Environmental Assessment Division

Mr. Darren Whalen 161 Marble Drive, Steady Brook, NL

Title: Property Excavation and Development for

Future Residential House Project

Date: Nov 9, 2026

Submitted to: Director of Environmental Assessment Division

Submitted by: Darren Whalen

Name of Undertaking:

Property excavation and development for future construction of a new residential dwelling.

Proponent:

i. Name: Darren Brett Reginald Whalen
ii. Address: 161 Marble Drive, Steady Brook, NL, A2H 1N4
iii. CEO: Not applicable. In this case it would be the property owner, Darren Whalen
iv. Principal Contact Person: Darren Whalen

The Undertaking:

i. Name: Darren Whalen, Residential Property Development
ii. Purpose/Rationale/Need for the Undertaking: To develop a residential building lot for future construction of a residential dwelling and outbuilding.

Description of the Undertaking:

i. Geographic Location:

The undertaking is located in the Town of Steady Brook, and is accessed by the local community road, Marble Drive. The property is bounded to the South by the Trans Canada Highway (TCH) and wooded land, to the North by the Humber River, to the East by residential lots, and to the West by residential lots. The property may be accessed by Marble Drive from the East or the West. When Traveling from the East on the TCH take Exit 9A onto Marble Drive a proceed approximately 2.4 kms on Marble Drive to 161 Marble Drive. When traveling from the West on the TCH take Exit 8 and turn onto Marble Drive traveling approximately 2.3 kms to 161 Marble Drive.

In the appendix you will find location maps/images, a land survey (Yates and Woods Ltd.), and a copy of the geotechnical investigation drawing (Anderson's Engineering Consultant Ltd.).

As this assessment request includes excavation and property development, a site plan outlining locations of structures to be placed on the property will be supplied for future development approvals once this initial project phase has been completed.

ii. Physical Features:

The undertaking involves the development of property on the land, currently owned by Darren Whalen and noted in the appendix. The property will be developed for a future residential dwelling and accessed via a new driveway off Marble Drive. The residential address will be 161 Marble Drive, Steady Brook, NL. The dwelling to be constructed will be a two-story house on a 1486 square meter residential block that will adhere to the Town of Steady Brook's development regulations. Given the property's proximately to the Trans Canada Highway development approval will also be sought through the Department of Digital Government and Service NL(DGSNL)/Government Service Center(GSC). The existing property is naturally vegetated with a mixture of coniferous and deciduous mature trees with a mixture of low growth vegetation. The native soil in the area is comprised of sand, Gravel, Black Turf, Clay, Topsoil and Till. The geotechnical investigation report identifies the various levels of original ground and grade. The Humber River is adjacent to the back edge of the property and there is a reservation of approximately 10 meters wide between the property line and the Humber River. The Humber River is at approximately 3000 mm elevation level while the location of the future residential property is at approximately 11350 mm elevation. A geotechnical investigation was conducted by Anderson Engineering Consultants Ltd. The results are included in the Appendix.

iii. Property Development:

The property development will include the clearing of existing vegetation and the import of engineered fill. The import of engineered fill is required to support an engineered foundation as recommended in the by the geotechnical investigation. All clearing, leveling and excavation will be conducted using hydraulic excavators, loaders and dump trucks. A reputable local contractor will be hired to complete this work. No fuel will be

stored on site and spill response kits will be on site while heavy equipment is in use. As required engineered rock fill will be imported by the hired heavy equipment contractor from a local registered quarry to stabilize the future residential foundation and for road/driveway installations as outlined as a result of the Geotechnical Investigation completed by Anderson Engineering and Consulting. A base footing using 150 mm minus rock will be constructed to a thickness of 600mm approximately. There will be three lifts of 250 mm the first compacted by an average sized excavator, the second and third lifts will be compacted by vibrator roller. The construction of the rock pad will be some 45-50 m from the shoreline of the Humber River with the distance having a low slope. Silt fencing will be installed adjacent to the downward side of rock pad construction between the pad and the Humber River as a precautionary measure.

