

Environmental Assessment Registration

Crown Land Application # 161423
Mrs. Zeta Osmond
28 Elms Place, Hampden, NL

Title: Residential House Project
Date: October 16, 2023

Submitted to: Director of Environmental Assessment Division

Submitted by: Kyle Osmond, on behalf of Zeta Osmond

Name of Undertaking: Crown Land Application for Mrs. Zeta Osmond (161423) for the purpose of constructing a new residential dwelling.

Proponent:

- i. **Name:** Zeta Osmond (Residential Property Owner)
- ii. **Address:** [REDACTED]
[REDACTED]
[REDACTED]
- iii. **CEO:** Not applicable. In this case it would be the property owner, Zeta Osmond
- iv. **Principal Contact Person:**
Kyle Osmond
Son of Zeta Osmond
[REDACTED]
[REDACTED]

The Undertaking:

- i. **Name:** Zeta Osmond, Residential Property Development
- ii. **Purpose/ Rationale/ Need for the Undertaking:** To develop a residential building lot and construct a residential dwelling.

Description of the Undertaking:

- i. Geographic Location:
The undertaking is located in the Town of Hampden, and is accessed by the local community road, Elms Place, which exits off of Hampden Road, Route #421. The property is bounded to the North by residential building blocks, to the South by undeveloped Crown Land, to the East by the local community road Elms Place, and to the West by undeveloped Crown Land and the Hampden River 62 meters to the southwest. The Hampden River is a class 2 scheduled salmon river. The attached figures include the location of the project in Newfoundland, a regional scale image showing the project location, a close-up image of the project location, and a Survey Drawing from Yates and Woods Ltd. showing the subject property on local 1:1000 mapping.

ii. Physical Features:

The undertaking involves the purchase and development of virgin property, currently owned by Crown Lands, and noted on the attached figures. The property will be developed into a permanent residential dwelling and accessed via a new driveway exiting the existing community road of Elms Place. The new residential address will be 28 Elms Place, Hampden, NL. The dwelling to be constructed is to be a one storey house, approximately 20m x 23m, on a standard size residential block of 30m x 100 m, or 0.74 acres. The existing property is naturally vegetated with a mixture of coniferous and deciduous mature trees with a mixture of low growth vegetation covering the ground below. The native soil in the area comprises a mixture of reddish-brown silty sand, gravel and cobbles with occasional boulders. Groundwater in the area is typically greater than 3 m BGS (below ground surface). The Hampden River is adjacent to the back edge of the property and horizontally approximately 62m away and is located vertically approximately 10m below the subject property. No bedrock outcrops have been noted on the property in the vicinity of the planned construction.

iii. Construction:

The residential building will be completed using standard construction techniques and will consist of a wood framed building on concrete footings/foundation. The property development will include clearing of existing vegetation to construct the residential building and potential future ancillary buildings (garage, shed, etc.). Levelling/grading of the property will also be completed to facilitate an access driveway and level landscaped areas around the building. Excavation on the property will be completed to install water and sewer systems suitable for the new residence. All clearing, levelling, grading, and excavation work will be conducted using hydraulic excavators, loaders and dump trucks. As required, rock fill may be imported to stabilize the near-building and access road locations. Final landscaping and cleanup will include a combination of asphaltic concrete driveway, granular and grassed areas.

iv. Construction is expected to commence in the spring/summer of 2024 and last approximately 2 years. As the property owner is planning to hire local individuals and use as many of their own resources as possible for the construction. An approximate schedule is as follows:

- a.** Winter 2024: Commence construction, beginning with the harvesting of trees required for site development.
- b.** Spring 2024: Begin land development. Remove all grub, stumps, underbrush, etc. necessary for land development. Once completed, commence with land development (leveling, backfilling, etc.). Foundation excavation will begin as soon as land development permits.
- c.** Summer 2024: Continue with construction of house and development of land. Install services (water, septic, temporary power). The property will be connected to the local hydro grid, as well as to local water supply. Septic field is required on site, with design services provided by Oztech Engineering.
- d.** Fall 2024: Work towards “drying in” house before winter season.
- e.** Winter 2025: Complete all interior work as possible
- f.** Spring 2025: Complete all remaining interior/exterior work
- g.** Summer 2025: Complete all remaining land development.

