

Environmental Assessment Registration

Dwelling & Accessory Building

Ken and Lorraine Abbott

Boom Siding, NL

Title: Residential House Project

Date: November 3, 2023

Submitted to: Director of Environmental Assessment Division

Submitted by: Ken and Lorraine Abbott

Name of Undertaking: Residential House Project for the purpose of constructing a new residential dwelling and accessory building.

Proponent:

- i. **Name:** Ken and Lorraine Abbott
- ii. **Address:** Boom Siding, NL
- iii. **CEO:** Ken Abbott (Property Owner)
- iv. **Principal Contact Person:** Ken Abbott

The Undertaking:

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

Description of the Undertaking:

- i. **Geographic Location:** The Undertaking is located in Boom Siding in close proximity to Humber Valley Resort, Little Rapids and near Pasadena, and is accessed by the local community road, Boom Siding Road. The property is bounded to the South of Boom Siding and the Trans Canada Highway and wooded land and North by the Humber River, to the East by residential lots, and to the West by residential lots. The property may be accessed when travelling from the East or from the West. When travelling from the East on the Trans Canada Highway, take Exit 11 and turn right onto Boom Siding Road. When travelling from the West on the Trans Canada Highway, take Exit 11, and turn left to go under the overpass then turn right onto Boom Siding Road. Travel approximately 1.5 km on Boom Siding Road. The attached images include the location of the project in Newfoundland and Labrador Appendix "A", a regional scale image showing the project location Appendix "B", a close up image of the project location Appendix "C", a close up of the project location with overlay of boundaries showing the proposed house, accessory building and septic system Appendix "D", a Survey Drawing from Yates and Woods Ltd. showing the subject property Appendix "H".
- ii. **Physical Features:** The project involves the development of the property on this land and is property is currently owned by Ken and Lorraine Abbott. The property will be developed into a residential dwelling and accessory building and accessed via an existing driveway off Boom Siding Road. The dwelling being constructed will be a one storey slab on grade measuring approximately 1,600 to 1,800 square ft. and an accessory building approximately 500 square ft. The existing property is surrounded by deciduous and coniferous trees, alders and vegetated growth covering the ground. The soil in the area consists of a mixture of red top soil and sand with traces of small rocks Appendices "E, F & G".
- iii. **Construction:** The proposed building will be completed using standard construction techniques and will consist of a wooded framed building on concrete slab footing. The property development will include the clearing of some existing trees and vegetation to construct the dwellings. Water will come from Artesian well and sewer will be an approved septic system. As required, rock fill may be imported to construct concrete slab. Final

- landscape and cleanup will include a combination of granular and grassed area. Any construction debris or waste will be disposed of at the Wild Cove Waste Disposal Site in Corner Brook. Construction is expected to commence in the spring/summer of 2024 and will last approximately one year. As the project consists of a residential building construction there is no anticipated air pollutants, and no resource conflicts are expected.
- iv. **Operation:** The project is a residential dwelling and accessory building for Ken and Lorraine Abbott. Effluent will be limited to normal residential solid waste into the approved septic system.
- v. **Occupations:** The project is expected to be completed using locally available laborers and skilled trades including carpenters, electricians and plumbers. The Owner will complete site work and final landscaping and cleanup.
- vi. **Project Related Documents:**
 - a. No other project-related documents have been generated by or for the proponents.
 - b. No reports or other environmental work has been previously completed by or for the proponent.
 - c. Prior to purchasing the land, the previous owner had a protected land development permit. Please see attached as Appendix "I"

Approval of the Undertaking:

- i. Approval/Permit to develop land issued by Department of Digital Government & Service NL (DGSNL)/Government Service Centre (GSC).
- ii. Approval/Permit to construct the sanitary sewer septic system issued by Department of Digital Government and Service NL (DGSNL)/Government Service Centre (GSC).
- iii. Approval/Permit for electrical wiring being performed by a licensed Electrical Contractor under an Electrical Permit obtained by Department of Digital Government and Service NL (DGSNL)/Government Service Centre (GSC).

