Dear [redacted]

Re: Request for access to information under Part II of the Access to Information and Protection of Privacy Act [Our File #: MIGA/45/2015]

On August 25, 2015, the Department of Municipal and Intergovernmental Affairs received your request for access to the following records/information:

"Application for Crown Lands and supporting documents for the application of Canadian Offshore Investment Limited for lands situate in Paradise. This should include all referrals to and responses from all agencies and departments, all correspondence to and from the Town of Paradise, and all studies or plans regarding conservation lands."

I am pleased to inform you that a decision has been made to provide partial access to the requested information. In particular, access is granted to the requested records related to applications made by Canadian Offshore Investment Limited for lands situated in Paradise.

Some personal information contained within these records has been refused in accordance with the following exceptions to disclosure, as specified in the Access to Information and Protection of Privacy Act (the Act):

**Disclosure harmful to personal privacy**

40. (1) The head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.

In accordance with section 19(5) of the Act (see attached), we are required to notify a third party before access to one particular record (Vol. 3, pages 143 to 156) is granted as portions of the information we intend to release may be excepted from disclosure under section 39(1) of the Act (see attached). The third party has been given 15 business days to file a complaint with the Information and Privacy Commissioner or appeal the decision with the Trial Division. If no complaint or appeal is filed, you will be provided the remaining record at the end of the 15 business days.
As required by 8(2) of the Act, we have severed information that is unable to be disclosed and have provided you with as much information as possible.

In accordance with your request for a copy of the records, the appropriate copies have been enclosed.

Please be advised that you may appeal this decision and ask the Information and Privacy Commissioner to review the decision to provide partial access to the requested information, as set out in section 42 of the Act (a copy of this section of the Act has been enclosed for your reference). A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner. Your appeal should identify your concerns with the request and why you are submitting the appeal.

The appeal may be addressed to the Information and Privacy Commissioner is as follows:

Office of the Information and Privacy Commissioner
2 Canada Drive
P. O. Box 13004, Stn. A
St. John's, NL A1B 3V8

Telephone: (709) 729-6309
Toll-Free: 1-877-729-6309
Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act (a copy of this section of the Act has been enclosed for your reference).

Please be advised that responsive records will be published following a 72 hour period after the response is sent electronically to you or five business days in the case where records are mailed to you. It is the goal to have the responsive records posted to the Office of Public Engagement's website within one business day following the applicable period of time. Please note that requests for personal information will not be posted online.

If you have any further questions, please contact me by telephone at (709) 729-5846 or by email at aliaskary@gov.nl.ca.

Sincerely,

Ali Askary
Manager, Information Services/ATIPP Coordinator

Enclosures
Access or correction complaint

42.(1) A person who makes a request under this Act for access to a record or for correction of personal information may file a complaint with the commissioner respecting a decision, act or failure to act of the head of the public body that relates to the request.

(2) A complaint under subsection (1) shall be filed in writing not later than 15 business days

(a) after the applicant is notified of the decision of the head of the public body, or the date of the act or failure to act; or

(b) after the date the head of the public body is considered to have refused the request under subsection 16(2).

(3) A third party informed under section 19 of a decision of the head of a public body to grant access to a record or part of a record in response to a request may file a complaint with the commissioner respecting that decision.

(4) A complaint under subsection (3) shall be filed in writing not later than 15 business days after the third party is informed of the decision of the head of the public body.

(5) The commissioner may allow a longer time period for the filing of a complaint under this section.

(6) A person or third party who has appealed directly to the Trial Division under subsection 52(1) or 53(1) shall not file a complaint with the commissioner.

(7) The commissioner shall refuse to investigate a complaint where an appeal has been commenced in the Trial Division.

(8) A complaint shall not be filed under this section with respect to

(a) a request that is disregarded under section 21;

(b) a decision respecting an extension of time under section 23;

(c) a variation of a procedure under section 24; or

(d) an estimate of costs or a decision not to waive a cost under section 26.

(9) The commissioner shall provide a copy of the complaint to the head of the public body concerned.
Direct appeal to Trial Division by an applicant

52. (1) Where an applicant has made a request to a public body for access to a record or correction of personal information and has not filed a complaint with the commissioner under section 42, the applicant may appeal the decision, act or failure to act of the head of the public body that relates to the request directly to the Trial Division.

(2) An appeal shall be commenced under subsection (1) not later than 15 business days

(a) after the applicant is notified of the decision of the head of the public body, or the date of the act or failure to act; or

(b) after the date the head of the public body is considered to have refused the request under subsection 16(2).

(3) Where an applicant has filed a complaint with the commissioner under section 42 and the commissioner has refused to investigate the complaint, the applicant may commence an appeal in the Trial Division of the decision, act or failure to act of the head of the public body that relates to the request for access to a record or for correction of personal information.

(4) An appeal shall be commenced under subsection (3) not later than 15 business days after the applicant is notified of the commissioner’s refusal under subsection 45(2).
Third party notification

19. (1) Where the head of a public body intends to grant access to a record or part of a record that the head has reason to believe contains information that might be excepted from disclosure under section 39 or 40, the head shall make every reasonable effort to notify the third party.

(2) The time to notify a third party does not suspend the period of time referred to in subsection 16(1).

(3) The head of the public body may provide or describe to the third party the content of the record or part of the record for which access is requested.

(4) The third party may consent to the disclosure of the record or part of the record.

(5) Where the head of a public body decides to grant access to a record or part of a record and the third party does not consent to the disclosure, the head shall inform the third party in writing

(a) of the reasons for the decision and the provision of this Act on which the decision is based;

(b) of the content of the record or part of the record for which access is to be given;

(c) that the applicant will be given access to the record or part of the record unless the third party, not later than 15 business days after the head of the public body informs the third party of this decision, files a complaint with the commissioner under section 42 or appeals directly to the Trial Division under section 53; and

(d) how to file a complaint or pursue an appeal.

(6) Where the head of a public body decides to grant access and the third party does not consent to the disclosure, the head shall, in a final response to an applicant, state that the applicant will be given access to the record or part of the record on the completion of the period of 15 business days referred to in subsection (5), unless a third party files a complaint with the commissioner under section 42 or appeals directly to the Trial Division under section 53.

(7) The head of the public body shall not give access to the record or part of the record until

(a) he or she receives confirmation from the third party or the commissioner that the third party has exhausted any recourse under this Act or has decided not to file a complaint or commence an appeal; or

(b) a court order has been issued confirming the decision of the public body.

(8) The head of the public body shall advise the applicant as to the status of a complaint filed or an appeal commenced by the third party.

(9) The third party and the head of the public body shall communicate with one another under this Part through the coordinator.
Disclosure harmful to business interests of a third party

39. (1) The head of a public body shall refuse to disclose to an applicant information

(a) that would reveal

   (i) trade secrets of a third party, or

   (ii) commercial, financial, labour relations, scientific or technical information of a third party;

(b) that is supplied, implicitly or explicitly, in confidence; and

(c) the disclosure of which could reasonably be expected to

   (i) harm significantly the competitive position or interfere significantly with the negotiating position of the third party,

   (ii) result in similar information no longer being supplied to the public body when it is in the public interest that similar information continue to be supplied,

   (iii) result in undue financial loss or gain to any person, or

   (iv) reveal information supplied to, or the report of, an arbitrator, mediator, labour relations officer or other person or body appointed to resolve or inquire into a labour relations dispute.
Notice of Confidentiality - This communication is confidential and is intended only for the person(s) indicated below. It may be subject to legal solicitor-client privilege. If you are not an intended recipient and have received this communication in error, do not read, copy or communicate the contents. Please advise us by telephone, collect, at (709) 726-3321 and destroy the communication.

<table>
<thead>
<tr>
<th>Date:</th>
<th>March 1, 2000</th>
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<tbody>
<tr>
<td>To:</td>
<td>Mr. Wayne Boggan</td>
</tr>
<tr>
<td></td>
<td>Director of Crown Lands</td>
</tr>
<tr>
<td>Fax No.:</td>
<td>729-6136</td>
</tr>
<tr>
<td>Re:</td>
<td>Our Client – Canadian Offshore Investments Limited</td>
</tr>
<tr>
<td>From:</td>
<td>D. Richard Robbins</td>
</tr>
<tr>
<td>No. of Pages:</td>
<td>- 4 (including this page)</td>
</tr>
</tbody>
</table>

Comments:

Wayne Boggan:
It would appear that this parcel does not include the old land allowance.

Wayne Boggan: 2000.03.08.

Wayne Boggan: Pls. get plotted to see if PLS. get plotted to see if this is an old road easement?

St. Anne's Industrial Park area

Suite 401, Scotia Centre, 235 Water Street, St. John's, NF Canada A1C 1B6
Phone (709) 726-3321  Fax (709) 726-2992

www.coxhanson.ca

HALIFAX FREDERICTON SAINT JOHN CAMPBELLTON CHARLOTTETOWN ST. JOHN'S
VIA FACSIMILE [729-6136]

Mr. Wayne Boggan
Director of Crown Lands
Howley Building
Higgins Line
PO Box 8700
St. John's, NF A1B 4J6

Dear Mr. Boggan:

Re: Our Client – Canadian Offshore Investments Limited

Further to our telephone discussion of last week, I enclose a copy of a survey plan showing property to be acquired by our client from the Department of Works, Services and Transportation adjoining St. Anne's Industrial Park, Paradise, Newfoundland.

As discussed, we understand from Arnold King, NLS, that the area showing on the plan as "reserved for Newfoundland Power pole line" is in fact a road reservation. It would be appreciated if you would confirm this fact for us.

It would also be appreciated if you would forward to us a copy of the appropriate application form in order for our client to obtain a Crown grant of this property and advise as to the procedure, costs etc..

As discussed, our client of course understands that the property will be subject to an easement for the Newfoundland Power pole line and will be entering into an arrangement with Newfoundland Power as to the terms and conditions of the use of this property.

We look forward to hearing from you.

Yours very truly,

D. Richard Robbins

www.coxhanson.ca
DESCRIPTION
(Land to be acquired from Department of Works, Services & Transportation)

Outer Ring Road

Paradise, Newfoundland

ALL that piece or parcel of land situate and being on the eastern side of the Outer Ring Road, at Paradise, Newfoundland, in the electoral district of Conception Bay East-Bell Island, and being bounded and abutted as follows, that is to say:

BEGINNING at a point on the eastern side of the Outer Ring Road, at Paradise said point having coordinates of North 5 265 723.83 metres and East 316 505.94 metres in the Modified Three Degree Transverse Mercator Projection for the province of Newfoundland, Zone One;

THENCE running along the eastern side of the Outer Ring Road, North 3° 53' 00" East, 159.042 metres;

THENCE turning and running along a Newfoundland & Labrador Hydro Basement, Vol 945 Fol. 464, North 28° 44' 24" East, 183.929 metres; thence South 61° 15' 36" East, 10.703 metres; thence North 28° 44' 24" East, 15.600 metres;

THENCE turning and running along other lands of Newfoundland & Labrador Hydro, Vol. 945 Fol. 464, North 0° 32' 54" West, 50.480 metres;

THENCE turning and running along the land of Her Majesty the Queen in Right of Newfoundland P.C. 1992-7/1958, South 74° 47' 16" East, 34.883 metres;

THENCE turning and running along the land reserved for Newfoundland Power Poleline, South 21° 59' 00" West, 398.796 metres, more or less, to the point of commencement and containing an area of 1.242 hectares, more or less, as shown on the attached plan, Job No. 99-462, dated November 24, 1998.

There is a guy wire extending onto the northern portion of the property, as shown on the attached plan.

All bearings are Grid bearings referred to Grid North. All distances are horizontal ground distances.

Arnold King

Arnold King, N.L.S.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atipoffice@gov.nl.ca.
GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of
Government Services and Lands
Lands

March 10, 2000

Mr. D. Richard Robbins
Barrister and Solicitor
Cox Hanson O’Reilly Matheson
Suite 401, Scotia Centre
235 Water Street
St. John’s, NF
A1C 1B6

Dear Mr. Robbins:

As a result of your March 1st letter, we have completed an investigation of the land adjacent to your client. It does appear that this property is an unused road reservation which is considered Crown land.

In order for your client to acquire this property there must first be approval from the Paradise Town Council. A Municipal Assessment Form has been included for your perusal. After this approval has been given, the Municipal Assessment Form is to be submitted with the enclosed Crown Lands Application Form to the Regional Government Service Centre at 5 Mews Place, St. John’s.

As for your inquiry concerning costs, the land will be assessed on the basis of fair market value and your client will be required to pay this amount as per the Government’s current pricing policy. This fee is exclusive of other administration and survey costs which are also the responsibility of the applicant. The current administrative costs are the application processing fee of $115.00 (HST included) to be paid when application submitted and the document preparation fee of $200.00.

Trusting this satisfactorily addresses your request.

Yours truly,

WAYNE BOGGAN
Director of Crown Lands

Enclosures

P. O. Box 8700, St. John’s, Newfoundland, Canada, A1B 4J6, Telephone (709) 729-3174, Facsimile (709) 729-4361
Mr. Wayne Boggan  
Director of Crown Lands  
Government of Newfoundland and Labrador  
Department of Government Services and Lands  
P. O. Box 8700  
Confederation Building  
St. John's, Newfoundland  A1B 4J6  

Dear Mr. Boggan:

Thank you for your letter of March 10, 2000. I have forwarded a copy of your letter to Mr. Gary F. Whelan of Canadian Offshore Investments Limited who will arrange to obtain the approval from the Town Council of Paradise and submit the application form.

Yours very truly,  

D. Richard Robbins  

March 13, 2000  

Via Facsimile: 729-4381  
No. of Pages: 1  
Original will be mailed if requested  

www.coxhanson.ca  

HALIFAX • FREDERICTON • SAINT JOHN • CAMPBELLTON • CHARLOTTETOWN • ST. JOHN'S  

8
NEWFOUNDLAND AND LABRADOR
DEPARTMENT OF GOVERNMENT SERVICES AND LANDS BRANCH

Municipal Recommendation Form For Crown Land Applications Within Municipal And Planning Area Boundaries.

A. TO BE COMPLETED BY APPLICANT

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>96 CANADIAN FOREST INVESTMENTS LTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1345 TOPAZ RD</td>
</tr>
<tr>
<td>Postal Code</td>
<td>A1B 3N7</td>
</tr>
<tr>
<td>Telephone No.</td>
<td>782-2457</td>
</tr>
<tr>
<td>Land to be used for</td>
<td>Pipe Storage Yard</td>
</tr>
<tr>
<td>Location of Land</td>
<td>St. Anne's Indus. Park</td>
</tr>
<tr>
<td>Dimension of land</td>
<td>80000</td>
</tr>
</tbody>
</table>

B. TO BE COMPLETED BY MUNICIPAL COUNCIL

1. Does your community have: An approved Municipal Plan? _Yes_ / _No_. 
The area applied for is zoned _LAND_ / _FOREST_ by the Development Regulations.

2. Is the proposed use a (a) Permitted Use? _Yes_ / _No_.
(b) Discretionary Use? _Yes_ / _No_.
(c) A use not included in the Development Regulations? _Yes_ / _No_.

3. Does the proposed use conform to the standards and conditions set out in the Development Regulations? _Yes_ / _No_.

4. Describe the land use in the surrounding area:
   Residential _Yes_ / _No_. Commercial _Yes_ / _No_. Agriculture _Yes_ / _No_. Unused _Yes_ / _No_. Other _Yes_ / _No_.

5. North side _Yes_ / _No_. East side _Yes_ / _No_.
   South side _Yes_ / _No_. West side _Yes_ / _No_.

6. If the proposed use will conflict with existing land use in the general area, please explain _Yes_ / _No_.

7. Indicate which of the following Municipal services are available at the site:
   Water _Yes_ / _No_. Sewer _Yes_ / _No_. No Services _Yes_ / _No_.

8. i) Describe type & condition of the road to the site _Yes_ / _No_.
   ii) Is the road presently maintained by the Council? _Yes_ / _No_.
   iii) Will road extension or improvements be needed if the application is approved? _Yes_ / _No_.
   iv) By whom? Council _Yes_ / _No_. Applicant _Yes_ / _No_.

9. In the opinion of the Council, the land applied for is:
   a) Crown _Yes_ / _No_.
   b) Private _Yes_ / _No_.
   c) Ownership Unclear _Yes_ / _No_.

10. If the site is presently occupied, please give details: _Yes_ / _No_.

THE COUNCIL OF  _Yes_ / _No_. TELEPHONE NO. 782-1402
   Approved _Yes_ / _No_. Refused (give reason) _Yes_ / _No_.
   Approved subject to the following conditions _Yes_ / _No_. Deferred (give reason) _Yes_ / _No_.

COMMENTS:

SIGNED

TITLE

DATE

SEE REVERSE OF FORM FOR FURTHER INSTRUCTIONS.
Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's, A1B 3N7

RE: APPLICATION NO.: E-117222
TYPE: Grant
PURPOSE: Commercial (Extension to Private Prop)
LOCATION: Paradise

This will acknowledge receipt of the above referenced application for Crown Land. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

The Department of Government Services and Lands will assess your application and make a final decision when recommendations have been received from these Departments and/or agencies. To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site.

If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the above address.

Yours truly,

[Signature]

LANDS OFFICER

Attachment.
<table>
<thead>
<tr>
<th>Agency</th>
<th>Telephone No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Mgmt Officer, Doug Furlong</td>
<td>709/729-0172</td>
</tr>
<tr>
<td>Newfoundland Power</td>
<td>709/737-5600</td>
</tr>
<tr>
<td>Transportation</td>
<td>709/729-2381</td>
</tr>
<tr>
<td>Urban &amp; Rural Planning</td>
<td>709/729-3090</td>
</tr>
<tr>
<td>Government Service Center</td>
<td>709/729-3679</td>
</tr>
<tr>
<td>Town of Paradise rec.</td>
<td></td>
</tr>
</tbody>
</table>
File No. 1/25292-0
Application No. E-117222

2000.05.25

Department of Municipal and
Provincial Affairs
Urban and Rural Planning Div.
1st. Floor, West Block
P.O.Box 8700
St. John's NF
A1B 4J6

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's NL A1B 3N7

Telephone (H): [REDACTED] (W): / -

Application type: Grant
Purpose: Commercial (Extension to Private Prop)
Location: Paradise
Area (hectares): 0.8800
Frontage (metres): 22.00
Map Number: 1N10-126

Other referrals have been sent to the Department and/or agencies
on the attached schedule.