As the project consists of a residential building construction there is no anticipated air pollutants, and no resource conflicts are expected. All heavy equipment used are compliant with emissions regulations. Equipment will only be operated from 8am to 5pm to mitigate noise conditions in the area, and again all equipment used will be compliant to manufacturer noise emissions. Effluent will be limited to normal residential solid waste which will be collected by the local municipality and

sanitary sewer effluent disposed in a septic field designed by Oztech Engineering, and approved and inspected by Service, NL. There are no concerns for run off from this property, but in the event, there is all required measures will be taken to mitigate this, including sediment traps as necessary.

v. Operation:

The project is a residential dwelling for Mrs. Zeta Osmond. This will be a permanent residence and no further operation is applicable. Effluent will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Oztech Engineering, and approved and inspected by Service, NL.

vi. Occupations:

The project is expected to be completed using locally available labourers and skilled trades including carpenters, electricians, plumbers and mechanical/hvac persons. The Owner will complete site work and final landscaping and cleanup. This project will employ 2-4 carpenters/labourers, 2 electricians, 2 plumbers, and 2 hvac persons, along with the owner completing all site work, as an estimate.

vii. Project Related Documents:

1. No other project-related documents have been generated by or for the proponent.
2. No reports or other environmental work has been previously completed by or for the proponent.

Approval of the Undertaking:

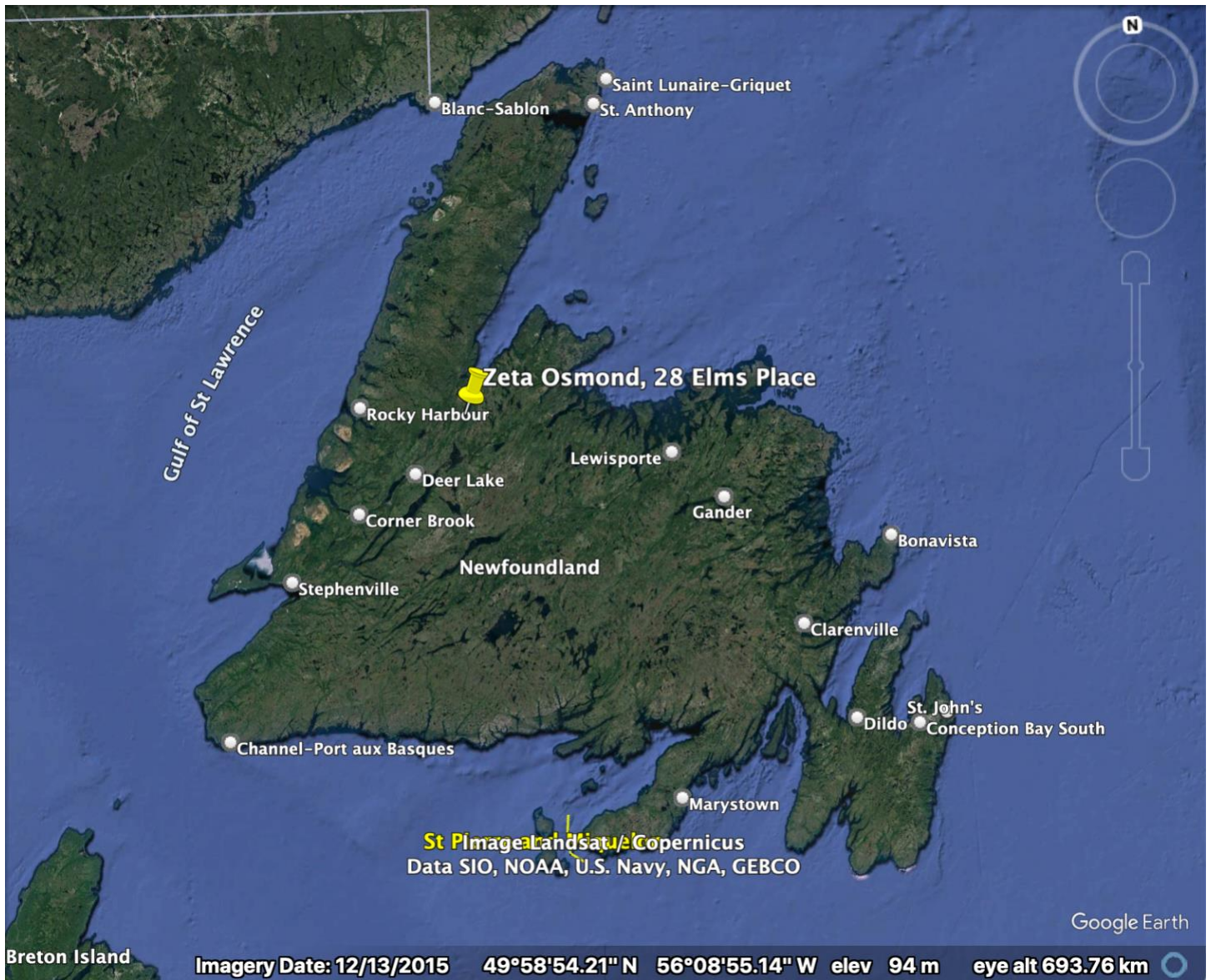
- i. Building Permit issued by the Town of Hampden
- ii. Cutting permit to be issues by Local Forest Management District office.
- iii. Approval/Permit to construct the sanitary sewer, septic system, issued by Service NL.

