Dear [Redacted],

Re: Your request for access to information under Part II of the Access to Information and Protection of Privacy Act, 2015 [Our File #: MA/57/2016]

On June 16, 2016, the Department of Municipal Affairs received your request for access to the following records/information:

"Any and all records, in any medium or format, which pertains to the application and/or approval of a Commercial Outfitting License under Application Number 136846/File Number 4007608/PID 10098634/ROW ID 157525. Information to include, but shall not be limited to, all accounting records with respect to the billing of, and payment of, Crown Land Rental Fees."

I am pleased to inform you that a decision has been made by the Deputy Minister for the Department of Municipal Affairs to provide access to the requested information. Please note that some information contained within the records has been refused in accordance with the following exceptions to disclosure, as specified in the Access to Information and Protection of Privacy Act, 2015 (the Act):

Section 40 – Disclosure harmful to personal privacy
s.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.

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 ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the Act. 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.

The address and contact information of 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

P.O. Box 8700, St. John’s, NL, Canada A1B 4J8 t 709.729-6528 f 709.729-4475
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.

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 feel free to contact me by telephone at 729-6528 or by e-mail at scottwinters@gov.nl.ca.

Sincerely,

Scott Winters
Manager of Accountability / ATIPP Coordinator
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LICENCE
FOR OCCUPANCY OF CROWN LAND
for the purpose of
Non-Consumptive Adventure Tourism

Under the provisions of Subsection 6(1) 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 issue a LICENCE FOR OCCUPANCY (hereinafter called the "Licence") unto

MABELLE LABRADOR VENTURES INC.

in the Province of Newfoundland and Labrador (hereinafter called the "Licence Holder") his/her or their heirs, executors, administrators and assigns ALL THAT piece or parcel of land delineated in the attached Schedule A, and being situate at Lac Brule (hereinafter called the demised premises), comprising an area not to exceed 1 hectares, TO HAVE AND TO HOLD the demised premises unto the Licence Holder for the term of five (5) years from the 27th day of July, A.D. 2011, SUBJECT to the reservations, terms and conditions hereinafter set out;

YIELDING AND PAYING unto the Crown as the price and consideration of the said Licence the sum of $500.00 per year for the (5) year term of the Licence, the first payment to be made on the execution of this Licence;

PROVIDED that the Licence Holder covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule B and Schedule C of these presents;

AND FURTHER PROVIDED that this Licence shall not be assigned or conveyed without the prior written consent of the Minister and then only on such terms and upon payment of such fees as the Minister may prescribe.

SIGNED by the Licence Holder
on the 27th day of MAY, A.D. 2011

SIGNED by the Minister of Environment and Conservation
on the 27th day of JULY, A.D. 2011.

Minister of Environment and Conservation
Name: Mabille Labrador Ventures Inc.
Licence No.: L-136846
Location: Lac Brule
Map No.: 13D/03

SCALE 1:12,500

Boundaries and positions of features are approximate
SCHEDULE B

1. The Licence does not authorize the Licence Holder to enter upon private land, to dispute private claims to land, or to obstruct any public right-of-way.

2. The Licence does not convey the right to extract any minerals including, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, peat, coal, natural gas, petroleum or salt from or under the demised premises.

3. The Licence Holder shall pay and discharge all taxes and charges that may be levied by any Municipal, Provincial or Federal authority on or in respect to the demised premises.

4. The Licence constitutes the approval of the Lands Branch, Department of Environment and Conservation only and does not waive the required consent of other government departments or agencies.

5. The Licence Holder, hereby indemnifies and saves harmless the Minister and the Government of Newfoundland and Labrador of and from 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 demised premises by the Licence Holder in connection with the occupancy or use of the same by the Licence Holder or in respect of any accident, damage or injury to any person, animal or thing by from or on account of the same. The Covenants of the Licence holder 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 demised premises herein described or in connection therewith by the Licence Holder and by reason of an insufficiency in said structures and whether or not the same have been approved by the Minister and the Government of Newfoundland and Labrador, their servants or agents.

6. The Licence Holder shall display on the demised premises and in a conspicuous manner a sign containing the Licence number.

7. The demised premises shall be kept neat and tidy to the satisfaction of the Minister.

8. Disposal of garbage on the demised premises or underwater is not acceptable and shall be disposed of at an approved waste disposal site or burned in an acceptable manner with the written permission of the Department of Environment and Conservation.

9. The Licence is subject to the condition that the demised premises shall be holden upon, under and subject to all other regulations and conditions of the Lands Act, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, and to such regulations as are now in force or which may at any time hereafter be made by law.

10. Should the Licence Holder, the heirs, executors, administrators and assigns default in the performance of any of the provisions herein contained, the Minister may give thirty (30) days notice for the termination of this Licence, and upon the expiration of the thirty (30) days, this Licence shall cease and the Licence Holder shall forthwith vacate the demised premises.

11. In the event the Licence is cancelled or not renewed, the Licence Holder shall remove all buildings, structures and personal property from the demised premises and restore the demised premises to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation within ninety (90) days from the date of cancellation or expiration. Should the Licence Holder fail to comply with this condition, the Minister may remove or demolish all buildings, structures and personal property remaining on the demised premises and restore the demised premises in any manner the Minister sees fit, and the costs incurred by the Minister in the removal or demolition and restoration of the demised premises shall be recovered from the Licence Holder as a debt due to the Minister. Furthermore, the indemnity contained in Condition 5 of this Licence shall remain in full force and effect until all structures and property are removed or demolished and the demised premises is restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation.
12. If during the term of the Licence the Minister requires the demised premises for any reason the Licence may be terminated after thirty (30) days written notice and the Licence Holder shall have the demised premises restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation and the Licence Holder shall indemnify and save harmless the Minister against any loss, cost or damage resulting directly or indirectly from the Licence Holders use, occupation or restoration of the demised premises.

13. The failure of the Crown to insist upon strict performance of any of the covenants and provisos contained in this Licence shall not be deemed a waiver of any rights or remedies that the Crown may have or a waiver of any subsequent breach or default.

14. The Licence Holder shall permit access to the demised premises at all times by Officers authorized by law or by the Minister.

15. This Licence shall be governed by and construed in accordance with the laws of the Province of Newfoundland and Labrador.
SCHEDULE C

LTO NON-CONSUMPTIVE ADVENTURE TOURISM

1. The buildings must be temporary as permanent buildings are not permitted.

2. The land is to be used for Non-Consumptive Adventure Tourism establishment as licenced under the Tourist Services Regulations of the Department of Tourism, Culture and Recreation.

3. Development shall commence within the first year and be completed within two (2) years in accordance with a development plan approved by the Tourism Branch of the Department of Tourism, Culture and Recreation. An extension to the development period may be approved for a maximum period of one (1) year.

4. The establishment must not be inoperative for a period in excess of two (2) consecutive years without the prior approval of the Minister.

5. Gasoline or other volatile liquids must be stored in accordance with the regulations of the Department of Government Services, Government Service Centre.

6. The Licence Holder must not cut, remove or allow to be cut any timber other than that which is necessary for the construction of any buildings.

7. Sewage disposal facilities are to be installed in accordance with the Sanitary Regulations and Specifications of the Department of Government Services, Government Service Centre.

8. A firebreak, six (6) metres wide, shall be maintained around all buildings.

9. The Licence Holder must comply with all regulations as may be in effect to prevent the start of forest fires.

10. The buildings shall have a fire resistant roof surface and any chimney(s) are to be equipped with a functional spark arrester.

11. The Licence Holder shall ensure that all guests are familiarized with the Wildlife Act, the Fisheries Act and the Regulations under each Act. Any breaches of these Acts or Regulations are to be immediately reported to the Minister.

12. If the Licence Holder is in default of any of the covenants contained in this Licence or if the Licence Holder is convicted of an offence under the Wildlife Act, R.S.N. 1970, c.400 the Crown may at its sole and absolute discretion cancel this Licence by delivering to the Licence Holder notice in writing to that effect, and upon such deliver the Licence shall cease.

13. Pursuant to subsection 7(1) of the Lands Act, a reservation fifteen (15) metres wide, is to be maintained around all waterbodies and the Licence Holder covenants and agrees that:

a. the Licence does not authorize the Licence Holder to occupy the said reservation;

b. cutting of trees or development of any type on this reservation is prohibited unless an application to develop is duly processed and approved by the Minister.

c. all buildings must be constructed not less than thirty (30) metres from the high water mark.
SCHEDULE C

14. The Licence Holder is not permitted to access the site by All-Terrain Vehicles excepted in accordance with the Motorized Snow Vehicles and All-Terrain Vehicles Regulations. Contravention of the Regulations shall constitute grounds to revoke the Licence.

15. The issuance of this Licence does not commit Government to the issuance of a Licence for the purposes of constructing a designated access trail pursuant to the Lands Act and the Motorized Snow Vehicles and All-Terrain Vehicles Regulations.

16. This Licence is subject to the condition that no buffer zone protection shall be provided restricting other developments within eight (8) kilometres of the demised premises.

17. The issuance of a Grant pursuant to this Licence will not be permitted.
APPLICATION FOR CROWN LANDS

FOR DEPARTMENT USE ONLY

APPLICATION NO. 136746
FILE NO. 4007668
DATE REGISTERED July 13 2010
INITIAL

RECEIVED OCT 01 2010

DEPT. ENVIRONMENT 
LAND MGT. DIVISION

Newfoundland 
Labrador
Environment and Conservation

APPLICANT INFORMATION

SURNAME MC DONALD GIVEN NAME MARIO
MAILING ADDRESS LABRADOR VENTURES INC
CITY/TOWN 346 BEVERLY ST. LABRADOR CITY
PROVINCE NFLD

ARE YOU A RESIDENT OF THE PROVINCE OF NEWFOUNDLAND AND LABRADOR? ☑ YES ☐ NO
ARE YOU AN EMPLOYEE OF THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION? ☐ YES ☑ NO
HAVE YOU, YOUR SPOUSE, OR ANY DEPENDENT CHILDREN EVER APPLIED FOR, OR RECEIVED LAND FROM THE CROWN? ☑ YES ☐ NO

PROPOSED TENURE AND USE

TYPE OF APPLICATION ☑ LEASE ☐ GRANT ☐ LICENCE TO OCCUPY
LAND USE ☑ RESIDENCE ☐ COTTAGE ☑ AQUACULTURE ☐ AGRICULTURE (provide details below)
☐ COMMERCIAL (provide details description below) ☐ OTHER (provide details below)

WINTER SNOWMOBILE OFF TRACKS EXPEDITIONS
SUMMER DEPARTURE BY FLOAT PLANES
WINTER BY SNOWMOBILE.

PROPOSED BUILDINGS TO BE ERECTED (if applicable)

DIMENSIONS LENGTH 24' Width 22' (See Photos)

PROPOSED WATER AND SEWAGE FACILITIES (if applicable)

- SERVICE WATER FROM STREAM
- SURFACE SEWAGE AND SEPTIC EFFLUENT
**LAND DESCRIPTION**

The land is situated at **N 52.08.05 W 62.10.12**

**IN THE ELECTORAL DISTRICT OF**

**LAKE MERIVILLE DISTRICT**

**IS THE LAND APPLIED FOR LOCATED WITHIN MUNICIPAL BOUNDARIES?**

- [□] Yes  [X] 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**

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**IS THE SITE ACCESSIBLE BY ROAD?**

- [□] Yes  [X] No

**IF NO, WILL THE SITE REQUIRE NEW ROAD CONSTRUCTION FOR ACCESS?**

- [□] Yes  [X] No

**FOR SITES WITHOUT ROAD ACCESS PLEASE INDICATE METHOD OF TRANSPORTATION**

- [□] Walking
- [□] ATV
- [□] 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  [X] No

**OCCUPATION AROUND 1982 OLD HIC #10 60478**

**ARE YOU AWARE OF ANY EVIDENCE OF PREVIOUS LAND USE, SUCH AS ENCLOSURES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING, ETC.?**

- [□] Yes  [X] No

**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**

- WATER PARRS ON LANES (NO NAME)

**BOUNDED ON SOUTH BY**

- PART OF SMALL ISLAND AND FOREST (SEE MAP)

**BOUNDED ON EAST BY**

- PART OF SMALL ISLAND AND FOREST

**BOUNDED ON WEST BY**

- STREAM AND WATER SPRING RUN OFF

**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.
SKETCH

USE THE AREA BELOW TO SKETCH THE LAND APPLIED FOR SHOWING DISTANCE TO PROMINENT NEARBY FEATURES SUCH AS BUILDINGS, FENCES, ROAD INTERSECTIONS. MAP MUST ALSO BE ATTACHED.