Throughout the excavation there is the potential for dust to be generated in dry conditions. If dust becomes an issue water is available from a town water hook up at the adjacent property to wet down the area.

Any construction debris and waste will be disposed of at the Wild Cove waste disposal site in Corner Brook. The property development work will commence after its release from the Environmental Assessment process and all regulatory permits are obtained from the respective Government Agencies and the Town of Steady Brook.

iv. Future Property Operation

After the property is released from Environmental Assessment process and it has been prepared in accordance with the department of Digital Government Services and the Town of Steady Brook's developmental regulations, an additional application for residential construction will be submitted to the Town. In addition to the house plans and structure location this application will include a request to connect to the town's water supply as well as a sewage effluent (septic) system. This system will be designed by a certified septic system designer and approved by DGSC. Installation of the said system will be conducted by a certified contractor.

This is a residential property development. The structures and use of the property will be consistent with similar approved residential properties with no release of pollutants or resource conflicts with the local environment.

v. Occupants

The project is expected to be completed using locally available laborers and skilled trades.

The construction of the residential dwelling will engage a skilled workforce sourced primarily from the local community. The following trades will be involved in the project:
- Electricians (NOC 72200) – Responsible for electrical system installation, wiring, and ensuring the residence meets all safety and code requirements. - Plumbers (NOC 72300) – Tasked with installing the plumbing systems, including water lines, sewage, and fixtures for the residence.
- Carpenters (NOC 72310) – Responsible for structural framing, installation of doors, windows, and other woodwork required in the building process.

The future property owner, Darren Whalen, will personally manage and perform site preparation, final landscaping, and cleanup tasks once the construction is complete.

vi. 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 Steady Brook
ii. Approval/Permit to Develop Land issued by the Department of Digital Government and Service NL(DGRNL)/Government Service Center(GSC).

iii. Approval/Permit to construct the sanitary sewer/septic system issued by the Department of Digital Government and Service NL(DGRNL)/Government Service Center(GSC).

Schedule:

The project is expected to commence at the earliest possible time in the construction season of 2027. Weather and the availability of resources and trades workers will be the biggest governing factors.

Funding:

This project, a residential dwelling and accessory building will be funded by the proponent Mr. Darren Whalen

Appendix

Figure 1: Google Earth Map Image of Property Location (Large Scale)



Figure 2: Google Earth Map Image of Property Location (Medium Scale)

