Environmental Assessment Registration 200.20.3251

Dwelling & Accessory Building
Ms. Kimberly Madore
183-185 Marble Drive, Steady Brook, NL

Title: Residential House Project
Date: Dec. 30, 2022

Submitted to: Director of Environmental Assessment Division

Submitted by: Kimberly Madore

Name of Undertaking: Residential House Project for the purpose of constructing a new residential dwelling and accessory building.

Proponent:

i. **Name:** Kimberly Madore (Residential Property Owner)

ii. **Address:** 183-185 Marble Drive
Steady Brook, NL A2H 2N2

iii. **CEO:** Not applicable. In this case it would be the property owner, Kimberly Madore

iv. **Principal Contact Person:** Kimberly Madore

The Undertaking:

i. **Name:** Kimberly Madore, Residential Property Development

ii. **Purpose/ Rationale/ Need for the Undertaking:** To develop a residential building lot and construct a residential dwelling and accessory building.

Description of the Undertaking:

i. <u>Geographic Location:</u>
The Undertaking is located in the Town of Steady Brook, and is accessed by the local community road, Marble Drive. The property is bounded to the South by the TCH and wooded land, to the North by the Humber River, to the East by residential lots, and to the West by residential lots. The property may be accessed when travelling from the East or from the West. When travelling from the East on the Trans Canada Highway (TCH), take Exit 9A toward Marble Drive. Travel approximately 2.2km on Marble Drive to 183-185 Marble Drive. When travelling from the West on the TCH, take Exit 8 and turn onto Marble Drive. Travel approximately 2.5km to 183-185 Marble Drive. The attached figures include the location of the project in Newfoundland, a regional scale image showing the project location, a close-up image of the project location, a Survey Drawing from Yates and Woods Ltd. showing the subject property on local 1:750 mapping, the Geotechnical Investigation report with elevations and the Septic Design/Approval letter.

ii. <u>Physical Features:</u>

The undertaking involves the development of property on the land, currently owned by Kimberly Madore, and noted on the attached figures. The property will be developed into a permanent residential dwelling and accessed via a new driveway exiting the existing, shared entrance onto Marble Drive. The residential address will be 183-185 Marble Drive, Steady Brook, NL. The dwelling to be constructed is to be a two-story house, approximately 252.4 sq m and an accessory building, approximately 54.8 sq m on a 2060.14 sq m residential block. The existing property is naturally vegetated with a mixture of coniferous and deciduous mature trees with a mixture of low growth vegetation covering the ground below. The native soil in the area comprises of black turf, a layer of grey sand with traces of silt and containing small rock particles. Between 2000mm and 2400 mm below the elevation is a layer of brown clay and a clay to fine sand interface. The Humber River is adjacent to the back edge of the property and there is a reservation area of approximately 10 m wide between the property line and the Humber River. The Humber River is at 1.423 elevation level while the location of the proposed residential property is at approximately 8.339 elevation. A Geotechnical Investigation was conducted by Anderson Engineering Consultants Ltd. The results are included in the Appendix. No bedrock outcrops have been noted on the property in the vicinity of the planned construction.

iii. Construction:

The residential building will be completed using standard construction techniques and will consist of a wood framed building on concrete footings/foundation. The property development will include clearing of existing vegetation to construct the potential ancillary building (garage). Excavation on the property will be completed to install water and sewer systems suitable for the new residence. All clearing, levelling, and excavation work will be conducted using hydraulic excavators, loaders and dump trucks. As required, rock fill may be imported to stabilize the near-building and access road locations. Final landscaping and cleanup will include a combination of asphaltic concrete driveway, granular and grassed areas. Any construction debris/waste will be disposed of at the Wild Cove Waste Disposal Site in Corner Brook. Construction is expected to commence in the spring/summer of 2023 and last approximately 1 year. As the project consists of a residential building construction there is no anticipated air pollutants, and no resource conflicts are expected. Effluent will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Advanced EnviroSeptic. This design was approved and will be inspected by Department of Digital Government and Service NL (DGSNL)/Government Service Centre(GSC).

iv. Operation:

The project is a residential dwelling for Ms. Kimberly Madore. This will be a permanent residence and no further operation is applicable. Effluent will be limited to normal residential solid waste

which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Advanced EnviroSeptic, and approved and inspected by Department of Digital Government and Service NL (DGSNL)/Government Service Centre(GSC). The Septic design is included in the Appendix. The property will be connected to the Town's Water Supply.

v. Occupations:

The project is expected to be completed using locally available laborers and skilled trades including carpenters, electricians, and plumbers. The Owner will complete site work and final landscaping and cleanup.

vi. Project Related Documents:

1. No other project-related documents have been generated by or for the proponent.
2. No reports or other environmental work has been previously completed by or for the proponent.

