

Humber Seasons Limited

Tourism/Residential Subdivision

Development at Steady Brook

Environmental Assessment Registration

Submitted To: Department of Environment and Climate Change

August 2022

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NAME OF UNDERTAKING: Tourism/Residential Subdivision Development

PROPONENT:

- (i) Name of Corporate Body: Humber Seasons Limited
- (ii) Address: Cartronkeel, Moate, Co. Westmeath, Ireland
- (iii) Chief Executive Officer:
- (iv) Name: Mr. Frank Kelly
 - Official Title: Director Humber Seasons Limited
 - Address: Cartronkeel, Moate, Co. Westmeath, Ireland
 - Telephone No: 00 353 86 258 5545
 - Email address: frankkelly446@gmail.com

(v) Principal Contact Person for purposes of environmental assessment:

- Name: Walter Anderson
- Official Title: Principal Engineer
- Address: Anderson Engineering, 3 Union St, Suite 103, Corner Brook, NL, A2H 5M7
- Telephone No: (709) 634-9944
- Email address: andersoneng.wa@nfld.net

THE UNDERTAKING:

- (i) Name of the Undertaking: Tourism/Residential Subdivision Development (Steady Brook)
- (ii) Purpose/Rationale/Need for the Undertaking: To provide tourism accommodation on commercial tourism zoned lands located in the Town of Steady Brook.

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location:

- The undertaking is approximately 11 km east of the City of Corner Brook and 47 km west of the Deer Lake Regional Airport via Exit No. 8 off the Trans Canada Highway. The subject site is located along the north side of Marble Drive and Dogwood Drive in the Town of Steady Brook. The site comprises of two distinct portions. The western portion has been developed in the past with visible evidence (i.e. ruins) of previous site buildings. The eastern portion consists of undeveloped treed land. The site is adjacent to and alongside the shoreline of the Humber River. See legal survey attached to environmental site assessment dated July 2005. (See Map 3 - Legal Survey and Map 1 – Location Map of Proposed Development Site attached).
- The proposed development is set back 30 m from the mapped highwater mark for the Humber River to create a buffer zone between the development and the Humber River.
- The proposed development is located within an area as zoned by the Town of Steady Brook as Commercial Tourism. Lands designated for Commercial Tourism use are primarily for accommodation uses that complement the tourism development at Marble Mountain Resort. Within this area, commercial residential uses in the form of hotels,

apartment and row dwelling units will be permitted, including accessory uses associated with such accommodations.

- The attached legal survey map indicates an area on the northern side of the lands which are at risk of impact from the 1:20 and 1:100-year flood. This specific area is a naturally occurring ravine and comprises approximately 2.5% of the overall landholding. Due to the set back buffer noted above there is no development proposed for the area indicated as at risk from flooding. It should also be noted that the 1:100 flood risk area corresponds to site levels of 5.5m (adopted site datum) and all areas considered for development are set at a level of 8.5m or greater giving a 3.0m level difference as protection against flooding to all development. There is no requirement with this development for any alteration to a body of water and therefore no requirement for a section 48 permit application from the Water Resources Management Division of the Department of Environment and Climate Change.

(ii) Physical Features:

- The area affected by this application consists of 2.2 ha in total. Of this 0.2 ha will accommodate the (Phase 1) row houses development and the rest of the lands will be landscaped and provided with storm drainage to facilitate later phases.
- The undertaking currently seeking a permit includes the construction of two blocks of three row houses, the required access road and the utilities serving the row houses – see attached drawings of site plan and elevations of row houses (Map 4 – Phase 1 – Subdivision Development).
- The masterplan is included (in Map 2 – Subdivision Site Layout Drawing and/or Subdivision Development) to indicate the full subdivision plans intended for the complete development however the current application before the Town of Steady Brook is limited to phase 1 as described above.
- Subsequent applications will be submitted for the development of the remainder of the lands on a phased basis.
- Please see attached an artist's impression of the proposed row houses.
- Negative impact on the surrounding area will be minimal. Utilizing the existing access will ensure a smooth flow of traffic to and from the proposed development.
- The climate in the vicinity of the proposed development is characterized by cool temperatures, as compared to the interior of the island, with temperatures ranging from a summer mean of 14° to a winter mean of -6°. The area received moderate amounts of precipitation as compared to the rest of the island with a mean range 1050–1150 mm of annual precipitation.
- The proposed project is located in an area which is partly forested with the dominant forest cover being Balsam Fir, Spruce and White Birch. Much of the original vegetative cover has been removed with the present growth being regenerated from natural reforestation. In an effort to maintain the integrity of the site as a natural setting, only areas that are required for placement of infrastructure will be disturbed.
- Steady Brook Stream flows into the Humber River System which is a scheduled Atlantic Salmon River with population of brook trout. It is the largest salmon producing river in western Newfoundland. All work associated with this project will adhere to the

Federal Department of Fisheries and Oceans Canada regulations and guidelines to ensure as little as possible on the salmon productions.