Recommendation:

☑ Approval   ______ Refusal   ______ Held for further
Investigation

Comments:

[Handwritten notes:]

[Redacted text:]

Signature  Date
[Signature]  [Date: 1 JUNE 2000]
2000.05.25
File No. 1/25292-0
Application No. E-117222

Department of Government
Services and Lands
Government Service Centre
5 Mews Place
P.O.Box 8700
St. John’s NF
A1B 4J6

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John’s, A1B 3N7

Section 40(1)

Telephone (H): [Redacted] (W): [Redacted]

Application type: Grant
Purpose: Commercial (Extension to Private Prop)
Location: Paradise
Area (hectares): 0.8800
Frontage (metres): 22.00
Map Number: 1N10-126

Other referrals have been sent to the Department and/or agencies on the attached schedule.

Recommendation:

✓ Approval

Refusal

Held for further Investigation

Comments:

__________________________________________

[Signature]

[Date 06/13/2000]
APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's, A1B 3N7

Section 40(1) Telephone (H): [redacted] (W): -
Application type: Grant
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Other referrals have been sent to the Department and/or agencies on the attached schedule.

Recommendation:

☐ Approval ☐ Refusal ☐ Held for further Investigation

Comments:

This will not impact our roads. The existing access will be used.

Signature: [Signature]
Date: 2000-06-02

Date: 2000-06-09
APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's, NL A1B 3N7

Telephone (H): / (W): / -

Application type: Grant
Purpose: Commercial (Extension to Private Prop)
Location: Paradise
Area (hectares): 0.8800
Frontage (metres): 22.00
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Other referrals have been sent to the Department and/or agencies on the attached schedule.

Recommendation:

- Approval
- Refusal
- Held for further Investigation

Comments:

As per the attached letter

Signature: Bryan Smith
Date: 2000-06-08
SCHEDULE OF REFERRAL AGENCIES:

Land Mgmt Officer, Doug Furlong  Telephone No.: 709/729-0172
Newfoundland Power  Telephone No.: 709/737-5600
Transportation  Telephone No.: 709/729-2381
Urban & Rural Planning  Telephone No.: 709/729-3090
Government Service Center  Telephone No.: 709/729-3699
Town of Paradise  Telephone No.:
Government of Newfoundland and Labrador
Department of Government Services and Lands
Regional Lands Office (E)
St. John's, NF
A1A 1R1

Attn: Mr. Walter Milley
Regional Lands Manager (E)

Re: Crown Land Referral
File: PSD-0425.03, PSD-0420.54I

Dear Sir:

Enclosed is the Crown Land Referral for Canadian Offshore Investments Limited, Application # E-117222.

Please be advised that this Company is currently negotiating with the Applicant for the relocation of our 66,000-volt transmission line, resident on this site, to an area that is satisfactory to both parties.

In light of the foregoing we request that your department delay the processing of this application until such time as all outstanding issues, relating to this relocation, are finalized.

In the event that an amicable solution cannot be reached, in this matter, we will reassess this application and advise you accordingly.

If you require any further information, please contact the undersigned at 737-2886.

Yours truly,

Brian M. Smith
Property Negotiator
Engineering Services

/BMS
Encl.
pc: Ted Knight, Newfoundland Power
<table>
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P.O. Box 8398
St. John's, A1B 3N7

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Other referrals have been sent to the Department and/or agencies on the attached schedule.

Recommendation:

[ ] Approval
[ ] Refusal
[ ] Held for further Investigation

Comments:

______________________________________________________________

Signature: [REDACTED]
Date: 2000-06-08
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
LAND DESCRIPTION AND ANALYSIS OF THE SITE

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Community</th>
<th>Existing or intended use</th>
<th>File #</th>
<th>Zoning</th>
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<td>Distance from subject</td>
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<tr>
<td>Center of Community</td>
<td>Adjacent to Topaz Road/Oats Ring Road Compass</td>
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Topography (If mixed provide percentages)

<table>
<thead>
<tr>
<th>Level</th>
<th>Sloped (explain)</th>
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<tr>
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</table>

Site

<table>
<thead>
<tr>
<th>Regular</th>
<th>Irregular</th>
<th>Corner Lot</th>
<th>Area</th>
<th>Waterfront</th>
<th>View Lot</th>
<th>Standard Lot</th>
<th>Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat</td>
<td>% cleared</td>
<td></td>
<td>%</td>
<td>% wooded</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Soil Type (Conditions) (If mixed provide percentages)

<table>
<thead>
<tr>
<th>Gravel</th>
<th>Rocky</th>
<th>Wet</th>
<th>Bog</th>
<th>Dry</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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Utilities

<table>
<thead>
<tr>
<th>Electricity</th>
<th>Municipal Water</th>
<th>Municipal Sewer</th>
<th>Well</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<table>
<thead>
<tr>
<th>Street</th>
<th>Public</th>
<th>Private</th>
<th>Paved</th>
<th>Gravel</th>
<th>Curb</th>
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</table>

Access

<table>
<thead>
<tr>
<th>Paved</th>
<th>Lighted</th>
<th>Gravel</th>
<th>Side</th>
<th>None</th>
<th>If None, explain</th>
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</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

Evidence of settling

<table>
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<tr>
<th>Yes</th>
<th>No</th>
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Surface drainage problem

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</thead>
<tbody>
<tr>
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<td></td>
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</tbody>
</table>

Describe land use in the immediate vicinity

Commercial

Additional detail and explanation:

Land applies for as a single pole transmission line will extend running full length of property.

Note: 2000-05-29 Letter from Martin Bailey, OPH letter from Department of Water Demand Management.

Inspection Date: 2000-05-29

Land Management Officer
# Neighbourhood Analysis Form

## Neighbourhood Analysis and Trends

<table>
<thead>
<tr>
<th>Convenience To</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Shopping</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighbourhood Shopping</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary Schools</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary Schools</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Churches</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Police and Fire Protection</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business District</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Present Land Use: 25% 1 family, 40% Industrial, 25% Commercial

% Apts. | % Vacant | % Commercial

Change in Present Land Use: Not Likely, Likely*, Taking Place*

Predominant Occupancy: Owner, Tenant, Vacant

---

**Age of Neighbourhood**: 25-35 years

**Developed**: 100%

**Age of Typical Home**: 15-20 years

**Age of Industrial**: 25-35

**Age of Commercial**: 25-35

**Type of Structures**: Residential, Commercial

**Value of Real Properties**: From $90,000 to $126,000

---

Neighbourhood boundaries, comments on factors, favourable and unfavourable, affecting marketability (e.g. public parks, schools, view, noise), external depreciation (locational) and other factors pertinent to the estimates of value.

---

**Inspection Date**: 2/05/29
Hawco, King Renouf Ltd.
P.O. Box 13902
St. John's, NF
A1B 4G7

SURVEY AUTHORIZATION

SURVEYOR: HAWCO, KING RENOUF LTD.

The above-named surveyor is hereby authorized to survey, at the expense of the applicant, the land as defined as follows:

Application No.: E-117222
Name of Applicant: Canadian Offshore Investments Ltd.
Address of Applicant: 1345 Topsail Road
P.O. Box 8398
St. John's, A1B 3N7

Location of land applied for: Paradise
Land bounded on the North by: see attached
Land bounded on the South by: see attached
Land bounded on the East by: see attached
Land bounded on the West by: see attached
Area approved (in hectares): 0.8800
Frontage approved (in metres): 22.00
Approved location indicated on attached plan number: 1N10-126

Satisfactory survey returns must be submitted to this Department before 2001.10.20 otherwise the application will be deemed cancelled in accordance with Section 10 of The Lands Act.

01/07/03
Date of Issue

Authorized Official

Special Instructions:
Government of Newfoundland and Labrador
Department of Government Services and Lands
Regional Lands Office (E)
St. John's, NF
A1A 1R1

Attn: Mr. Walter Milley
    Regional Lands Manager (E)

Dear Mr. Milley:

Re: Crown Land Referral
File: PSD-0425.03, PSD-0420.54L

Enclosed is the Crown Land Referral for Canadian Offshore Investments Limited, Application # E-117222. This is a revision of our previous letter dated June 8th, 2000.

This Company conditionally approves this application subject to the following conditions:

1. The applicant is made aware that this Company has a 66,000-volt transmission line constructed within a 22.5 metre wide right-of-way that crosses the proposed site. This right-of-way has a provision for a future double circuit transmission line with a configuration of 7.5 metres to the south of our existing line (toward COIL boundary) and 15 metres to the North of the line.

2. No construction or development of any nature shall be undertaken within this right-of-way.

3. The temporary or permanent storage of equipment would not be permitted within this right-of-way.

4. Extreme caution must be taken to ensure that any equipment utilized by the applicant does not come in contact with the energized line.

.... /2
5. There is to be no vehicular access permitted beneath our transmission line unless prior written approval is granted by this Company. This approval can be requested by contacting our Mr. Ted Knight at 737-5820.

6. The grade of the right-of-way shall not be altered without this Company's consent.

7. This Company will continue to exercise its rights over the easement area and assumes no liability for damages to any equipment or materials occasioned by the use of the right-of-way during the normal operations of this Company.

8. This Company will not be held responsible for any damages caused by the use of the easement area and the Company will be saved harmless by the applicant from any actions or causes of actions occasioned by the use of our right-of-way by the applicant or others.

9. Non-compliance of any condition, stated in this letter, will result in an application to a court requiring the applicant to remove any encroachment at its own expense and to restore the easement area to its original condition.

If you have any questions pertaining to this matter, please contact the undersigned at 737-2886.

Yours truly,

[Signature]

Brian M. Smith
Property Negotiator
Engineering Services

/BMS
Encl.
Pc: Ted Knight, NL&P
2001.08.07

File No. 1/25292-0
Application No. E-117222

Hawco, King Renouf Ltd.
P.O. Box 13902
St. John's, NF
A1B 4G7

RE: APPLICANT: Canadian Offshore Investments Ltd.
APPLICATION NO.: E-117222
LOCATION: Paradise

The survey returns which you have submitted under Section 10 of The Lands Act, on behalf of the above referenced application, do not comply with the Crown Lands Survey Guidelines and cannot be utilized for the title document. Please refer to the attached list for the reasons of the non-acceptance.

Could you review your records and supply this information at your earliest convenience.

If satisfactory survey returns are not received by 2001.09.06, the application will be considered cancelled in accordance with Section 10 of The Lands Act. Should an extension be necessary a written request by the applicant must be received by this Department before the expiry date.

We will place this application on hold for 14 days from the date of this letter. If we have not received your reply by this date we will be notifying the applicant that you have been written requesting further information on the survey.

If you require any additional information concerning this application please contact the Lands Office at the above address. Please quote No. 1/25292-0 when replying.

Yours truly,

[Signature]

SURVEY INSPECTOR III

31
LIST OF REASONS FOR NON-ACCEPTANCE OF SURVEY

My calculation for the inverse between Control Monuments do not agree with the one shown on your plan.

Bearing and distance missing from description.

See attached for other minor corrections.
SCHEDULE "A"

All that piece or parcel of land situate and being on the eastern side of the Outer Ring Road and to the south of Topsal Road, at Paradise in the Electoral District of Conception Bay East-Bell Island, abutted and bounded as follows, that is to say:

BEGINNING at a point on the eastern side of the Outer Ring Road (Reserved ninety metres wide), at Paradise, said point being distant eight hundred and eight decimal five five six metres as measured on a bearing of south seventy-two degrees thirty-three minutes zero four seconds west from Control Monument No.80G2178;

Bearing / Distance along Outer Ring Road

THENCE running along the land of Canadian Offshore Investments Limited roll 1895 frame 1991, north twenty-one degrees fifty-nine minutes zero zero seconds east, three hundred and ninety-eight decimal seven nine six metres;

THENCE turning and running along the land of H.M. in Right of Newfoundland, P.C. 1992-7/1958, south fifty-one degrees forty-one minutes thirty-two seconds east, twenty decimal nine six five metres;

THENCE turning and running along other land of Canadian Offshore Investments Limited, roll 1755 frame 1575, and along the land of Hanes Transfer Ltd. roll 1222 frame 1682, south twenty-one degrees fifty-nine minutes zero zero seconds west, four hundred and fifty-four decimal four six one metres, more or less to the point of commencement, and containing an area of zero decimal eight five eight hectares, more or less.

The above described piece or parcel of land being subject to a powerline running through the property, as shown on the attached plan.

All bearings referred to the meridian of fifty-three degree west longitude of the Three Degree Transverse Mercator Projection. (NAD 83)

[Signature]

July 7, 201
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
2001.08.21

File No. 1/25292-0
Application No. E-117222

Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's, A1B 3N7

RE: APPLICATION NO.: E-117222
TYPE: Grant
PURPOSE: Commercial (Extension to Private Prop)
LOCATION: Paradise

We have written to: HAWCO, KING RENOUF LTD., requesting additional information on the survey, for the above referenced application.

If satisfactory survey returns are not received by 2001.09.06, the application will be considered cancelled in accordance with Section 10 of The Lands Act. Should an extension be necessary a request in writing must be received by this Department before the expiry date.

Your surveyor has been notified accordingly.

Yours very truly,

[Signature]

SURVEY INSPECTOR III
Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's, A1B 3N7

RE: APPLICATION NO.: E-117222
TYPE: Lease
PURPOSE: Commercial (Extension to Private Prop)
LOCATION: Paradise

Enclosed is your Lease No. E-117222, which has been issued by the Minister of Government Services and Lands and registered in the Registry of Crown Titles.

Yours very truly,

Roy Bailey
LANDS OFFICER
2001.10.12

Canadian Offshore Investments Ltd.
1345 Topsail Road
P.O. Box 8398
St. John's, A1B 3N7

RE: APPLICATION NO.: E-117222
TYPE: Grant
PURPOSE: Commercial (Extension to Private Prop)
LOCATION: Paradise

Enclosed are duplicate draft Grant documents which must be signed by you in the presence of a witness, in the space provided for "Grantee", and by the witness, who will sign in the space provided for "Witness", to the left of your signature.

The signed documents must then be returned to this Department together with your grant fee of $8700.00 (plus 15% HST), and the document preparation fee of $200.00. Your certified cheque or money order should be made payable to the Newfoundland Exchequer Account. A pre-addressed return envelope is included for your convenience. Failure to return the documents and monies owed within ninety (90) days of the date on which you receive this letter will result in the cancellation of your application.

A copy of the Grant will be issued to you upon registration in the Registry of Crown Titles.

Should you require further information, please contact this office.

Encl.

REGISTRAR

38
Survey Submission Record

Application No. E-117222  File No. 1-25292

Name Canadian Arshe  Location Paradise

Survey checked - Prepare documents

Survey checked - Problems found - Contact surveyor ___  ____ (Date)
- see below -

Corrections submitted and checked - Prepare documents ___  ____ (Date)

See below for additional comments ___

Region - Date  Titles - Date

General Remarks

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

39
<table>
<thead>
<tr>
<th>Maintenance Department of Government Services and Lands Date: 2001.10.01</th>
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<tbody>
<tr>
<td>Titles Application Tracking System Screen: L06</td>
</tr>
<tr>
<td>Application No.: E 117222 Type: G03 Commercial</td>
</tr>
<tr>
<td>Status: Survey Held at Titles</td>
</tr>
<tr>
<td>File No.: 1 25292 0</td>
</tr>
<tr>
<td>Name: Canadian Offshore Investments Ltd.</td>
</tr>
<tr>
<td>Date Survey Received: 2001.09.07</td>
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<tr>
<td>Date Assigned For Title Prep.: 2001.09.07</td>
</tr>
<tr>
<td>Survey Inspector Assigned: MNOLAN Michael Nolan</td>
</tr>
<tr>
<td>Date and Reason Survey Held: 2001.09.10 electoral district incorrect RG</td>
</tr>
<tr>
<td>Date Information Requested: 2001.09.19</td>
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<tr>
<td>Date Reply Due/Received: 2001.10.31 . .</td>
</tr>
<tr>
<td>Date Plan Completed: . .</td>
</tr>
<tr>
<td>Section of Crown Lands Act: . .</td>
</tr>
<tr>
<td>Date Title Completed: . .</td>
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<tr>
<td>Initial Rent/Consideration: 0.00</td>
</tr>
<tr>
<td>PID: 01001112</td>
</tr>
<tr>
<td>Map Number: 1N10-126</td>
</tr>
<tr>
<td>Date Title Sent to Registry: . .</td>
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</tbody>
</table>

Retrieve a record by its key fields
Application Number: 117222
Surveyor: A. A. King
Inspected By: M. Nolan
Date: Sept. 10, 2001

Errors/Deficiencies:

1. Electoral District incorrect, should be Topsail

2. Overlaps onto Walsh Grant. Inquire if surveyor was aware of Austin Grant.
2001.09.19

Hawco, King Renouf Ltd.
P.O. Box 13902
St. John's, NF
A1B 4G7

RE: APPLICANT: Canadian Offshore Investments Ltd.
APPLICATION NO.: E-117222
LOCATION: Paradise

The survey returns which you have submitted under Section 10 of The Lands Act, on behalf of the above referenced application, do not comply with the Crown Lands Survey Guidelines and cannot be utilized for the title document. Please refer to the attached list for the reasons of the non-acceptance.

Could you review your records and supply this information at your earliest convenience.

If satisfactory survey returns are not received by 2001.10.31, the application will be considered cancelled in accordance with Section 10 of The Lands Act. Should an extension be necessary a written request by the applicant must be received by this Department before the expiry date.

We will place this application on hold for 14 days from the date of this letter. If we have not received your reply by this date we will be notifying the applicant that you have been written requesting further information on the survey.

If you require any additional information concerning this application please contact the Lands Office at the above address. Please quote No. 117222 when replying.

Yours truly,

SURVEY INSPECTOR III
LIST OF REASONS FOR NON-ACCEPTANCE OF SURVEY

- Please revise the Electoral District to indicate "Topsail" in your legal description.

