

Environmental Assessment Registration

Ms. Susan Kim Dawson 129 Marble Drive, Steady Brook, NL

**Title: Property Excavation and Development
for Future Residential House Project**

Date: May 9, 2024

Submitted to: Director of Environmental Assessment Division

Submitted by: Susan Kim Dawson

Name of Undertaking:

Property excavation and development for future construction of a new residential dwelling.

Proponent:

- i. Name: Susan Kim Dawson (Residential Property Owner)
- ii. Address: 129 Marble Drive Steady Brook, NL A2H 2N2
- iii. CEO: Not applicable. In this case it would be the property owner, Susan Kim Dawson
- iv. Principal Contact Person: Susan Kim Dawson

The Undertaking:

- i. Name: Susan Kim Dawson, Residential Property Development
- ii. Purpose/ Rationale/ Need for the Undertaking: To develop a residential building lot for the future construction of a residential dwelling.

Description of the Undertaking:

- i. Geographic Location:

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 2.6 km on Marble Drive to 129 Marble Drive. When travelling from the West on the TCH, take Exit 8 and turn onto Marble Drive. Travel approximately 2.1 km to 129 Marble Drive. This document's appendix includes location maps, regional images, a close-up image of the project location, a survey drawing from Yates and Woods Ltd. showing the subject property on local 1:1000 mapping, and Anderson's Engineering Consultant Ltd. geotechnical investigation report with property elevations.

As this assessment request includes excavation and property development, a site plan outlining locations and structures, to be placed on the property, will be supplied for future development approvals once this initial project phase has been completed.

ii. Physical Features:

The undertaking involves the development of property on the land, currently owned by Susan Kim Dawson, and noted in the appendix. The property will be developed for a future residential dwelling and accessed via a new driveway onto Marble Drive. The residential address will be 129 Marble Drive, Steady Brook, NL. The dwelling to eventually be constructed will be a two-story house, on a 1480 square meter residential block that will adhere to the Town of Steady Brook's development regulations. Given the property's proximity to the Trans Canada Highway, development approval will also be sought through Department of Digital Government and Service NL (DGSNL)/Government Service Centre (GSC). 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. The Geotechnical Investigation report identifies the various levels of original ground and grade. The property also contains approximately 1,000 cubic meters of common backfill material that was placed on the property over the past number of years. 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 3500 mm elevation level while the location of the future residential property is at approximately 14000 mm elevation. A Geotechnical Investigation was conducted by Anderson Engineering Consultants Ltd. The results are included in the Appendix.

iii. Property Development:

The property development will include clearing of existing vegetation and the removal of approximately 700 cubic meters of previous backfilled material. The removal of material is required to support an engineered foundation recommended as a result of the geotechnical investigation. 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 future residential foundation and road locations. Any construction debris/waste will be disposed of at the Wild Cove Waste Disposal Site in Corner Brook. The property development work will commence after its release from the Environmental Assessment process and all regulatory permits are obtained from the

department of Digital Government and Service and the Town of Steady Brook. The excavation/development period is expected to last approximately 90 days.

iv. Future Property Operation:

After the property is released from the Environmental Assessment process and it has been prepared in accordance with the department of Digital Government and Service and the Town of Steady Brook's development regulations, an additional application for residential construction will be submitted to the Town of Steady Brook. In addition to the house plans and structure location, this application will include a request to connect to the town's water supply as well as a sewage effluent (septic) system. The sewage effluent system that will be provided to the town will have been designed by a provincially certified septic system contractor and approved by the department of Digital Government and Service. A provincially certified septic system contractor will also install this system.

