

**ENVIRONMENTAL ASSESSMENT
REGISTRATION DOCUMENT**

**Upper Humber River Remote Cottage
Upper Humber River, Newfoundland**

Prepared For:

Sheila White-Parr

Submitted to:

Environmental Assessment Division
Department of Environment and Climate Change

May 2025

Contents

1.0 NAME OF UNDERTAKING2

2.0 PROPONENT2

3.0 THE UNDERTAKING2

4.0 DESCRIPTION OF THE UNDERTAKING.....3

5.0 APPROVAL OF THE UNDERTAKING5

6.0 SCHEDULE5

7.0 FUNDING.....6

8.0 SUBMISSION.....6

9.0 APPENDIX A7

1.0 NAME OF UNDERTAKING

Upper Humber River Remote Cottage

2.0 PROPONENT

2.1 Name of Corporate Body Sheila White-Parr

2.3 Principal Contact Person Chris Dunne
1 Massey Drive Access Road
P.O. Box 458
Corner Brook, NL
A2H 6E6
Tel: (709) 639-2303
Fax: (709) 639-2312
Email: cdunne@jclinc.ca

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed project is to construct an access road and build a remote cottage.

3.2 Purpose/Rationale/Need for the Undertaking

The purpose of this undertaking is for recreational purposes.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location:

UTM: 21U 484676 E/ 5498232 N

The proposed project is located 20 Km from Route 420 along the Upper Humber River on the West Coast of Newfoundland and Labrador. Access is through Taylors Brook Road, a gravel road which can be accessed all winter long by snowmobile and by truck in the summer. Please refer to Figure 1 for an overview and Appendix A for attached maps of the area.



Figure 1: Overview of the proposed area (blue rectangles)

4.2 Physical Features

The remote cottage will be 20 x 30 feet in physical size and stand approximately 16 feet high to the peak of the roof. It will be constructed of store-bought lumber. There will be potable water brought in and an outhouse. The remote cottage will be over 60 meters from the nearest river (Upper Humber River). The lot consists of mostly mature trees, most of which will remain with exception to the are required for the

cottage. There will be no septic system, only an outhouse, and potable water will be transported in. Please refer to Appendix A for additional maps.

4.3 Construction and Site Development

There will be minimal environmental effects, with exception to maybe some songbirds in the area, as a result of the construction of the cottage other than the 40 x 40 feet of cleared land where the remote cottage and outhouse will be constructed. A driveway will be cleared to access the site from Taylors Brook Road. This area will be approximately 8 feet by 20 feet. See sketch

Construction:

- The total construction period will be 10-12 months upon approval.
- A water supply will not be required as potable water will be transported in
- An outhouse will be located next to the remote cottage facing towards the main road. It will be approximately 4 x 4 feet in size and will be within the clearing boundary.

4.3.1 Site Access

Access to the site will be through Taylors Brook Road off Route 420. A driveway will be cleared to access the cottage from Taylors Brook Road.

4.4 Operation

The remote cottage will be for recreational purposes only. This will be a permanent facility. There will be minimal potential sources of pollutants during the operation period except for the emissions from vehicle traffic entering and exiting the site. There will be no resource conflicts as the owner of the granted land to the west of the parcel is a relative.

4.5 Potential Sources of Pollution

There will be minimal potential sources of pollutant during the construction and operating period except for the emissions from vehicle traffic entering and exiting the site. All waste will be transported off site for proper disposal.

4.6 Potential Resource Conflicts during Operation

Resource conflicts are not expected as the owner of the granted land to the west of the parcel is a relative.

4.7 Occupations

There will be no employees required for the construction of the remote cottage; Mrs. Sheila White - Parr will be solely responsible for the construction of the remote cottage and outhouse.

4.8 Project Related Documents

There are no project related documents.

5.0 APPROVAL OF THE UNDERTAKING

Approval Required	Issuing Authority
Crown Lands Lease	Department of Fisheries, Forestry and Agriculture
Cutting Permit	Department of Fisheries, Forestry and Agriculture
Outhouse Construction	Department of Government Modernization and Service Delivery

6.0 SCHEDULE

The earliest start date of this undertaking is fall of 2025, as soon as the approval is given, and will continue until late fall. Pending approval of all required documents.

Summary

Registration Document Submission

May 2025

Government Review and Decision
Construction/ Operations

June 2025
Fall 2025

7.0 FUNDING

The funding for this project will be provided entirely by Mrs. Sheila White-Parr.

8.0 SUBMISSION

May 16, 2025

Date

Sheila White-Parr

9.0 APPENDIX A



Government of Newfoundland and Labrador
Fisheries, Forestry and Agriculture

In Reply Please Quote
File Reference No. 3023580

MAR 7, 2025

SHEILA WHITE-PARR
CHRISTOPHER DUNNE
173 Veterans Dr
Cormack, NL A8A 2R9

Dear Sir/Madam:

RE: APPLICATION NO.: 163787
TYPE: Grant
PURPOSE: Cottage
LOCATION: Taylor's Brook Road

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

Your application will be reviewed, and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map. If the location or lot configuration of the site is incorrect you must contact the Regional Lands Office immediately.

Please note that the land is not to be occupied until you receive a fully executed title document.

If you require any additional information concerning the processing of this application, please contact the Regional Lands Office at the address below.