- Please refer to the attached copy of the cadastral of the area. It would appear that a portion of your survey overlaps the Walsh Grant. Please investigate and advise.
This approval is subject to the following conditions as stated by the referral agencies that were contacted concerning your application:

Newfoundland Power Company

The applicant is made aware that this company has a 66,000-volt transmission line constructed within a 22.5 metre wide right-of-way that crosses the proposed site. This right-of-way has a provision for a future double-circuit transmission line with a configuration of 7.5 metres to the south of our existing line (toward COIL boundary) and 15-metres to the north of the line. The easement area.

1. No construction or development of any nature shall be undertaken within this right-of-way. The house is not.

2. The temporary or permanent storage of equipment would not be permitted within this right-of-way. The easement area.

3. Extreme caution must be taken to ensure that any equipment utilized by the applicant does not come in contact with the energized line.

4. There is to be no vehicular access permitted beneath our transmission line unless prior written approval is granted by this company. This approval can be requested by contacting our Mr. Ted Knight at 737-5820.

5. The grade of the right-of-way shall not be altered without this company's consent.

6. This company will continue to exercise its rights over the easement area and assumes no liability for damages to any equipment or materials occasioned by the use of the right-of-way during the normal operations of this company.

7. This company will not be held responsible for any damages caused by the use of the easement area and the company will be saved harmless by the applicant from any actions or causes of actions occasioned by the use of our right-of-way by the applicant or others.

8. Non-compliance of any condition, stated in this letter, will result in an application to a court requiring the applicant to remove any encroachment at his own expense and to restore the easement area to its original condition.

5 News Place, Box 8700, St. John's, NF, A1B 4J6, Telephone (709) 729-2654, Facsimile (709) 729-0726
SCHEDULE "C"

18. The Lessee must obtain all necessary permits from the Department of Government Services and Lands, Government Service Centre.

19. This Lease shall be governed by and construed in accordance with the laws of the Province of Newfoundland.
Fax

To: Leo Wasko
Crown Lands

From: Peter Burns, CA
Phone: (709) 782-2645, ext. 201

Date: October 11, 2001

Pages: 2 (including this cover sheet)

Re:

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply

Lea,

Attached is the Certificate of Incorporation for Canadian Offshore Investments Limited as per our discussions.

Regards,

Peter
NEWFOUNDLAND

THE CORPORATIONS ACT

FORM 2

CERTIFICATE OF INCORPORATION
(Section 18)

Canadian Offshore Investments Ltd.  23393-88
Name of Corporation  Number

I certify that the Corporation, the Articles of Incorporation of which are attached, was incorporated under The Corporations Act.

Registrar

Date of Incorporation

August 17, 1988
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
SCHEDULE "A"

All that piece or parcel of land situate and being on the eastern side of the Outer Ring Road and to the south of Topsail Road, at Paradise in the Electoral District of Topsail, abutted and bounded as follows, that is to say:

BEGINNING at a point on the eastern side of the Outer Ring Road (Reserved ninety metres wide), at Paradise, said point being distant eight hundred and eight decimal five five six metres as measured on a bearing of south seventy-two degrees thirty-three minutes zero four seconds west from Control Monument No.80G2178;

THENCE running along the eastern side of the Outer Ring Road, north three degrees fifty-three minutes zero zero seconds east, sixty-four decimal seven six two metres;

THENCE turning and running along the land of Canadian Offshore Investments Limited roll 1895 frame 1991, north twenty-one degrees fifty-nine minutes zero zero seconds east, three hundred and ninety-eight decimal seven nine six metres;

THENCE turning and running along the land of H.M. in Right of Newfoundland, P.C. 1992-7/1958, south fifty-one degrees forty-one minutes thirty-two seconds east, twenty decimal nine six five metres;

THENCE turning and running along other land of Canadian Offshore Investments Limited, roll 1755 frame 1567, along other land of Canadian Offshore Investments Limited, roll 1755 frame 1575 and along the land of Hanes Transfer Ltd. roll 1222 frame 1682, south twenty-one degrees fifty-nine minutes zero zero seconds west, four hundred and fifty-four decimal four six one metres, more or less to the point of commencement, and containing an area of zero decimal eight five eight hectares, more or less.

The above described piece or parcel of land being subject to a powerline easement, twenty decimal one two metres wide running through the property, as shown on the attached plan.

All bearings referred to the meridian of fifty-three degree west longitude of the Three Degree Transverse Mercator Projection, NAD 83.
The above named .80 Ha. Parcel has a value of $435.00
Forty Three Thousand Five Hundred Dollars
DOCUMENT PREPARATION FORM
(revised 2 March 2001)

Application No. (include Regional initial, i.e. E, C, W, or L) E-117222

Name of Applicant Canadian Offshore Investments LTD.
(If the applicant is a Company, please ensure that a Certificate of Incorporation is enclosed)

Address of Applicant (FULL address if Commercial or Agricultural lease) 1345 Topside Road, P.O. Box 8598, St. John's, Nf. A1B 3N7

Electoral District of Applicant

Location of Land Parachute

Electoral District of Land Topside

Is this a Lease, Grant, Transfer, Easement, Amendment, D of S, or Renewal? 

If this is an Amendment, indicate if the new survey is (a) additional land, (b) replaces original survey, or (c) other

Section of Lands Act Title to be issued under 3 Acre (no Acreage)

Is this an Existing Development? Indicate Yes or No

Consideration Fee for Grant

Annual Rental of Lease Fee (do NOT include tax or development fees) $700.00

Five-Year Purchase (or Buy-out) Fee $43,500.00

Term of Lease 5 yr.

Indicate if extra conditions and/or clauses are required (i.e. Easement, Sub-Division, Nfld. Power, Timber, etc.) Pole Line Easement

Comments (if any): 

Completed by: ___________________________ Date: ______________

01/01/12

01/01/12
SCHEDULE "A"

All that piece or parcel of land situate and being on the eastern side of the Outer Ring Road and to the south of Topsail Road, at Paradise in the Electoral District of Conception Bay East-Bell Island, abutted and bounded as follows, that is to say:

BEGINNING at a point on the eastern side of the Outer Ring Road (Reserved ninety metres wide), at Paradise, said point being distant eight hundred and eight decimal five five six metres as measured on a bearing of south seventy-two degrees thirty-three minutes zero four seconds west from Control Monument No.80G2178;

THENCE running along the eastern side of the Outer Ring Road, north three degrees fifty-three minutes zero zero seconds east, sixty-four decimal seven six two metres;

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The above described piece or parcel of land being subject to a powerline easement, twenty decimal one two metres wide running through the property, as shown on the attached plan.

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Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
MEMO

TO: Town Council

FROM: Planning Committee

RE: Crown Land Municipal Recommendation Request

DATE: July 31, 2006

Attached please find a Crown Land Municipal Recommendation form submitted for a 30 acre piece of land located south of Bremigen’s Pond – see attached map.

The proponent, Canadian Offshore Investments Ltd. (COIL) wishes to acquire this piece of land to locate their operation (offshore oil and gas supply).

The northern portion of the property is zoned “Industrial General” (IG) and the southern portion is zoned Rural. Any buildings constructed would have to be located within the IG zoned portion. The Rural portion may be used for non-building purposes (lay down area, storage, etc.).

The COIL operation would be a permitted land use within the Industrial General zone.

Council considered this matter at the previous Council meeting and forwarded it to Planning Committee for comment. Planning Committee invited Peter Bursey from COIL to attend the June 13th Planning Committee meeting. Mr. Bursey outlined COIL’s need for expanded premises due to the increase in business driven by the success of the local oil industry.

A Crown Land Municipal Recommendation requires the municipality to provide information on the land in question and to provide one of the following recommendations:

1. approval
2. refusal (give reasons)
3. approval subject to conditions or
4. deferral (give reasons).

The Planning Committee recommends a Council recommendation of approval subject to conditions.

A proposed resolution for this matter follows:

BE IT RESOLVED that the Town Council of Paradise makes the following recommendation to the Department of Environment and Conservation in regard to a request for acquisition of a Crown land property located south of Bremigen’s Pond:
Approval, subject to the following conditions:

1. Provincial acceptance of the request for removal of the “freeze” on the Crown Land south of Bremigen’s Pond and an accompanying development plan submitted by the Town.
2. Buildings associated with industrial development of the site may be located only in the “Industrial General” (IG) zoned portion of the property.

Respectfully submitted,

[Signature]

Alton Glenn
Town Planner
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
Department of Environment and Conservation
MUNICIPAL RECOMMENDATION FORM FOR CROWN LAND APPLICATIONS WITHIN MUNICIPAL AND PLANNING AREA BOUNDARIES

TO BE COMPLETED BY APPLICANT - Part A

NAME OF APPLICANT: Canadian Offshore Investments Limited
MAILING ADDRESS: P.O. BOX 898, ST. A

CITY/DISTRICT: St. John's
PROVINCE: NL
POSTAL CODE: A1B 3N7

HOME TELEPHONE: 709 752 8445
BUSINESS TELEPHONE: 709 752 8445
FACSIMILE: 709 752 4409

LAND TO BE USED FOR: Commercial purposes relating to offshore oil & gas supply

LOCATION OF LAND: Paradise, NL

TO BE COMPLETED BY MUNICIPAL COUNCIL - Part B

DOES YOUR COMMUNITY HAVE AN APPROVED MUNICIPAL PLAN: [ ] Yes [ ] No
CONCEPT PLAN: [ ] Yes [ ] No

ACCORDING TO THE DEVELOPMENT REGULATIONS THE AREA APPLIED FOR IS ZONED AS: Research
MUNICIPAL PORTION OF PROPERTY IS ZONED: COMMERCIAL
INDUSTRIAL
SOUTHERN PORTION ZONED: INDUSTRIAL GENERAL
RAILWAY Edge RURAL

IS THE PROPOSED USE: [ ] PERMITTED USE [ ] EXEMPTED USE [ ] NOT INCLUDED IN THE DEVELOPMENT REGULATIONS

DOES THE PROPOSED USE CONFORM TO THE STANDARDS AND CONDITIONS SET OUT IN THE DEVELOPMENT REGULATIONS:

YES [ ] NO [ ]

DESCRIBE THE LAND USE IN THE SURROUNDING AREA: [ ] RESIDENTIAL [ ] COMMERCIAL [ ] AGRICULTURAL [ ] NOT IN USE [ ] OTHER

NORTH: INDUSTRIAL
EAST: RESIDENTIAL
SOUTH: INDUSTRIAL
WEST: FUTURE INDUSTRIAL

IF THE PROPOSED USE WILL CONFLICT WITH EXISTING LAND USE IN THE GENERAL AREA, PLEASE EXPLAIN:

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

CONTINUED ON PAGE 2
INSTRUCTIONS

A. APPLICANT:
1. THIS IS NOT A CROWN LANDS APPLICATION FORM
2. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department and no occupation or development of the site is permitted until a formal title document has been issued by the Department.
3. Complete part A of this form and include an accurate sketch of the area requested or attach a map.
4. Submit this form to the office of the Council in which the Crown land you would like to obtain is located.
5. When the Council has completed its recommendation you may submit your application along with this approval form to the appropriate Government Service Centre or Regional Lands Office.
6. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department and can accept your Crown Lands Application Form.

B. MUNICIPAL COUNCIL:
1. Please complete this form and return it to the applicant. A copy may be taken for your records.
2. This form must be completed for all requests for Crown land within your Municipal planning area boundary.
3. If you have any questions on the proposed development, please contact the applicant directly.
4. Questions pertaining to the processing of applications may be made to the nearest Regional Lands Office.
5. The Department reserves the right to accept an application without an approved Municipal Recommendation Form, when, in the opinion of the Department, the Recommendation Form had not been processed by Council in a timely manner. In such cases, the Regional Lands Office will proceed with reference in the normal manner, including a referral to the Municipality.

GOVERNMENT SERVICE CENTRES/REGIONAL LANDS OFFICES

Department of Government Services
Government Service Centre
5 News Place, P.O. Box 7470
St. John’s, NL A1B 4E6
Telephone: (709) 729-2500
Facsimile: (709) 770-1071

Department of Environment and Conservation
Environmental Services
5 News Place, P.O. Box 7470
St. John’s, NL A1B 4E6
Telephone: (709) 771-1654
Facsimile: (709) 770-6326

Department of Government Services
Government Service Centre
5 Newfoundland Terrace, P.O. Box 1418
Corner Brook, NL A2H 1A2
Telephone: (709) 865-4132
Facsimile: (709) 865-4159

Department of Environment and Conservation
Environmental Services
Corner Brook, NL A2H 1A2
Telephone: (709) 865-4132
Facsimile: (709) 865-4159

Department of Government Services
Government Service Centre
Corner Brook, NL A2H 1A2
Telephone: (709) 865-4132
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Department of Environment and Conservation
Regional Lands Office
St. John’s, NL A1B 4E6
Telephone: (709) 771-1654
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Department of Environment and Conservation
Regional Lands Office
Corner Brook, NL A2H 1A2
Telephone: (709) 865-4132
Facsimile: (709) 865-4159
Department of  
Environment and Conservation  
Lands Branch  
Eastern Regional Lands Office  

SEP 16, 2006

CANADIAN OFFSHORE INVESTMENTS LTD.  
P.O. BOX 8398  
ST. JOHN'S NL A1B 3N7

Dear Sir/Madam:

This is with reference to your recent application for Crown land situated in Paradise.

A review indicates your application is incomplete and cannot be accepted until the following information is received by this office:

This Department will require a site plan drawn to scale on your proposed development. This plan would indicate how you plan to develop the site. The plan should describe the number of buildings, lay down or storage and parking areas and/or any other improvements you plan to make to the land. This is a preliminary plan required to verify the need for the land applied for and to provide a brief explanation of your proposal to other referral agencies that may be contacted concerning your application.

In addition, before this Department can issue the Crown land title, you must provide this office with a copy of your Company's Certificate of Incorporation from the Registry of Deeds & Companies Division of the Commercial and Corporate Affairs Branch of the Department of Government Services.

It is Lands Branch policy to accept only completed applications for Crown land on a first come, first serve basis. Please be advised that this Branch will accept completed applications from other individuals for this site until such time as your application and the requested information is received.

If you have any further questions please contact this office at the address listed below.

Yours truly,

LANDS OFFICER

5 News Place, St. John's, NL A1B 4J0, Telephone (709) 729-9354, Fax number (709) 729-0720
October 11, 2006

Department of Environment and Conservation
Lands Branch
Eastern Regional Lands Office

Dear Sirs;

In response to your correspondence dated September 16, 2006, please find enclosed site plan drawn to scale per your request.

If you have any further questions, please do not hesitate to contact the undersigned at 709 782 2645 ext. 201.

Yours truly,

Peter Bursey, CA
VP Finance
Dear Sir/Madam:

RE: APPLICATION NO.: 129898
TYPE: Grant
PURPOSE: Commercial
LOCATION: Paradise

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document. If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,

[Signature]

LANDS OFFICER
Attachment(s)

5 Mews Place, Box 8700, St. John's, NL, A1B 4J9, Telephone (709) 725-2564, Facsimile (709) 725-9720
### SCHEDULE OF REFERRAL AGENCIES

<table>
<thead>
<tr>
<th>Name:</th>
<th>Phone Number:</th>
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<tbody>
<tr>
<td>Dept. of Environment &amp; Conservation</td>
<td>709-729-4698</td>
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<tr>
<td>Gord White Lands Branch</td>
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<tr>
<td>Dept. of Transportation &amp; Works</td>
<td>709-729-2382</td>
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<td>Dean Osmond, Transportation Branch</td>
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<td>Dept. Government Services</td>
<td>709-729-3699</td>
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<td>Government Service Centre (Mews Pl.)</td>
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<tr>
<td>Dept. of Municipal &amp; Provincial Affairs</td>
<td>709-729-3090</td>
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<tr>
<td>Dept. of Natural Resources</td>
<td>709-729-6408</td>
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<tr>
<td>Steve Ash, Mineral Lands Division</td>
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<tr>
<td>Dept. of Environment &amp; Conservation</td>
<td>709-729-4211</td>
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<td>Environment Assessment Division</td>
<td></td>
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</tbody>
</table>
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR

Department of
Environment and Conservation
Lands Branch
Eastern Regional Lands Office

OCT 18, 2006

URBAN & RURAL PLANNING DIVISION
DEPT. OF MUNICIPAL & PROVINCIAL AFFAIRS
BOX 8700, CONFEDERATION BLDNG W 1ST FLR
ST. JOHN'S NL A1B 4J6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8398
ST. JOHN'S NL A1B 3N7

Section 40(1)

Telephone: (H) [Redacted] (O): 7897822645
Application Number:1259898
Application Type: Grant
Purpose: Commercial Use: Industrial Park Lot
Location: Paradise
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

RECOMMENDATION:

✓ Approval

Refusal

Held for further investigation

FOR NORTHERN PORTION OF SITE ON

COMMENTS: SOUTHERN PORTION OF SITE IS LOCATED IN SOUTHERN PORTION OF PARISH OF PARADISE, WHICH DOES NOT ALLOW INDUSTRIAL USE, THE NORTHERN PORTION IS LOCATED IN THE CITY OF ST. JOHN'S, WHICH ALSO HAS NO PROVISIONS FOR INDUSTRIAL USES.

SOUTHERN PORTION OF PARISH OF PARADISE.

THIS ZONE MAKES NO PROVISIONS FOR

INDUSTRIAL USES. NORTHERN PORTION OF

PROPERTY ZONED INDUSTRIAL, GENERAL

INDUSTRY IS NOT PERMITTED IN THIS ZONE.

Signature

Phone No.

Date

12F3

5 Main Place, Box 1700, St. John's, NL A1B 4J6. Telephone (709) 729-1084, Facsimile (709) 729-0729. S. COCHRAN.
This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

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APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8398
ST. JOHN'S NL A1B 3N7

Section 40(1)

Telephone: (H) [Redacted] (O): 7097822645
Application Number:129898
Application Type: Grant
Purpose: Commercial Use: Industrial Park Lot
Location: Paradise
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

RECOMMENDATION:

✓ Approval       Refusal       Held for further investigation

COMMENTS:

________________________________________________________________________

Signature

Phone No.