- Surveys of the Humber River System shows the presence of American Black Duck, Green-Winged Teal, Ring-Necked Duck, Common Merganser, Common Golden Eye, Common Pintail and Canada Geese in the area. The construction of the project should not adversely affect waterfowl or raptor populations since construction will take place well back from Steady Brook Stream and the Humber River. No construction will take place in localized nesting areas. If a nesting raptor or waterfowl is encountered, then construction work will avoid the area until the chicks have left the nest. The Wildlife Division will be consulted to ensure the protection of the nesting birds or any other waterfowl or raptors that may visit the site.
- All efforts will be made to minimize the risk of construction activity disturbing wildlife. Disturbance or displacement of wildlife by construction activities will generally be limited to incidental encounters.
- During the construction of the project, which will employ a relatively small workforce, there should not be an extra demand placed on the services provided in the local area. Since most of the work force will be from the local area, the project will not negatively impact those resources, but will provide positive economic benefits.
- The use of the local transportation network will not be a problem since the area is adjacent to the Trans Canada Highway.
- There should not be a conflict with members of the local population since the land is not normally used by the general public.

(iii) Construction:

- The anticipated construction period for the works which are the subject of this application would be 6-9 Months.
- The works will commence, weather permitting as soon as the required permits are in place.
- As the works will comprise timber framed construction over concrete substructure the only potential source of construction pollutants would be concrete washout and litter from materials wrappings. Normal levels of on-site housekeeping will adequately manage these risks to prevent ant pollutants resulting from the construction process.
- There are no expected sources of resource conflicts.

(iv) Operation:

- The undertaking will allow each unit to be in private ownership for residential use associated with the tourism offerings in the area. The common areas serving the units will be transferred into town ownership.
- The facility is a permanent facility.
- During the operation of the facility as a residential community the only potential pollutants will be sanitary waste from the dwellings and potential littering from residents. The sanitary waste will be piped to the existing town sewer system, the

- residents will form an association to manage litter control and general maintenance.
- There are no expected causes of resource conflicts.

(v) Occupations:

- Due to the limited nature of the construction process it is anticipated that the project will employ approximately 7 tradespersons and general operatives.
- The level and content of occupancy identified in the National Occupational Classification 2016 which refers to commercial projects are noted as follows:

NOC Code	Description	Number Required
72010	Project Foreman	1
72300	Plumbers	1
72301	Pipe Fitters	1
72310	Carpenters	2
73400	Equipment Operators	2
Total		7

- The subject project, whilst commercial tourism is residential in nature and does not fall within the scope of in the National Occupational Classification 2016. As the project comprises 6 town houses being a mix of two and three bed units the occupancy level would be expected to be 20-22 occupants maximum.
- The construction works will be carried out by direct hiring of trades from the area and using a local site foreman to manage the process.
- Engagement of trades will be by open advertisement in local media outlets and will be based on experience and capability, there will not be any weighting attached to age or gender.

(vi) Project Related Documents:

- The documents generated for this project are the following drawings:
 - 221083 1001 Site layout Phase 1
 - 221083 1002 Town Houses Phase 1
 - 221083 1006 Site Utilities
 - 221083 1007 Garages
- The reports provided for this proponent (for a previous proposal on the site) are:
 - Environmental site assessment prepared by Anderson Engineering July 2005
 - Site investigation prepared by Jacques Whitford September 2005

APPROVAL OF THE UNDERTAKING:

The following permits, approvals and authorizations may be required:

APPROVAL REQUIRED	APPROVAL AUTHORITY
Approval for the Undertaking	Minister, Environment and Climate Change
Preliminary application to develop land	Digital Government and Service NL
Protected road zoning and development control regulations	Digital Government and Service NL
Permit to cut and burn	Newfoundland Forest Services
Permit and Development Application	Town of Steady Brook
Application	Dept. of Fisheries and Oceans Canada

SCHEDULE:

If all approvals are in place the works would commence within 2-3 weeks. This time period is to allow relocation from Ireland to Steady Brook and sourcing labour locally.

