

## **Environmental Assessment Registration**

**Jane Chaulk 285 Marble Drive, Steady Brook, NL A2H 2N2**

**Title: Residential House Project**

**Date: Jan. 21, 2026**

**Submitted to: Director of Environmental Assessment Division**

**Submitted by: Jane Chaulk**

**Name of Undertaking:**

New Residential House Project.

**Proponent:**

- i. Name: Jane Chaulk (Residential Property Owner)
- ii. Address: 285 Marble Drive Steady Brook, NL A2H 2N2
- iii. CEO: Not applicable. In this case it would be the property owner, Jane Chaulk
- iv. Principal Contact Person: Jane Chaulk

**The Undertaking:**

- i. Name: Jane Chaulk, Residential Property Development
- ii. Purpose/ Rationale/ Need for the Undertaking: To construct a residential dwelling on an existing landscaped lot.

**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 Marble Drive, to the North by the Humber River, to the East by residential lots, and to the West by residential lots. The property is 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 1.5 km on Marble Drive to 305 Marble Drive. When travelling from the West on the TCH, take Exit 8 and turn onto Marble Drive. Travel approximately 3.0 km to 305 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. and a Septic Design/Quotation letter based on a previous site visit.

**ii. Physical Features:**

The undertaking involves the development of property on the land, currently owned by Jane Chaulk, and noted in the appendix. The property is presently developed with a mobile home dwelling and accessed via an existing driveway onto Marble Drive. The residential address is 305 Marble Drive, Steady Brook, NL. The dwelling to be constructed will be a one and half-story house, on a 20,240 square foot residential block that will adhere to the Town of Steady Brook's development regulations. The existing property is landscaped with a mixture of coniferous and deciduous mature trees with grass lawn throughout and is bound to the north by the Humber River. The native soil in

the area comprises of black turf, a layer of grey sand with traces of silt and containing small rock particles. Below is a layer of brown clay and a clay to fine sand interface.

**iii. Construction:**

Because the site is completely landscaped with existing driveway the excavating groundwork will be limited to the dwelling footprint and the septic installation. Town water line is existing and at roadside ready for hookup. The residential building will be completed using standard construction techniques and will consist of a wood framed building on concrete footings/foundation. 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 2027 and last approximately 1 year. As the project consists of a residential building construction there is no anticipated air pollutants, and no resource conflicts are expected. Effluent will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Advanced EnviroSeptic. This design will be approved and will be inspected by Government Service Centre(GSC).

**iv. Operation:**

The project is a residential dwelling for Jane Chaulk. This will be a permanent residence and no further operation is applicable. Effluent will be limited to normal residential solid waste which will be collected by the local municipality and sanitary sewer effluent disposed in a septic field designed by Advanced EnviroSeptic, The Septic design is included in the Appendix. The property will be connected to the Town's Water Supply.

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 trade workers, approx. 5 workers.

National Occupation Classification (NOC)

3-Carpenters (72310)

1-Electricians (72011)

1-Plumbers (72300)

The owner will complete site work and final landscaping and cleanup.

**vi. Project Related Documents:**

No other project-related documents have been generated by or for the proponent. No reports or other environmental work has been previously completed by or for the proponent.

**Approval of the Undertaking:**

- i. Building Permit (In principle) issued by the Town of Steady Brook. (See attached).
- ii. Approval/Permit to Develop Land issued by Government Service Centre (GSC). Pending
- iii. Approval/Permit to construct the sanitary sewer, septic system, issued by Government and Service NL (DGSNL)/Government Service Centre (GSC). Pending

**Schedule:**

The project is expected to commence at the earliest possible time in the construction season of 2027. 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, Jane Chaulk.

