

Environmental Assessment Registration

Rocky River Recreational Cottage and Access Trail

Submitted by

Steven Reddick

Submitted to

Environmental Assessment Division
Department of Environment and Climate Change

April 2024

NAME OF UNDERTAKING: Rocky River Recreational Cottage and Access Trail

PROPONENT:

Name: Steven Reddick

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THE UNDERTAKING:

Name of the Undertaking: Rocky River Recreational Cottage and Access Trail

Purpose/Rationale/Need for the Undertaking: Recreational Cottage and Access Trail spot was chosen because I manage three sod farms with two locations in Markland and one in Hearts Delight. I have a spot to stay on Hearts Delight Farm for working in that area would be nice to have this spot in the Markland area. I may spend weeks at each location swapping back from farm to farm this would help save my travel more time for work or rest. Also, for future retirement use. The trail is needed to get to the cottage location which is the reason for its application. All brush will be chipped for laying on the trail to make it better.

DESCRIPTION OF THE UNDERTAKING:

Geographical Location: The proposed dwelling will be adjacent to the Rocky River (refer to Figure 1). This project is project is not located in any municipal boundary (refer to Figure 2). The proposed Trail will run from Hwy 81 to the rocky river direction (refer to Figure 3). Figure 5: Proposed Recreational Cottage and Access Trail Locations on satellite image.

Physical Features: The recreational cottage will sit approximately 51 Meters from Rocky River for a single-level recreational cottage size 9.7 meters X 7.3 meters. Single-level recreation cottages will be constructed of purchased lumber. Bottled water and rainwater will be used, Compost toilet system will be used in the cabin. The cottage will sit on a cleared lot size of 15 meters x 25 meters. I was informed it would be 0.16 of a hectare allowed for a Recreational cabin location.

On this lot, the physical and biological environments within the area that potentially may be affected would be trees and bushings along with birds only in the cleared lot area of 15 meters x 25 meters. The spot I chose has very few trees now. This location is also on a minor hill top not much has grown over the years, There are no birds nesting or protected plants in the location that I had seen in the year 2023.

The proposed Trail will run from Hwy 81 to the Rocky River direction. The trail will be 1.3 km long and a width of 2.5 meters or whatever the recommended width would be allowed. This area has forests that are mostly downed trees from wind damage or have been cut from past years, some sections of the trail are old trails from the past to try and limit the damage to the forest. The physical and biological environments within the area that potentially may be affected would be trees and bushings along with birds. The first 200 feet of the trail would cross a bog area we would use materials cut from the trail if need be but right now ATVs could travel across it. There are no stream trails that will not go near Rocky River.

Construction: Potential sources of pollutants during construction, and the construction of the cottage and trail will not directly affect Rocky River. The potential of carbon dioxide from transportation on ATVs to access the lot off the marked trail and gas-powered chainsaws for clearing. Measures to mitigate this will be limiting the running time of unnecessary ATVs and gas-powered tools as well as using already charged battery-powered power tools and solar power charging. Any debris from trail cutting will be chipped and laid on the trail to make a better trail.

Operation: The dwelling be used strictly as a recreational cottage accessed by ATV or walking through the marked trail. The cottage will not produce any pollutants during operation. The plan is to use solar electric cabins in summer use. Going to use a Portable compost toilet system, recycle any household items and landfill site disposal if need be.

Occupation: Construction will consist of no employees other than the proponent with an estimated cost of \$30,000.00.

Project Related Documents: An application has been submitted to the Crown Lands Office for a Recreation Remote Cottage and Trail Licence. [Cottage application no. 162176 and Trail application no. 162177]

Approval of the Undertaking: Waiting on all approvals.

SCHEDULE: The projected Construction period is to start when approval is issued for the recreational cabin and trail, with completion by September 1, 2025.

FUNDING: The project will be funded by the proponent. With an estimated capital cost of \$30,000.00.



