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**Environmental Assessment Division**  
Dept. of Environment and Conservation  
Government of Newfoundland and Labrador

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P.O. Box 8700  
4th Floor West Block, Confederation Building  
St. John's, NL  
A1B 4J6

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Proponent:

51710 Newfoundland and Labrador Limited  
**T/A Gosse Developments**  
1429c Topsail Rd. Paradise, NL.  
A1L 1P9

Chief Executive Officer:  
Daniel Gosse

Telephone No:  
709-782-7777 or 709-699-7663

March 17, 2009

NAME OF UNDERTAKING: Junction Pond Development

PROPONENT:

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- i. Name of Corporate Body: 51710 Newfoundland & Labrador Limited  
T/A Gosse Developments Ltd.
  - ii. Address: 1429c Topsail Rd. Paradise, NL. A1L 1P9
  - iii. Chief Executive Officer:
    - a. Name: Daniel Gosse
    - b. Official Title: President
    - c. Address: 1429c Topsail Rd. Paradise, NL. A1L 1P9
    - d. Telephone No: 709-782-7777 or 709-699-7663
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- iv. Principal Contact Person for purposes of environmental assessment:
    - a. Name: Daniel Gosse
    - b. Official Title: President
    - c. Address: 1429c Topsail Rd. Paradise, NL. A1L 1P9
    - d. Telephone No: 709-699-7663
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THE UNDERTAKING:

- i. Nature of the Undertaking: To Develop a Residential Subdivision in the Town of Whitbourne. Approximately 200 Building Lots.
- ii. Purpose/Rationale/Need for the Undertaking: Developer who wishes to develop & sell the land into attractive Residential Country Building Lots.

DESCRIPTION OF THE UNDERTAKING:

- i. Geographic Location: The proposed site is located in the Town of Whitbourne, Newfoundland and consists of approximately 100 hectares of land. The site is accessed at the North by 2 existing Roads - Grange Road, and Station Road. The land is bound at the west by Junction Pond, the south by Second Pond, and the east by Hooper's and Bethune's Ponds.
- ii. Physical Features: Currently the land consists of trees, bog, and some marsh areas. Land elevations vary significantly and range from 184m to 276m at the highest point. The project will consist of developing this property into Residential Building Lots taxable to the Town of Whitbourne. The estimated number of Building Lots is 200. Half of the Lots are expected to have water frontage. Roads will be engineered and constructed as set out by governing authorities. Building Lots will be sold to customers in their natural state allowing customers to preserve as much vegetation as possible. The development promotes Country Living therefore we practice and encourage residents to preserve as much natural vegetation as possible over the course of development.

- iii. **Construction:** Construction is expected to be done in phases over the course of 5 to 7 years. Each phase will consist of site grubbing, excavation, and road construction as each phase progresses. Lots will become available after the completion of each Construction Phase. Residents will then apply to the Town of Whitbourne on an individual basis for Building permits for new housing. Well & Septic will also be installed on an individual basis by residents, by approved designers, as set out by the Department of Health Standards and guidelines.
- iv. **Operation:** Upon completion of the project, a fully developed residential development will be available. The development is located within the Municipality of Whitbourne and is taxable to the town. All properties included in the Development will pay a Tax to the Town and receive services by the Town such as snow-clearing of roads, garbage collection, fire protection, and street lighting. Construction permits will be processed by the Town Council. The Development will utilize many of the Towns existing amenities and attract significant business to the area. Our goal is to develop and sell premium Country Style Building Lots while replenishing the Towns population of both part-time and full time residents.
- 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. Our company currently has several local residents working on a similar project in the same Town and we expect to hire several more upon starting this project along with many local contractors 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 the employment. Local business and workers have seen a significant increase in sales and opportunity with our current Goose Pond Development, and we expect the Junction Pond Development to contribute comparable benefits to the Town as well.

**Table 1.**

<b>NOC #</b>	<b>NOC Classification</b>	<b>Title</b>	<b># Required</b>	<b>Duration of Employ.</b>	<b>Rate of Pay</b>
7217	Contractors and Supervisors, Heavy Const. Equip Crews	supervisor, heavy equipment operators	1	5-7 Years	\$20/hr
7421	Heavy Equip Operators	Excavator Operator	3	5-7 Years	\$20/hr
7611	Construction Trades Helpers and Labourers	Labourer	2	5-7 Years	\$15/hr
7612	Other Trades Helpers and Labourers	Surveyor helper	1	5-7 Years	\$16/hr
2154	Land Surveyors	Land Surveyor	1	5-7 Years	\$20
0016	Senior Managers – Goods Production, Utilities, Transportation and Construction	president, residential construction company	1	5-7 Years	\$22

