Dear [Redacted]

Re: Your request for access to information under Part II of the Access to Information and Protection of Privacy Act [Our file #: ENV/021/2013]

On August 12, 2013, the Department of Environment and Conservation received your request for access to the following records:

“All Application and file information relating to Diane Stamp of Flatrock Crown Land Application.”

I am pleased to inform you that your request for access to these records has been granted in part. Access to specific text 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 (the Act):

Section 30(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.”

Further to your request, please be advised that specific documents associated with the referenced file for Ms. Stamp are available to the public. Crown land application no. 143135, survey documents, and Crown Grant title documents, No. 51187, Vol. 317, Fol. 97 are available for public viewing at the Registry of Crown Titles located at the Howley Building, Higgin's Line, St. John's, NL, during normal business hours. Photocopies of documents can be made at the Registry of Crown Titles for a nominal fee. In addition, please be advised that titles for the property of Ms. Stamp at 458 Windgap Road, Flatrock, NL, are available to the public at the Registry of Deeds, 59 Elizabeth Avenue, St. John’s, NL, during normal business hours. Titles can also be searched online at: https://cado.eservices.gov.nl.ca/Deeds/DeedsMain.aspx.

As required by subsection 7(2) of the Act, we have severed personal information that is excepted from disclosure and have provided you with as much information as possible. In accordance with your request for a copy of the records, the appropriate documents have been enclosed.
Section 43 of the Act provides that you may ask the Information and Privacy Commissioner to review this partial refusal of access or you may appeal to the Supreme Court Trial Division. A request to the Information and Privacy Commissioner shall be made in writing within 60 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  
34 Pippy Place  
P.O. Box 13004, Stn. A  
St. John’s, NL A1B 3V8  

Telephone: (709) 729-6309  
Facsimile: (709) 729-6500

In the event that you choose to appeal to the Trial Division, you must do so within 30 days of the date of this letter. Section 60 of the Act sets out the process to be followed when filing such an appeal.

Please be advised that responsive records will be published following a 72-hour period after the response is sent electronically to you, or five 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 the ATIPP Coordinator at telephone (709) 729-7393.

Sincerely,

JAMIE CHIPPETT  
Deputy Minister

Enc.
TO: ARLENE YOUDEN, EASTERN REGION  
FROM: MITCHELL MORAN, COORDINATOR OF LAND EVALUATION  
DATE: APRIL 16, 2013  
SUBJECT: DIANNE STAMP, E - 143135

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

<table>
<thead>
<tr>
<th>Land Area</th>
<th>0.0200 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Frontage</td>
<td>00.000 m</td>
</tr>
<tr>
<td>Land Use</td>
<td>Ext. to Existing</td>
</tr>
<tr>
<td>Land Value</td>
<td>$ 2,000.00 (Updated on TRACTS)</td>
</tr>
</tbody>
</table>

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

MITCHELL MORAN  
Coordinator of Land Evaluation
Dear Sir/Madam:

RE: APPLICATION NO.: 143135
TYPE: Grant
PURPOSE: Section 4
LOCATION: Flatrock

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(s) and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

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

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

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

Yours truly,

LANDS OFFICER
Attachment(s)
JUN 17, 2013

DIANNE MARY STAMP
458 Windgap Rd
Flat Rock NL
A1K 1C4

Dear Sir/Madam:

RE: APPLICATION NO.: 143135
TYPE: Grant
PURPOSE: Section 4
LOCATION: Flatrock
CONSIDERATION: $2000.00

Your application for a Crown Grant has been approved as per the location on the attached map and subject to the attached conditions.

The Grant consideration of $2000.00 has been established on the basis of the frontage and/or area approved for survey, but may change depending on the frontage and/or area described in the final survey submitted to this Department. A fee of $200.00 will be required for the cost of preparing and registering the title documents. Please do not remit any monies until requested to do so.

Before final processing of your application can be completed, you are responsible for fulfilling the following requirement(s):

CROWN LAND SURVEY

You must have the land surveyed by a registered member of the Association of Newfoundland Land Surveyors. A list of registered surveyors is available from the Regional Lands Office.

The land survey must not exceed an area of 0.02 hectare(s).
The land survey must not exceed a frontage of 8 metre(s).
The land survey must be received by this Office on or before JUNE 17, 2014, or your application will be considered cancelled by you in accordance with Section 10 of the Lands Act 1991, as amended and Departmental Policy. Once cancelled, you must wait thirty (30) days before you can reapply for the same site and during this thirty (30) day period applications may be accepted from other interested individuals. The Department will not be responsible for any costs incurred for a land survey should the site be determined unsuitable.

Please note that the land is not to be occupied until you receive a fully executed title document.

Should you require any further information concerning this approval, please contact the Regional Lands Office at the address listed below.