Approval of the Undertaking:

i. Building Permit issued by the Town of Steady Brook**.**

ii. Approval/Permit to Develop Land issued by Department of Digital Government and Service NL (DGSNL)/Government Service Centre(GSC).

iii. Approval/Permit to construct the sanitary sewer, septic system, issued by Department of Digital Government and Service NL (DGSNL)/Government Service Centre(GSC).

Schedule:

The project is expected to commence at the earliest possible time in the construction season of 2023. Weather and availability of resources will be biggest governing factors.

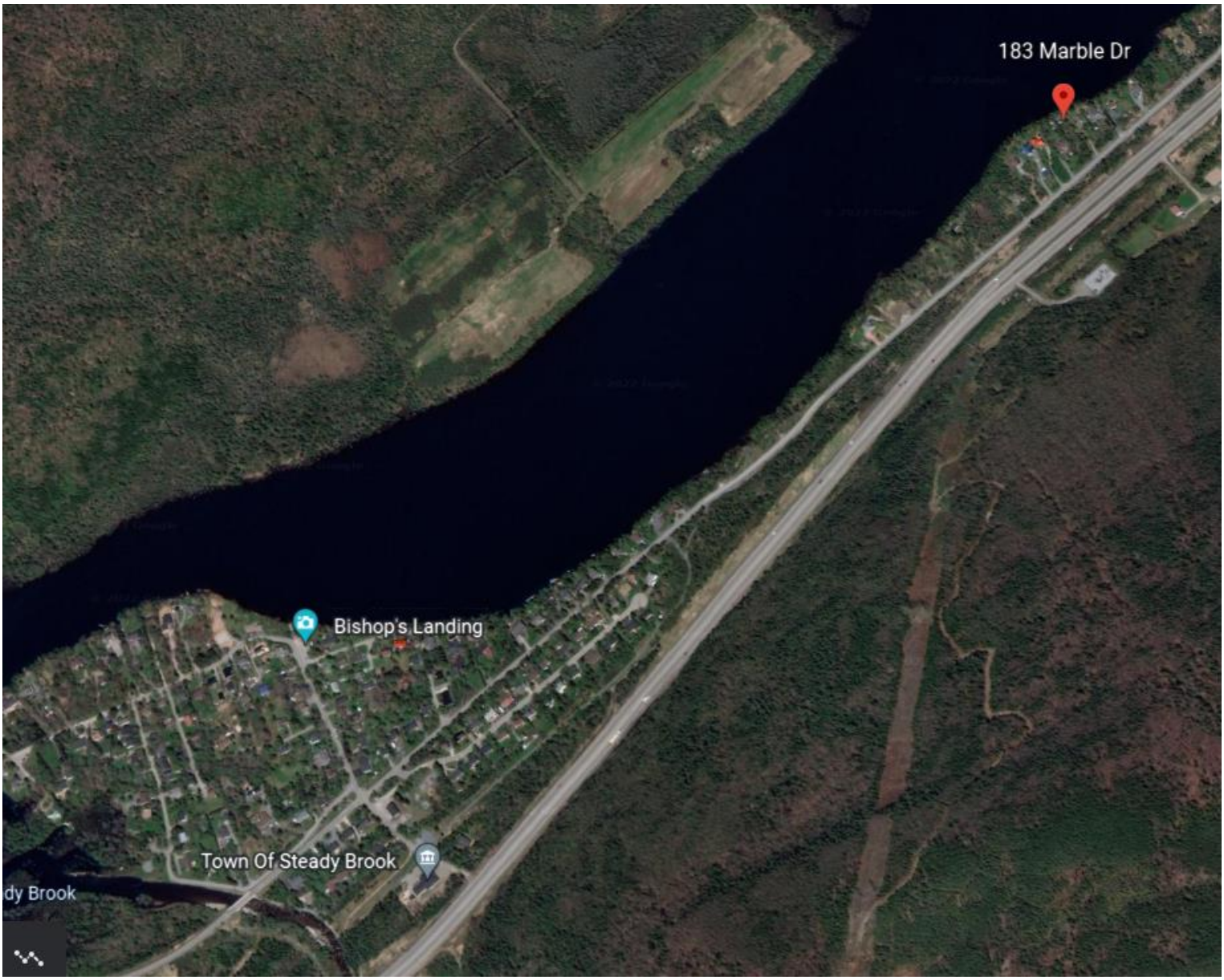
Funding:

This project, a single residential dwelling and accessory building, will be funded by the proponent, Ms. Kimberly Madore.