AFFIDAVIT OF APPLICANT (to be read carefully)

I, NADINE LABRADOR VENTURES, do hereby make oath and declare as follows:

(a) The information contained in this application is true and correct to the best of my knowledge and belief.
(b) I have inspected the land applied for and have found no evidence of occupation (with the exception of No. 6 and/or No. 7 on page 1, where applicable).
(c) I am not aware of any adverse claim to the land applied for by any person(s).
(d) I recognize and accept that I am solely responsible for correctly identifying the parcel of land that is the subject of this application.
(e) I fully understand that acceptance of this application by the Department does not give me any rights or privileges in relation to the land under application.
(f) I FULLY UNDERSTAND THAT THE LAND IS NOT TO BE OCCUPIED UNTIL I RECEIVE A FULLY EXECUTED TITLE DOCUMENT.
(g) I FULLY UNDERSTAND THAT, UNDER SECTION 14 OF THE LANDS ACT, THE MINISTER OF GOVERNMENT SERVICES AND LANDS MAY CANCEL OR REFUSE THIS APPLICATION AT HIS OR HER DISCRETION AT ANY TIME PRIOR TO THE DELIVERY OF A FULLY EXECUTED TITLE DOCUMENT.

Section 40(1)

NOTE: A non-refundable processing fee of ONE HUNDRED DOLLARS ($100.00 plus H.S.T.) must accompany this application. Cheques or money orders are to be made payable to the NEWFOUNDLAND EXCHEQUER ACCOUNT.
# SUMMARY OF AGENCY REFERRALS

**FOR DEPARTMENT USE ONLY**

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**Officers Comments:**

EXISTING LTD. COMM.- ECO TOURISM
within Innu title and a low level training area
previously 440 60478 remote cottages - deceased owner holding.

Jun 20 2010

**Recommendation of Regional Office:**

☑ Approved (Complete section below)  ☐ Refused (Give reason)

5 yr licence to occupy, (50 yr lease option)
- Outfitting -

2010-09-24.

**Area approved:** 1 ha  Frontage: 100m  Consideration/Rental: $500 + HST $500

☐ Lease  ☐ Grant  ☑ Licence  ☐ Other  ☐ Type

**Cabinet approval required:**  ☐ Yes  ☑ No

**Special instructions to surveyor (if any):**

**Departmental decision:**

☑ Approved  ☐ Refused  ☐ Deferred  ☐ To Cabinet

**Special instructions:** INNU NATION CONSULTED BUT DID NOT REPLY.

**Date:** Oct 5/10  
**Director of Lands Management**
Special Conditions of Approval:

- Caution - Enforce National Law -

Date ____________________________

Regional Lands Manager

Special Title Conditions:

Date ____________________________

Regional Lands Manager
Dear Sir:

RE: APPLICATION NO.: 136846
TYPE: Licence
PURPOSE: Commercial Outfitters Camp
LOCATION: Lac Brule
RENTAL FEE: $500.00 (plus 13% HST)

Your application has been approved for a Licence to Occupy for a term of 5 year(s).

Enclosed are duplicate draft licence documents that must be signed and dated by you in the spaces provided. Please note, as you are an incorporated company, you must have the signatures of two current directors on the documents or one current director’s signature and a corporation stamp.

Due to the fact this site has been developed without benefit of title issued from the Crown a $500.00 fee has also been levied against your application.

Both signed documents must be returned to this Department together with your annual rental of $500.00 (plus 13% HST) and the document preparation fee of $200.00. Your 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 Licence will be forwarded to you upon registration in the Registry of Crown Titles. Should you require further information, please contact this office at the address listed.

Yours truly,

[Signature]

PAUL AYLWARD
REGIONAL LANDS MANAGER

PA/ld

Enclosures

cc  Government Service Centre
    Mineral Lands Division
    Water Resources Division
    Dept. of National Defence
    Forestry Division
    Culture and Heritage Division
    Fisheries and Oceans Canada
    Tourism Division
    Innu Nation
    Dept. of Labrador and Aboriginal Affairs
LIST OF REFERRAL CONDITIONS

Water Resources Division

1. Contact: Water Investigations Section (709)729-2945.

2. The proponent must maintain a minimum 15 metre wide undisturbed buffer along the high water mark of all bodies of water in the area. If any work is necessary within this buffer, the proponent must apply to this Division for a permit under Section 48 of the Water Resources Act.

Fisheries & Oceans Canada

1. See attached pamphlet.

Crown Lands Division

1. See attached Caution Notice.

Government Service Centre

1. See attached terms and conditions.
<table>
<thead>
<tr>
<th>Folder</th>
<th>Property</th>
<th>People</th>
<th>Info</th>
<th>Fee/Charge</th>
<th>Process</th>
<th>Document</th>
<th>File</th>
<th>Inspection Req</th>
<th>Comment</th>
<th>Attachment</th>
</tr>
</thead>
</table>

### Property Information

- **Name:** Mobile Laboratories Ventures Inc.
- **License Type:** Title
- **Type of Use:** Non-Consumptive Hunting
- **File Number:** 6766983
- **Partial Fee:** $0
- **Term:** 3
- **Area:**

### Registration Details

- **In Date:** Jul 29, 2011
- **Issued By:** MAFIK BIRDIFY
- **Expires:** Jul 27, 2015
- **Group:** Lands Branch
- **Parent ID:** 157525
- **Previous ID:**
- **Row ID:** 173095

### License Details

- **Indications:**
- **Violations:**
- **Properties:**
- **Permit:**
- **Due:** $0.00
Documents returned from ADM (not signed) then forwarded to Reg Garland, may require new condition, February 25, 2011, W.Dawe.


Documents forwarded to Paul Aylward, June 14, 2011, W.Dawe.

Documents forwarded to P. Aylward, has LUA been checked, July 12, 2011, W.Dawe.
From: Durno, Lynn  
Sent: 19 July, 2011 3:13 PM  
To: Aylward, Paul C.  
Subject: Appl #136846 - Mabille Labrador Ventures Inc.  

Paul,

Wayne Dawe sent the LTO documents back here again. This time it was with the question "has the LUA been checked?". I remember that you informed HO that we check this for every application in the RLC stage and have been doing so for some time. I checked the file and, yes, we did check the LUA. I made a notation on the application that the LUA was checked and forwarded the docs back to Wayne Dawe. Unfortunately, this application was first sent before we were informed to make a note to the application that we were checking the LUA (even though we were doing it).

I hope it was okay for me to send the docs back, even though the note was addressed to you. However, I did check the file and the LUA was checked, and this applicant has been waiting for some time for his title. If there is a problem, please let me know and I'll ask Records to return the docs.

Lynn  

Lynn Durno  
Lands Officer I  
Crown Lands Division  
Dept. of Environment and Conservation  
P.O. Box 3014, Station B  
Happy Valley-Goose Bay NL A0P 1E0  
Telephone No. (709)896-2488  
Facsimile No. (709)896-9566
Lynn Dumo  
Lands Officer I  
Crown Lands Division  
Dept. of Environment and Conservation  
P.O. Box 3014, Station B  
Happy Valley-Goose Bay NL A0P 1E0  
Telephone No. (709)896-2488  
Facsimile No. (709)896-2566

From: Dawe, Wayne  
Sent: November 1, 2010 9:12 AM  
To: Durno, Lynn  
Subject: RE: Incorporated Company

Lynn, Looks okay, however, there would appear to be only one director with this company. The following is our requirements for signatures.

**Commercial Title Signatures**

If the Company seal is **affixed** we require only **one signature**, however that person must be listed as a director on the Registry of Deeds CADO system.

or

If the Company seal is **not affixed**, we require **two signatures** unless the Registry of Deeds CADO system shows only one director.

Wayne Dawe  
Manager of Crown Lands Administration (A)  
Department of Environment and Conservation  
Howley Building  
Higgins Line  
P.O. Box 8700  
St. John's, NL  
A1B 4J6  
Phone: (709) 729-3174  
Fax: (709) 729-4381
Hi,

Paul asked me to have you review the attached approval letter and licence document for Mabille Labrador Ventures Inc. Is the wording appropriate?

Thanks,

Lynn

Lynn Dumo  
Lands Officer I  
Crown Lands Division  
Dept. of Environment and Conservation  
P.O. Box 3014, Station B  
Happy Valley-Goose Bay NL A0P 1E0  
Telephone No. (709)896-2488  
Facsimile No. (709)896-9566
**Newfoundland Labrador**  
**Environment and Conservation**  
**APPLICATION FOR CROWN LANDS**

**FOR DEPARTMENT USE ONLY**

<table>
<thead>
<tr>
<th>Application No.</th>
<th>136 846</th>
<th>Receipt No.</th>
<th>280 4184</th>
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<tbody>
<tr>
<td>File No.</td>
<td>4007602</td>
<td>Amount</td>
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<tr>
<td>Date Registered</td>
<td>July 1 2010</td>
<td>Indicated on Plan No.</td>
<td></td>
</tr>
<tr>
<td>Initial</td>
<td></td>
<td>Topo No.</td>
<td>15 03 12</td>
</tr>
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</table>

**APPLICATION INFORMATION**

<table>
<thead>
<tr>
<th>Surname</th>
<th>MC DONALD</th>
<th>Given Name</th>
<th>MARIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>NA</td>
<td>Business Phone</td>
<td>NA</td>
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<tr>
<td>City/Town</td>
<td>NA</td>
<td>Postal Code</td>
<td>NA</td>
</tr>
<tr>
<td>Province</td>
<td>NA</td>
<td>Country</td>
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</tr>
<tr>
<td>Cell:</td>
<td>NA</td>
<td>Home Phone</td>
<td>NA</td>
</tr>
</tbody>
</table>

- Are You a Resident of the Province of Newfoundland and Labrador? [ ] Yes  [ ] No
- Are You an Employee of the Department of Environment and Conservation? [ ] Yes  [ ] No

- If Yes, Specify Title No(s). [ ]

**PROPOSED TENURE AND USE**

- Type of Application: [ ] Lease  [ ] Grant  [ ] Licence to Occupy
- Land Use: [ ] Residence  [ ] Cottage  [ ] AgriCulture  [ ] AgriCulture (Provide details below)
- [ ] Commercial (Provide detailed description below)  [ ] Other (Provide details below)

**Site and Cottage for EcoTourism**
- Winter snowmobile off tracks expeditions
- Summer departure by float planes
- Winter by snowmobile

- Describe Buildings to be Erected (if applicable)
  - Dimensions: Length 24'7" Width 22'7" (See Photos)

- Proposed Water and Sewage Facilities (if applicable)
  - Service water from stream
  - Surface sewage and septic evaluation
LAND DESCRIPTION

The land is situated at

AND

IN THE ELECTORAL DISTRICT OF

LAKE MERIVILLE DISTRICT

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, & GOVERNMENT SERVICE CENTRES

APPROXIMATE DIMENSIONS OF THE LAND

1 ACRE APPROXIMATE 25 M

DISTANCE TO CLOSEST WATERBODY 35 m

NAME OF WATERBODY: [ ]

IS THE SITE ACCESSIBLE BY ROAD? ☑ YES ☐ NO

IF NO, WILL THE SITE REQUIRE NEW ROAD CONSTRUCTION FOR ACCESS? ☑ YES ☐ NO

IF YES, WHAT WILL BE THE APPROXIMATE LENGTH OF THE ROAD? [ ]

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

Section 40(1)

If YES, your occupation commenced area occupied and name of person who developed or occupied the land

 occupation around 1987, old lic, ftb 604.78

ARE YOU AWARE OF ANY EVIDENCE OF PREVIOUS LAND USE, SUCH AS FENCES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING, E.C.? ☑ YES ☐ NO

Section 40(1)

If YES, your occupation commenced area occupied and name of person

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

WATER 1/2 ARROWS ON LAKES (NO NAME)

BOUNDED ON SOUTH

PART OF SMALL ISLAND AND FOREST (SEE MAP)

BOUNDED ON EAST

PART OF SMALL ISLAND AND FOREST

BOUNDED ON WEST

STREAM AND WATER SPRING RUN OFF

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.
AFFIDAVIT OF APPLICANT (to be read carefully)

I, DAVID LABRADOR VENTURE, do hereby make oath and declare as follows:

(a) The information contained in this application is true and correct to the best of my knowledge and belief.
(b) I have inspected the land applied for and have found no evidence of occupation (with the exception of No. 6 and/or No. 7 on page 1, where applicable).
(c) I am not aware of any adverse claim to the land applied for by any person(s).
(d) I recognize and accept that I am solely responsible for correctly identifying the parcel of land that is the subject of this application.
(e) I fully understand that acceptance of this application by the Department does not give me any rights or privileges in relation to the land under application.
(f) I FULLY UNDERSTAND THAT THE LAND IS NOT TO BE OCCUPIED UNTIL I RECEIVE A FULLY EXECUTED TITLE DOCUMENT.

Section 40(1)

Sworn before me
At Labrador City, Sept. 20, 2020.

15th May of April 2020

Section 40(1)

NOTE: A non-refundable processing fee of ONE HUNDRED DOLLARS ($100.00 plus H.S.T.) must accompany this application.