Schedule: The project is expected to commence at the earliest possible time in the construction season of 2024 dictated by the weather.

Funding: This project will be funded by the Proponents Ken and Lorraine Abbott and it is estimated that the cost would be around (\$325,000.00).

Appendix A: Google Earth map showing where the land is located in Newfoundland and Labrador.

Appendix B: Google Earth map showing the surrounding communities.

Appendix C: Google Earth map showing a close up view of the land and surrounding communities.

Appendix D: Google Earth map with overlay of the boundaries showing where the proposed house and accessory building along with the septic system will be located.

- Appendix E: Picture of the land depicting the various trees and soil.
- Appendix F: Picture of the land depicting the various trees and soil.
- Appendix G: Picture of the land depicting the various trees and soil.
- Appendix H: Survey indicating where the house, accessory building and septic system will be placed.
- Appendix I: Previous owners approved Protected land development permit.

Date: Nov 3, 2023

Signature of Proponents:

Ken Abbott

Ken Abbott

Lorraine Abbott

Lorraine Abbott

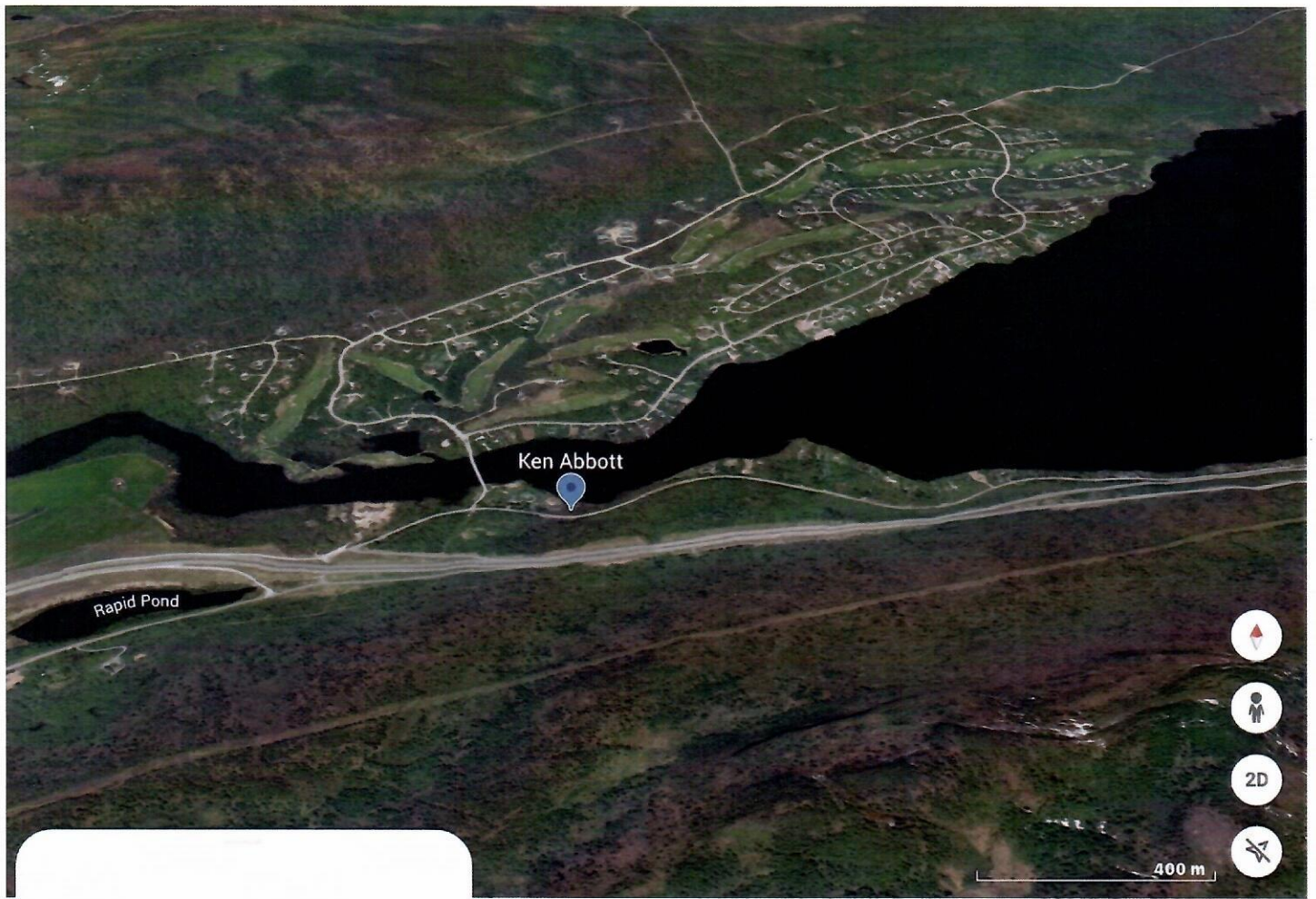


APPENDIX "A"