Date 2006/11/08
GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of
Environment and Conservation
Lands Branch
Eastern Regional Lands Office

OCT 18, 2006

GOVERNMENT SERVICE CENTRE (MEWS PL.)
DEPT. GOVERNMENT SERVICES
BOX 8700, 5 MEWS PLACE
ST. JOHN'S NL A1B 4J6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

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APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8388
ST. JOHN'S NL A1B 3N7

Section 40(1)

Telephone: (H) [Redacted] (O): 7097822645
Application Number: 129898
Application Type: Grant
Purpose: Commercial Use: Industrial Park Lot
Location: Paradise
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

RECOMMENDATION:

☐ Approval ☐ Refusal ☐ Held for further investigation

COMMENTS:

☐ Additional Info + Support

☐ Site Visit

☐ Additional Info + Support

☐ Site Visit

Signature ___________________ Phone No. ___________________ Date ___________________

6 Mews Place, Box 8388, St. John's, NL A1B 4J6 Telephone (709) 725-2654 Fax (709) 725-0729

12
This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. **YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.**

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**APPLICATION FOR CROWN LANDS - REFERRAL**

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 5398
ST. JOHN'S NL A1B 3N7

Telephone: (41) 769-22645
Application Number: 1298798
Application Type: Grant
Purpose: Commercial Use: Industrial Park Lot
Location: Paradise
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

**RECOMMENDATION:**

- Approval
- Refusal
- Held for further investigation

**COMMENTS:**

______________________________
Signature.

______________________________
Phone No.

______________________________
Date
This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. **YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.**

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**APPLICATION FOR CROWN LANDS - REFERRAL**

**Applicant:** CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8938
ST. JOHN'S NL A1B 1N7

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<td>(H): [redacted] (O): 7097822645</td>
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<td>Application Number</td>
<td>129898</td>
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<tr>
<td>Application Type</td>
<td>Grant</td>
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<tr>
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<td>Commercial Use: Industrial Park Lot</td>
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<td>Location:</td>
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<td>01N10</td>
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<td>Comments:</td>
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</tbody>
</table>

**RECOMMENDATION:**

- Approval
- Refusal
- Held for further investigation

**COMMENTS:**

---

**Signature:**

- Ken [redacted]
- Phone No.: 729-3264
- Date: 10/29/06

- John [redacted]
- Phone No.: 729-2382, 729-5493
- Date: 11/4/06
GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of
Environment and Conservation
Lands Branch
Eastern Regional Lands Office

OCT 19, 2006

In Reply Please Quote
File Reference No.
1025292

DEAN OSMOND, TRANSPORTATION BRANCH
DEPT. OF TRANSPORTATION & WORKS
BOX 21301, WHITE HILLS DEPOT
ST. JOHN’S NL A1A 5G6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

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APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8398
ST. JOHN’S NL A1B 3N7

Section 40(1)

Telephone: (H) — (O): 7097822645
Application Number: 129898
Application Type: Grant
Purpose: Commercial
Location: Paradise
Use: Industrial Park Lot
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

RECOMMENDATION:

Approval Refusal Held for further investigation

COMMENTS:

__________________________________________

__________________________________________

__________________________________________

Signature Phone No. Date

5 Mews Place, Box 8730, St. John’s, NL A1B 3H6, Telephone (709) 725-2651, Facsimile (709) 725-0756
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR

Department of Environment and Conservation
Lands Branch
Eastern Regional Lands Office

In Reply Please Quote
File Reference No.
1025292

OCT 19, 2006

JOHN COOPER
NEWFOUNDLAND & LABRADOR HYDRO
BOX 12,400
ST. JOHN’S NL A1B 4K7

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8298
ST. JOHN’S NL A1B 3N7

Section 40(1)

Telephone: (H) [redacted] (O): 7897822645
Application Number: 120998
Application Type: Grant
Purpose: Commercial Use: Industrial Park Lot
Location: Paradise
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

RECOMMENDATION:

X Approval ______ Refusal ______ Held for further investigation

COMMENTS:

________________________________________
Signature
Ph: [redacted] Date: 23/11/04

TOTAL P. 01
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR

Department of Environment and Conservation
Lands Branch
Eastern Regional Lands Office

OCT 19, 2006

BRIAN SMITH
NEWFOUNDLAND POWER COMPANY LTD.
BOX 8910
ST. JOHN'S NF A1B 3P6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8398
ST. JOHN'S NL A1B 3N7

Section 40(1)

Telephone: (H) [Redacted] (O): 7097822645
Application Number: 1259898
Application Type: Grant
Purpose: Commercial Use: Industrial Park Lot
Location: Paradise
Area (hectares): 12.1
Frontage (metres): 0
Map Number: 01N10
Comments:

RECOMMENDATION:

☐ Approval ☐ Refusal ☐ Held for further investigation

COMMENTS:

As per the attached letter.

Brian Smith 737-2886 Oct 27, 2006

Signature Phone No. Date

A Newell Place, Box 780, St. John's, NL A1B 4L8 Telephone (709) 729-1954, Fax/Email (709) 729-0726
FACSIMILE COVER SHEET

Date: 11/31/10

To: Jean

Fax Number: 729-0219

From: Allan

Telephone Number: 729-0079

Number of Pages (including cover sheet): 6

Comments:

Hi Jean:

Attached is the Crown land referral for Canadian Offshore Investments Ltd. As per your telephone call.

Allan.

5 Milton Place, P.O. Box 770, St. John's, NL A1C 1X5, Telephone (709) 737-2673, Facsimile (709) 737-8756.
Government Services Centre
Department of Environment and Conservation
P.O. Box 8700
St. John’s, NL
A1A 1R1

Attn: Mr. Wayne Dawe
Regional Lands Manager (E)

Re: Crown Land Referral
File: 420.00.28.79.

Enclosed please find a Crown Land Referral for Canadian Offshore Investments Ltd., Application No.128698.

This Company approves this application subject to the following conditions:

1. The applicant is made aware that Newfoundland Power has a 66,000-volt transmission line constructed within a 15 metre wide easement that traverses the western boundary of the proposed site. A Crown Lands Lease (#71551) was acquired for the protection of this line.

2. No construction of any kind will be undertaken within this easement area. Extreme caution must also be taken to ensure that any equipment utilized by the applicant or his agents does not come in contact with the energized lines.

3. Newfoundland Power will continue to exercise its rights over the easement and assumes no liability for damages, to property owned by the applicant, occasioned by the use of the right-of-way during the normal operations of this Company.

4. If the applicant intends to access the site via our right-of-way, the applicant must first obtain the written consent of this Company. Contacting our St. John’s office at 737-2802 can arrange to have this matter reviewed.
6. Newfoundland Power will not be held responsible for any damages caused by the use of the easement area and the Company will be saved harmless by the applicant from any actions or causes of actions occasioned by the use of that portion of our rights-of-way by the applicant or others.

7. Non compliance of any condition stated, in this letter, will result in an application to a court requiring the applicant to remove any encroachment at the applicant's own expense and to restore the easement area to its original condition.

If you have any questions regarding this application please contact the undersigned at 737-2886.

Yours truly,

[Signature]

Brian M. Smith
Property Specialist

/BMS

Encl.
c. E.F. Knight, NP
c. G. Humby, NP
|
|----------------------------------|
| **MESSAGE:**                    |
| Land Area:                       | 13,000 ha                      |
| Frontage:                        | 0.000 m                        |
| Municipal Services:              | N/A                             |
| Location:                        | Paradise                        |
| Land Use:                        | Industrial Lot                  |
| Land Value:                      | $390,000.00 (Updated on Tracts) |

Reduced area is 263 m
Area = 8,423 ha
See my email
to Mitch Dec. 12
+ Mitch's reply
Dec. 12
Assessed Value
= $273,500.00

MITCHELL MORAN  
Coordinator of Land Evaluation  

2 John's, NL, Canada A1B 6B  709-729-3653  709-729-3973
November 22, 2005

Mr. Barry Butt
Crown Lands Division (E)
Dept. of Environment and Conservation
8 Mews Place
P.O. Box 8700
St. John's, NL
A1B 4J8

For: Paradise Industrial Park Ltd
At: Paradise
From: Canadian Offshore Investments Ltd.

Dear Mr. Butt:

This application was referred to the Environmental Assessment Division and it has been determined that registration is NOT required under Section 47 of the Environmental Protection Act, S NL 2002, cE-14.2.

Service Depot is designated as a permitted use under the Town of Paradise Municipal Plan.

Please be aware that this Department must be notified of any significant changes to the undertaking. All proponents are required to comply with all relevant legislation including permits and approvals from this Department and any other municipal, provincial or federal regulatory authorities.

If you have any questions regarding this matter please contact Ed Kaufhold at (709) 729-0090, toll free at 1-800-563-6181 or email ekaufhold@gov.nl.ca.

Sincerely,

Michael Cahill
Director
Environmental Assessment Division
December 8, 2006

Department of
Environment and Conservation
Lands Branch
Eastern Regional Lands Office

Dear Sirs,

In response to telephone conversations of December 7th & 8th, please find enclosed a revised site plan drawn to scale per your request. This revised plan is prepared in response to the issue surrounding the Rural Zoned portion of our grant application #1298989.

Please note that Canadian Offshore Investments Limited will continue to work towards obtaining the grant for the Rural Zoned portion of our application but that we would like to obtain the grant for the Commercial/Industrial Zoned portion as soon as possible.

If you have any further questions, please do not hesitate to contact the undersigned at 709 782 2645 ext. 201.

Yours truly,

[Signature]

Peter Barcoy, CA
VP Finance
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
Hi Joe: Following up on your inquiry, this site extends across two zones: Industrial General and Rural. In the Industrial General zone, industrial uses are either permitted or discretionary depending upon the degree in which the use can be classified as intrusive. General industrial and light industrial are both permitted uses in this zone.

In addition, the Industrial General zone in this area is also identified as a future industrial area. Condition 9 of this use zone table requires that development in future industrial areas be in accordance with a area development plan. Policy 3.5.2 requires that preparation of the area development plan be subject to public consultation. While I am aware that McNamara Drive is being extended in accordance with a development plan, I am not aware whether or not this plan extends south of Bremigans Pond.

The southern portion of this site is zoned Rural. This zone does not list general industrial or light industrial uses as either a permitted or discretionary use class. Regulation 92 clearly states that uses that are no specifically listed in the zone are not permitted in the zone. Policy 3.10 makes no reference to industrial type uses.

The Regional Plan identifies the whole site for industrial development so provided that servicing constraints related to the 150 metre contour are respects, the town can process an amendment redesignating and rezoning the rural portion of the site to industrial general. The town will also provide some indication that the policy/zone condition for a area development plan has been complied with.

Bottom line is that I'm sticking to my original recommendation. Industrial development is not permitted in the portion of the site zoned Rural.

Elaine
Department of  
Environment and Conservation  
Lands Branch  
Crown Titles Office

MAY 2, 2007

HAWCO, KING, RENOUF LTD.  
300 PORTUGAL COVE PLACE  
ST. JOHN'S NL A1B 2N9

Dear Sir:

RE: APPLICANT'S NAME: CANADIAN OFFSHORE INVESTMENTS LTD.  
CROWN LAND APPLICATION NO: 129898  
LAND SITUATED AT: Paradise

The land survey that you have submitted on behalf of the above-referenced applicant does not comply with the Crown Lands Survey Guidelines and cannot be used for the preparation of the title document. Attached is a list of reasons for non-acceptance.

If a satisfactory land survey is not received by JAN 11, 2008, the application will be considered cancelled in accordance with Section 10 of the Lands Act.

If we have not received your reply within fourteen (14) days from the date of this letter, the applicant will be notified that you have been written requesting further information on the survey.

For further information concerning this letter, please contact this office.

Yours truly,

[Signature]
SURVEY INSPECTOR

KG/

PO Box 5700, Howley Building, Higgins Line, St. John's, NL, A1B 4L8, Telephone (709) 729-0600 Facsimile (709) 729-3221
SCHEDULE “A”

ALL that piece or parcel of land situate and being north of Manuels Access Road at Paradise, Newfoundland and Labrador, in the electoral district of Topsail and being bounded and abutted as follows, that is to say:

BEGINNING at a point north of Manuels Access Road and on the southern side of a Proposed Access Road at Paradise, said point having coordinates of North 5 263 775.978 metres and East 315 064.869 metres in the Modified Three Degree Transverse Mercator Projection for the province of Newfoundland & Labrador, Zone Two;

THENCE running along Crown Land, south zero degrees twelve minutes twenty-two seconds east, two hundred and fifty-two decimal two eight six metres;

THENCE turning and running along the northern limit of Newfoundland Power Transmission Line, 15.00 metres wide, south sixty-eight degrees thirty-three minutes ten seconds west, four hundred and eighty-eight decimal two three five metres;

THENCE turning and running along Crown Land, north eighteen degrees twenty-one minutes twenty-three seconds east, three hundred and sixty-eight decimal five five one metres;

THENCE north thirty-four degrees forty-eight minutes zero seven seconds east, one hundred and twelve decimal seven two seven metres;

THENCE turning and running along the southern side of a Proposed Access Road, along the arc of a counter-clockwise curve one hundred and fifty-one decimal six eight zero metres long with a radius of two hundred and ten decimal two five zero metres on a chord bearing and distance of south seventy-seven degrees fifty-seven minutes twenty-six seconds east, one hundred and forty-eight decimal four one three metres;

THENCE north eighty-one degrees twenty-two minutes thirty-one seconds east, one hundred and twenty-nine decimal four three two metres, more or less, to the point of commencement and containing an area of twelve decimal zero zero zero hectares, more or less, as shown on the attached plan.

Subject to a waterline easement, six decimal zero zero metres wide, running through the property, as shown on the attached plan.

All bearings are Grid bearings referred to Grid North. All distances are horizontal ground distances.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
Government Services
Government of Newfoundland and Labrador - Canada

Detailed Company Information

Company Name: Canadian Offshore Investments Ltd.

In Good Standing

Company Number: 23393
Status: Active
Last Annual Return: 2006-07-31
Incorporation Jurisdiction: NL
Incorporation Date: 1988-06-17

Corporation Type: Company
Category: Local
Business Type: With Share Capital
Filing Type: Incorporation With Share Capital
Min/Max Directors: 1/5

Additional Information:

Registered Office:
660 Topsail Road
St. John's
NL Canada

Mailing Address:
P.O. Box 8398
Stadol "A"
St. John's
NL Canada
A1B 3N7

Obtain a Certificate of Good Standing (Fee $10.00)

[Previous Company Names] [Amalgamated Companies] [Current Directors] [Historical Rem

Current Directors
Records Found: 2
Director Name
Paul Campbell
Gary F. Whelan

Copyright © 2000 - Last modified on Sunday, 12-Jan-2003 Newfoundland Daylight Time

https://cado.eservices.gov.nl.ca/Company/CompanyDetails.aspx

6/1/2007
DOCUMENT PREPARATION FORM
(revised 9 May 2007)

1. Application No. (also please circle Regional initial, i.e. (E, C, W, or L) 129 898
2. Name of Applicant: Canadian Offshore Investments Ltd
   (If the applicant is a Company, please ensure that a Certificate of Incorporation is enclosed)
3. General Address of Applicant: St John's
4. Does the Applicant presently reside in the Province? Yes [ ] No [X]
5. Location of Land:
   (a) Where is the land located? Paradise
   (b) Is the land located within a Municipal Planning Area? Yes [X] No [ ]
   (in "b" above, if Yes, please check "Subdivision Clause Not Required" and if No, please check "Non Applicable" in your Titles Office Checklist on TRACTS)
6. Is this a Lease [ ] Grant [X], Grant Pursuant [ ], Transfer [ ], Easement [ ], Amendment [ ], Deed of Surrender [ ]; or Quit Claim [ ]?
7. If this is an Amendment:
   (a) Is the new survey for Extra land? (supplementary to original survey) [ ]
   (b) Does the new survey have New Schedules (which replace and/or include the original survey)? [ ]
   (c) Other purpose (please be specific) [ ]
8. What Section of the Lands Act is the Title to be issued under? 41.1
9. What is the Purpose or Use? (please be specific) Industrial Lot
10. What is the Grant Consideration Fee? $390,000.00 (please do not include taxes, etc.)
11. If this is a Lease:
    (a) What is the Annual Rental? $ [ ]
    (b) If any, what is the Purchase (or buy-out) Fee? $ [ ] (please do not include taxes, etc.)
12. Easement:
    (a) Is the land subject to an EASEMENT? Yes [X] No [ ]
    (b) If Yes, is the Easement indicated on both the Survey Description [ ] and the Plan of Survey [X]? If not indicated on BOTH, please contact the surveyor for appropriate revision(s).

Completed by: Keith Gosling Date: June 1 07

NP Easement Area
GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of
Environment and Conservation
Lands Branch
Crown Lands Registry

In Reply Please Quote
File Reference No.
1025292

JUN 11, 2007

CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8398
ST. JOHN'S NL A1B 3N7

Dear Sir/Madam:

RE: APPLICATION NO.: 129898
TYPE: Grant
PURPOSE: Section 4
LOCATION: Paradise

Enclosed are duplicate draft Grant documents which must be signed by the authorized signing officer (s) in the spaces provided for “Grantee”, and the Company Seal affixed in the presence of a witness, who will sign in the spaces provided for “Witness”, to the left of your signature. The date on which you sign the documents must be written by you in the space provided above the witness's signature.

Both signed documents must be returned to this Department together with your grant fee of $390,000.00 plus 15% HST and the document preparation fee of $200.00. Your certified cheque or money order should be made payable to the Newfoundland Exchequer Account. A pre-addressed return envelope is included for your convenience. These are legal documents and must not be defaced or altered in any way. Failure to return both documents and monies owed within ninety (90) days of the date on which you receive this letter will result in the cancellation of your application.

A copy of the Grant will be issued to you upon registration in the Registry of Crown Titles.

Should you require further information, please contact this office.

[Signature]
LANDS OFFICER
Enclosures

P.O. Box 8700, Howley Building, Higgins Line, St. John's, NL, A1B 4H8, Telephone (709) 729-3085. Facsimile (709) 729-4616
JUL 4, 2007

CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. BOX 8398
ST. JOHN'S NL
A1B 3N7

Dear Sir/Madam:

RE: APPLICATION NO. 129898
TYPE: Grant
PURPOSE: Section 4
LOCATION: Paradise

Enclosed is your title document which has been issued and registered in the Registry of Crown Titles.

