

**Environmental Assessment  
Registration Document**

**Indian River Remote Cottage  
Lundrigan's Dip, Newfoundland Labrador**

**Prepared for:**  
Benjamin Callahan

**Submitted to:**  
Environmental Assessment Division  
Department of Environment and Climate Change

**November 2025**

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## **1.0 NAME OF UNDERTAKING**

Indian River Reconstruction of Remote Cottage

## **2.0 PROPONENT**

### **2.1 Name of Corporate Body**

Benjamin Callahan

### **2.2 Principle Contact Person**

Benjamin Callahan

[REDACTED]

P.O. Box [REDACTED]

Pilley's Island, NL

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Tel: (709) [REDACTED]

Email: [REDACTED]

## **3.0 THE UNDERTAKING**

### **3.1 Name of the Undertaking**

The proposed project is reconstruction of a remote cottage.

### **3.2 Purpose/Rationale/Need for the Undertaking**

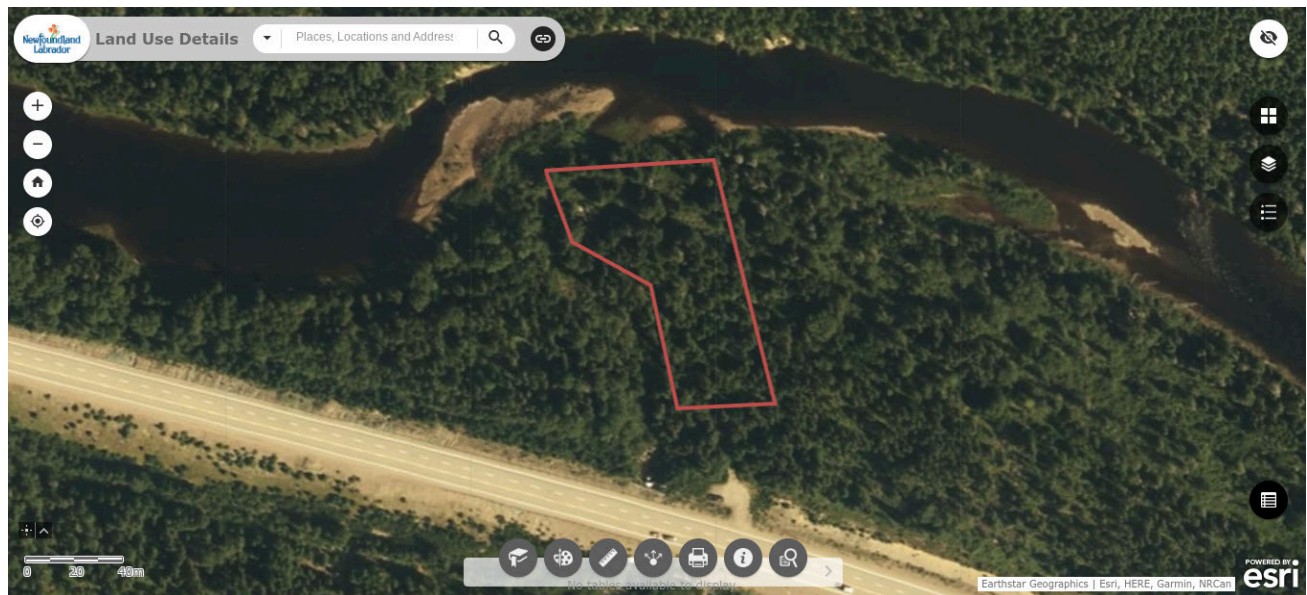
The purpose of this undertaking is for recreational purposes.

## **4.0 DESCRIPTION OF THE UNDERTAKING**

### **4.1 Geographic Location:**

MTM: NAD83 Zone 2 E 5480437.763 N 281711.780







The proposed undertaking is located 10 km west of Route 390 ( Springdale Jct.) next to Indian River, in an area commonly known as Lundrigan's Dip, in central Newfoundland. Access to the lot is through an existing gravel road (4 meters wide) off the TCH, with the reconstruction site located 90 meters from the TCH, along this existing gravel road. Please refer to Figure 1 for an overview and Appendix A for attached maps of the area.