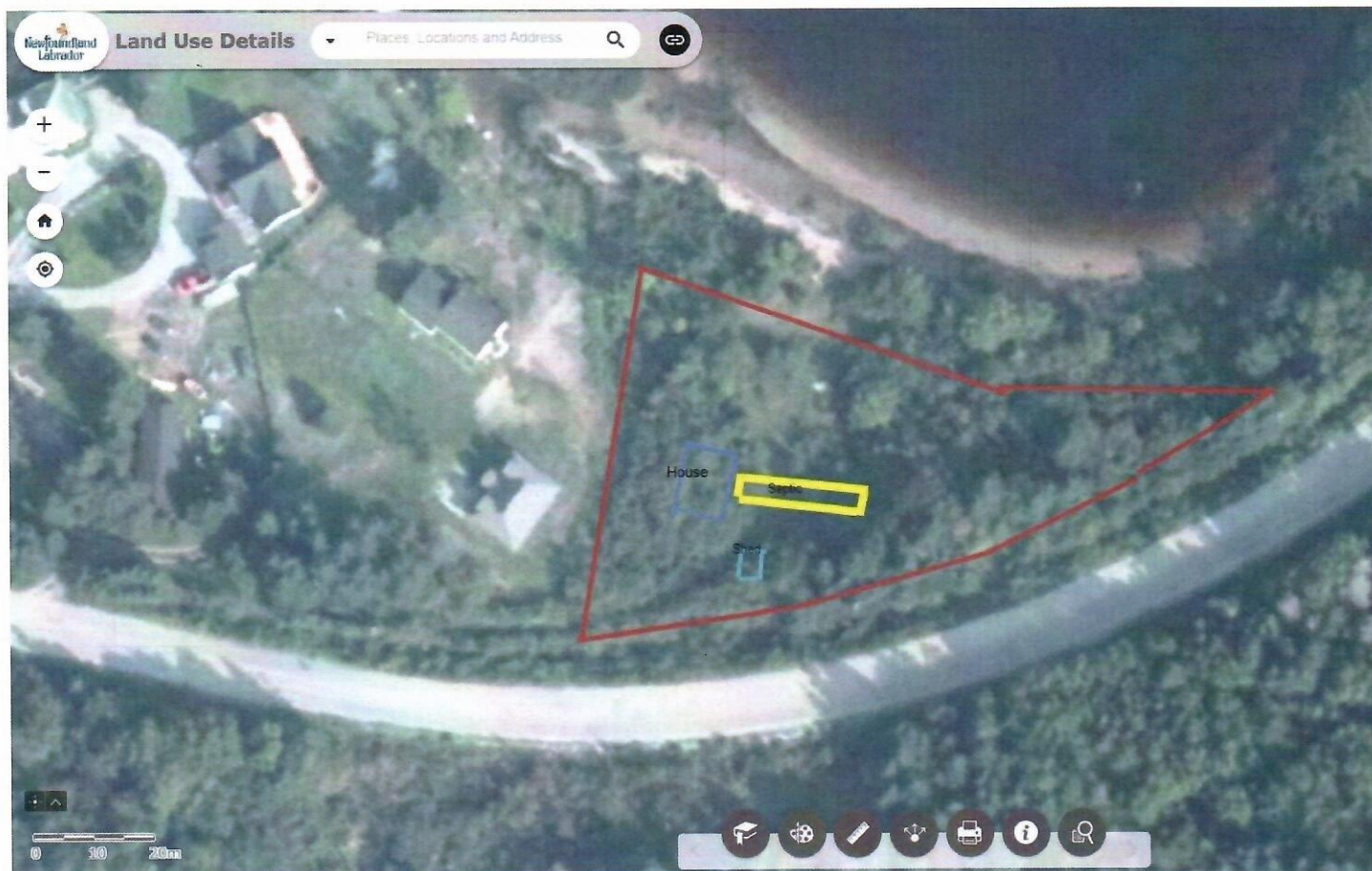
Donna

APPENDIX "B"



Donna

APPENDIX "C"



Donna