Figure 1: Google Earth Map Images of Property Location and Routes to Access

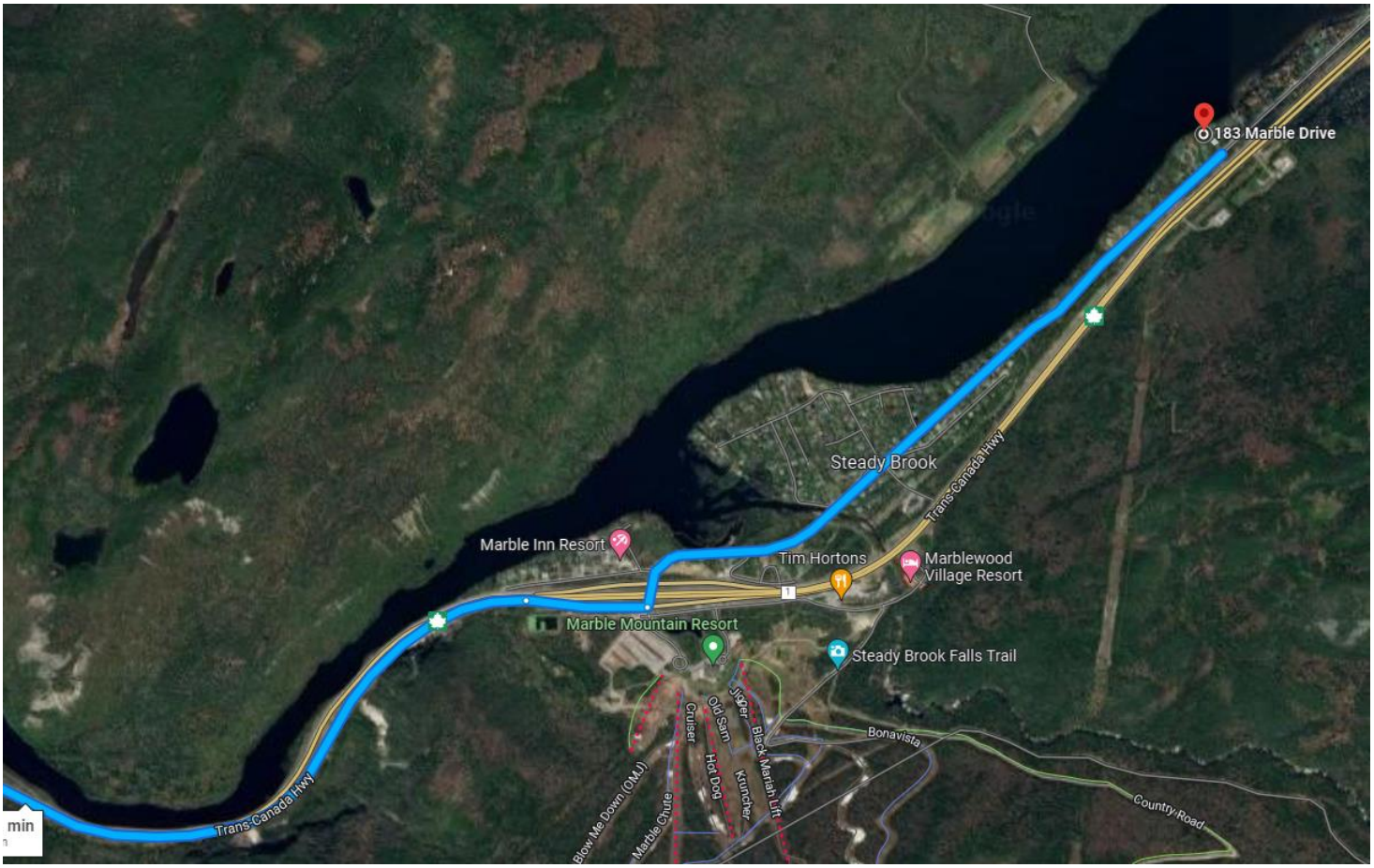

Blanc-Sablon
St. Anthony
Twillingate
183 Marble Dr
Deer Lake
Gander
Corner Brook
Newfoundland
Stephenville
Clarenville
Channel-Port
aux Basques
St. John's
Conception
Bay South
St Pierre and
Miquelon


Humber
Arm South
McIvers
Cox's Cove
Summerside
Corner Brook
183 Marble Dr
Steady Brook
Humber
Village
Pasadena
Deer Lake
Grand Lake
Little Harbour
Saint Judes
Lake Siding
Deer Lake
A, GEBCO Landsat / Copernicus
9,000 m


183 Marble Dr
Bishop's Landing
Town Of Steady Brook
dy Brook


183 Marble Dr


Rapid Power Sports
Kindlewood Chalets
Humber River
Humber Valley
Trans-Canada Hwy
Parsons Brook
183 Marble Drive


183 Marble Drive
Steady Brook
Trans-Canada Hwy
Marble Inn Resort
Tim Hortons
Marblewood
Village Resort
1
Marble Mountain Resort
Steady Brook Falls Trail
Cruiser
Old Sam
Jigger
Black Mariah Lift
Bonavista
Hot Dog
Krunchen
Blow Me Down (OMJ)
Marble Chute
Country Road
Trans-Canada Hwy
min