Yours truly,

[Signature]
LANDS OFFICER

Enclosure
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Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atipoffice@gov.nl.ca.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
MUNICIPAL RECOMMENDATION FORM FOR CROWN LAND APPLICATIONS
WITHIN MUNICIPAL AND PLANNING AREA BOUNDARIES

THIS FORM IS MUST BE SUBMITTED WITH YOUR CROWN LANDS APPLICATION
TO THE APPROPRIATE REGIONAL OFFICE

TO BE COMPLETED BY APPLICANT – PART A

NAME OF APPLICANT: Canadian Offshore Investments Ltd.  DATE OF APPLICATION: July 31/13

MAILING ADDRESS: 1345 Topsail Rd

CITY/TOWN: Paradise  PROVINCE: NL  POSTAL CODE: A1B 3N7

HOME TELEPHONE: NA  BUSINESS TELEPHONE: 782-2645  FAX: 782-4909

LAND TO BE USED FOR: Commercial/Industrial Development

LOCATION OF LAND: Bremigens Pond Industrial Park

DIMENSIONS OF LAND FRONTAGE: DEPTH: F:\-100m D:\-300m

TO BE COMPLETED BY MUNICIPAL COUNCIL – PART B

DOES YOUR COMMUNITY HAVE
☑ AN APPROVED MUNICIPAL PLAN  ☐ CONCEPT PLAN  ☐ NEITHER

ACCORDING TO THE DEVELOPMENT REGULATIONS THE AREA APPLIED FOR IS ZONED AS:

INDUSTRIAL GENERAL & CONSERVATION & COMMERCIAL

IS THE PROPOSED USE A:
☑ PERMITTED USE  ☐ DISCRETIONARY USE  ☐ A USE NOT INCLUDED IN THE DEVELOPMENT REGULATIONS

(ATTACH COPY OF ZONING MAP SHOWING LOCATION OF SITE)

DOES THE PROPOSED USE CONFORM TO THE STANDARDS AND CONDITIONS SET OUT IN THE DEVELOPMENT REGULATIONS? ☑ YES  ☐ NO

DESCRIBE THE LAND USE IN THE SURROUNDING AREA

☐ RESIDENTIAL  ☐ COMMERCIAL  ☐ AGRICULTURE  ☐ UNUSED  ☐ OTHER:

NORTH SIDE: INDUSTRIAL  EAST SIDE: INDUSTRIAL

SOUTH SIDE: HIGHWAY  WEST SIDE: UNDEVELOPED

IF THE PROPOSED USE WILL CONFLICT WITH EXISTING LAND USE IN THE GENERAL AREA, PLEASE EXPLAIN

N/A

INDICATE WHICH OF THE FOLLOWING MUNICIPAL SERVICES ARE AVAILABLE AT THE SITE
☐ WATER AND SEWER  ☐ WATER ONLY  ☐ SEWER ONLY  ☐ NO SERVICES

DESCRIBE TYPE AND CONDITION OF THE ROAD TO THE SITE

BREMIGENS BOULEVARD - NEW STREET

IS THE ROAD PRESENTLY MAINTAINED YEAR ROUND? ☑ YES  ☐ NO

□ COUNCIL  □ DEPT. OF TRANSP. AND WORKS  □ APPLICANT

WILL ROAD EXTENSION OR IMPROVEMENTS BE NEEDED IF THE APPLICATION IS APPROVED? ☑ YES  ☐ NO

IN THE OPINION OF THE COUNCIL,

THE LAND APPLIED FOR IS ☑ CROWN  ☐ PRIVATE  ☐ OWNERSHIP UNCLEAR

IF PRIVATE OR OWNERSHIP UNCLEAR, EXPLAIN IN COMMENTS BELOW. ADDITIONALLY, IF SITE IS PRESENTLY OCCUPIED, PLEASE GIVE DETAILS.

CONTINUED ON PAGE 2
APPLICATION IS
☐ APPROVED ☐ REFUSED (GIVE REASONS) ☑ APPROVED SUBJECT TO THE FOLLOWING CONDITIONS ☐ DEFERRED (GIVE REASONS)

COMMENTS
This crown land application, along with the attached planning department report, was considered by paradise town council at a recent meeting. Council approved the report and recommended approval of the crown land application, subject to the 5 conditions outlined in the report.

Signed

Date

Title

INSTRUCTIONS

A. APPLICANT:
1. This is not a Crown Lands Application Form.
2. This form provides Council’s recommendation only. Final approval decision on your application is the responsibility of this Department.
3. Complete part A of this form and include an accurate sketch of the area requested or attach a map.
4. Submit this form to the office of the Council in which the Crown land you would like to obtain is located.
5. When the Council has completed its recommendation you may submit your application along with this approval form to the appropriate Government Service Centre or Regional Land Office.
6. This form provides Council’s recommendation only. Final approval decision on your application is the responsibility of this Department.
7. Upon issuance of a Crown Title, you are required to notify the Municipal Council.

B. MUNICIPAL COUNCIL:
1. Please complete this form and return it to the applicant. A copy may be taken for your records.
2. This form must be completed for all requests for Crown land within your Municipal planning area boundary.
3. If you have any questions on the proposed development, please contact the applicant directly.
4. Questions pertaining to the processing of applicants may be made to the nearest Regional Land Office.
5. The Department reserves the right to accept an application without an approved Municipal Recommendation Form, when, in the opinion of the Department, the Recommendation Form had not been processed by Council in a timely manner. In such cases, the Regional Lands Office will proceed with referrals in the normal manner, including a referral to the Municipality.

REGIONAL LANDS OFFICES

Department of Environment and Conservation
Eastern Regional Lands Office
Hawley Building, Higgins Line
P.O. Box 8700
St. John’s, NL A1B 4J6
Telephone: (709) 729-2654
Facsimile: (709) 723-6725

Department of Environment and Conservation
Central Regional Lands Office
230 Airport Boulevard,
Fraser Mall, P.O. Box 2222
Gander, NL A1V 2N9
Telephone: (709) 256-1400
Facsimile: (709) 256-1095

Department of Environment and Conservation
Western Regional Lands Office
The Nuts Building,
P.O. Box 2006
1 Riverside Drive
Corner Brook, NL A2H 6J8
Telephone: (709) 637-2392
Facsimile: (709) 637-2905

Department of Environment and Conservation
Labrador Regional Lands Office
The Thomas Building
P.O. Box 2014, Stn. “B”
13 Churchill Street
Happy Valley-Goose Bay, NL
A0P 1E0
Telephone: (709) 896-2488
Facsimile: (709) 896-9566
APPLICATION INFORMATION

SURNAME
GIVEN NAME
MIDDLE NAME
AGE

MAILING ADDRESS

CITY/TOWN
PROVINCE
POSTAL CODE

BUSINESS TELEPHONE
HOME TELEPHONE

ARE YOU A RESIDENT OF THE PROVINCE OF NEWFOUNDLAND AND LABRADOR? [ ] YES [ ] NO

HAVE YOU, YOUR SPOUSE, OR ANY DEPENDENT CHILDREN EVER APPLIED FOR, OR RECEIVED LAND FROM THE CROWN? [ ] YES [ ] NO

IF YES, SPECIFY TITLE NO(s):

PROPOSED TENURE AND USE

TYPE OF APPLICATION
[ ] LEASE
[ ] GRANT
[ ] LICENCE TO OCCUPY

LAND USE

[ ] RESIDENCE
[ ] COTTAGE
[ ] AQUACULTURE
[ ] AGRICULTURE (provide details below)

[ ] COMMERCIAL (provide detailed description below)

[ ] OTHER (provide details below)

COMMERCIAL
INDUSTRIAL
DEVELOPMENT
W/ CONSERVATION AREA GREENSPACE

DESCRIBE BUILDINGS TO BE ERECTED (if applicable)

DIMENSIONS: LENGTH [ ]
WIDTH [ ]

PROPOSED WATER AND SEWAGE FACILITIES (if applicable)

[ ] WELL
[ ] SEPTIC
[ ] MUNICIPAL WATER
[ ] MUNICIPAL SEWER
[ ] OTHER (provide details below)
# Land Description

**The Land is Situated At:**

| BRENNIGAN’S BLVD / KENMOUNT RD |

**In the Electoral District of:**

| PARADISE |

**Is the Land Applied for Located Within Municipal Boundaries?**

- [ ] Yes
- [ ] No

If Yes, you must enclose a Municipal Recommendation Form. If Yes, you must enclose a Municipal Recommendation Form. Note: This form is available from the Municipal Council, Regional Lands Office, and Government Service Centres.

**Approximate Dimensions of the Land**

<table>
<thead>
<tr>
<th>Frontage</th>
<th>Depth</th>
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<tr>
<td>[ ] See Attached</td>
<td>metres</td>
</tr>
<tr>
<td>[ ] See Attached</td>
<td>metres</td>
</tr>
</tbody>
</table>

**Distance to Closest Waterbody**

<table>
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<tr>
<th>Name of Waterbody (if applicable)</th>
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<tr>
<td>BRENNIGAN’S POND</td>
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</table>

**Is the Site Accessible by Road?**

- [ ] Yes
- [ ] No

If No, will the Site Require New Road Construction for Access? If Yes, What Will Be the Approximate Length of the Road? [ ] metres

For Sites Without Road Access, Please Indicate Method of Transportation:

- [ ] Walking
- [ ] A.T.V.
- [ ] Boat
- [ ] Snowmobile
- [ ] Aircraft

For sites without road access, location of access route must be indicated on the map attached to the application and access by A.T.V. must be in accordance with A.T.V. Regulations.

**Is the Site Presently Occupied: Fences, Buildings, Signs, Clearing, Local Understanding?**

- [ ] Yes
- [ ] No

If Yes, State Year Occupation Commenced, Area Occupied and Name of Person who Developed or Occupied the Land

**Are You Aware of Any Evidence of Previous Land Use, Such as Enclosures, Buildings, Signs, Clearing, Local Understanding, Etc.?**

- [ ] Yes
- [ ] No

If Yes, State Year Occupation Commenced, Area Occupied and Name of Person who Developed or Occupied the Land

---

**Description of Land**

Please Note: When your application is accepted by this Department you are required to identify the site in the field by clearly marking your corner posts. If there is a discrepancy between the area marked in the field and the area indicated on the map, the latter shall prevail.

Sketch the land applied for showing distance to prominent nearby features such as buildings, fences, road intersections. Map must also be attached.

**Bounded on North By**

**Bounded on South By**

**Bounded on East By**

**Bounded on West By**

Please Note: It is the policy of the Crown Lands Division to accept applications on a first come, first serve basis. Applications must be fully completed, with a map showing the exact locations of the land applied for together with the application fee. The approved Municipal Recommendation Form from Council, if applicable, must also be attached. Only then will the application be accepted and deemed registerable by this Department.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
Lands Branch
Eastern Regional Lands Office

AUG 28, 2013

CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John's NL
A1B 3N7

Dear Sir/Madam:

RE: APPLICATION NO.: 144243
TYPE: Grant
PURPOSE: Commercial
LOCATION: Paradise

This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document. If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,

LANDS OFFICER
Attachment(s)
LANDS BRANCH
Eastern Regional Lands Office

AUG 28, 2013

DISTRICT MANAGER, FORESTRY BRANCH
Dept. of Natural Resources
Box 13036, Paddy's Pond
S. John's NL
A1B 3V8

This referral has been sent to you for your recommendation. Other referrals have been sent to
the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS
FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION
ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way
without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL
Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John's NL
A1B 3N7

Telephone: (H): [Redacted] (O): 7097822645
Application Number: 144243
Application Type: Grant
Purpose: Commercial Use: Industrial development with greenspace
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number: [Redacted]
Comments: [Redacted]

RECOMMENDATION:

[Redacted] Approval  [Redacted] Refusal  [Redacted] Held for further investigation

COMMENTS:

[Redacted] ONR permits required prior to any harvesting/land clearing

[Redacted] 13-09-04

Signature  729-9170 Phone No.  Date

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
URBAN & RURAL PLANNING DIVISION
Dept. of Municipal Affairs
Box 8700, Confederation Bldg W 1st Flr
St. John's, NL
A1B 4J6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. **YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.**

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8399
St. John's, NL
A1B 3N7

Telephone: (H): [Redacted] (O): 709-782-2645
Application Number: 144243
Application Type: Grant
Purpose: Commercial
Use: industrial development with greenspace
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number: [Redacted]
Comments:

RECOMMENDATION:

___ Approval ___ Refusal ___ Held for further investigation

COMMENTS:

[Redacted]

[Redacted]

Signature  Phone No.  Date

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
NEWFOUNDLAND LABRADOR

Lands Branch
Eastern Regional Lands Office

AUG 28, 2013

HEATHER HICKMAN, MINERAL LANDS DIVISION
DEPT. OF NATURAL RESOURCES
BOX 8700, NATURAL RESOURCES BLDG
ST. JOHN'S NL A1B 4J6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John's NL
A1B 3N7

Telephone: (H): [Redacted] (O): 709-782-2645
Application Number: 144243
Application Type: Grant
Purpose: Commercial
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number: 10 10
Comments:

RECOMMENDATION:

□ Approval  □ Refusal  □ Held for further investigation

COMMENTS:

______________________________
Signature

729 5634
Phone No.

4/2/2014
Date

Section 40(1)
This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

**APPLICATION FOR CROWN LANDS - REFERRAL**

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John's NL
A1B 3N7

Telephone: (H): (O): 7097822645
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Application Type: Grant
Purpose: Commercial
Use: industrial development with greenspace
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number:
Comments:

RECOMMENDATION:

[ ] Approval [ ] Refusal [ ] Held for further investigation

COMMENTS:

[Area is "very wet & boggy". Local inspection completed by me on july. is very familiar with the area and has advised that there are no land use conflicts. The bog maybe]

Amanda Humby 729-0172 Nov 27/13
Signature Phone No. Date

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.

*See attached google earth image*
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atipoffice@gov.nl.ca.
AUG 28, 2013

DON BRENNAN TRANSPORTATION BRANCH
DEPT. OF TRANSPORTATION & WORKS
BOX 21301, WHITE HILLS DEPOT
ST. JOHN’S NL A1A 5G6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John’s, NL
A1B 3N7

Section 40(1)

Telephone: (H): (O): 7097822645
Application Number: 144243
Application Type: Grant
Purpose: Commercial
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number:
Comments:

RECOMMENDATION:

✓ Approval       Refusal      Held for further investigation

COMMENTS:

- The proposed development as per drawing A1D1 is approved. Any changes to this drawing/design then another application will have to be filed.
- Proposed Access/Parking Area along Kenmont Rd Ext. has to be a minimum of 60m from Brennan’s Pond Rd.
- All drainage issues are the responsibility of the applicant. The applicant must provide drainage calculations and design details on how drainage will be handled. Access to be considered a commercial access.

Signature:  Phone No.:  Date: 7/14

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.

- Applicant is advised that the alignment of Kenmont Rd Ext. as depicted on sheet A1D1 is subject to change.

Hewley Building, Higgins Line, Box 8708, St. John’s, NL, A1B 4J6, Phone (709) 729-2654, Facsimile (709) 729-8726

John Brennan July 17/14

17
AUG 28, 2013

MARTHA DRAKE HISTORIC RESOURCES DIV.
DEPT. TOURISM, CULTURE & RECREATION
P.O. BOX 8700
ST. JOHN'S NL A1B 4J6

This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

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APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John's NL
A1B 3N7

Section 40(1)

Telephone: (H): **** (O): 7097822645
Application Number: 144243
Application Type: Grant
Purpose: Commercial Use: industrial development with greenspace
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number: IN/00
Comments:

RECOMMENDATION:

____ Approval _______ Refusal _______ Held for further investigation

COMMENTS:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Signature: 7589  Sept. 4/13
Phone No. Date

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John’s NL
A1B 3N7

Section 40(1)

Telephone: (H): [Redacted] (O): 709-782-2645
Application Number: 144243
Application Type: Grant
Purpose: Commercial
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number:
Comments:

RECOMMENDATION:

[ ] Approval [ ] Refusal [ ] Held for further investigation

COMMENTS:

[ ] Applicant to provide more detail for the location of the proposal. A GIS shape file would be helpful.
[ ] The Department has a proposed interchange to be located in this vicinity. Hard to tell from information provided if it infringes on land required for interchange.
[ ] Town of Paradise should also review proposal.

Signature: [Redacted] Phone No.: 729-3264 Date: Jan 28/14

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.

[Redacted] Building, Higgins Line, Box 8700, St. John’s, Nf. A1B 4H6, Phone (709) 729-2654, Facsimile (709) 729-0726
Government of Newfoundland and Labrador
Department of Environment and Conservation
Howley Building, Higgins Line
P.O. Box 8700
St. John's, NL
A1B 4J6

Attn: Mr. Steve Barnable
Regional Lands Manager (E)

Re: Crown Land Referral
File: 420.00.28.79L

Enclosed please find a Crown Land Referral for Canadian Offshore Investments Ltd.,
Application No.144243.

This Company approves this application subject to the following conditions:

1. The applicant is made aware that Newfoundland Power has a 66,000-volt transmission line constructed within a 15 metre wide easement that traverses the western boundary of the proposed site. A Crown Lands Lease (#71551) was acquired for the protection of this line.

2. No construction of any kind will be undertaken within this easement area. Extreme caution must also be taken to ensure that any equipment utilized by the applicant or his agents does not come in contact with the energized lines.

3. Newfoundland Power will continue to exercise its rights over the easement and assumes no liability for damages, to property owned by the applicant, occasioned by the use of the right-of-way during the normal operations of this Company.

4. If the applicant intends to access the site via our right-of-way, the applicant must first obtain the written consent of this Company. This matter can be reviewed by contacting our Mr. Brian Combsden at 737-5270.
6. Newfoundland Power will not be held responsible for any damages caused by the use of the easement area and the Company will be saved harmless by the applicant from any actions or causes of actions occasioned by the use of that portion of our rights-of-way by the applicant or others.

7. Non compliance of any condition stated, in this letter, will result in an application to a court requiring the applicant to remove any encroachment at the applicant's own expense and to restore the easement area to its original condition.

If you have any questions regarding this application please contact the undersigned at 737-2886.

Yours truly,

\[Signature\]

Brian M. Smith
Property Specialist

/BMS

Encl.

c. B. Combden, NP
This referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the attached schedule. YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION.

