

Outfitting cabin for Mountain Top Cabin

Proponent:

Name: Mountain Top cabin ltd

Contact: Art Ryan & Jessica Samms

Address: Box 162, RR#1
Doyle's, NL
A0N-1J0

Telephone: 1-709-694-2316 or 1-709-695-8917

Email: artryan1959@hotmail.com

THE UNDERTAKING:

Mountain top cabin ltd owns and operates out of 8 different hunting lodges located all across the west coast of Newfoundland. We are proposing to construct a lodge to accommodate our clients with guided Moose hunts.

NEED FOR THE UNDERTAKING:

The sole purpose of constructing this lodge is to accommodate our clients over a 6-week period from mid-September until the end of October. The only way we can book our clients is if we have an additional lodge to put them in.

DESCRIPTION OF THE UNDERTAKING:

- **Geographical location:**
- GPS coordinates for the lodge 48.374903 -58.325125
- Refer to attached maps, figures 1-2
Attached are the crown land maps for application # 161499

- The site is on a previously cleared gravel pit with a lot of rock soil and very little sediment. It is approximately 30 meters from steel mountain road and 75 meters from flat bay Brook. Flat bay Brook is directly across from site, and it is a scheduled salmon river. There is a very steep embankment of rock and gravel separating the site from flat bay Brook which will prevent any possibility of flooding. Refer to labelled imagery map figure 3.

- **Physical Terrain:**

It is located 10km down the steel mountain road and the property is adjacent from Flat bay Brook. There are spruce and birch trees in front of the Brook and a large embankment of rocks and gravel leading to the water edge. Behind the site and on both sides of it are thick woods. Steel mountain road is directly in front of it and it's a well-maintained gravel road. The area isn't prone to flooding due to the distance between the proposed site and the nearest body of water. The terrain has a lot of wildlife such as Moose, Caribou, Black Bear, rabbits and partridge.

- **Construction phase:**

- For the construction phase we have a contractor hired to construct our lodge. It will take him approximately 3 months to get it completed. Pending approval, we were hoping to commence construction in May 2025. The land is already cleared and ready to construct on.
- I have attached a copy of our blueprints on the lodge we plan to construct. Refer to figures 6-13.
- There will be no heavy equipment needed for the build because all of the materials are going to be pre constructed and brought in. We will also be having a drilled well installed.
- All of the tools needed are power tools so they will require a generator at the site. The gas and the generator will be transported back and forth daily with the workers. They have spill kits available in case of an accidental spill to ensure proper clean up measures are taken. There will be no conflict of resources.

- **Occupations:**

- We anticipate on having 4 carpenters hired on to complete the lodge. NOC codes 7611.0 & 0711.

ADDITIONAL INFORMATION:

- The cabin will only be in use for 6 weeks of the hunting season from mid-September until the last of October. There will be no other occupants there any other time of the year. It's strictly just for our fall moose hunt.
- The septic is already in place, and I have attached the letter of approval and the septic design. Please refer to figures 4-5.
- The septic design plan has crown lands application number 156927 but the correct application number is 161499. We had to start a new application for the same location and the application number changed.
- Gale's Septic will be coming to the site to dispose of the solid waste at their plant.
- All of our garbage will be transported to the western regional waste management plant regularly.

APPROVAL:

- The proponent will require the approval for the crown lands lease from the Government of Newfoundland and Labrador Department of Fisheries Forestry and Agriculture. Additionally, the department of environment and climate change to await the minister's decision upon environmental assessment registration review.
- To date Mountain Top Cabin Ltd is licensed by the department of tourism as a big game hunting lodge and has its license on the tourist establishment act. It is also registered with the crown lands division and pays all of its due annually.

SCHEDULE:

Ideally, we would like to have approval to start in May 2024 in order to have our cabin constructed in time for the fall hunting season.

FUNDING:

No funding is required. The proponent will pay all costs associated with the construction. The estimated cost of everything to turn key is approximately \$160,000.

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.