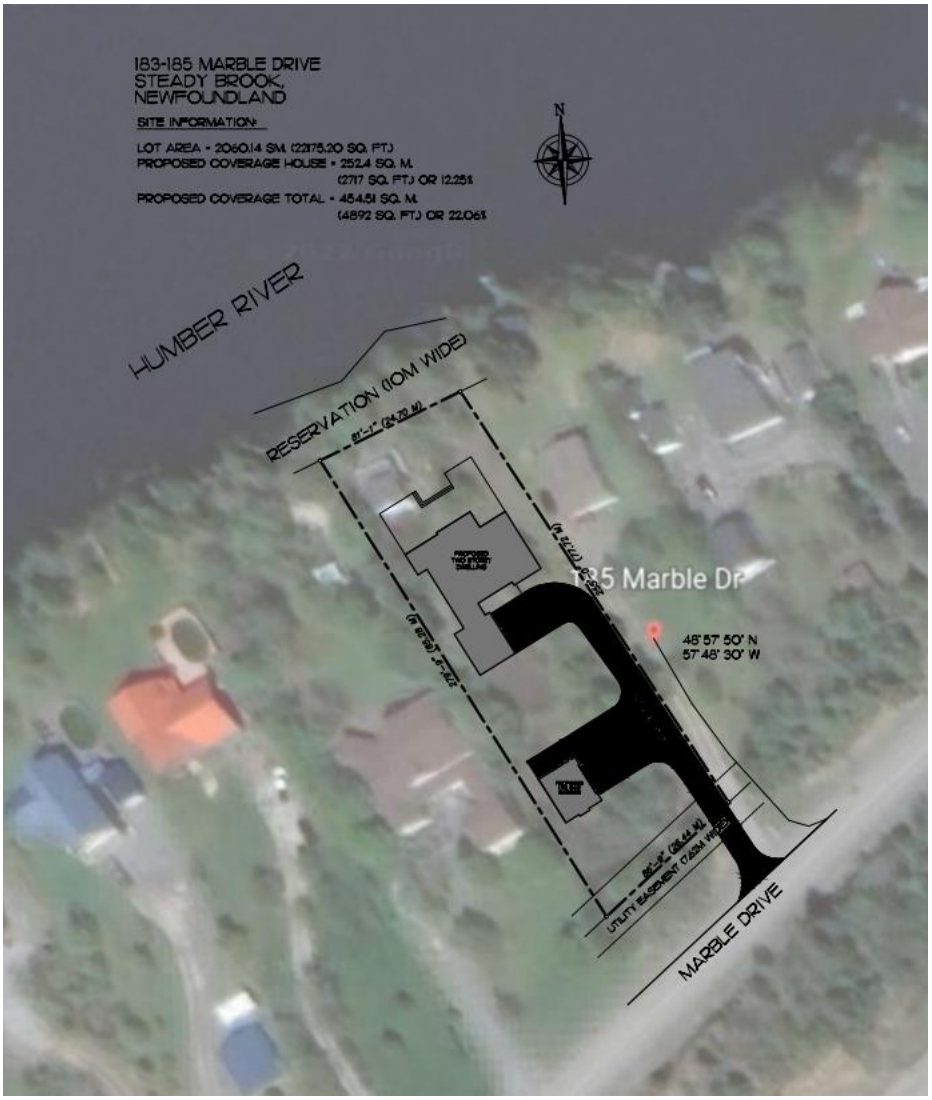
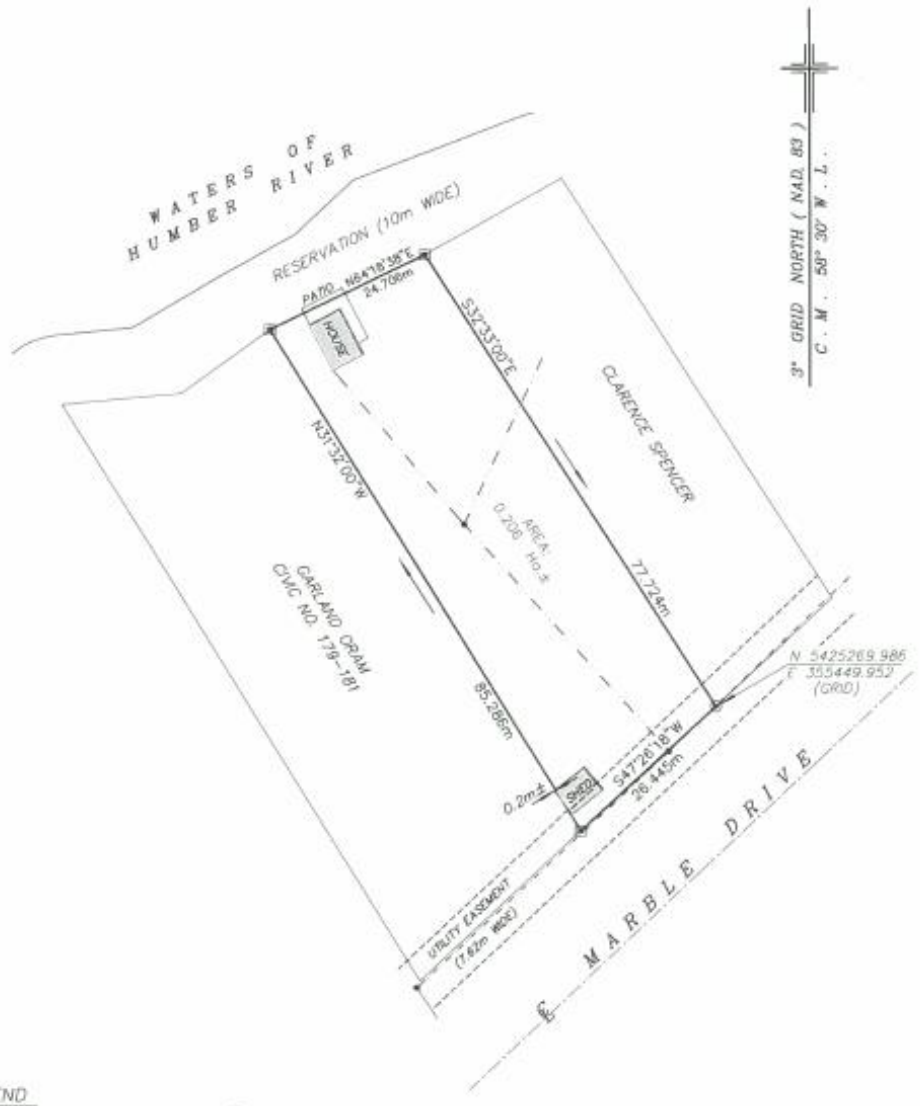