Schedule:

The project is expected to commence at the earliest possible time in the construction season of 2024. Weather and availability of resources will be biggest governing factors.

Funding:

This project, a single residential dwelling, will be funded by the proponent, Mrs. Zeta Osmond. The owner estimates capital expenditures of approximately \$600,000 required to complete this project, given the many costs that will be mitigated by the owner in land development.

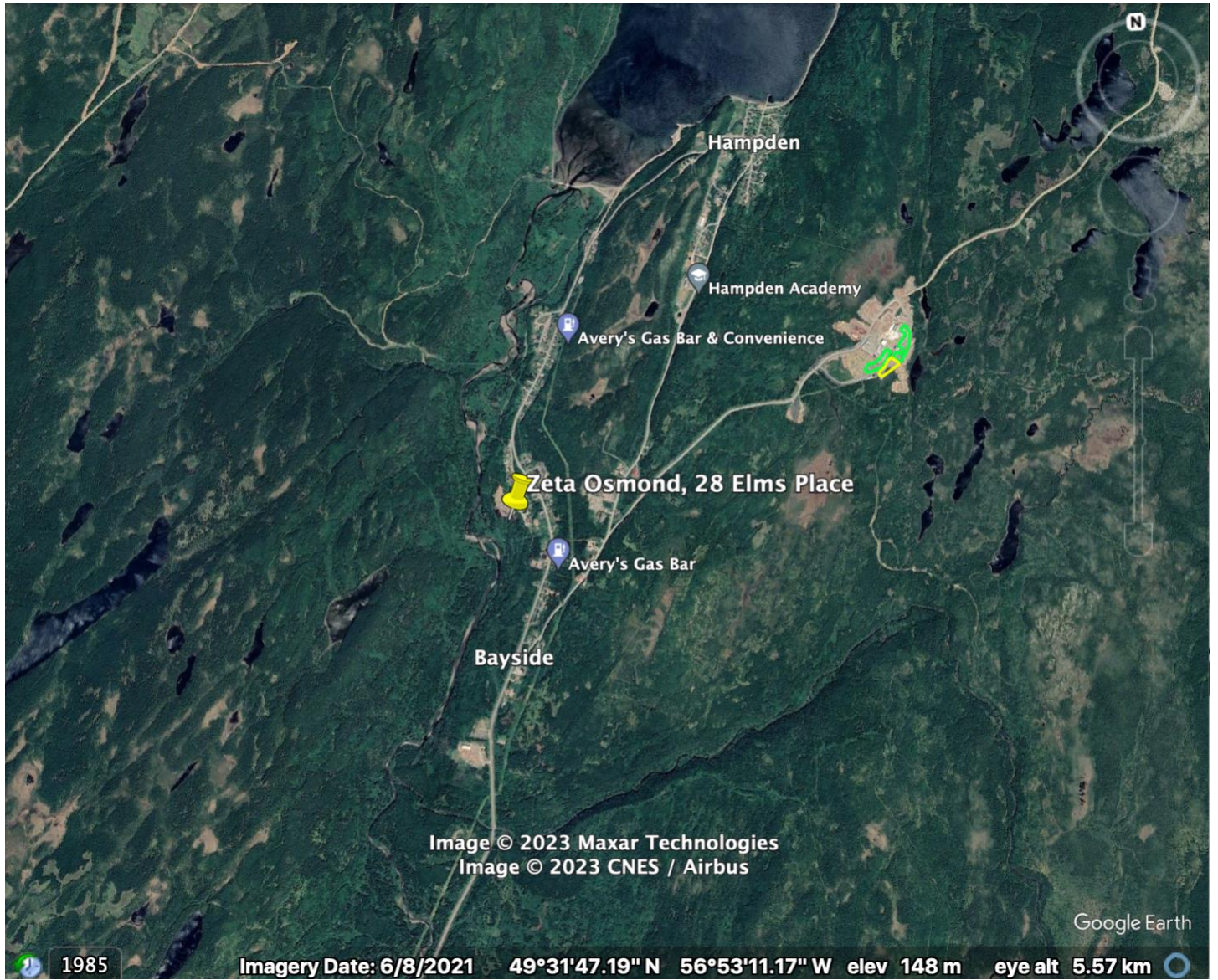


Imagery Date: 12/13/2015

49°58'54.21" N

56°08'55.14" W elev 94 m

eye alt 693.76 km