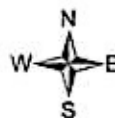
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Or book an appointment to speak with a regional Crown Lands representative at: <https://www.gov.nl.ca/ffa/lands/appointments/>

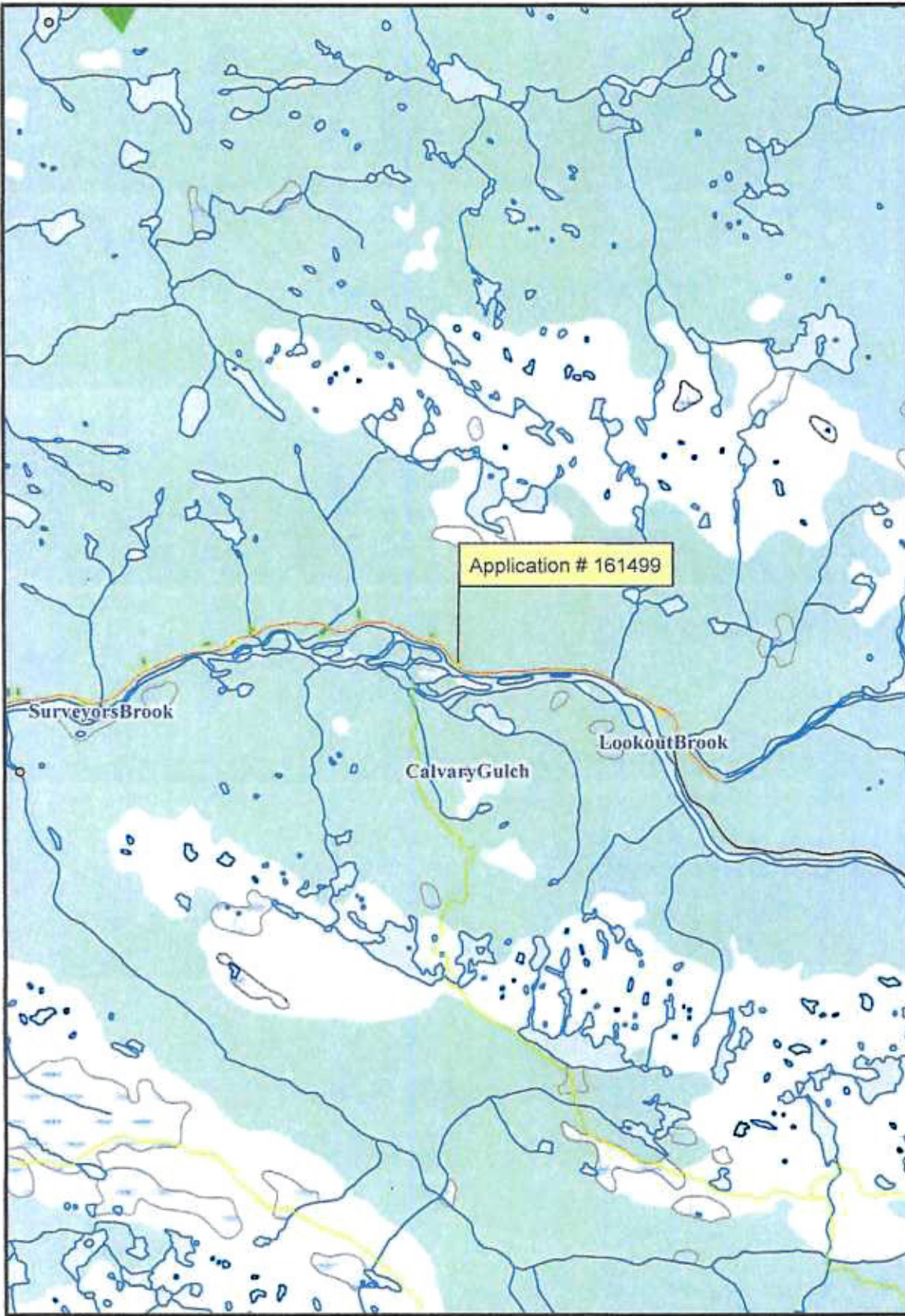


Scale 1:2,500

Date: 8/4/2023



Department of Fisheries, Forestry and Agriculture Crown Lands Division



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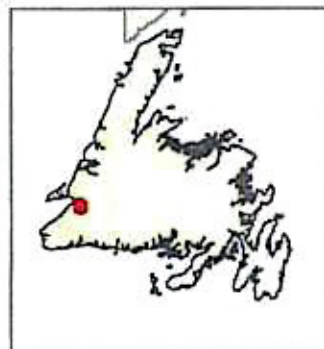
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Scale 1:50,000