Figure 2: Survey Conducted by Yates and Woods Ltd.



LEGEND

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

REFERENCE MONUMENTS : 94G5080 N 5,423,835.455 E 355,259.135
(COMBINED SCALE FACTOR : 0.999926)
87G2376 N 5,424,918.854 E 355,259.135

ALL DISTANCES SHOWN ARE HORIZONTAL
DISTANCES MEASURED IN METERS

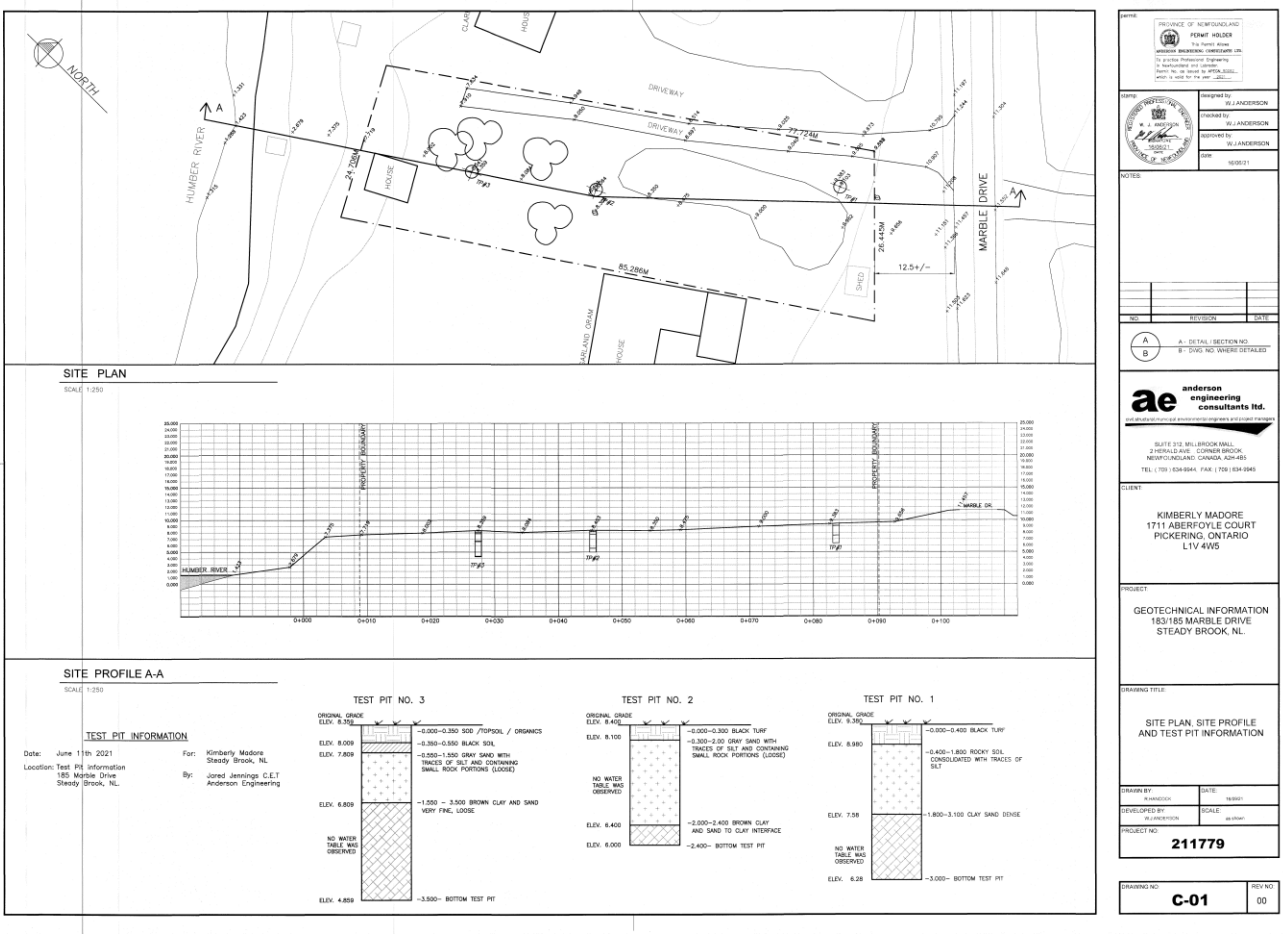
YATES AND WOODS LTD.
NEWFOUNDLAND LAND SURVEYORS
53 CARIBOU ROAD CORNER BROOK, NL.
A2H 4W8 TEL. 639-9177 E-mail: yatewood@nf.aibn.com