**Figure 1: Overview of proposed area outlined in red.**

## 4.2 Physical Features

The undertaking (remote cottage) will be 14ft x 20ft in physical size and stand 14ft high at the highest section of the roof. There will also be a 10ft x 20ft deck constructed on the front of the cottage. The cottage and deck will be constructed of store-bought lumber. The remote cottage will be located 34 meters from Indian River and 20 meters from the nearest brook. Vegetation on the lot consists of brush, with mature trees of varying species, including the endangered Black Ash tree. On Friday, October 31st 2025, my son and I met with Research Silviculturist, Cyril Lundrigan, B. Sc, For., with the Wildlife Division, Department of Forestry, Agriculture and Lands, at the lot in question, to go over details of the Black Ash tree. Over a two hour period, Mr. Lundrigan instructed us on the history of Black Ash in Newfoundland, typical locations where it likes to grow and the conditions it requires, as well as the physical attributes of Black Ash that are most commonly used to identify the species. Please see the figures of typical physical attributes used to identify a Black Ash tree (page 4).

		
<p><b>Figure 2 - Black Ash Bud. Looks like a Hershey Kiss.</b></p>	<p><b>Figure 3 - Black Ash Seedling.</b></p>	<p><b>Figure 4 - Bark on a mature Black Ash tree'</b></p>
		
<p><b>Figure 5 - Typical Leaf pattern on a Black Ash Tree. ( 7-11 Leaflets ).</b></p>	<p><b>Figure 6 - Tan coloured tufts around where the leaves join the stem and the shallow teeth around the leaflet.</b></p>	<p><b>Figure 7 - Warts on a younger Black Ash twig and leaf scar showing the smiley face.</b></p>

Mr. Lundrigan also talked about species at risk, as it relates to Black Ash, and the measures taken to protect them. Finally, Mr Lundrigan pointed out the Black Ash trees that he had found previously and then allowed us to demonstrate our comprehension of his instruction by finding and pointing out other Black Ash trees on our own.

With this knowledge, I will ensure that no Black Ash trees will be damaged or removed.

There will be no septic system, as a compost toilet will be installed, and potable water will be transported in.

Please refer to Appendix A for cottage location on the area map.

### **4.3 Construction and Site Development**

The estimated length of the construction period will be 6-8 months, from the time of all required approvals. The proposed start date of the undertaking is May 2026, continuing to late fall 2026.

A 10 meter x 10 meter area on the lot will be cleared of brush to prepare the lot for construction. Some of the mature trees in this area on the lot will have to be cleared. This cleared area will be 32 meters from Indian River and 18 meters from the nearest brook. Please see attached pictures of the site location and proposed trees to be cleared from the lot in appendix A.

No other areas will be cleared for roads, driveways or outbuildings. The site will not need to be prepared with a septic system, as a compostable toilet will be used. No water supply will be required, as potable water will be transported in. All of these factors will minimize environmental effects during the construction and site preparation of the undertaking.

Potential sources of pollution will be minimal during construction. There will be some emissions from vehicle traffic entering and exiting the site. All wastes will be transported off site and disposed of properly.

The use of hand tools, battery operated tools and a chainsaw will be used at the construction site. Fuel clean-up equipment will be readily available at the construction site, as well as a fire extinguisher kit, minimizing the occurrence of pollutants and any adverse environmental effects.

There are no foreseen resource conflicts in the area, as the surrounding area is not currently inhabited or occupied.

#### **4.4 Operation**

The undertaking will be used for recreational purposes only. It will be a permanent structure and will be accessible year-round, with minimal activity during the winter months.

Potential sources of pollution will be minimal during operation. There will be some emissions from vehicle traffic entering and exiting the site. A compostable toilet will be used during operation and all wastes will be transported off site and disposed of properly.

There are no foreseen adverse environmental effects, or resource conflicts, as a result of year-round operation.

#### **4.5 Occupations**

No occupations will be required for this undertaking. The proponent will be responsible for the construction and operation of the undertaking.

### **5.0 APPROVAL OF THE UNDERTAKING**

<b>APPROVAL REQUIRED</b>	<b>ISSUING AUTHORITY</b>
Crown Lands Grant (Regn#164489)	Dept of Forestry, Agriculture and Lands
Cutting Permit	Dept of Forestry, Agriculture and Lands

### **6.0 SCHEDULE**

The earliest start date of the undertaking would be May of 2026 with a finish date of November 2026. This time frame will allow construction to occur during more favourable Newfoundland weather conditions, avoiding the adverse winter months.

