



Government of Newfoundland and Labrador
Department of Environment & Conservation
Lands Branch
Land Management Division

BUTT'S POND
COTTAGE DEVELOPMENT
PHASE II
ENVIRONMENTAL ASSESSMENT REGISTRATION

JUNE 2010

**BUTT'S POND
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**BUTT'S POND
COTTAGE DEVELOPMENT
PHASE II**

ENVIRONMENTAL ASSESSMENT REGISTRATION

1. NAME OF UNDERTAKING

Butt's Pond Cottage Development Phase II

2. PROPONENT

2.1 Name of Body

Dept. of Environment and Conservation
Lands Branch
Land Management Division

2.2 Address

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2.3 Chief Executive Officer

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Land Management Division

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2.4 Contact Person

Mr. John Kennedy, Resource Planner
Planning and Allocation

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3 THE UNDERTAKING

3.1 Nature of the Undertaking

The undertaking consists of the development of 36 new cottage lots with associated road construction. Seventeen (17) new lots will be developed in two locations on Butt's Pond and nineteen (19) lots at one site on nearby Puncheon Pond. Butt's Pond and Puncheon Pond are within the Butt's Pond – Middle Brook Integrated Planning Area. Within Crown Lands cottage planning areas, cottages are limited to designated development areas. The previous Crown Land cottage development area at Butt's Pond (Phase I) is located on the east side of the pond and was developed during the 1980's. As indicated on Map 1, the Butt's Pond – Middle Brook planning area boundary has been altered to exclude areas under the jurisdiction of the Towns of Gander and Gambo and the Trans Canada Highway Protected Road.

3.2 Purpose/Rationale/Need for the Undertaking

The rationale for this undertaking is to meet demand for cottage lots in the general Gander and Gambo area and to ensure such lots are developed in a planned, environmentally sound manner and at sites acceptable with respect to other resource uses.

4 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The location of the proposed development is the western side of Butt's Pond, which is located just west of the Town of Gambo. Access to the proposed cottage development sites is via an existing access road located approximately 2 kilometers west of the intersection of Square Pond Park and the Trans Canada Highway (Route 1). The area is also accessible from the T'Railway Provincial Park.

Maps: Map 1 (1:50,000), Map 2 (1:10,000).

4.2 Physical Features

Physical and Biological Environments: The general area is fairly level and well drained with some small post glacial moraines that are comprised mostly of sand. The forest cover is typical of that found in the Central Newfoundland region consisting of primarily black spruce with a fair amount of white birch scattered throughout. Wildlife in the area is also typical of plant and animal species found in the Central region. Existing development activity in nearby areas consists of aggregate quarries,

farmland and cottages. Some forestry activity occurs northwest of Butt's Pond. None of the existing land uses affect the proposed cottage development sites. The general area has been identified as having archeological potential. A historic resources assessment will be carried out prior to any development. Several of the lots are within an area currently designated by Lands Branch as Public Open Space. The designation had been put in place to control unplanned and unregulated recreational vehicle camping. Upon approval of this proposal Lands Branch will formally rescind the Public Open Space designation.

Major Physical Features: The proposed development will consist of 36, 0.4 ha unserviced cottage lots, totaling approximately 14 hectares. The Butt's Pond lots will be built at two sites; one comprising 14 lots and another having 3. Puncheon Pond will have a single development area of 19 lots. There will be 1.41 km of associated access road built to Class "C" Cottage Access Road standards. Roads will have a 15 metre right-of-way and will comprise 2.11 hectares. All lots will have shoreline frontage on Butt's Pond or Puncheon Pond. The proposed lot layout may change upon closer field inspection and the number of lots may be reduced, however, no further lots will be added.

A preliminary concept plan identifying lot location and design is indicated on Map 2. Currently there are 115 existing cottages on Butt's Pond and 4 on Puncheon Pond. The number of new cottages in this proposal takes into account the pre-existing cottages and is within cottage carrying capacities of each water body as determined using formulae developed by the Water Resources Division of the Department of Environment and Conservation. Details of these calculations are available upon request.

