

NAME OF UNDERTAKING:

Cottage Development Area, Sandy Point Exploits River

PROPONENT:

- (i) Name of Proponent:
James W. Evans
- (ii) Address:
59 Memorial Avenue, Grand Falls-Windsor, NL A2A 1R6
- (iii) Owner:
James W. Evans
(709) 489-7849
- (iv) Principal Contact:
Same as above

UNDERTAKING:

Proposal to establish a cottage development area.

The purpose of this undertaking is to provide the public with an opportunity to purchase attractive, quality cottage lots in a forested setting in the central part of the province along the bank of the Exploits River.

DESCRIPTION OF UNDERTAKING:

The proposed development area is approximately 8.6 hectares in size, which will be divided into 16 cottage lots. The project will be carried out in 3 phases of 5-6 cottage lots per phase, with initial cottage lots being prepared for sale and development in 2017.

To adequately prepare for this cottage development area, approximately 1.4 km of road will be constructed and approximately 600 - 900 metres of power line will be accessed from adjacent property owners as determined by Newfoundland Power.

The road construction will consist of 3 phases of about 400 – 500 metres of road construction in each of the years 2017, 2018, and 2019. It is anticipated that electrical power to the initial phase will be in place in 2017 or 2018. As identified on the attached maps, the proposed development is located along the Exploits River and is situated approximately 2.0 km east of the community of Bishop's Falls and 14 km west of the community of Norris Arm.

During the construction of the power line, road, and cottages, all conditions associated with the Environmental Protection Act, Forestry Act, and other relevant legislation will be strictly followed. There will be no fuels stored on the site and environmental awareness and proper operating procedures will be delivered to all associated cottage lot owners and contractors involved in various activities such as: timber clearing, road construction, power line installation, culvert installation, and emergency response.

Water supply for the cottage lots will be done by a professional company specializing in artesian well establishment. Each lot will have its own source of water.

Septic systems for the structures will be designed by a Government approved designer in accordance with all provincial legislation and guidelines. It will be installed according to the approved design for that particular structure, soil conditions, and topography. The system will be inspected by Service NL personnel during installation and prior to use.

A reasonable “no-grub” buffer will be maintained around all water bodies in accordance with current legislation. It is the intent of the developer to maintain as much of the natural surface conditions surrounding the structures as is possible. In addition, there is a 15 metre reserve along the bank of the Exploits River that is planned to be left in its naturally vegetated state.

The proponent does not foresee any current or potential conflicts for this development. There are currently in excess of 50 cottages to the east of this proposed development along the Exploits River.

Operation occupations that may be associated with the proposal include:

- 1 Mechanical Harvester Operator (National Occupation Class #8241)
- 1 Mechanical Forwarder Operator (National Occupation Class #8241)
- 1 Excavator Operator (National Occupation Class #7521)
- 1 Truck Driver (National Occupation Class #7511)
- 1 Supervisor (National Occupation Class #7302)

APPROVAL OF THE UNDERTAKING:

