

December 23, 2025

COR-2025-4601

Reg. #1414

Daniel Gosse  
51710 Newfoundland and Labrador Limited  
1429C Topsail Road  
Paradise, NL A1L 1P9  
E-mail: [info@goosepond.ca](mailto:info@goosepond.ca)

Dear Daniel Gosse:

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**RE: Whitbourne (Junction Pond) Residential Development (the Project): Review of the Carrying Capacity Condition of Release applicable to Blockline Gully and Well's Gully**

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On July 12, 2024, you were notified that the Carrying Capacity Report, required as a condition of release for the Project, had been accepted.

On August 7, 2025, you provided the Water Resources Management Division (WRMD) of this department with the required report outlining the results of the summertime and springtime sample analysis for Blockline Gully and Well's Gully. The WRMD advised that this sample analysis supports the conclusions of the initial Carrying Capacity Report.

I understand that your Purchase and Sale Agreement for lots on Well's Gully will notify future homeowners that this waterbody does not support high-energy activity such as motorized boating of any kind. Provided that motorized boating is prohibited, I am informing you that, the development around Blockline Gully and Well's Gully is 12 and 13 residential units, respectively.

Consultation with the WRMD is advised to determine any permitting requirements under Section 48 of the **Water Resources Act** prior to construction.

Please be reminded that you must maintain a 30-metre buffer on all water bodies that fall within the Management Area of the Whitbourne Municipal Habitat Stewardship Agreement.



You must also comply with all terms and conditions of the May 19, 2009, decision letter. Any significant change to the Project must be submitted to this department prior to construction, to be reviewed for regulatory requirements including environmental assessment.

If you have any questions about the environmental assessment process, please contact Joanne Sweeney, Director of the Environmental Assessment Division, at (709) 729-0673 or via e-mail at [joannesweeney@gov.nl.ca](mailto:joannesweeney@gov.nl.ca).

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Tibbs".

**HON. CHRIS TIBBS, MHA**  
District of Grand Falls - Windsor - Buchans  
Minister