This is residential property development. The structures and use of this property will be consistent with similar approved residential properties with very little to no release of pollutants or resource conflicts within the local environment.

v. Occupations:

The project is expected to be completed using locally available laborers and skilled trades. 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:

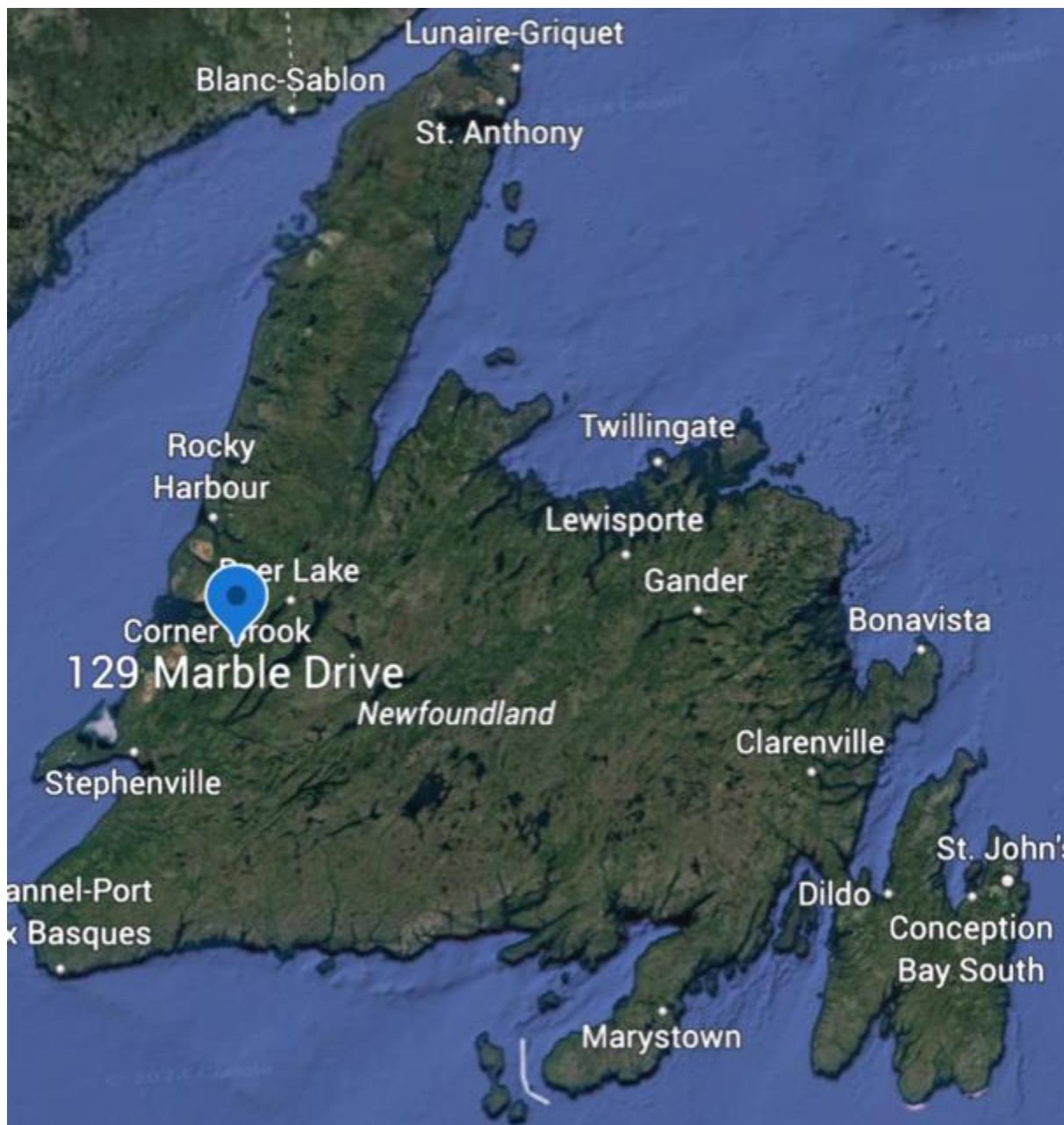
The project is expected to commence at the earliest possible time in the construction season of 2024. Weather and availability of resources will be biggest governing factors.

