ii) Purpose/Rational/Need for the Undertaking	Recreational Purpose

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

Approx. 522217 E / 572942

The location is on Route 510 near the sixty second kilometer from the Quebec/Labrador border on the Trans Labrador Highway ("TLH") towards Goose Bay. There is already an access road off the TLH Route 510. Ninety meters of this gravel road that is cut through a wooded area will be used to access the cottage lot. No additional road construction will be required.

The cottage lot is bounded by NL Hydro power line to the north; Pinware River, to the south; Reginald O'Brien's property, to the west; and Crown Land application #157573 (ID # 10126629) property, to the east. The cottage lot is approximately 82 meters from the river (Pinware River).

Please see attached Appendix A

(ii) Physical Features:

The personal cottage will be a maximum of 10.97 meters (36 feet) x 8.53 meters (28 feet) and 5.48 meters (18 feet) high and constructed on site. The construction on this flat piece of land will require clearing approximately a 100 by 200 square foot area of natural vegetation (mostly trees). There will be a 9.14 meter (30 foot) buffer of natural vegetation left on each side of the cottage lot.

(iii) Construction:

The Rowsells will be constructing the cottage on site with the help of family and friends.

The construction period will be approximately 24 months, commencing fall of 2021; timing of the application approval and seasonal constraints may be factors in the start date.

During the construction, a loader and a chainsaw will be used to clear the land. This will result in some emissions and noise during the construction period; however, there are no anticipated issues with either. The trees will be used for personal firewood and any other waste will be transported off site for proper disposal. Every effort will be made to minimize any effects on the environment.

A septic system and a well will be installed following all building and environmental codes. Both systems will be located next to the personal cottage and a minimum of 82 meters from the river.

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

No resource conflicts are anticipated.

(iv) Site Access

A short gravel driveway will be constructed to access the cottage lot from the pre-existing access road.

(v) Operation:

The cottage will be a permanent facility for family and friends. It will be solely used for recreational purposes. There will be no potential sources of pollutants during the operating period.

(vi) Occupations:

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

(vii) Project Related Documents:

N/A

APPROVAL OF THE UNDERTAKING:

The following will be attained:

- a deed from Crown Lands with the Provincial Government to occupy the land
- a wood cutting permit from The Department of Fisheries and Land Resources
- septic system (cottage lot) approval from Service NL
- well approval by the Water Resources Management Division, Groundwater Section.

Crown Lands Application number: 157605

Property ID #: 10126481

SCHEDULE:

Pending approval of all required documents the earliest start date will be Fall 2021 with the latest start date Fall 2022.

FUNDING:

The funding for this project will be provided solely by Andrew & Gail Rowsell with an estimated cost of \$30,000-\$35,000.

