

DM4.1

## **Annexes au mémoire**

### **Annexe 1 – Seulement la Table des matières**

(le document complet est disponible au secrétariat de la commission)

### **Annexe 2 Seulement les p.1 à 5**

(le document complet est disponible au secrétariat de la commission)

### **Annexe 3**

Échange de courriels entre M. Livinal et la municipalité d'Alleyn-et-Cawood

Annexe 1

**LAC MILJOUR ESTATES**

DANFORD LAKE, P.Q.

2007 UPDATES

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BUSINESS PLAN  
And  
INVESTMENT OPPORTUNITY

LAC MILJOUR ESTATES INC.  
DOMAINE DU LAC MILJOUR INC.

Annexe 2

August 2003

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## 1.0 EXECUTIVE SUMMARY

Lac Miljour Estates (LME) is a new residential/seasonal community development project of 200 to 250 one (1) acre lots in a 400 acre nature setting that includes a small pristine lake and a number of creeks and streams. LME is located approximately one hour north of Ottawa/Gatineau near Lac Danford Lake and 20 minutes west of Lac Ste-Marie which is renowned for its alpine ski facility and its 18 holes golf course (i.e. Mont Ste-Marie, with 40,000 visitors annually for golf and ski). This planned community project will have a unique character, style or 'cachet'. On each lot will be constructed a modern four season alpine style chalet of at least 1,000 square feet with a large surrounding deck, thus enabling the residents to maximize their enjoyment of the natural beauty of the well treed lots, many of which will be along Lac Miljour and its network of Venetian style canals and streams. The project will be developed in 4 Phases over the next 5 to 8 years and has an estimated value of over \$1.2 million on a discounted cash flow basis.

This land development project is adjacent to the 9,000 acre Mount O'Brien Wilderness and Nature Park. Mount O'Brien at 381 meters or 1,250 feet high is one of the highest peaks in the area and the same height as Mont Ste-Marie. This park is currently being developed and managed by the Mount O'Brien Association and will offer its visitors an opportunity to see first hand the large variety of fauna and flora via its nature trails and observations points. Visitors will be able to enjoy hiking, mountain climbing, camping, picnics and various water sports and activities on the pristine Lake O'Brien. Visitors can only access the Mount O'Brien Park via a road through the project, which provides significant traffic and sales opportunities for this development project.

The promoters are seeking up to 25 private investors for the project or term loan financing in the amount of \$250,000. In the case of private investors, a maximum number of 25 investors at \$10,000 by way of 500 Preference shares bearing interest of 6.00% per annum, plus a planned dividend of \$2.00 per share upon achieving 10 sales for an estimated annualized return of 16.00%. In addition, each block of 500 shares will be convertible towards a credit of \$10,000 against a building lot of the holder's choice. In our view, an investor can obtain a greater than

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average return and greatly reduce his risk by being able to convert his shares directly into a real estate investment. As we know, real estate traditionally increases in value over time.

A separate term loan or a conventional mortgage of approximately \$70,000 is required for the construction of a combined model home/chalet and sales office that will be located at the eastern edge of the property along highway 301. Large prominent and descriptive signs with high flying flags will be posted along Highway 301, on Highway 105 and other strategic locations to capture the attention of prospective buyers.

The target market for this project is the 'baby boom' generation, which is at or nearing retirement age. Many of this generation have endured considerable job related stress and are selling their large homes and seeking a return to basics, that is, getting back to nature, smelling the roses, gardening, recreational activities and travel. There have been a number of recent articles concerning the rising cost of four season secondary homes and chalets which confirm our views. The marketing and advertising will be geared to the benefits of a small community in a natural setting that is close to all amenities. A community centre will be constructed once a sufficient number of units have been sold. Information about the project will be provided via a web site with links to various other sites such as the Mount O'Brien Association, the Village of Danford Lake, Lac Ste-Marie, the sales office, business associations, newspaper and magazine ads (i.e. 50 plus) and kiosks in various malls or home shows, etc. The municipal officials of Danford Lake are excited about our project and we intend to work in concert with them to promote the region, which is what the mayor refers to as the 'gateway to the Pontiac'.

The realistic and conservative financial projections provided indicate that this project is viable based on the assumptions herein with such a level of investment and financing. The promoters are experienced business professionals committed to the success of this project. Please join us in this investment, share your experience and reap the rewards of making this a successful project!

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**Poliquin, Renée (BAPE)**

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**Objet:** TR : [POLLURIEL (Bayes)] - FW: RE: Mount O" Brien association access to the municipality 5th of june 07 - Bayesian Filter detected spam

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From: *Municipality of Alleyn and Cawood* <[administration@municipalite.alleyn-et-cawood.qc.ca](mailto:administration@municipalite.alleyn-et-cawood.qc.ca)>  
To: 'RENE LIVINAL' <[livinal07@sympatico.ca](mailto:livinal07@sympatico.ca)>  
Subject: *RE: Mount O" Brien association access to the municipality 5th of june 07*  
Date: *Tue, 05 Jun 2007 09:27:43 -0400*

Renato,

Yes the Mt. O'Brien will have access to the library under the supervision of Councillor Scharf. As for the ramp, unfortunately there is no access when the office and or library is not open. However the council is considering either building or moving the existing ramp to the front of the building in the future.

Have a great day,  
k

**Kim Cartier-Villeneuve**  
**Directrice-Générale et Secrétaire-Trésorière**  
**Municipalité de Alleyn et Cawood**  
**Tél: 819-467-2941 Fax: 819-467-3133**  
**[administration@municipalite.alleyn-et-cawood.qc.ca](mailto:administration@municipalite.alleyn-et-cawood.qc.ca)**  
**[www.danfordlakevillage.qc.ca](http://www.danfordlakevillage.qc.ca)**

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**From:** RENE LIVINAL [<mailto:livinal07@sympatico.ca>]  
**Sent:** mardi 5 juin 2007 09:10  
**To:** [administration@municipalite.alleyn-et-cawood.qc.ca](mailto:administration@municipalite.alleyn-et-cawood.qc.ca)  
**Subject:** Mount O" Brien association access to the municipality 5th of june 07

Good morning , Kim, after 3 weeks of uncertainties ,last night Counselors consent the Association to have access to the Municipality library . and that Mrs Scarf would have the keys , Can you confirm this to us and also, can you tell us if the handycaped Stephanie will be able to use the ramp ? thank you for your assistance , Renato

**Poliquin, Renée (BAPE)**

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**De:** RENE LIVINAL [livinal07@sympatico.ca]

**Envoyé:** 4 juin 2007 19:38

**À:** Roberge, Jean (BAPE)

**Objet:** [POLLURIEL (Bayes)] - 3rd request for a building permit 12 march07 to the municipality of Danford Lak - Bayesian Filter detected spam

Kim , good morning , could you please ask the inspector for the 3rd time to let me know what I have to do to obtain a Building Permit for a Single Family Home outside of the 500 meters of the current Dump? What are the documents required by law ? Can You email me a formal Building permit Application ! I thank You for your assistance , respectfully , Renato

Mr. Roberge this could form part of my submission to the Bape , The above note to the General Director requesting assistance and clarification was never reply to ,effectivly putting a stop to any of my building plans , Please note that is as been an ongoing problem with the Municipality ever since the Mega Dump , Respecfully ,Renato