FUNDING

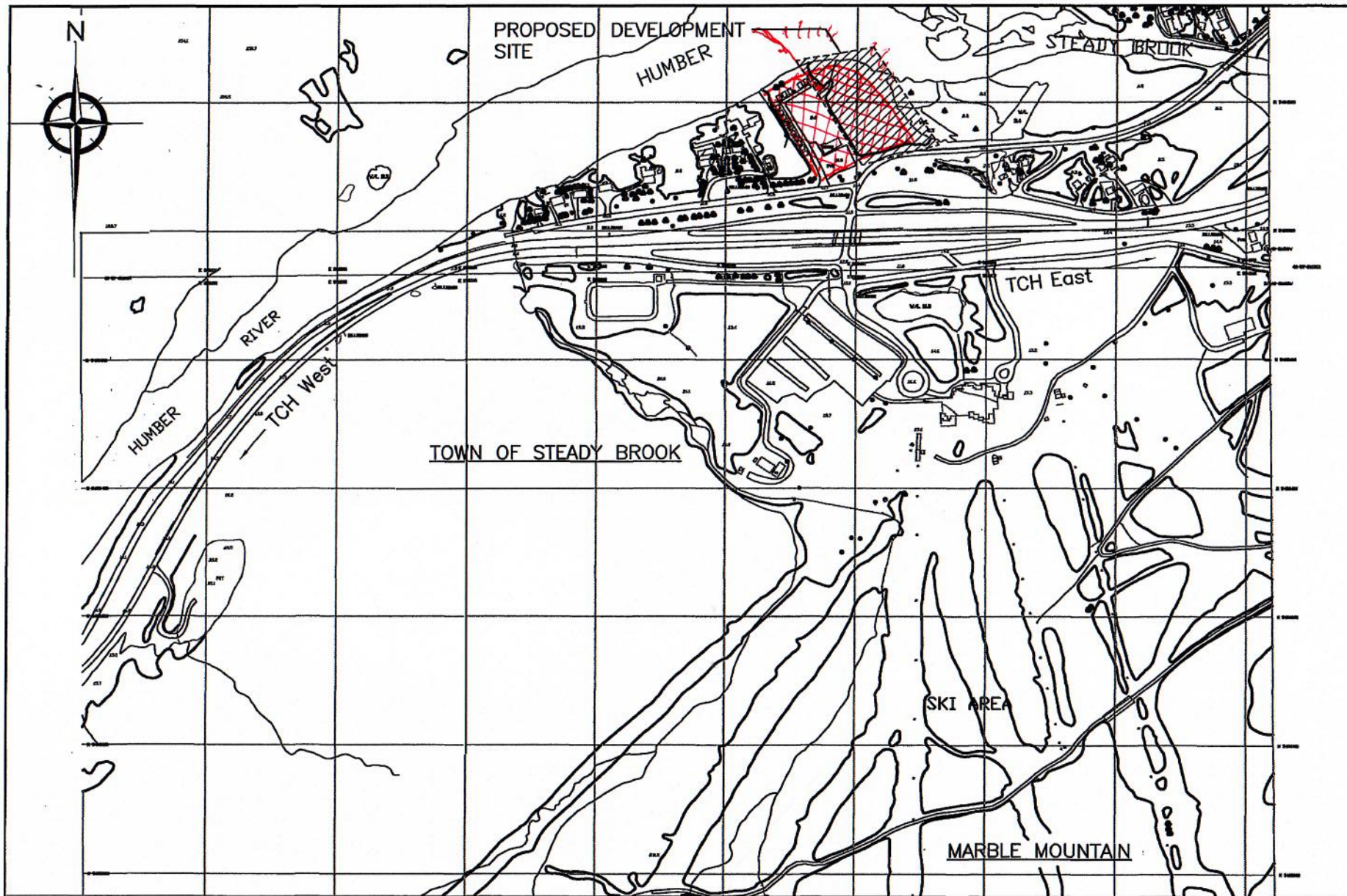
The project will be privately funded by the proponent.

It is anticipated that the project will have a capital cost of \$1.5M.

