

Environmental Assessment Registration

Dwelling and Ancillary Building
Damian and Krista Baldwin
403C Marble Drive
Little Rapids, NL

Title: Residential House Project
Date: March 15th, 2025

Submitted to: Director of Environmental Assessment Division

Submitted by: Damian and Krista Baldwin

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

Proponent:

- i. Name:** Damian and Krista Baldwin (Future Property Owners)
- ii. Address:** 403 C Marble Drive, Little Rapids, NL
- iii. CEO:** Not applicable. In this case it would be the future property owners, Damian and Krista Baldwin
- iv. Principal Contact Person:** Damian Baldwin

The Undertaking:

- i. Name:** Damian and Krista Baldwin (future property owners), 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. Geographic Location:

The undertaking is located in the municipality of Little Rapids, and is accessed by the local community road, Marble Drive (See Figure 1, 2 & 3). The property is bounded to the south by Marble Drive and wooded land, to the North by the Humber River, to the East by one empty block of land followed by residential lots, and to the West by two empty lots followed by residential lots. The property may be accessed when travelling from the East or from the West. When traveling from the East on the Trans Canada Highway (TCH), take Exit 9A toward Marble Drive. Travel approximately 600m on Marble Drive to 403C Marble Drive. When travelling West on the TCH, take Exit 8 and turn onto Marble Drive. Travel approximately 4.6km to 403C 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, and a survey drawing from Yates and Woods Ltd showing the subject property on local 1:750 mapping.

ii. Physical Features:

The undertaking involves the development of property on the land by the future property owners as per purchase and sales agreement that will go through in May 2025 and noted on the attached figures. The farmland has been subdivided and the property of interest is Lot C (Figure 6). The property will be developed into a permanent residential dwelling and accessed via a new driveway on Marble Drive. The residential address will be 403C Marble Drive, Little Rapids, NL. The dwelling to be constructed will be a

one-story house, approximately 1400 sq ft and an accessory building, approximately 400 sq ft on a 72 705 sq ft residential block (see figure 4 & 5). The existing property was formerly a piece of cleared farmland (former Lomond Farms location). The land is relatively flat with a gentle grade to the Humber River. Currently the land is grassed over with small scattered willows and alders. The last 30 meters towards the river is more heavily treed with a variety of deciduous trees (ex. Alders, willows, birch and maples). This area will be left undisturbed creating a buffer zone. The Humber River is adjacent to the back edge of the property and there is a reservation area of 10m wide between the property line and the Humber River. The Humber River is at 1.5m above sea level while the location of the proposed residential property is at approximately 11.5m above sea level.

iii. Construction:

The residential and ancillary buildings will be constructed 165m from the Humber River using standard construction techniques and will consist of a wood framed building on concrete footings/foundation. The property development will include construction of an ancillary building (shed). Excavation on the property will be completed to install water (drilled well) and a sewer system suitable for the new residence. All clearing, leveling and excavation work will be conducted using a backhoe and dump trailer (the only anticipated source of emission). A small amount of rock fill will be required to make a driveway. All other materials will be moved around and levelled out on site. Final landscaping and cleanup will include a combination of crushed stone driveway 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 2025 and last approximately 2 years. Waste will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent will be disposed of in a septic field designed by NorTen Contracting. This design will be approved and inspected by the Department of Digital Government and Service NL/Government Service Centre.

iv. Operation:

The project is a residential dwelling for Damian and Krista Baldwin. This will be a permanent residence and no further operation is applicable. Waste will be limited to normal residential solid waste which will be collected by the local municipality and sanitary effluent will be disposed of in a septic field designed by NorTen Contracting, and approved/inspected by the Department of Digital Government and Service NL / Government Service Centre.

v. Occupations:

The project is expected to be completed using locally available laborers and skilled trades including carpenters, electricians, and plumbers. NOC numbers for the anticipated hired workers are indicated below as referenced in the [National Occupational Classification \(NOC\) 2021 Version 1.0](#).