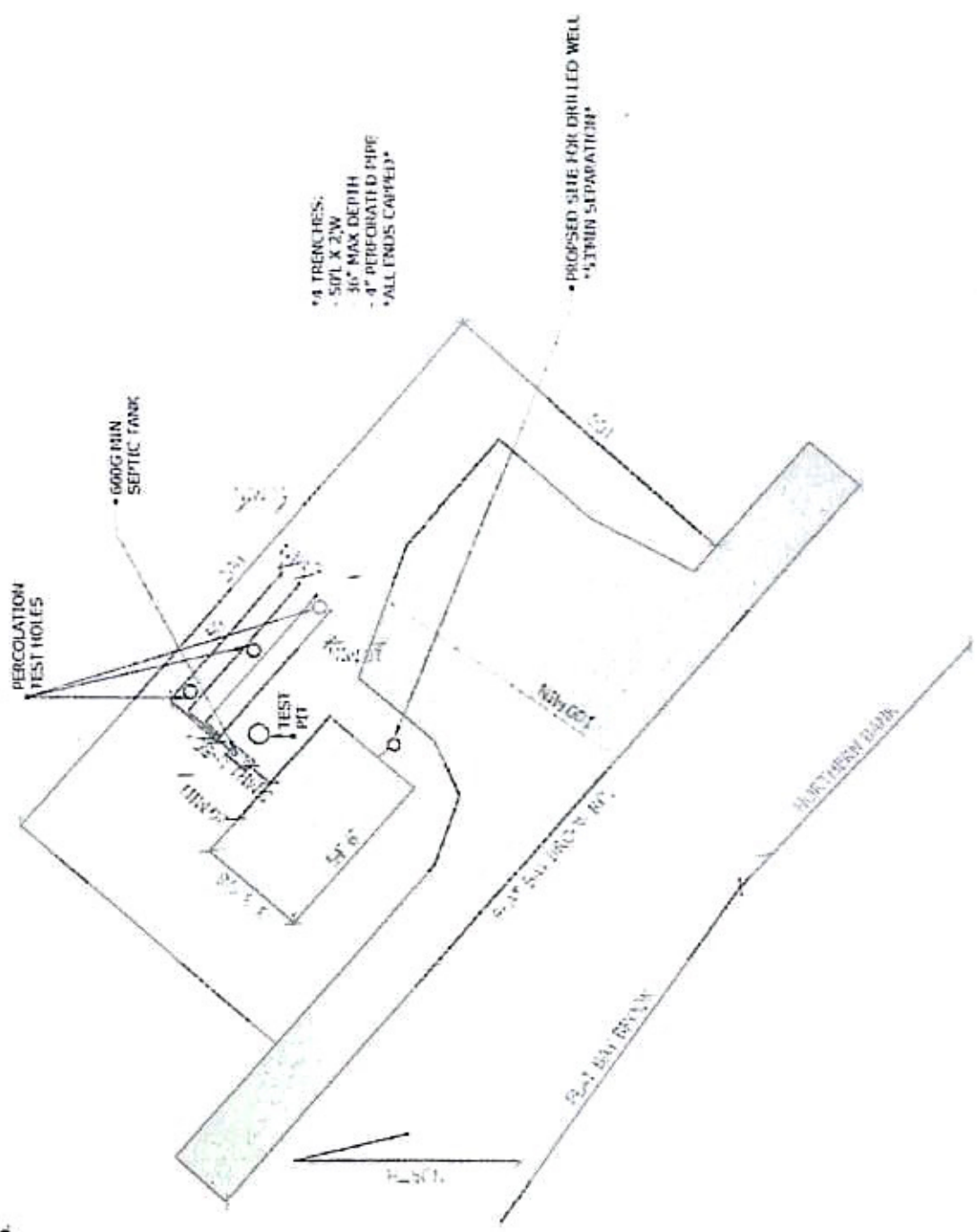
Date: 8/4/2023

Figure 3



FIGURE 4

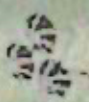
SEPTIC DESIGN PROPOSAL: ART RYAN, FLAT BAY BROOK
DESIGN: TIMOTHY AGOMBAR AD201010589660
*LOCATION: 48 374903, -58.325125
*10KMS EASTWARD ON STEEL RTRN RD.



