

Environmental Assessment Registration

ATV Trail to Access and Construct Cottage on Salmon Pond, NL

Paul Saunders



March 03 2024

Name of Undertaking:

ATV Trail to Access and Construct Cottage on Salmon Pond

Proponent:

Paul Saunders

The Undertaking:

ATV Trail to Access and Construct Cottage

Purpose/Rationale/Need for the undertaking:

To fix up a old pre-existing logging road. This trail is applied for by the proponent through Crown Lands as a license to occupy with application #161800. The purpose of the trail is to access a family cottage (Crown Lands Application #161719) that I plan to build upon approval of my crown land application. The piece of Crown Land that is intended for a cottage (Application# 161719) is also accessible by boat on salmon pond through a few different access points. The trail would be another way to access the cottage, which would be most convenient for accessing the cottage year round.

The Central Regional Lands Office determined the approval of application 161719 for a cottage is dependant upon the approval of the ATV Trail application (161800). Crown Lands application 161800 was determined to require registration for Environmental Assessment before they could approve the application.

Description of the Undertaking:**Geographical Location:**

To exit off the TCH just west of Glenwood on the Salmond Pond Forrest Access Resource Road and travel 2.8 kms you will find the beginning of the proposed ATV trail to your left. The trail is already accessible by ATV as it was previously put in many years ago by a logging company to cut wood, however it was never registered in the past and hasn't been used for this purpose for the past few decades therefore it has grown in with alders over the years. There are no rivers, ponds, or bridges to cross and to maintain the trail all that is needed is some minor brush cutting of alders. The land for the cottage will require cutting of some brush, low ground cover and trees.

The ATV trail is located at approximately Latitude 49.014958 Longitude -54.893171. The Cottage will be located at approximately latitude 49.014957 longitude - 54.893004.

Physical Features:

There are no cabins or any other structures along this route.

The existing trail is approximately 0.84 km long and goes through wooded areas that have already been cleared from the logging road that was previously put in decades ago. There are no bogs or general wet areas to cross. The ground is hard and the remaining of the old road are still there; therefore making it easily accessible by all ATV vehicles. The approximate width of the trail will be ranging from 10-12 feet. There is only some minor maintenance that is needed in some areas that will only require the cutting back of brush and any small trees that may have grown up over time. Any trees or alders that are cut will be used for firewood.

The planned size for the cottage is 24 ft x24 ft and approximately 18 ft tall. The allotment for the size of land is 100ft x 200ft. It will be about 40 meters back from the nearest pond (Salmon Pond) and will be constructed on flat level land that is mainly covered with low ground cover, coniferous (mainly spruce) and deciduous (mainly birch) trees while trying to keep most of the mature trees. Any trees cut for construction of the cottage will be used for firewood and there will be no biological or physical effects in the area.

Construction

The start and end of any needed maintenance of the trail depends on the approval of this application. If approved the maintenance will begin shortly after and will only take approximately 1 day to clear brush which hopefully will take place in the spring of 2024 using manual labor and chainsaw.

The planned start and length of time for construction of the cottage will also begin in early spring of 2024 and take approximately 1 year to complete.

The only potential source of pollutants during maintenance and construction will be sawdust, exhaust gasses from the chainsaw, noise and dust. The chainsaw will be properly maintained, cleaned, inspected and monitored closely to ensure there are no leaks or issues. Every effort will be made to ensure the equipment is operating in peak condition so there is minimal effect caused to the environment. The trail will be accessed by ATV/Side X Side/Snowmobile as another potential source of pollution, however all previously mentioned motor vehicles and equipment used for travel and maintenance of the trail will meet government criteria for safe operating conditions.

There are no industrial activities in this area so therefore there are no conflicts and no resource conflicts are anticipated.

Operation

The only equipment required to maintain the ATV trail and construction will be a chainsaw that will be operated by the proponent (Paul Saunders). The cottage will be used for recreational purposes only. It will be a permanent facility. There will be no potential sources of pollutants during the operating period.

A septic system and a well will be installed that will follow any and all building and Environmental codes. Both systems will be located next to the cottage and will be at least a minimum of 50 meters from the nearest pond.

The cottage will be powered by a small generator that will also be properly stored and maintained.

Occupations

All maintenance and construction will be completed by the proponent (Paul Saunders) and no other people are required to complete the operation.

Project Related Documents:

Maps included from Crown Lands showing the location of the proposed ATV trail and cottage land. Including a conceptual drawing of the cottage.

Approval of the Undertaking:

Application #161719, Crown Lands Gander Division (Cottage)

Application #161800, Crown Lands Gander Division (ATV trail)
Environmental Assessment Registration-Department of Environment and Climate
Change

Crown Lands application 161719 is for a piece of crown land for a cottage that will be accessed by the ATV trail which is also applied for through crown lands with application number 161800 (permission to occupy). Both Crown Land applications are still waiting to be approved.

Schedule:

Earliest date for maintenance of the proposed ATV trail will be the beginning of spring of 2024, latest would be late spring of 2024. The cottage construction will begin spring 2024 and take 12 months to complete. These dates ultimately depends on the Enviromental assessment process as well as the approval of both Crown Land applications 161719 and 161800.