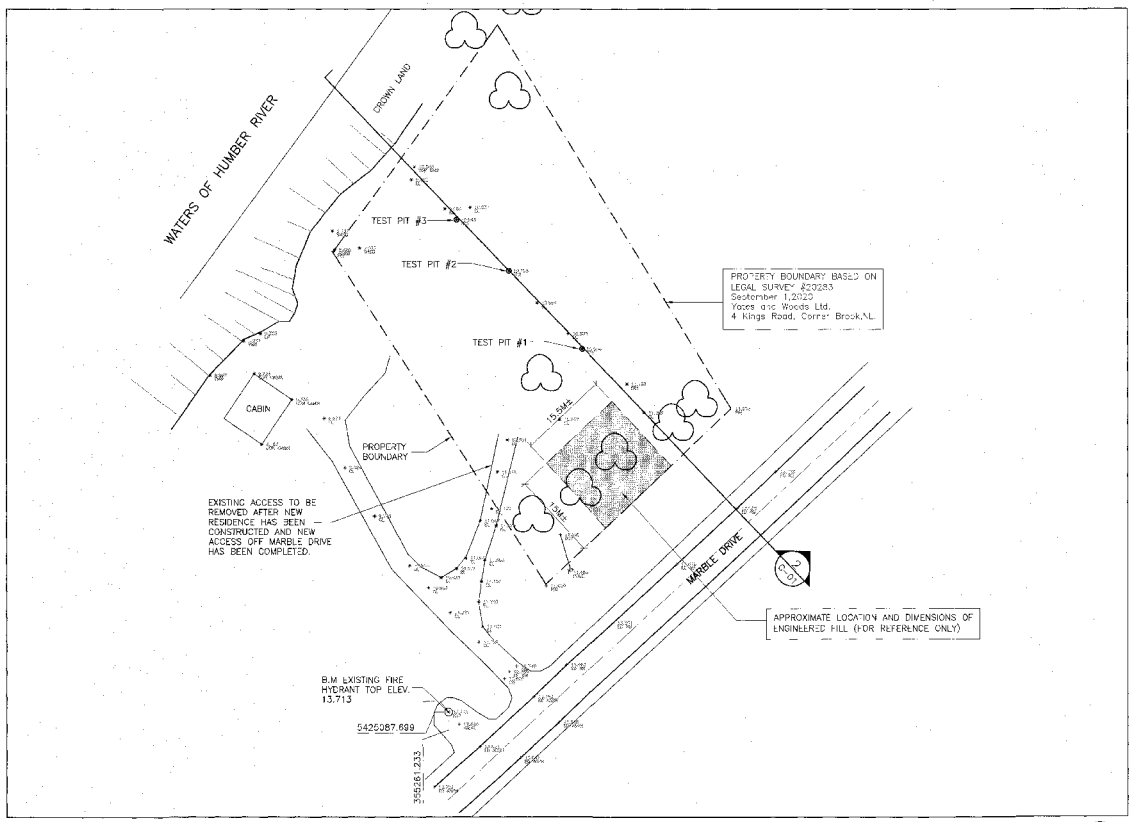


Figure 3: Google Earth Map Image of Property Location (Small Scale)

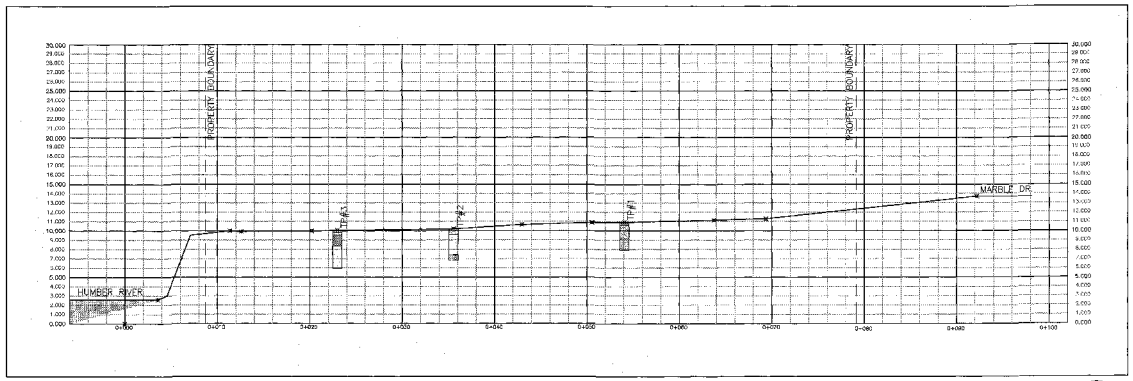


Figure 4: Geotechnical Investigations Report

262018



SITE LOCATION PLAN
SCALE : 1:400
1 C-01

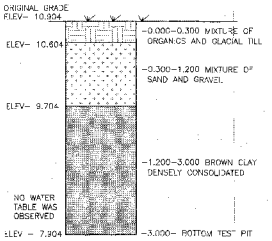


SITE PROFILE
SCALE : 1:250
2 C-01

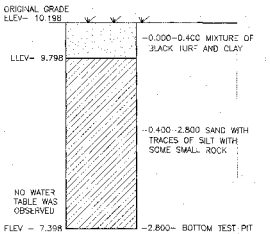
TEST PIT INFORMATION

Date: July 2nd 2026
For: Mr. Darren Whalen
Location: Test Pit Information Marble Drive Steady Brook, NL.
By: Gideon Flynn C. Tech. Anderson Engineering

