

PROPONENT:

- (i) Name of Corporate Body: *Winport Developments Inc.*
- (ii) Address: *117 Kearney Lake Road, Halifax, NS B3M 4N9*
- (iii) Chief Executive Officer:
 - Name: *Ted Good*
 - Official Title: *CEO*
 - Address: *117 Kearney Lake Road, Halifax, NS B3M 4N9*
 - Telephone No.: *902-443-5519*
- (iv) Principal Contact Person for purposes of environmental assessment: DD
 - Name: *Roger Rowsell*
 - Official Title: *Vice President, Development*
 - Address: *117 Kearney Lake Road, Halifax, NS B3M 4N9*
 - Telephone No.: *902-405-3645*

THE UNDERTAKING

- (i) Nature of the Undertaking: *The construction and operation of an 82 room hotel.*
- (ii) Purpose/Rationale/Need for the Undertaking: *There is a market driven demand for additional roofed accommodations in the Deer Lake area. The proponent has conducted feasibility studies that affirm the demand. Strong economic growth in the area, the expansion of the Deer Lake Airport, and strong tourism growth have all contributed to the identified increased demand.*

DESCRIPTION OF THE UNDERTAKING:

Under Sections (i), (ii), (iii) and (iv) below, the proponent shall provide complete information concerning his preferred choice of location, design, etc., together with additional information on any alternatives which may have been considered and rejected, but which may still be regarded as viable. Brief statements of the reasons for the rejection of those alternatives should be included:

- (i) Geographical Location:
 - description of the proposed site, including boundaries if possible.
The proposed site is located within the Town of Deer Lake. It is bounded by the Trans Canada Highway and the adjoining ramp to the Great Northern Peninsula Highway to the south and south-west; by the Great Northern Peninsula Highway to the west; by land of a Mr. Beaulieu and by Crown land to the north; and by Crown land to the east. The geographic location is clearly marked on the site plan which accompanies this document.
 - attach large-scale (e.g. 1:12,500) original base map (s) and/or recent air photo(s) clearly indicating the site location relative to existing communities and transportation facilities, and showing the proposed route access. The National Topographic Survey edition should be affixed to the map(s).
- (ii) Physical Features:
 - major physical features of the undertaking, e.g., large buildings, other large structures, roads, pipelines, transmission lines, marine transport facilities, etc.
 - area to be affected by the undertaking. *The project is an 82 room hotel, see attached drawings for a full description of the project*
 - Attach an artist's conceptual drawing, if available. *See attached drawings*

- A description of the physical and biological environments within the areas potentially affected by the project, e.g., topography, water bodies, vegetation, wildlife species, fish, etc. *The site is a wooded area located within close proximity to the Humber River. The property is bounded by the Great Northern Peninsula Highway, TransCanada Highway and the Humber River.*
- (iii) Construction (if applicable):
- appropriate total construction period (if staged, please list each stage and its approximate duration). *The project will start construction in the fall of 2007 or Spring 2008, with a 12 month construction period*
 - proposed date of first physical construction-related activity on site. *Fall 2007*
 - Potential sources of pollutants during the construction period(s), including airborne emissions, liquid effluents and solid waste materials. *Airborne noise and exhaust is expected from on-site construction equipment. Silt fences and other environmental controls will be utilized to mitigate resource conflict in accordance with environmental guidelines.*
 - Potential causes of resource conflicts. *Cutting and clearing of existing trees.*
- (iv) Operation:
- description of the operation. *Hotel*
 - Estimated period of operation, if not a permanent facility. *Permanent Facility*
 - Potential sources of pollutants during the operation period, including airborne emissions, liquid effluents and solid waste materials. *At the time of this application it is unknown whether an on-site septic system will be utilized or the facility will be serviced by the town's sewage treatment facility. Storm water will be retained on-site using a drywell system in accordance with local regulations.*
- (v) Occupations:
- estimate the number of employees for construction and operation of the project as well as the expected duration of employment. *We anticipate that there will be approximately 75 employees involved during the 12 month construction phase of the project. When in operation, the facility is expected to require 30 employees.*
 - provide an enumeration and breakdown of occupations anticipated for this undertaking according to the **National Occupational Classification 2006**.
This information will be used to determine if any hazardous occupations are involved. *Rideau anticipates various trades required for this project: Sitework, Concrete, Masonry, Rebar, Millwork, Roofing, Doors, Frames & Hardware, Drywall, Painting, Miscellaneous Specialties, Furniture/Window Treatments, Pool Equipment, Elevators, Mechanical and Electrical. The number required for each trade is unknown at this time.*
 - identify what work will be carried out by direct hiring and/or contracting out. *Rideau Construction will hire local subcontractors to complete all aspects of the work.*
 - Identify how employment equity will be addressed relative to age and gender. *Rideau Construction, Winport Developments, and Pacrim Hospitality (the hotel management company) are an equal opportunity employers.*
 - For information on gender equity, contact the Women's Policy Office at 709-729-5009 or visit their website at www.gov.nl.ca/exec/wpo.

- (vi) Project-Related Documents:
- provide a bibliography of all project-related documents already generated by or for the proponent. *Only those included with this submission.*
 - provide one copy of any reports on environmental work already performed by or for the proponent. *None performed as of the date of this submission.*

APPROVAL OF THE UNDERTAKING:

List the main permits, licenses, approvals, and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them (e.g., federal government department, provincial government department, municipal council, etc.). *Development/Building permit required from the Town of Deer Lake. Approvals for Accessibility Requirements from Government Services, Fire Marshall's Office Approval, Department of Transportation Approval, other authorities giving jurisdiction as required.*

SCHEDULE:


Indicate the earliest and latest dates when project construction could commence (assuming all approvals are in place). Briefly state the reasons for the selection of these dates. *Earliest date October 2007 (site clearing and grading with actual building foundations Spring 2008), latest date May 2008.*

FUNDING:

If this undertaking depends upon a grant or loan of capital funds from a government agency (federal, provincial or otherwise), state the name and address of the department or agency from which the funds have been requested. *No Government funding.*

For the purpose of determining whether cost recovery is applicable in accordance with the Cost Recovery policy, the proponent should provide an estimate of the capital cost of the undertaking. Projects having capital costs in excess of \$15 million will be subject to applicable costs recovery fees. *Capital Cost \$7,500,000.*

August 23, 2007
Date



Signature of Chief Executive Officer