Please be advised that the site on the attached map cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: CANADIAN OFFSHORE INVESTMENTS LTD.
P.O. Box 8398
St. John’s NL
A1B 3N7

Section 40(1)

Telephone: (H): [Redacted] (O): 7097822645
Application Number: 144243
Application Type: Grant
Purpose: Commercial
Use: industrial development with greenspace
Location: Paradise
Area (hectares): 16.387
Frontage (metres): 0
Map Number: 
Comments:

RECOMMENDATION:
[ ] Approval [ ] Refusal [ ] Held for further investigation

COMMENTS:
As per the attached letter

Signature: [Redacted]
Phone No.: 237-2886
Date: Sep 04, 2013

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
Hi Alton,

Crown Land Application (CL 144243), for a proposed industrial development, was recommended by Council for approval subject to conditions outlined in an attached Planning Department Report. When referred my way, your attachment was not included. I have left messages for the folks in CL to obtain a copy of the attachment to complete my recommendation - to no avail. I don't suppose you could forward it along my way, could you please?

Thanks,
Kim
Hi Kimberley,

Please find attached the Planning Department Report for Crown Land App (CL 144243) as requested.

Best regards,
Lana

-----Original Message-----
From: Glenda Hindy
Sent: October-04-13 2:20 PM
To: Lana Roberts
Subject: FW: Send data from MFP-Upstairs 10/04/2013 13:21

-----Original Message-----
From: Town of Paradise Upstairs Copier [mailto:toshiba@townofparadise.ca]
Sent: Friday, October 04, 2013 1:21 PM
To: Glenda Hindy
Subject: Send data from MFP-Upstairs 10/04/2013 13:21

Scanned from MFP-Upstairs

Date: 10/04/2013 13:21
Pages: 9
Resolution: 200x200 DPI

No Reply Email Address
PLANNING DEPARTMENT REPORT

TO: Paradise Town Council
FROM: Alton Glenn, Director of Planning and Protective Services
RE: Crown Land Recommendation Form related to Major Project Proposal from COIL.
DATE: August 5, 2013

Please find attached a Crown Land Recommendation Form submitted by Canadian Offshore Investments Ltd (COIL).

COIL owns a large piece of industrially zoned property on the lower side of Bremigen’s Pond. They have held this property for some time, awaiting the right set of economic conditions in which to develop the site. COIL originally acquired the site in order to relocate from their current location and have a larger building and more area for pipe laydown.

Their vision for the property has now changed. They are contemplating the development of a very large “campus style” office complex intended for companies in the offshore industry. The attached e-mail and renderings from Robert Mills of COIL better explains their intentions.

COIL has identified an adjacent piece of Crown land as necessary to their new plans. The piece of Crown Land includes both Industrial General (IG) and Commercial/Light Industrial zonings, as well as Conservation zoning surrounding a stream which feeds Bremigen’s Pond.

I have forwarded the application to the Director of Engineering and Public Works for his input. His comments have been taken into consideration in formulating recommendations for the application.

OBSERVATIONS

The proposal provides a rare opportunity for the Town to make a significant leap forward in many ways. Economically, this installation would immediately become the largest employer in Paradise and dramatically increase the size of the commercial tax base.

The proposed building design intends to work with the existing landscape and utilize the stream bisecting the property as an amenity; protecting it and providing recreational opportunities (walking trail). These early renderings look very similar to installations COIL and other offshore players have built in Europe. Given its
location at the corner of McNamara Drive and Bremigens Boulevard, this building would make a significant positive impact on the built environment of the business park.

RECOMMENDATIONS

There are four options for a municipality as a response to a Crown land Recommendation: 1. Approval 2. Refusal 3. Approval subject to conditions, and 4. Deferred (with reasons provided).

I recommend Approval Subject to the Following Conditions:

1. Referral of the application to the Regional Water Authority, as a regional waterline runs through the COIL property.

2. Referral of the application to the Department of Transportation for comment regarding any impacts in relation to a future overpass in the area.

3. Designs and plans submitted for the property must include protection for the stream and stream buffer as identified by the Town's Conservation zoning. Onsite storm water retention shall be required.

4. It is unclear from the drawing submitted if the lands shown adjacent to the Manuels Access Road fall within the ROW for that route. This Recommendation for Approval would not apply to any lands within such ROW.

5. The western continuation of Kenmount Road may require lands which fall within the identified Crown Land. The Town's Recommendation for Approval is contingent upon the establishment of an agreed upon location for this road extension and identification by the Town of any of the Crown Land required for this purpose.
Newfoundland Labrador

Government of Newfoundland and Labrador
Department of Environment & Conservation

MUNICIPAL RECOMMENDATION FORM FOR CROWN LAND APPLICATIONS
WITHIN MUNICIPAL AND PLANNING AREA BOUNDARIES

THIS FORM MUST BE SUBMITTED WITH YOUR CROWN LANDS APPLICATION
TO THE APPROPRIATE REGIONAL OFFICE

TO BE COMPLETED BY APPLICANT – PART A

<table>
<thead>
<tr>
<th>NAME OF APPLICANT</th>
<th>Canadian Offshore Investments Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAILING ADDRESS</td>
<td>1345 Topsail Rd</td>
</tr>
<tr>
<td>CITY/TOWN</td>
<td>Paradise</td>
</tr>
<tr>
<td>HOME TELEPHONE</td>
<td>NA</td>
</tr>
<tr>
<td>BUSINESS TELEPHONE</td>
<td>782-2645</td>
</tr>
<tr>
<td>FAX/MILE</td>
<td>782-4909</td>
</tr>
<tr>
<td>LAND TO BE USED FOR</td>
<td>Commercial/Industrial Development</td>
</tr>
<tr>
<td>LOCATION OF LAND</td>
<td>Bremigens Pond Industrial Park</td>
</tr>
<tr>
<td>DIMENSIONS OF LAND</td>
<td>F:=100m D:=300m</td>
</tr>
</tbody>
</table>

TO BE COMPLETED BY MUNICIPAL COUNCIL – PART B

DOES YOUR COMMUNITY HAVE
☐ AN APPROVED MUNICIPAL PLAN ☐ CONCEPT PLAN ☐ NEITHER

ACCORDING TO THE DEVELOPMENT REGULATIONS THE AREA APPLIED FOR IS ZONED AS:

IS THE PROPOSED USE A:
☐ PERMITTED USE ☐ DISCRETIONARY USE ☐ A USE NOT INCLUDED IN THE
DEVELOPMENT REGULATIONS (ATTACH COPY OF ZONING MAP
SHOWING LOCATION OF SITE)

DOES THE PROPOSED USE CONFORM TO THE STANDARDS AND
CONDITIONS SET OUT IN THE DEVELOPMENT REGULATIONS? ☐ YES ☐ NO

DESCRIBE THE LAND USE
IN THE SURROUNDING AREA
☐ RESIDENTIAL ☐ COMMERCIAL ☐ AGRICULTURE ☐ UNUSED ☐ OTHER

NORTH SIDE ___________________________ EAST SIDE ___________________________
SOUTH SIDE ___________________________ WEST SIDE ___________________________

IF THE PROPOSED USE WILL CONFLICT WITH EXISTING LAND USE IN THE GENERAL AREA, PLEASE EXPLAIN

__________________________________________________________

INDICATE WHICH OF THE FOLLOWING MUNICIPAL
SERVICES ARE AVAILABLE AT THE SITE
☐ WATER AND SEWER ☐ WATER ONLY ☐ SEWER ONLY ☐ NO SERVICES

DESCRIBE TYPE AND CONDITION
OF THE ROAD TO THE SITE

IS THE ROAD PRESENTLY
MAINTAINED YEAR ROUND ☐ YES ☐ NO
☐ COUNCIL ☐ DEPT. OF TRANSP. AND WORKS ☐ APPLICANT

WILL ROAD EXTENSION OR IMPROVEMENTS
BE NEEDED IF THE APPLICATION IS APPROVED ☐ YES ☐ NO

IN THE OPINION OF THE COUNCIL,
THE LAND APPLIED FOR IS
☐ CROWN ☐ PRIVATE ☐ OWNERSHIP UNCLEAR
IF PRIVATE OR OWNERSHIP UNCLEAR, EXPLAIN IN COMMENTS BELOW. ADDITIONALLY, IF SITE IS PRESENTLY OCCUPIED,
PLEASE GIVE DETAILS.

CONTINUED ON PAGE 2
INSTRUCTIONS

A. APPLICANT:
1. THIS IS NOT A CROWN LANDS APPLICATION FORM
2. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department and no occupation or development of the site is permitted until a formal title document has been issued by the Department.
3. Complete part A of this form and include an accurate sketch of the area requested or attach a map.
4. Submit this form to the office of the Council in which the Crown land you would like to obtain is located.
5. When the Council has completed its recommendation you may submit your application along with this approval form to the appropriate Government Service Centre or Regional Land Office.
6. This form provides Council's recommendation only. Final approval decision on your application is the responsibility of this Department.
7. Upon issuance of a Crown Title, you are required to notify the Municipal Council.

B. MUNICIPAL COUNCIL:
1. Please complete this form and return it to the applicant. A copy may be taken for your records.
2. This form must be completed for all requests for Crown land within your Municipal planning area boundary.
3. If you have any questions on the proposed development, please contact the applicant directly.
4. Questions pertaining to the processing of applicants may be made to the nearest Regional Lands Office.
5. The Department reserves the right to accept an application without an approved Municipal Recommendation Form, when, in the opinion of the Department, the Recommendation Form had not been processed by Council in a timely manner. In such cases, the Regional Lands Office will proceed with referrals in the normal manner, including a referral to the Municipality.

REGIONAL LANDS OFFICES

Department of Environment and Conservation
Eastern Regional Lands Office
Hoyt Building, Hoggins Line
P.O. Box 8700
St. John's, NL A1B 4S6
Telephone: (709) 729-2654
Facsimile: (709) 729-0726

Department of Environment and Conservation
Central Regional Lands Office
230 Airport Boulevard,
Fraser Mills, P.O. Box 2212
Gander, NL A1V 2N9
Telephone: (709) 256-1480
Facsimile: (709) 256-1095

Department of Environment and Conservation
Western Regional Lands Office
The Nelson Building,
P.O. Box 2006
1 Riverside Drive
Corner Brook, NL A2H 6J8
Telephone: (709) 637-2393
Facsimile: (709) 637-2705

Department of Environment and Conservation
Labrador Regional Lands Office
The Thomas Building,
P.O. Box 2014, Stn. "B"
13 Churchill Street
Happy Valley-Goose Bay, NL
AR 1E9
Telephone: (709) 896-2488
Facsimile: (709) 896-6566
Good Day Rod and Alton,

Please accept our submission to Council for recommendation to obtain Crown Land adjacent to our COIL property in Bremigens Pond Industrial Park, Paradise.

Please find attached:

1. Completed form: “Municipal Recommendation Form For Crown Land Applications Within Municipal And Planning Area Boundaries”;
2. Work-in-progress diagrams of proposed COIL Bremigens Pond Campus showing usage of the conservation area and green space; and
3. Diagram showing location of requested Crown land under application (adjacent to COIL property).

Background on COIL:
Canadian Offshore Investments Ltd (COIL) is the 100% NL-based owner and developer of the 20-acre COIL Offshore Service Center based at 1345 Topsail Rd, Paradise in St. Annes Industrial Park. The COIL yard hosts a campus-style offshore center with headquarters and facilities for four leading global oil, gas and industrial service companies (Weatherford, VAM Canada, NOV Tuboscope and Univar) as well as COIL’s affiliate companies (East Coast Tubulars, Beattie Industrial, NOSO, Superior Pipe Services and Technical Tubular Services, to name a few). All companies have chosen the COIL center location in order to be strategically based near complimentary and synergistic services aimed at oil and gas activities (ie. “one-stop-shop” concept).

COIL has been strategic in developing campus style, offshore related centers where it is attractive and business-advantaged for leading oil & gas companies to be located, both near related services, customers, amenities and services to support near-by residential areas. Currently, COIL is working short and long term development plans for five global companies, three of which would involve new significant Paradise facilities and/or enhancements within COIL properties. Additionally, COIL has been engaged with significant development proposals for local operators, including ExxonMobil and others.

Proposed COIL Bremigens Pond Campus complex:
COIL (who is the owner of 25 acres at Bremigens Pond) has made significant progress on a conceptual study and design for a Bremigens Pond Campus complex (see attached – work in progress), utilizing leading architectural and engineering firms. The campus consists of a combination of office complexes, amenities areas, covered parking garages, break-out meeting facilities, developed landscaped public green space, and existing preserved natural foliage and cover.

The Bremigens Pond Campus complex is currently based upon almost 60,000 m³ office space, occupancy of approximately 5000 people and approximately 1500 covered parking spaces. The complex is conceptually designed to meet LEED requirements.
A Phase 2 development, not currently shown on the diagram, will include an additional 10,000m³ office space and approximately 250 covered parking spaces.

**Requirement for Crown Land conservation area:**
The key component in the conceptual design of the COIL Bremigens Pond Campus complex is the conservation area and greenspace. This area serves as the center piece, both aesthetically and functionally, for the design of the complex. The building layouts provide a natural progression and flow towards the stream and conservation area, accentuated by the curving design of the building exteriors AND the noted green roof terraces on the buildings themselves. A pedestrian bridge would cross the stream, joining two office complexes, while providing a vantage point for the conservation area itself. Furthermore, located just south of the area, are built-in meeting rooms, utilizing the natural exiting contours of the grade. These break out rooms provide a direct vantage point into the conservation area itself. A series of walking trails and outdoor vantage points continue through this area and would connect to potential concourse trails that may be developed by Town of Paradise or others.

From our analysis and study of similar campus complexes (including those in Norway), it is critically advantageous that a natural area be incorporated into the design, providing an attractive aesthetic while protecting, sustaining and showcasing the natural habitat.

I hope this has outlined the basis of our requirement for the crown land noted, and the significant positive impact that we anticipate for the area and Town of Paradise.

I would be pleased to discuss this with you in greater detail, or answer any questions you may have, and am available at your convenience.

Thanks & Regards,
Robert

COIL

Robert Mills, P.Eng
Vice President – Operations
COIL Group of Companies
(709) 782-2645 Ext 228
(709) 689-9022 Cell
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
Hi Paul,

Please see CL recommendation attached. In processing the referral, I had made several attempts to request the referenced document attachments from the CL office (municipal recommendation), but never received them. I eventually requested and received them directly from the municipality.

It would appear that the land use designation and zoning accommodates the proposal, with exception of the "conservation" portion which is proposed to be integrated sensitively in the design, to the satisfaction of the municipality (conditions) and in accordance with ENVC requirements. This is a comprehensive proposal for a large tract of land and, subject to conditions, appears to meet the approval of the Town in consideration of its Municipal Plan and Development Regulations.

Kim

---

Hi Paul,

That application is in my queue, but I have not yet had opportunity to review it. I will share my recommendations regarding zoning as soon as I can.

Kim

---

Hi Kim,

Please let me know the zoning requirements for Crown Lands Application No. 144243 by Canadian Offshore Investments Ltd.

It's over 10 hectares thus need to know if exemption applies if "is land that will be developed entirely within an area designated for that purpose in a development plan"

Thanks,

Paul Carter
Environmental Scientist
October 15, 2013

Mr. Steve Barnable
Crown Lands Division (E)
Dept. of Environment and Conservation
Howley Building, Higgins Line
P.O. Box 8700
St. John's, NL
A1B 4J6

For: Office Complex/Corporate Campus
At: Paradise, Bremigan's Pond
From: Canadian Offshore Investments Ltd.

Dear Mr. Barnable

This application was referred to us and it has been determined that registration is required under Section 36(1)(a) of the Environmental Assessment Regulations, 2003.

Environmental assessment registration is required for the 16 hectare corporate campus/buildings in Paradise on a wetland area zoned conservation near Bremigen's Pond.

Please be aware that under provisions of the Environmental Protection Act, SNL 2002, cE-14.2, the undertaking may not proceed and other government agencies may not issue any required authorizations until a decision is rendered by the Minister.

If you have any questions regarding this matter please contact Paul Carter at (709) 729-0188, toll free at 1-800-563-6181 or email at pcarter@gov.nl.ca.

Sincerely,

Bas Cleary
Director
Environmental Assessment Division

P.O. Box 8700, St. John's, NL, Canada, A1B 4J6, t 709.729.4211, f 709.729.5518, www.gov.nl.ca
November 13, 2013

Canadian Offshore Investments Ltd
P.O. Box 8398
St. John's, NL A1B 3N7

PROTECTED ROAD ZONING REGULATION

Dear Sir/Madame:

Your application to the Department of Environment and Conservation (Lands Branch) for Crown Land at Bremigan’s Pond has been referred to me for comments. The reason for this is that the land in question is located alongside, the TCH & the CBS bypass which are Protected Roads under the above regulations.

I wish to advise you that all development within 100M of the center line of this section of the highway requires a permit from this office. In order that proper consideration may be given to your proposal, you are required to complete the enclosed form and return it to this office. Loss of time and inconvenience may be saved by paying particular attention to the notes at the bottom of the form concerning plans and marking of the site.

You will note that the form constitutes a Preliminary Application only. The resulting decision will inform you whether or not you may develop the site for the use proposed. You will, thereby, be saved the cost and inconvenience of having detailed plans prepared in the event that your application is refused.

A decision cannot be made on your Crown Lands application until they receive a reply from this office.

Sincerely,

[Signature]
John Ralph
Regional Support Supervisor

JR/ce
Cc: Crown Lands app # 144243.
MEMO

Date: December 2, 2013

To: Department of Environment and Conservation
   Eastern Regional Lands Office

From: Susan George
      Water Resources Technician, Water Investigation Section

Re: Application#144243/File# 1025292
    Canadian Offshore Investments Ltd. – Commercial [Industrial
    Development with Greenspace] (Paradise)

Recommendation: Approval (Conditional)

The proponent must apply to this Division for a permit under Section 48 of the Water Resources Act for any work, inclusive of but not limited too, construction work in a wetland, stream crossings, stream diversions or other work in any body of water (including wetland) prior to the start of construction. In all other areas, the proponent should maintain a minimum 15 metre wide undisturbed buffer along the high water mark of all bodies of water in the area.