- 72200 Electricians (except industrial and power system)
- 72300 Plumbers
- 72310 Carpenters
- 72311 Cabinetmakers

The future property 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.

Approvals Required for the Undertaking:

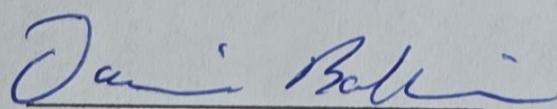
- i. Approval/permit to Develop Land issued by the Department of Digital Government and Service NL / Government Service Centre.
- ii. Private sewage disposal system and water supply system

Schedule:

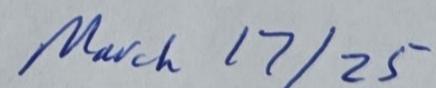
The project is expected to commence at the earliest possible time in the construction season of 2025. Weather and availability of resources will be the biggest governing factors.

Funding:

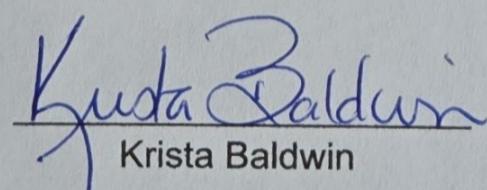
This project, a single residential dwelling and ancillary building, will be funded by the proponent(s), Damian and Krista Baldwin.



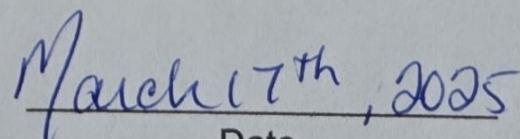
Damian Baldwin



Date



Krista Baldwin



Date



Figure 1: Google Earth Map Images of Property Location



Figure 2: Google Earth map image of property location and routes of access



Figure 3: Property Location - Red Rectangle and Small Square is Proposed Location of House



Figure 4: Property Location - Large square is location of property and smaller square is location of shed