Aug 5/22
Date


Signature of Chief Executive Officer

Map 1 - Location Map of Proposed Development Site



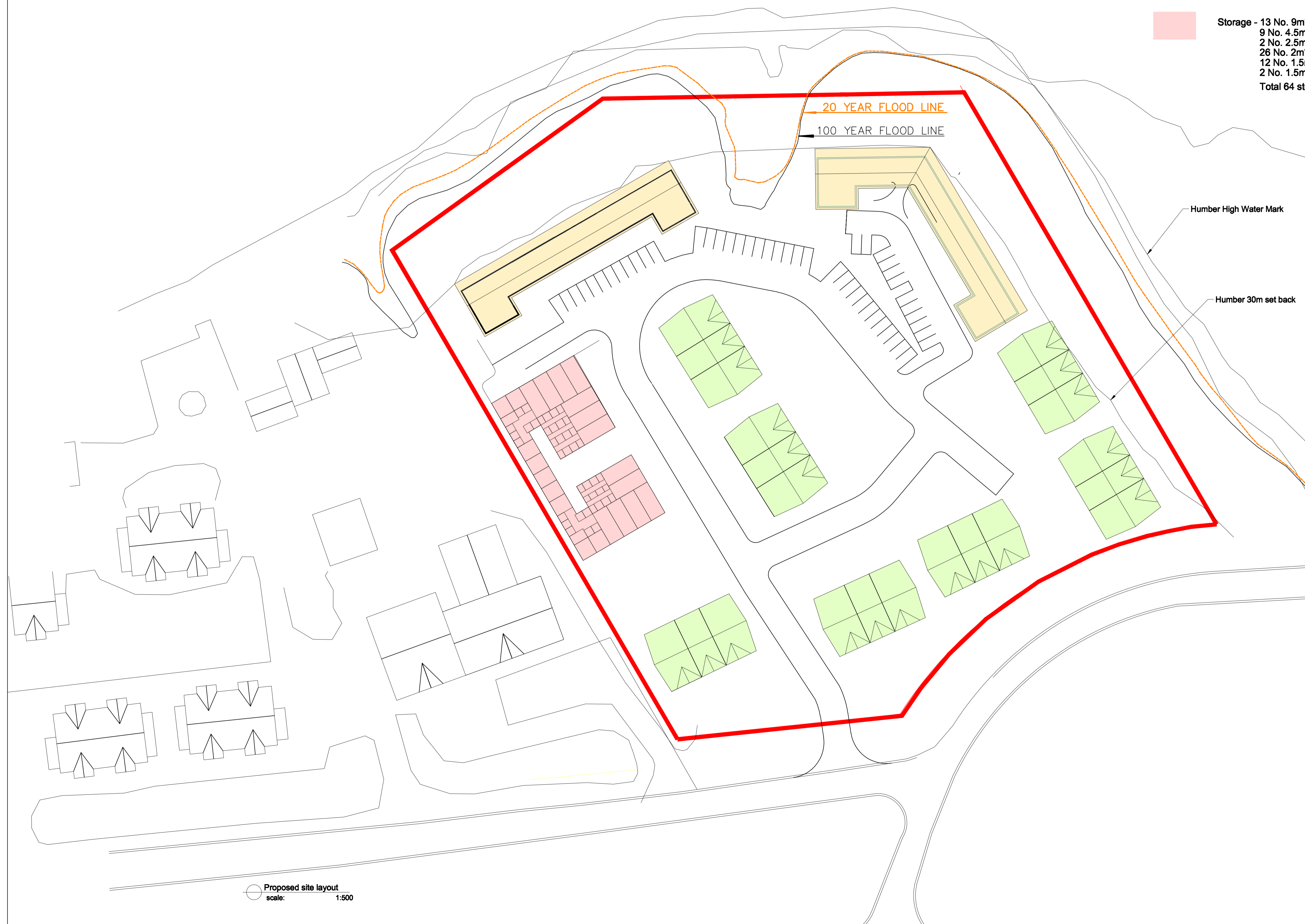
Humber Seasons Ltd.
Development at Steady Brook, NL.

SCALE: 1:8000

NOTES

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 discrepancies to be reported to VCL Consultants.

- Town Houses - 21 No.
- Condos - 43 No.
- Storage - 13 No. 9m*4m Garages
 9 No. 4.5m*4m Semi-Garages
 2 No. 2.5m*4m Cages
 26 No. 2m*2m Cages
 12 No. 1.5m*2m cages
 2 No. 1.5m*1.5m cages
 Total 64 storage units



**Map 2 - Subdivision Site Layout Drawings
 and/or Subdivision Development**

Rev.	Date:	Description:	Drawn	Chkd.	Appd.