# **Appendix**

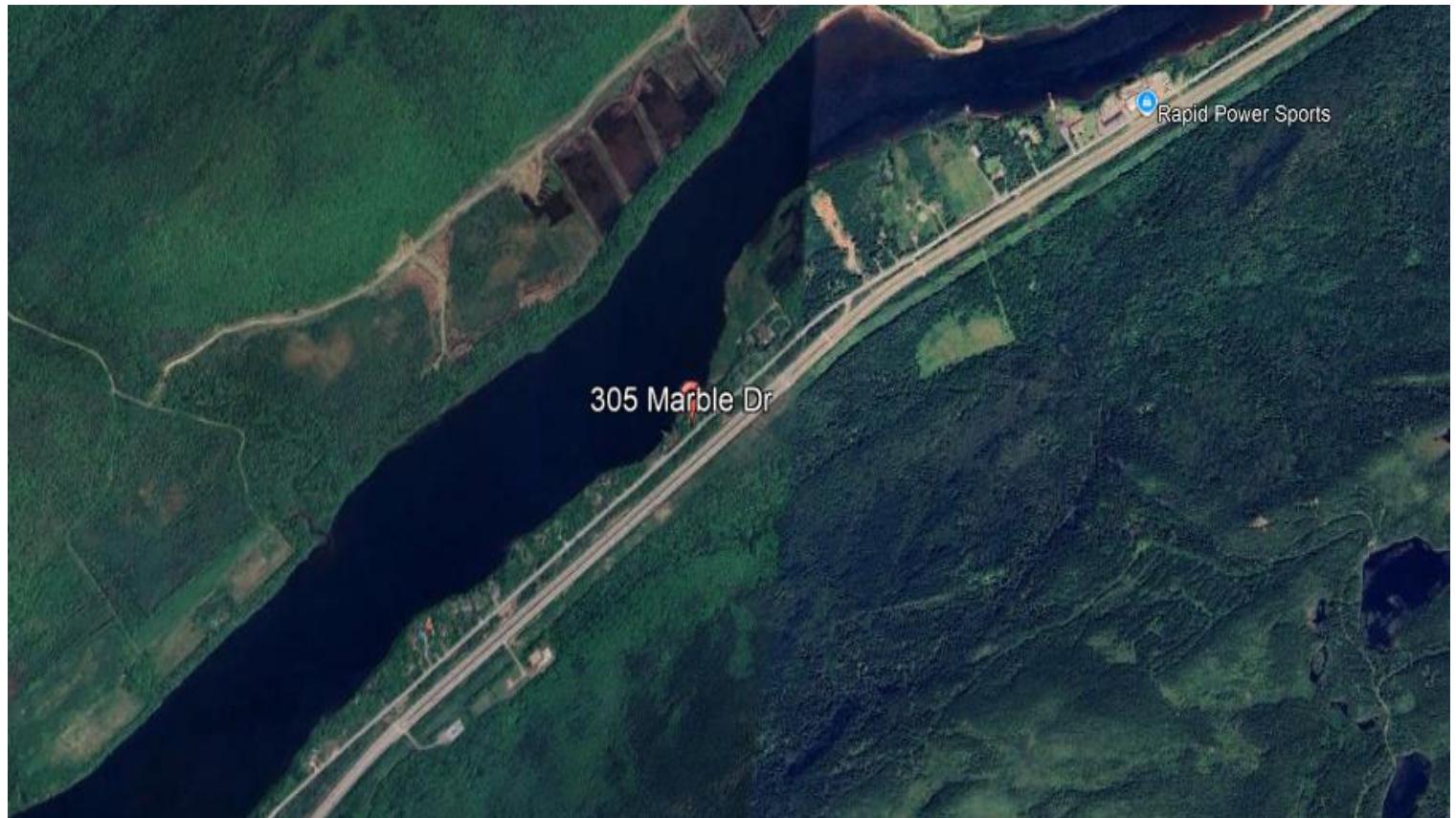
**Figure 1: Google Earth Map Images of Property Location and Routes to Access**