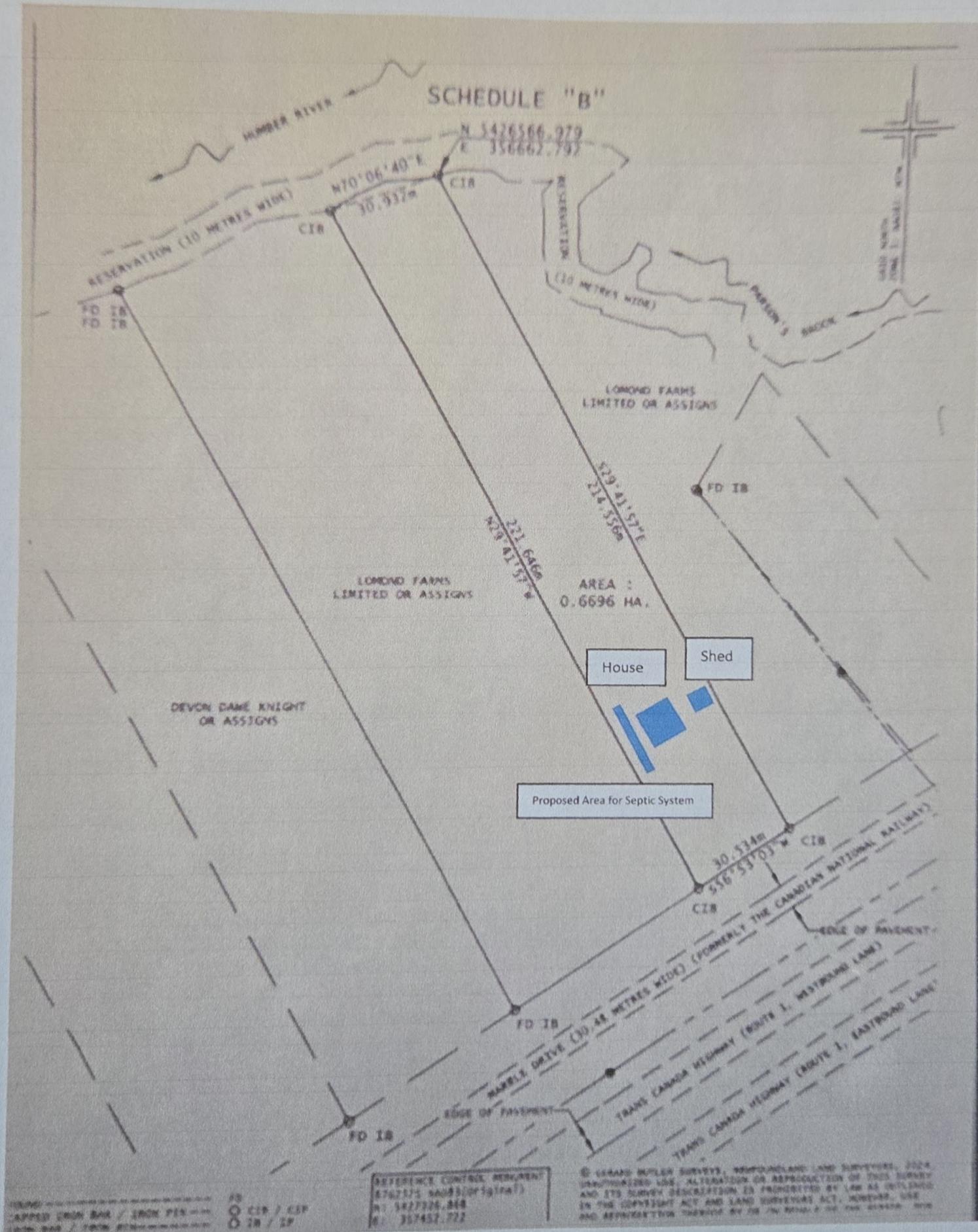


Figure 5: Yates & Woods Survey with House, Shed and Septic System Locations

SCHEDULE A

Land Survey for Lomond Farms Limited Marble Drive, Little Rapids, NL

All that piece or parcel of land situate and being at the northwesterly side of Marble Drive, Little Rapids in the Electoral District of St. George's - Humber, in the province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a point in the southeasterly limit of a shoreline reservation, ten (10) metres wide, along the Humber River, being the northern most corner of the herein described parcel, the said point having coordinates North 5426566.979 metres, East 356662.792 metres, referenced to control monument 87G2375;

Thence running by land of Lomond Farms Limited or assigns South twenty nine degrees forty one minutes fifty seven seconds East (S29°41'57"E) two hundred fourteen decimal five five six (214.556) metres;

Thence running along the northwesterly side of Marble Drive, thirty decimal four eight (30.48) metres wide, (formerly the Canadian National Railway) South fifty six degrees fifty three minutes three seconds West (S56°53'03"W) thirty decimal five three four (30.534) metres;

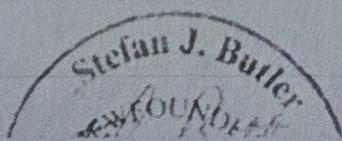
Thence running by land of Lomond Farms Limited or assigns North twenty nine degrees forty one minutes fifty seven seconds West (N29°41'57"W) two hundred twenty one decimal six four six (221.646) metres;

Thence running along the sinuous southeasterly reservation, ten (10) metres wide, along the Humber River to a point being distance thirty decimal nine three two (30.932) metres as measured on a bearing of North seventy degrees six minutes forty seconds East (N70°06'40"E), more or less, to the POINT OF BEGINNING and being more particularly shown and delineated on the attached plan;

The above described parcel of land contains an area of zero decimal six six nine six (0.6696) hectares, more or less;

All bearings being referred to the meridian of fifty eight degrees thirty minutes (58°30') west longitude (Zone 3) of the Modified Three Degree Transverse Mercator Projection, NAD83(Original) for the province of Newfoundland and Labrador.