Concept

VCL CONSULTANTS
 Architecture & Engineering

13 Ashdale
 Wheaton Hall
 Drogheda
 Co. Louth

P: +353 01 8528222
 M: +353 08 9528222
 E: info@vcl.ie
 W: www.vcl.ie

Client:
 Frank Kelly

Project:
 Emerald Brook, Steadybrook

Drawing Title:
 Site Layout - proposed masterplan

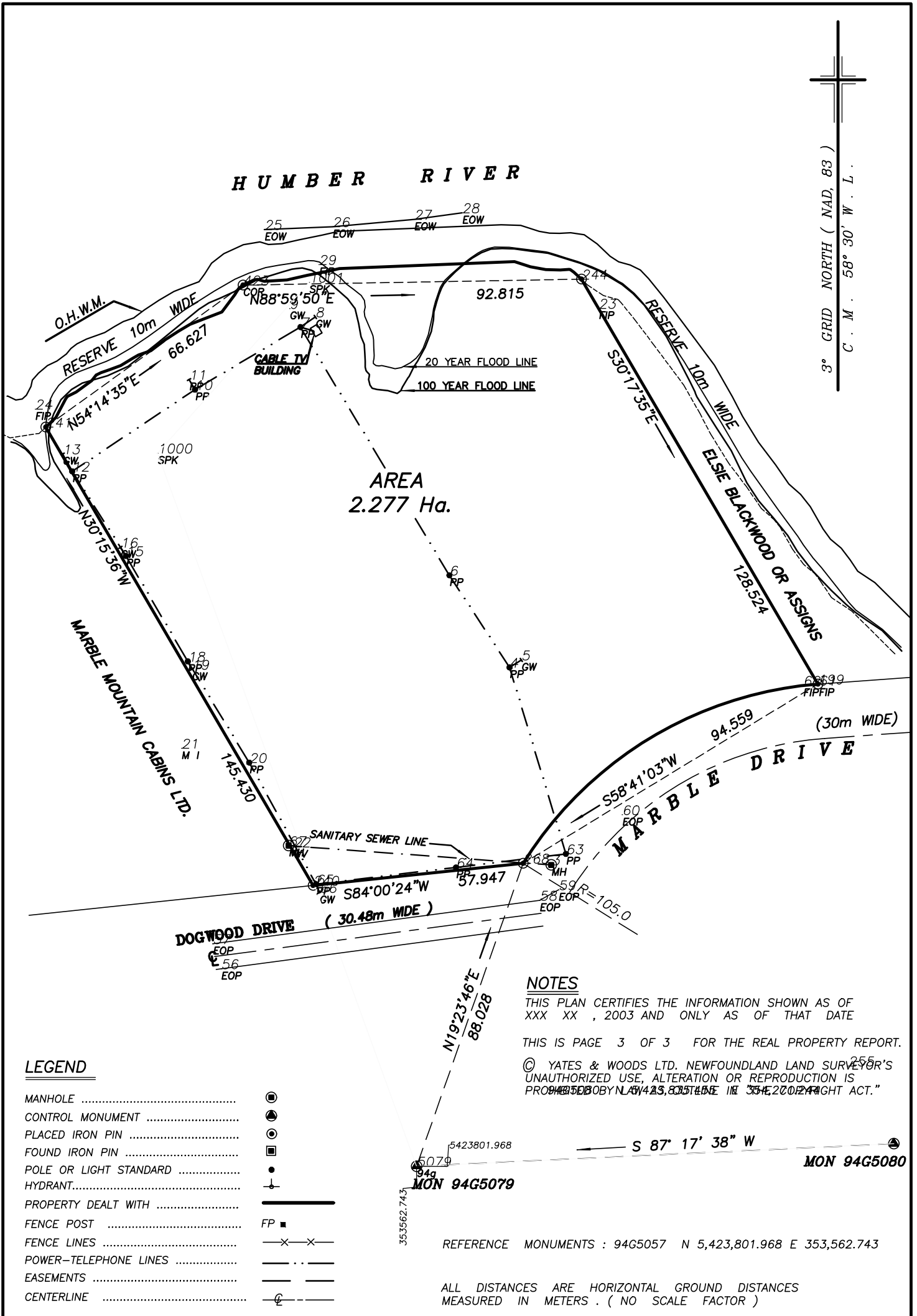
Scale: as shown	Drawn: EPP Date: 28/11/21	Checked: ANR Date: —	Approved: — Date: —
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Drawing No.: 221083-1010