**Figure 2**



**Figure 3**



**Figure 4**



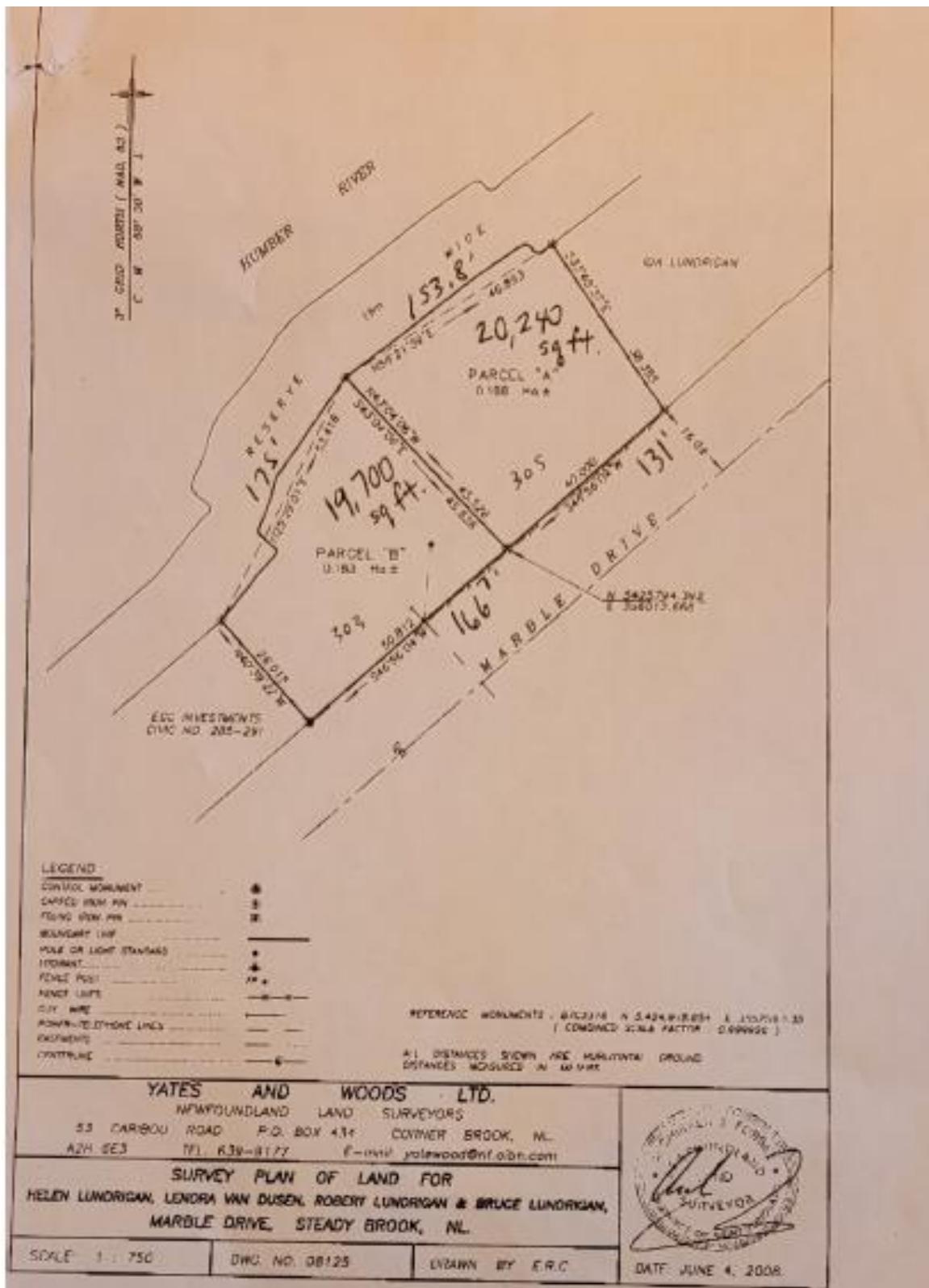
Figure 5: Aerial View of Residential Dwelling Location



