

NAME OF UNDERTAKING: George's Brook Development

PROPONENT:

- (i) **Name of Corporate Body:** Manuel Ellis
- (ii) **Address:** P.O. Box 5601, Clarenville, NL A5A 3A2
- (iii) **Chief Executive Officer:** N/A
 - a. **Name:** N/A
 - b. **Official Title:** N/A
 - c. **Address:** N/A
 - d. **Telephone No:** 709 466 2167
- (iv) **Principal Contact Person for purposes of environmental assessment:**
 - a. **Name:** Manuel Ellis
 - b. **Official Title:** N/A
 - c. **Address:** Same as Above
 - d. **Telephone No.:** Same as Above

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 Georges Brook, Newfoundland and consists of approximately 17.473 Hectares. The site is bounded by land owned by Manuel Ellis in front which runs adjacent to Smith Sound Road which is the main road going through George's Brook and an access road measuring 1098.169 meters 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. 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 need to be hired. 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.

| NOC Classification | Number Required | Duration of Employ. | Rate of Pay |
|---|-----------------|---------------------|-------------|
| 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

| Approval/Permit/Etc | Authority |
|--|---|
| 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 August 2010 and the latest start date will be October 2010. 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 October 2012.

05, 5, 2010
DATE

Mamuel Elias
SIGNATURE

BIBLIOGRAPHY

1. 3 copies of the proposed development.
2. Aerial Map showing proposed location.
3. Survey of Private Property.