- *4 TRENCHES:
- 50L X 2W
- 36" MAX DEPTH
- 4" PERFORATED PIPE
- *ALL ENDS CAPPED*

- *PROPOSED SITE FOR DRILLED WELL
- *WITHIN SEPARATION*

Figure 5



Newfoundland
Labrador

Government of Newfoundland and Labrador
Digital Government and Service

October 18, 2021

FINAL APPROVAL CERTIFICATE

Mr Ryan
P.O. Box 162 RR#1
Exiles NL
A0N 1J0


RE: Steel Mountain Road
Flat Bay
GSC File number: HS-2021 10673 00 (Crown Land #: 156927)

Dear Mr. Ryan:

This is to certify that the sewage system at the above location was inspected on 2021 10 13 and has been installed as per the design provided by the Approved Designer Timothy Agombar, Registration # AD-2010 105899, pursuant to the Sanitation Regulations and the Private Sewage Disposal and Water Supply Standards.

It is your responsibility to retain a copy of this approval and its associated septic system design plans for your files.

Yours truly,


Melanie House, C.P.H.I.C.
Environmental Health Officer

Timothy Agombar, Approved Designer
Crown Lands

Figure 6

East Side

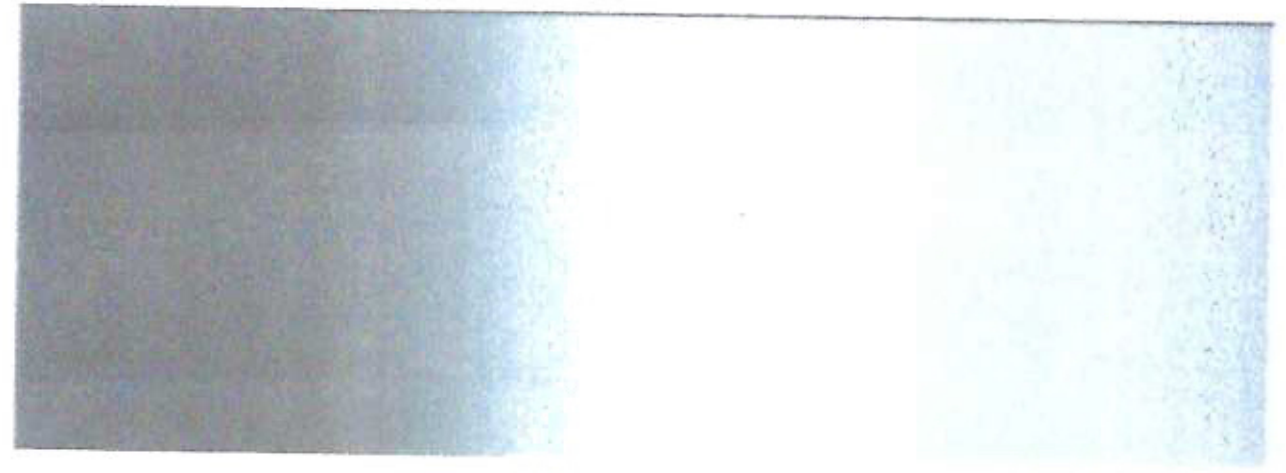
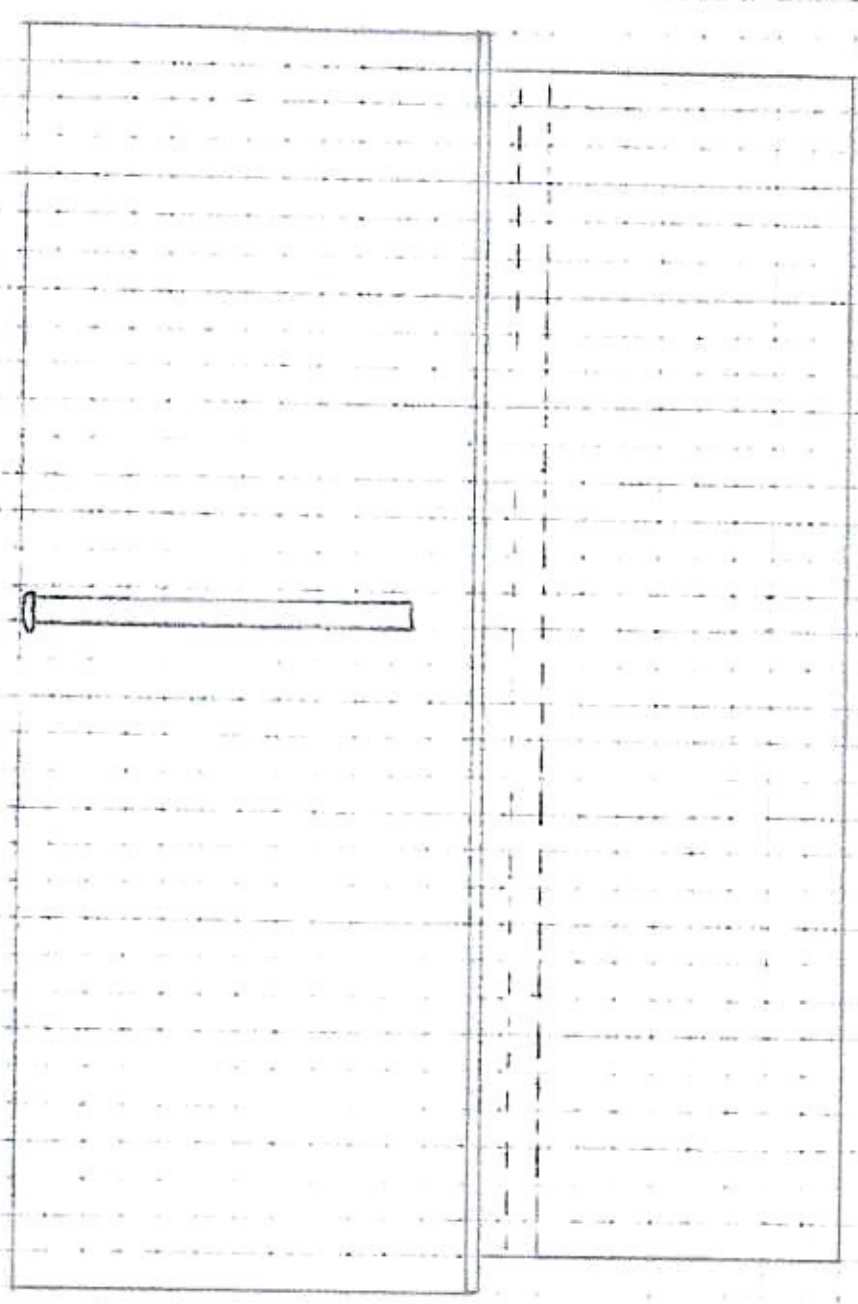