Capital Costs and Funding:

Total cost of this undertaking is considered very minimal and approximately \$60,000 which includes the cost of this application as well. All costs of this ATV trail and construction of cottage I will be responsible for. Not seeking Government Assistance.

Date: March 03 2024

Signature of Applicant:



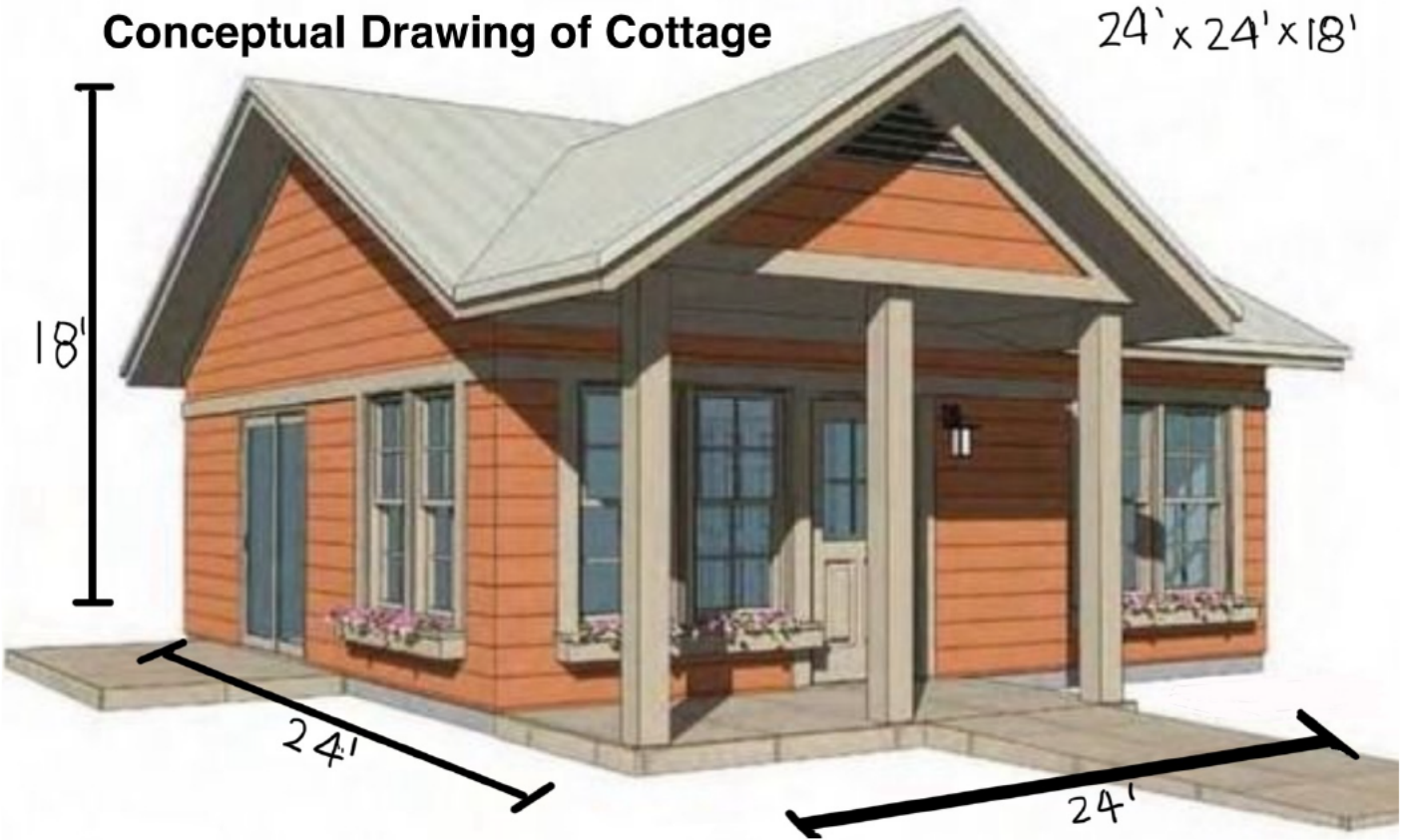
Paul Saunders

Below is a satellite image of the proposed ATV trail and as you can see the trail already exist



Conceptual Drawing of Cottage

24' x 24' x 18'



Below are some pictures of the existing trail and its current condition as of late November 2023. As you can see the trail is already accessible by ATV however there are a few places where some alders and branches can be cut back.



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.

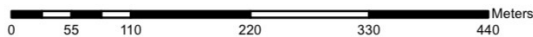
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

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 Crown Land titles, and 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/departement/contact_land.html



Scale 1:6,000
Compiled on October 26 2023

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 Crown Land titles, and 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/departement/contact_land.html



Scale 1:25,000
Compiled on October 4 2023

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.

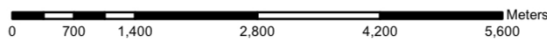
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

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 Crown Land titles, and 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 1:75,000
Compiled on October 4 2023