**Timeline:**

Registration Document Submission	November 2025
Proposed Government Review and Decision	December 2025
Proposed Construction of Undertaking	May 2026
Completion of Undertaking/Start of Operations	November 2026

## **7.0 FUNDING**

The funding for this undertaking will be provided entirely by the proponent, Benjamin Callahan.

## **8.0 SUBMISSION**

Nov 25th, 2025

DATE

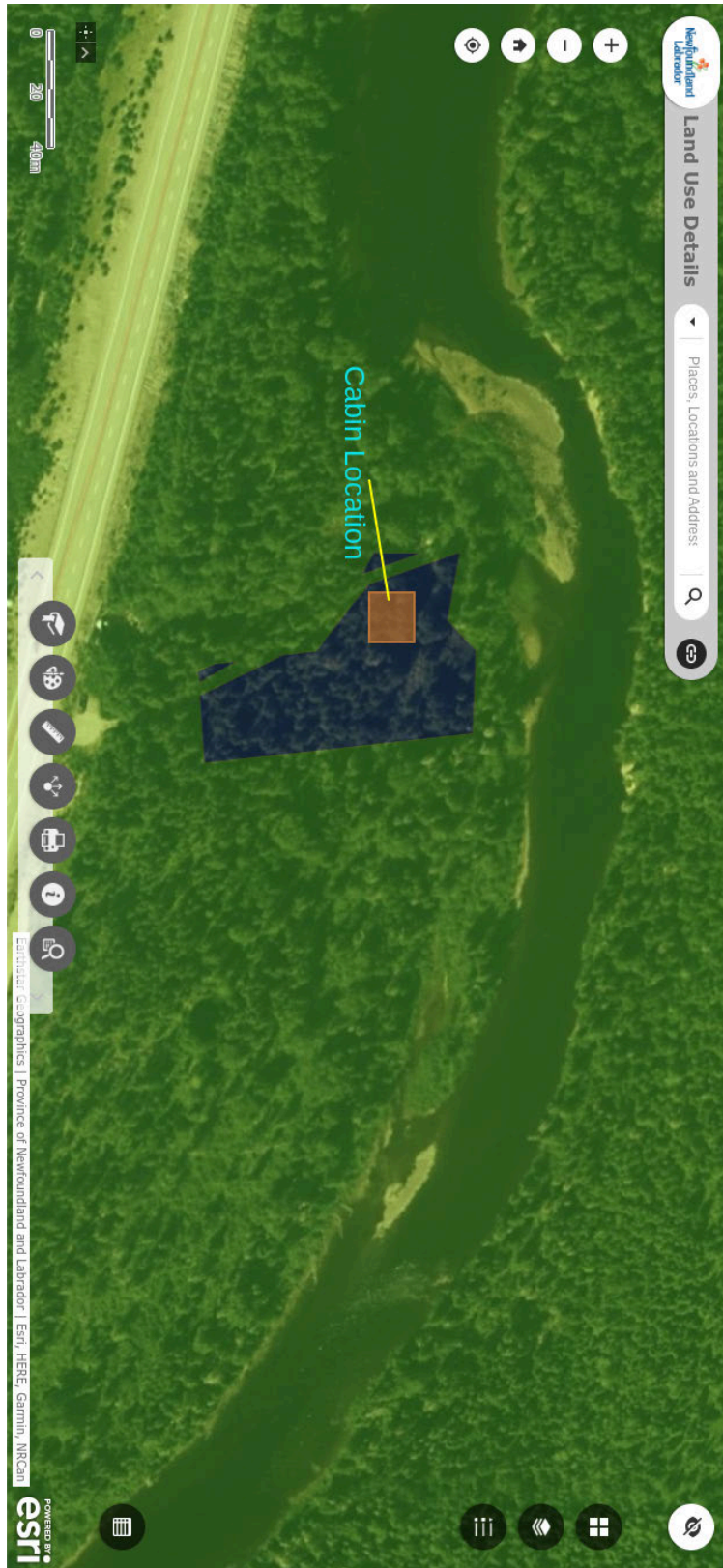


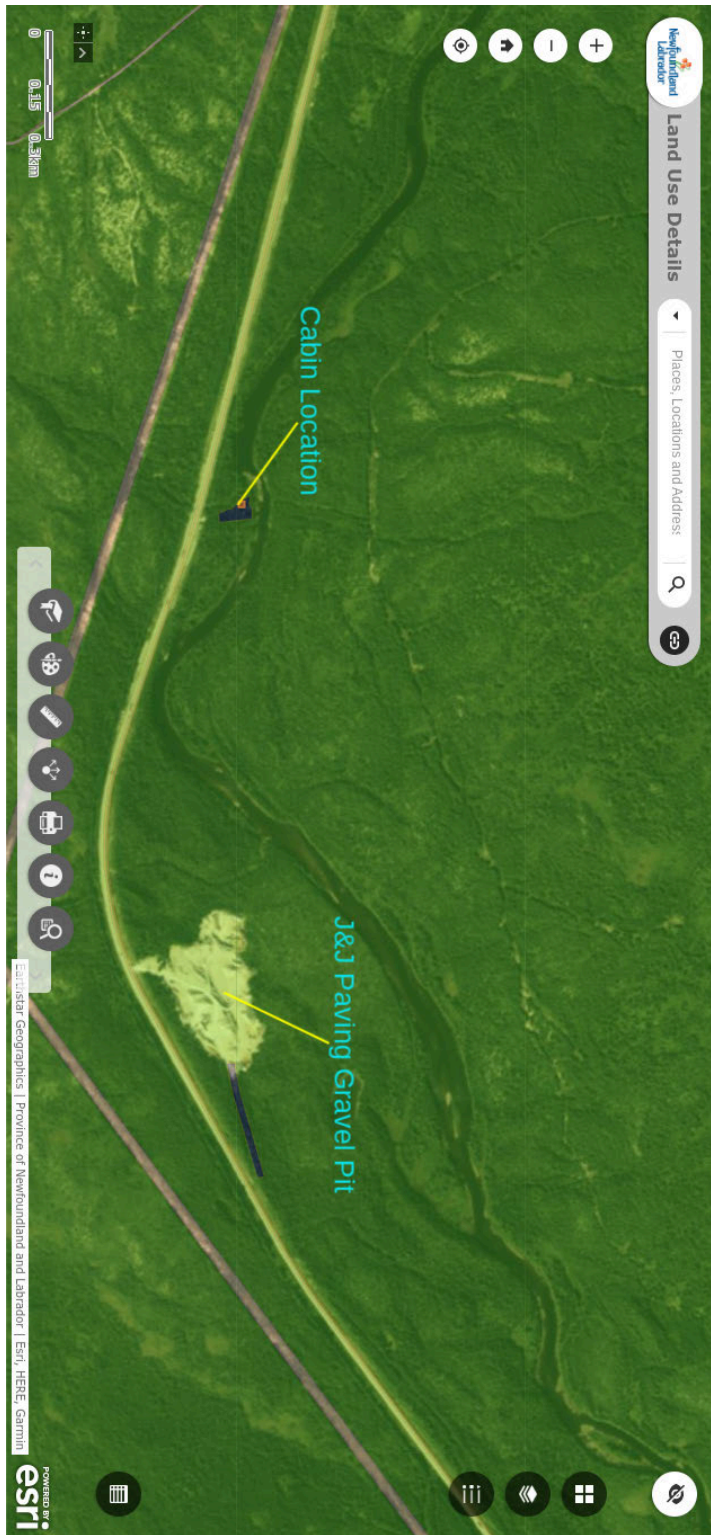
SIGNATURE OF PROPONENT



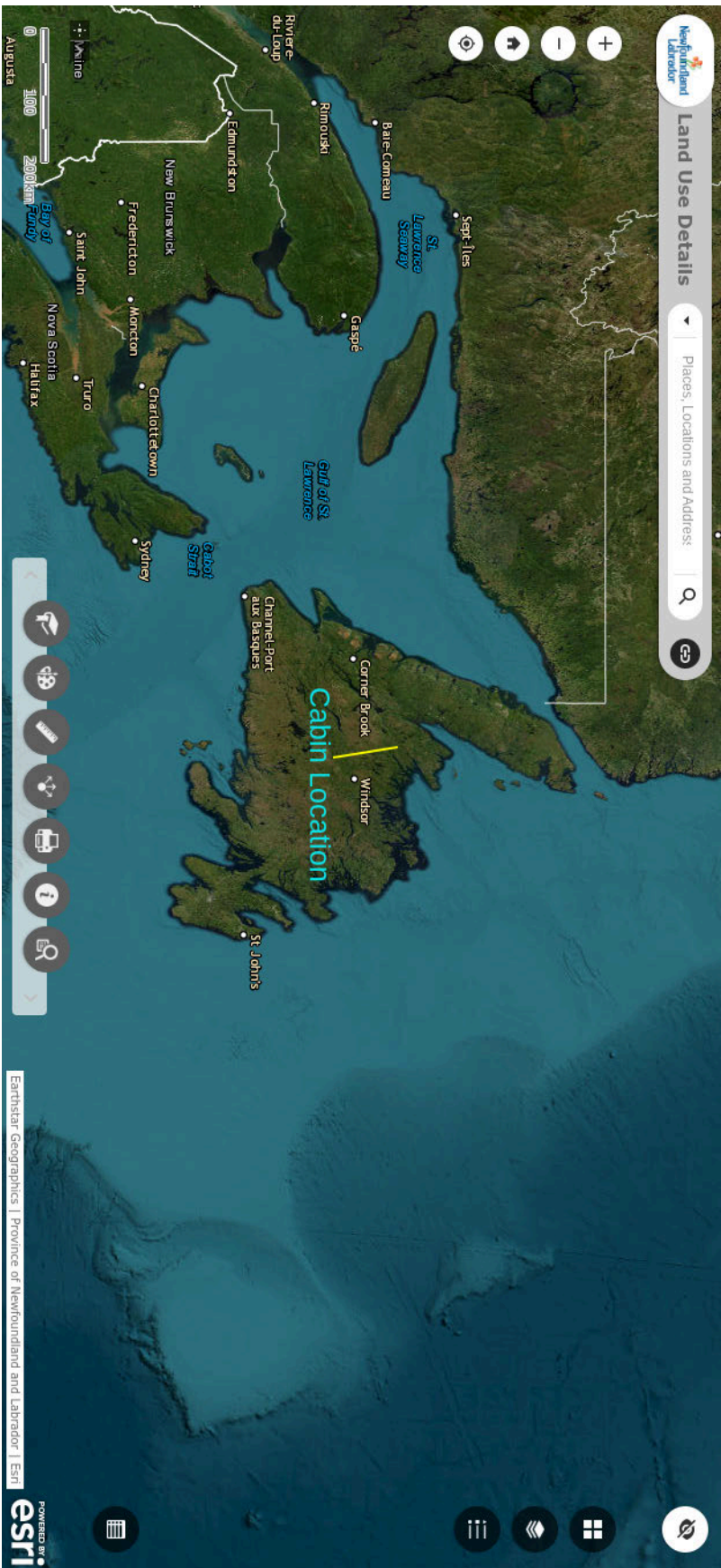
## **Appendix A**

## Proposed Cabin Location









## Photos of Proposed Cabin site



Proposed Cabin location. Image 1



Proposed Cabin location. Image 2



Proposed Cabin location. Image 3



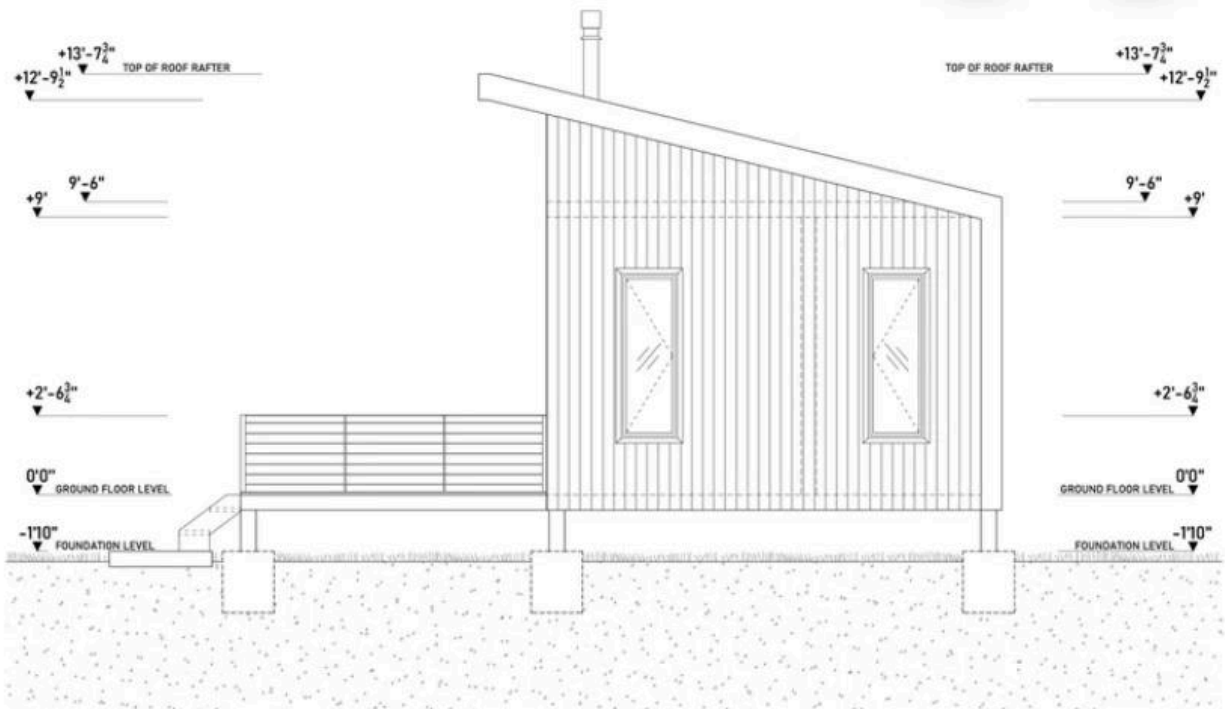
Proposed Cabin location. Image 4