Figure 7

West Side

1/4" = 1'

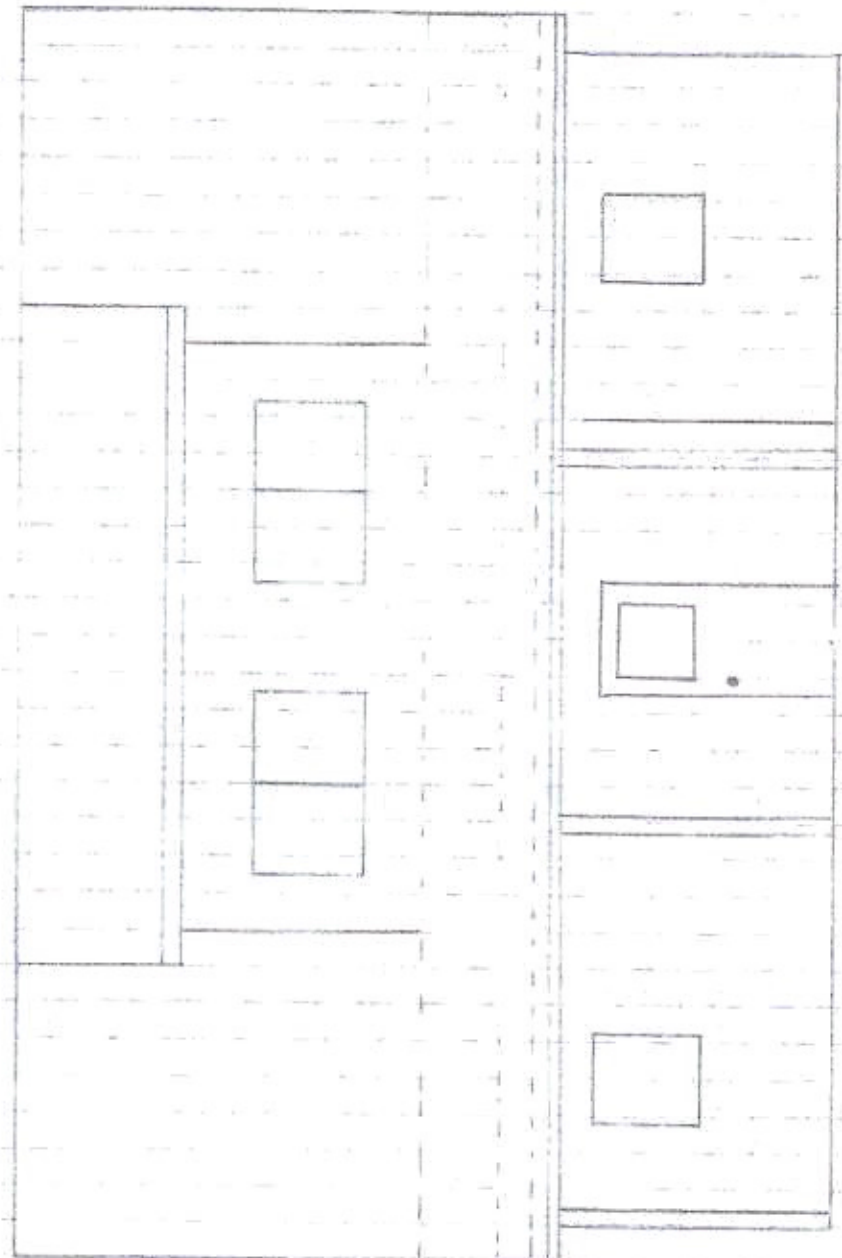


Figure 8

North Side