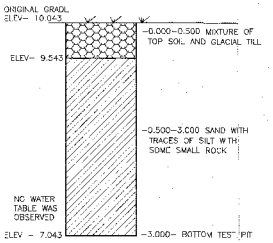
TEST PIT NO. 1



TEST PIT NO. 2



TEST PIT NO. 3



permit:
PROVINCE OF NEWFOUNDLAND
PERMIT HOLDER
This Permit Allows
ANDERSON ENGINEERING CONSULTANTS LTD.
To practice Professional Engineering in Newfoundland and Labrador.
Permit no. as issued by APEGN, ROSSC
which is valid for the year 2026

stamp:
PROFESSIONAL ENGINEER W. J. ANDERSON 09/07/26 PROVINCE OF NEWFOUNDLAND

designed by: W.J.ANDERSON
checked by: W.J.ANDERSON
approved by: W.J.ANDERSON
date: 09/07/26

NOTES:

NO.	REVISION	DATE

A / B
A - DETAIL / SECTION NO.
B - DWG. NO. WHERE DETAILED

anderson engineering consultants ltd.
civil/structural/municipal engineers and project managers
3 UNION STREET,
SUITE 103, CORNER BROOK,
NEWFOUNDLAND, CANADA, A2H 6M7
TEL: (709) 634 8944, FAX: (709) 634-8945

CLIENT:
MR. DARREN WHALEN
37 PRINCESS AVENUE
CORNER BROOK, NL.

PROJECT:
GEOTECHNICAL INVESTIGATION
161 MARBLE DRIVE
STEADY BROOK, NL.

