



GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR
Department of Environment and Conservation
Lands Branch, Land Management Division

BURNT BERRY POND

COTTAGE DEVELOPMENT PLAN

PHASE II

ENVIRONMENTAL ASSESSMENT REGISTRATION

MARCH 2008

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Burnt Berry Pond Cottage Development Plan, Phase II Environmental Assessment Registration

1. NAME OF UNDERTAKING

Burnt Berry Pond Cottage Development Plan, Phase II

2. PROPOSER

(i) Name of Body

Land Management Division,
Lands Branch,
Department of Environment and Conservation

(ii) Address

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3. THE UNDERTAKING

(i) Nature of the Undertaking

The project consists of the development of approximately 40 cottage lots on the northwest shoreline of Burnt Berry Pond. This pond is located along the Trans Canada Highway in Central Newfoundland near Halls Bay. In 1994 the Burnt Berry Pond Cottage Planning Area was established. The initial Burnt Berry Pond

Cottage Development Plan was approved at that time. It introduced the planned development of 30 new cottage lots in addition to 27 existing cottage lots around Burnt Berry Pond. The pre-existing 30 lot planned development is referred to as Phase I. This had previously been approved under the Interdepartmental Land Use Committee (ILUC) #667. The current proposal is for the addition of another 40 cottage lots, forming a natural extension to Phase I and will be considered Phase II. Approximately 2.2 km of Class “C” gravel road extending south from the existing cottage access road will be required in order to provide access to the proposed 40 cottage lots. Existing roads and trails in the area will be used, thus providing a saving in development costs. Upon approval of this proposal the Burnt Berry Pond Cottage Development Plan will be amended to incorporate Phase II.

(ii) Purpose / Rationale / Need for the Undertaking

Within a 10 km radius of Burnt Berry Pond there are three cottage planning areas, Upper Burnt Berry Pond, West Pond, and South Pond, all in close proximity to the towns of Springdale and South Brook. Burnt Berry Pond and surrounding areas are popular locations for outdoor recreation, providing access to inland areas for activities such as hunting, fishing, hiking, boating and snowmobiling.

The Burnt Berry Pond Phase II cottage development is proposed to address demand for cottage lots in the region and ensure development occurs in a planned manner. The proposed development will take place as part of a planned cottage strategy. Cottage Planning Areas with Cottage Development enclaves are implemented in order to preserve the environmental conditions for the enjoyment of present and future users of the land base and to direct cottage development to suitable locations while avoiding ad hoc development. Development will take place only within the designated cottage development area as depicted on Map 2.

4. DESCRIPTION OF THE UNDERTAKING

(i) Geographic Location

Description: Burnt Berry Pond is situated in Central Newfoundland and is accessible by the Trans Canada Highway (Route 1) (See Map 1). The proposed Cottage Development Area is located approximately 2.1 km from the intersection of the Trans Canada Highway via the existing cottage access road. Burnt Berry Pond is about 3.5 km southeast from the Springdale Junction and approximately 9.5 km northwest from South Brook. The general planning area is approximately 5.0 km long, up to 8.3 km wide and encompasses an area of approximately 2,488 ha. Burnt Berry Pond has a surface area of 160 ha.

Maps: Map 1 (1:50,000), Map 2 (1:7,500).

(ii) Physical Features

Major physical features: The current proposed development consists of up to 40, 0.4 ha unserviced cottage lots, totaling approximately 16 ha. The 2.2 km of road development, having a 15 metre right-of-way, will comprise a further 3.3 ha. A preliminary concept plan identifying lot location and design is indicated on the attached Map 2. The proposed lot layout may change as terrain conditions warrant upon closer field inspection and the number of lots may be reduced, however no further lots will be added. All of the proposed cottage lots will have direct shoreline frontage on Burnt Berry Pond. The proposed number of cottages takes into account pre-existing cottage development and are within the carrying capacities of the waterbody as determined using formulae developed by Water Resources Management Division. Details regarding carrying capacity calculations are available upon request.

Physical and biological environments: Generally the area consists of undeveloped forested areas with intermittent ponds, streams and wetlands. Topographically the land consists of gently rolling hills. The north side of the pond is relatively flat with a gentle slope towards the pond. The south side is more rugged with rolling hills and ridges. Vegetation cover consists of typical Newfoundland forest, predominantly black spruce with balsam fir, larch and occasional hardwoods. Wildlife in the area consists of typical animal and plant species found in the central Newfoundland region. Pre-existing development in the form of cottage lots is located generally toward the east, northeast shoreline of the pond. The proposed development area is adjacent to and forms a natural extension to the existing surrounding cottage development of Burnt Berry Pond.

(iii) Construction

Description/Schedule: Construction associated with this proposal will be limited to gravel road construction and upgrading 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 40 cottages and 2.2 km of road will be constructed within one construction season. It is expected that development will commence in spring 2008.

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 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: The planning area boundary overlaps the Trans Canada Highway Protected Road Zone. However this does not present a conflict with the protected road as no development is proposed within the protected road. The proposed development also falls within an Agricultural Development Area as well as an Abitibi Consolidated timber license. A referral to Abitibi Consolidated has been made requesting comments. Note that the cottage planning area boundary has no effect on other land uses.

(iv) Operation

Description: 40 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 cottage 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.

(v) Occupations

Estimated # of employees during construction: The Lands Management Division contracts all construction work through the public tendering process. The number of employees will be determined by the management of the company which is awarded the construction contract.