$\frac{1}{4}'' = 1'$

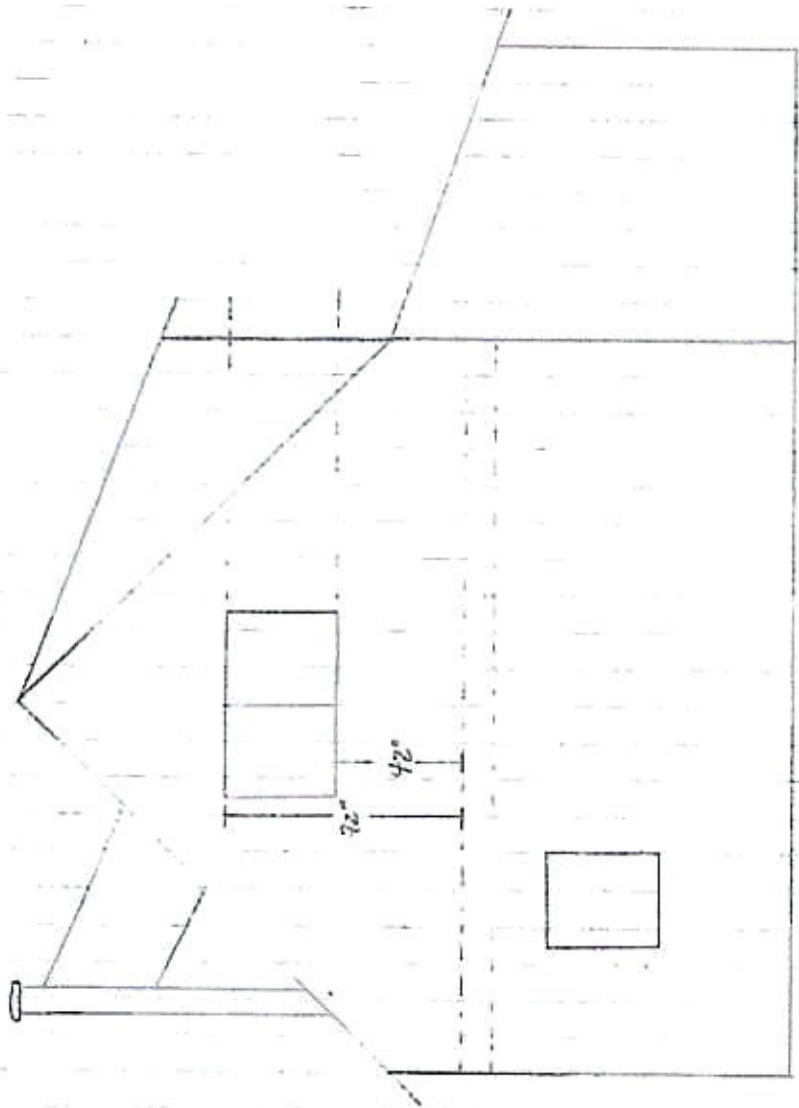
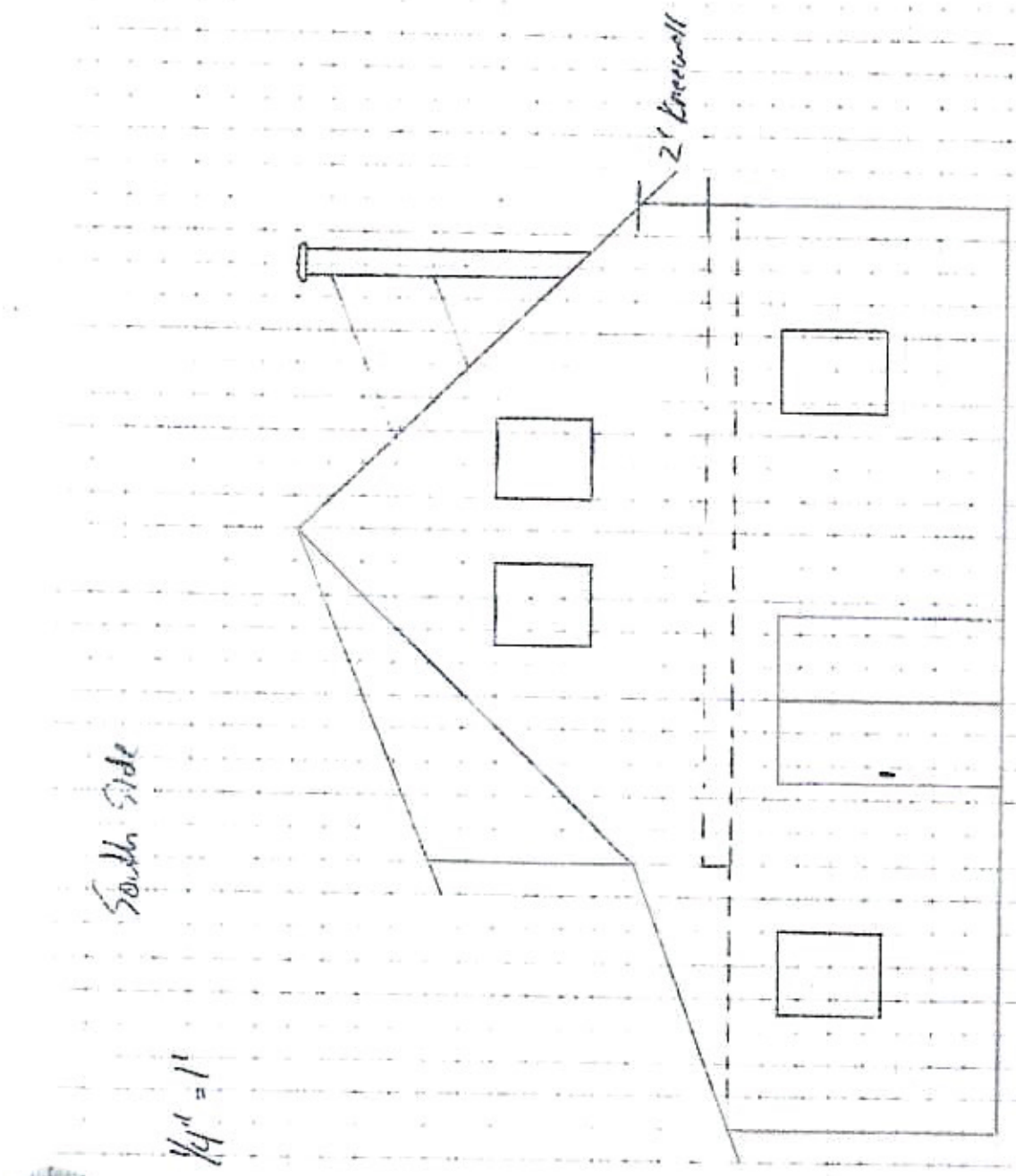