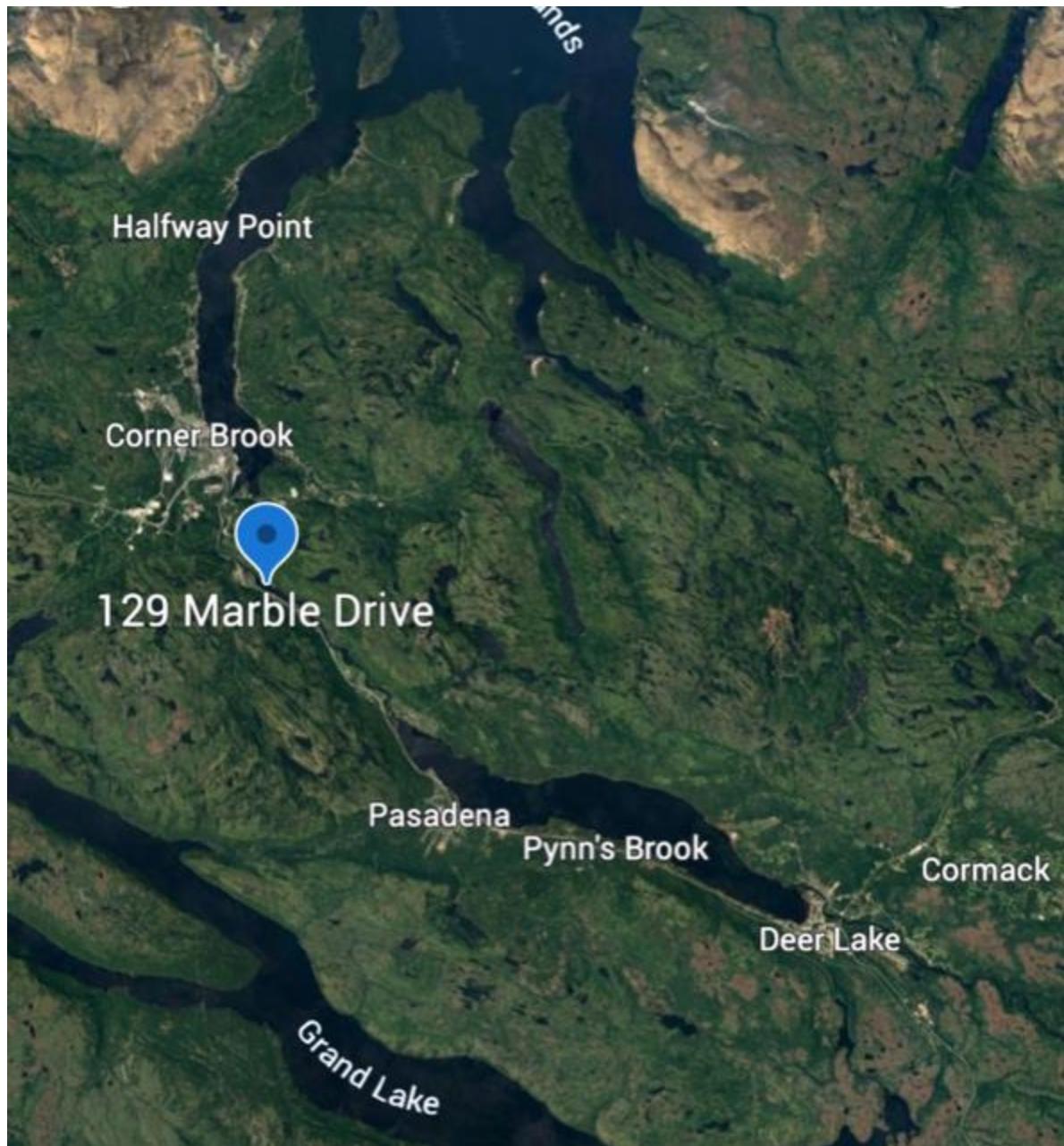
Funding:

This project, a single residential dwelling and accessory building, will be funded by the proponent, Ms. Susan Kim Dawson.

