



**Town of Grand Falls-Windsor**

**Environmental Assessment Registration**

**Scott Ave Riverfront Cottage**

**Development**

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## **Environmental Assessment Registration**

**Name of the undertaking:** Scott Ave Riverfront Cottage Development

**Proponent:** Town of Grand Falls-Windsor

- (i) Name of Corporate Body: Town of Grand Falls-Windsor
- (ii) Address: Grand Falls-Windsor, NL
- (iii) Chief Executive Officer: Nelson Chatman, P.ENG  
Official Title: Director of Public Works & Development  
Address: P.O. Box 439, 5 High Street, Grand Falls-Windsor, NL  
Telephone No: 709-489-0427
- (iv) Principal contact person for purpose of Environmental Assessment:  
  
Name: Nelson Chatman, P. ENG  
Official Title: Director of Public Works & Development  
Address: P.O. Box 439, 5 High Street, Grand Falls-Windsor, NL  
Telephone No: 709-489-0427

### **The Undertaking:**

- (i) Scott Ave Riverfront Cottage Development
- (ii) This area has been identified by Council to construct Riverfront Cottages to increase the tourist accommodation in the area and have close vicinity to Gorge Park which has ski trails, walking trails, ATV/UTV trails and a Boat launch to the Exploits River nearby. This area would also serve well to Salmon fishers that frequently come to the region to fish on the Exploits River.

The Town of Grand Falls-Windsor is working to promote the river as a tourist destination and protect it from other potential developments. As part of the Riverfront Development Proposal, this area is required to enhance the Tourism Industry in Grand Falls-Windsor and help make it an attractive site for visitors. The Town wants to provide tourists with a "cabin feel" for accommodations in the vicinity of the river and Gorge Park. The Town wants to maximize the tourism potential of the Exploits River. There are detailed plans to construct additional trails in other areas of the Riverfront that will link to a whole network of trails within the Town, including to this area, and to a proposed suspension bridge over the river. The overall goal is to bring life back to the downtown area by using the Exploits River and all it has to offer. For years, this area was unavailable due to the paper mill that shaped Grand Falls-Windsor. Now in its absence, it is important the Town protects and enhances the area around the river.

### **Description of the Undertaking:**

- (i) **Geographical Location** - The proposed site is on the Southeast side of the Town of Grand Falls-Windsor, near the Exploits River and is located between the existing WWTF and the Ski Chalet. See appendix A for an aerial view of the land requested.

(ii) **Physical Features** – Although the final design has not been fully completed, the proposed development would encompass approximately eight to ten cottages along with a main building for the site operator. The main building would serve as an area to host events and be the base operations for servicing the various cottages. Access to the site would be from Scott Ave and municipal water and sewer services would be brought to the site. The area is close to a series of trails of the Town's overall trail network and links into access to the Salmonid Interpretation Centre on the Exploits River.

The total size of the land requested is 25,000m<sup>2</sup> (2.5ha). However, the proposed development is a cottage setting and will protect as much of the natural vegetation as possible. In addition, additional trees or other landscaping would be required to dress up the site. Protection to nearby areas will be accommodated during the construction phase. Attached in **Appendix B** is a conceptual drawing of the proposed location for the cottage layout and location, including the proposed access road. Clearing will be limited to areas of buildings, roadways, parking lots, or water/sewer infrastructure. The site is between the Wastewater Treatment Facility and the Ski Chalet and Trails along Scott Ave and is 75m from the Exploits River.

The proposed location is within the Northcentral Subregion. The existing landscape from Scott Avenue to the shoreline of the Exploits River is made up of mostly Aspen and Pure Black Spruce. It is typical of the forest in the region. Adjacent to the site there is an existing Hydro Pole Line that follows the old AND Railway that is now used as an ATV/UTV/Snowmobile trail. The topography is gradually sloped from the Street to the river front.

(iii) **Construction** - The approximate total construction period is anticipated to be from October 2024 (with land ownership) to possibly 2030 for the last structure to be built. The initial on-site development would be for brush cutting. During construction, the site will take the necessary precautions to mitigate any potential environmental concerns. This would include addressing silt runoff, dust control, protection of natural vegetation where possible, and ensure all necessary permits were obtained and adhered to during construction. Construction will be limited to clearing areas for the buildings, underground infrastructure, parking areas and possibly short trails to connect to the existing trail network and all cottages.

Possibly pollutants could be fuel leaks from equipment, garbage from workers on site, disposal of excess materials during building construction. There will not be any fuel stored on site and a spill kit would be available if needed. Any garbage from workers will be collected and disposed of properly in proper containers. Building materials would be collected and disposed of at a proper waste disposal site throughout construction.