Cheques or money orders are to be made payable to the NEWFOUNDLAND EXCHEQUER ACCOUNT.
## SUMMARY OF AGENCY REFERRALS

<table>
<thead>
<tr>
<th>Approved</th>
<th>Refused</th>
<th>Comments Attached</th>
<th>Date Sent</th>
<th>Date Received</th>
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<td>Sep 03/10</td>
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<td>Dept. of Fisheries and Aquaculture</td>
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<td>Other</td>
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</table>

**Officers Comment:**

**Recommendation of Regional Office:**

- Approved (Complete section below)
- Refused (Give reason)

**Area approved:** 1 ha

**Frontage:** 100m

**Consideration/Rental:** $500

**Approval/Rejection:**

-OUTFITTER - no buffer required

**Date:** 2010-09-24

**Regional Lands Manager:**

- Cabinet approval required
- Yes ☑ No

**Special instructions to surveyor (if any):**

**Departmental decision:**

- Approved
- Refused
- Deferred
- To Cabinet

**Special instructions:**

- INNU NATION CONSULTED BUT DID NOT REPLY

**Date:** Oct 05/10

**Director of Lands Management**
Special Conditions of Approval:

Date

Regional Lands Manager

Special Title Conditions:

Date

Regional Lands Manager
LICENCE
FOR OCCUPANCY OF CROWN LAND
for the purpose of
Non-Consumptive Adventure Tourism

Under the provisions of Subsection 6(1) 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 issue a LICENCE FOR OCCUPANCY (hereinafter called the "Licence") unto

MABILLE LABRADOR VENTURES INC.

in the Province of Newfoundland and Labrador (hereinafter called the "Licence Holder") his/her or their heirs, executors, administrators and assigns ALL THAT piece or parcel of land delineated in the attached Schedule A, and being situate at Lac Brule (hereinafter called the demised premises), comprising an area not to exceed 1 hectares, TO HAVE AND TO HOLD the demised premises unto the Licence Holder for the term of five (5) years from the day of A.D., SUBJECT to the reservations, terms and conditions hereinafter set out;

YIELDING AND PAYING unto the Crown as the price and consideration of the said Licence the sum of $500.00 per year for the (5) year term of the Licence, the first payment to be made on the execution of this Licence;

PROVIDED that the Licence Holder covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule B and Schedule C of these presents;

AND FURTHER PROVIDED that this Licence shall not be assigned or conveyed without the prior written consent of the Minister and then only on such terms and upon payment of such fees as the Minister may prescribe.

SIGNED by the Licence Holder on the 4th day of MAY A.D. 2011

SIGNED by the Minister of Environment and Conservation on the day of A.D.

Section 40(1)
Licence Holder
Applications
Mabille Labrador Ventures
Innu Claim Area
Low_level_Training
L06800
District_Boundary
DIST19b

Location: -185,678.796 5,804,684.371 Meters

Field | Value
--- | ---
ADDRESSLINE2 | Labrador City NL
ADDRESSLINE3 | A2V 1N4
APPLICANT | Mabille Labrador Ventures Inc.
DOCUMENT | <null>
FOLIO | <null>
ISSUEDATE | <null>
KEYWORD | 10098654
LOCATION | Lac Brule
MAP | <null>
PID | 10098654
PURPOSE | Commercial Outfitters Camp
SECRET | LAB
Dear Sir:

RE: APPLICATION NO.: 136846
TYPE: Licence
PURPOSE: Non-Consumptive Adventure Tourism
LOCATION: Lac Brule

Enclosed are duplicate draft licence documents which replace and rescind earlier draft licence documents for Crown Lands application number 136846. Please sign and date the licence documents in the spaces provided and return them to this office for finalization. Please note, as you are an incorporated company, you must have the signatures of two current directors on the documents or one current director’s signature and a corporation stamp.

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 within ninety (90) days of the date of this letter will result in the cancellation of your application.

A copy of the Licence will be forwarded to you upon registration in the Registry of Crown Titles. Should you require further information, please contact this office at the address listed.

Yours truly,

LYNN DURNO
LANDS OFFICER

Enclosure
INTERIM RECEIPT

DIVISION: Crown Lands  Jan. 07 2011
RECEIVED FROM: Mahille, Labrador Ventures Inc.

THE SUM OF: seven hundred sixty five $765.00

IN PAYMENT OF: 1.75% Rental & 1368.00 (11500 + $165 HST) & Document Fee ($300)

INVOICE NO. ----------- CUSTOMER NO. -------------
H.S.T. $15.00 TOTAL $765.00
CHEQUE X CASH MO CC

901
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
DEPT. OF ENVIRONMENT AND CONSERVATION

INTERIM RECEIPT

DIVISION: Crown Lands
RECEIVED FROM: Mobillem Labrador Ventures Inc.
THE SUM OF: Five hundred dollars
IN PAYMENT OF: U.O. Fee for LTD # 136846
INVOICE NO.: CUSTOMER NO.: 
H.S.T. $: TOTAL $: 500.00
CHEQUE X CASH MO CC 
0001
Hi Paula,

Attached is the referral response from Tourism Branch received at the Labrador Regional Lands Office on Sept. 7, 2010 for Crown Lands Application #136846, Mabille Labrador Ventures Inc.

Lynn

Lynn Durno
Lands Officer
Crown Lands Administration Division
Labrador Regional Lands Office
Dept. of Municipal Affairs
2 Tenth Street
P.O. Box 3014, Station B
Happy Valley-Goose Bay, NL
A0P 1E0
Phone 709 896 7948
Fax 709 896 9566
Email ldurno@gov.nl.ca

Hi Lynn,

Do you have a copy of our response back to your office on this one? Can you send a copy, we can't find ours in the boxes. With our luck, it will be in the last box we look.

Paula Devereaux
Outdoor Product Development - Hunting and Fishing
Department of Business, Tourism, Culture and Rural Development
P.O. Box 8700
St. John's, NL
A1B 4J6
Tel: 709-729-6857
Fax: 709-729-0474
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Newfoundland
Labrador

Government of Newfoundland and Labrador
Department of Environment and Conservation

Labrador Regional Lands Office

JUL 13, 2010

DEPT OF TOURISM, CULTURE AND RECREATION
MARY TAYLOR-ASH - ASSISTANT DEPUTY MINISTER
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.

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: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL A2V 1N4

Telephone: [REDACTED]

Application Number: 136946

Application Type: Licence

Purpose: Commercial Outfitters Camp

Location: Lac Brule

Area (hectares): 0.4

Frontage (metres): 0

Map Number: 13D3

Comments:

RECOMMENDATION:

✓ Approval

☐ Refusal

☐ Held for further investigation

COMMENTS:


Signature 176Y 18.07.07

Phone No.

Date

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

P.O. Box 2014, Stn. G, Happy Valley-Goose Bay, NL A0P 1G0, Telephone (709) 898 - 2488, Facsimile (709) 898 - 9566
LICENCE
FOR OCCUPANCY OF CROWN LAND
for the purpose of
Commercial Outfitters Camp

Under the provisions of Subsection 6(1) 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 issue a LICENCE FOR OCCUPANCY (hereinafter called the "Licence") unto

MABILLE LABRADOR VENTURES INC.

in the Province of Newfoundland and Labrador (hereinafter called the "Licence Holder") his/her or their heirs, executors, administrators and assigns ALL THAT piece or parcel of land delineated in the attached Schedule A, and being situate at Lac Brule (hereinafter called the demised premises), comprising an area not to exceed 1 hectares, TO HAVE AND TO HOLD the demised premises unto the Licence Holder for the term of five (5) years from the day of

A.D., SUBJECT to the reservations, terms and conditions hereinafter set out;

YIELDING AND PAYING unto the Crown as the price and consideration of the said Licence the sum of $500.00 per year for the (5) year term of the Licence, the first payment to be made on the execution of this Licence;

PROVIDED that the Licence Holder covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule B and Schedule C of these presents;

AND FURTHER PROVIDED that this Licence shall not be assigned or conveyed without the prior written consent of the Minister and then only on such terms and upon payment of such fees as the Minister may prescribe.

SIGNED by the Licence Holder on the 30 day of December A.D. 2010

SIGNED by the Minister of Environment and Conservation on the day of A.D.
DIVISION: Crown Lands
RECEIVED FROM: Nagille, Labrador Ventures Inc.
THE SUM OF: seven hundred sixty five $765.00
IN PAYMENT OF: Lot Rental $1318.16 (9500 + $681.16) + Document Fee ($85)
INVOICE NO.: 027404
CUSTOMER NO.: 0
H.S.T.: 65.00
TOTAL: 765.00
CHEQUE: X  CASH:   MO:  CC: 901
DIVISION  Crown Lands  Jan 13 2011
RECEIVED FROM  Mobilite Labrador Ventures Inc
THE SUM OF  $500.00
IN PAYMENT OF  U.O. Fee for LTD # 136846
INVOICE NO.  CUSTOMER NO.
H.S.T. $  TOTAL $ 500.00
CHEQUE  X  CASH  MO  CC  P. H. Mudie
0001
MABILLE LABRADOR VENTURES INC.
c/o Mario McDonald
346 Beverly St
Labrador City NL A2V 1N4

Dear Sir:

RE: APPLICATION NO.: 136846
TYPE: Licence
PURPOSE: Commercial Outfitters Camp (Eco-Tourism)
LOCATION: Lac Brule

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,

LYNN DURNO
LANDS OFFICER

Attachment(s)
P.O. Box 3014, Stn. B, Happy Valley-Goose Bay, NL, A0P 1E0, Telephone (709) 896-2488, Facsimile (709) 896-9566
## SCHEDULE OF REFERRAL AGENCIES

<table>
<thead>
<tr>
<th>Name:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dept of Government Services</td>
<td>709-896-5471</td>
</tr>
<tr>
<td>Water Resources Division</td>
<td>709-729-5713</td>
</tr>
<tr>
<td>Dept of Labrador and Aboriginal Affairs</td>
<td>709-729-0166</td>
</tr>
<tr>
<td>Innu Nation</td>
<td>709-497-8155</td>
</tr>
<tr>
<td>Dept of Tourism, Culture and Recreation</td>
<td>709-729-2821</td>
</tr>
<tr>
<td>Martha Drake - Culture &amp; Heritage Div.</td>
<td>709-729-2462</td>
</tr>
<tr>
<td>Dept of Natural Resources - Forestry</td>
<td>709-497-8479</td>
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<tr>
<td>Dept of Natural Resources - Mines</td>
<td>709-729-6408</td>
</tr>
<tr>
<td>Fisheries &amp; Oceans Canada</td>
<td>709-896-6151</td>
</tr>
</tbody>
</table>
NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry. Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Mapping Section, Howley Building, St. John's, Newfoundland.

Users finding errors or omissions can contact the Crown Lands Mapping Section by telephone at 729-0001. Some titles may not be plotted due to Crown Lands volume missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages or matter (including claims or demands for any violation of copyright or intellectual property arising out of any missing or incorrect Crown Land titles, and the Minister, his or her officers, employees and agents) shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For Inquiries please contact a Regional Lands Office.
Corner Brook - 837-2387
Gander - 256-1400
Goose Bay - 896-2488
St. John's - 729-2554
Clarenville - 465-4074
Adoption approved.
Applic is indicating existing
caution since 1982.
Maided location taken
from 1:250,000 mapping
attached to 1 & xn
be in to occupy. ched pre
were all aware of 1 
caution site. as subject
of the applic

2011.02.01.

Mobilie Labrador Ventures Inc.
Site 1
Commercial Application
Mapsheet 13 D/03
February 2/2011
adjust schedule & plot to match location identified by applicant currently. This is existing comp. Updated GIS apply layer and print map for file. No new referrals necessary. Update and copy maps as well.

2011.02.01

return to me when completed.

completed 2011.02.03
Schedule "A"

Licence # L-136846

Name: Mobile Labrador Ventures Inc.
Licence No.: L-136846
Location: Lac Brule
Map No.: 13D/3
MTM Grid NAD: 83
N 5781704
E 190360
Zone: 4
SCALE 1:12,500

Boundaries and positions of features are approximate.
Attached is a letter from Diana Duchesneau of 3Melle Labs to
Ventures Inc. She says that the site we have
indicated on our LTO
docs is incorrect and she
has the correct site attached.
She also says the correct
coordinates were supplied to
this office May 20/2007. I
did bind the attachment (which was loose) in our file
giving N 52 - 08 - 50 W 63 - 10 - 10
coordinates. Were these correct?
Were we also waiting on the
$ 500.00 U.D. fee?
Mrs. Lynn Durno, Lands officer  
Government of Newfoundland and Labrador  
Department of Environment and Conservation  
P.O. Box 3014, Stn.  
Happy Valley-Goose Bay, NL, A0P 1E0

File Reference No 4007608

Madame,

Herewith enclose is our cheque to cover the penalties fee due. Also we were asked to indicate on the premises our licence application number. I’m including pictures to validate it has been done August 13th, 2010.