Yours truly,

[Signature]

REGIONAL LANDS MANAGER

Attachment(s)

Cc Town of Flatrock
LIST OF REFERRAL CONDITIONS

Dept. of Transportation & Works
1. No Access from this property to Windgap Road due to insufficient sight distance.
2. No development to take place within 10 metres of the centerline of Windgap Road.
Newfoundland Labrador

Leads Branch
Eastern Regional Lands Office

APR 18, 2013

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

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

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

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: DIANNE MARY STAMP
458 Windgap Rd
Flat Rock NL
A1K 1C4

Telephone: (H): 7094376312 (O): 7094375965
Application Number: 143135
Application Type: Grant
Purpose: Section 4 Use:
Location: Flatrock
Area (hectares): 0.02
Penings (metres): 8
Map Number: 01N10-461
Comments: Please expedite using a 7 day turnaround as per Executive's request

RECOMMENDATION:

✓ Approval  Refusal  Held for further investigation

COMMENTS:

N Access off this property is
W a good road. Perpendicular to
S distance to access wind
K no obstacles noted. 10 to 12 m
C on cutting. Contour

Signature

Phone No.

Date

April 8, 2013

Please return only the cover sheet with recommendations and any attachments you may have.

May 8, 2013

Flower Building, Haggie Lane, Box 1700, St. John’s, N.L., A1B 4J8, Phone (709) 729-2614, Facsimile (709) 729-3756
URBAN & RURAL PLANNING DIVISION
Dept. of Municipal Affairs
Box 8700, Confederation Bldg W 1st Flr
St John's NL
A1B 4M6

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 repositioned in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS - REFERRAL

Applicant: DIANNE MARY STAMP
458 Widdup Rd
Flat Rock NL
A1K 1C4

Telephone: (F): 709.476.4122 (O): 709.476.8666
Application Number: 143135
Application Type: Grant
Purpose: Section 4 Use:
Location: Flatrock
Area (hectares): 0.02
Frontage (metres): 8
Map Number: 61N10-461
Comments: Please expedite using a 7 day turnaround as per Executive's request

RECOMMENDATION:

☑ Approval ☐ Refusal ☐ Hold for further investigation

COMMENTS:

While privatizing & developing a traditional right-of-way to access fishing grounds would not be in keeping with the Municipality's plan to protect future fishing and lands along the coastline, in this case an alternate approach was not provided. This application is therefore recommended for approval.

[Signature]
[Phone No.]
[Date]

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
APR 18, 2013

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

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

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: DIANNE MARY STAMP
458 Windgap Rd
Flat Rock NL
A1K 1C4

Telephone: (H): 7094365312 (O): 7094365866
Application Number: 143135
Application Type: Grant
Purposes: Section 4
Use:
Location: Flat Rock
Area (hectares): 0.82
Frontage (metres): 8
Map Number: 01N10-461
Comments: Please expedite using a 7 day turnaround as per Executive's request.

RECOMMENDATION:

☐ Approval ☐ Refusal ☐ Held for further investigation

COMMENTS:

__________________________________________________________

M. Drake        729-2462         April 23/13
Signature        Phone No.        Date

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
APR 18, 2013

AMANDA HUMBY - LANDS BRANCH
Dept of Environment and Conservation
Box 8700 Howley Bldg. Higgins Line
St. John's NL
A1B 4J6

This referral has been sent to you for your recommendations to the Department(s) and/or agencies on the attached application. FROM THE DATE OF THIS REFERRAL TO ON THIS APPLICATION.

Please be advised that the site on the attached map is without the prior approval of the Regional Lands Officer. IN LOCAL AREAS, IN MAINLY RESIDENTIAL, or COMMUNITY AREAS, please contact Regional" OFFICE for an estimate on this operation.

APPLICATION FOR CROWN LANDS

Applicant: DIANNE MARY STAMP
458 Windgap Rd
Flat Rock NL
A1K 1C4

Telephone: (H): 7094376312 (O): 7094373700
Application Number: 143135
Application Type: Grant
Purpose: Section 4, Use:
Location: Flatrock
Area (hectares): 0.02
Frontage (metres): 8
Map Number: 01N10-461
Comments: Please expedite using a 7 day turnaround as per Executive’s request

RECOMMENDATION:

☐ Approval  ☐ Refusal  ☐ Held for further investigation

COMMENTS:

RLC: As attached letter from Town. Remember we received a complaint on this before issued but council reviewed the app. a second time and decided to continue with approval.

Deanne McCarthy

Signature  729-0172  June 3/13.

Please Return Only The Cover Sheet With Recommendations And Any Attachments You May Have.
May 28, 2013

Deanne McCarthy
Crown Lands Administration Division
Department of Environment and Conservation
P.O. Box 8700
Howley Building, Higgins Line
St. John's, NL
A1B 4J6

Dear Ms. McCarthy,

At the Town of Flatrock's Council Meeting held on Monday May 27, 2013, a motion was made to rescind the Crown Lands Application approval from Dianne Stump for the piece of land that divides her property at 458 Windgap Road. The motion was not seconded and therefore dropped. The Council has decided to allow the application to run its course through Crown Lands. Please let us know when a decision has been made, and if you have any questions please do not hesitate to ask.

