

Pinchgut Cove Developments Inc.

Registration of Development
Pursuant to the *Environmental Assessment Regulations, 2003*

1. Name of Undertaking

Pinchgut Cove Cottage Subdivision

2. Proponent

- i) Pinchgut Cove Development Inc.
- ii) Address: P.O. Box 216
Corner Brook, NL
A2H 6C9
- iii) Directors: Sterling Randell and Gertrude Bradbury
- iv) Principal Contact Person for purposes of environmental assessment:

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P.O. Box 812
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Corner Brook, NL
A2H 6H7
Tel: 709-634-3136

3. The Undertaking:

- i) Nature and Purpose of Undertaking - Sixteen (16) Lot Cottage Subdivision Development at Pinchgut Lake – See Schedule “A” attached for plot plan of the proposed subdivision.

4. Description of Undertaking

i) Geographical Location:

Pinchgut Cove Developments Inc. proposes a 16 cottage lot subdivision in a pre-existing cottage lot area at the west end of Pinchgut Lake, just off Gull Pond Road. Pinchgut Lake is situate on the southeast side of the TCH approximately 20-21 km southwest of the City of Corner Brook.

The area to be developed consists of 16 lots ranging in size from 32,615 sq ft to 88,587 sq. ft. and containing a total land area of approximately 17.5 acres. Attached as Schedule "B" is a Table of the individual lot sizes and the corresponding water frontage associated with each one.

No new highway access is required for this Undertaking as the proposed development utilizes Gull Pond Road to access the TCH. Gull Pond Road has been used as an access for other cottage lot owners in the area for more than 30 years and also by Corner Brook Pulp & Paper Limited as a forest access road.

The Proponent has constructed a private road off Gull Pond Road for purposes of accessing the lots, which road is more particularly shown on the Subdivision Plan enclosed (Schedule "A"). The private road constructed by the Proponent upgraded and replaced an earlier access road owned by the predecessor in title of the subject property.

ii) Physical Features:

Please refer to Schedule "C" for a topographic map of the Pinchgut Lake area. This is the map that was used for the 2003 application by Crown Lands for cottage lot development on the northeast end of Pinchgut Lake. The approximate location of our client's proposed development area is highlighted in yellow (not drawn to scale) on Schedule "C".

The Pinchgut Lake area is well drained and is covered with typical Newfoundland forest growth such as black spruce, balsam fir, birch, and scrubbing. The lots in this development have been designed larger than usual in order to offer lot owners privacy and to enable the retention of mature trees and other natural features of the land.

The development area is less than $\frac{1}{2}$ km from the TCH via Gull Pond Road and can be identified by the newly constructed road off Gull Pond Road on the left when driving in Gull Pond Road from the TCH. There are boulders in front of this new road at present. Also, there is a Royal LePage For Sale sign placed on behalf of the Proponent adjacent to the development area.

Surveys of the 16 lots have been completed and boundary markers should still be visible.

The land surrounding Pinchgut Lake has been used for cottage lot purposes for many decades. Most of the cottages are on the eastern end of the lake as can be seen on the attached Schedule "C", however there are some cottages on the western end of the lake that can also be identified on Schedule "C" attached hereto, some of which have been there for decades.

On the western end of the lake, near the proposed development area, there is a Girl Guide Camp that has been in existence for many years. This camp also utilizes the Gull Pond

Road access and, as recent as last year, Government constructed a public boat launch on the south side of Pinchgut Brook (shown on the attached Schedule “C”) where the Brook runs into Pinchgut Lake. This boat launch also uses the Gull Pond Road access.

In addition, the Gull Pond Road access is also regularly used as a woods road and for hunters, fishers, berry pickers and other outdoor recreational activities.

iii) Services:

As noted previously, our client, the Proponent, has constructed a road for purposes of accessing the lots from Gull Pond Road. It is expected that once the lots are sold, the lot owners will make provisions for the upkeep of this road.

NL Power has completed the installation of the infrastructure required for the supply of electricity to the development.

It is expected that all lots will be serviced by private wells and septic systems, however the installation of these services will be for the individual lot owner who must comply with applicable rules and regulations regarding the installation of same. The Proponent has already consulted with Government Services and ensured that each lot contains at least the minimum area required for a valid septic design.

iv) Construction:

Construction and other activity associated with this development is expected to be limited to the following:

- Cutting survey tree lines for lot boundary lines (already complete);
- Constructing a road from Gull Pond Road to access the lots (already complete);
- Construction of cottages by individual lot owners and the time frame for doing so will vary depending on the intent and desire of the individual lot owners.

The construction described above will produce temporary and sporadic noise with use of excavators and other heavy equipment used in residential type construction, however there is no other anticipated negative impact upon the Pinchgut Lake area, the adjacent land owners or the TCH.

v) Project-Related Documents:

- Schedule “A” – Subdivision Plan
- Schedule “B” – Table of individual lot sizes and water frontage
- Schedule “C” – Topographical mapping of the area

5. Approval of Undertaking:

- i) Application for Rezoning from Rural Conservation to Residential – Dept of Municipal Affairs
- ii) Groundwater Assessment
- iii) Registration under the *Environmental Assessment Regulations, 2003*

6. Schedule:

There are at least three individual property owners in the proposed subdivision that are ready to commence and/or continue construction of their cottages as soon as possible, starting, if permitted, as early as May or June 2010.