Regards

Diane Duchesneau for:  
Mario McDonald, pres.
- Spoke to Diane at Mahille Labrador Ventures Inc. She will send the $500.00 U.O. fee.
- She also said that the site indicated on the LTD docs is NOT the correct site. She is going to fax the correct site on a map to my attention.

2011-1-10
April 30th, 2010

Mrs. Lynn Durno, Lands officer
Government of Newfoundland and Labrador
Department of Environment and Conservation
P.O. Box 3014, Stn.
Happy Valley-Goose Bay, NL, A0P 1EO

File Reference No 4001508

Madame,

Please find here enclosed our application for a commercial crown land rental at the
pointed site of existing cottage in view to become an Eco Tourism operator. Also
attached is our business plan, site location maps and photos of the cottage on the site.
Also find Mabille Labrador Ventures Inc. general incorporation documents. If you
have any legal questions, do not hesitate to contact in Labrador City, Mr. Edward
Hearn at Miller and Hearn, barrister

Feel free to contact me at your convenience for any additional details.

Best regards

Mario McDonald, pres.

C/C: Mr. Edward Hearn
**TO**
Mario Mcdonald

**NAME**
Lynn Durno

**TITLE**
Section 40(1)

**DEPT/ORGANIZATION**
Regional Lands Office

**FAX #**
896-9566

**TEL #**
896-2488/2489

**DATE:**
May 7, 2010

**# OF PGS (INCLUDES THIS PG):**
2

**ORIGINAL TO FOLLOW VIA MAIL:**
YES ☐ NO ☐

**MESSAGE**

Please complete the attached form and fax it back to me.

**Thanks!**

**IMPORTANT NOTICE**

If this document was received at your office in error and you are not the intended recipient, please treat this as confidential and notify our office as soon as possible. If you experience any technical difficulty receiving this transmission or the document does not include the correct number of pages as specified above, contact our office at the number(s) below. Thank you for your anticipated cooperation.
I __________________________ of __________________________ __ am authorizing Government Service Centre, Department of Government Services, to charge my credit card the applicable processing fee for the following: (Give details of transaction(s) to be processed)

$113.00 Crown Land Application processing Fee

An additional fee of $5.00 is required if documentation is to be faxed out of the province.

CARDHOLDER NAME: __________________________
CARD NUMBER: __________________________
TYPE OF CARD (VISA/MASTERCARD): __________________________
CARD EXPIRATION DATE: __________________________
AMOUNT AUTHORIZED: $ __________________________
SIGNATURE OF CARDHOLDER: __________________________

P.O. Box 3014, Station "B", Happy Valley-Goose Bay NL Canada A0E 1E0
Please complete the attached Form and Fax it back to me.
# APPLICATION CHECKLIST

<table>
<thead>
<tr>
<th>Checklist items</th>
<th>y/n</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR LANDS OFFICER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application fee paid</td>
<td>y</td>
<td></td>
</tr>
<tr>
<td>Application signed &amp; witnessed</td>
<td>y</td>
<td></td>
</tr>
<tr>
<td>Application form complete</td>
<td>y</td>
<td></td>
</tr>
<tr>
<td>Municipal Rec. Form supplied (if required)</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Map of area enclosed</td>
<td>y</td>
<td></td>
</tr>
<tr>
<td>Sketch completed</td>
<td>n</td>
<td></td>
</tr>
<tr>
<td>Certificate of Incorporation enclosed</td>
<td>y</td>
<td>Copy of LMO info</td>
</tr>
<tr>
<td>Does our policy permit this use in this location</td>
<td></td>
<td><em>To be determined</em></td>
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<tr>
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<tr>
<td>FOR LMO</td>
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<tr>
<td>Area applied for available</td>
<td>y</td>
<td><em>Previous license cancelled</em></td>
</tr>
<tr>
<td>Sufficient information regarding area applied for</td>
<td>y</td>
<td><em>Coordinates provided</em></td>
</tr>
<tr>
<td>supplied (ie. measurements, coordinates)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DEPARTMENT OF GOVERNMENT SERVICES
MOTOR REGISTRATION DIVISION/GOVERNMENT SERVICE CENTER RECEIPT

RECEIPT NO: 2804184      DATE: 2010-05-07

RECEIVED FROM GOVERNMENT SERVICE CENTRE
GSC FEES PAID HVGB
13 CHURCHILL ST.
HV-GOOSE BAY      NL
A0P1E0

THE SUM OF ---- 113.00-- FOR GSC FEES
-- FOR HST 100.00 13.00

FEE CODE: 0123615409940235400000000000
DESC: CROWN LAND APPLICATIONS

APPLICATION FEE MARIO MCDONALD
BATCH NO: 20100507LTVTD045121      CLERK

NOT VALID UNLESS SIGNED BY CLERK
MOTOR REGISTRATION DIVISION WEB SITE ADDRESS www.gs.gov.nl.ca/gs/rev
Government of Newfoundland and Labrador  
Department of Environment and Conservation  
Crown Lands Division  
Labrador Regional Office  

Mrs. Lynn Durno  

Please find herewith attach information fee required for  
The application processing.  

Regards  

Diane Duchesneau  
For Mario McDonald
Business plan presented by
Mario McDonald

Date: April 30, 2010
# Cost of project

1. **Cost of immobilisation and equipment**
   - Cottage: 55,000 $
   - Extension bedroom for 4: 20,000 $
   - Snow mobiles (8): 92,000 $
   - Sleighs (8): 8,000 $
   - Parts equipment: 2,000 $
   - Winter camping equipment: 5,000 $
   - Safety and communication equipment: 2,000 $
   - **Total**: 184,000 $

2. **Exploitation costs**
   - TO BE REFINE AT LATER DATE.
   - Material drops
   - Gas
   - Food
   - Depending numbers of trips and person
1 Description

Mabille Labrador Ventures Inc. (MLV) was incorporated on July 16, 2009, NL corporation no. 60546. The business plan for this enterprise is to become an Eco Tourism operator mainly during mid winter for snow mobile off track adventures in the pristine nature of Labrador West and Lake Melville southern area, Lakes, Rivers and Eskers.

2 Localisation

Situated at N 52.08.05 W 63.10.10,
In the electoral district of Lake Melville

3 Mission and objective

The general idea that support this project, is the protection of the wildlife, specially the Woodland Caribous remaining small herds in the area, buy occupying (travelling on the territory, pushing away the poachers.

Secondly, to promote the Labrador as one of the last north America virgin territory without limits as far as it’s natural beauty, landscape, northern lights skies and the most valuable his residents and their hospitality and friendship.

Our propose operations mode for snow mobile adventurers is on the draft board with the participation of few residents of Labrador City. Their mandate is to evaluate potential routes, destinations and strategic planning for material drop points, support of existing camps along the way.

These local residents are highly experience on snow mobile for years, not to say born on it. Some have participated as racers, support teams, planning and coordination of the world known famous Cain Quest race.
4 Exploitation

We will be proposing 3 to 4 routes south easterly following the landscape of lands and water shade. In convoy of (5) five persons: (3) three guests and (2) two guides or groups of (7) seven: (4) four guests and (3) three guides. This will be presented in an American plan format adjusted to the requirements and logistic of a specific travel destinations. We feel that our expeditions will take between (7) seven to (10) ten days, with resting at the turning point and exploring, sightseeing before returning at Labrador City.

We plan to operate from 6 to 8 weeks or more with shorter destinations, depending of the customers affluence, the weather and snow conditions on lakes, rivers and others.

5 Marketing

We have benchmark the potential of Labrador against Findland Lapland, thru its winter sports business development planning strategy office. I was in Helsinki last April 2009. We believe that Labrador could have a lesser volume in some winter sports, due to its small population infrastructures on the land compare to Finland Lapland. But the Labrador could enjoy the same economic fallouts if we specialized in niche winter sports, like extreme snow mobile expeditions adapted to the North American tastes.

Our commercialisation will take place in specialized snow mobile and outdoor magazines, extreme sports events in USA and Canada. We believe that if Cain Quest race is continued it will be a stepping stone and reference to advertize our product of what can be done in Labrador NL. We also need links/affiliate on the web promoting outdoors safe extreme sports network. We believed that a video material for television and magazines could be done and run on the web and sports channels.

6 Conclusion

As our project started to take place in 2009, depending on your acceptance of our propose project, we will in 2010 continue to plan and potentially have a first group to lay the trails, paths marks, all the way and to the turning point and the return destination in 2011. Hopefully (1) one or (2) two groups should follow there after. During the 2010 fall season we plan to fly a helicopter or plane for visual recognition of places and GPS record.
Lands Branch
Labrador Regional Lands Office

OCT 29, 2010

MABILLE LABRADOR VENTURES INC.
c/o Mario McDonald
346 Beverly St
Labrador City NL A2V 1N4

Dear Sir:

RE: APPLICATION NO.: 136846
TYPE: Licence
PURPOSE: Commercial Outfitters Camp
LOCATION: Lac Brule
RENTAL FEE: $500.00 (plus 13% HST)

Your application has been approved for a Licence to Occupy for a term of 5 year(s).

Enclosed are duplicate draft licence documents that must be signed and dated by you in the spaces provided. Please note, as you are an incorporated company, you must have the signatures of two current directors on the documents or one current director's signature and a corporation stamp.

Due to the fact this site has been developed without benefit of title issued from the Crown a $500.00 fee has also been levied against your application.

Both signed documents must be returned to this Department together with your annual rental of $500.00 (plus 13% HST) and the document preparation fee of $200.00. Your 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.

P.O. Box 3014, Stn. B, Happy Valley-Goose Bay, NL, A0P 1E0, Telephone (709) 896-2488, Facsimile (709) 896-0666
A copy of the Licence will be forwarded to you upon registration in the Registry of Crown Titles. Should you require further information, please contact this office at the address listed.

Yours truly,

[Signature]

PAUL AYLWARD
REGIONAL LANDS MANAGER

PA/Id

Enclosures

cc: Government Service Centre
    Mineral Lands Division
    Water Resources Division
    Dept. of National Defence
    Forestry Division
    Culture and Heritage Division
    Fisheries and Oceans Canada
    Tourism Division
    Innu Nation
    Dept. of Labrador and Aboriginal Affairs
LIST OF REFERRAL CONDITIONS

Water Resources Division

1. Contact: Water Investigations Section (709)729-2945.

2. The proponent must maintain a minimum 15 metre wide undisturbed buffer along the high water mark of all bodies of water in the area. If any work is necessary within this buffer, the proponent must apply to this Division for a permit under Section 48 of the Water Resources Act.

Fisheries & Oceans Canada

1. See attached pamphlet.

Crown Lands Division

1. See attached Caution Notice.

Government Service Centre

1. See attached terms and conditions.
December 30, 2010

Government Newfoundland and Labrador
Department Environment and Conservation
P.O. Box 3014, Stn. B, Happy Valley
Goose Bay (NL) A0P 1EO

Attention: Paul Aylward

File Reference No. 4007608

Sir:

Enclose are two drafts licence documents signed. Also as requested one cheque to cover the annual rental and document preparation.

If you should need more information, do not hesitate to communicate at the above mentioned number.

Mario McDonald, pres.

*Handwritten note*

$500.00
He will call back in a day or two
2011-1-10
Mrs. Lynn Durno, Lands officer
Government of Newfoundland and Labrador
Department of Environment and Conservation
P.O. Box 3014, Stn.
Happy Valley-Goose Bay, NL, A0P 1EO

File Reference No 4007608

Madame,

Following our telephone conversation today, herewith is a copy of map sheet for the above application. We had informed your department May 20th 2009, that the location on the map was misplaced. As of today it still has not been corrected. Our GPS position is N. 52, 08' W. 63 10'.

A cheque shall be in the mail today to cover the penalty.

If more details are required do not hesitate to contact Diane Duchesneau by telephone or Fax. 

Diane Duchesneau for:
Mario McDonald, pres.
Lands Branch
Labrador Regional Lands Office

OCT 23, 2008

Dear Sir,

RE: CROWN LANDS LICENCE #60478, LAC BRULE

CANCELLATION NOTICE

The Licence referenced above has been formally cancelled effective September 22, 2007 and the lands have reverted to the Crown. This results from your failure to renew the Licence as required by its terms and conditions. The lands are now available for public application.

If any property, debris or structures remain on the site they must be removed as per the licences terms and conditions and the lot restored to a condition satisfactory to this department. Failure to comply will result in a penalty of $25.00 for each day the material remains on site or other punitive measures. Any concerns or inquiries related to this action may be directed to this office.

If further information is required please contact this office.