Proposed site layout
 scale: 1:500

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Map 3 - Legal Survey of Development/Subdivision Development



YATES AND WOODS LTD. NEWFOUNDLAND LAND SURVEYORS CO-OP BLDG. 5 PARK STREET A2H 6E3 P.O.BOX 434 CORNER BROOK, NF. TEL. 639-9177 E-mail: yatewood@nf.aibn.com		
SURVEY PLAN OF LAND FOR F K DEVELOPMENTS MARBLE DRIVE/DOGWOOD DRIVE, STEADY BROOK, NL.		
SCALE: 1 : 1250	DWG. NO. 05132-FL	DATE: JUNE 22, 2005

- Town Houses - 6 No. Phase 1
- Condos - 0 No. Phase 1



Proposed site layout
scale: 1:500

NOTES

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Map 4 - Phase 1 - Subdivision Development

Rev.	Date:	Description:	Drawn	Chkd.	Appd.

Phase 1 Planning

VCL
 CONSULTANTS
 Architecture & Engineering

13 Ashdale
 Wheaton Hall
 Drogheda
 Co. Louth
 P: +353 01 8222222
 M: +353 08 9222222
 E: info@vcl.ie
 W: www.vcl.ie

Client:
 Frank Kelly

Project:
 Humber Seasons, Steadybrook

Drawing Title:
 Site Layout - Phase 1

Scale: as shown	Drawn: EPP Date: 28/11/21	Checked: ANR Date: --	Approved: -- Date: --
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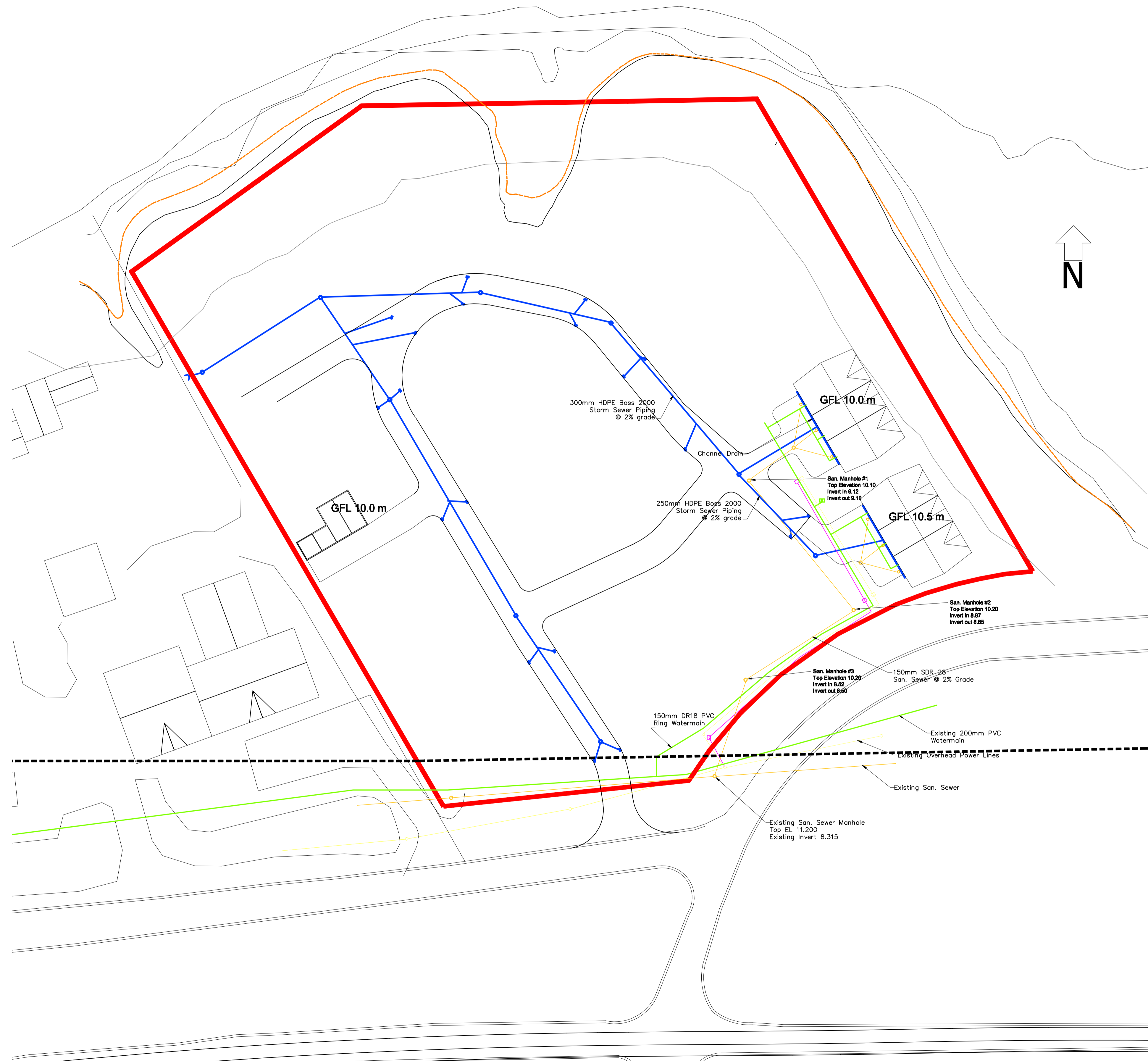
Drawing No.: 221083-1001	Rev.: D
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- Legend**
- Storm Drain
 - Foul Drain
 - Watermain
 - Electric supply
 - Data Supply
 - Fire Hydrant
 - Access Chamber
 - Manhole



