

Environmental Assessment Registration

Flat Bay Brook Cabin

Submitted by
Christopher Colson

Submitted to
Environmental Assessment Division
Department of Environment and Climate Change

July 2024

NAME OF UNDERTAKING: Flat Bay Brook Cabin

PROPONENT:

Name: Chris Colson

Address: 104 Samuel Danial Dr, Eastern Passage, NS

Principal Contact Person: Chris Colson

Cell Phone: 902-266-4974

Email: acstech565@gmail.com

THE UNDERTAKING:

Name of the Undertaking: Flat Bay Brook Cabin

Purpose/Rationale/Need for the Undertaking: The Cabin spot was chosen because my deceased father used to have a cabin on this land since 1958. The Cabin has since been dilapidated beyond repair. I would like to place a new cabin on the land so I enjoy the summer during my vacation time from the military. This spot holds a lot of memories as a child and has a lot of sentimental value to me as it was a place to gather in the summer and to learn the ways of our first nations ancestors' which was taught to us by my parents who were first nations and members of the qalipu first nations band. I may spend weeks at a time as I take vacation a few times during the summer/early fall and travel back and forth from my place of work at CFB Shearwater in Nova Scotia to NFLD, Also, for future retirement use. The Area is needed to get to the Cabin in place and have a level area for construction. All brush will be chipped for laying on the construction site to make it better.

DESCRIPTION OF THE UNDERTAKING:

Geographical Location: The proposed cabin location will be adjacent to Flat Bay Brook (refer to attached photo's and survey). This project is not located in any municipal boundary.

Physical Features: The cabin will sit roughly 130 feet from Flat Bay Brook for a size of 12 X 16 feet. The cabin will be constructed of purchased lumber and the footprint of the cabin to be covered with under brush chippings. Bottled water will be used along with Compost toilet system used in the cabin. The cabin will sit on a cleared lot size of 14 x 18 feet.

On this lot, the physical and biological environments within the area that potentially may be affected would be trees and bushes along with birds only in the cleared lot area of 14 x 18 feet. The spot I chose has some trees now. This location is also on a mostly flat area. There are no birds nesting or protected plants in the location that I had seen in the year 2024.

Construction: Potential sources of pollutants during construction, and the construction of the cottage and trail will not directly affect Flat Bay Brook. The potential of carbon dioxide from transportation, Generator use and gas-powered chainsaws for clearing. Measures to mitigate this will be limiting the running time of gas-powered generators and chainsaws as well as using already charged battery-powered power tools and solar power charging. Any debris from cutting will be chipped and laid on the cleared area to make it better.

Operation: The cabin will be used strictly as recreational. The cabin will not produce any pollutants during operation. The plan is to use solar electric/generator in summer use. Going to use a Portable compost toilet system with waste from that will be transported to my garden in St. George's (roughly 12 Km away). I will recycle any household items and waste thereof will be transported to my house in St. Georges for garbage collection on Fridays. I will secure wood cutting permits from the forestry dept. located in Barachois Brook for the clearing of trees if deemed necessary by forestry. When I am fully retired from the military (in 8 years) and move back to St. George's I may consider installing a septic system and well at that time. I will contact the Environmental Assessment Division of the Department of Environment and Climate Change and the Government Service Centre of the Department of Digital Government and Service NL to ensure I am able to do so prior to any construction thereof.

Occupation: Construction will consist of no employees other than the proponent with an estimated cost of \$10,000.00.

Project Related Documents: An application has been submitted to the Crown Lands Office for a Recreation Remote Cottage and Trail Licence. [Cottage application no. 162398]