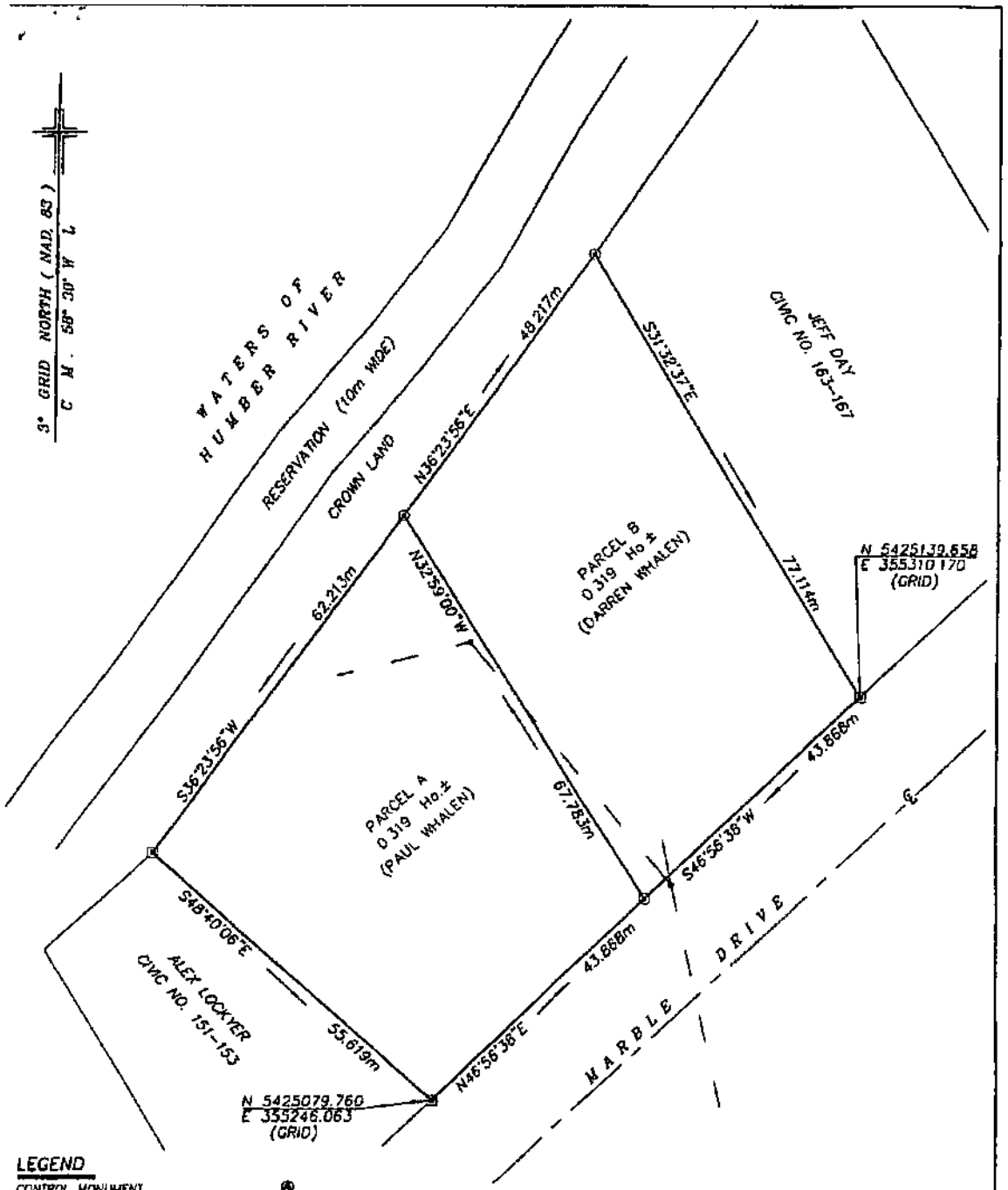
DRAWING TITLE:
SITE PLAN, PROFILE AND TEST PIT INFORMATION

DRAWN BY: G.F.	DATE: 09/07/26
DEVELOPED BY: W.J.ANDERSON	SCALE: AS NOTED

PROJECT NO:
262018

DRAWING NO:	REV NO:
C-01	

Figure 5: Land Survey



LEGEND

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

REFERENCE MONUMENTS 94G5079 N 5,423,801.968 E 353 562.743
(COMBINED SCALE FACTOR : 0.999927)
94G5080 N 5,423,835.455 E 354 271.244

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: yatesandwoods@bellaliant.com

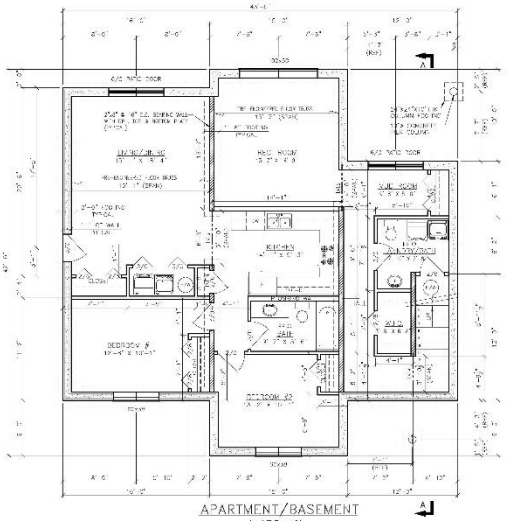
Clint O. Rumbolt
NEWFOUNDLAND
LAND
SURVEYOR
PROVINCE OF NEWFOUNDLAND

SURVEY PLAN OF LAND FOR

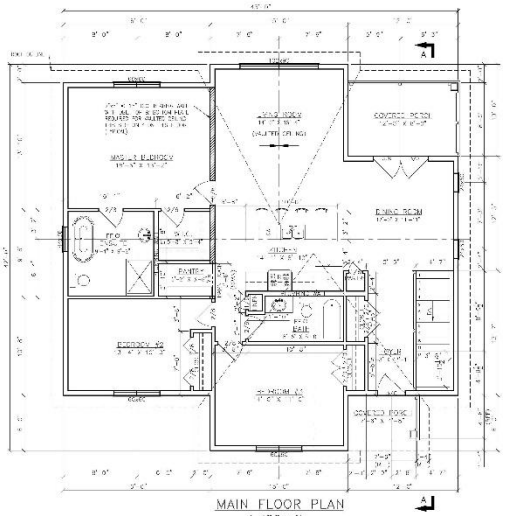
PAUL WHALEN & DARREN WHALEN, CIVIC NO. 155–161 MARBLE DRIVE
STEADY BROOK, NL.