Sincerely,

PAUL AYLWARD
REGIONAL LANDS MANAGER

PA/Id

cc: Supervisor of Records
    Supervisor of Titles – Mapping
    Accountant I

P.O. Box 3014, Stn. B, Happy Valley-Goose Bay, NL, A0P 1E0, Telephone (709) 898-2488, Facsimile (709) 898-9568
PERMIT

for

OCCUPANCY OF CROWN LAND

UNDER SECTION 21.

OF

THE CROWN LANDS ACT, Chapter 71 RSN, 1970 as amended.

Section 40(1)

THIS PERMIT ENTITLES ________________________________

of _____________________________

to occupy CROWN LANDS located at _____________________________

in the District of _____________________________

being more particularly indicated on a map herein for the purpose of REMOTE COTTAGE
Remote Recreation Cottage

1. A Cottage shall be erected within two years from the date the permit is issued.

2. Unless otherwise noted herein, the Cottage shall be situated no closer than 30 m from the highwater mark of any waterbody and no closer than 45 m from any other cottage(s).

3. The Cottage and surrounding grounds shall be kept neat and tidy at all times.

4. A firebreak 6 m wide shall be maintained around the walls of the cottage.

5. The Cottage shall have a fire resistant roof and the permit-holder shall equip the chimney, if any, with a spark arrester in good condition.

6. The permit-holder shall prescribe to such regulations as may be in effect to prevent the start of forest fires and the Cottage must be equipped at all times with a fire extinguisher in servicable condition.

7. The permit-holder shall construct a pit privy in accordance with regulations and specifications set down by the Department of Health.

8. The permit-holder shall remove or bury garbage in a manner satisfactory to the Department of Health.

9. The permit-holder shall comply with the Wildlife Act and report any breach of the Act to the Director of Wildlife.

10. The permit-holder shall apply for Renewal of Permit at least 6 months before the expiration of the permit.

Section 40(1)
SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. A non-refundable fee of $125, payable in advance.

2. This permit does not authorize the permit-holder to enter upon private land, to dispute private claims to land, or to obstruct any public right-of-way.

3. The permit-holder shall not cut trees from the site without a permit from the local Forestry office other than that which is necessary to gain reasonable access and to facilitate development.

4. The permit-holder shall not transfer, assign, sublet or otherwise dispose of the permit (i.e. the permit is not transferable).

5. The permit does not convey the right to extract minerals, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, peat, coal, natural gas and salt in or under the said parcel of land.

6. The permit-holder shall display on the site and in a conspicuous manner a sign containing the permittee's name and permit number.

7. The Crown will accept no liability for improvements carried out on the land in the event the permit to occupy is cancelled or not renewed.

8. If for any reason the permit is cancelled or not renewed any property remaining on the site 90 days after the expiration or cancellation of the permit shall become vested with the Minister of Forest Resources and Lands to be disposed of as the Minister sees fit.

9. The permit-holder agrees to comply in all respects to the additional conditions as may be shown in Schedule A of this permit.


11. The permit shall cease to be valid if the permit-holder fails to comply with the conditions of the permit.

THE PERMIT HOLDER HEREBY AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS OF THIS PERMIT.

[Signature of Permit Holder]

[Signature]

Minister of Forest Resources and Lands

DATE: June 25, 1982

DATE OF ISSUANCE: Aug 23, 1982

Receipt No.: 111
Good morning Lynn

following our phone conversation of early July 10/09. This is to confirm that we are in the process of Inc. in Nfld.

Mr Edward Hearn Q.C. of Labrador City is the Barrister taking action to legally qualify and implant our Project in Labrador.

You can contact the above at [redacted] and/or E Mail him. Any correspondence can be addressed C/C to Mr Hearn

As I will be away until later Sept. 09, you can contact me at [redacted]

Sorry for the delay of response to your letter, but I believe that we are on a fast track at this moment

Best Regards

Mario McDonald

---

Subject: letter
Date: Thu, 21 May 2009 14:45:51 -0230
From: lduuno@gov.nl.ca
To: [redacted]

The attached was mailed to you on May 20, 2009.

Lynn

"This email and any attached files are intended for the sole use of the primary and copied addressee(s) and may contain privileged and/or confidential information. Any distribution, use or copying by any means of this information is strictly prohibited. If you received this email in error, please delete it immediately and notify the sender."
Hi Lynn

Reference our phone conversation please correct my address to [redacted]

I will be out of Canada until mid May 09. In the means time, I will communicate with you by E Mail

A letter will follow as you have suggested to your attention shortly in response of your letter.

Best Regards

Mario McDonald (Mac)
Hi Mario,

We have checked with the Municipal Assessment Agency and there is no such address as

Please refer to your letter dated March 24, 2009 which tells you how to provide information on showing you are a resident of the province of Newfoundland and Labrador.

If you have any questions - please contact me.

Lynn

HI Lynn

reference our phone conversation please correct my address to:

I will be out of Canada until mid May 09. In the means time , I will communicate with you by E Mall

A letter will follow as you have suggested to your attention shorty in response of your letter.

Best Regards

Mario McDonald (Mac)
Date: 2010-09-24

To: Reg Garland

From: PAUL AYLWARD, Regional Lands Manager

Re: A-136846

For your approval.

Take note of LAP’s recommendation. We will need some details on how to implement this and for what areas if it is to be put into place. We’ve received these comments on a number of applications recently.

T: 709-896-2488  F: 709-896-9566
Receiving

have the attached notice forwarded to French Service
and then to translate a copy for
our records.

Lynn

forward on this to DIVD
with 30 day response (within CITA)
device with me as necessary.

returns to RLC when complete
Can we please have the attached document translated? A copy of the translated document can be emailed to me once complete. Is there an estimate of the wait time for the services? Thank you.

Petrina Chubbs
Clerk Typist III
Crown Lands Division
Department of Environment & Conservation Happy Valley-Goose Bay, NL
Tel: (709) 896-2488/2489
AGREEMENT OF SALE

BETWEEN:
hereinafter called "the Seller"

AND
hereinafter called "the Buyer"

Who state and agree as follows:

ASSET SALE

The Seller transfer ownership of the Summer Cottage, at Lac Brule, Newfoundland and Labrador (License 60478)

SALE PRICE

The sale of the summer cottage aforementioned was done for and in consideration of the

IN WITNESS WHEREOF, the parties hereto have executed this agreement in Sept-Îles, province of Québec, on the 1rst of June 2001.

Mario MacDonald, Buyer
CONVENTION DE VENTE

INTERVENUE ENTRE :

Mario McDonald, résidant au ci-après nommé « l'Acquéreur »

ET

Section 40(1)

Lesquels font les déclarations et conventions suivantes, savoir :

VENTE D'ACTIF

Le Vendeur cède à l'Acquéreur le Chalet duc Lac Brulé, territoire de Terre-Neuve et Labrador (permis 60478)

PRIX DE VENTE

La vente du chalet susmentionné est faite pour et en considération payée par l'Acquéreur au Vendeur.

EN FOI DE QUOI, les parties ont conclu les présentes à Sept-Iles, province de Québec, le 1er juin 2001.

Mario McDonald, Acquéreur
Detailed Company Information

Company Name: Mabille Labrador Ventures Inc.

In Good Standing

Company Number: 60546  
Corporation Type: Corporation Category:
Company Status: Active  
Business Type: With Share Capital
Last Annual Return:  
Filing Type: Incorporation With Share Capital
Incorporation Jurisdiction: NL  
Min/Max Directors: 1 / 5
Incorporation Date: 2009-07-16

Additional Information:

(Latest addresses on file)  
Registered Office: Mailing Address:
Mario McDonald  
Same as Registered Office
348 Beverly Crescent  
Labrador
NL Canada
A2V 1N4

Obtain a Certificate of Good Standing (Fee $10.00)

Current Directors

Records Found: 1  
Viewing Rs

Director Name
Mario McDonald

Disclaimer/Privacy  Home

This page and all contents are copyright, Government of Newfoundland and Labrador, all rights reserved.

MABILLE LABRADOR VENTURES INC.  
c/o Mario McDonald  
346 Beverly St  
Labrador City NL A2V 1N4

Dear Sir:

RE: APPLICATION NO.: 136846  
TYPE: Licence  
PURPOSE: Non-Consumptive Adventure Tourism  
LOCATION: Lac Brule

Enclosed are duplicate draft licence documents which replace and rescind earlier draft licence documents for Crown Lands application number 136846. Please sign and date the licence documents in the spaces provided and return them to this office for finalization. Please note, as you are an incorporated company, you must have the signatures of two current directors on the documents or one current director's signature and a corporation stamp.

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 within ninety (90) days of the date of this letter will result in the cancellation of your application.

A copy of the Licence will be forwarded to you upon registration in the Registry of Crown Titles. Should you require further information, please contact this office at the address listed.

Yours truly,

LYNN DURNO  
LANDS OFFICER

Enclosure
MABILLE LABRADOR VENTURES INC.
c/o Mario McDonald
346 Beverly St
Labrador City NL A2V 1N4

Dear Sir:

RE: APPLICATION NO.: 136846
TYPE: Licence
PURPOSE: Non-Consumptive Adventure Tourism
LOCATION: Lac Brule

Enclosed are duplicate draft licence documents which replace and rescind earlier draft licence documents for Crown Lands application number 136846. Please sign and date the licence documents in the spaces provided and return them to this office for finalization. Please note, as you are an incorporated company, you must have the signatures of two current directors on the documents or one current director's signature and a corporation stamp.

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A copy of the Licence will be forwarded to you upon registration in the Registry of Crown Titles. Should you require further information, please contact this office at the address listed.

Yours truly,

LYNN DURNO
LANDS OFFICER

Enclosure
**Durno, Lynn**

**From:** Dawe, Wayne  
**Sent:** April 21, 2011 11:35 AM  
**To:** Durno, Lynn  
**Subject:** RE: Appl #136846

Lynn, Sorry for the delay in responding. The only item would be Schedule C clause 16. Instead of "of the outfitting camp" I would use "of the demised premises."

Wayne Dawe  
Manager of Crown Lands Administration  
Department of Environment and Conservation  
Howley Building  
Higgins Line  
P.O. Box 8700  
St. John's, NL  
A1B 4J6  
Phone: (709) 729-3174  
Fax: (709) 729-4361

---

**From:** Durno, Lynn  
**Sent:** Friday, April 15, 2011 2:59 PM  
**To:** Dawe, Wayne  
**Subject:** Appl #136846

Good afternoon,

We received application #136846, Mabille Labrador Ventures Inc., and documents back for revisions to the documents.

As the title should be for a Non-Consumptive Adventure Tourism, I have revised the documents as such. Would you please review them to see if anything else should be updated before I send them to Mabille for signatures? The documents are on Tracts, last document down...

Thanks,  
Lynn  

Lynn Durno  
Lands Officer I  
Crown Lands Division  
Dept. of Environment and Conservation  
P.O. Box 3014, Station B  
Happy Valley-Goose Bay NL A0P 1E0  
Telephone No. (709)896-2488  
Facsimile No. (709)896-9566

---

21/04/2011
Date: Mar 7/11
To: Wayne Davis
Re: Is this a commercial development or an adventure? I think the latter.

- Schedule should be amended to reflect the latter.
- This is not a hunting or fishing camp.

Department of
Environment and Conservation
MAR 2/4 2011
LABRADOR REGIONAL LANDS OFFICE

1 709.729.3227 1 709.729.3923
This Sheet plus
- The buildings must be
temporary as permanent buildings
are not permitted.
- The licence is subject
to the condition that
no buffer zone protection
shall be provided
restricting other developments
within eight (8) kilometres
of the outfitting camp.

Lynn

Document requiring
revision

2013
LICENSE
FOR OCCUPANCY OF CROWN LAND
for the purpose of
Commercial Outfitters Camp

Under the provisions of Subsection 6(1) 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 issue a LICENSE FOR OCCUPANCY (hereinafter called the "Licence") unto

MABILLE LABRADOR VENTURES INC.

in the Province of Newfoundland and Labrador (hereinafter called the "Licence Holder") his/her or their heirs, executors, administrators and assigns ALL THAT piece or parcel of land delineated in the attached Schedule A, and being situate at Lac Brule (hereinafter called the demised premises), comprising an area not to exceed 1 hectares, TO HAVE AND TO HOLD the demised premises unto the Licence Holder for the term of five (5) years from the day of

A.D., SUBJECT to the reservations, terms and conditions hereinafter set out;

YIELDING AND PAYING unto the Crown as the price and consideration of the said Licence the sum of $500.00 per year for the (5) year term of the Licence, the first payment to be made on the execution of this Licence;

PROVIDED that the Licence Holder covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule B and Schedule C of these presents;

AND FURTHER PROVIDED that this Licence shall not be assigned or conveyed without the prior written consent of the Minister and then only on such terms and upon payment of such fees as the Minister may prescribe.

SIGNED by the Licence Holder
on the day of A.D.,

SIGNED by the Minister of Environment and Conservation
on the day of A.D.