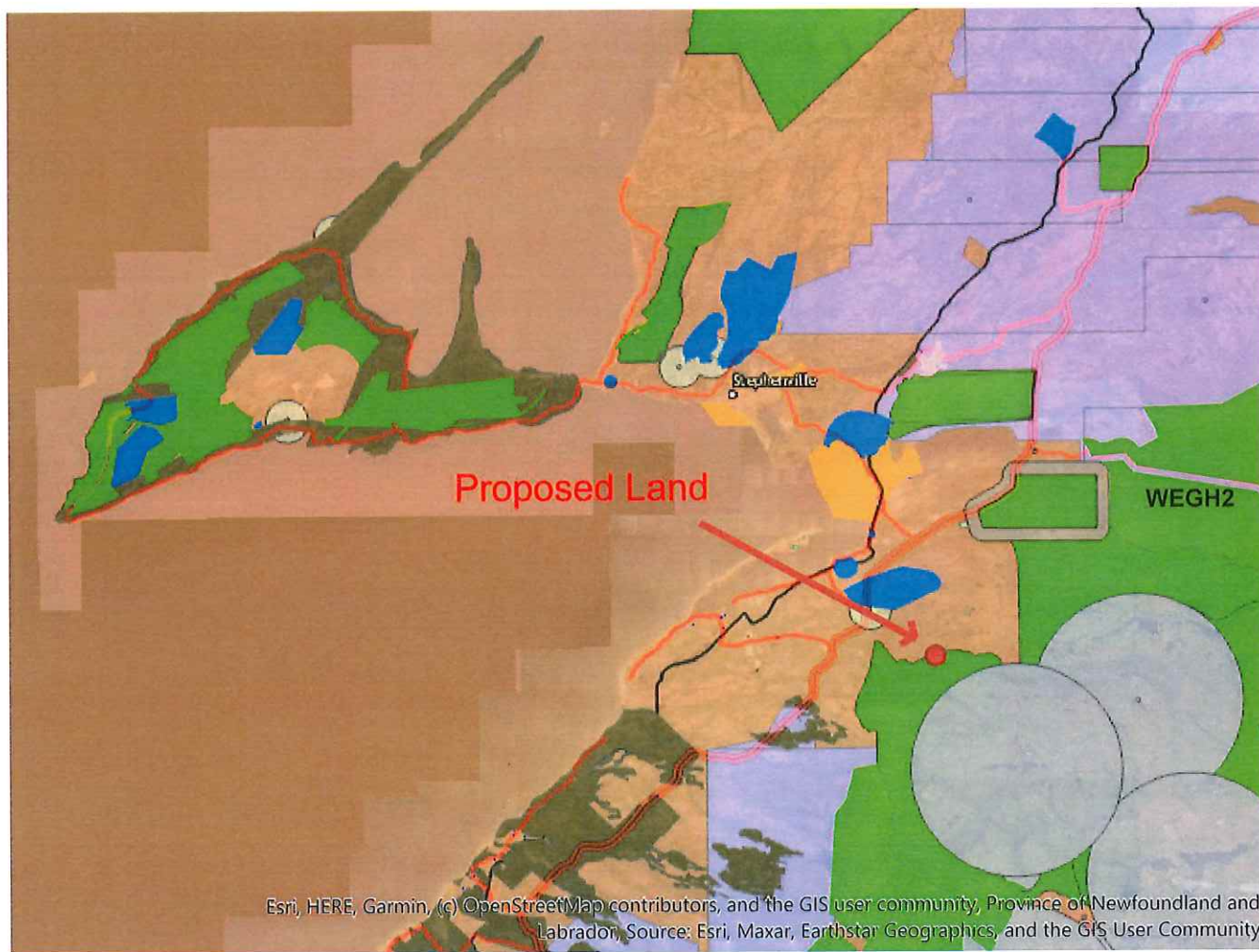
Approval of the Undertaking: Waiting on all approvals.