Contact: Water Investigations Section (709) 729-2945

Water and Sewer
The proponent must obtain a permit under Sections 36 & 37 of the Water Resources Act for water or sewer installation or extension prior to the start of construction.
Contact: Community Water & Wastewater Section (709) 729-4048

Application forms, fee schedules and guidelines are available from the Department’s Web site at http://www.gov.nl.ca/env/water

Please contact 729-2945 if additional information is required.

Sincerely,

Susan George
To: Gary Spencer

An application has been received from Canadian Offshore Investments Ltd., of P.O. Box 8398, St. John's, NL A1B 3N7 for permission to develop under:

Protected Road Zoning Regulations

Type of Development: Industrial Development with Green Space
Location: Morrissey's Ridge, Paradise, CB
          Industrial Development with Green Space near Morrissey's Ridge, Paradise

Enclosures: Application Form and Location Plan

NOTE: IF NO REPLY IS RECEIVED WITHIN 30 DAYS OF THE DATE OF THIS REFERRAL, YOU CONCURRENCE WILL BE ASSUMED.

Date: June 10/14

To: Regional Support Supervisor

Recommendations:

☑ Approved      ☐ Refused      ☐ Held for further investigation

The proposed development as per drawing A101 (attached) is approved. Any changes to sheet A101 design, another application will have to be filed.

Proposed access/parking area along Kenmount Rd. ext has to be a minimum of 60m from Bremner's Pond Rd.

All drainage issues are the responsibility of the applicant. Applicant to provide drainage calculations and design details on how drainage will be handled. Access to be considered a commercial access (see attached) applicant is advised the amount of Kenmount Rd. ext as depicted on sheet A101 is subject to change.

Signature

Date: June 10/14

Service NL, Government Service Centre, P.O. Box 8700, St. John's, NL A1B 4M
Phone (709) 729-1699 Facsimile (709) 729-7312

Enclosures
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atipoffice@gov.nl.ca.
APPLICATION ACKNOWLEDGMENT
Protected Road Zoning Regulations

Date: January 21, 2014

John Ralph
Government Service Centre
P.O. Box 8700
St. John's, Newfoundland
A1B 4J6

RE: Proposal to Develop an Industrial Development with Green Space, Morrissey's Ridge, Paradise, Conception Bay, NL.

The Government Service Centre has no objections to this proposal provided the following stipulations are adhered to:

General
1. The extent of land clearing and grubbing should be restricted such that naturally vegetated buffers between the site and surrounding properties and thoroughfares are maintained.
2. Any existing tree screen concealing the operation from public view is to be maintained.
3. Access to the site must be approved by Department of Transportation and Works.
4. If at any time this operation is deemed to be creating environmental problems, corrective action will have to be taken by the owner/operator, as directed by the Government Service Centre and/or the Department of Environment and Conservation.
5. Application must be made for Fire/Life Safety (Request for Approval of Plans Form) and Building Accessibility (Application for Building Accessibility Registration Form) review/approvals.
6. A development permit will be required from the Government Service Centre under the Protected Road Zoning Regulations for any construction within 400 metres of the centre line of the Trans Canada Highway. (This would include access to the Trans Canada Highway).
7. This application is to be referred to the Department of Environment and Conservation, Environmental Assessment Division, as development will require that the applicant register the undertaking for examination under the Environmental Assessment Act and must not receive provincial approval until discharged under the Act.

Waste
1. All waste material shall be considered, prior to disposal, for reuse, return or recycling.
2. All waste material generated during the construction and operation of the facility is to be placed in suitable refuse containers and removed to an approved waste disposal site on a weekly basis, with the approval of Service NL and site owner/operator.
3. Derelict vehicles, scrapped equipment and other debris is not to be stored on site. Such material is to be removed to an approved waste disposal site or scrap yard on a regular basis, with the approval of the site owner/operator.
4. The site is to be kept neat and tidy at all times.
5. Any cut brush should be chopped/shredded, burnt on-site or removed to an approved waste disposal site for burning with the approval of the Department of Natural Resources and/or the owner/operator of the waste disposal site.
6. Tires and used or waste oil is not to be used to aid in the burning of brush.
7. Measures shall be implemented to contain floating debris during any construction at the facility. All floating debris is to be collected on a daily basis and placed in secure storage for subsequent disposal.

Gasoline and Associated Products
1. All fuel storage tank systems, other than those connected to a heating appliance of capacity of 2,500 litres or less, and any proposed fuel cache will require approval by Service NL prior to installation.

Continued......
2. All fuel storage tank system installations other than those connected to a heating appliance of a capacity of 2,500 litres or less are subject to the Storage and Handling of Gasoline and Associated Products Regulations and will require approval by Service NL prior to installation.

3. All fuel storage tank systems connected to a heating appliance of a capacity of 2,500 litres or less must comply with the Heating Oil Storage Tank System Regulations.

4. Storage of Used Oil must be in compliance with the Used Oil Control Regulations.

5. The storage, handling and disposal of used and or waste oil must be in compliance with the Used Oil Control Regulations.

6. Any spill or leak of gasoline or associated product is to be reported immediately to Service NL by calling the Canadian Coast Guard Environmental Emergency line at 772-2083 or 1-800-563-9089.

Other

1. Should future development require the construction of on-site service buildings, application must be made for Fire/Life Safety (request for approval of plans form) and Building Accessibility (application for building accessibility registration form) review/approval, prior to construction.

2. A development permit will be required from Service NL under the Protected Land Zoning Regulations for any construction within 400 metres of the centre line of the Trans Canada Highway. (This would include access to the Trans Canada Highway).

3. Development must not extend within 200 m of a scheduled salmon river without prior registration and release under the Environmental Protection Act, Department of Environment and Conservation, Environmental Assessment Division.

4. Should future development require expansion to more than a total of 50 hectares, the proponent must register the undertaking with the Department of Environment and Conservation, Environmental Assessment Division. Such development shall not proceed until approved under the Environmental Protection Act.

5. On-site stockpiles of treated utility poles and timber are to be stored such that they are not in direct contact with the ground.

Water and Sewer

1. Approved subject to the applicant submitting and receiving approval for plans and specifications for an approved sewage disposal system. These plans must be in conformance with the Sanitation Regulations and Standards of Accepted Practice for On-Site Sewage Disposal System and prepared by an approved designer.

2. Approved subject to the applicant submitting and receiving approval for certified engineering drawings and specifications for the proposed water and sewerage system. The certified engineering drawings and specifications must be in compliance with the Environmental Control Water and Sewerage Regulations and the Guidelines for the Design, Construction and Operation of Water and Sewerage Systems.

3. Approved subject to the applicant submitting plans and receiving approval for the proposed water and sewerage system. Systems in excess of 4546 litres must be in compliance with the Environmental Control Water and Sewerage Regulations and the Guidelines for the Design, Construction and Operation of Water and Sewerage Systems and require certified engineering drawings and specifications. Systems less than 4546 litres must be in conformance with the Sanitation Regulations and Standards of Accepted Practice for On-Site Sewage Disposal System and prepared by an approved designer.

4. This being a remote location is approved for pit privy only. The pit privy is to be constructed as per the attached pamphlet and is not to be located within 30 metres of a water body or watercourse. If applicant wishes to install a septic tank and subsurface sewage system at some future date, plans and specifications must be submitted for approval. These plans and specifications must be prepared by an approved sewage system designer.

5. Should future development require the installation of a subsurface sewage disposal system, the applicant must submit and receive approval for plans and specifications for an approved sewage disposal system. These plans must be in conformance with the Sanitation Regulations and Standards of Accepted Practice for On-Site Sewage Disposal System and prepared by an approved designer.

6. Prior to the installation of any proposed water and sewage systems, the applicant must submit certified engineering drawings for review and approval.

7. The facility is not to be occupied until such time as it is connected to the Town’s water supply and sewage disposal system.

8. Any future facility constructed on-site is not to be occupied until such time as it is connected to the Town’s water supply and sewage disposal system.

Regards,

Rachel Penny, R. Sc. ADWQ
Environmental Protection Officer

P.O. Box 6700, 5 Mews Place, St. John's, NL, Canada A1E 4J6 Phone: (709) 729-2550 Fax: (709) 729-7400
March 3, 2014

Canadian Offshore Investments Ltd.
P.O. Box 8398
St. John's, NL
A1B 3N7

Dear Sir/Madam:

RE: APPLICATION NO: 144243
TYPE: Grant
PURPOSE: Commercial
LOCATION: Paradise

Please be advised that before this Office can further process the above mentioned application some additional information is required from you.

The Department of Transportation and Works is looking for additional detail regarding the exact location of what you are proposing. As well, they have a proposed interchange to be located in this vicinity and need some clarification from you regarding the information you provided and if it will infringe on land required for the interchange. You may contact Bill Skanes at 729-3264 to inquire about the information they are looking for.

If you require any further clarification concerning this matter, please contact this office at the address listed.

Yours truly,

Natasha Ingram

[Signature]

LANDS OFFICER
July 23, 2014

File #13 110787

Mr. Steve Barnable
Regional Lands Manager
Eastern Regional Lands Office
Box 8700, Howley Building
St. John’s, NL A1B 4J6

Dear Mr. Barnable:

RE: PROTECTED ROAD ZONING REGULATIONS

This letter is to inform you that we have no issues with your referral for Crown Land Application # 144243 for Canadian Offshore Investments Ltd and will issue an Approval in Principle if and when we receive a copy of your approval to survey.

For you perusal I have included comment form Transportation & Works and Environmental Investigations.

Yours truly,

[Signature]

Stan Blackmore
Regional Support Supervisor

Attachment
SB/cb
Hi Mary,

I have met with the consultants on this project in the past.

With respect to the SJURRP; if it is not already designated for Urban Development or Regional Industrial, a formal request to change to an appropriate regional designation would be appropriate. We are rolling all such pending requests into a draft amendment to replace the 1976 (as amended) SJURRP Map with a new digitally based Regional Plan Map that recognizes current and proposed Municipal Plan designations. Changes to the SJURRP Regional Land Use Designations would be made on the assumption that there is no regional or provincial interest to prevent the proposal.

For the COIL proposal, the only foreseeable regional or provincial interest that I see is its location at the headwaters of the Waterford Valley and if any the development is beyond 190m elevation. I think it would be important for CBCL and the Town of Paradise to discuss potable water requirements and flows along with storm and waste water management with the downstream municipalities. The potable and waste water would appear to be more of an inter-municipal consideration that would inform any decision to amend the SJURRP map. However, the storm water issues would be a potential provincial interest; we would need concurrence of the Department of Environment and Conservation regarding any proposed storm water management proposals.

I hope this is of assistance,

Corrie
The attached map shows the location of the proposed development as well as the development footprint superimposed on the current zoning. We recently carried out an investigation to refine the limits of the wetland and this is shown on the drawing as a dashed line. The buildings and site features as proposed are designed to fit into the topography and utilize the wetland as an amenity and feature of the development. The use proposed is primarily office space that will includes some commercial space within the proposed buildings, primarily for use by office workers. The trails are proposed to be publicly accessible.

At this time I am writing to all of you to ask for your input on this proposal — from the perspective of your various jurisdictions and responsibilities. We have met with Terry Fleet of DFO and while I was not involved, I am aware that there has been a meeting with staff at Water Resources although I am not certain which staff were involved.

From Municipal Affairs perspective, I would like an interpretation as to whether a Regional Plan Amendment would be required and if so, whether this proposal can be considered as part of the current regional plan amendment that is being prepared in advance of the resurrection of the Regional planning process.

From the perspectives of St. John’s and Mount Pearl, I would request your input on the proposal regarding any concerns you may have as to any potential impacts on the Waterford River. A portion of the area is also located above the 190m contour elevation.

We are currently preparing the amendment document and working out details of an appropriate land use designation, zoning, policies and conditions that would be applied to the development. Certainly from the Town’s perspective, the proposal is welcome as it represents a new approach to developing with environmental considerations at the forefront.

I would be happy to discuss this further with any of you who wish to contact me concerning it.

Mary

Mary Bishop, B.Sc., MURP | SPM Environmental
CBCL Limited 187 Kenmount Road, St. John's, NL A1B 3P9
T: 709-364-8623 x242 | E: maryb@cbcl.ca | F: 709-364-8627 | C: 709-691-5569
W: www.cbcl.ca

“Solving Today’s Problems with Tomorrow in Mind”
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
December 1, 2014

Ann-Marie Cashin
Planner
Town of Paradise
28 McNamara Drive
Paradise, NL
A1N 0A6

Dear Ms. Cashin:

Town of Paradise
Municipal Plan Amendment No. 34, 2014
Development Regulations Amendment No. 85, 2014

In keeping with the requirements of section 15 of the Urban and Rural Planning Act, 2000, staff of the Land Use Division has reviewed the above-noted documents for conformity with provincial interests and law. In our opinion, they do not conflict with any stated provincial policies and I release them from the provincial review. Council may now consider them for adoption and, if it does so, schedule the public hearing.

Please note that the documents and the accompanying map(s) must be certified by a full member or fellow the Canadian Institute of Planners, and must be dated and signed on behalf of the Council.

Yours truly,

[Signature]
Corrie Davis, MCIP
Manager
Land Use Planning, Lands Branch

/ch
November 17th, 2014

Mr. Corrie Davis
Manager of Land Use Planning
Department of Municipal and Intergovernmental Affairs
P.O. Box 8700
St. John’s, NL A1B 4J6

Dear Mr. Davis:

RE: Town of Paradise Municipal Plan Amendment No. 34, 2014 and Development Regulations Amendment No. 85, 2014

Prior to adoption of the above noted amendments and as per the requirements of Section 15 of the Urban and Rural Planning Act, 2000, the Town of Paradise requests that the attached proposed amendments and required information be reviewed for conformity with provincial interests and law.

The proposed amendments are currently not in conformance with the St. John’s Urban Region Regional Plan. As per correspondence on September 19th, 2014, the subject lands will be incorporated into the proposed St. John’s Urban Region Regional Plan map replacement amendment to re-designate the lands in question to Urban Development. The proposed amendments were advertised in The Shoreline on October 9th, 2014, in The Telegram on October 11th, 2014, as well as on the Town’s website from October 14th, 2014, to October 24th, 2014. The notices indicated the proposed amendment documents were available for public review until October 24th, 2014. No comments or objections were received during the public consultation process.

Referrals were also emailed to the City of St. John’s, the City of Mount Pearl, the Department of Municipal and Intergovernmental Affairs, the Department of Environmental and Conservation Water Resources Management Division, and the Department of Fisheries and Oceans Canada. A meeting with the Department of Fisheries and Oceans was held on-site and discussions were incorporated into the amendment. Responses from the Department of Municipal and Intergovernmental Affairs, and Water Resource Division are attached for your reference.

Please contact the undersigned at acashin@townofparadise.ca or (709) 782-1536 should you have any questions. Thank you.
Yours very truly,

TOWN OF PARADISE

\[Signature\]

Ann-Marie Cashin
Planner

Attachments
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
HI Folks,

There appears to have been a conclusion formulated that the Campus proposal requires a regional Plan amendment.

The draft overall map replacement amendment accommodates this.

Given that the proposal was not previously a apart of a SJURRP amendment process we’re referencing it specifically in the text of the overall map replacement amendment.

Does the following wording accommodate / describe the proposal adequately (location and substance) from your perspective?

Thanks.

Corrie

“Regional Industrial” to “Urban Development” near Bremigen's Boulevard in the Town of Paradise to accommodate the development of a business park/office complex (Corporate Campus);
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atipoffice@gov.nl.ca.
Hi Mary,

I have met with the consultants on this project in the past.

With respect to the SJURRP; if it is not already designated for Urban Development or Regional Industrial, a formal request to change to an appropriate regional designation would be appropriate. We are rolling all such pending requests into a draft amendment to replace the 1976 (as amended) SJURRP Map with a new digitally based Regional Plan Map that recognizes current and proposed Municipal Plan designations. Changes to the SJURRP Regional land Use Designations would be made on the assumption that there is no regional or provincial interest to prevent the proposal.

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I hope this is of assistance,

Corrie

---

Corrie Davis, MCIP
Manager, Land Use Planning
Municipal and Intergovernmental Affairs

---

Hello everyone
The Town of Paradise has asked me to assist them with the preparation of an amendment to the Paradise Municipal Plan to accommodate a proposed business park that is located in the southeastern edge of the Town, along either side of a wetland and stream leading into Bremigan’s Pond which is one of the tributaries of the Waterford River.
The attached map shows the location of the proposed development as well as the development footprint superimposed on the current zoning. We recently carried out an investigation to refine the limits of the wetland and this is shown on the drawing as a dashed line. The buildings and site features as proposed are designed to fit into the topography and utilize the wetland as an amenity and feature of the development. The use proposed is primarily office space that will includes some commercial space within the proposed buildings, primarily for use by office workers. The trails are proposed to be publicly accessible.

At this time I am writing to all of you to ask for your input on this proposal - from the perspective of your various jurisdictions and responsibilities. We have met with Terry Fleet of DFO and while I was not involved, I am aware that there has been a meeting with staff at Water Resources although I am not certain which staff were involved.

From Municipal Affairs perspective, I would like an interpretation as to whether a Regional Plan Amendment would be required and if so, whether this proposal can be considered as part of the current regional plan amendment that is being prepared in advance of the resurrection of the Regional planning process.

From the perspectives of St. John’s and Mount Pearl, I would request your input on the proposal regarding any concerns you may have as to any potential impacts on the Waterford River. A portion of the area is also located above the 190m contour elevation.

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I would be happy to discuss this further with any of you who wish to contact me concerning it.

Mary

Mary Bishop, B.Sc., MURP | SPM Environmental
CBCL Limited 167 Keelmound Road, St. John’s, NL A1B 9R0
T: 709-364-8823 x242 | E: maryb@cbcl.ca | F: 709-364-8827 | C: 709-682-9520
W: www.cbcl.ca

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Ann-Marie Cashin

From: Dawe, Paula V <pauladawe@gov.nl.ca>
Sent: October 29-14 10:36 AM
To: Ann-Marie Cashin
Cc: Khan, Haseen
Subject: RE: Municipal Plan Amendment, Town of Paradise

Ann-Marie,

Comments from the Water Resources Management Division:

- The proponent will require a permit under Section 48 of the Water Resources Act for any work, inclusive of but not limited to, stream crossings, bridges, culverts, building or parking lot development and other construction activities in a body of water (including wetland) prior to the start of construction.
- Any effluent or runoff leaving the site will be required to conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003. Contact: Water Rights and Investigations Section (709) 729-2945
- Work is outside of any protected public water supply area.
- There is no flood risk mapping for the Town of Paradise, so no issues with flood zones.
- The development will be serviced with municipal water and sewer. The proponent may require a permit under Section 36 & 37 of the Water Resources Act for such service connections, depending on the size. Contact: Community Water & Wastewater Section (709)729-2558.