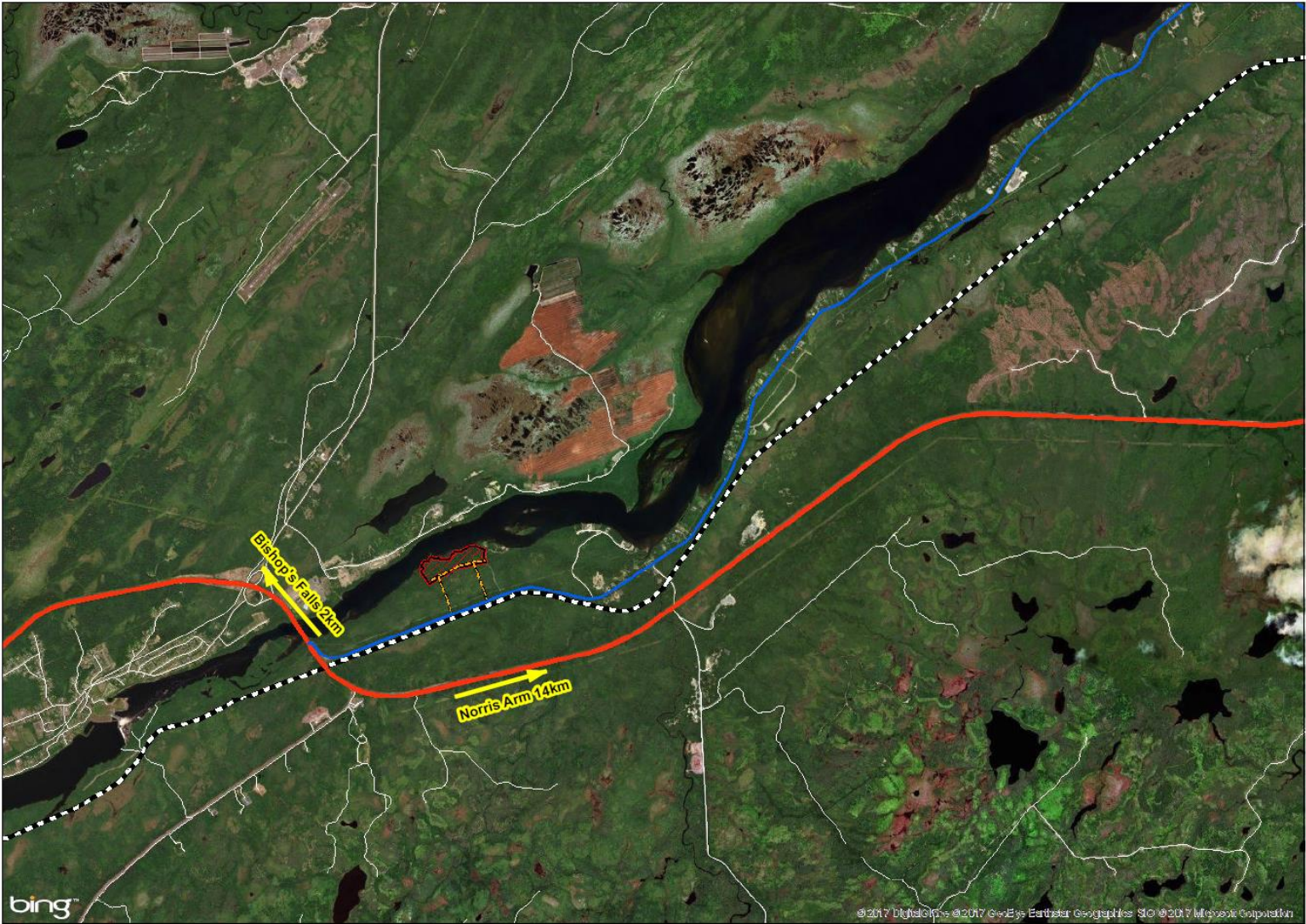
Any permits or approvals associated with this development will be acquired as deemed necessary through: Department of Environment and Climate Change, Department of Fisheries and Land Resources, Department of Municipal Affairs, Service NL, and Newfoundland Power.

SCHEDULE:

It is anticipated that road construction will commence July 2017 with the sale of cottage lots and associated power line commencing August or September 2017.