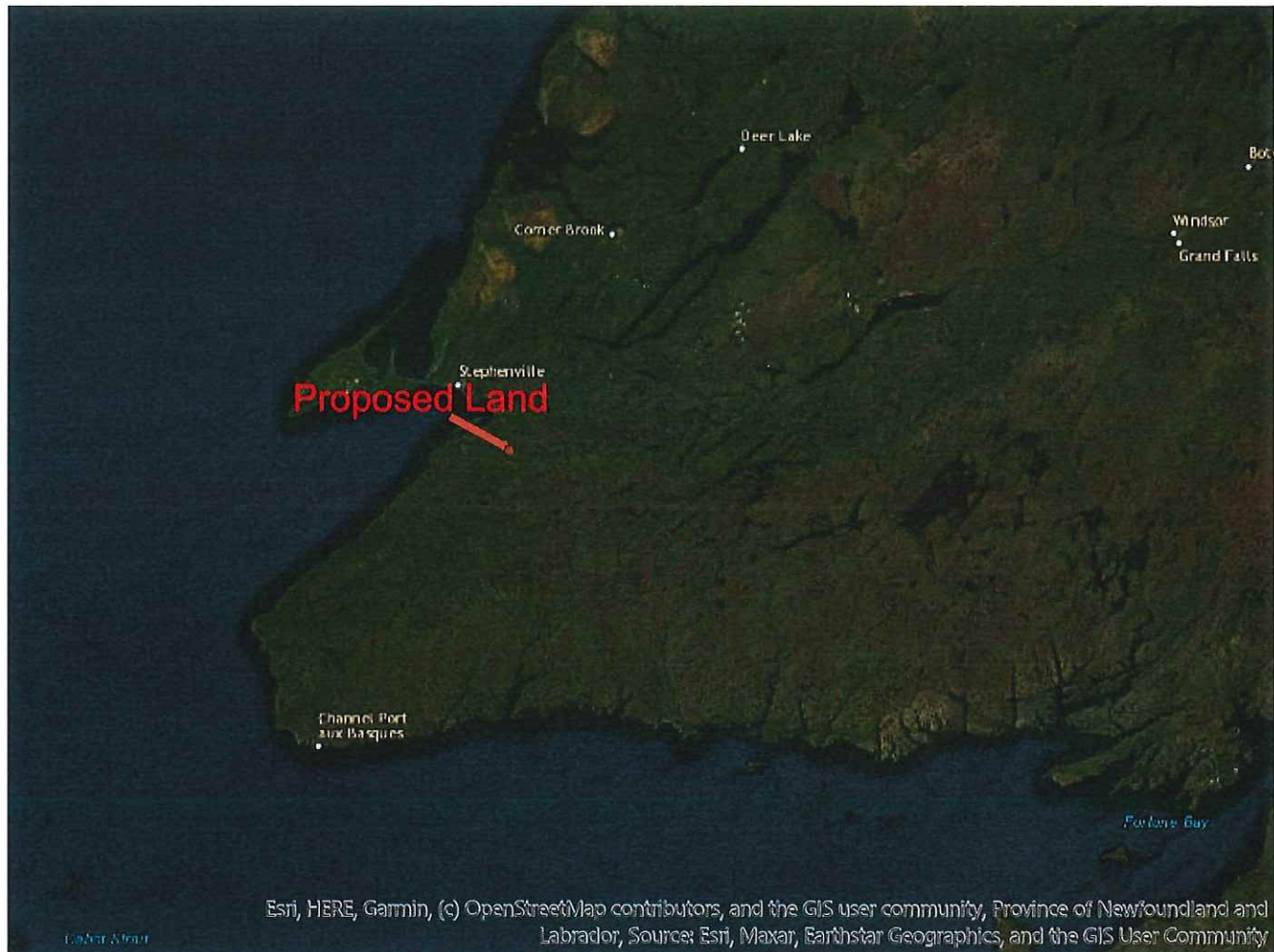
SCHEDULE: The projected Construction period is to start when approval is issued for the RV/popup trailer pad, with completion by 30 September 2026.

FUNDING: The project will be funded by the proponent. With an estimated capital cost of \$10,000.00.