Appendix

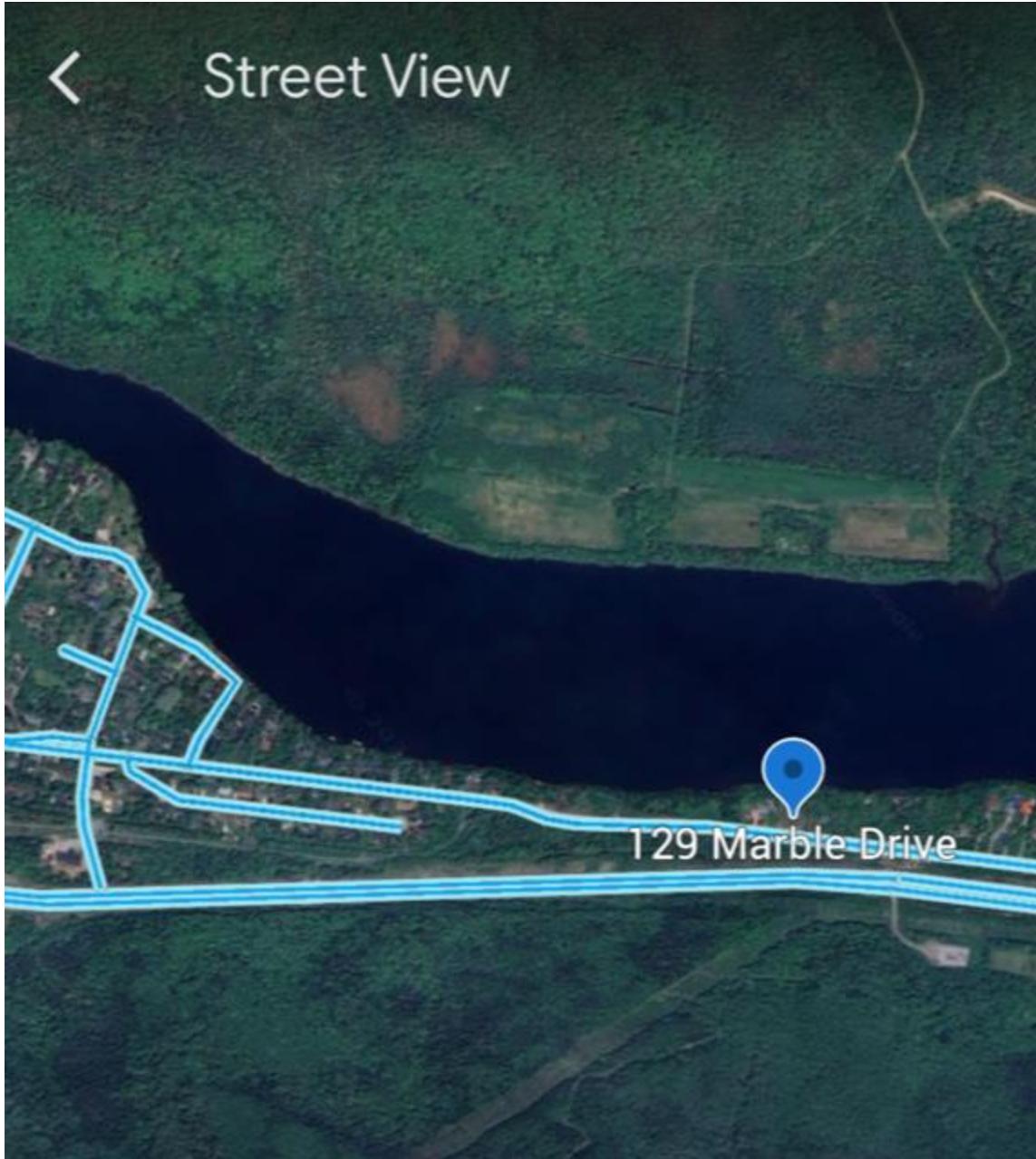
Figure 1: Google Earth Map Images of Property Location and Routes to Access