APPENDIX "D"



Donna

APPENDIX "E"



Donna

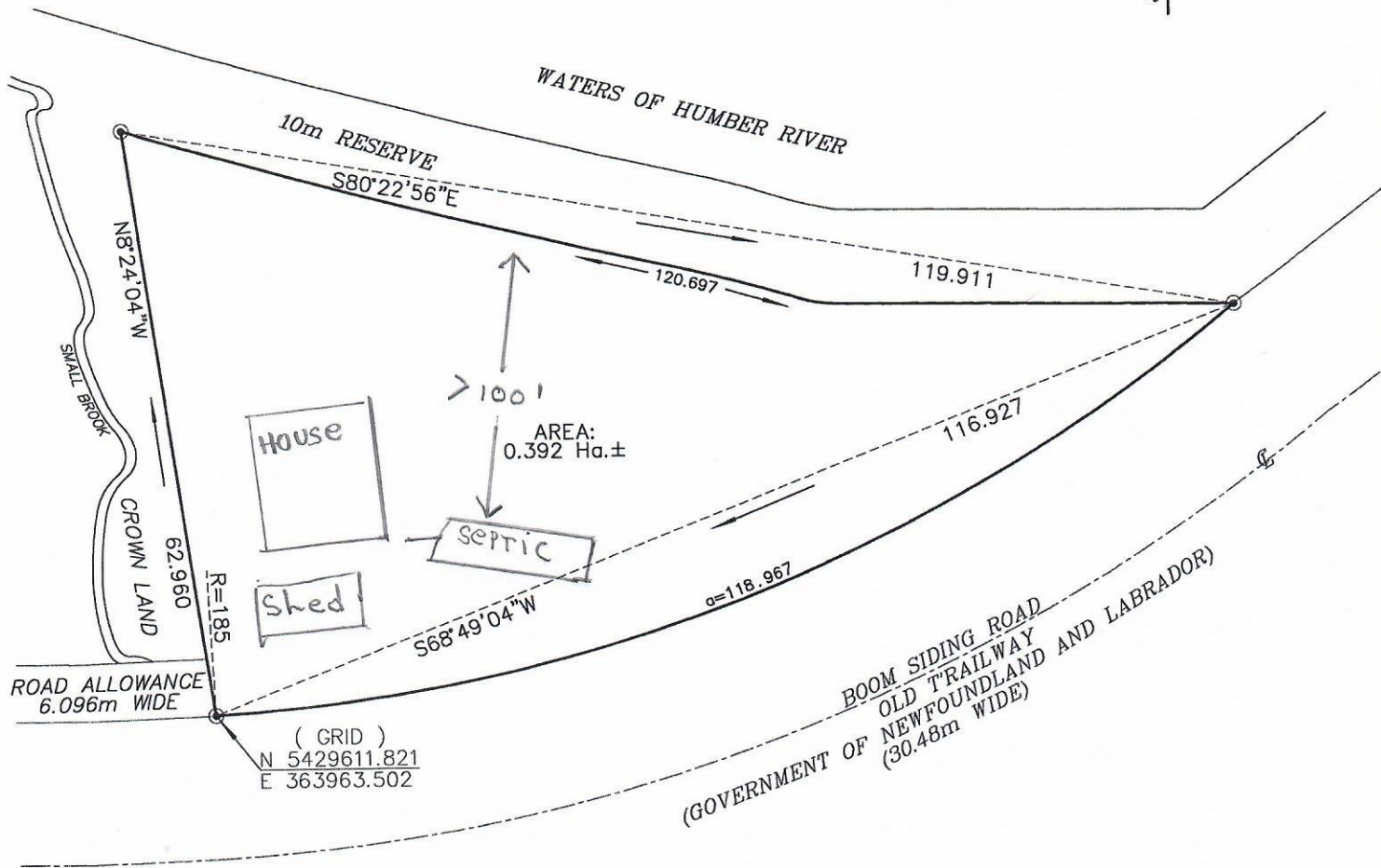
APPENDIX "F"