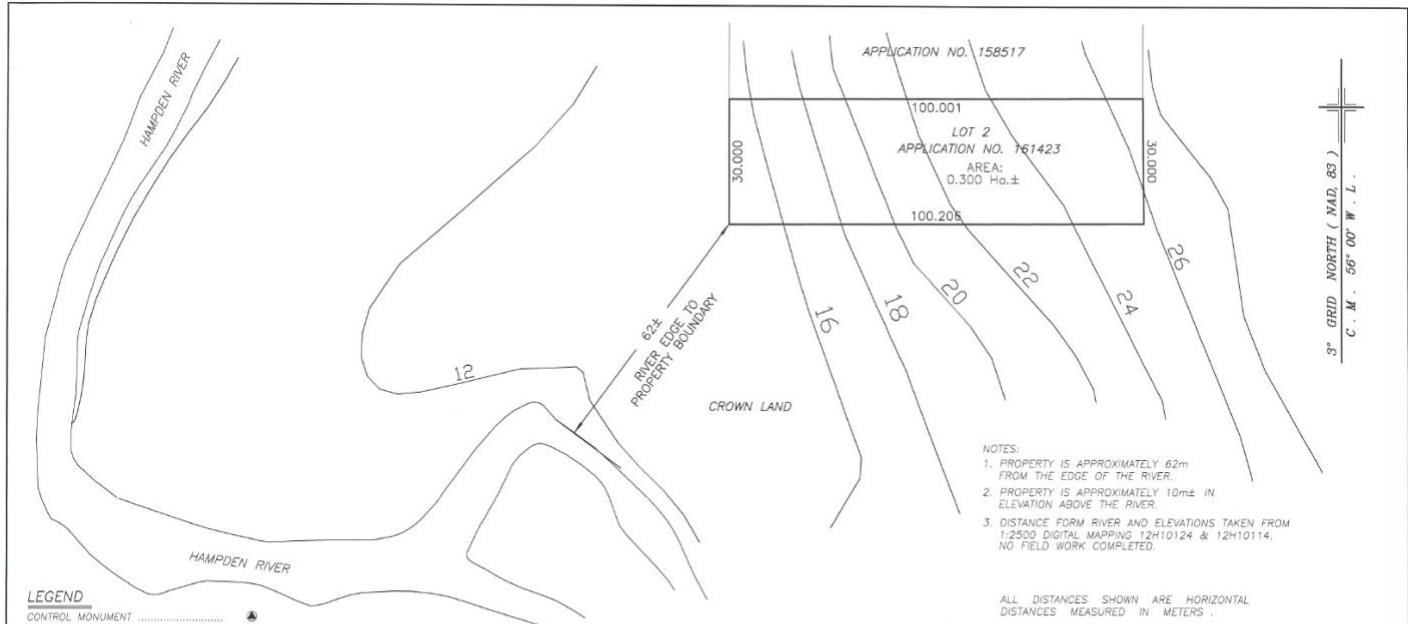
Zeta Osmond, 28 Elms Place

Avery's Gas Bar

Image © 2023 CNES / Airbus

Google Earth

1985 Imagery Date: 6/8/2021 49°31'27.32" N 56°52'36.07" W elev 23 m eye alt 889 m



LEGEND

CONTROL MONUMENT	▲
CAPPED IRON PIN	●
FOUND IRON PIN	■
PK NAIL	⊙ PK
BOUNDARY LINE	—
POLE OR LIGHT STANDARD	•
HYDRANT	⊙
FENCE POST	FP
FENCE LINES	— X —
GUY WIRE	—
POWER—TELEPHONE LINES	—
EASEMENTS	—
CENTERLINE	— e —

NOTES:

1. PROPERTY IS APPROXIMATELY 62m FROM THE EDGE OF THE RIVER.
2. PROPERTY IS APPROXIMATELY 10m± IN ELEVATION ABOVE THE RIVER.