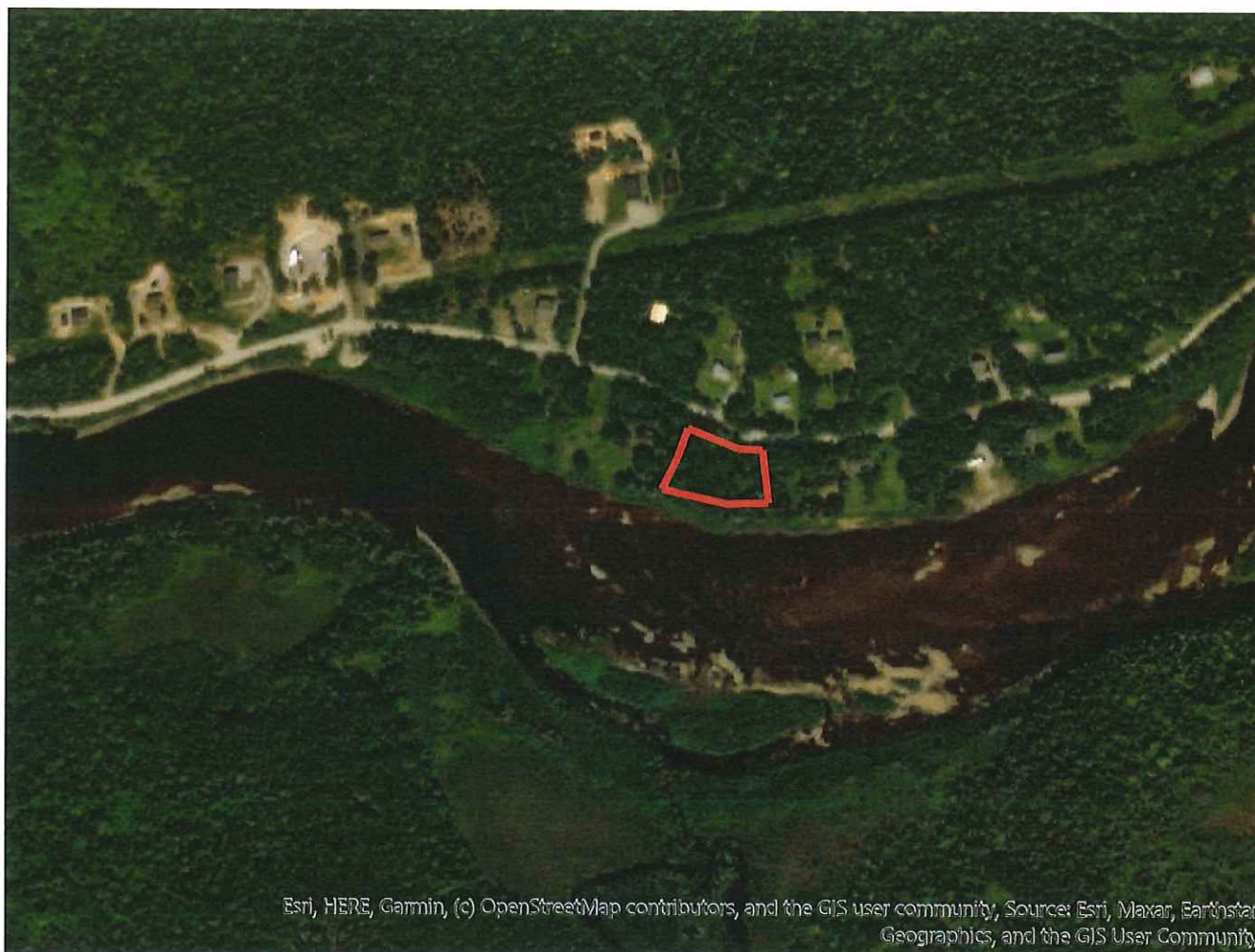
Date: 16 July 2024

Signature of Proponent/Chief Executive Officer









Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar
Geographics, and the GIS User Community

**DESCRIPTION OF LAND FOR
CHRIS COLSON
STEEL MOUNTAIN ROAD, FLAT BAY BROOK, NL**

All that piece or parcel of land situate and being at Flat Bay Brook, abutted and bounded as follows, that is to say:

Beginning at a survey marker on the southerly limit of Steel Mountain Road, twenty decimal one one seven (20.117) metres wide, the said point being the most northerly angle of the herein described parcel of land and having co-ordinates of North 5,359,272.362 and East 314,553.502 as referenced from Monument 84G4139;

Thence running along the aforesaid southerly limit of Steel Mountain Road, twenty decimal one one seven (20.117) metres wide, south sixty-five degrees twenty-one minutes thirty-three seconds east (S 65° 21' 33" E) thirty-three decimal two six zero (33.260) metres to a survey marker;

Thence running along the aforesaid southerly limit of Steel Mountain Road, twenty decimal one one seven (20.117) metres wide, south eighty-one degrees twenty minutes ten seconds east (S 81° 20' 10" E) seventeen decimal eight zero six (17.806) metres to a survey marker;

Thence running by land of Charles Foote, south seven degrees twenty minutes fifty-eight seconds east (S 07° 20' 58" E) thirty decimal nine nine zero (30.990) metres to a survey marker;

Thence running along the northerly limit of a Reservation, extending along the northerly limit of Flat Bay Brook, north seventy-eight degrees twenty-one minutes thirteen seconds west (N 78° 21' 13" W) sixty-three decimal seven two five (63.725) metres to a survey marker;

Thence running by land of Gordon Bragg, north seventeen degrees eight minutes eighteen seconds east (N 17° 08' 18" E) thirty-six decimal zero two zero (36.020) metres, more or less, to the point of beginning and being more particularly shown and delineated on the attached plan;

The above described land contains an area of zero decimal one seven six (0.176) hectares, more or less;