APPENDIX "G"

APPENDIX "H"

3° GRID NORTH (NAD, 83)
C . M . 58° 30' W . L .



LEGEND

CONTROL MONUMENT	⊙
CAPPED IRON PIN	●
FOUND IRON PIN	■
PK NAIL	⊗ PK
BOUNDARY LINE	—
POLE OR LIGHT STANDARD	•
HYDRANT.....	●
FENCE POST	FP ■
FFNCE LINES	—x—x—

REFERENCE MONUMENTS : 87G2372 N 5,430,484.121 E 367,592.663

**DESCRIPTION OF LAND FOR
KEN ABBOTT
BOOM SIDING ROAD, BOOM SIDING, NL**

All that piece or parcel of land situate and being at Boom Siding, abutted and bounded as follows, that is to say:

Beginning at a survey marker on the northwesterly limit of Boom Siding Road, Old T' Railway (Government of Newfoundland and Labrador), thirty decimal four eight (30.48) metres wide, the said point being the most southerly angle of the herein described parcel and having Grid co-ordinates of North 5,429,611.821 and East 363,963.502 as referenced from Monument 87G2372;

Thence running by Crown Land and continuing along the easterly limit of a Road Allowance, six decimal zero nine six (6.096) metres wide, north eight degrees twenty-four minutes four seconds west (N 08° 24' 04" W) sixty-two decimal nine six zero (62.960) metres to a survey marker;

Thence running along the southwesterly limit of a Reserve ten (10) metres wide, extending along the southwesterly shoreline of the Waters of Humber River to a point which is distant one hundred nineteen decimal nine one one (119.911) metres as measured on a bearing of south eighty degrees twenty-two minutes fifty-six seconds east (S 80° 22' 56" E);

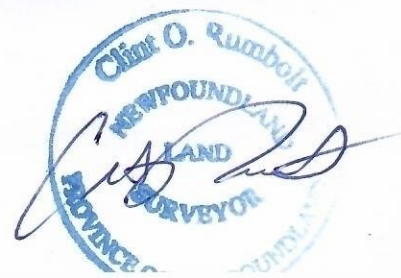
Thence running along the aforesaid northwesterly limit of Boom Siding Road, Old T' Railway (Government of Newfoundland and Labrador), thirty decimal four eight (30.48) metres wide, along a curve in a clockwise direction having a radius of one hundred eighty-five (185) metres to a survey marker which is distant one hundred sixteen decimal nine two seven (116.927) metres as measured on a bearing of south sixty-eight degrees forty-nine minutes four seconds west (S 68° 49' 04" W), more or less, to the point of beginning and being more particularly shown and delineated on the attached plan;

The above described land contains an area of zero decimal three nine two (0.392) hectares, more or less;