Proposed site layout
 scale: 1:500

Map 5 - Civil Engineering Work for Phase 1

Rev	Date	Description	Drawn	Chkd.	Appd.

Phase 1 Planning

VCL CONSULTANTS
 Architecture & Engineering

13 Ashdale
 Wheaton Hall
 Drogheda
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Client:
 Frank Kelly

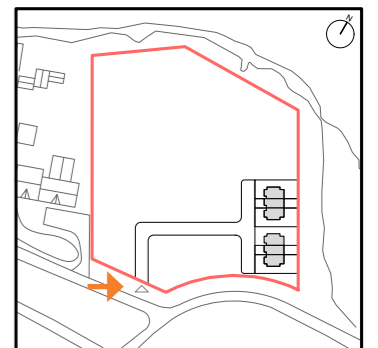
Project:
 Humber Seasons, Steadybrook

Drawing Title:
 Site Utilities - Phase 1

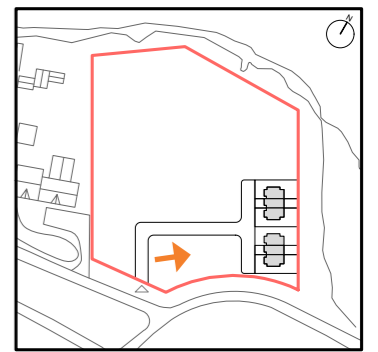
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Drawing No.: 221083-1006	Rev: A
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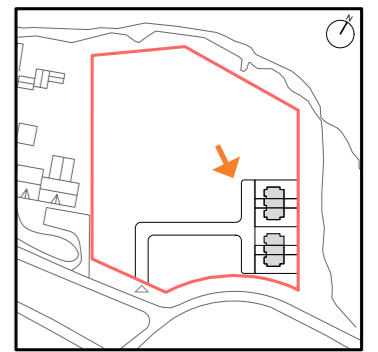
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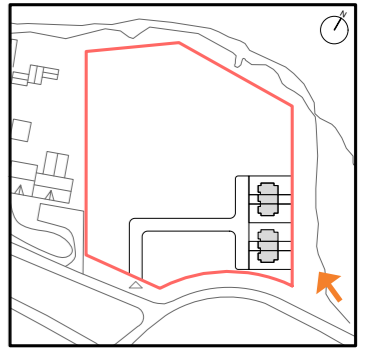
VIEW 01 - ENTRANCE TO SCHEME