Signature

Date

Signature

Date

Appendix A



Figure 2. Satellite image of proposed location

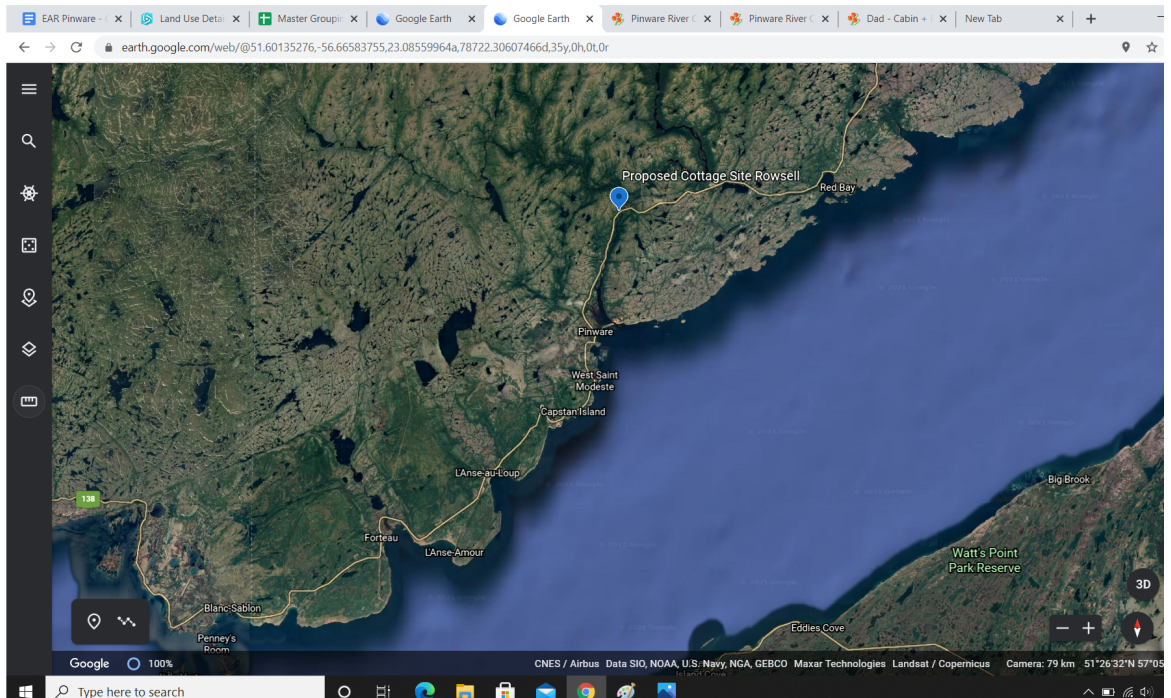


Figure 3. Aerial view of surrounding features

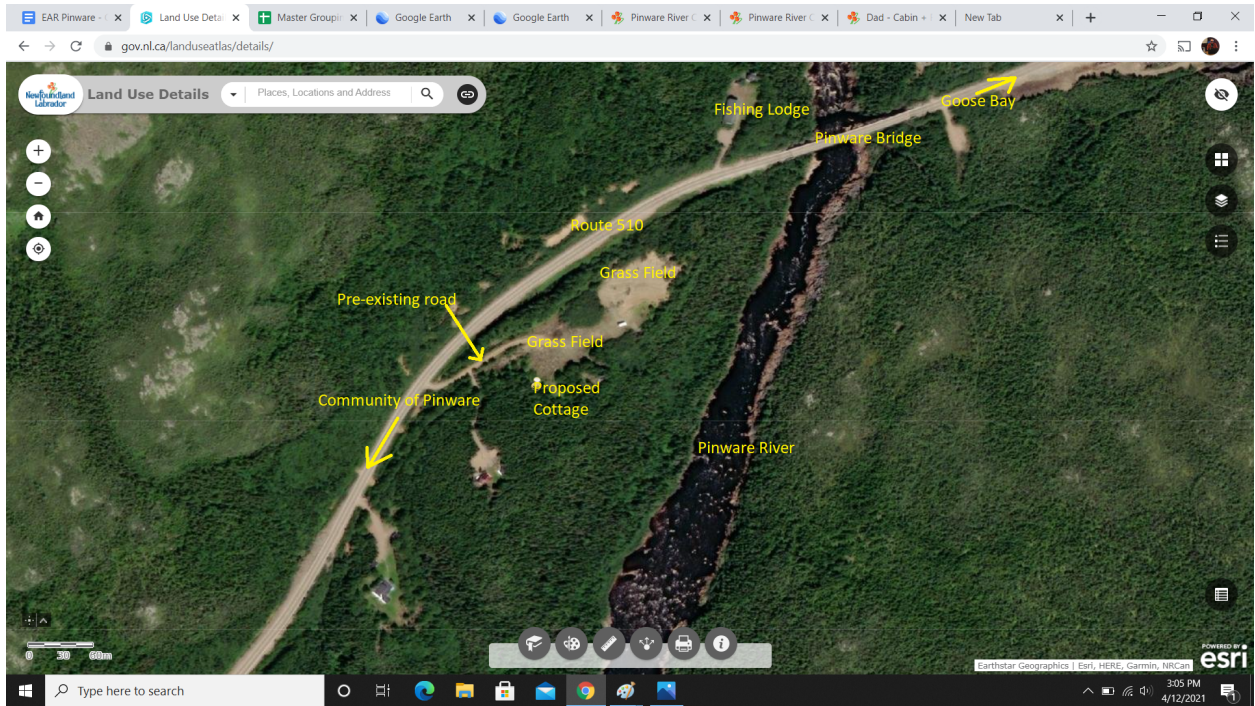


Figure 4. Proposed Cottage Location in relation to the Province