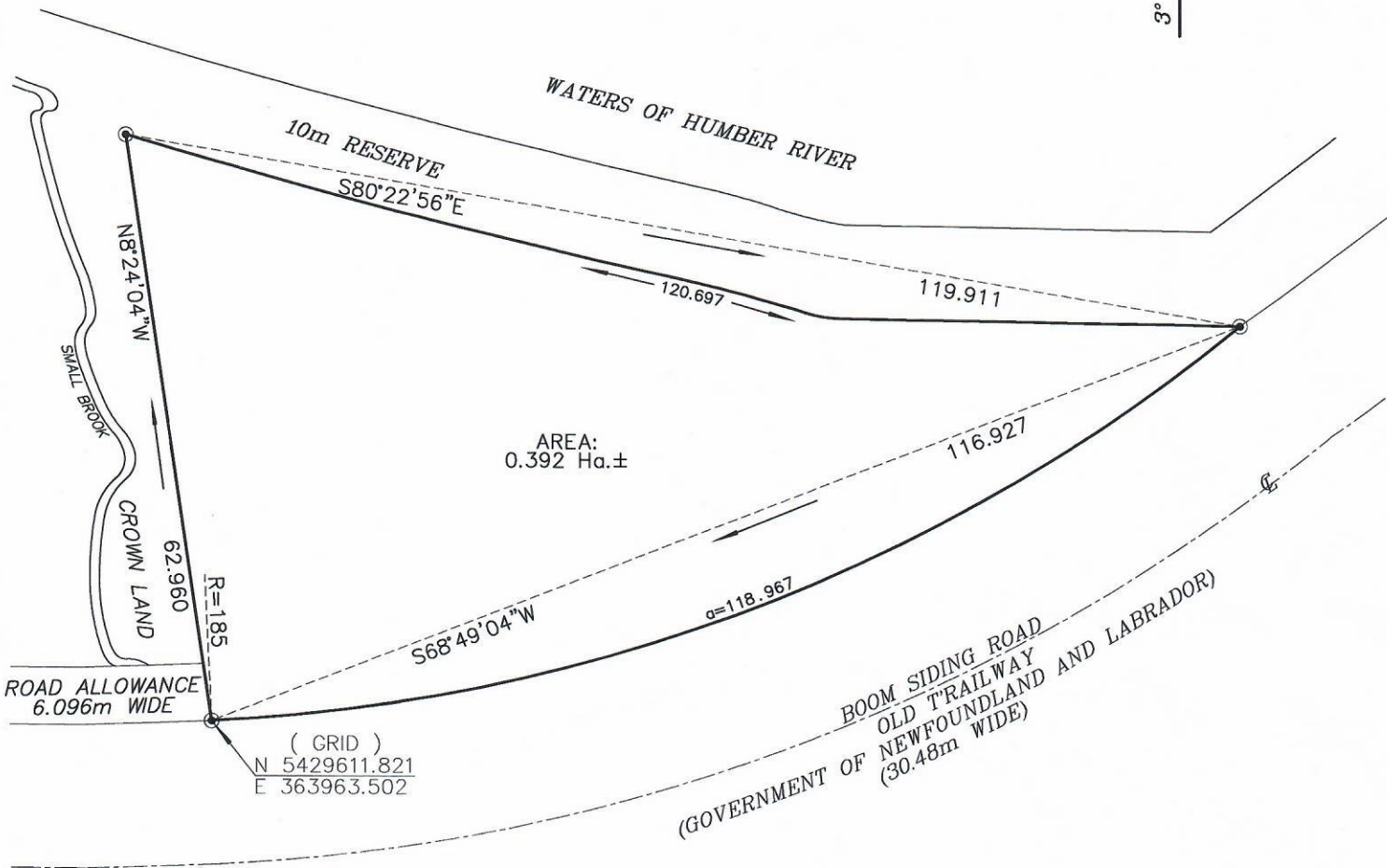
All bearings referenced to the Meridian of fifty-eight degrees thirty minutes west longitude of the Three Degree Modified Transverse Mercator Projection, Zone 3, NAD 83 for the Province of Newfoundland and Labrador.