December 10, 2024



Stefan J. Butler
Surveyor

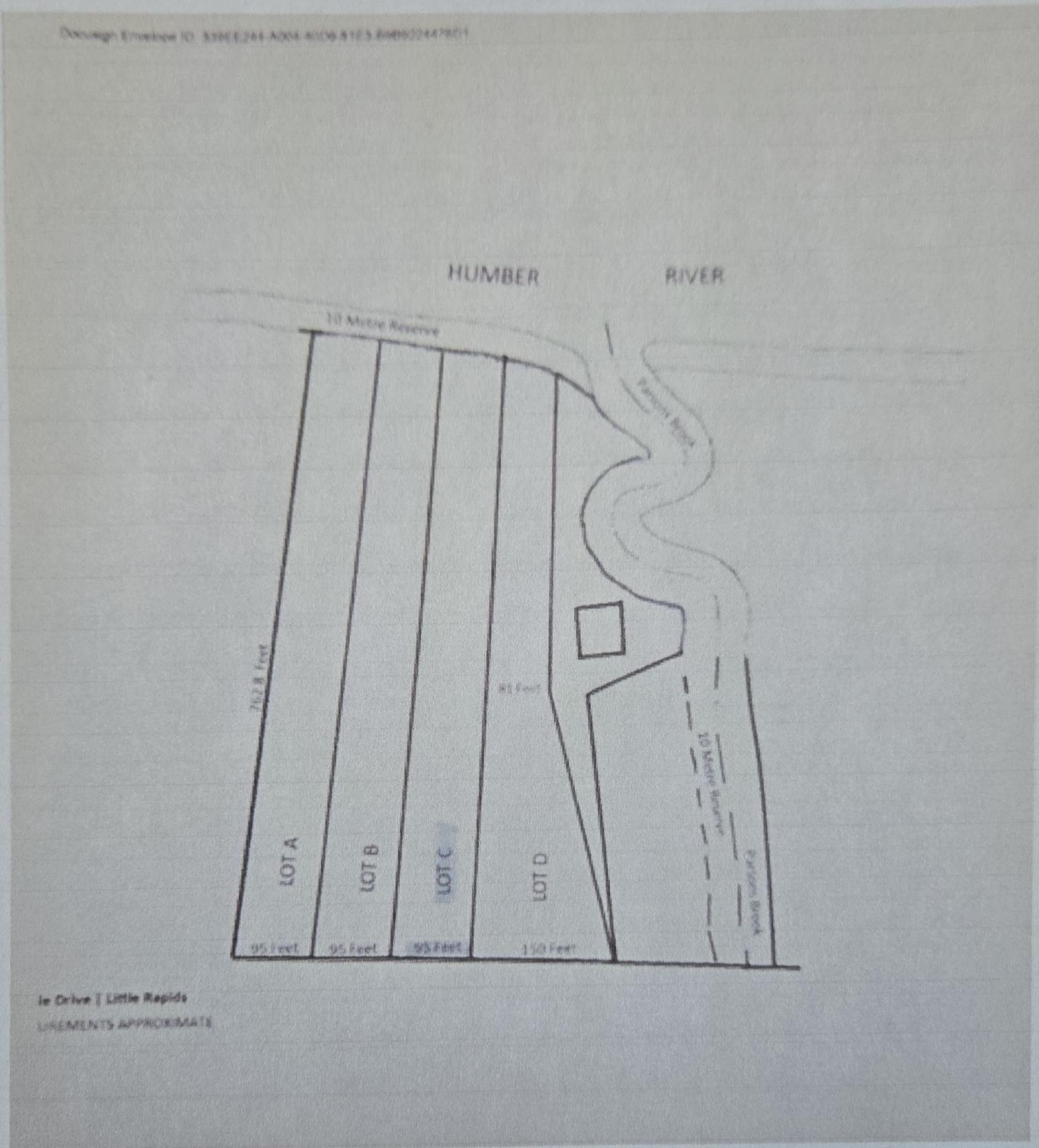


Figure 6: Lot 403 has been surveyed and divided into 4 lots. Lot C has been widened to 100ft.