Yours truly,


Patrick Taylor
LANDS OFFICER I

Attachment(s)



Government of Newfoundland and Labrador
Fisheries, Forestry and Agriculture

In Reply Please Quote
File Reference No. 3023580

MAR 7, 2025

SHEILA WHITE-PARR
CHRISTOPHER DUNNE
173 Veterans Dr
Cormack, NL A8A 2R9

Dear Sir/Madam:

RE: APPLICATION NO.: 163789
TYPE: Licence
PURPOSE: Access Road
LOCATION: Taylor's Brook Road

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

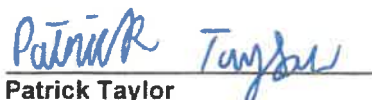
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Yours truly,


Patrick Taylor
LANDS OFFICER I

Attachment(s)

**Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
Crown Lands Administration Division**



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For general inquiries or to report an error on this map sheet, please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

To book an appointment to speak with a regional Crown Lands representative please visit our website at:
<https://www.gov.nl.ca/crownlands>



Meters
0 50 100 200 300 400



**Scale
1:5,000**

Compiled on March 25 2025



**Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
Crown Lands Administration Division**



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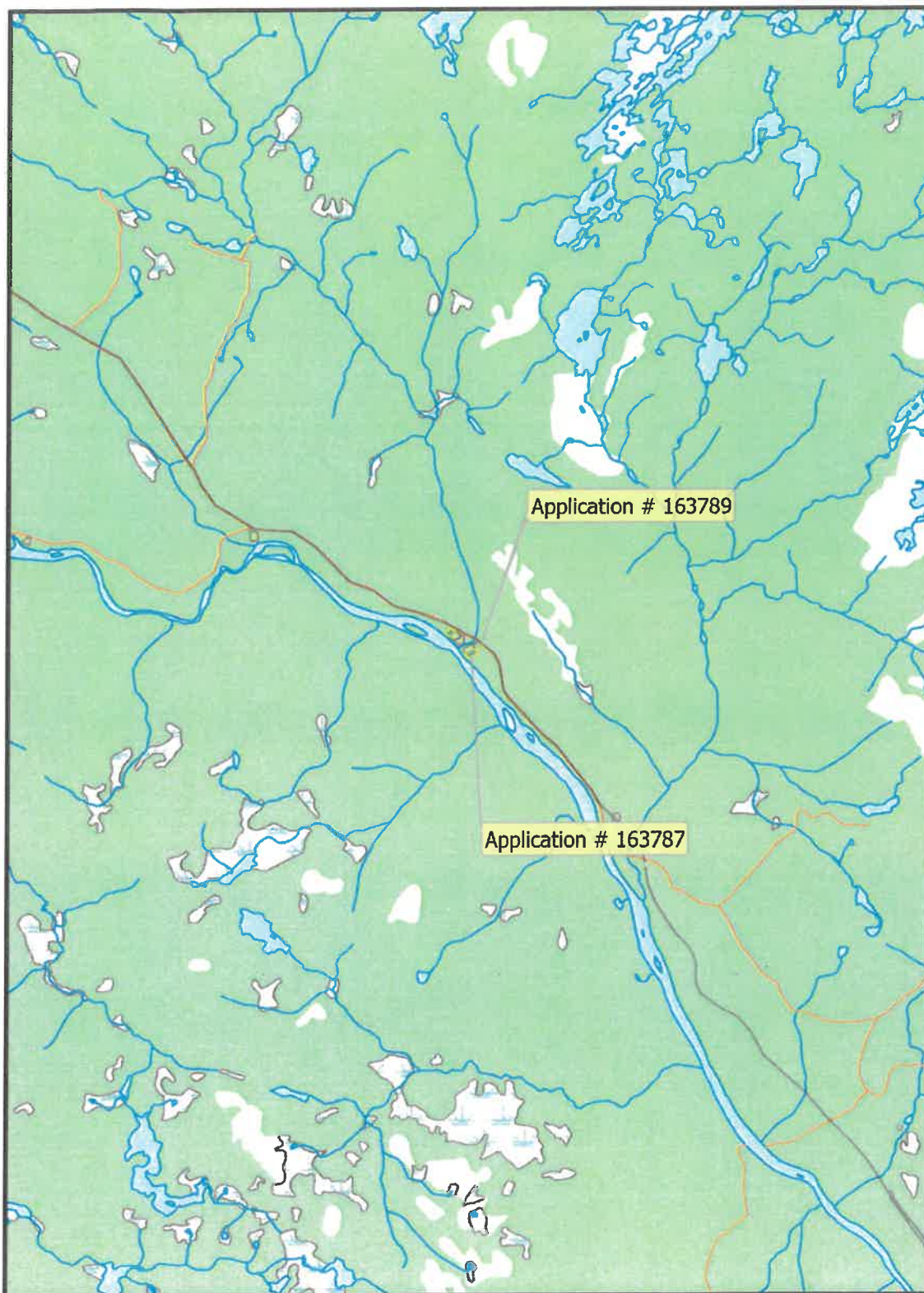
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<https://www.gov.nl.ca/crownlands>



Meters
0 495 990 1,980 2,970 3,960



Scale
1:50,000
Compiled on March 25 2025



Site Plan

Legend

Driveway

Outhouse
Cleared Area

Google Earth

made: 11/26/2016 10:05

100 m