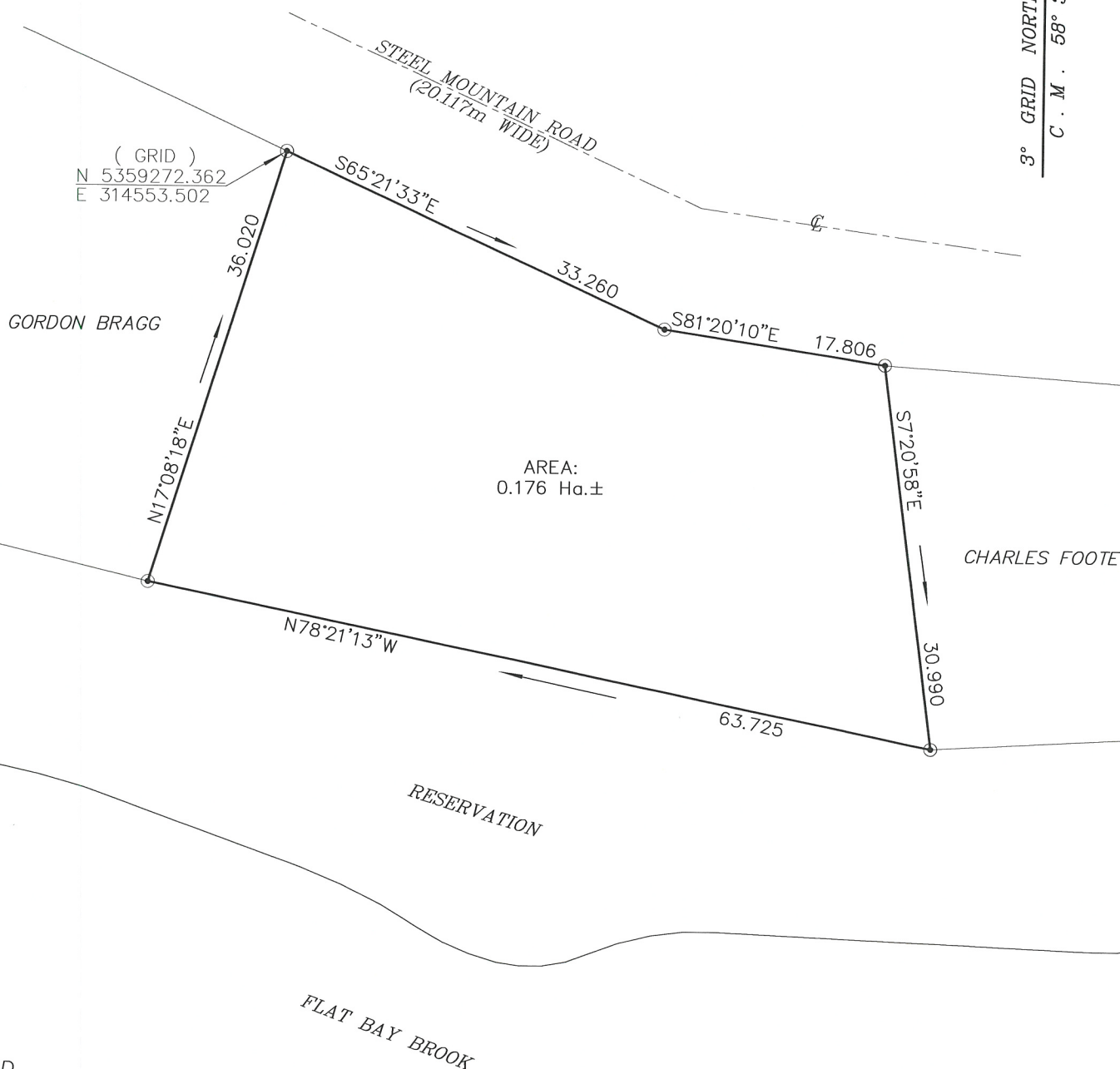
All bearings referenced to the Meridian of fifty-eight degrees thirty minutes west longitude of the Three Degree Modified Transverse Mercator Projection, Zone 3, NAD 83 for the Province of Newfoundland and Labrador.

Yates and Woods Limited
22412

Oct. 27, 2022



3° GRID NORTH (NAD, 83)
C . M . 58° 30' W . L .



LEGEND

CONTROL MONUMENT	▲
CAPPED IRON PIN	●
FOUND IRON PIN	■
PK NAIL	⊗ PK
BOUNDARY LINE	—
POLE OR LIGHT STANDARD	•
HYDRANT.....	⊕
FENCE POST	FP ■
FENCE LINES	—x—x—
GUY WIRE	—
POWER-TELEPHONE LINES	---
EASEMENTS	----
CENTERLINE	—C—

REFERENCE MONUMENTS : 84G4139 N 5,365,437.251 E 306,443.515
(COMBINED SCALE FACTOR : 0.999896)
84G4138 N 5,366,528.246 E 307,298.163

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: yatewood@nf.aibn.com

**SURVEY PLAN OF LAND FOR
CHRIS COLSON**

STEEL MOUNTAIN ROAD, FLAT BAY BROOK , NL .



SCALE: 1 : 500

DWG. NO. 22412

DRAWN BY C.C.K.

DATE: OCT. 27 , 2022