Sincerely,

Town of Flatrock

[Signature]

Andrew Tobin
Financial Clerk

Email: info@townofflatrock.com • www.townofflatrock.com
AREA = 550 SQ. M

LEGEND

KOL MONUMENT A
S IRON PIN B
N IRON PIN C
E POST D
OR LIGHT STANDARD E
ENTRY DEALT WITH F
E LINES G
MENTS H
R TELEPHONE LINES I

INDARY SURVEY AND
IVYORS REAL PROPERTY REPORT
VIN & DIANNE STAMP
ID GAP ROAD
TROCK , NEWFOUNDLAND
IE 1:300 DATE AUG. 1982

NOTES

All distances shown are metric.
This plan depicts the information shown as of
and only as of that date.
This plan and accompanying report form an integral
part of the whole and are not separable.

Eldred M. Cheletti, Newfoundland Land Surveyor 1982
unauthorized use, alteration or reproduction of this
Surveyors Real Property Report or Property Survey is
prohibited by law as outlined in the COPYRIGHT ACT.
However use and reproduction thereof by or on behalf of
the person to whom this Report or Survey is prepared is
permitted, provided that no alterations are made therein.

Eldred M. Cheletti
NEWFOUNDLAND LAND SURVEY
# Newfoundland Labrador

## Municipal Recommendation Form for Crown Land Applications Within Municipal and Planning Area Boundaries

**This form must be submitted with your crown lands application to the appropriate regional office.**

### Part A

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Date of Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>DIANNE STAMP</td>
<td>Sept. 9, 2012</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>City/Town</th>
</tr>
</thead>
<tbody>
<tr>
<td>458 Windgap Road</td>
<td>Flat Rock</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Home Telephone</th>
<th>Business Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>709-437-5966</td>
<td>709-437-6312</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land to be Used For</th>
<th>Location of Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Capluw Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dimensions of Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage 7m Depth 35m</td>
</tr>
</tbody>
</table>

### Part B

**Does your community have an approved municipal plan?**

- [ ] Yes
- [x] No

**According to the development regulations, the area applied for is zoned as:**

- [x] RMO

**Is the proposed use a permitted use?**

- [ ] Yes
- [x] No

**Does the proposed use conform to the standards and conditions set out in the development regulations?**

- [ ] Yes
- [x] No

**Describe the land use in the surrounding area:**

- Residential
- Commercial
- Agriculture
- Unused
- Other

**North Side:** Residential  **East Side:** Residential

**South Side:**  **West Side:**

**If the proposed use will conflict with existing land use in the general area, please explain:**

**Indicate which of the following municipal services are available at the site:**

- [ ] Water and sewer
- [ ] Water only
- [ ] Sewer only
- [x] No services

**Describe type and condition of the road to the site:**

- [x] NA

**Is the road presently maintained year round?**

- [ ] Yes
- [x] No

**Will road extension or improvements be needed if the application is approved?**

- [ ] Yes
- [ ] No

**In the opinion of the council, the land applied for is:**

- [ ] Crown
- [ ] Private
- [ ] Ownership unclear

**If private or ownership unclear, explain in comments below. Additionally, if site is presently occupied, please give details:**

---

**Required fields:**

- Name of Applicant
- Date of Application
- Mailing Address
- Home Telephone
- Business Telephone
- Land to be Used For
- Location of Land
- Dimensions of Land
- Residential
- North Side
- South Side
- East Side
- West Side
- Indicate which of the following municipal services are available at the site
- Describe type and condition of the road to the site
- Is the road presently maintained year round
- Will road extension or improvements be needed if the application is approved
- In the opinion of the council, the land applied for is
- If private or ownership unclear, explain in comments below. Additionally, if site is presently occupied, please give details
INSTRUCTIONS

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

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

REGIONAL LANDS OFFICES

Department of Environment and Conservation
Eastern Regional Land Office
Howley Building, Newfoundland
P.O. Box 8750
St. John's, NL A1B 3J6
Telephone: (709) 729-5344
Facsimile: (709) 729-5775

Department of Environment and Conservation
Central Regional Land Office
230 Airport Boulevard
Fraser Mall, P.O. Box 2221
Grand Falls, NL A1S 2S6
Telephone: (709) 255-1408
Facsimile: (709) 255-1002

Department of Environment and Conservation
Western Regional Land Office
The Natan Building
P.O. Box 2006
1 Riveria Drive
Corner Brook, NL A2H 6S8
Telephone: (709) 637-2901
Facsimile: (709) 637-2905

Department of Environment and Conservation
Labrador Regional Land Office
The Thomas Building
P.O. Box 101, Stn. "B"
Tignish, NL A0E 2C0
Telephone: (709) 896-2488
Facsimile: (709) 896-9564
APPLICATION CHECK LIST/ DOCUMENT PREPARATION FORM  
(revised July 20, 2011)

Any question that does not apply to application - strike out with pen and mark as N/A.  
Any question that results in sending a correction letter please confer with regional staff prior to sending.