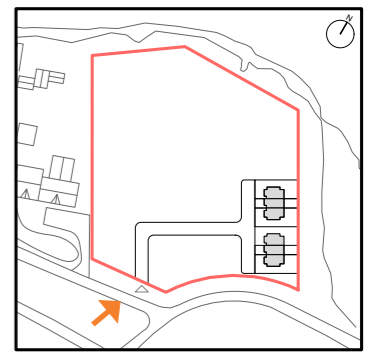
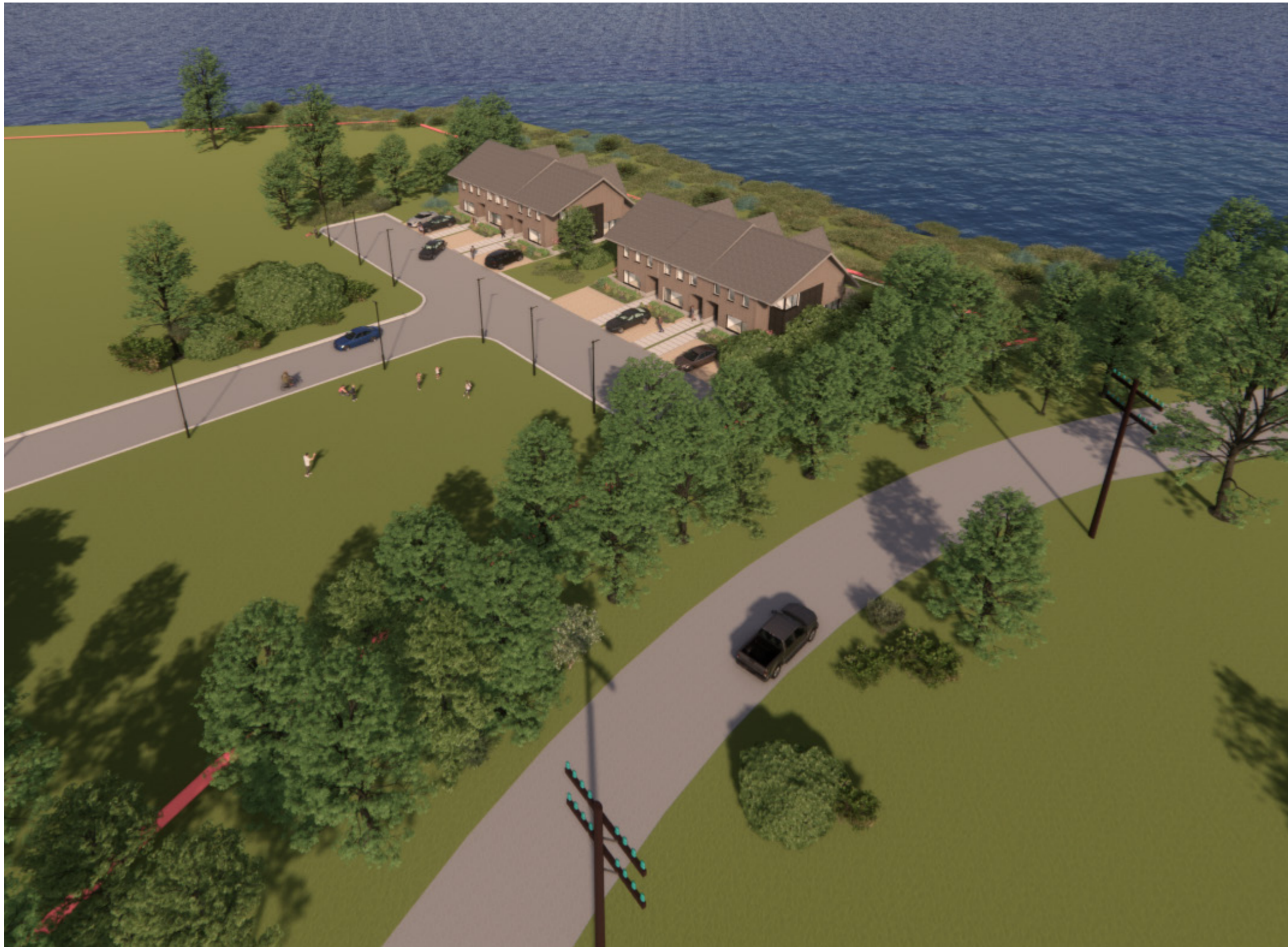
VIEW 02 - FRONT ELEVATION OF ROW HOUSES



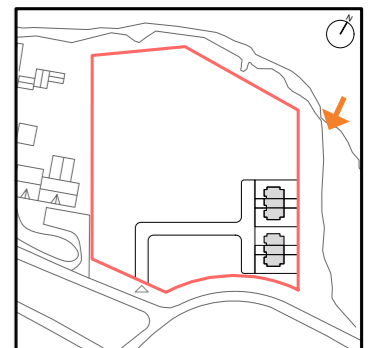
VIEW 03 - FRONT ELEVATION OF ROW HOUSES



VIEW 04 - REAR ELEVATION OF ROW HOUSES



VIEW 05 - AERIAL VIEW OF ROW HOUSES



VIEW 06 - AERIAL VIEW OF ROW HOUSES