Clint O. Rumbolt
NEWFOUNDLAND AND LABRADOR
LAND SURVEYOR
PROVINCE OF NEWFOUNDLAND

SURVEY PLAN OF LAND FOR
ZAHANOV PROPERTIES INC., CIVIC NO. 183-185 MARBLE DRIVE
STEADY BROOK, NL.

SCALE: 1 : 750	DWG. NO. 21102	DRAWN BY M.D.L	DATE: APRIL 20, 2021

Figure 3: Geotechnical Investigation by Anderson Engineering Consultants Ltd.



anderson
engineering
consultants ltd.
civil, structural, municipal, electrical engineers & project managers

June 16, 2021

Ms. Kimberly Madore
183/185 Marble Drive
Steady Brook, NL
A2H 2N2

Dear Ms. Madore:

Re: Geotechnical Investigation for the Residential Property Located at 183/185 Marble Drive in the Town of Steady Brook

On June 11, 2021, a site profile survey was completed for the above noted property. On that same day, three test pits were excavated for that property. The results of that investigation can be found on Drawing C-01 attached.

Test Pit Number 1

Test pit No. 1 was completed with the use of a rubber tire backhoe and the soil strata at that test pit excavation was recorded. That information collected can be found on Drawing Number C-01. The soil strata identified that the top 550 mm of soil was comprised of sod, topsoil, organics and black soil. Between 550 mm and 1550 mm below the original ground elevation was a layer of gray sand, loosely consolidated with traces of silt and containing some small rock. Between 1550 mm and 3500 mm below the original ground was a layer of brown clay and very fine loose sand. The test pit was terminated at 3500 mm below the original ground. No water was encountered at this test pit location.

Test Pit Number 2

Test pit No. 2 was also completed with the use of a rubber tire backhoe and the soil strata at that test pit excavation was recorded. The information collected can be found on Drawing C-01. The soil strata identified that the top 300 mm of soil was comprised of black turf while between 300 mm and 2000 mm below the original ground elevation was a layer of grey sand with traces of silt and containing small rock particles. Between 2000 mm and 2400 mm below the original ground elevation was a layer of brown clay and a clay to fine sand interface. Although, no water was observed, the test pit could not be extended beyond the depth of 2400 mm due to instability of the sand material which had a tendency to collapse as the test pit excavation was advanced.

Suite 103, 3 Union Street, Corner Brook, NL A2H 5M7
TEL: (709) 634-9944 FAX: (709) 634-9945

Test Pit Number 3

As was the case of Test Pit Numbers 1 and 2, Test Pit No. 3 was also completed with the use of a rubber tire backhoe and the soil strata at that test pit excavation was recorded. The information collected can be found on Drawing C-01. The soil strata identified that the top 400 mm of soil was black turf, while between 400 mm and 1800 mm below the original ground surface was a layer of rocky soil, densely consolidated with traces of silt. Between 1800 mm and 3000 mm, a layer of consolidated sand and clay was encountered. No water was observed during excavation of Test Pit No. 3.

Foundation Development Restrictors

Although three test pits were excavated for this property to identify the soil strata and soil conformity across the residential property, only test pit Number 1 and Number 2 will be referenced with regard to the proposed residences to be constructed on the property located at 183/185 Marble Drive. Since Test pit No 3 is located near the rear boundary of the property, and per our conversation, no residential construction will take place at that location. You should note that the amount of additional site development will depend on the type of foundation system proposed to support the new residence. You should also note that our assessment is based on a finished floor elevation for the proposed residence to be set just above the street elevation at that location, based on our discussion.

