

## **Environmental Assessment Registration**

**Project Title:** 389 Marble Drive Residential Construction

**Project Date:** April 16, 2025

**Submitted to:**

Director, Environmental Assessment Division

**Submitted by:**

Riley Colbourne

**Name of Undertaking:**

Residential Dwelling Construction Project For the purpose of  
constructing a new private residential dwelling

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## **1. Proponent Information:**

### **I. Name:**

Riley Colbourne (Future Property Owner)

### **II. Address:**

389 Marble Drive  
Little Rapids, Newfoundland and Labrador

### **III. Chief Executive Officer:**

NA / Riley Colbourne (Future Property Owner)

### **IV. Principal Contact Person:**

Riley Colbourne

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## **3. The Undertaking:**

### **I. Name:**

Residential Property Development – Riley Colbourne (Future Property Owner)

### **II. Purpose:**

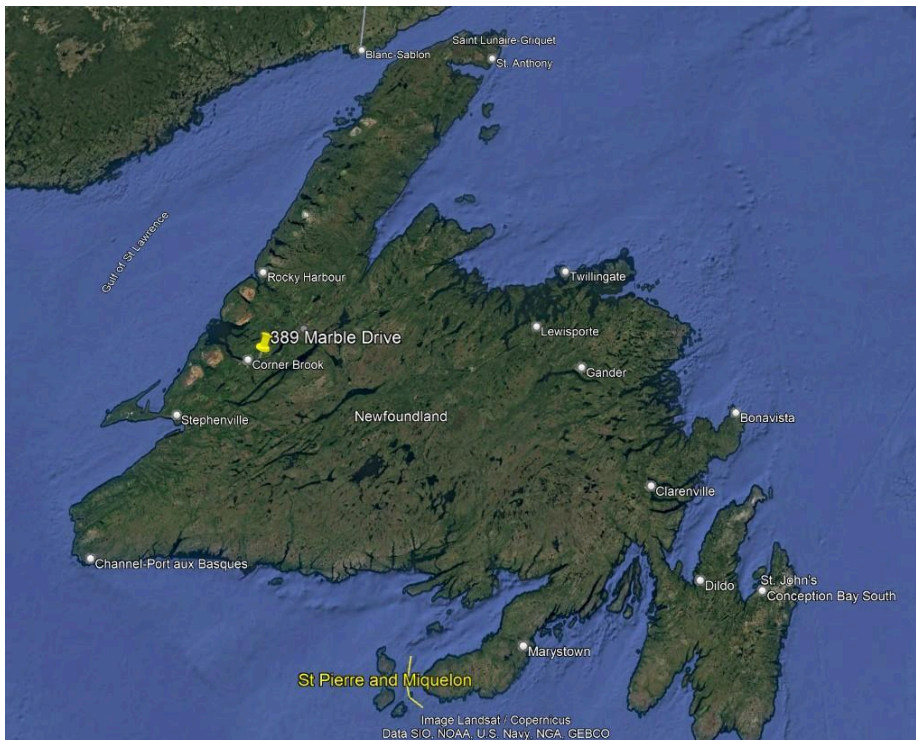
The purpose of this undertaking is to develop a residential building lot and construct a new single-family dwelling

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## **4. Description of the Undertaking:**

### **I. Geographic Location:**

The proposed development site is located within the municipality of Little Rapids, Newfoundland and Labrador. It is accessible via Marble Drive, the primary roadway serving the community. The property encompasses approximately 3.7 acres and is positioned in a predominantly residential area with a mix of developed and undeveloped parcels.