3. DISTANCE FROM RIVER AND ELEVATIONS TAKEN FROM 1:2500 DIGITAL MAPPING 12H10124 & 12H10114. NO FIELD WORK COMPLETED.

ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES MEASURED IN METERS .

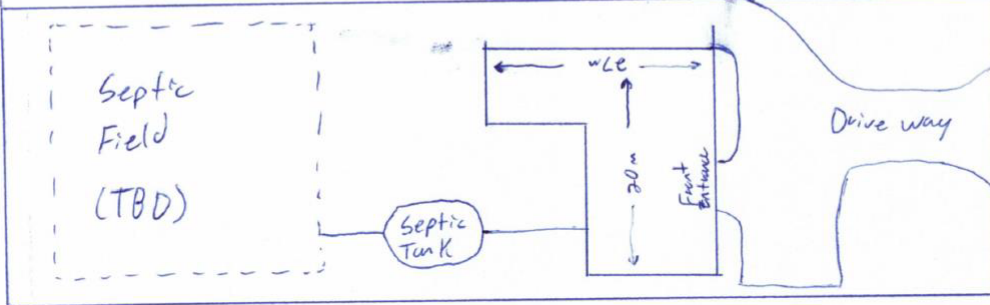
YATES AND WOODS LTD. NEWFOUNDLAND LAND SURVEYORS 53 CARIBOU ROAD CORNER BROOK, NL. A2H 4W8 TEL. 639-9177 E-mail: yatewood@nf.aibn.com		
PROPOSED LAND FOR CROWN LAND APPLICATION FRED OSMOND 28 ELMS PLACE (LOT 2) , HAMPDEN , NL .		
SCALE: 1 : 1000	DWG. NO. 22119 LOT 2	DRAWN BY C.O.R



DATE: OCT. 16 , 2023

Fred Osmond

Application #158517



Elms Place

Zeta Osmond
28 Elms Place
Application #161423
Drawing Not To Scale