If a slab on grade foundation is to be used for the proposed new residence, it will be necessary to excavate the sod, topsoil and black organic soil, in addition to some of the consolidated gray sand. Then it will be necessary to supply, place and compact a blasted rock engineered fill pad having a minimum thickness of between 2400 mm and 2800 mm prior to the placement of the concrete slab.

If the use of a half basement (crawl space or split entry) is proposed for the new residence, it will be necessary to excavate the sod, topsoil and black organic soil and possibly some of the consolidated gray sandy material. The supply, placement and compaction of a 1200 mm to 1800 mm layer of blasted rock engineered fill material above that excavation will be necessary prior to placement of the concrete wall footing and 1200 mm high concrete frost wall.

A full basement will require excavation of the existing sod, topsoil and black organic material. The supply, placement and compaction of a 400 mm ± layer of engineered rock fill will be required prior to placement of a concrete foundation footing and wall to support the proposed new residence will be required.

Recommendations

Based on our findings, it can be concluded that this residential lot is not restricted in the foundation systems which can be chosen to support a proposed new residence. The additional cost required to prepare the lot for the residential development will be dependent on the foundation system chosen. Cost associated with the concrete foundation chosen has to be weighed off against the cost of the compacted engineered rock fill. A concrete slab will have a low concrete cost compared to a full basement. On the other hand, a concrete slab will have a much higher cost associated with the supply, placement and compaction of an engineered rock fill. Based on our experience, we are recommending a full basement with a walk out on the back of the proposed residence and a level entry onto Marble Drive from the main floor. A minimum amount of engineered rock fill will be required for this option. As an added benefit, the foundation can be partly constructed with wood on the back half of the basement area, or the entire basement foundation can be constructed with insulated concrete forms.

We trust we have provided the information necessary for the proposed residential development of this site. Please note that we have addressed the site for a resident development only, site access and additional site development required for out buildings have not been addressed in this report. If you required additional information or have any questions, please do not hesitate to contact the undersigned at your convenience.

Yours truly,

Anderson Engineering Consultants Ltd.