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>
Crown Land Application	Crown lands Division
Municipal Recommendation	Town of Whitbourne
Aerial Photography, Air Photo & Map Library	Crown Lands
Department of Environment & Conservation	Gov't of NL – Environmental Assessment Division
Application for Inspection of Sewage Disposal Systems	Department of Government Services
Development Permit	Town of Whitbourne

Schedule: The earliest project start date will be April 2009 and the latest start date will be September 2009. The start date will begin once governing approvals from the appropriate government divisions are in place, and the Municipal Development agreement has been finalized. Other factors of influence will be the weather, the local Real Estate market, and the availability of labor. Construction is expected to span over the duration of 5-7 years, once preliminary site work has commenced.

March 18/09

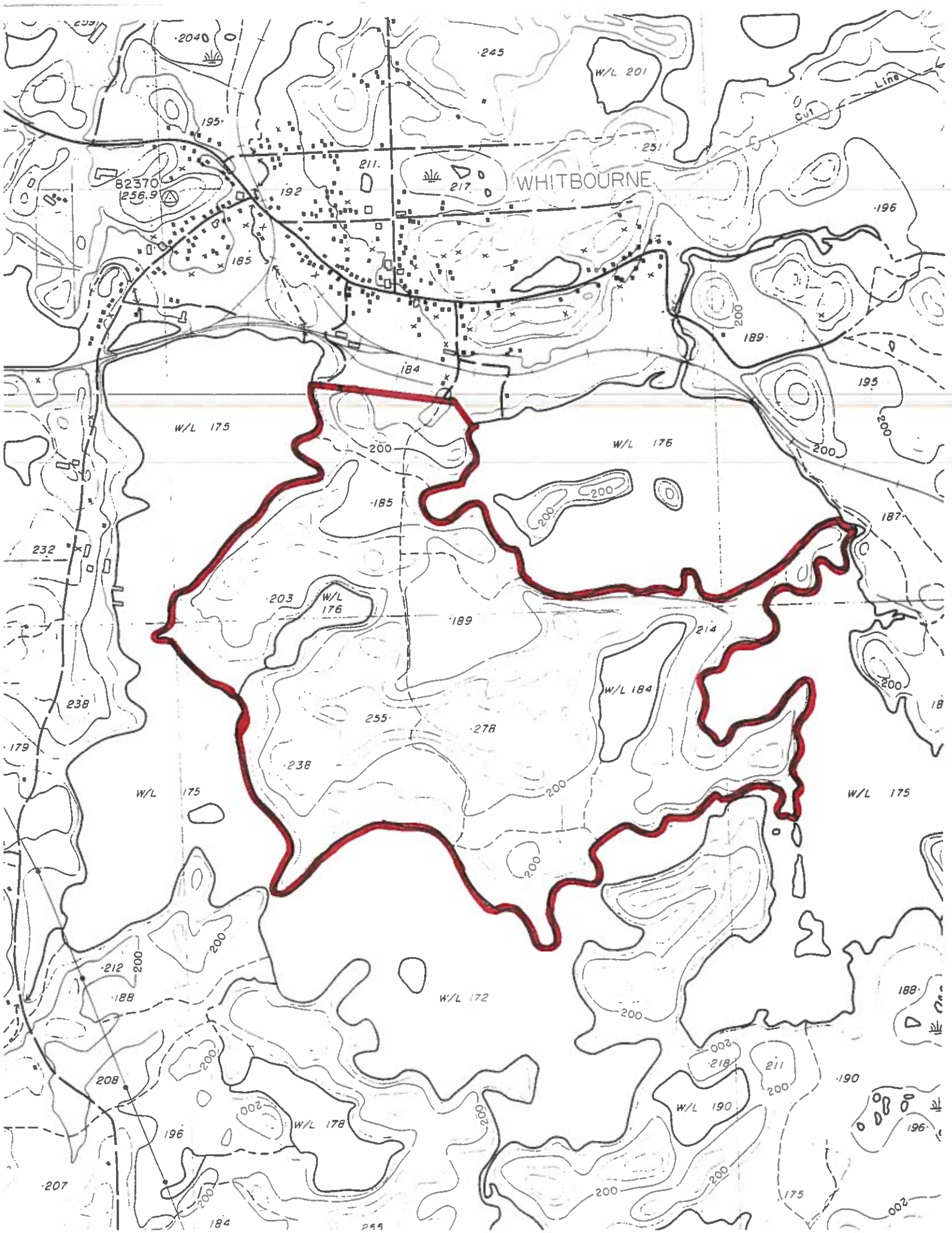
DATE



PRESIDENT

BIBLIOGRAPHY

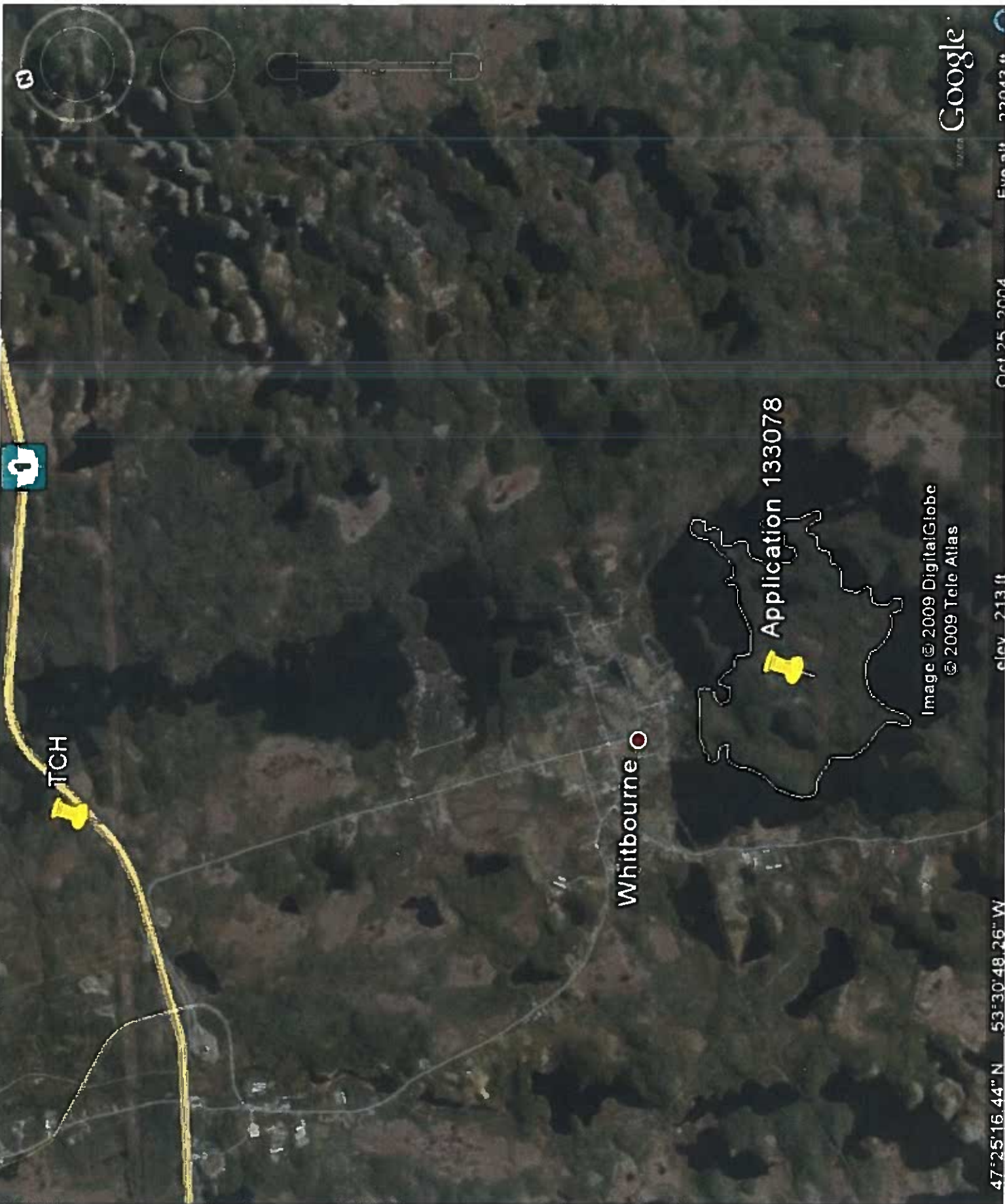
1. Aerial Photo of Development with Landmarks and outline of proposed Development Location.
2. Crown Land Acquisition Request Drawing with Proposed Development
3. Line Drawing of Proposed Development identifying site location and general layout.
4. Municipal Recommendation from Town of Whitbourne.
5. Topographical Maps from Crown Lands and Surveys Division











TCH

Whitbourne ○

Application 133078

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Google

47°25'16.44" N 53°30'48.26" W

elev. 213 ft

Oct 25, 2004

Ev. alt. 22043 ft