All cottage lots will initially be allocated via a random selection public draw. Each lot will be serviced by on-site well and septic systems in accordance with Government Service Centre standards. Tenure will be in the form of freehold grant with all lots having been surveyed prior to allocation. Future owners will be responsible for ensuring that each lot has a site design for a septic system approved by the Government Service Centre. Applicants will be responsible for road maintenance after the lots are allocated.

4.3 Construction

Description / Schedule Construction associated with this proposal will be limited to gravel road construction which will be contracted by Lands Branch. Individual cottages will be constructed by cottage lot owners according to their own schedules following an approved Crown Land Cottage lot allocation process. A development schedule has not been finalized but it can be assumed that 36 cottages and 1.41 km of road will

be constructed within one construction season. It is expected that construction will commence in the summer of 2010.

Potential sources of pollutants: Potential sources of pollutants during the construction period will be those typically associated with road building and individual cottage construction (silt runoff into watercourses, leakage of fuels). Heavy equipment such as dump trucks, power shovels, backhoes and bulldozers are likely to be used during road construction; however there is no anticipated storage of fuels or other chemicals on site. All road construction will be undertaken according to existing government standards for environmental protection. Backhoes may also be used for installation of septic tanks and possibly bulldozers for localized grading to prepare ground for installation of foundations.

Potential causes of resource conflicts: There is a farm located on the Butt's Pond road. There could be a possible issue with odors if manure is used as fertilizer. There could also be issues with noise and dust if quarrying is carried out on sites immediately adjacent to the proposed cottage areas.

4.4 Operation

Description: 36 cottage lots, each to be allocated to individual private owners. All development will be serviced by on-site well and septic systems in accordance with Government Service Centre standards.

Estimated period of operation: Permanent (by each individual owner).

Potential sources of pollutants: Cottage Construction: Silt runoff, burning of vegetation during land clearing. Cottage occupations: Leakage from malfunctioning on-site waste disposal systems.

4.5 Occupations

Estimated # of employees during construction: The Land Management Division contracts all construction work through the public tendering process. The number of employees will be determined by the contracted construction company.

Estimated # of occupations during operations: 36 individually owned cottages. All work to be performed outside of the Land Management Division (road construction, septic system site evaluations, and land surveys) will have a proposal call/award of contract.

4.6 Project-Related Documents

Crown Land Planning Manuel: Land Management Division, Department of Environment and Lands, n.d.

Cottage Development Planning in Newfoundland: Water Resources Management Division, Surface Water Section, Department of Environment and Lands, St. John's, 1994.

5. APPROVAL OF THE UNDERTAKING

5.1 **Project:** ILUC #1334 submitted April 26, 2010. Approved June 3, 2010. No issues were identified in the ILUC review process which would cause cancellation or major alteration to the proposed development.

5.2 **Individual cottages:** Septic design and lot survey approval from the Government Service Centre.

6. SCHEDULE

It is anticipated that construction of cottage access roads will occur during the construction season for 2010. The latest start date will be October 1, 2010.

7. FUNDING






All development costs exclusive of individual cottage lots construction and installation of on-site servicing will accrue to the Land Management Division. All costs incurred will be recovered from cottage lot sales.