Date April 4, 2024

Signature of Proponent/Chief Executive Officer

Appendix A: Maps

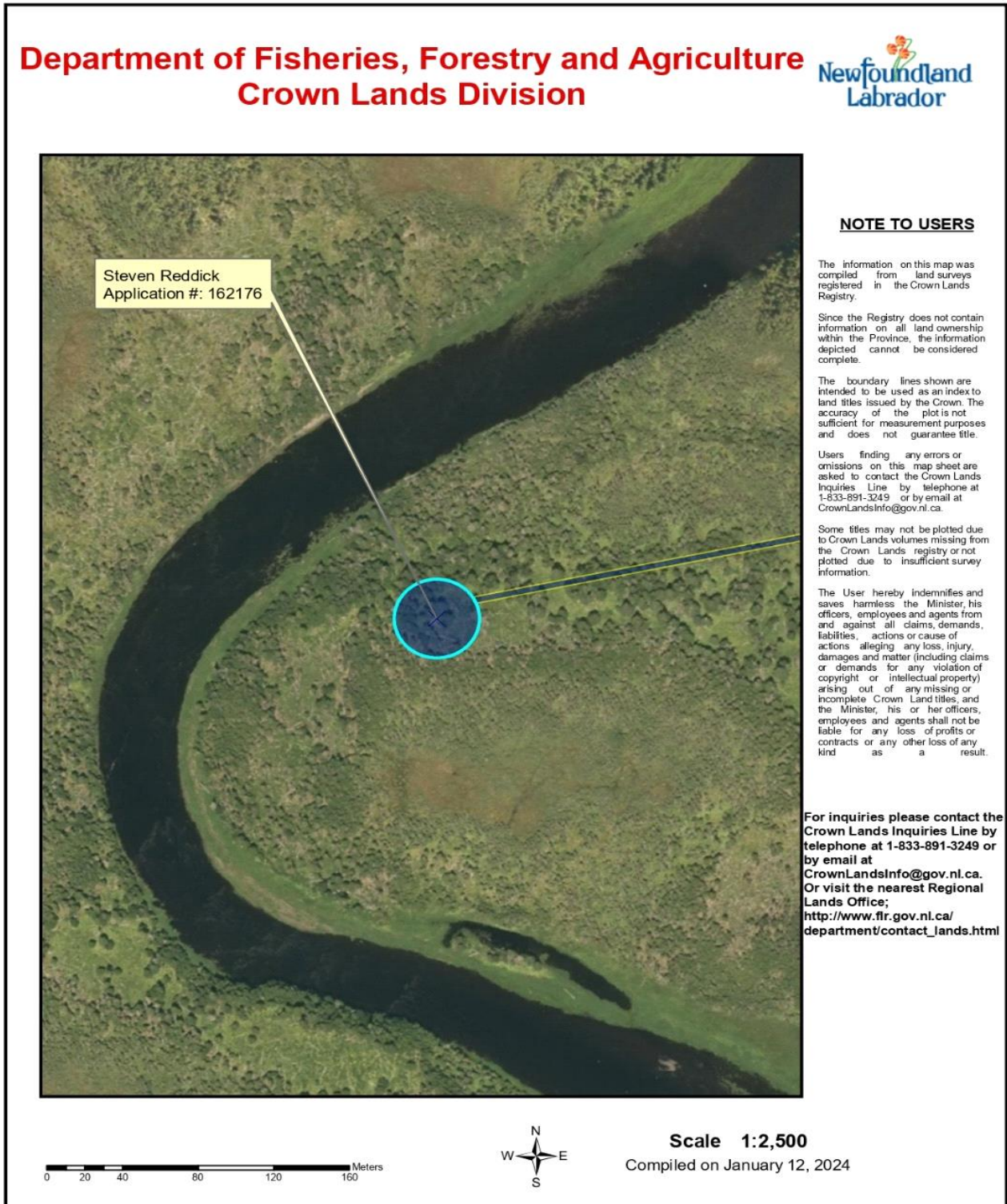
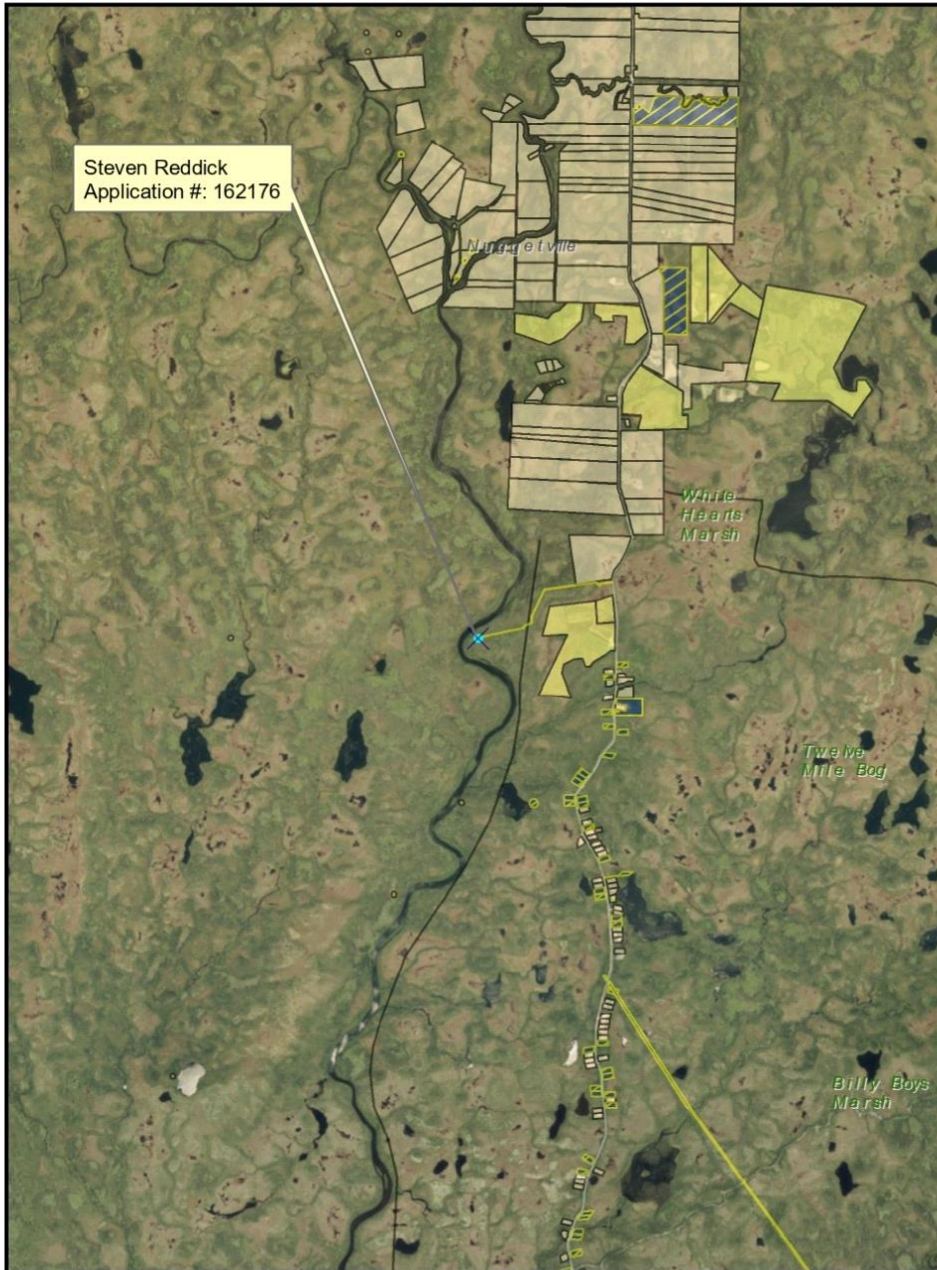