Paula Dawe, P.Eng.
Manager
Drinking Water & Wastewater Section, Dam Safety Program

From: Khan, Haseen
Sent: Monday, October 27, 2014 4:34 PM
To: Dawe, Paula V
Subject: Fw: Municipal Plan Amendment, Town of Paradise

Paula;

Can you look into it?
Haseen Khan, P. Eng.
Director
Water Resources Management Division
Department of Environment and Conservation
(709) 729-2563
Sent via Blackberry Bold 9900

From: Ann-Marie Cashin [mailto:acashin@townofparadise.ca]
Sent: Monday, October 27, 2014 04:28 PM
To: Khan, Haseen
Subject: RE: Municipal Plan Amendment, Town of Paradise

Good Afternoon,

I am following up on an email (below) regarding a Town of Paradise amendment. The Town has completed the public consultation process for the amendment and are preparing the documents for provincial review. I have not received any comment from your department to date, however I believe the Department of Municipal and
Intergovernmental Affairs will also refer the documents to your department as part of their review. If you would like to comment on our draft amendment prior to it being sent to Municipal Affairs, please let me know. If you have any questions, or would like me to resend the documents, please do not hesitate to ask.

Thank you,
Ann-Marie

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**From:** Bishop, Mary [mailto:maryb@cbcl.ca]
**Sent:** August-06-14 5:22 PM
**To:** Jewczyk, Stephen; Ken O'Brien; Khan, Haseen; Davis, Corrie; Fleet, Terry
**Cc:** Alton Glenn; Ann-Marie Cashin
**Subject:** Municipal Plan Amendment, Town of Paradise

Hello everyone
The Town of Paradise has asked me to assist them with the preparation of an amendment to the Paradise Municipal Plan to accommodate a proposed business park that is located in the southeastern edge of the Town, along either side of a wetland and stream leading into Bremigan's Pond which is one of the tributaries of the Waterford River.

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From the perspectives of St. John's and Mount Pearl, I would request your input on the proposal regarding any concerns you may have as to any potential impacts on the Waterford River. A portion of the area is also located above the 190m contour elevation.

We are currently preparing the amendment document and working out details of an appropriate land use designation, zoning, policies and conditions that would be applied to the development. Certainly from the Town's perspective, the proposal is welcome as it represents a new approach to developing with environmental considerations at the forefront.

I would be happy to discuss this further with any of you who wish to contact me concerning it.

Mary

---

Mary Bishop, B.Sc., MURP | SPM Environmental
CBCL Limited 187 Kenmount Road, St. John's, NL A1B 3P9
T: 709-364-8623 Ext242 | E: maryb@cbcl.ca | F: 709-364-8627 | C: 709-691-5888
W: www.cbcl.ca

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2

78
February 9th, 2015

Mr. Corrie Davis
Manager of Land Use Planning
Department of Municipal and Intergovernmental Affairs
P.O. Box 8700
St. John’s, NL A1B 4J6

Dear Mr. Davis:

RE: Registration of Amendment - Town of Paradise Municipal Plan Amendment No. 34, 2014 and Development Regulations Amendment No. 85, 2014

The Town of Paradise Municipal Plan Amendment No. 34, 2014 and Development Regulations Amendment No. 85, 2014 are submitted to your office for registration. Please find enclosed the following documents associated with this amendment:

- Two copies of the amendments being submitted for registration;
- Two stamped copies of the Council adoption and approval forms;
- Affidavit of Objections (no objections);
- Copies of the newspaper public consultation and public hearing notices; and
- A notice of cancellation of the scheduled public hearing.

Please note the public hearing was cancelled as no written submissions were received within the designated time period.

Should you have any questions, please feel free to contact the undersigned at 782-1536.

Yours very truly,

TOWN OF PARADISE

Ann-Marie Cashin
Planner

Attachments
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
March 6, 2015

Ann-Marie Cashin
Planner
Town of Paradise
28 McNamara Drive
Paradise, NL A1L 0A6

Dear Ms. Cashin:

PARADISE
Municipal Plan Amendment 34, 2014
Development Regulations Amendment No. 85, 2014

I am pleased to inform you that the Town of Paradise Municipal Plan Amendment No. 34, 2014 and Development Regulations Amendment No. 85, 2014, as adopted by Council on the 16th day of December, 2014, have now been registered.

Council must publish a notice in the Newfoundland and Labrador Gazette within 10 days of this letter. The Amendments come into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. Notices must be submitted a week in advance. Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen’s Printer, P.O. Box 8700, St. John’s, and NL, A1B 4J6).

Council’s registered copies of the Amendments are enclosed. As they are legal documents, they should be reserved in a safe place.

Yours truly,

[Signature]
Corrie Davis, MCIP
Manager
Land Use Planning, Lands Branch

Encls.
/ch
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
URBAN AND RURAL PLANNING ACT, 2000

NOTICE OF REGISTRATION
TOWN OF PARADISE
MUNICIPAL PLAN
AMENDMENT No. 34, 2014
DEVELOPMENT REGULATIONS
AMENDMENT No. 85, 2014

TAKE NOTICE that the TOWN OF PARADISE Municipal Plan Amendment No. 34, 2014 and Development Regulations Amendment No. 85, 2014, adopted on the 16th day of December, 2014 and approved on the 20th day of January, 2015, have been registered by the Minister of Municipal and Intergovernmental Affairs.

In general terms, the amendments re-designate land on Bremigens Boulevard from Residential, Industrial General, Rural and Conservation to Commercial/Light Industrial under the Town of Paradise Municipal Plan, 2004 and from Residential Subdivision Area (RSA), Industrial General (IG), Rural (RURAL), and Conservation (CON) to Commercial/Light Industrial (CL/L) under the Town of Paradise Development Regulations, 2004. The amendments also re-designate lands in this area to Conservation under the Municipal Plan and Conservation (CON) under the Development Regulations in order to better represent the true wetland area. Further, the amendments will add new policies to the Municipal Plan and Development Regulations respecting the development of business parks and office buildings in the Commercial/Light Industrial designation and zone.

The amendments come into effect on the day that this notice is published in The Newfoundland and Labrador Gazette. Anyone wishing to inspect a copy of Municipal Plan Amendment No. 34, 2014 and Development Regulations Amendment No. 85, 2014 may do so at the Paradise Town Hall, 28 McNamara Drive, during normal hours of operation.

TOWN OF PARADISE
Terrilynn Smith, Town Clerk
Mar 20

NOTICE OF REGISTRATION
TOWN OF PARADISE
MUNICIPAL PLAN
AMENDMENT No. 23, 2014
DEVELOPMENT REGULATIONS
AMENDMENT No. 61, 2014

TAKE NOTICE that the TOWN OF PARADISE Municipal Plan Amendment No. 23, 2014 and Development Regulations Amendment No. 61, 2014, adopted on the 16th day of December, 2014 and approved on the 20th day of January, 2015, have been registered by the Minister of Municipal and Intergovernmental Affairs.

In general terms, the amendments facilitate an extension to the Octagon Industrial Park on land located at the rear of McNamara Drive and Kemmount Road. The amendments re-designate this property from Open Space Recreation to Industrial General under the TOWN OF PARADISE Municipal Plan, 2004 and from Open Space Recreation (OSR) to Industrial General (IG) under the TOWN OF PARADISE Development Regulations, 2004.

The amendments come into effect on the day that this notice is published in The Newfoundland and Labrador Gazette. Anyone wishing to inspect a copy of Municipal Plan Amendment No. 23, 2014 and Development Regulations Amendment No. 61, 2014 may do so at the Paradise Town Hall, 28 McNamara Drive, during normal hours of operation.

TOWN OF PARADISE
Terrilynn Smith, Town Clerk
Mar 20

TRUSTEE ACT

ESTATE NOTICE

IN THE MATTER of the Estate and Effects of Late OLIVE BUDDEN of the Town of Gambo, in the Province of Newfoundland and Labrador, Retired Person, Deceased.

All persons claiming to be creditors of or who have any claims or demands upon or affecting the Estate of OLIVE BUDDEN, the aforesaid deceased, who died at Town of Gander, in the Province of Newfoundland and Labrador on or about the 9th day of August, 2012, are hereby requested to send particulars thereof in writing, duly attested, to the undersigned Solicitor for the Administrator of the Estate on or before the 2nd day of April, 2015 after which date the Administrator will proceed to distribute the said Estate having regard only to the claims of which he shall then have had notice.

DATED at the Town of Gander, Newfoundland and Labrador, this 12th day of March, 2015.

BONNELL LAW
Solicitor for the Administrator
PER: R. Archibald Bonnell

ADDRESS FOR SERVICE:
P.O. Box 363
218 Airport Boulevard
Gander, Newfoundland A1V 2E1
Tel: (709) 651-4949
Fax: (709) 651-4951

Mar 20 & 27
May 01, 2015

Mr. Steve Barnable
Crown Lands Division (E)
Dept. of Environment and Conservation
Howley Building, Higgins Line
P.O. Box 8700
St. John's, NL
A1B 4J6

For: Office Complex / Corporate Campus
At: Paradise, Bremigan's Pond
From: Canadian Offshore Investments Ltd.

Dear Mr. Barnable:

This application was referred to the Environmental Assessment Division and it has been determined that registration is NOT required under Section 47 of the Environmental Protection Act, SLN 2002, cE-14.2.

Environmental assessment registration is not required for a 16 hectare corporate campus/buildings in the Town of Paradise in an area zoned Commercial / Light Industrial. Please be advised, this letter supersedes the one sent to you on October 15, 2013 (File Ref. No. 200.20.2239).

Please be aware that this Department must be notified of any significant changes to the undertaking. All proponents are required to comply with all relevant legislation including permits and approvals from this Department and any other municipal, provincial or federal regulatory authorities.

If you have any questions regarding this matter please contact Paul Carter at (709) 729-0188, toll free at 1-800-563-5181 or email pcarter@gov.nl.ca.

Sincerely,

Bas Cleary
Director
Environmental Assessment Division

c.c. Mr. Robert Mills, COIL Group of Companies
TO: ARLENE YOUDEN, EASTERN REGION  
FROM: MITCHELL MORAN, COORDINATOR OF LAND EVALUATION  
DATE: JULY 2, 2015  
SUBJECT: Canadian Offshore Investments Ltd., E - 144243  
File #: (1-25292)  

The valuation for the above mentioned Crown Land application located at Paradise is:

<table>
<thead>
<tr>
<th>Land Area:</th>
<th>14.2137 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Frontage:</td>
<td>00.0000 m</td>
</tr>
<tr>
<td>Land Use:</td>
<td>Industrial Lot</td>
</tr>
</tbody>
</table>

Land Value: $1,850,000.00 (Updated on TRACTS)

This valuation may either increase or decrease, depending on the submission of a legal survey. If you have any other questions regarding this matter, please feel free to contact me at 729-3893.

MITCHELL MORAN  
Coordinator of Land Evaluation
Potential copyright material

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GRANT

Under the provisions of subsection (1) of Section 4 of the Lands Act, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, Her Majesty the Queen in Right of Newfoundland and Labrador (hereinafter called the "Crown") represented herein by the Honourable the Minister of Environment and Conservation for the Province of Newfoundland and Labrador (hereinafter called the "Minister") does hereby GIVE AND GRANT unto

Canadian Offshore Investments Ltd.

in the Province of Newfoundland and Labrador (hereinafter called the "Grantee") its successors and assigns ALL THAT piece or parcel of land situate and being at Paradise, as more particularly described in Schedule A and delineated on Schedule B attached hereto (which schedules form part of these presents), together with all appurtenances, EXCEPTING AND RESERVING nevertheless to the Crown out of this present Grant all minerals both metallic and non-metallic, limestones, granite, slate, marble, gypsum, mica, clay, sand, gravel, building stone, volcanic ash, post, soil, coal, natural gas, naturally-occurring oil and related hydrocarbons in and under the said piece or parcel of land TO HAVE AND TO HOLD (except as before excepted) unto the said Grantee, its successors and assigns forever;

YIELDING AND PAYING unto the Crown as the price and consideration of the said land the sum of $390,000.00 at the time of signing and delivery thereof.

PROVIDED that this present Grant is also upon the condition that the said land shall be held under and subject to all regulations and provisions of the Lands Act, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, and to such statutes and regulations as are now in force or which may at any time hereafter be made by law for the improvement or cultivation of lands within the Province of Newfoundland and Labrador.

PROVIDED ALSO that this present Grant is subject to an easement (hereinafter the "easement area") as identified in Schedules A and B of these presents; any development of the easement area by the Grantee, its successors and assigns, without the prior written consent of the Easement Holder may result in the Easement Holder removing all unauthorized structures within the easement area and restoring the easement area to its original condition at the cost and expense of the Grantee

AND it is further provided that in consideration of the issuance of this Grant by the Minister and the Government of Newfoundland and Labrador, the Grantee, its successors and assigns hereby indemnify and save harmless the Minister and the Government of Newfoundland and Labrador from and against any and all manner of claims, damages, losses, costs and charges whatsoever occasioned to or suffered by or imposed upon the Minister and the Government of Newfoundland and Labrador directly or indirectly in respect of any matter or thing in consequence of or in connection with, or arising out of the occupancy or use of the land herein described or any buildings and erections thereon by the Grantee in connection with the occupancy or use of the same by the Grantee or in respect of any accident, damage or injury to any person, animal or thing by them or on account of the same except and to the extent that such claims, damages, losses, costs and charges arise or are caused by the negligence of any servant or agent of the Minister and the Government of Newfoundland and Labrador while acting within the scope of their duties or employment. The Covenants of the Grantee for indemnity herein contained shall extend to all damages and claims for damage by reason of improper or faulty erection or construction of structures erected or installed on or in the land herein described or in connection therewith by the Grantee, its servants or agents, and by reason of an insufficiency in said structures and whatever or not the same have been approved by the Minister and the Government of Newfoundland and Labrador, their servants or agents.

AND it is further provided that, in case the Grantee, its successors or assigns shall make default in the performance of any of the provisions or conditions herein contained, including an unauthorized use of the said lands, then the Crown shall have the right of re-entry which right shall not affect any right of action arising from this Grant.
AND it is further provided that the Grantee shall be aware that there is a 66,000-volt transmission line constructed within a 15 metre-wide easement (7.5 metres on both sides of the centre line) that traverses the front boundary of the demised premises.

AND it is further provided that the Grantee shall ensure that no construction of any kind is undertaken within the transmission line easement area.

AND it is further provided that the Grantee shall ensure that the grade of the easement area is not altered.

AND it is further provided that the Grantee is advised that no vehicular access is permitted beneath the transmission line and that the only access approved is pedestrian.

AND it is further provided that Newfoundland Power Inc. will continue to exercise its rights over the easement area.

AND it is further provided that Newfoundland Power Inc. will not be held responsible for any damages caused by the use of the easement area and the Company will be saved harmless by the Grantee from any actions or causes of actions occasioned by the use of that portion of the Company's right of way by the Grantee or others.

AND it is further provided that the Grantee, its successors or assigns, hereby forever releases the Minister, his servants and agents, from any and all liability arising from or related to any defect and/or omission that may be identified in the survey description and/or plan attached hereto as Schedules A and B. The Grantee further agrees that it shall have no recourse against the Minister, his servants or agents, if the said survey description and/or plan for the demised land are found to be defective in any way.

AND it is further provided that except for the land hereby granted, the issuance of this Grant by the Minister of Environment and Conservation does not constitute an acknowledgement of any right, title or interest in or to any of the other parties identified in the survey description and plan attached hereto as Schedules A and B.

IN WITNESS WHEREOF the Parties have executed this Indenture.

SIGNED AND SEALED
by the Minister of Environment and Conservation and
the Seal of the Department of Environment and Conservation
was affixed on the 3rd day of July 2007.

Witness

Minister of Environment and Conservation

ANN MARIE BARTOW
A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2013.

SIGNED AND SEALED
by the Grantee on the 19th day of June A.D. 2007.

Witness

Grantee

PETER BURRELL
A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2008.
SCHEDULE “A”

ALL that piece or parcel of land situate and being north of Manuels Access Road at Paradise, Newfoundland and Labrador, in the electoral district of Topsail and being bounded and abutted as follows, that is to say:

BEGINNING at a point north of Manuels Access Road and on the southern side of a Proposed Access Road at Paradise, said point having coordinates of North 5 263 775.978 metres and East 315 064.869 metres in the Modified Three Degree Transverse Mercator Projection for the province of Newfoundland & Labrador, Zone Two;

THENCE running along Crown Land, south zero degrees twelve minutes twenty-two seconds east, two hundred and fifty-two decimal two eight six metres;

THENCE turning and running along the northern limit of Newfoundland Power Transmission Line, 15.00 metres wide, south sixty-eight degrees thirty-three minutes ten seconds west, four hundred and eighty-eight decimal two three five metres;

THENCE turning and running along Crown Land, north eighteen degrees twenty-one minutes twenty-three seconds east, three hundred and sixty-eight decimal five one metres;

THENCE north thirty-four degrees forty-eight minutes zero seven seconds east, one hundred and twelve decimal seven two seven metres;

THENCE turning and running along the southern side of a Proposed Access Road, along the arc of a counter-clockwise curve one hundred and fifty-one decimal six eight zero metres long with a radius of two hundred and ten decimal two five zero metres on a chord bearing and distance of south seventy-seven degrees fifty-seven minutes twenty-six seconds east, one hundred and forty-eight decimal four one three metres;

THENCE north eighty-one degrees twenty-two minutes thirty-one seconds east, one hundred and twenty-nine decimal four three two metres, more or less, to the point of commencement and containing an area of twelve decimal zero zero zero hectares, more or less, as shown on the attached plan.

Subject to a waterline easement, six decimal zero zero metres wide, running through the property, as shown on the attached plan.

All bearings are Grid bearings referred to Grid North. All distances are horizontal ground distances.
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