Figure 6: House Plan





APARTMENT/BASEMENT
1,486sqft



MAIN FLOOR PLAN
1,486sqft

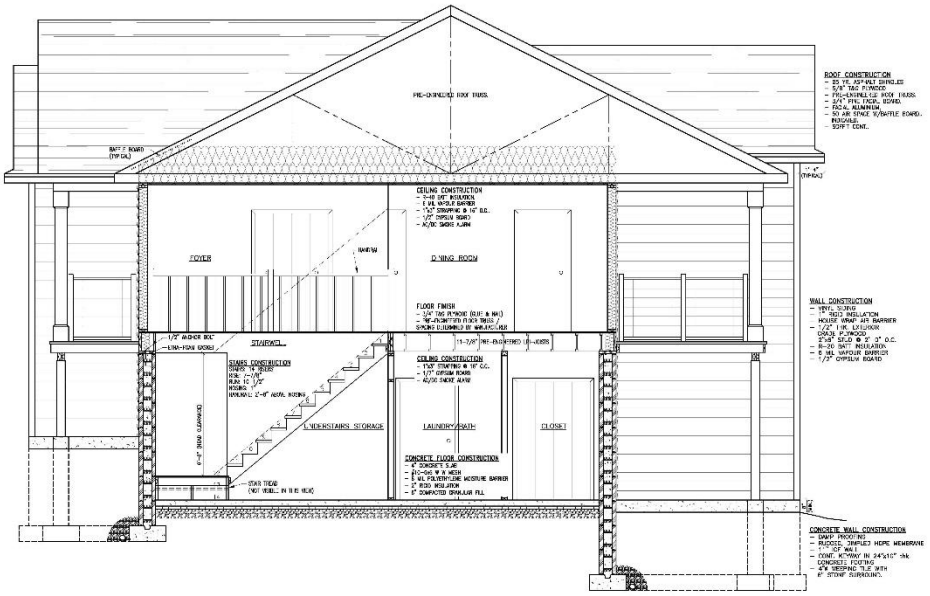
General Notes

1. ALL MEASUREMENTS IN IMPERIAL.
2. BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
3. DO NOT SCALE FROM DRAWING.
4. ALL WORK AND MATERIALS SHALL YEET NATIONAL BUILDING CODE OF CANADA 2015 AND LOCAL BY-LAWS & CODES.
5. ALL CONCRETE TO BE 20 Mpa @ 28 DAYS.
6. ALL STAIRS SHOWN TO BE VERIFIED BY MANUFACTURER FOR ALL TREADS AND RISERS.
7. ALL SMOKE ALARMS MUST BE INTERCONNECTED.
8. INSTALL RANGE HOOD & VENT TO THE OUTDOOR AIR VIA NON-COMBUSTIBLE PIPING.
9. ALL BEDROOM WINDOWS MUST MEET CANADIAN "EGRESS" CODE.
10. THE DWELLING MUST BE EQUIPED WITH HEAT RECOVERY & VENTILATION SYSTEM AS PER SECTION 9.32 N.B.C.C.

No.	Revision/Issue	Date

Darren Whalen
Marble Drive
Steady Brook, NL

Name	Floor Plans
Date	May 5, 2023
Scale	1/8" = 1'
Page	2 of 3



SECTION A-A

General Notes

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No.	Revision/Issue	Date

Darren Whalen
Marble Drive
Steady Brook, NL

Name	SECTION A-A
Date	May 5, 2023
Scale	1/4" = 1'
Page	3 of 3