

JUL 12 2024

COR-2024-2264

Reg. #1414

Daniel Gosse  
51710 Newfoundland and Labrador Limited  
1429C Topsail Road  
Paradise, NL A1L 1P9  
E-mail: [info@goosepond.ca](mailto:info@goosepond.ca)

Dear Daniel Gosse:

**RE: Conditions of Release – Eastern Habitat Joint Venture Stewardship  
consultation and Carrying Capacity for the Whitbourne (Junction Pond)  
Residential Development (the Project)**

On March 20, 2009 EA Reg. #1414, the Whitbourne (Junction Pond) Residential Development Project (the Project) was released from environmental assessment, subject to conditions. Two outstanding conditions of release required 51710 Newfoundland and Labrador Limited (the Proponent) to consult with the Eastern Habitat Joint Venture (EHJV) stewardship staff and the Town of Whitbourne to develop an education plan detailing the function and importance of the area to the residents and/or potential buyers and to consult the Water Resources Management Division (WRMD) prior to the start of construction to determine the carrying capacity for residences on waterbodies within the Project area.

On April 25, 2024, Jonathan Sharpe (EHJV) advised the EA Division that they were happy with the language that will be placed in the Purchase and Sales Agreement (PSA) for future homeowners. The PSA includes language indicating the environmental importance of the 30-m buffer as set out in the Whitbourne Habitat Stewardship Agreement.

On June 10, 2024, the final Cottage Carrying Capacity report was submitted to the EA Division and reviewed by the WRMD. On July 4, 2024, WRMD provided a formal response to the final report. The WRMD accepts additional development capacity based on the submitted report to be:

- Junction Pond additional development capacity: 43
- Bethune's Pond additional development capacity: 19
- Hooper's Pond additional development capacity: 35
- Second Pond additional development capacity: 38



As WRMD requirements established in EA 1414 are now considered satisfied, and based on available information, development can proceed in these areas.

No water quality (spring & summer) results were submitted to WRMD for Blockline Gully or Well's Gully. As such, there is no way to determine the current environmental condition of the water body. No development or additional development is to occur on Blockline Gully or Well's Gully until spring & summer water quality results are submitted and reviewed by WRMD.

In accordance with the Cease and Desist Work letter issued to you by my department on January 21, 2022, you were required to fulfill all outstanding conditions of release prior to resuming site preparation and construction activities related to the Project. I am advising you that the outstanding conditions of release have been met, subject to residential development not exceeding the maximum number of additional residences being developed on each pond, as outlined above, and the Cease and Desist Work letter of January 21, 2022, is hereby rescinded.

Any significant change to the Project must be submitted to my department prior to construction to be reviewed for regulatory requirements, including requirements for EA registration.

If you have any questions about the EA process, please contact Joanne Sweeney, Director of the Environmental Assessment Division, at (709) 729-0673 or via e-mail at [joannesweeney@gov.nl.ca](mailto:joannesweeney@gov.nl.ca).

Sincerely,

A blue ink signature of Hon. Bernard Davis, MHA.

**HON. BERNARD DAVIS, MHA**  
District of Virginia Waters - Pleasantville  
Minister