**Figure 6: Conceptual Design of Residential Dwelling**



**Figure 7: Survey 305 Marble Drive – Parcel A, Steady Brook, NL**



**Figure 8: Survey showing dwelling location/footprint.**

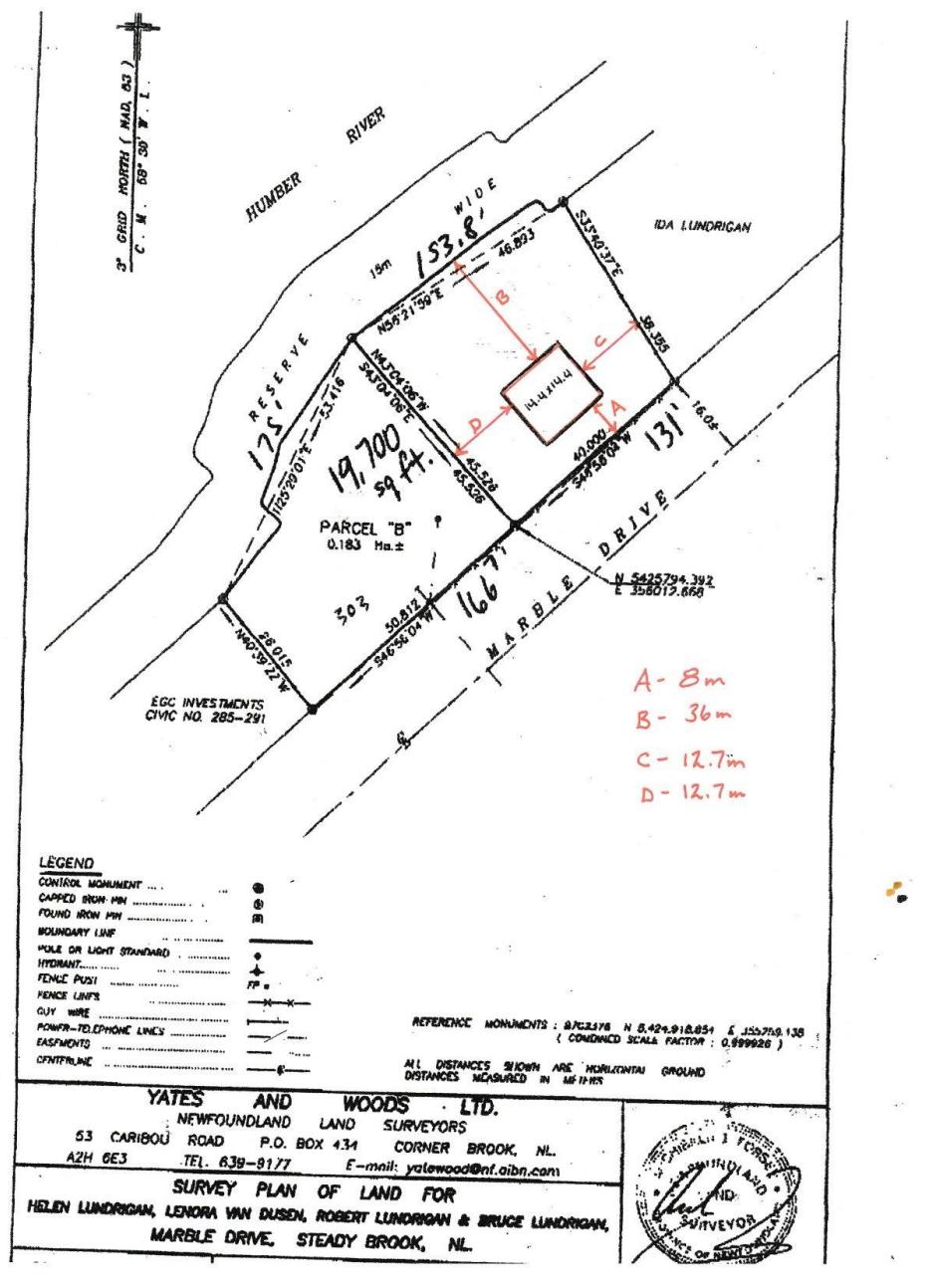


Figure 9: Survey schedule A.

SCHEDULE A

DESCRIPTION OF LAND FOR  
HELEN LUNDRIGAN, LENORA VAN DUSEN,  
ROBERT LUNDRIGAN, AND BRUCE LUNDRIGAN  
Marble Drive, Steady Brook  
Parcel A

All that piece or parcel of land lying northwest of  
Marble Drive, in the Town of Steady Brook, in the Province of  
Newfoundland and Labrador, being further bounded and described as  
follows:

Beginning at a point on the northwest limit of Marble  
Drive, the said point being the southerly angle of the herein  
described parcel of land, the said angle having co-ordinates of  
North 5,425,794.347 and East 356,012.668;

RUNNING THENCE from the above described point of  
beginning by land of Helen Lundrigan, Lenora Van Dusen, Robert  
Lundrigan, and Bruce Lundrigan, Parcel A, north forty three degrees  
four minutes six seconds west (N 43° 04' 06" W) forty five decimal  
five two six (45.526) metres;

THENCE RUNNING by the southeast limit of the reserve  
fifteen metres wide along the Number River, in a generally  
northeasterly direction, to a point being distant forty six  
decimal eight nine three (46.893) metres, as measured on a bearing  
of north fifty six degrees twenty one minutes fifty nine seconds  
east (N 56° 21' 59" E) from the last mentioned point;

THENCE RUNNING by land of Ida Lundrigan, south  
thirty three degrees forty minutes thirty seven seconds east  
(S 33° 40' 37" E) thirty eight decimal three five five (38.355)  
metres;

THENCE RUNNING by the northwest limit of Marble  
Drive, south forty six degrees fifty six minutes four seconds west  
(S 46° 56' 04" W) forty decimal zero zero zero (40.000) metres,  
more or less, to the point of beginning;

