

**NAME OF UNDERTAKING:** Milton Development

**PROPONENT:**

- (i) **Name of Corporate Body:** Shoal Investments Ltd.
- (ii) **Address:** 276 Balbo Drive, Clarenville, NL A5A 4B3
- (iii) **Chief Executive Officer:**
  - a. **Name:** Kevin King
  - b. **Official Title:** President
  - c. **Address:** 276 Balbo Drive, Clarenville, NL A5A 4B3
  - d. **Telephone No:** 709-466-3313
- (iv) **Principal Contact Person for purposes of environmental assessment:**
  - a. **Name:** Stephanie Butt
  - b. **Official Title:** Office Manager
  - c. **Address:** 276 Balbo Drive, Clarenville, NL A5A 4B3
  - d. **Telephone No.:** 709-466-3313

**THE UNDERTAKING:**

- (i) **Nature of the Undertaking:** To develop a 20-30 lot residential subdivision.
- (ii) **Purpose/Rationale/Need for the Undertaking:** Property Owner who wishes to develop the land into a residential subdivision for sale.

**DESCRIPTION OF THE UNDERTAKING:**

- (i) **Geographical Location:** The proposed site is located in the town of Milton, Newfoundland and consists of approximately 11 Hectares. The site is bounded by the Estate of Elizabeth Bailey on the right and is directly adjacent to the United Church. It is directly off the main road that runs through Milton and an access road would run directly off this route.
- (ii) **Physical Features:** Currently the site consists mainly of bog with sparsely distributed shrubs and trees and no wildlife that will be disturbed. The project will consist of developing this vacant land for use as building lots for a 20-30 lot subdivision. These lots will be developed so they will be ready for new home construction. As part of this readiness, site excavation and preparation will be done. In addition, each lot will be made ready so that there will be hookup for water and sewer which will be designed by Rutter Hinz Inc. The new homes will range from 1100 to 1300 sq. ft.
- (iii) **Construction:** Construction will take place over a span of two years. Initial construction will consist of site excavation and preparation. This would include excavating, digging and removal of current vegetation, rock and debris. In addition, water lines and septic tanks will be placed so that each lot will be ready for new home construction. Once the initial site work is complete, new home construction will begin. This will consist of building of 20- 30 new homes using current construction codes and standards.
- (iv) **Operation:** Upon completion of the project a fully developed residential subdivision would be available. This subdivision would integrate itself well with the surrounding area which is a residential one. The location of the site itself offers an

awesome view of the surrounding area, including the bay. When complete the project will be an outstanding subdivision complete with fully developed lots with water, sewer, curb and gutter, sidewalks and new homes with a premium view.

- (v) **Occupations:** The total estimated number of employees, their occupations, duration of employment and enumeration is identified in Table 1 below. All of these employees will consist of current employees plus direct hiring of any additional employees as required. Hiring decisions are nondiscriminatory and any person, no matter the age, gender, race, nationality, ethnicity, religion, or any other minority, will be considered for employment.

**Table 1.**

<b>NOC Classification</b>	<b>Number Required</b>	<b>Duration of Employ.</b>	<b>Rate of Pay</b>
7217 Contractors and Supervisors, Heavy Const.Equip.Crews	2	1 Year	\$20/hr
7421 Heavy Equipment Operators (Except Crane)	6-7	1 Year	\$15/hr
7612 Other Trades Helpers and Labourers	6-7	1 Year	\$13/hr
7271 Carpenter	10-12	1 Year	\$15/hr
7215 Contractors and Supervisors, Carpentry Trades	1	1 Year	\$20/hr
7611 Construction Trades Helpers and Labourers	6	1 Year	\$13/hr
7241 Electricians (Except Industrial and Power System)	6	6 mths	\$18/hr

- (vi) **Project-Related Documents:** Please refer to Bibliography.

**APPROVAL OF THE UNDERTAKING:** The various permits, approvals, etc are summarized in Table 2 below.

**Table 2**

<b>Approval/Permit/Etc</b>	<b>Authority</b>
Aerial Photography, Air Photo & Map Library	Crown Lands
Crown Land Application	Crown Lands
Application for Inspection of Sewage Disposal System	Gov't of NL & Lab - Operations Division
Preliminary Application to Develop Land	Gov't of NL and Lab - Customer Services
Permit to Develop	Gov't of NL and Lab - Customer Services
Electrical Permit	Gov't of NL and Lab - Customer Services

**SCHEDULE:** The earliest project start date will be April 2008 and the latest start date will be June 2008. The starting date will depend on environmental factors such as weather, as well as economic conditions, such as real estate market and available labour. Construction is expected to end in August of 2010.

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DATE

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PRESIDENT

## BIBLIOGRAPHY

1. Aerial Photo of Proposed Development with survey markings.
2. Crown Land Acquisition Request Drawing with Proposed Development
3. Line Drawing of Proposed Development identifying site location.
4. Permit for Subdivision Outfall.
5. Plan & Profile of Subdivision Outfall