Name of Applicant: Dianne Mary Stamp

Application No. 143135  File Reference No. 1035955

1. (a) Has the submission been received on or prior to the deadline date as per approval letter/survey authorization?  yes / no

   (b) If required, has an extension fee for submission been paid?  yes / no

   If no, advise Survey Inspector III – application not to be processed if deadline date expired and no extension fee paid.

2. Did you thoroughly read the file including the approval letter, application form and relevant correspondence?  yes / no

3. Are there conditions attached to the approval letter (or noted in the application) that require additional clauses in the title document?  yes / no /

   If yes, note these conditions in the comment section for documentation preparation.

4. Is the application form complete?
   - affidavit completed?  yes / no
   - signed by applicant?  yes / no
   - approved by regional lands manager?  yes / no
   - approved by director of lands management?  yes / no

   If no to any, advise Survey Inspector III.

5. (a) Is the parcel surveyed the location as indicated on the site plan attached to the survey authorization/approval letter?  yes / no

   (b) Did the surveyor receive prior approval for an alternate site/configuration from the titles office or regional office before completing the survey?  yes / no

   If no prior approval received, inform Survey Inspector III - this must be investigated further prior to processing.

6. (a) Are there any special instructions for survey attached to the application form/approval letter/survey authorization or noted in AMANDA?  yes / no

   (b) Does the survey submission indicate these special instructions have been followed?  yes / no

   If no, advise Survey Inspector III - correction letter to be sent.

7. Are all the questions on the surveyor's report form completed and the report dated, stamped and signed?  yes / no

   If no, advise Survey Inspector III - correction letter to be sent.

8. Type of application:
   - Lease - purpose (i.e., agriculture (root crop, sod farm, cranberry, etc.), utility, renewal, Commercial specific purpose etc.).
     Approval letter annual rental $_________________ revised annual rental $___________ (not including taxes)
     Purchase Fee (if applicable) $_________________ (not including taxes) $100
   - Grant - purpose (if applicable) Section 4 consideration fee (not including taxes) $_________
   - Grant Pursuant to Lease - purpose (if applicable) consideration fee (not including taxes) $_________
   - Grant Pursuant to Licence - purpose (if applicable) consideration fee (not including taxes) $_________
   - Transfer - Provincial
   - Transfer - Federal
   - Easement
   - Amendment - purpose (i.e. extra land, extra land with new schedules, new schedules, other as specified in application)
   - Deed of Surrender
   - Quit Claim
   - Other

NOTE: if application for Deed of Surrender, Amendment or Grant Pursuant include:
(i) original application (vault file if it exists) in current application; (ii) transfer of ownership documentation where applicable.

9. Under what Section(s) and subsection(s) of the Lands Act is the Title to be issued? 4
16. If applicant is a Company, Association, etc., is the organization in good standing at the Registry of Deeds and Companies? yes no

If yes, place copy of registry good standing in file as proof of good standing.

If no, advise Survey Inspector III - Company to be written and Title not to be issued until in good standing.

NOTE: Name of organization appearing in title documents to be exactly as per Registry of Deeds and Companies - Certificate of Incorporation, if necessary update AMANDA - people table.

11. Does the address of the applicant indicate the applicant presently resides in the Province? yes no

12. (a) Is the application within a Municipality with an approved Municipal Planning Area? yes no

'Measures in Effect' regulations indicate Municipalities with an approved Municipal Planning Area. Municipal Planning Area is a viewable GIS layer and determines the extent of the coverage.

If yes, AND a Grant application - 'Subdivision Clause Not Required' to be selected in AMANDA - Titles Office process checklist. (Document generates NOT indicating a purpose or non-subdivision clause).

If no, AND a Grant application - 'Non Applicable' to be selected in AMANDA - Titles Office process checklist. (Document generates requiring a purpose and the non-subdivision clause).

(b) If document requires a purpose is it clearly defined? yes no

If no, purpose is defined by regional office (extension to private property - not a clearly defined purpose, commercial - not a clearly defined purpose) 'Info table' to be updated in AMANDA when purpose defined.

(c) If a residential application is it within the established Infilling Limits? yes no

Infilling Limits' regulations are designed to prevent uncontrolled residential development for Municipalities that do not have an approved Municipal Planning Area or for Local Service District communities. Infilling Limits is a viewable GIS layer and determines the extent of the coverage.

If no, advise Survey Inspector III, this must be investigated further prior to processing.