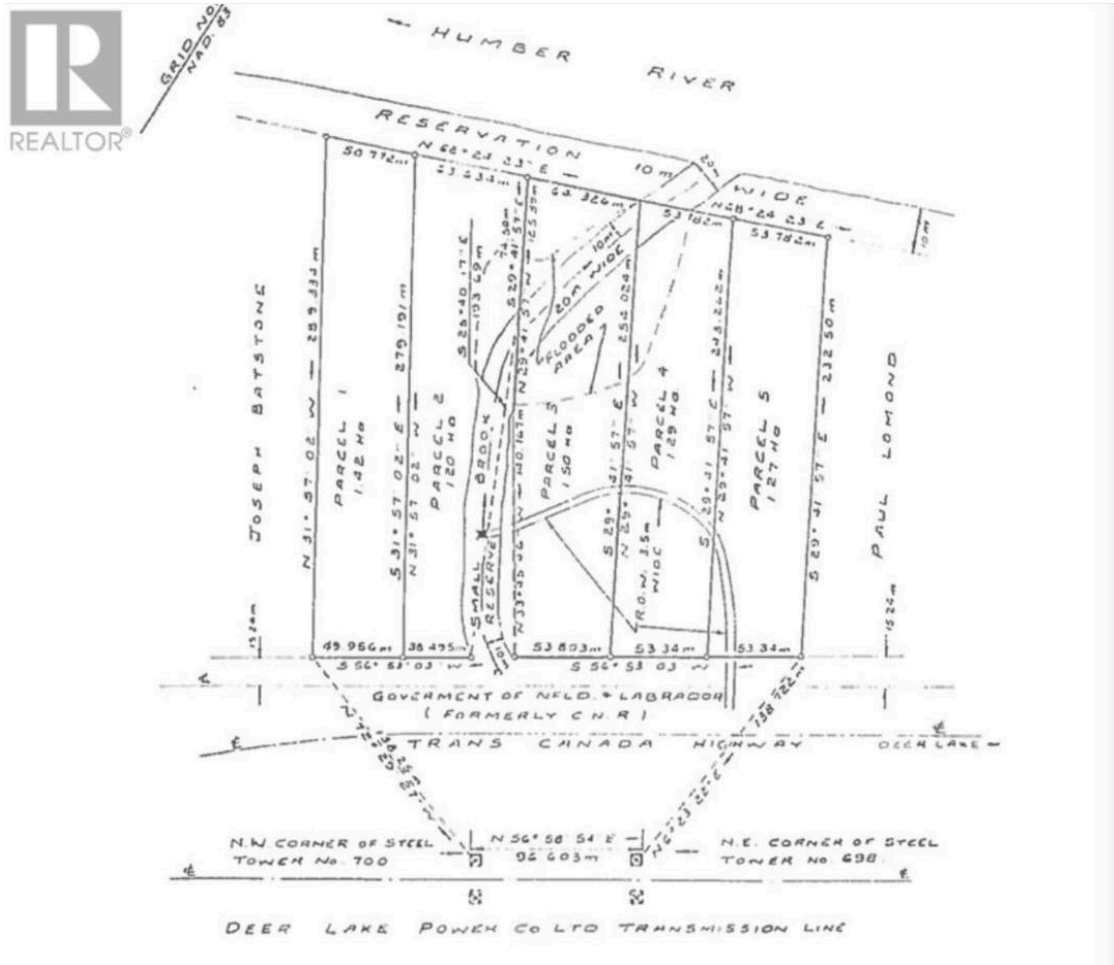
#### Property Boundaries:

- **West:** Wooded land with existing residential development
- **North:** The Humber River
- **East:** A partially cleared lot currently under development, beyond which are additional residential properties
- **South:** Marble Drive and the Trans-Canada Highway (TCH)

### Access Directions:

- **From the East (via Trans-Canada Highway):** Take Exit 9A toward Marble Drive and travel approximately 650 metres to reach 389 Marble Drive.
- **From the West (via Trans-Canada Highway):** Take Exit 8, turn onto Marble Drive, and proceed approximately 4.55 kilometres to the project site

## II. Physical Features



The proposed undertaking consists of the development of a 3.7-acre parcel of land located at 389 Marble Drive in Little Rapids, Newfoundland and Labrador. This initiative is led by the future property owner, Riley Colbourne, and is pending the successful acquisition of all necessary permits and approvals, including environmental assessment registration and municipal development permits. The finalization of the property purchase is expected in 2025, as outlined in the current purchase and sale agreement.