# Proposed Cabin Design

## Front View

FRONT VIEW - You can see the heights in this section.



## Floor Plan



## Survey of Proposed Lot Schedule A

### SCHEDULE "A"

All that piece or parcel of land situate and being at Indian River, in the Electoral District of Baie Verte-Springdale, Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a survey marker set on the southerly limit of the Reservation, fifteen (15) metres wide, extending along the southerly bank of Indian River and having coordinates of north 5480437.763 metres and east 281711.780 metres;

Thence running by Crown Land south five degrees fifty-nine minutes forty-one seconds east (S5°59'41"E) ninety decimal three five one (90.351) metres, to a survey marker,

And thence continuing by Crown Land south eighty-five degrees forty-one minutes fifty seconds west (S85°41'50"W) twenty-three decimal zero nine five (23.095) metres, to a survey marker;

Thence running through a Road Reserve, four (4) metres wide, south eighty-five degrees forty-one minutes fifty seconds west (S85°41'50"W) four decimal three nine nine (4.399) metres, to a survey marker;

Thence running by Crown Land south eighty-five degrees forty-one minutes fifty seconds west (S85°41'50"W) three decimal four one four (3.414) metres, to a survey marker;

Thence running one hundred seven (107) metres, more or less, along the easterly limit of the Reservation, fifteen (15) metres wide, extending along the easterly bank of a small brook, to a survey marker which bears north twenty-four degrees twelve minutes fifty-one seconds west (N24°12'51"W) ninety-six decimal three nine four (96.394) metres, from the preceding point;

Thence running sixty-four (64) metres, more or less, along the southerly limit of the Reservation, fifteen (15) metres wide, extending along the southerly bank of Indian River, to the point of beginning which bears north eighty-five degrees fifty-nine minutes fifty seconds east (N85°59'50"E) sixty-one decimal zero seven zero (61.070) metres, from the preceding point.

Reserving, nevertheless, out of the above described parcel of land a Road Reserve, four (4) metres wide, extending across the said property.



Containing an area of zero decimal three eight three (0.383) hectares, more or less, and being more particularly shown on the diagram annexed hereto;

All bearings being referred to the meridian of fifty-six degrees west longitude of the Modified Three Degree Transverse Mercator Projection, NAD 83, Zone 2, and all distances shown being grid distances.

Application No. 135355

April 2, 2013.



# Schedule B