*12(a)(c) not applicable to squatters' grants

13. For cottage grant applications, is the land located in a High-Demand Area (HDA) yes no

HDA defined as: (i) cottage being on the Avalon or, (ii) Cottage Public Drain subdivision any location

If HDA, use the following non subdivision clause: Provided also that this Grant is subject to the condition that the land hereby densified shall not be subdivided or used for any purpose other than for a recreational cottage.

14. (a) Does the amount of area/frontage surveyed agree with the amount of area/frontage indicated in the approval letter and survey authorization? yes no

(b) Any area/frontage change requires a revised assessment land value.

Did the land value change? yes no

If no, have assessor provide written conformation.

(c) If the area/frontage change greater than plus/minus 10% of the approved area, did the surveyor receive prior approval from the titles office or regional office before completing the survey?

yes no

If no, advise Survey Inspector III - this must be investigated further, prior to processing.

(d) Has the AMANDA property table been revised to reflect any change in area/frontage surveyed?

yes no

15. Grant application over 20 hectares require cabinet approval in the form of an Order-in-Council. Does the application indicate there was cabinet approval via an Order-in-Council? yes no

If yes, the survey submitted MUST be equal to or less than the area specified in the Order-in-Council.

Order-in-Council # area approved area surveyed

If no, or area survey exceeds area approved, advise Survey Inspector III - application not to be processed.

16. If the submitted survey plan, application, photography or GIS indicates there is a power line, water line, sewer line etc. that requires an easement, does the description indicate the parcel is 'subject to an easement'? yes no

If yes, make comment that easement clause to be included in title document.

If no, advise Survey Inspector III - correction letter to be sent.

17. Has the description and survey plan been checked for technical accuracy? yes no

Does the closure report indicate an acceptable accuracy (1:5000 or better)? yes no

Does the survey indicate that two control survey markers have been referenced? yes no

Does the description conform to the current standards? yes no

Does the survey plan conform to the current standards? yes no

Does the information contained in the description agree with the information shown on the survey plan?

yes no

If no to any, advise Survey Inspector III - correction letter to be sent

18. Does the location (name) indicated in AMANDA agree with the description location? yes no

If no, confirm correct location and take appropriate action to rectify.
19. If the application, photography, mapping, LMO's report, surveyor's report indicates there is evidence of occupation on the parcel surveyed, did the submission include a separate plan showing evidence of occupation? yes no
If no, advise Survey Inspector III - correction letter to be sent.

20. Is illegal occupation fee applicable? yes no

21. (a) Does the survey adjoin an existing title? yes no
A copy of adjoining title(s) to be placed in application.

(b) Are adjoining titles indicated with original title holder and registration identification (current title holder may be also shown - if applicable)? yes no
If no, advise Survey Inspector III - correction letter to be sent.

(c) Do bearings and distances indicated on the application survey agree with the bearings and distances on adjoining existing boundary? yes no
(cii) Is there a satisfactory explanation why bearings and distances do not agree? yes no
If no, advise Survey Inspector III - correction letter to be sent.

22. If water bodies (ponds, rivers, brooks, tidal waters, etc.) are indicated on the returns, is the correct reservation maintained? yes no
If no, advise Survey Inspector III - correction letter to be sent.

23. If the parcel is adjoining a provincial or municipal road is the road width correct as per Transportation/Town regulations? yes no
If no, advise Survey Inspector III - correction letter to be sent.

24. If the returns indicate a right-of-way (existing or proposed) crossing the parcel, is it reserved from the total area and is it monumented where crossing the parcel boundary? yes no
If no, advise Survey Inspector III - correction letter to be sent.

25. Is the correct zone/centeral meridian referenced in the description and on the survey plan? yes no
If no, advise Survey Inspector III - correction letter to be sent.

26. Has the submitted survey been plotted (replacing the approximate diagram) in the GIS? yes no
If no, plot application in GIS.

27. Does the application contain a copy of the survey plotted in the GIS (plotted on best available mapping)? yes no
If no, print copy and place in application file.

28. If AMANDA includes a HEALTH DESIGN REQUIRED process, is the process closed? yes no
If yes, continue processing application.
If no, application to be placed in title office HEALTH DESIGN REQUIRED drawer. Inspector to make note in AMANDA stating 'the date held pending health design certificate-inspector's name'. When eastern regional staff notifies you certificate is received - continue processing application.

29. Survey Inspector II's shall review prepared documents for errors or omissions. Have you reviewed the prepared title documentation? yes no

Prior to forwarding the application file to the inspector III for initial review, the following information is to be placed at the front of the file in the following order:

(i) title documents including schedule A and B
(ii) approval letter
(iii) application form (if on separate pages, place in correct order and stapled together)
(iv) land valuation form (revised value form on top and any prior forms stapled together)
(v) survey authorization
(vi) surveyor's report
(vii) documentation preparation form
(viii) copies of adjoining issued titles(if applicable)
(ix) copy of the survey plotted in the GIS file

All other information pertaining to application is to be placed (in the application envelope - if there is one in file) behind the above noted information.