## Proposed Development Elements

The development will include the following primary features:

- **Residential Dwelling:** A two-storey, wood-framed house with an approximate building footprint of 2,000 square feet (50 feet by 40 feet). The home will be constructed using standard residential techniques and materials, including a poured concrete foundation, framing lumber, roofing, insulation, siding, and energy-efficient windows and doors. Interior systems will include modern plumbing, electrical, and HVAC installations, all completed by licensed tradespeople.
- **Existing Accessory Building:** A 1,500 square foot (50 feet by 30 feet) storage structure currently located on-site will remain in use. This building will serve as a workshop and storage facility during construction and for long-term property maintenance.
- **Driveway and Site Access:** A new gravel or crushed stone driveway will be constructed from Marble Drive to the main residence. Minor excavation and grading work will be completed to shape the driveway, which will also incorporate proper drainage features to prevent surface water pooling or runoff.
- **Water and Sanitary Systems:** A drilled well will be installed to provide potable water to the residence, while a private septic system will be designed by Jamie Break. The septic field will be installed in accordance with all local and provincial health regulations and will be inspected and approved by the Department of Digital Government and Service NL / Government Service Centre.

## Site Characteristics and Natural Features

The subject property lies within a residentially zoned area and is uniquely positioned along the banks of the Humber River, providing approximately 180 feet of direct water frontage. The lot features exceptional natural scenery, including views of the surrounding mountain ridges and valley landscapes. The site is largely cleared, gently sloping from the higher elevation of the building site to the lower elevation at the river's edge. The topography allows for efficient drainage and minimal site modification prior to construction.





Vegetation across the property is composed primarily of grass, with scattered clusters of small willows and alders. These low-impact species will be retained where possible, particularly along the riverbank, to maintain a natural buffer zone that supports shoreline stability and local biodiversity. The establishment and preservation of this green buffer will mitigate erosion, reduce stormwater runoff, and protect aquatic habitats.



A 15-meter-wide riparian reservation zone, as mandated by environmental protection guidelines, will remain undisturbed between the river boundary and the edge of the developed area. The river itself is situated approximately 1.5 meters above sea level, while the main building site sits at roughly 10 meters above sea level, ensuring adequate elevation to prevent flood risk and allowing for secure residential construction.

### **III. Construction:**

Construction of the residence is scheduled to begin in the spring or summer of 2025 and is expected to be completed over a two-year period.

The proposed residential structure will be situated approximately 245 metres from the Humber River and constructed using standard residential building practices. The dwelling will be a wood-framed structure built on a poured concrete footing and foundation system, ensuring structural integrity and compliance with local and provincial building standards.

Site development will include the installation of critical infrastructure such as a drilled well for potable water and a private septic system. The design and construction of the septic system and its associated field will be carried out in accordance with all applicable regulations and will be reviewed, approved, and inspected by the Department of Digital Government and Service NL (Government Service Centre) to ensure both environmental



compliance and public health safety.

Excavation will be necessary to install the water and sewer systems, as well as to complete general site grading and leveling. This work will be conducted using a backhoe and dump trailer, which are anticipated to be the primary sources of emissions during the construction phase. To mitigate the environmental impact of emissions from this equipment, the following measures will be implemented:

- **Regular Maintenance:** All machinery and equipment will be regularly serviced and maintained in good working condition to reduce emissions and improve fuel efficiency.
- **Reduced Idling:** Operators will follow strict no-idling protocols to reduce unnecessary fuel consumption and minimize greenhouse gas emissions.
- **Dust Control:** During periods of dry weather, water will be applied to disturbed soil areas to suppress dust and maintain local air quality.

Minimal rock fill will be imported and used to construct a functional gravel driveway. All other materials on-site will be redistributed and leveled to achieve the final site configuration. Landscaping will consist of a combination of crushed stone for the driveway and grassed areas to stabilize soil and enhance the visual appeal of the property.

Several mitigation measures will be implemented to preserve the integrity of the surrounding environment. A vegetated buffer will be maintained between all construction activities and the riverbank, preserving the natural growth of grasses, willows, and alders that act as natural filters. Silt fencing and other erosion control barriers, such as hay bales, will be installed around disturbed areas to capture sediment and prevent it from entering the waterway. Soil disturbance will be minimized wherever possible, and disturbed areas will be stabilized or re-vegetated promptly. Temporary sediment traps and shallow diversion trenches will be used to manage surface runoff and encourage sedimentation before water reaches the river. Driveways and access roads will be constructed with crushed stone to limit erosion and facilitate drainage. All construction work will be scheduled during dry weather periods to reduce erosion risks, and all construction materials and fuels will be securely stored well away from the river. Regular monitoring of erosion control measures will ensure ongoing effectiveness, with timely repairs as required. Upon completion of construction, all exposed soil will be stabilized through seeding to enhance soil retention and long-term environmental health. All construction-related waste and debris will be transported to and disposed of at the Wild Cove Waste Disposal Site in Corner Brook, in accordance with local regulations.