Breakdown of employees during construction: The Lands Management Division contracts all construction work through the public tendering process. The breakdown of employees will be decided by the contracted construction company.

Estimated # of occupations during operation: 40 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.

(vi) Project-Related Documents:

Crown Land Planning Manual. 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, May, 1994.

5. APPROVAL OF THE UNDERTAKING

- (i) **Project:** ILUC #1254 submitted January 18, 2008. Approval is pending. No issues were identified in the ILUC review process which would cause cancellation or major alteration to the proposed development.
- (ii) **Individual cottage owners:** Septic design and lot survey approval from the Government Service Centre.

6. SCHEDULE

It is anticipated that the construction of cottage access roads would be either during fall/winter before any snow falls or spring runoffs just as the construction season begins. The earliest start date is May 1, 2008. The latest start date could be October 1, 2008.

7. FUNDING

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

8. SUBMITTED



Mr. Reginald Garland, Director
Land Management Division



Date

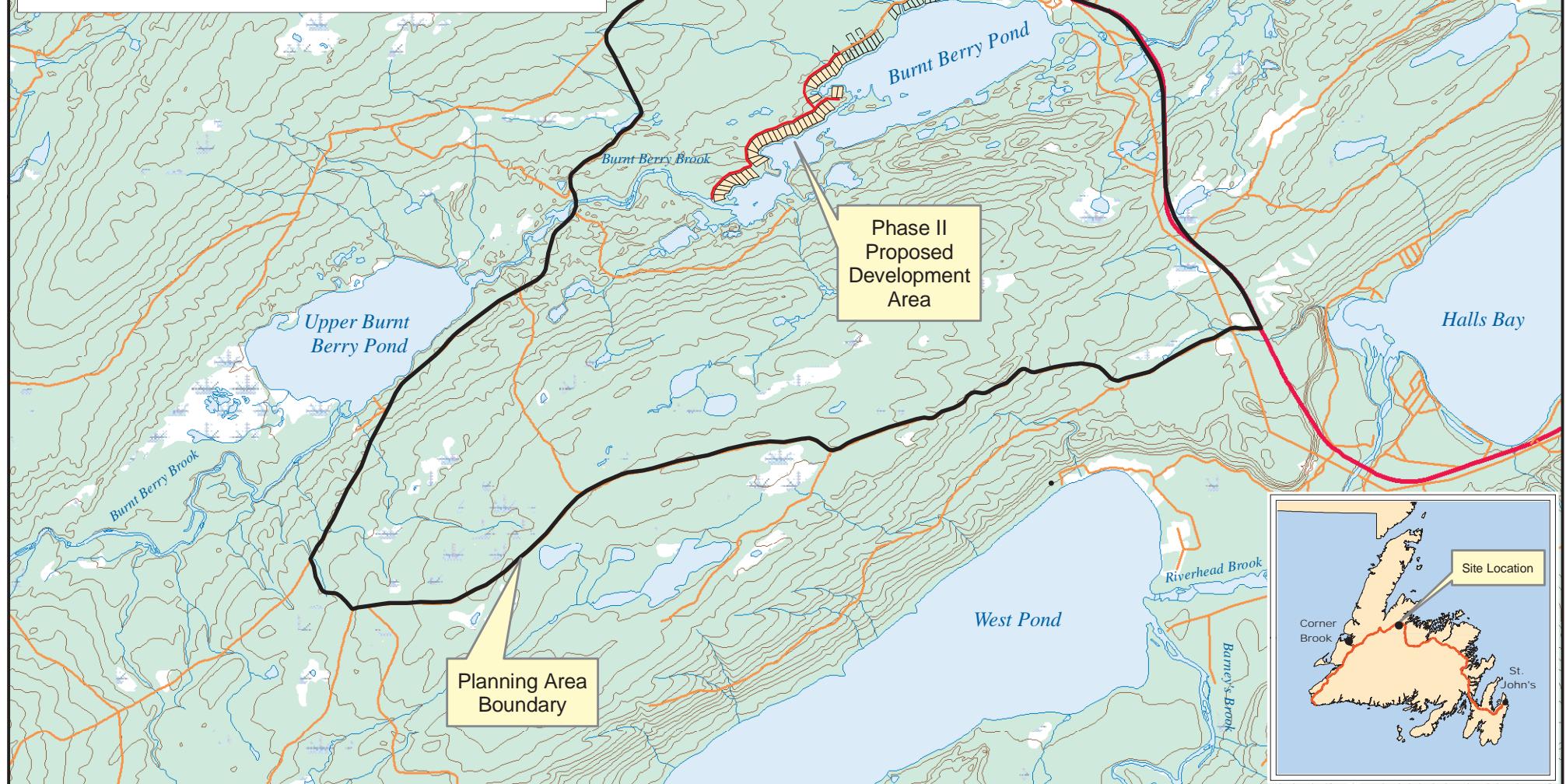


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Department of Environment and Conservation
Lands Branch, Land Management Division

Map 1 Burnt Berry Pond Cottage Planning Area

NORTH

Approximate scale 1 : 50,000
Map Sheet 12H/08.





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Map 2 Burnt Berry Pond Phase II Cottage Development Area Provisional Lot Layout

NORTH

Approximate scale 1 : 7,500
Map Sheet 12H/08.