8. SUBMITTED

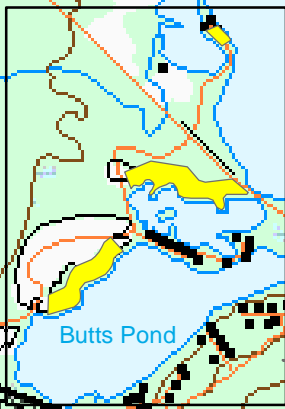
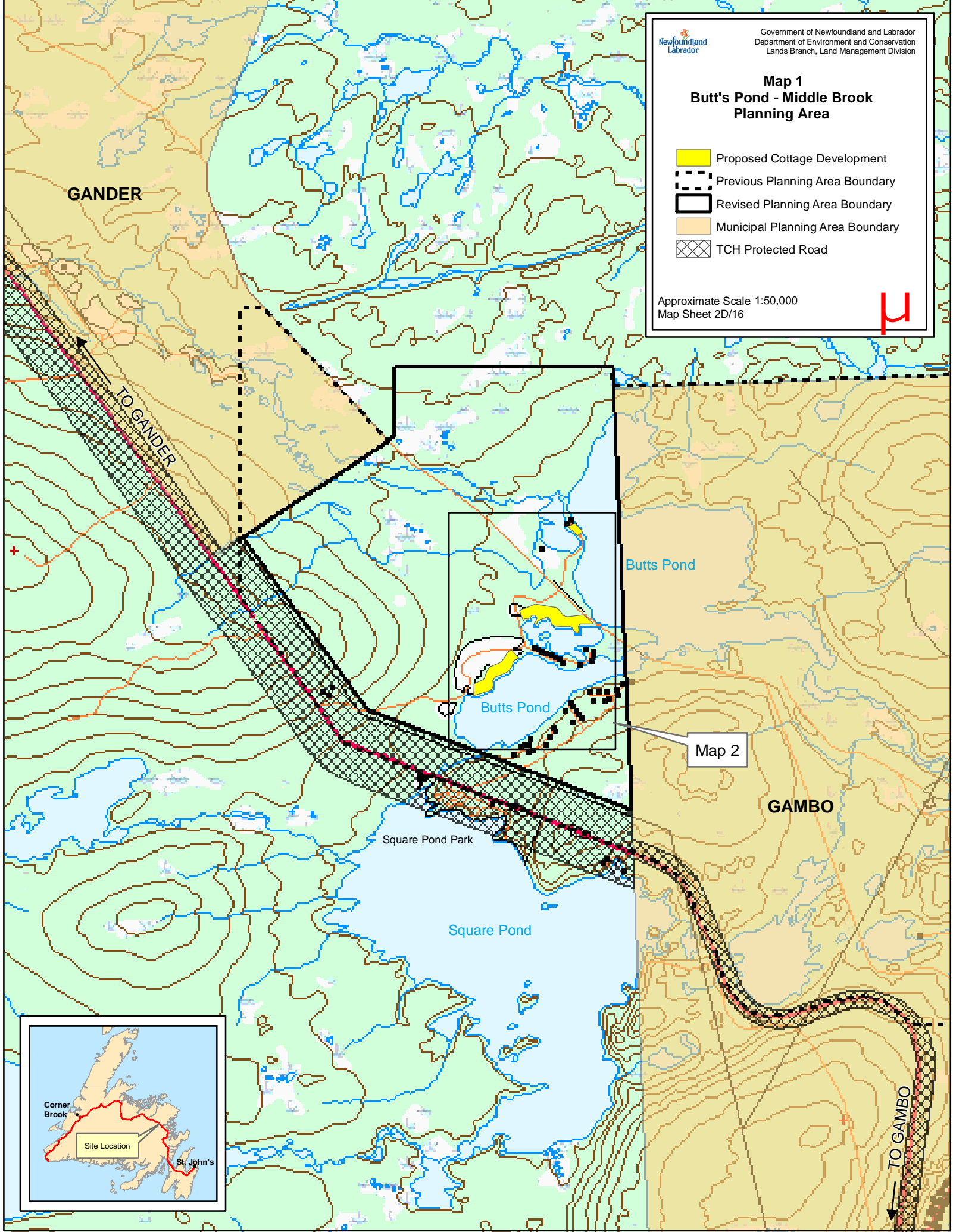
**Mr. Reginald Garland, Director
Land Management Division**

Date: June 8, 2010

Map 1 Butt's Pond - Middle Brook Planning Area

-  Proposed Cottage Development
-  Previous Planning Area Boundary
-  Revised Planning Area Boundary
-  Municipal Planning Area Boundary
-  TCH Protected Road






Approximate Scale 1:50,000
Map Sheet 2D/16



Map 2



Map 2
Butt's Pond
Cottage Development

-  Crown Issued Title
-  TRailway Easement
-  Proposed Lots
-  Proposed Road
-  Public Open Space

Approximate Scale 1:10,000
Map Sheet 2D/16



Butts Pond

Puncheon Pond

Butts Pond



Corner
Brook

Site Location

St. John's