## Environmental and Construction Considerations

All site preparation, grading, and excavation work will be completed using a backhoe. Rock fill may be required to establish the driveway base, while remaining material will be redistributed and levelled on-site. No significant soil removal or importation is expected.

Upon completion of major construction, the property will be landscaped with a combination of grassed lawn areas, native shrubs, and low-maintenance ground cover to blend with the surrounding environment. The driveway and access areas will be finished with compacted crushed stone. All construction debris and waste will be transported to the Wild Cove Waste Disposal Site in Corner Brook, in accordance with municipal guidelines.

A conceptual site layout will accompany this submission, illustrating the placement of the proposed dwelling, existing storage structure, driveway access, 10-meter buffer zone, and relationship to the Humber River.

## IV. Operation:

The proposed project involves the construction of a permanent residential dwelling for Riley Colbourne, which will serve as a private, non-commercial residence. As such, there will be no ongoing operations beyond standard residential occupancy.

The property will not involve any industrial, commercial, or seasonal activity that would contribute to operational emissions or environmental impact. Waste generated will be limited to typical residential solid waste, which will be collected through the regular municipal waste management system.

Sanitary wastewater will be managed through an on-site septic system and field, professionally designed. The system will be reviewed, approved, and inspected by the

Department of Digital Government and Service NL / Government Service Centre, ensuring compliance with provincial regulations for residential wastewater treatment and disposal.

## V. Occupations:

The construction of the residential dwelling will engage a skilled workforce sourced primarily from the local community. The following trades will be involved in the project:

- **Electricians (NOC 72200)** – Responsible for electrical system installation, wiring, and ensuring the residence meets all safety and code requirements.
- **Plumbers (NOC 72300)** – Tasked with installing the plumbing systems, including water lines, sewage, and fixtures for the residence.
- **Carpenters (NOC 72310)** – Responsible for structural framing, installation of doors, windows, and other woodwork required in the building process.

The future property owner, Riley Colbourne, will personally manage and perform site preparation, final landscaping, and cleanup tasks once the construction is complete.

## VI: Project Related Documents:

### Primary Building Permit Application

**Reference Number:** MP-2025-102195-00

**Description:** Permit application for the construction of a permanent residential dwelling at 389 Marble Drive, Little Rapids.

### Septic System Approval

**Reference Number:** HS-2024-120440-00

**Description:** Approval for the design and installation of a private septic system, reviewed and accepted by the appropriate regulatory authority.

### Environmental Reports

No environmental reports or related studies have been previously completed by or on behalf of the proponent.

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## 5. Approvals Required for the Undertaking

The following approvals and permits are required for the successful completion of the residential development:

### 1. Land Development Approval/Permit

Issued by the Department of Digital Government and Service NL / Government Service Centre. This permit is necessary to proceed with the land development activities, including excavation, construction, and site

preparation.

## **2. Private Sewage Disposal System and Water Supply System Approval**

Required for the installation of a private septic system and drilled well to provide water and manage wastewater for the residential dwelling. The system will be designed by Jamie Break and must meet all regulatory standards, with inspections and approvals from the appropriate governing authorities.

## **6. Schedule**

The construction of the residential dwelling is expected to begin at the earliest opportunity in the 2025 construction season. The start date will be contingent upon weather conditions and the availability of necessary resources, which will be the primary factors influencing the project timeline. The overall construction process is anticipated to take approximately two years, with final completion expected by 2027, assuming favorable conditions.

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## **7. Funding**

The project will be entirely self-funded by the proponent, Riley Colbourne. As the sole investor and owner, Mr. Colbourne will assume full responsibility for financing the residential construction, including all permits, materials, utilities, infrastructure, and related development costs. The total estimated capital cost for the project is approximately \$685,000 CAD. This figure includes the cost of land acquisition, construction of a two-storey residential dwelling, installation of a septic system and drilled well, driveway construction, landscaping, and all required municipal and provincial approvals

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Date: 2025-04-16

*Riley Colbourne*

Riley Colbourne