Land use under the Development Regulations for the Town of Grand Falls-Windsor permits this type of development in this area. Construction must adhere to the Municipal Water, Sewer, and Roads Specification and the National Building Code of Canada. All structures will require a building permit from the Town and must meet all necessary requirements and standard inspections throughout construction.

(iv) **Operation** – The proposed undertaking is intended to be a permanent tourist accommodation site. In addition, there is potential for a common building for the site operator that would potentially have storage and other necessities required for the site operation of the cottages. The site would house travelers that want to relax near the river, use the local ski trails, fish on

the Exploits River, start ATV or Snowmobile trips by jumping on the existing trials adjacent to the site or just spend overnight and relax in the Town of Grand Falls-Windsor while taking in other amenities in the region. The potential is there to attract visitors year-round at this location.

Potential sources of pollutants during operation may be small fuel spills from ATV/UTV/Snowmobiles or garbage from normal use however there would be no reason for fuel to be stored on site or any refueling. Garbage collection would be conducted regularly and disposed of at the Central Waste facility in Norris Arm. Town water and sewer services will be brought to this site so all waste will go through the Wastewater Treatment Facility. This site is proposed to bring people close to nature and maintain the integrity of the natural surroundings.

The area proposed for the development is zoned Recreation Open Space and in the Town's Development Regulations 2022-2032 it notes the operation of a Seasonal Residential to be discretionary use of Council. Under Section 36.3(6) it states:

*Seasonal residential use is only allowed in a planned development, and may include rental cottages, and cottages are not allowed on an ad hoc basis.*

The proposed development site will be developed only with the express approval of Council and will be selected through an Expression of Interest where the site plan will be reviewed, and approved by the town staff and it must meet all development standards.

(v) **Occupations** – During construction there will be equipment required to cut brushes, workers required for the layout and construction of the roadway, water/sewer infrastructure and building construction. Landscapers will also be required to finalize the construction site.

It is intended for this to be operated privately after an Expression of Interest has been issued. Construction and layout will be at the Town's discretion and there would be employees to service the cottages with any accommodation type business. Other work like roadway maintenance or landscaping and general maintenance of the buildings will also be required. These types of projects have been completed under Town's supervision in previous years. The Town would oversee the site development to ensure it meets all required standards as well as inspections during building construction to ensure compliance with the National Building Code of Canada.

During construction there will possibly be up to 15-20 persons total to complete the project from site development to cottage construction including Site Superintendent, equipment operators, labourers, skilled trades people, landscapers, etc.

Operation of the cottages once completed would require regular staff to manage, complete regular maintenance, provide cleaning services, garbage collection, landscape maintenance, and snow clearing.

Overall project capital cost is estimated to be in the \$4M range. Below is a list of occupations required for construction and operation.

<b><i>Occupation</i></b>	<b><i>Construction</i></b>	<b><i>Operation</i></b>	<b><i>National Occupational Classification 2021</i></b>
General Manager	1		00015

General Contractor	1		70010
Inspector	1		22233
Operators	6		73400
Labourer	6		75110
Electrician	2		72200
Carpenter	4		72310
Plumber	2		72300
Landscaper	1		85121
Landscape service contractor		1	82031
Accommodation Service Manager		1	60031
Light Duty Cleaner		4	65310
Maintenance Worker		1	72310
Receptionist		1	65211

(vi) **Project Related Documents –**

**Approval of the Undertaking:**

APPROVAL REQUIRED	APPROVAL AUTHORITY
License to Occupy and Land Easements	Crown Lands
Cutting Permit	Dept. of Natural Resources
Building Permit/Site Layout	Town of Grand Falls-Windsor
Facility Inspection/Permit to Operate	Government Services Centre/Town of Grand Falls Windsor
Public Safety	Government Services Centre
Environmental Permit for Site Development	Dept. of Environment and Climate Change
Tourist Accommodation	Dept. Tourism, Culture, Arts and Recreation
Liquor License	NLC Corporate

**Schedule:**

It is anticipated construction of the groundwork could start as early as May 2025. If all permits/funds are in place, the Town would like to begin brush cutting in the fall 2024. There is much interest in the development of this type of accommodation as there are few areas near the Exploits River that can be completed, especially with Town water/sewer services. With the new zip line construction and some downtown developments, tourists can stay close to trail access, and this is important for tourism and the community. The site development could be delayed depending on ownership of land from Crown Lands and funding security for the Town and private industry that will complete the construction.