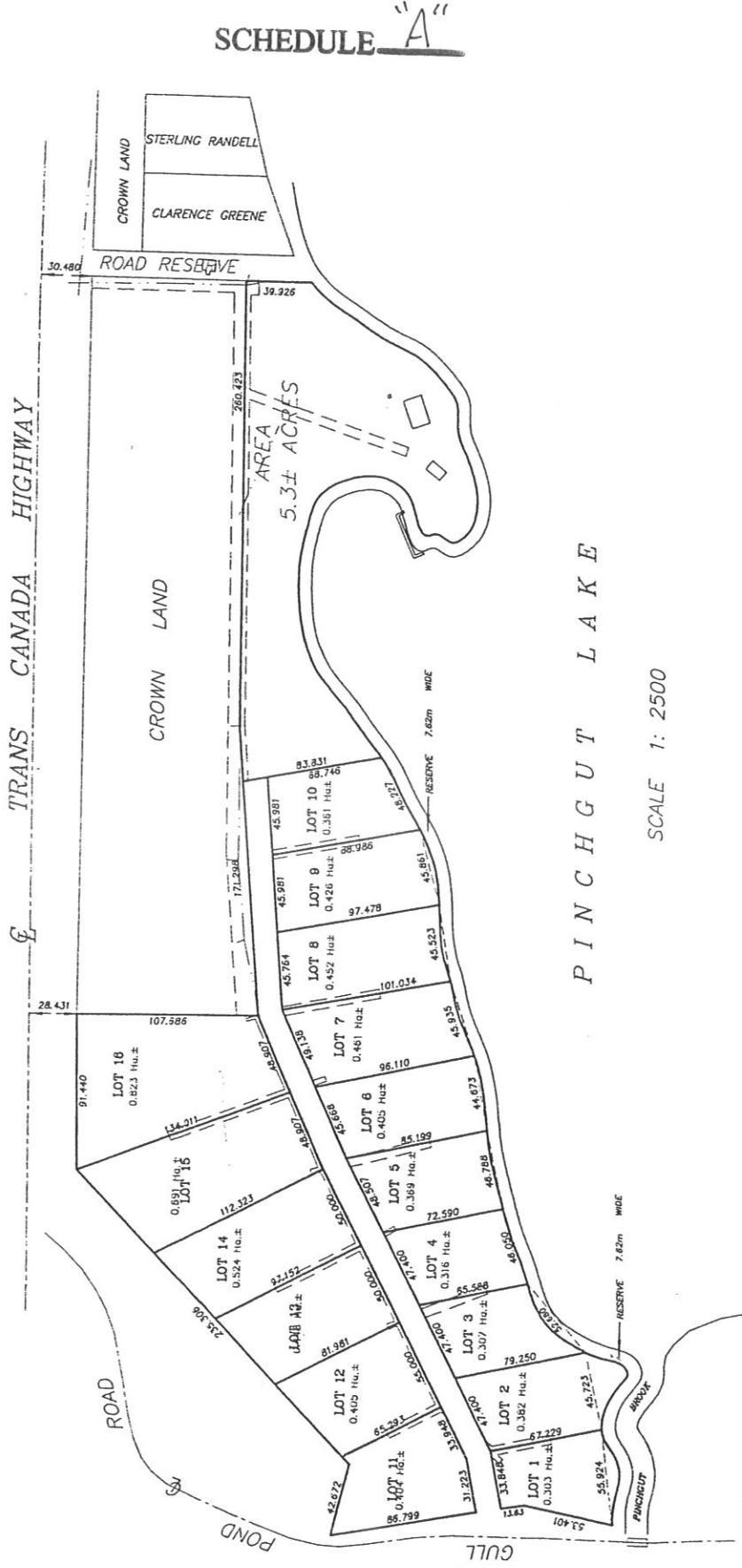
7. Funding:

There is no bank or government funding required to complete this cottage subdivision development.

8. Registration & Release

Please accept this as the Proponent's application for registration pursuant to the requirements of the *Environmental Assessment Regulation, 2003*. Please also accept this as the proponent's request for the Minister's release of this Undertaking from further environmental assessments. As already stated, this Undertaking is consistent with other extensive cottage development around Pinchgut Lake and support for this contention can be found in the proposal filed with your office by the Land Management Division of the Department of Government of Services and Lands pursuant to the Environmental Assessment Regulations, 2003 seeking registration and release of an undertaking to develop infill cottage lots at the north end of Pinchgut Lake, consisting of 26 x 0.4 hectare lots totaling 10.5 hectares. In that application, public comments were due by July 25, 2003 and the Minister released the undertaking from further environmental assessment on August 12, 2003.

SUBDIVISION PLAN



SCHEDULE "B"

Pinchgut Cove

Pinchgut Cove Developments			
Lot #	Approx. Water Frontage	Approx. lot size footage	Approx. lot size acre
1	190	32615	0.75
2	210	41118	0.94
3	179	33045	0.76
4	151	34014	0.78
5	154	39719	0.91
6	147	43594	1
7	151	49621	1.14
8	149	48653	1.12
9	151	45854	1.05
10	158	38858	0.89
11	Upper side	43486	1
12	Upper side	43594	1
13	Upper side	48222	1.11
14	Upper side	56403	1.29
15	Upper side	74379	1.71
16	Upper side	88587	2.03

SCHEDULE "C"

"c"