Licence Holder

Minister of Environment and Conservation

Licence Holder
1. The Licence does not authorize the Licence Holder to enter upon private land, to dispute private claims to land, or to obstruct any public right-of-way.

2. The Licence does not convey the right to extract any minerals including, limestone, granite, slate, marble, gypsum, mali, clay, sand, gravel, peat, coal, natural gas, petroleum or salt from or under the demised premises.

3. The Licence Holder shall pay and discharge all taxes and charges that may be levied by any Municipal, Provincial or Federal authority on or in respect to the demised premises.

4. The Licence constitutes the approval of the Lands Branch, Department of Environment and Conservation only and does not waive the required consent of other government departments or agencies.

5. The Licence Holder, hereby indemnifies and saves harmless the Minister and the Government of Newfoundland and Labrador and from any and all manner of claims, damages, losses, costs and charges whosoever 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 demised premises by the Licence Holder in connection with the occupancy or use of the same by the Licence Holder in respect of any accident, damage or injury to any person, animal or thing by from or on account of the same. The Covenants of the Licence holder 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 demised premises herein described or in connection therewith by the Licence Holder and by reason of an insufficiency in said structures and whether or not the same have been approved by the Minister and the Government of Newfoundland and Labrador, their servants or agents.

6. The Licence Holder shall display on the demised premises and in a conspicuous manner a sign containing the Licence number.

7. The demised premises shall be kept neat and tidy to the satisfaction of the Minister.

8. Disposal of garbage on the demised premises or underwater is not acceptable and shall be disposed of at an approved waste disposal site or burned in an acceptable manner with the written permission of the Department of Environment and Conservation.

9. The Licence is subject to the condition that the demised premises shall be held on, under and subject to all other regulations and conditions of the Lands Act, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, and to such regulations as are now in force or which may at any time hereafter be made by law.

10. Should the licence Holder, the heirs, executors, administrators and assigns default in the performance of any of the provisions herein contained, the Minister may give thirty (30) days notice for the termination of this Licence, and upon the expiration of the thirty (30) days, this Licence shall cease and the Licence Holder shall forthwith vacate the demised premises.

11. In the event the Licence is cancelled or not renewed, the Licence Holder shall remove all buildings, structures and personal property from the demised premises and restore the demised premises to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation within ninety (90) days from the date of cancellation or expiration. Should the Licence Holder fail to comply with this condition, the Minister may remove or demolish all buildings, structures and personal property remaining on the demised premises and restore the demised premises in any manner the Minister sees fit, and the costs incurred by the Minister in the removal or demolition and restoration of the demised premises shall be recovered from the Licence Holder as a debt due to the Minister. Furthermore, the indemnity contained in Condition 5 of this Licence shall remain in full force and effect until all structures and property are removed or demolished and the demised premises is restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation.
12. If during the term of the Licence the Minister requires the demised premises for any reason the Licence may be terminated after thirty (30) days written notice and the Licence Holder shall have the demised premises restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation and the Licence Holder shall indemnify and save harmless the Minister against any loss, cost or damage resulting directly or indirectly from the Licence Holders use, occupation or restoration of the demised premises.

13. The failure of the Crown to insist upon strict performance of any of the covenants and provisions contained in this Licence shall not be deemed a waiver of any rights or remedies that the Crown may have or a waiver of any subsequent breach or default.

14. The Licence Holder shall permit access to the demised premises at all times by Officers authorized by law or by the Minister.

15. This Licence shall be governed by and construed in accordance with the laws of the Province of Newfoundland and Labrador.
1. The demised premises is to be used for a commercial hunting and/or fishing establishment as licensed under the Tourist Services Regulations of the Department of Tourism, Culture and Recreation.

2. Development shall commence within the first year and be completed within two (2) years in accordance with a development plan approved by the Tourism Branch of the Department of Tourism, Culture and Recreation. An extension to the development period may be approved for a maximum period of one (1) year.

3. The establishment must not be inoperative for a period in excess of two (2) consecutive years without the prior approval of the Minister.

4. Gasoline or other volatile liquids must be stored in accordance with the regulations of the Department of Government Services, Government Service Centre.

5. The Licence Holder must not cut, remove or allow to be cut any timber other than that which is necessary for the construction of the buildings.

6. Sewage disposal facilities are to be installed in accordance with the Sanitary Regulations under the Public Health Act.

7. Before the 31st day of December in each year during the term of this Licence, the Licence Holder shall provide the Minister of Tourism, Culture and Recreation with a return in the form prescribed by him showing the names and addresses of the persons accommodated at the establishment and such other information as may be required.

8. The Licence Holder shall employ not less than two (2) resident licensed guides for a period of two (2) months between June 1st and November 15th in each year during the term of the Licence.

9. The Licence Holder shall ensure that all guests are familiarized with the Wildlife Act, the Fisheries Act and the Regulations under each Act. Any breaches of these Acts or Regulations are to be immediately reported to the Minister.

10. A firebreak, six (6) metres wide, shall be maintained around all buildings.

11. The Licence Holder shall prescribe to such regulations as may be in effect to prevent the start of forest fires and the building must be equipped at all times with a fire extinguisher in serviceable condition.

12. The cabin shall have a fire resistant roof surface and any chimney(s), are to be equipped with a functional spark arrester.

13. The Licence does not convey any exclusive rights to fishing waters or hunting lands.

14. If the Licence Holder is in default of any of the covenants contained in this Licence or if the Licence Holder is convicted of an offence under the Wildlife Act, R.S.N. 1990, c.400 the Crown may at its sole and absolute discretion cancel this Licence by delivering to the Licence Holder notice in writing to that effect, and upon such delivery the Licence shall cease.
SCHEDULE C

15. Pursuant to subsection 7(1) of the Lands Act, a reservation fifteen (15) metres wide, is to be maintained around all waterbodies and the Licence Holder covenants and agrees that:

a. the Licence does not authorize the Licence Holder to occupy the said reservation;

b. cutting of trees or development of any type on this reservation is prohibited unless an application to develop is duly processed and approved by the Minister;

c. the cabin or lodge must be constructed not less than thirty (30) metres from the highwater mark.

16. The Licence Holder is not permitted to access the site by All-Terrain Vehicles excepted in accordance with the Motorized Snow Vehicles and All-Terrain Vehicles Regulations. Contravention of the Regulations shall constitute grounds to revoke the Licence.

17. The issuance of this Licence does not commit Government to the issuance of a Licence for the purposes of constructing a designated access trail pursuant to the Lands Act and the Motorized Snow Vehicles and All-Terrain Vehicles Regulations.

# This Licence is subject to the condition that no buffer zone protection shall be provided restricting other developments within eight (8) kilometres of the outfitting camp.
LTO NONCONSUMPTIVE ADVENTURE TOURISM

#The buildings must be temporary as permanent buildings are not permitted.

#The demised premises shall be used for a non-consumptive adventure tourism establishment as licensed under the Tourist Services Regulations of the Department of Tourism, Culture and Recreation.

#Development shall commence within the first year and be completed within two (2) years in accordance with a development plan approved by the Tourism Branch of the Department of Tourism, Culture and Recreation. An extension to the development period may be approved for a maximum period of one (1) year.

#The establishment must not be inoperative for a period in excess of two (2) consecutive years without the prior approval of the Minister.

#Gasoline or other volatile liquids must be stored in accordance with the regulations of the Department of Government Services, Government Service Centre.

#The Licence Holder must not cut, remove or allow to be cut any timber other than that which is necessary for the construction of any buildings.

#Sewage disposal facilities are to be installed in accordance with the Sanitary Regulations under the Public Health Act.

#A firebreak, six (6) metres wide, shall be maintained around all buildings.

#The Licence Holder shall prescribe to such regulations as may be in effect to prevent the start of forest fires and the building must be equipped at all times with a fire extinguisher in serviceable condition.

#The buildings shall have a fire resistant roof surface and any chimney(s) are to be equipped with a functional spark arrester.

#The Licence Holder shall ensure that all guests are familiarized with the Wildlife Act, the Fisheries Act and the Regulations under each Act. Any breaches of these Acts or Regulations are to be immediately reported to the Minister.

#If the Licence Holder is in default of any of the covenants contained in this Licence or if the Licence Holder is convicted of an offence under the Wildlife Act, R.S.N. 1970, c.400 the Crown may at its sole and absolute discretion cancel this Licence by delivering to the Licence Holder notice in writing to that effect, and upon such deliver the Licence shall cease.
Pursuant to subsection 7(1) of the Lands Act, a reservation fifteen (15) metres wide, is to be maintained around all waterbodies and the Licence Holder covenants and agrees that:

*the Licence does not authorize the Licence Holder to occupy the said reservation;

*cutting of trees or development of any type on this reservation is prohibited unless an application to develop is duly processed and approved by the Minister.

*all buildings must be constructed not less than thirty (30) metres from the high water mark.

The Licence Holder is not permitted to access the site by All-Terrain Vehicles excepted in accordance with the Motorized Snow Vehicles and All-Terrain Vehicles Regulations. Contravention of the Regulations shall constitute grounds to revoke the Licence.

The issuance of this Licence does not commit Government to the issuance of a Licence for the purposes of constructing a designated access trail pursuant to the Lands Act and the Motorized Snow Vehicles and All-Terrain Vehicles Regulations.
SCHEDULE C

NON-CONSUMPTIVE ADVENTURE TOURISM

1. The land is to be used for Non-Consumptive Adventure Tourism establishment as Licensed under the Tourist Services Regulations of the Department of Development.

2. Development shall commence within the first year and be completed within two (2) years in accordance with a development plan approved by the Tourism Branch of the Department of Development. An extension to the development period may be approved for a maximum period of one year.

3. The establishment must not be inoperative for a period in excess of two consecutive years without the prior approval of the Minister.

4. Gasoline or other volatile liquids must be stored in accordance with the regulations of the Department of Government Services & Lands, Government Service Centre.

5. The Licence holder must not cut, remove or allow to be cut any timber other than that which is necessary for the construction of the buildings.

6. A fifteen metre wide buffer zone of undisturbed vegetation must be maintained between all developments and water bodies.

7. Sewage disposal facilities are to be installed in accordance with the regulations and specifications of the Department of Government Services and Lands, Government Service Centre.

8. Disposal of garbage on the surface of the ground or under water is not acceptable. It must be burned or disposed of at an approved waste disposal site.

9. The Licence holder shall ensure that all guests are familiarized with the Wildlife Act, the Fisheries Act and the Regulations under each Act. Any breaches of these Acts or Regulations are to be immediately reported to the Minister.

10. A firebreak, 6 metres wide, shall be maintained around all buildings.

11. The Licence holder must comply with all regulations as may be in effect to prevent the start of forest fires.

12. The cabin shall have a fire resistant roof surface and any chimney(s), are to be equipped with a functional spark arrester.

13. If the Licence holder is in default of any of the covenants contained in this Licence or if the Licence holder is convicted of an offence under the Wildlife Act, R.S.N. 1970, C.400 the Crown may at its sole and absolute discretion cancel this Licence by delivering to the Licence holder notice in writing to that effect, and upon such delivery the Licence shall cease.
Reg Garland.
As per P. Harri's note.
Feb 11 02 24

Wayne,
If there is no buffer
I think we should
have a condition in to
that effect. It's discussed
with Reg at
Feb 27/11
LICENCE
FOR OCCUPANCY OF CROWN LAND
for the purpose of
Commercial Outfitters Camp

Under the provisions of Subsection 6(1) 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 issue a LICENCE FOR OCCUPANCY (hereinafter called the "Licence") unto

MABLE LABRADOR VENTURES INC.

in the Province of Newfoundland and Labrador (hereinafter called the "Licence Holder") his/her or their heirs, executors, administrators and assigns ALL THAT piece or parcel of land delineated in the attached Schedule A, and being situate at Lac Brule (hereinafter called the demised premises), comprising an area not to exceed 1 hectares, TO HAVE AND TO HOLD the demised premises unto the Licence Holder for the term of five (5) years from the day of A.D., SUBJECT to the reservations, terms and conditions hereinafter set out;

YIELDING AND PAYING unto the Crown as the price and consideration of the said Licence the sum of $500.00 per year for the (5) year term of the Licence, the first payment to be made on the execution of this Licence;

PROVIDED that the Licence Holder covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule B and Schedule C of these presents;

AND FURTHER PROVIDED that this Licence shall not be assigned or conveyed without the prior written consent of the Minister and then only on such terms and upon payment of such fees as the Minister may prescribe.

SIGNED by the Licence Holder

SIGNED by the Minister of Environment and Conservation

on the 30th day of December, A.D. 2010

on the day of A.D. ______

Licence Holder

Minister of Environment and Conservation
SCHEDULE B

1. The Licence does not authorize the Licence Holder to enter upon private land, to dispute private claims to land, or to obstruct any public right-of-way.

2. The Licence does not convey the right to extract any minerals including, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, peat, coal, natural gas, petroleum or salt from or under the demised premises.