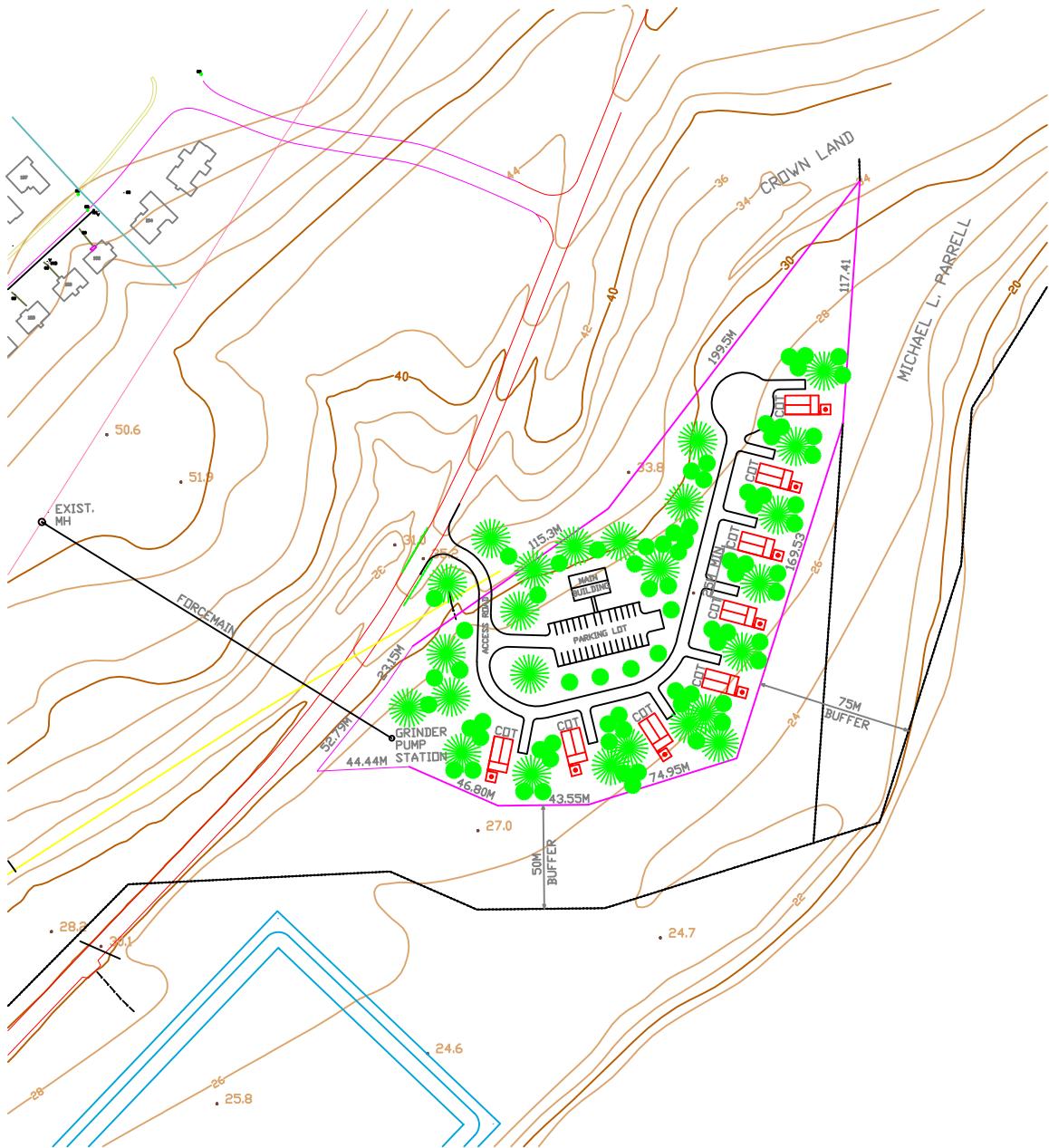
**Funding:**

The cottage development in this area is contingent on the success of the Expression of Interest process and the Town accepting a proposal from the successful proponent. This would require assistance from the Federal and Provincial Governments and private investors in the project. The Town is seeking an operator to design, build, and operate the business. Also, accommodation is needed in Grand Falls-Windsor and this type of development will also help tourists to stop and stay rather than drive through the town. It would be an ideal place for avid ATV/UTV/Snowmobile users to access many trails in Central Newfoundland and Labrador and excellent for salmon fishers while fishing on the Exploits River.