Figure 1: Location of the Recreational Cottage

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.

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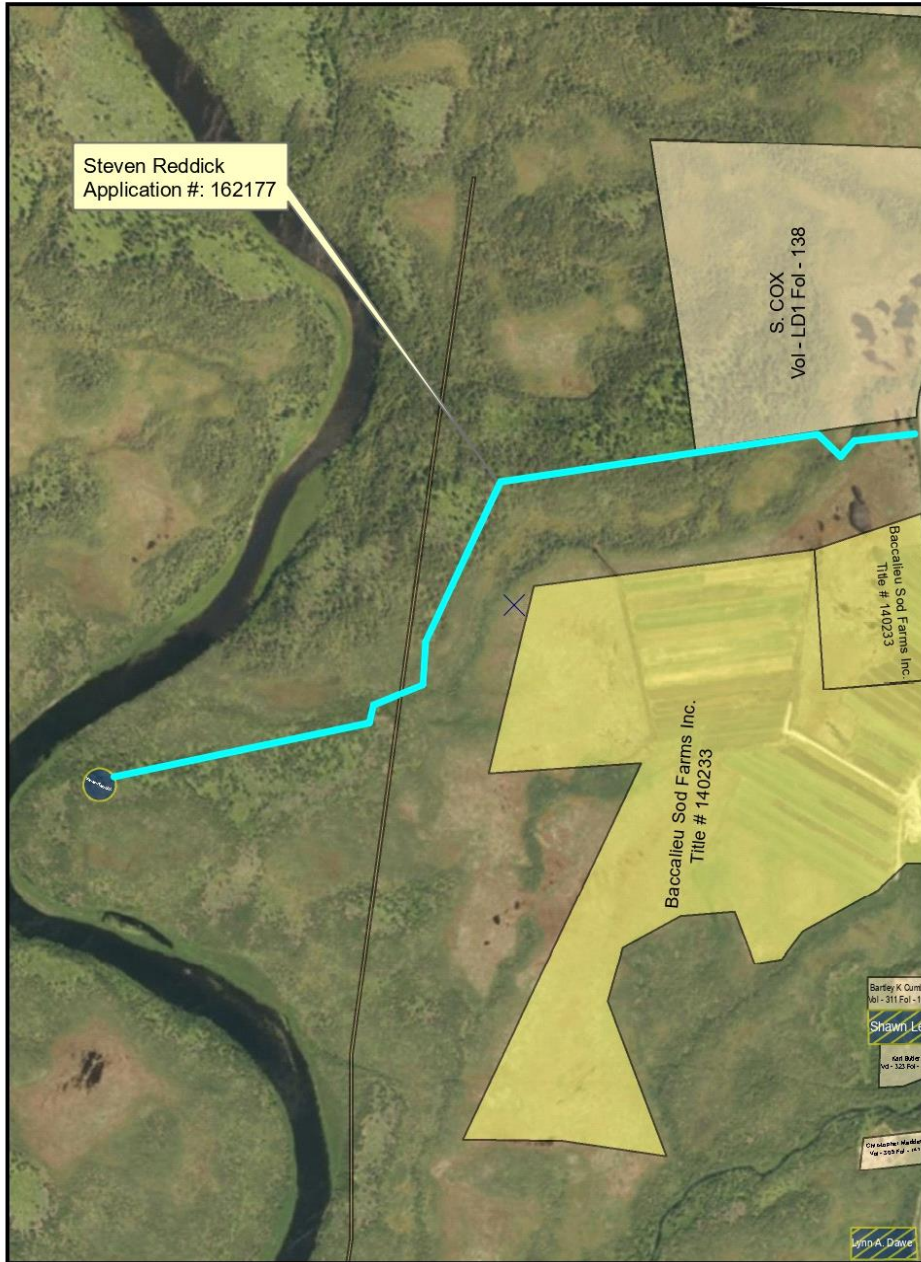