Date

Signature of Chief Executive Officer



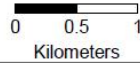
Proposed Cottage Development Area

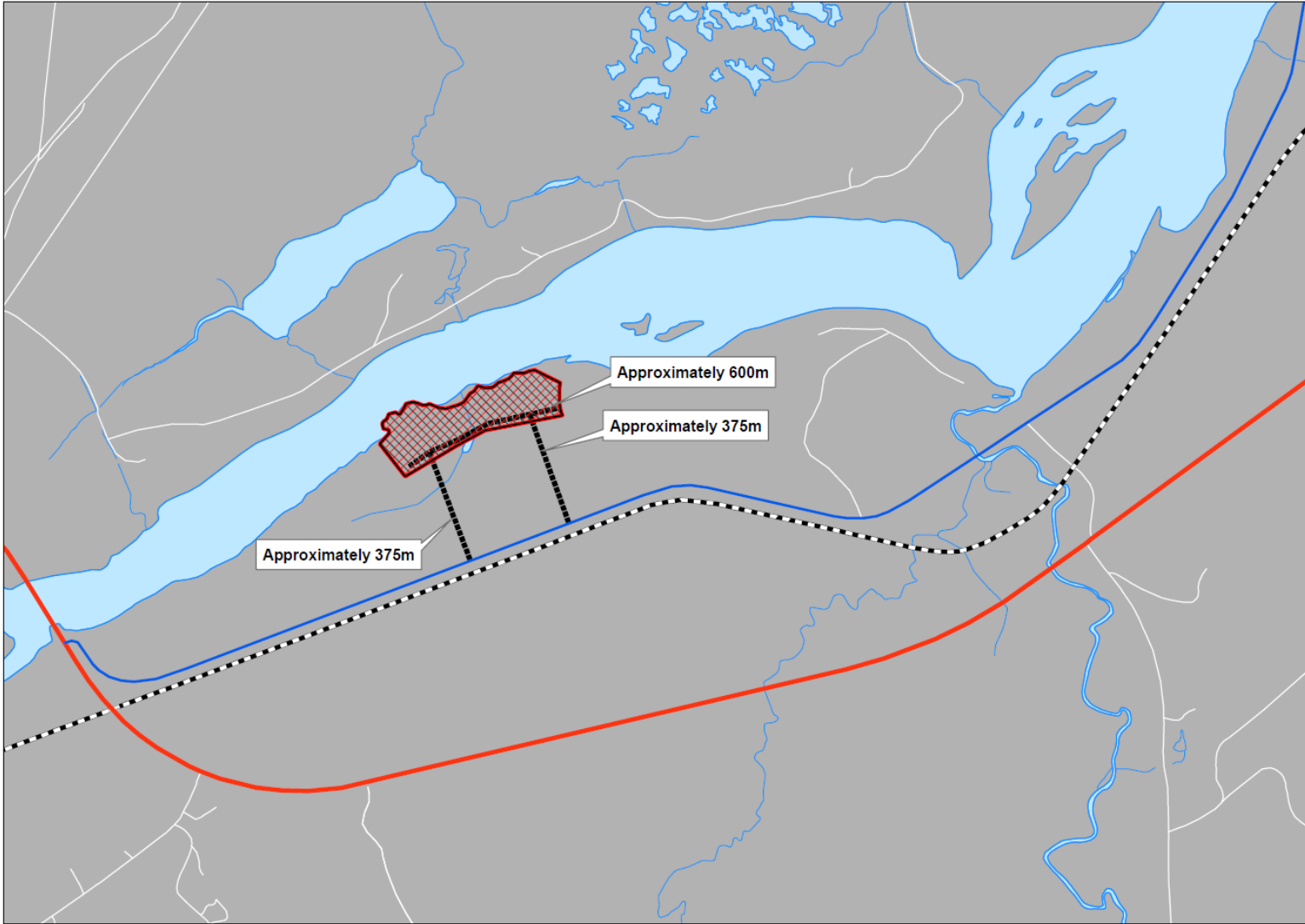
Map 1 of 2



- Trans Canada Highway
- Trailway
- Sandy Point Road
- Proposed Road
- Proposed Cottage Development Area

1:35,000










Proposed Cottage Development Area
 Map 2 of 2



N

-  Sandy Point Road
-  Trans Canada Highway
-  Proposed Road
- 
-  Proposed Cottage Development Area

1:12,500

0 125 250 Meters