Yates and Woods Limited
22605

Nov. 22, 2022



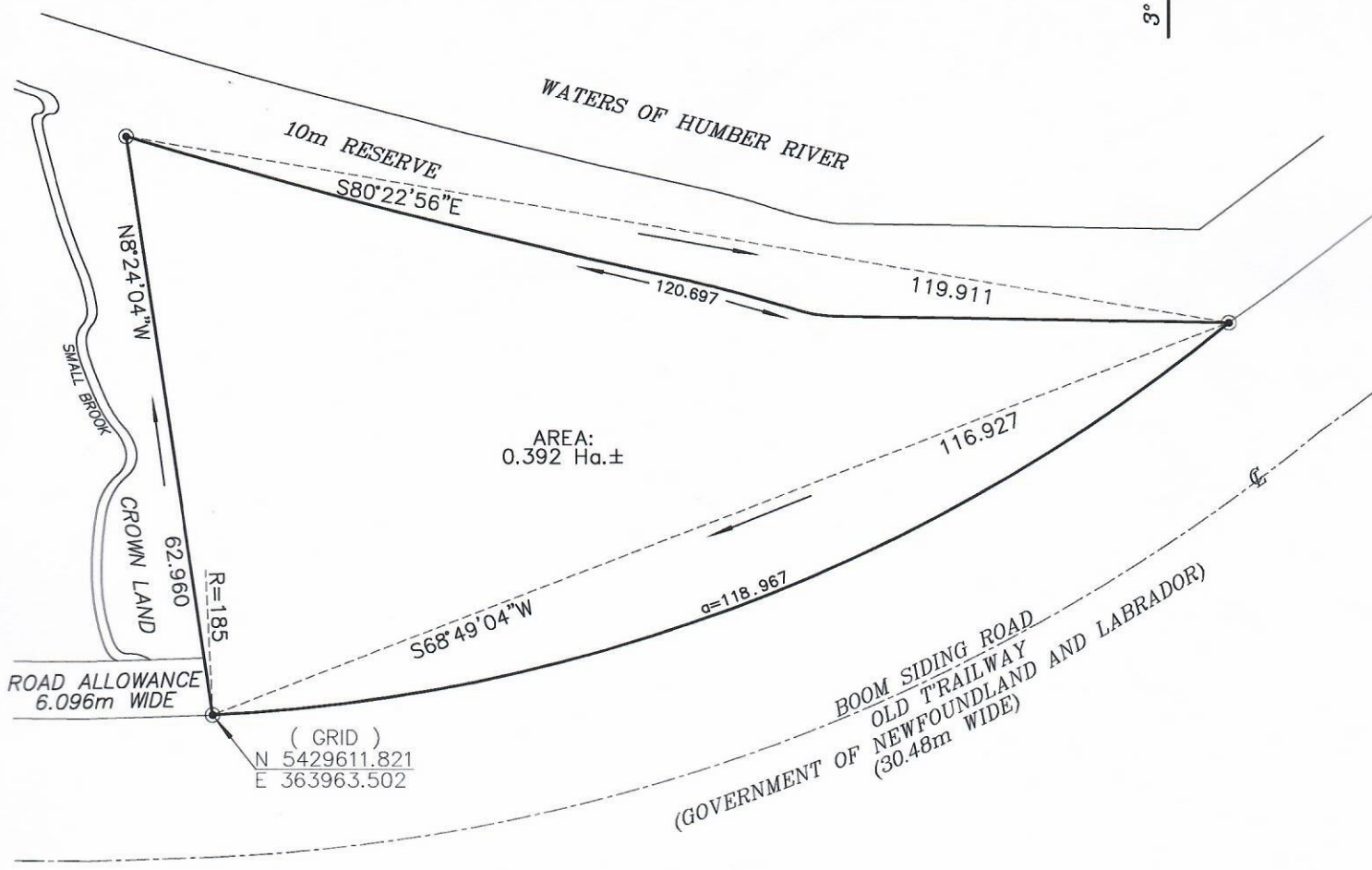
3° GRID NORTH (NAD, 83)
 C . M . 58° 30' W . L .