Comments________________________________________

Completed by: [Name] Date: July 26, 2013
Schedule “A”

All that piece or parcel of land situate and being at Flatrock, NL, and being bounded and abutted as follows:

Beginning at a point in the northeastern limit of Wind Gap Road, twenty metres wide, said point being a capped iron bar having NAD 83 coordinates of North 5 284 785.528 metres and East 325 555.369 metres of the three degree modified transverse mercator projection for the Province of Newfoundland and Labrador.

Thence running by land claimed by Grace, ROD roll 1879 frame 262 North eighty-four (84) degrees fifty (50) minutes zero zero (00) seconds East, ten decimal one five four (10.154) metres to a capped iron bar.

Thence continuing by land claimed by Grace North forty-eight (48) degrees zero five (05) minutes zero zero (00) seconds East, three decimal three one zero (3.310) metres to a found capped iron bar.

Thence running by land claimed by Stamp South seventy-nine (79) degrees twenty (20) minutes twenty-nine (29) seconds East, four decimal nine five two (4.952) metres to a capped iron bar.

Thence continuing by land claimed by Stamp South seventy-three (73) degrees zero five (05) minutes zero zero (00) seconds East, nine decimal three six six (9.366) metres to a capped iron bar.

Thence continuing by land claimed by Stamp South fifty-six (55) degrees eighteen (18) minutes zero zero (00) seconds East, five decimal nine zero four (5.904) metres to a found capped iron bar.

Thence running by the western extent of a Footpath South forty-six (46) degrees thirteen (13) minutes twenty (20) seconds West, three decimal five eight five (3.585) metres to a capped iron bar.

Thence running by land claimed by Stamp, ROD # 125234 North fifty-six (55) degrees eighteen (18) minutes zero zero (00) seconds West, four decimal six one zero (4.610) metres to a capped iron bar.

Thence continuing by land claimed by Stamp North seventy-three (73) degrees zero five (05) minutes zero zero (00) seconds West, seven decimal eight seven zero (7.870) metres to a capped iron bar.

Thence continuing by land claimed by Stamp South seventy-five (75) degrees thirty-nine (39) minutes zero zero (00) seconds West, sixteen decimal five three (16.553) metres to a capped iron bar.
Thence running along the northeastern limit of said Wind Gap Road North thirteen (13) degrees twenty-nine (29) minutes eleven (00) seconds West, five decimal six eight three (5.683) metres, more or less to the point of beginning.

The above described land contains an area of 131 square meters, more or less and is more particularly shown and delineated on Schedule “B” attached.

All bearings being referred to the meridian of 53 degrees west longitude, Zone 1.

Application No. 143135

July 4, 2013
TO: MARSHALL GILLARD, LAND SURVEY INSPECTOR  
FROM: MITCHELL MORAN, COORDINATOR OF LAND EVALUATION  
DATE: JULY 25, 2013  
SUBJECT: DIANNE STAMP, E-143138

The 'revised' valuation for the above mentioned Crown Land application located at Wind Gap Road, Flatrock is:

- Land Area: 0.0131 ha
- Land Frontage: 5.6830 m
- Land Use: Ext. to Existing
- Land Value: $1,300.00 (Updated on TRACTS)

The revision is based on a legal survey submitted. If you have any other questions regarding this matter, please feel free to contact me at 729-3893.

MITCHELL MORAN  
Coordinator of Land Evaluation
SURVEYOR'S REPORT

APPLICANT: DIANNE MARY STAMP

APPLICATION NO.: 143135

FILE NO.: 1035955

1. Did you find any evidence of an adverse claim to the land either valid or otherwise?
   Yes [ ] No [x]

   If yes, please include a typed report in compliance with Section 11 of the Lands Act.

2. List names of individuals, who provided information on the land status:

   [Signature]

3. Were there any inconsistencies between the research documentation and the found field evidence?
   Yes [ ] No [x]

   If yes, please include a typed report explaining procedures used to resolve these inconsistencies.

4. Have you found any verbal, documentary or physical evidence that may jeopardize the Crown in issuing a lease/grant/assessment?
   Yes [ ] No [x]

   If yes, please include a typed report.

5. Have you included an additional plan showing any evidence of occupation?
   Yes [ ] No [x]

6. Are all the boundary lines through wooded areas connecting the corners open and clear?
   Yes [x] No [ ]

   If no, a typed report must be included explaining why not.

I hereby certify that these survey returns are in compliance with the Crown Land Survey Standards - 2009 and that the survey plans and description submitted accurately represent the results of the survey performed by me on [Date].

[Signature]

NEWFOUNDLAND LAND SURVEYOR

Newley Building, Box 8700, St. John's, NL, A1B 4H4. Telephone (709) 729-4448, Facsimile (709) 729-3221
SPECIAL INSTRUCTIONS:
Marshall

Could you send me a survey authorization for application 143135 – Dianne Stamp, Flatrock.