Walter J. Anderson, P.Eng.
President

ms/211779

Figure 4: Septic Design by EnviroSeptic

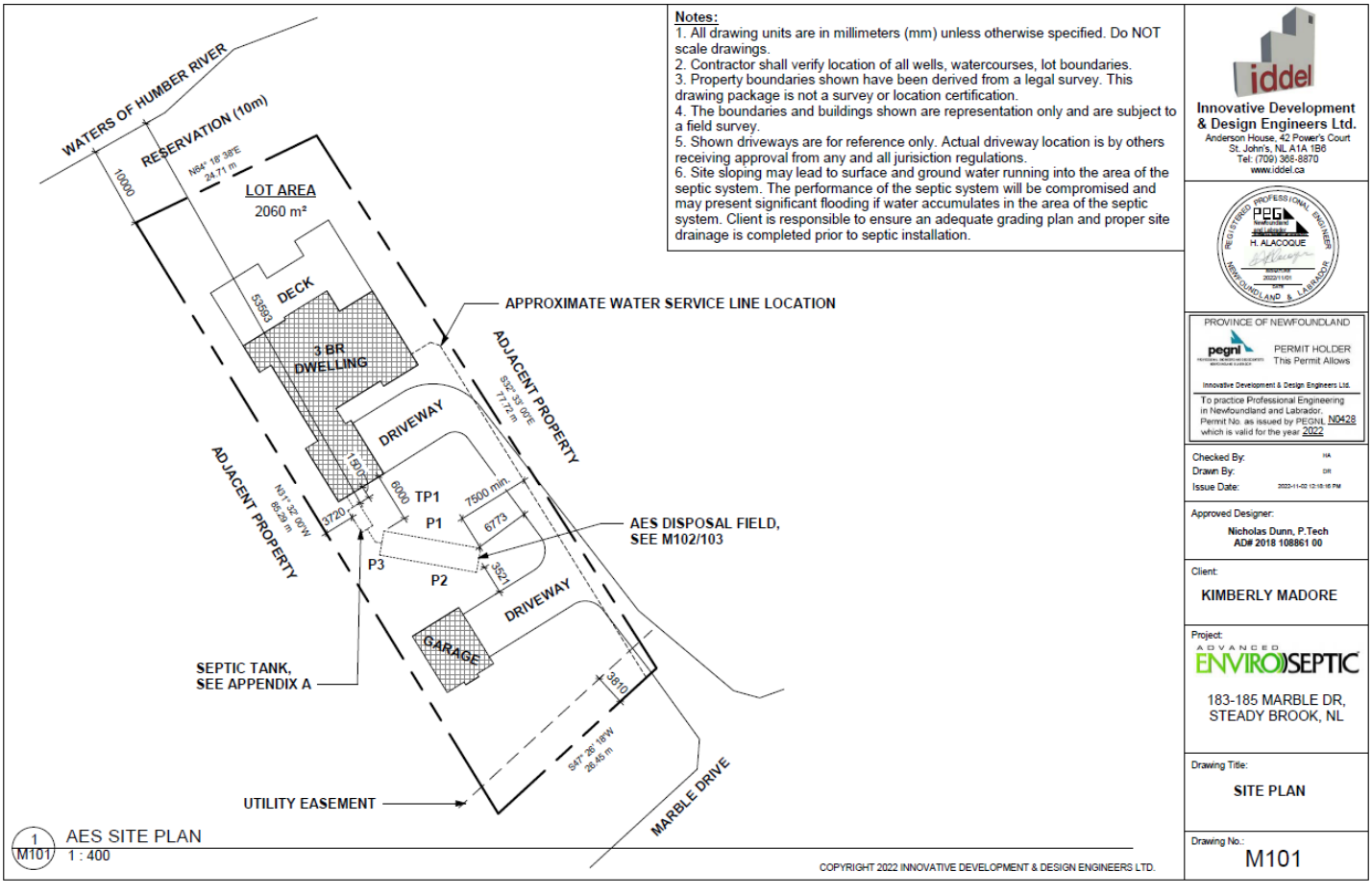


Figure 5: Digital Government and Service NL Septic Approval

Newfoundland Labrador

Government of Newfoundland and Labrador
Digital Government and Service NL

December 30, 2022

CERTIFICATE OF APPROVAL

Kimberly Madore
1711 Aberfoyle Court
Pickering ON L1V4W5

RE: 183-185 Marble Drive
Steady Brook
GSC File number: HS-2022 111874 00

Dear Kimberly Madore:

Pursuant to the Sanitation Regulations and based on a review of the site data and design provided by Approved Designer Nicholas Dunn, Registration # AD-2018 108862, approval is given to **Kimberly Madore** for the construction and installation of a sewage system/water supply to service a dwelling at **183-185 Marble Drive in the City/Town of Steady Brook.** The sewage system/water supply must be installed precisely as indicated on the Approved Designer's drawings and must not be changed without prior approval from an Environmental Health Officer. **A deviation from the terms and conditions of a Certificate of Approval shall make it null and void.**

It shall be noted that the sewage system/water supply shall not be backfilled before being inspected and without having first obtained a final approval certificate. This can be arranged by calling the number listed below and giving advance notice of **five working days**. Please note, it is the responsibility of an applicant to ensure that a Final Approval Certificate is obtained from the officer in respect of the installed sewage system/water supply. Where a sewage system/water supply has been covered without a final approval certificate, an Environmental Health Officer may, at the expense of the applicant, require it to be uncovered for inspection.

This Certificate of Approval is valid for 24 months from the date of issue. An extension of a further 12 months may be granted. This Certificate of Approval does not release the applicant from the obligation to obtain appropriate approvals from other concerned provincial, federal and municipal agencies and is conditional upon the applicant having clear title to the land.

It is your responsibility to retain a copy of this approval and its associated septic system design plans for your files.

Yours truly,

Karen Hann, C.P.H.I.(C)
Environmental Health Officer

C Town of Steady Brook
Nicholas Dunn, Approved Designer

Figure 6: Town of Steady Brook Approval in Principle

Town of Steady Brook

Ski Capital of Newfoundland and Labrador
1 Wilton Street
Steady Brook, NL A2H 2N2
T: (709) 634-7601 F: (709) 634-7547

November 28, 2022

Kimberly Madore
183-185 Marble Drive
Steady Brook, NL A2H2N2

Attention: Kimberly Madore

Re: Approval of Building Application – Permit 2022-041

Please be advised the Town of Steady Brook has approved your building permit application in principle. The following is a motion of Council passed at the recent Public Meeting on November 24, 2022, and is as follows:

RESOLUTION # 2022/113

BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE IN PRINCIPLE PERMIT APPLICATION FROM PAR ID # 160-400.
THE FOLLOWING PERMIT APPLICATION IS SUBJECT TO THE FOLLOWING CONDITIONS:

- **DEVELOP THE SITE ACCORDING TO THE PRELIMINARY DRAWINGS AND IN KEEPING WITH THE TOWN OF STEADY BROOK'S DEVELOPMENT REGULATIONS**
- **DESIGN & CONSTRUCTION OF THE PROPOSED DEVELOPMENT IS DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.**
- **MUST PROVIDE APPROVAL FROM SERVICE NL FOR PROTECTED ROAD AREA AND APPROVAL FOR THE SEPTIC DESIGN.**

Once this information is provided to the town, we can issue your permit to construct a dwelling at 183-185 Marble Drive.

If you have any questions regarding this matter, please feel free to contact the Town Office at 634-7601.

Sincerely,

Sherry Lee Hull

Sherry Lee Hull
Administrative Assistant