3. The Licence Holder shall pay and discharge all taxes and charges that may be levied by any Municipal, Provincial or Federal authority on or in respect to the demised premises.

4. The Licence constitutes the approval of the Lands Branch, Department of Environment and Conservation only and does not waive the required consent of other government departments or agencies.

5. The Licence Holder, hereby indemnifies and saves harmless the Minister and the Government of Newfoundland and Labrador of and from 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 demised premises by the Licence Holder in connection with the occupancy or use of the same by the Licence Holder or in respect of any accident, damage or injury to any person, animal or thing by front or on account of the same. The Covenants of the Licence holder 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 demised premises herein described or in connection therewith by the Licence Holder and by reason of an insufficiency in said structures and whether or not the same have been approved by the Minister and the Government of Newfoundland and Labrador, their servants or agents.

6. The Licence Holder shall display on the demised premises and in a conspicuous manner a sign containing the Licence number.

7. The demised premises shall be kept neat and tidy to the satisfaction of the Minister.

8. Disposal of garbage on the demised premises or underwater is not acceptable and shall be disposed of at an approved waste disposal site or burned in an acceptable manner with the written permission of the Department of Environment and Conservation.

9. The Licence is subject to the condition that the demised premises shall be held upon, under and subject to all other regulations and conditions of the Lands Act, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, and to such regulations as are now in force or which may at any time hereafter be made by law.

10. Should the Licence Holder, the heirs, executors, administrators and assignees default in the performance of any of the provisions herein contained, the Minister may give thirty (30) days notice for the termination of this Licence, and upon the expiration of the thirty (30) days, this Licence shall cease and the Licence Holder shall forthwith vacate the demised premises.

11. In the event the Licence is cancelled or not renewed, the Licence Holder shall remove all buildings, structures and personal property from the demised premises and restore the demised premises to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation within ninety (90) days from the date of cancellation or expiration. Should the Licence Holder fail to comply with this condition, the Minister may remove or demolish all buildings, structures and personal property remaining on the demised premises and restore the demised premises in any manner the Minister sees fit, and the costs incurred by the Minister in the removal or demolition and restoration of the demised premises shall be recovered from the Licence Holder as a debt due to the Minister. Furthermore, the indemnity contained in Condition 5 of this Licence shall remain in full force and effect until all structures and property are removed or demolished and the demised premises is restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation.
12. If during the term of the Licence the Minister requires the demised premises for any reason the Licence may be terminated after thirty (30) days written notice and the Licence Holder shall have the demised premises restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation and the Licence Holder shall indemnify and save harmless the Minister against any loss, cost or damage resulting directly or indirectly from the Licence Holders use, occupation or restoration of the demised premises.

13. The failure of the Crown to insist upon strict performance of any of the covenants and provisos contained in this Licence shall not be deemed a waiver of any rights or remedies that the Crown may have or a waiver of any subsequent breach or default.

14. The Licence Holder shall permit access to the demised premises at all times by Officers authorized by law or by the Minister.

15. This Licence shall be governed by and construed in accordance with the laws of the Province of Newfoundland and Labrador.
SCHEDULE C

LTO COMMERCIAL OUTFITTER

1. The demised premises is to be used for a commercial hunting and/or fishing establishment as licensed under the Tourist Services Regulations of the Department of Tourism, Culture and Recreation.

2. Development shall commence within the first year and be completed within two (2) years in accordance with a development plan approved by the Tourism Branch of the Department of Tourism, Culture and Recreation. An extension to the development period may be approved for a maximum period of one (1) year.

3. The establishment must not be inoperative for a period in excess of two (2) consecutive years without the prior approval of the Minister.

4. Gasoline or other volatile liquids must be stored in accordance with the regulations of the Department of Government Services, Government Service Centre.

5. The Licence Holder must not cut, remove or allow to be cut any timber other than that which is necessary for the construction of the buildings.

6. Sewage disposal facilities are to be installed in accordance with the Sanitary Regulations under the Public Health Act.

7. Before the 31st day of December in each year during the term of this Licence, the Licence Holder shall provide the Minister of Tourism, Culture and Recreation with a return in the form prescribed by him showing the names and addresses of the persons accommodated at the establishment and such other information as may be required.

8. The Licence Holder shall employ not less than two (2) resident licensed guides for a period of two (2) months between June 1st and November 15th in each year during the term of the Licence.

9. The Licence Holder shall ensure that all guests are familiarized with the Wildlife Act, the Fisheries Act and the Regulations under each Act. Any breaches of these Acts or Regulations are to be immediately reported to the Minister.

10. A firebreak, six (6) metres wide, shall be maintained around all buildings.

11. The Licence Holder shall prescribe to such regulations as may be in effect to prevent the start of forest fires and the building must be equipped at all times with a fire extinguisher in serviceable condition.

12. The cabin shall have a fire resistant roof surface and any chimney(s), are to be equipped with a functional spark arrester.

13. The Licence does not convey any exclusive rights to fishing waters or hunting lands.

14. If the Licence Holder is in default of any of the covenants contained in this Licence or if the Licence Holder is convicted of an offence under the Wildlife Act, R.S.N. 1990, c.400 the Crown may at its sole and absolute discretion cancel this Licence by delivering to the Licence Holder notice in writing to that effect, and upon such delivery the Licence shall cease.
Pursuant to subsection 7(1) of the Lands Act, a reservation fifteen (15) metres wide, is to be maintained around all waterbodies and the Licence Holder covenants and agrees that:

a. the Licence does not authorize the Licence Holder to occupy the said reservation;

b. cutting of trees or development of any type on this reservation is prohibited unless an application to develop is duly processed and approved by the Minister;

c. the cabin or lodge must be constructed not less than thirty (30) metres from the highwater mark.

The Licence Holder is not permitted to access the site by All-Terrain Vehicles excepted in accordance with the Motorized Snow Vehicles and All-Terrain Vehicles Regulations. Contravention of the Regulations shall constitute grounds to revoke the Licence.

The issuance of this Licence does not commit Government to the issuance of a Licence for the purposes of constructing a designated access trail pursuant to the Lands Act and the Motorized Snow Vehicles and All-Terrain Vehicles Regulations.
LICENCE
FOR OCCUPANCY OF CROWN LAND
for the purpose of
Commercial Outfitters Camp

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MABILLE LABRADOR VENTURES INC.

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PROVIDED that the Licence Holder covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule B and Schedule C of these presents;

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SIGNED by the Licence Holder on the day of , A.D.

SIGNED by the Minister of Environment and Conservation on the day of A.D.
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3. The Licence Holder shall pay and discharge all taxes and charges that may be levied by any Municipal, Provincial or Federal authority on or in respect to the demised premises.

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5. The Licence Holder, hereby indemnifies and saves harmless the Minister and the Government of Newfoundland and Labrador of and from 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 demised premises by the Licence Holder in connection with the occupancy or use of the same by the Licence Holder or in respect of any accident, damage or injury to any person, animal or thing by from or on account of the same. The Covenants of the Licence holder 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 demised premises herein described or in connection therewith by the Licence Holder and by reason of an insufficiency in said structures and whether or not the same have been approved by the Minister and the Government of Newfoundland and Labrador, their servants or agents.

6. The Licence Holder shall display on the demised premises and in a conspicuous manner a sign containing the Licence number.

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11. In the event the Licence is cancelled or not renewed, the Licence Holder shall remove all buildings, structures and personal property from the demised premises and restore the demised premises to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation within ninety (90) days from the date of cancellation or expiration. Should the Licence Holder fail to comply with this condition, the Minister may remove or demolish all buildings, structures and personal property remaining on the demised premises and restore the demised premises in any manner the Minister sees fit, and the costs incurred by the Minister in the removal or demolition and restoration of the demised premises shall be recovered from the Licence Holder as a debt due to the Minister. Furthermore, the indemnity contained in Condition 5 of this Licence shall remain in full force and effect until all structures and property are removed or demolished and the demised premises is restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation.
12. If during the term of the Licence the Minister requires the demised premises for any reason the Licence may be terminated after thirty (30) days written notice and the Licence Holder shall have the demised premises restored to the satisfaction of the Minister of Government Services and the Minister of Environment and Conservation and the Licence Holder shall indemnify and save harmless the Minister against any loss, cost or damage resulting directly or indirectly from the Licence Holders use, occupation or restoration of the demised premises.

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15. This Licence shall be governed by and construed in accordance with the laws of the Province of Newfoundland and Labrador.
SCHEDULE C

LTO COMMERCIAL OUTFITTER

1. The demised premises is to be used for a commercial hunting and/or fishing establishment as licensed under the Tourist Services Regulations of the Department of Tourism, Culture and Recreation.

2. Development shall commence within the first year and be completed within two (2) years in accordance with a development plan approved by the Tourism Branch of the Department of Tourism, Culture and Recreation. An extension to the development period may be approved for a maximum period of one (1) year.

3. The establishment must not be inoperative for a period in excess of two (2) consecutive years without the prior approval of the Minister.

4. Gasoline or other volatile liquids must be stored in accordance with the regulations of the Department of Government Services, Government Service Centre.

5. The Licence Holder must not cut, remove or allow to be cut any timber other than that which is necessary for the construction of the buildings.

6. Sewage disposal facilities are to be installed in accordance with the Sanitary Regulations under the Public Health Act.

7. Before the 31st day of December in each year during the term of this Licence, the Licence Holder shall provide the Minister of Tourism, Culture and Recreation with a return in the form prescribed by him showing the names and addresses of the persons accommodated at the establishment and such other information as may be required.

8. The Licence Holder shall employ not less than two (2) resident licensed guides for a period of two (2) months between June 1st and November 15th in each year during the term of the Licence.

9. The Licence Holder shall ensure that all guests are familiarized with the Wildlife Act, the Fisheries Act and the Regulations under each Act. Any breaches of these Acts or Regulations are to be immediately reported to the Minister.

10. A firebreak, six (6) metres wide, shall be maintained around all buildings.

11. The Licence Holder shall prescribe to such regulations as may be in effect to prevent the start of forest fires and the building must be equipped at all times with a fire extinguisher in serviceable condition.

12. The cabin shall have a fire resistant roof surface and any chimney(s), are to be equipped with a functional spark arrester.

13. The Licence does not convey any exclusive rights to fishing waters or hunting lands.

14. If the Licence Holder is in default of any of the covenants contained in this Licence or if the Licence Holder is convicted of an offence under the Wildlife Act, R.S.N. 1990, c.400 the Crown may at its sole and absolute discretion cancel this Licence by delivering to the Licence Holder notice in writing to that effect, and upon such delivery the Licence shall cease.
SCHEDULE C

15. Pursuant to subsection 7(1) of the Lands Act, a reservation fifteen (15) metres wide, is to be maintained around all waterbodies and the Licence Holder covenants and agrees that:
   
   a. the Licence does not authorize the Licence Holder to occupy the said reservation;
   
   b. cutting of trees or development of any type on this reservation is prohibited unless an application to develop is duly processed and approved by the Minister;
   
   c. the cabin or lodge must be constructed not less than thirty (30) metres from the highwater mark.

16. The Licence Holder is not permitted to access the site by All-Terrain Vehicles excepted in accordance with the Motorized Snow Vehicles and All-Terrain Vehicles Regulations. Contravention of the Regulations shall constitute grounds to revoke the Licence.

17. The issuance of this Licence does not commit Government to the issuance of a Licence for the purposes of constructing a designated access trail pursuant to the Lands Act and the Motorized Snow Vehicles and All-Terrain Vehicles Regulations.
Paul Gifford
LTB Ron D. McLean
Document to contain
the point "clear".
2011.06.13

Paul

Discussed with Mario
Mc Fournad of Mobilie
Labour Ventures. Due to
the lot is on an island
there is no grant available
to the site. He was well
aware of this.

[Signature]
2011-7-6

Paul Gifford
Her LUA been
Checked?
2011.07.12

Department of
Environment and Conservation
JUL 2011
LABRADOR REGIONAL
LANDS OFFICE

Other to
forward docs?
Yes

[Signature]
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: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL A2V 1N4

Telephone: (709) 892-5471
Application Number: 136846
Application Type: Licence
Purpose: Commercial Outfitters Camp
Use: Eco-Tourism
Location: Lac Brule
Area (hectares): 0.4
Frontage (metres): 0
Map Number: 13D3

RECOMMENDATION:

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

COMMENTS:

[ ] Terms and conditions attached

[ ]

Signature Phone No. Date

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
1. The proponent must submit plans and receive approval from the Government Service Centre for any water and sewage systems that are to be installed at the camp.

2. Electrical Permits must be obtained from the Government Service Centre prior to any electrical installations. For further information, contact Robert March at (709) 896-5441.