Thanks

Jim

Martin Surveys & Land Services Inc.
89 Red Head Road, Flatrock, NL
A1K 1C8 Phone - 709-437-6593
Email Jim Martin <martinssurveys@nl.rogers.com>
http://martinssurveys.wordpress.com
Professional Surveyors Canada
Charter Member
Dear Dienne:

RE: APPLICATION NO.: 143125
TYPE: Grant
PURPOSE: Section 4
LOCATION: Flatrock

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

Both signed documents must be returned to this Department together with your grant fee of $1300.00 and the document preparation fee of $300.00. *Your certified check 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. Cancellation of your application will result in the market value of the land being reassessed should you choose to reapply. This assessment may result in an increased land value.

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

Should you require further information, please contact this office.

RONNIE BRADBURY
Lands Officer

Enclosures
McCarthy, Deanne

From: McCarthy, Deanne
Sent: Monday, June 10, 2013 2:19 PM
To: Barnable, Steve
Subject: FW: Dianne Stamp Memo 458 Windgap Road, Flatrock ROW Application E-143135
Attachments: Diane Stamp Memo 458 Windgap Road ROW application E-143135- Flatrock.doc; 1951.jpg; 1966.jpg; 1995.jpg; inspection_pics.PDF

I have reviewed the revisions and they are fine. Attached are photos and aerial photography as per your request.

From: Barnable, Steve
Sent: Friday, June 07, 2013 3:32 PM
To: McCarthy, Deanne
Subject: Dianne Stamp Memo 458 Windgap Road, Flatrock ROW Application E-143135

Deanne, can you have a look at my revisions, let me know if you agree with them, add some pictures of the ROW and mapping (orthophoto background) with arrows indicating the alternate access and I will send on to Robert to determine if we should now proceed based upon the Town’s review. Thanks.

Steve Barnable
Regional Lands Manager - Eastern
Crown Lands Administration Division, Lands Branch
Department of Environment and Conservation
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL A1B 4J6
Tel: (709) 729-2654 Fax: (709) 729-0726
Eastern Regional Lands Office
Crown Lands Administration

TO: Steve Barnable

FROM: Deanne McCarthy, Land Management Officer

RE: Crown Land Application No. 143135; ROW also known locally as Caplin Road, Flatrock

DATE: June 7, 2013

On April 18, 2013 referrals were sent out to the pertinent agencies for an 8ft ROW leading to the ocean separating 2 pieces of private property owned by the applicant Dianne Stamp.

All Departments sent back their recommended approvals of the application.

On April 25, 2013 I visited the site and recommended approval of the ROW due to lack of evidence of use by the public, a nearby alternate access to the water, and no concerns with adjacent property owners.

A complaint by [redacted] was sent to the Lands Branch requesting a meeting with the Department to discuss his concerns regarding the historic use of the ROW.

The meeting about the ROW took place on April 29, 2013 between [redacted] accompanied by two other concerned individuals, plus Steve Barnable, eastern Manager and I. We recommended they address their concerns to the Town, as the Lands Branch would defer to municipal governance in conjunction with the recommendations of Urban and Rural Planning (approval had already been received).

In the meantime, I reviewed the aerial photography and found that the ROW appeared to be in use in 1951 but from 1966 to present it appeared to be abandoned. There was some offering of anecdotal information of later use in the 70’s and 80’s however; this could not be supported by later photography. Given the current situation, the ROW has not seen significant use in many years.

I followed up with council about the complaint and discussed their course of action. They had received a similar complaint and requested that the application be held pending a second review at their next meeting.
The application was presented to Council again and a recommendation was made to proceed with the application for the subject property. Their comment was as follows:

“At the Town of Flatrock’s Council Meeting held on Monday May 27, 2013, a motion was made to rescind the Crown Lands application approval from Dianne Stamp for the piece of land that divides her property at 458 Windgap Road. The motion was not seconded and therefore dropped. The Council had decided to allow the application to run its course through Crown Lands”.

With all the above considered it is my recommendation to approve the land being applied for and proceed with the application.
This could still be used for access to high street (not part of plantation)
Attention: Mr. Tom Hederson/Minister of Environment & Conservation

RE: Application for Crown Land at Caplin Road, Flatrock.

I am writing to you regarding the submission of application for crown land at Caplin Road, Flatrock. Heritage should rule over the approval of this application; development of Caplin Road. I am requesting that the application be disregarded on the basis that development will ruin traditions once had.

My concern is for the value of our coastal landscape and what it means to residents of Flatrock, general public, ecotourism and the province of NL. There is a need to respect and focus on the coastal heritage, preserve the elements and strive to maintain traditions. Your department should identify with the existence of our shoreline and honor the beauty and uniqueness of our coastal landscape so that in fifty years from now it will be seen and appreciated. Preserving & sustaining will be vital to storytelling as people pass on.