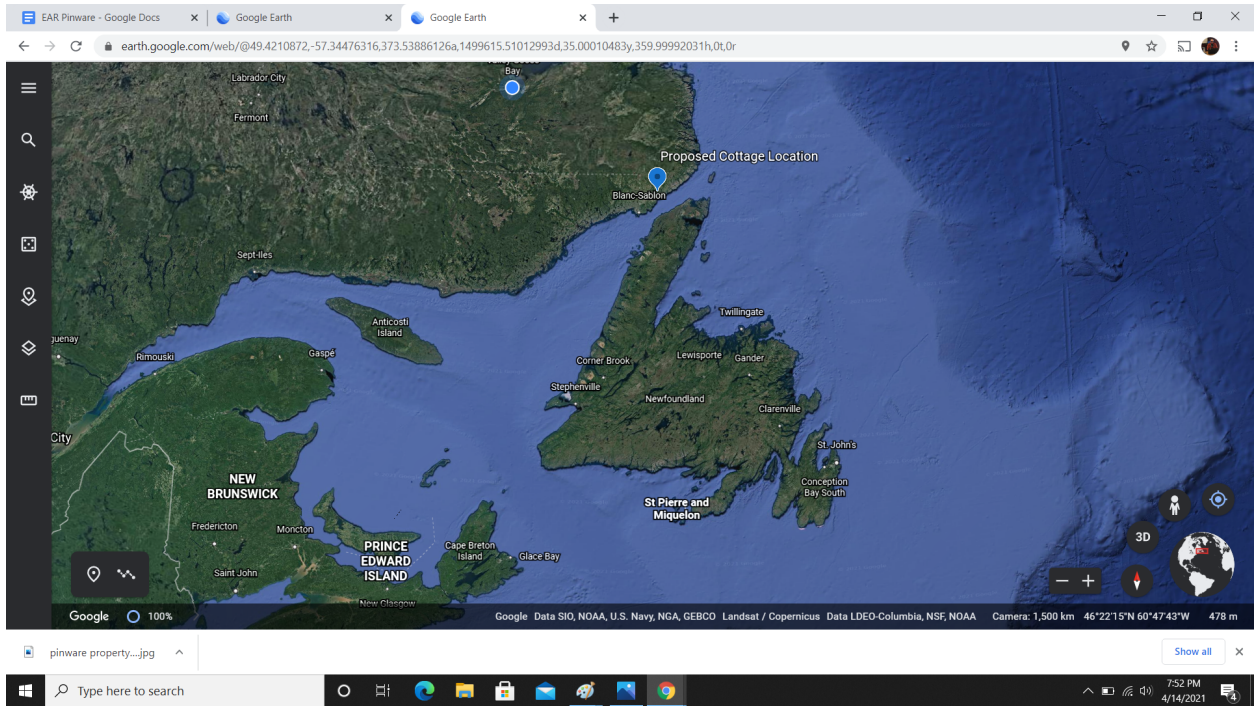
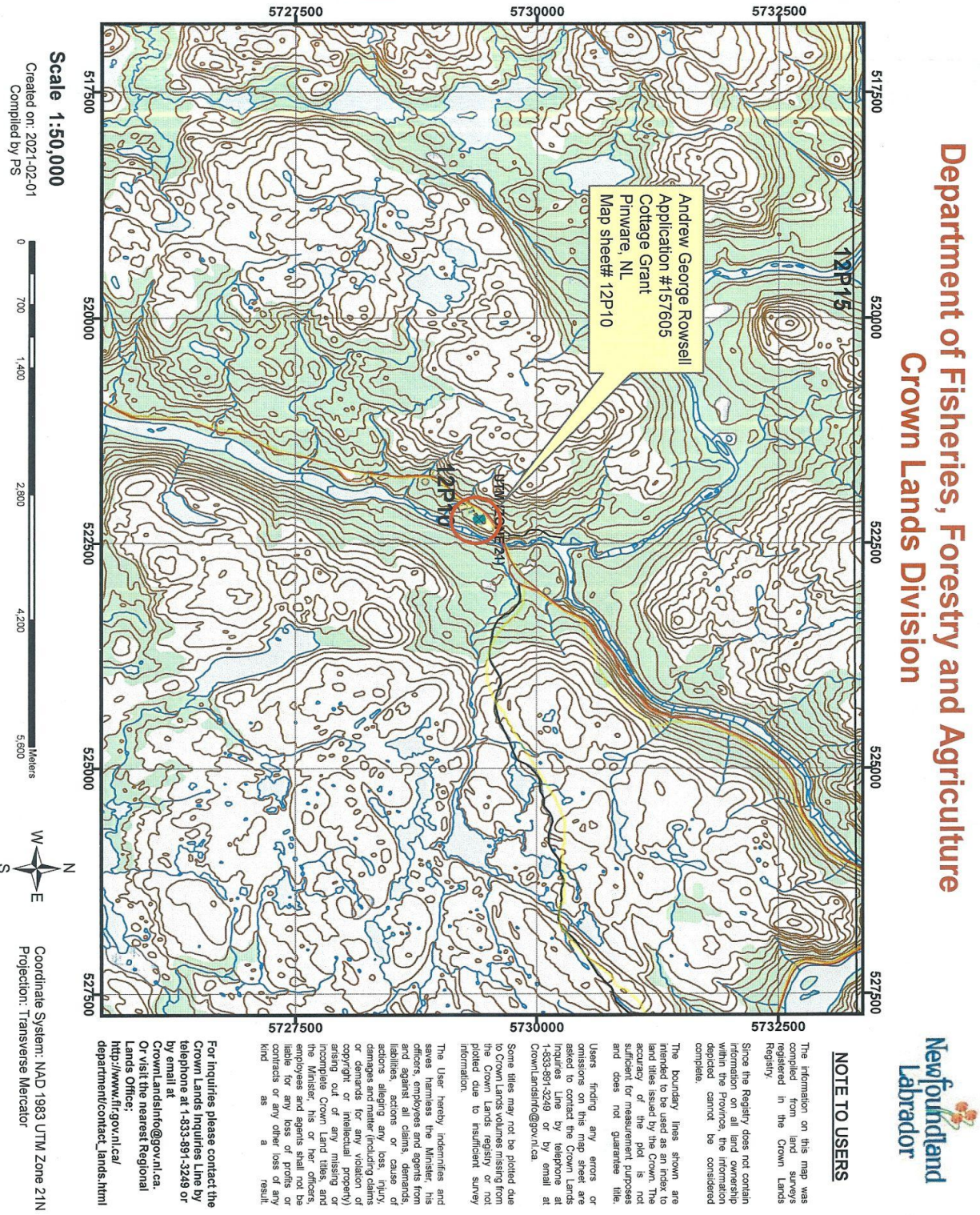


Figure 5. Crowns Land Map



**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.

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 information shown on this map sheet. 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/department/contact_Lands.html

Scale 1:50,000
Created on: 2021-02-01
Compiled by: PS



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

Figure 6. Drawing of Proposed Location