LEGEND

- CONTROL MONUMENT
- CAPPED IRON PIN
- FOUND IRON PIN
- PK NAIL
- BOUNDARY LINE
- POLE OR LIGHT STANDARD
- HYDRANT.....
- FENCE POST
- FENCE LINES
- GUY WIRE

REFERENCE MONUMENTS : 87G2372 N 5,430,484.121 E 367,592.663
 (COMBINED SCALE FACTOR : 0.999947)



LEGEND

- CONTROL MONUMENT
- CAPPED IRON PIN
- FOUND IRON PIN
- PK NAIL PK
- BOUNDARY LINE
- POLE OR LIGHT STANDARD
- HYDRANT.....
- FENCE POST FP
- FENCE LINES
- GUY WIRE
- POWER-TELEPHONE LINES
- EASEMENTS
- CENTERLINE

REFERENCE MONUMENTS : 87G2372 N 5,430,484.121 E 367,592.663
(COMBINED SCALE FACTOR : 0.999947)
87G2363 N 5,430,357.625 E 364,449.449

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



**SURVEY PLAN OF LAND FOR
KEN ABBOTT
BOOM SIDING ROOM , BOOM SIDING , NL .**

SCALE: 1 : 750

DWG. NO. 22605

DRAWN BY C.C.K.

DATE: NOV. 22 , 2022

APPENDIX "I"



Government of Newfoundland and Labrador
DIGITAL GOVERNMENT & SERVICE NL

*Development Permit
Protected Road Zoning Regulations*

February 28, 2022

File Number: MP-2021 109143 01
Permit Number: 262891A

PO Box 159
Pasadena, NL
A0L 1K0

ATTN: Mr. Denny Hemeon

Date of Issue: February 28, 2022

Date of Expiration: February 27, 2023

Proposed Development: Subdivision of existing lot for new residence
Location: Boom Siding, Pasadena, NL

Permission is hereby granted for the proposed development outlined above subject to the following conditions:

1. The development must be located and constructed in accordance with your approved application dated October 20, 2021 and to the standards of the National Building Code of Canada.
2. Water supply and sewage disposal system to be located and installed in accordance with the plans and specifications approved for this site by the Government Service Centre. The sewage disposal system must be inspected and approved by an official from the Government Service Centre before it is backfilled or used.
3. All requirements and recommendations of Transportation & Infrastructure that have been provided for this file are to be strictly adhered to.
4. You are reminded that any electrical wiring must be performed by a licensed Electrical Contractor under an Electrical Permit obtained from the Government Service Centre.
5. The residence must be set back a minimum of 45 meters from the center line of the Trans-Canada Highway and 18 meters from local roads.
6. The building is not to be occupied until such time as it is completed in accordance with all the conditions of this permit.
7. This structure is to be used for no other purpose other than the proposed use as approved.
8. Before any excavation takes place, please contact Bell Aliant, Fort William Building, St.

You have the right to appeal this decision. The appeal and fee of \$200 plus HST (\$230 total) must be submitted to the Secretary of the Appeal Board at the Department of Municipal Affairs, 1st floor, Confederation Building (West Block), P. O. Box 8700, St. John's, NL, A1B 4J6 within 14 days from the time you receive this decision. If your appeal is successful, the appeal fee will be refunded by the authority. If the appeal and fee is not submitted within this time limit, your right to appeal will be considered to be forfeited. You should note that any interested person also has the right to appeal the decision regarding your application within the 14 day appeal period.

This permit does not absolve the applicant from obtaining any leases, permits, or licenses which may apply, from any other Provincial, Federal, or Municipal Authority.

A handwritten signature in black ink, appearing to read 'A. Legge', is positioned above the printed name.

Aaron Legge
Technical Inspector