Scale 1:50,000

Compiled on January 12, 2024

Figure 2: Surrounding community near the cottage

Department of Fisheries, Forestry and Agriculture Crown Lands Division



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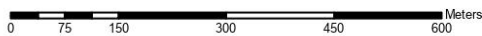
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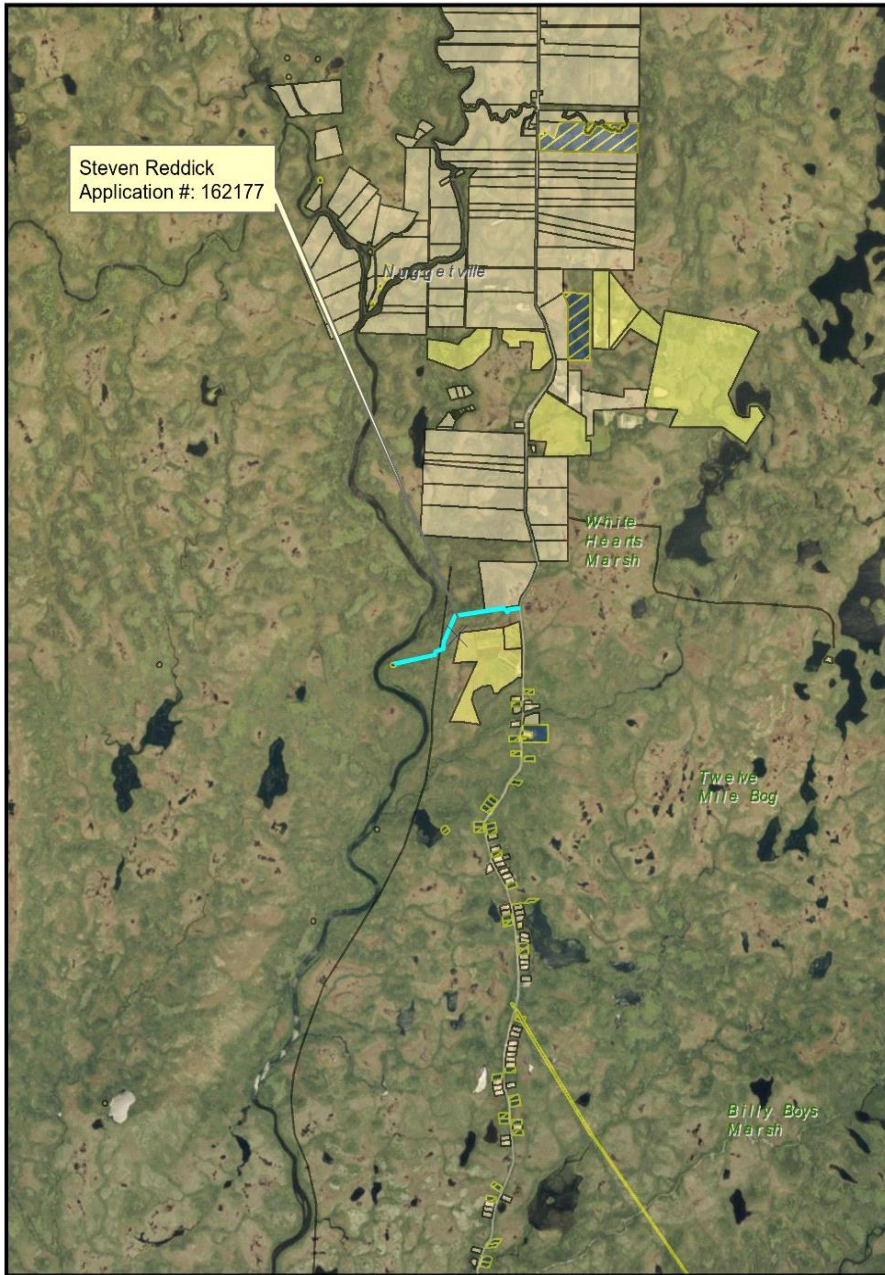
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Scale 1:8,000
Compiled on January 12, 2024

Figure 3: Location of the access trail

**Department of Fisheries, Forestry and Agriculture
Crown Lands Division**



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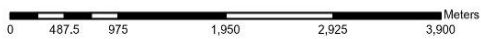
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Scale 1:50,000
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Figure 4: Surrounding community near the access trail



Figure 5: Proposed Recreational Cottage and Access Trail Locations on Satellite Imagery