Figure 9



South Side

1/4" = 1'

2' Kneewall



Figure 10

1/4" = 1' Second Floor

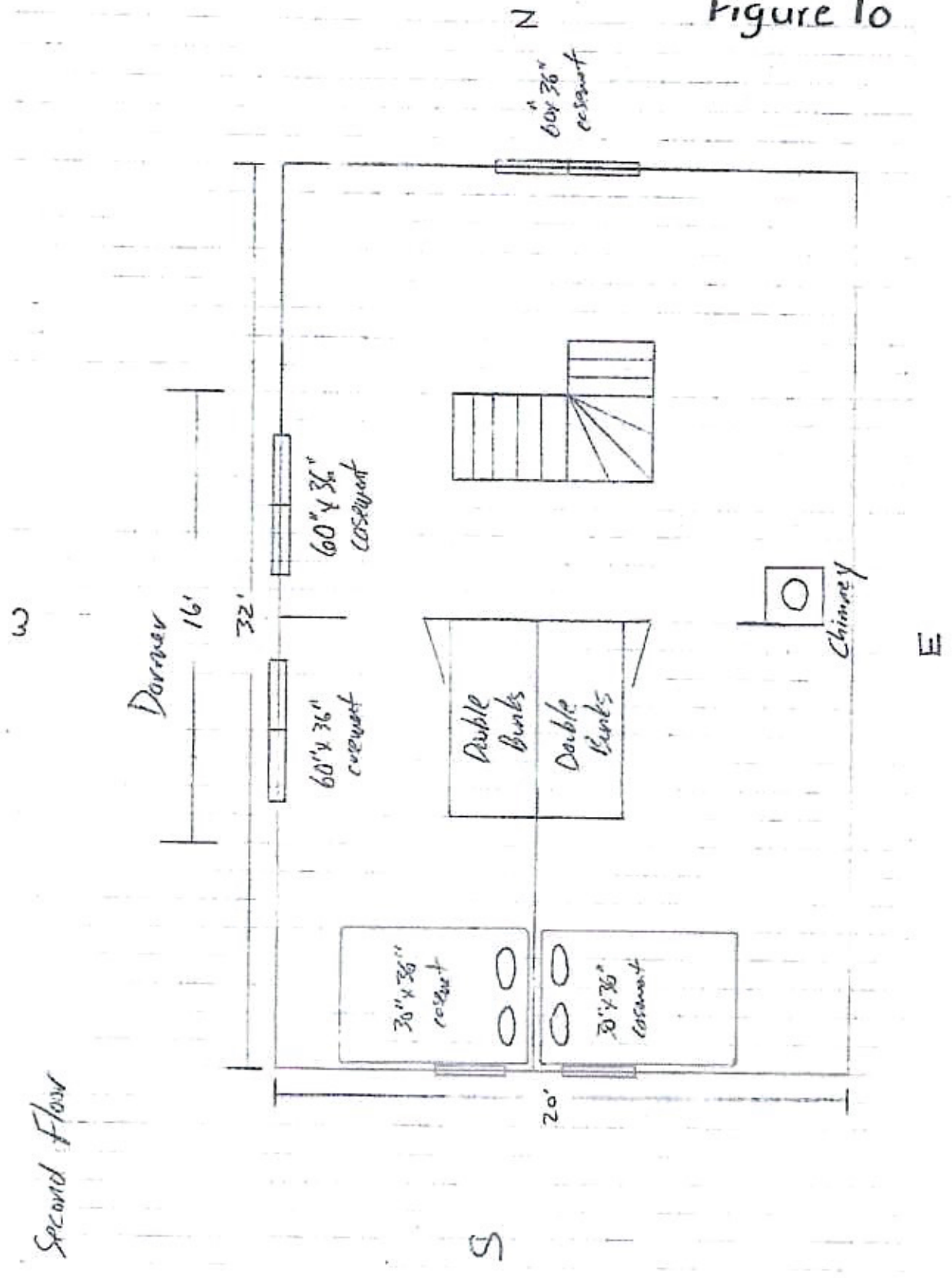


Figure 11



Figure 13