The community of "Flatrock" name was derived based on the geology. Generations of fishermen (early 1900) travelled up and from the Caplin Road, supporting their livelihood; fishing and farming. "Caplin" was used as source of fertiliser for agriculture back then.

The approval of this application will be setting a standard, precedents for other applicants coming forward lacking integrity for historical landmarks.

I question you as Minister of Department of Environment & Conservation on a recent decision of why the right away of Caplin Road was changed and now identify as "crown land". All questions raised have been answered vaguely. I would like to understand and discuss with you...
the process of this transaction. As minister of this department I ask you to further investigate the reasoning behind the decision and welcome the opportunity to discuss the details.

The community of Flatrock appreciates and strengthens ties in our cultural heritage, we need to be informed, assist in keeping historic landmarks and mandate kindness to conservation land. Opening driving access to the coastline is truly unfair; it shall be wisely accessible to all and not threatened by development. Please give great consideration to capitalize heritage and displace the application for Crown land at Cappin Road, Flatrock. It is essential to be strategic.

I am appalled with the "Town Council of Flatrock" approval format. The council's online minutes available on their website are vague, lacks information and communication of their content.

Trusting to hear from you at your earliest convenience, you may reach my via telephone no.  

Please acknowledge receipt of this letter, showing you have read the contents.

Kindest Regards,

[Redacted]

ACKNOWLEDGED BY: ____________________________

ON BEHALF: ____________________________

(Environment & Conservation - Crown Land)

Date: ____________________________

(C) Jerry Dick/Director of Heritage
(Town Council of Flatrock)

Randy Murphy/President ECTA

Keith O'Brien/Minister of Municipal Affairs

Kevin Parsons/Crown Land/Terry Barnable

Page 2
Steve Barnable

Eastern Regional Lands Manager
Crown Lands Administration Division
Department of Environment and Conservation

Mr. Barnable

I would like to meet with you to discuss on behalf of myself and many people concerned about an application to close a road which has great historical meaning.

This road is called Capelin Road in Flatrock. It was used by our fishermen to get to their Fish Stages and haul fish, capelin and fishing gear by horse and cart. Although it was approved by Council to allow her to apply to Crown Lands, Most Council members didn't know its historical value. I talked to our Deputy Mayor Darrin Thorne who has agreed that the application should be withdrawn until further information can be provided. He asked me and others to attend the council meeting on Monday Apr. 29th to discuss our concerns with the rest of council.

This road needs very little work to allow people to use it to enjoy the view. We, as a group of concerned citizens, would help in making this road a historical landmark. We plan to put up signs and pictures to show how it was used. It would take less than 8 hrs using a Backhoe and approximately 2 tandem loads of road gravel.

I also talked to two people with the Transportation Dept. on Friday Apr. 19th. They told me she wanted 8 ft of land to extend her barn. That would close the Road. I would like to meet with you before Apr. 29th if possible. I have other issues concerning this application.

We will have signatures from many people in the town who wants to keep Capelin Rd. as a historical site. We will take these signatures to Council meeting Monday Apr. 29th.
APRIL 18 - 2013
CROWN LANDS APP. # 143135

FLATROCK.

* site distance north = 130m? speed 30km/hr
  site distance south = 50m

***
Applicant doesn't plan on having a driveway
access from this land.
only applying for land to join up 2
pieces of land they already own on both
sides of the parcel of land applied for.

Paul Lawrence  E.T. III
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: DIANNE MARY STAMP  
458 Windgap Rd  
Flat Rock NL  
A1K 1C4

Telephone: (H): 7094376312  
(O): 7094375966

Application Number: 143135  
Application Type: Grant

Purpose: Section 4  
Use:  
Location: Flatrock  
Area (hectares): 0.02  
Frontage (metres): 8  
Map Number: 01N10-461  
Comments: Please expedite using a 7 day turnaround as per Executive’s request

**RECOMMENDATION:**

- Approval  
- Refusal  
- Hold for further investigation

**COMMENTS:**

- No Access from the property to  
- Who has Road.  
- In close proximity.  
- No development within 10m of an existing roadway

Signature:  
Phone No.: 709-329-3184  
Date: April 30, 2013

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dept. of Environment &amp; Conservation</td>
<td>709-729-0172</td>
</tr>
<tr>
<td>Amanda Humby Lands Branch</td>
<td></td>
</tr>
<tr>
<td>Dept. of Transportation &amp; Works</td>
<td>709-729-2382</td>
</tr>
<tr>
<td>Don Brennan Transportation Branch</td>
<td></td>
</tr>
<tr>
<td>Dept. of Municipal Affairs</td>
<td>709-729-3090</td>
</tr>
<tr>
<td>Urban &amp; Rural Planning Division</td>
<td></td>
</tr>
<tr>
<td>Historic Resources</td>
<td>709-729-2462</td>
</tr>
<tr>
<td>Martha Drake Historic Resources Div.</td>
<td></td>
</tr>
</tbody>
</table>