Containing an area of zero decimal one eight eight  
(0.188) hectare, more or less, and being more particularly  
shown as Parcel A on Yates and Woods Limited drawing no. 08125,  
dated June 4, 2009;

All bearings refer to 3' Grid North (NAD 1983) as  
referred to the Transversal Mercator Projection for Newfoundland  
with the Central Meridian at 58° 30' west longitude;

**Figure 10: Town of Steady Brook**



**Town of Steady Brook**

*Ski Capital of Newfoundland and Labrador*  
1 Wilton Street  
Steady Brook, NL A2H 2N2  
T: (709) 634-7601 F: (709) 634-7547

April 22<sup>nd</sup>, 2025

Jane Chaulk  
285 Marble Drive  
Steady Brook, NL A2H 2N2

Attention: Jane Chaulk

Re: Approval to Develop – Permit 2024-031

Please see the below motion that was passed on April 17<sup>th</sup>, 2025.

**RESOLUTION #2025-025**

**JENKINS/DOUGLAS:**

**BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE IN PRINCIPLE APPLICATION #2024-031 TO DEVELOP PAR ID 160-412 SUBJECT TO APPROVAL BY ALL OTHER GOVERNMENT AGENCIES.**

**IN FAVOUR: (6) Kennedy-Dyson, Diamond, Douglas, Jenkins, Morrissey, Dawson  
OPPOSED: (0)**

**RESOLUTION CARRIED**

If you have any questions regarding this matter, please feel free to contact the Town Office at (709) 634-7601.

Sincerely,

A handwritten signature in blue ink that reads "Sherry Lee Hull".

Sherry Lee Hull  
Town Clerk Manager

**FILE COPY**

Website: [www.steadybrook.com](http://www.steadybrook.com)  
Email: [townclerk@steadybrook.com](mailto:townclerk@steadybrook.com)



Enviro-Septic NL  
42 Power's Court  
St. John's NL A1A 1B6  
Canada

ADVANCED  
**ENVIRO**SEPTIC

Smart. Sustainable. Septic.

Eric Cranford  
303 Marble Drive  
Steady Brook NL A2h2n2  
Canada

## Quotation # S00125

Quotation Date:  
07/29/2024

Expiration:  
09/27/2024

Salesperson:  
Hubert Alacoque

Description	Quantity	Unit Price	Taxes	Amount
<b>Advanced Enviro))Septic:</b>				
System Design & Government Approval	1.00 Units	2,250.00	HST 15%	\$ 2,250.00
Materials, Delivery & Installation (2x6, West of Deer Lake)	1.00 Units	9,300.00	HST 15%	\$ 9,300.00
[6X2] 6X2	1.00 Units	0.00		\$ 0.00
			Subtotal	\$ 11,550.00
<b>Options:</b>				
Septic Tank (750)	1.00 Units	1,850.00	HST 15%	\$ 1,850.00
- Seepage bed Length (ft) 22				
- Seepage bed Width (ft) 10.8				
- Seepage bed Footprint (sq. ft.) 238				
- Sand Quantity (Tons) 44				
			Subtotal	\$ 1,850.00
			<b>Untaxed Amount</b>	\$ 13,400.00
			HST 15%	\$ 2,010.00
			<b>Total</b>	\$ 15,410.00

- We provide Design for local Government Approvals as well as the Advanced Enviro))Septic Seepage Bed Materials, delivery and Installation.
- Client engages Excavation Services as required as well as Seepage Bed Sand delivered to site – Estimated Quantity Noted Above.

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Newfoundland Energy Services (2009) Ltd. – (709) 700 6207 – aes-nl@iddel.ca – envirosepticnl.com

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Enviro-Septic NL  
42 Power's Court  
St. John's NL A1A 1B6  
Canada

ADVANCED  
**ENVIRO**SEPTIC

**Smart. Sustainable. Septic.**

- We invoice the Design portion once an Approval is issued by your local Government office.
- We invoice the Supply, Delivery & Installation portion once installation is completed and inspected by the engineer or government inspector.
- Any municipal or other permit costs are extra, as and when required.

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Newfoundland Energy Services (2009) Ltd. – (709) 700 6207 – [aes-nl@iddel.ca](mailto:aes-nl@iddel.ca) – [envirosepticnl.com](http://envirosepticnl.com)

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