3. In accordance with the *Storage and Handling of Gasoline and Associated Products Regulations*, any onsite storage tank in excess of 2500 litres that is not connected to a heating appliance must be registered with the Government Service Centre in Happy Valley-Goose Bay. For further details on this matter, please contact Darren Whalen with the GSC in Happy Valley-Goose Bay at (709) 896-5473.

4. All onsite fuel storage systems with a capacity of 2500 litres or less connected to a heating appliance and are being used for the storage of heating oil must comply with the *Heating Oil Storage Tank System Regulation*.

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

6. A fuel cache permit is required from the Government Service Centre for any fuel cache that exceeds ten drums.

7. Application must be made with the Government Service Centre for Fire/Life Safety and Building Accessibility review/approvals for any buildings that are constructed. For further details, please contact Keith Abbott at (709) 637-2671.

8. Floor drainage from the maintenance building must be routed through an oil separator for removal of oily wastes before being discharged.

9. Non-hazardous waste materials must be disposed of at an approved waste disposal site with the permission of the site owner/operator. Hazardous materials and special waste must be disposed of in a manner that meets with the approval of the Government Service Centre.

10. A food establishment licence is required from the Government Service Centre in Happy Valley-Goose Bay for the work camp. On this matter, please contact Nita MacLean at (709) 896-5480.
11. The camp must be constructed so that the footprint of area disturbed is kept to a minimal.

12. The applicant must maintain compliance with the *Boiler, Pressure Vessel and Compressed Gas Regulations* and the *Amusement Rides and Elevating Devices Regulations*. For further information regarding these regulations, please contact Dennis Eastman at (709) 729-2747.
In Reply Please Quote
File Reference No. 4007608

DEPT OF LABRADOR AND ABORIGINAL AFFAIRS
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.

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.

APPLICANT FOR CROWN LANDS - REFERRAL

Applicant: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL
A2V 1N4

Telephone: (B) \**(O) Section 40(1)
Application Number: 136846
Application Type: Licence
Purpose: Commercial Outfitters Camp
Use: Eco-Tourism
Location: Lac Brule
Area (hectares): 0.4
Frontage (metres): 0
Map Number: 13D3

RECOMMENDATION:

___ Approval ___ Refusal ___ Held for further investigation

COMMENTS:

- THIS AREA IS PART OF THE QUEBEC INNU LAND CLAIM AND WAS USED BY THE HALL OF NUNAVIG'S NORTHERN MLA. RECOMMENDS THAT THEY BE SENT A REFERRAL TO PROVIDE ANY CONCERNS THEY MAY HAVE. THE NUNAVUG AVUT SHOULD BE NOTIFIED OF THIS APPLICATION.

AND SUBJECT TO ADDRESSING ANY CONCERNS THAT MAY BE RAISED BY INNU NATION, ABORIGINAL AFFAIRS DOES NOT HAVE ANY OBJECTIONS TO THIS APPLICATION. THE NUNAVUG AVUT SHOULD BE NOTIFIED OF THIS APPLICATION.

Signature

Phone No. 729.0166

Date JULY 30, 2010

Please Return Only This 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: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL A2V 1N4

Telephone: (709) 246-7900
Application Number: 136846
Application Type: Licence
Purpose: Commercial Outfitters Camp Use: Eco-Tourism
Location: Lac Brule
Area (hectares): 0.4
Frontage (metres): 0
Map Number: 13D3
Comments:

RECOMMENDATION:

Approval  Refusal  Held for further investigation

COMMENTS:

Signature  Phone No.  Date

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

In Reply Please Quote
File Reference No.

DEPT OF NATURAL RESOURCES - FORESTRY Environm. Sec.
Craig Coady
P.O. Box 429
North West River NL
A0P 1M0

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: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL
A2V 1N4

Telephone: (FL) (O):

Application Number: 136846
Application Type: Licence
Purpose: Commercial Outfitters Camp
Location: Lac Brule
Area (hectares): 0.4
Frontage (metres): 0
Map Number: 13D3

Comments:

RECOMMENDATION:

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

COMMENTS:

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

Signature: ____________________________ Phone No.: 497-9479 Date: Aug 16/10

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

Date: August 10, 2010

To: Department of Environment and Conservation
   Labrador Regional Lands Office

From: Susan George
   Water Resources Technician, Water Investigation Section

Re: Application 136846/File# 4007608
   Mabille Labrador Ventures Inc. - Commercial Outfitters Camp (Lac Brule)

Recommendation: Approval (Conditional)

The proponent must maintain a minimum 15 metre wide undisturbed buffer along the high water mark of all bodies of water in the area. If any work is necessary within this buffer, the proponent must apply to this Division for a permit under Section 48 of the Water Resources Act.

Contact: Water Investigations Section (709) 729-2945

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

Please contact me at 729-2945 if additional information is required.

Sincerely,

Susan George
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: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL A2V 1N4

Telephone: (709) 782-5634
Application Number: 136846
Application Type: Licence
Purpose: Commercial Outfitters Camp
Use: Eco-Tourism
Location: Lac Brule
Area (hectares): 0.4
Frontage (metres): 0
Map Number: 13D3
Comments:

RECOMMENDATION:

Approval   Refusal   Held for further investigation

COMMENTS:

________________________________________
Date: Sept. 16, 2010

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: MABLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL A2V 1N4

Telephone: (0): ___________ (O): ___________

Application Number: 136846
Application Type: Licence
Purpose: Commercial Outfitters Camp
Use: Eco-Tourism
Location: Lac Brule
Area (hectares): 0.4
Frontage (metres): Map Number: 13D3

Comments:

RECOMMENDATION:

☐ Approval  ☐ Refusal  ☐ Hold for further investigation

COMMENTS:

As this is not a new location, DND will continue existing curvilinear system requested.

Signature: ____________________________  Phone No.: 709-852-6958  Date: 16 Sep 2010

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
Attached is a Crown Lands Referral for application #136846, Mabille Labrador Ventures Inc. Please provide your response within thirty (30) days from today's date as the application will be finalized at that time.

If you have any questions regarding the application, please contact me at the above address/phone number.

Thanks,

Lynn
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: MABILLE LABRADOR VENTURES INC.
346 Beverly St
Labrador City NL
A2V 1N4

Telephone: (H): [redacted] (O): [redacted]
Application Number: 136846
Application Type: License
Purpose: Commercial Outfitters Camp
Use: Eco-Tourism
Location: La Brule
Area (hectares): 0.4
Frontage (metres): [redacted]
Map Number: 13D3

Comments:

RECOMMENDATION:

_____ Approval   _____ Refusal   _____ Held for further investigation

COMMENTS:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Signature_________________________  Phone No.____________________  Date________

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
# SCHEDULE OF REFERRAL AGENCIES

<table>
<thead>
<tr>
<th>Name:</th>
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<tbody>
<tr>
<td>Dept of Government Services</td>
<td>709-896-5471</td>
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<tr>
<td>Water Resources Division</td>
<td>709-729-5713</td>
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<tr>
<td>Dept of Labrador and Aboriginal Affairs</td>
<td>709-729-0166</td>
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<td>Dept of Tourism, Culture and Recreation</td>
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<td>Martha Drake - Culture &amp; Heritage Div.</td>
<td>709-729-2462</td>
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<td>5 Wing Goose Bay</td>
<td>709-896-6958</td>
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<td>Dept of Natural Resources - Mines</td>
<td>709-729-6408</td>
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<tr>
<td>Fisheries &amp; Oceans Canada</td>
<td>709-896-6151</td>
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Newfoundland
Labrador
Environment and Conservation

APPLICATION FOR
CROWN LANDS

FOR DEPARTMENT USE ONLY

APPLICATION NO. 136 846
FILE NO. 4091068
DATE REGISTERED July 15/2010
RECEIPT NO. 280+184
AMOUNT $117.00
DATE MAID 7/10

GENERAL INFORMATION

APPUCATON NO. 1201
RECIPT NO. 15

CROWN LANDS
FOR DEPARTMENT USE ONLY

APPLICATION NO. 136 846
FILE NO. 4091068
DATE REGISTERED July 15/2010
RECEIPT NO. 280+184
AMOUNT $117.00
DATE MAID 7/10

APPLICATION INFORMATION

SURNAME: MO DONALD
GIVEN NAME: MARIO
MIDDLE NAME:

MAILING ADDRESS:
MABLE LABRADOR VENTURES INC
346 BEVERLY ST. LABRADOR CITY
PROVINCE: NFLD
POSTAL CODE: A9V 1W1

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

ARE YOU AN EMPLOYEE OF THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION?
[ ] YES [ ] NO

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

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)

SITE AND COTTAGE FOR ECO TOURISM
WINTER SNOWMOBILE OFF TRACKS EXPEDITIONS
SUMMER DEPARTURE BY FLOAT PLANES
WINTER BY SNOWMOBILE

DESCRIBE BUILDINGS TO BE ERECTED (if applicable)
DIMENSIONS: LENGTH 24' FT WIDTH 20' FT (SEE PHOTOS)

PROPOSED WATER AND SEWAGE FACILITIES (if applicable)
[ ] WELL
[ ] SEPTIC
[ ] MUNICIPAL WATER
[ ] MUNICIPAL SEWER
[ ] OTHER (provide details below)

- SERVICE WATER FROM STREAM

- SURFACE SEWAGE AND SEPTIC TREATMENT

SECTION 40(1)

SECTION 40(1)

SECTION 40(1)
**LAND DESCRIPTION**

The land is situated at N 52°08'05" W 63°10'10"

In the electoral district of Lake Merville District

| IS THE LAND APPLIED FOR LOCATED WITHIN MUNICIPAL BOUNDARIES? | ☐ YES ☐ NO | IF YES, YOU MUST ENCLOSE A MUNICIPAL RECOMMENDATION FORM |
| IS THE SITE ACCESSIBLE BY ROAD? | ☐ YES ☐ NO | IF YES, WHAT WILL BE THE APPROXIMATE LENGTH OF THE ROAD? |
| FOR SITES WITHOUT ROAD ACCESS, PLEASE INDICATE METHOD OF TRANSPORTATION | ☐ WALKING ☐ A.T.V. ☐ BOAT ☑ SNOWMOBILE ☑ AIRCRAFT |
| IS THE SITE PRESENTLY OCCUPIED: FENCES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING? | ☑ YES ☐ NO |

**APPROXIMATE DIMENSIONS OF THE LAND**

| ACRES APPROX. | 85 m | NAME OF WATERBODY (if applicable) |
| DISTANCE TO CLOSEST WATERBODY | 85 m | NO NAME |

**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.

**BOUNDING LINES**

- BOUNDED ON NORTH BY WATER HARROWS ON LAKES (NO NAME)
- BOUNDED ON SOUTH BY PART OF SMALL ISLAND AND FOREST (SEE MAP)
- BOUNDED ON EAST BY PART OF SMALL ISLAND AND FOREST
- BOUNDED ON WEST BY STREAM AND WATER SPRING RUN OFF

**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.
NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry. Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map should contact the Crown Titles Mapping Section, Howley Building, Haggitt Line, St. John's, Newfoundland.

Users finding errors or omissions can contact the Crown Titles Mapping Section by telephone at 729-0551. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees, and agents from and against all claims, demands, liabilities, actions or causes of action alleging any loss, injury, property damage and/or injury (including claims and damage for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees, and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2387
Gander - 256-1400
Goose Bay - 896-2488
St. John's - 729-2654
Clarenville - 466-4074
Attached is a Crown Lands Referral for application #136846, Mabille Labrador Ventures Inc. Please provide your response within thirty (30) days from today’s date as the application will be finalized at that time.

If you have any questions regarding the application, please contact me at the above address/phone number.

Thanks,
AUG 17, 2010

INNU NATION
Paula Reid - Chair, Innu Nation Environment Office
PO Box 119
Sheshatshiu NL
A0P 1M0

RE: APPLICANT: MABILLE LABRADOR VENTURES INC.
APPLICATION NO: 136846
LOCATION: Lac Brule

A referral was sent to your office on July 13, 2010 regarding the above referenced application. To date, we have not received your reply. If we do not receive a reply from your department within seven (7) days from the date of this letter we will assume your office has no objections or comments on this application.

If you anticipate any delays with your reply please contact the Regional Lands Office at the address listed.

Yours truly,

[Signature]
LANDS OFFICER
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<th>NAME</th>
<th>FROM</th>
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<tr>
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MESSAGE

IMPORTANT NOTICE
If this document was received at your office in error and you are not the intended recipient, please treat this as confidential and notify our office as soon as possible. If you experience any technical difficulty receiving this transmission or the document does not include the correct number of pages as specified above, contact our office at the number(s) below. Thank you for your anticipated cooperation.
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
Department of Environment and Conservation
Crown Lands Division
Labrador Regional Office

FACSIMILE COVER

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<tr>
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DATE: Aug 13/2010
# OF PGS (INCLUDES THIS PG) 3
ORIGINAL TO FOLLOW VIA MAIL: NO

MESSAGE