Date

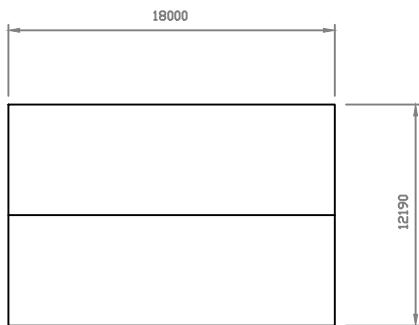
Signature of Chief Executive Officer



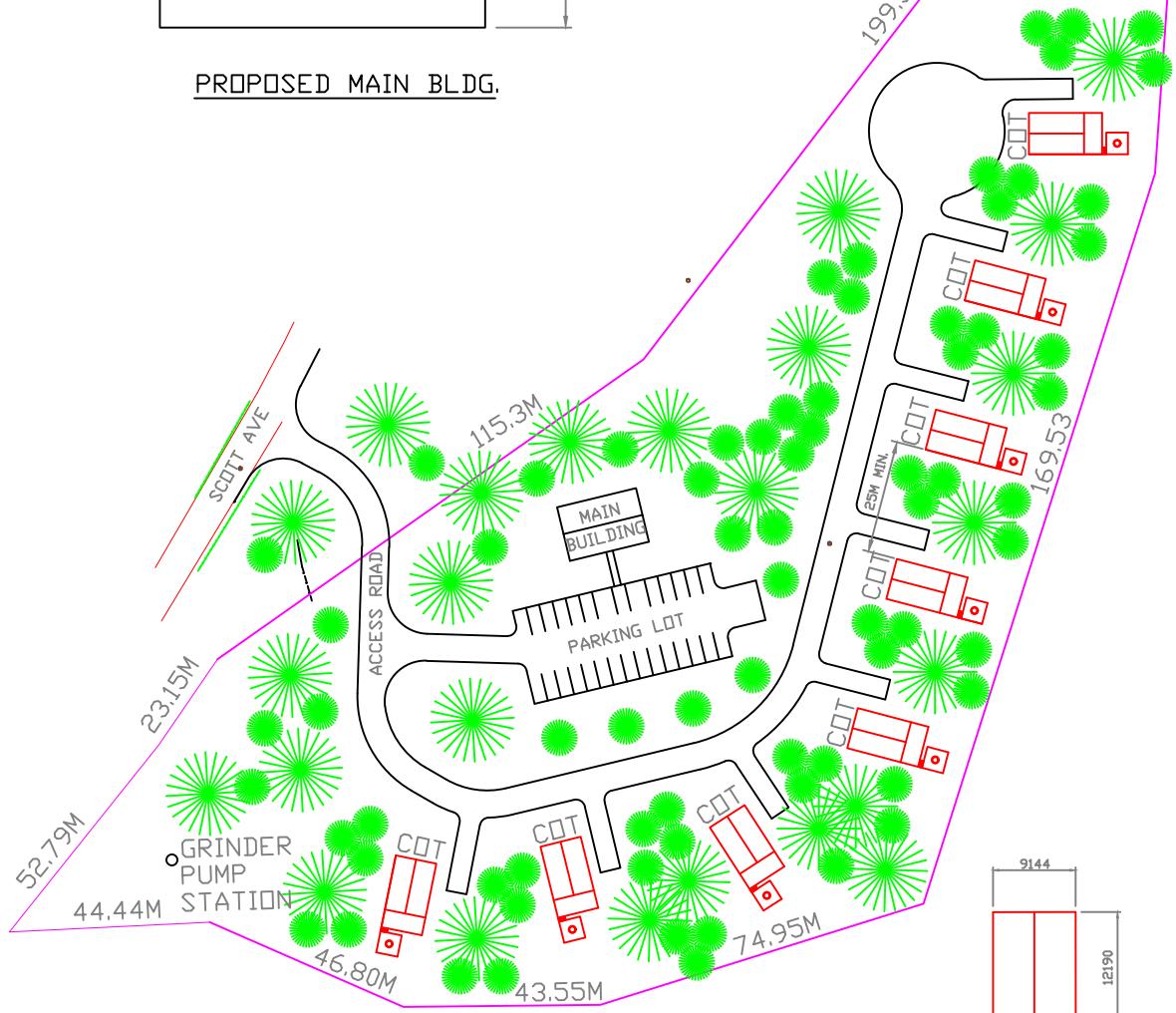


PROPOSED COTTAGE DEVELOPMENT  
SCOTT AVENUE  
TOWN OF GRAND FALLS-WINDSOR AND

DR BY	DKG	DATE	AUG 02, 2023	SCALE	NTS	DR. NO.	2023-31-S1
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PROPOSED MAIN BLDG.



PROPOSED SITE PLAN

PROPOSED COTTAGE

PROPOSED COTTAGE DEVELOPMENT  
SCOTT AVENUE  
TOWN OF GRAND FALLS-WINDSOR AND

DR BY	DKG	SCALE	NTS	DR. NO.	2023-31-S2
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