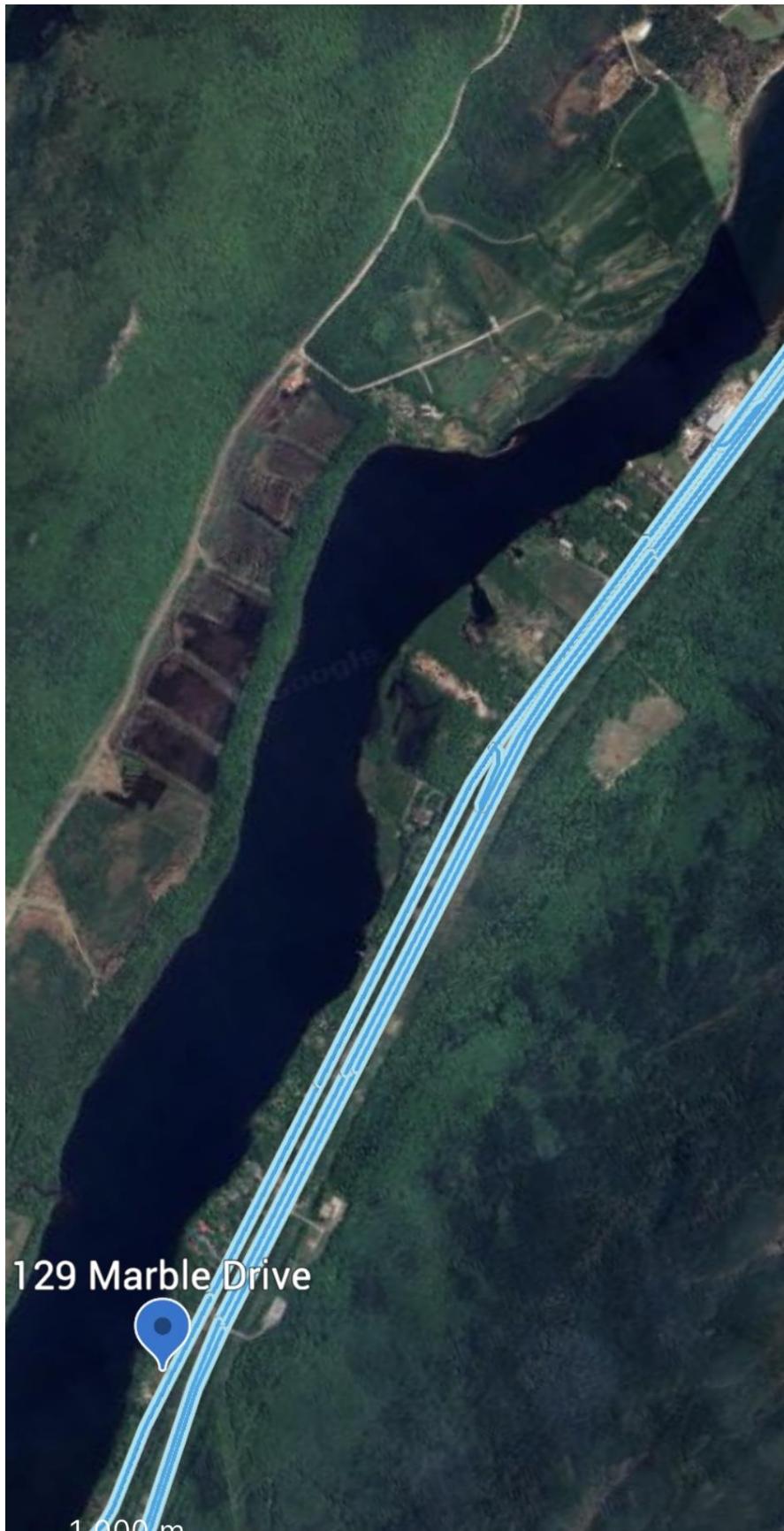






Street View

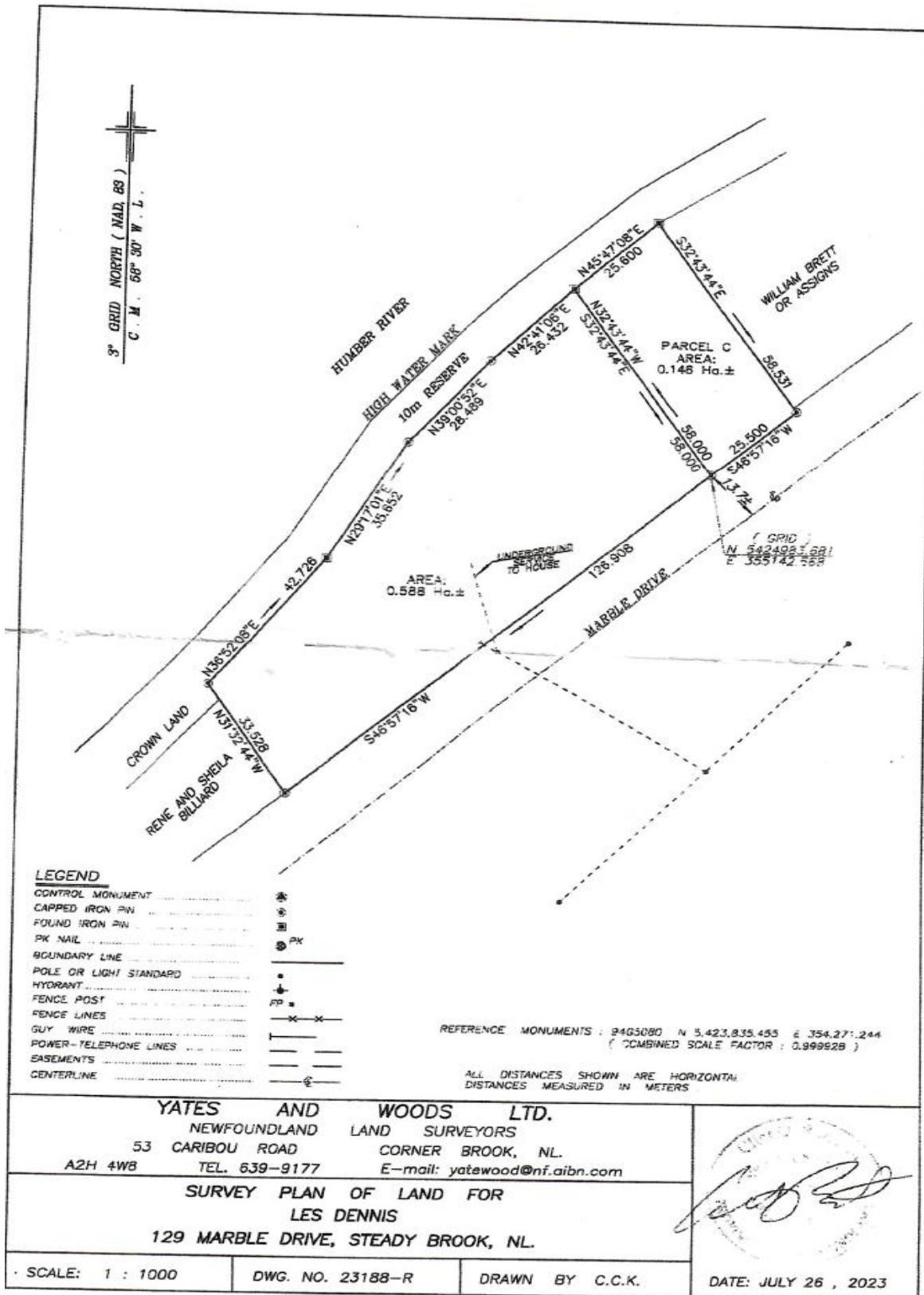






123 Marble Drive

Survey 129 Marble Drive – Parcel C, Steady Brook, NL



Geotechnical Investigation Report

