

**Minister of Environment, Climate Change and Municipalities**  
**PO Box 8700**  
**St. John's NL A1B 4J6**  
**Attention: Director of Environmental Assessment**

Submission for the Environmental Assessment Registration document for the Crown land Application 157256

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## NAME OF UNDERTAKING

U-Pick Apple Orchard

## PROPOSER

(i) Name of Corporate Body: Briarside Affair Limited

(ii) Address: 2 Herald Avenue, Corner Brook, NL, A2H 4B5

(iii) Chief Executive Officer:

Name: Dr. Michael Tipple

Official Title: President

Address: 2 Herald Avenue, Corner Brook, NL, A2H 4B5

Telephone No: 1-709-634-3537

Email address: humbervalleyvet@hotmail.com

(iv) Principal Contact Person for purposes of environmental assessment:

Name: Dennis Mahoney

Official Title: Manager

Address: 2 Herald Avenue, Corner Brook, NL, A2H 4B5

Telephone No: 1-709-638-1933

Email address: humbervalleyvet@hotmail.com

## THE UNDERTAKING

(i) Name of the Undertaking:

U-Pick Apple Orchard

Purpose/Rationale/Need for  
the Undertaking:

This project is to obtain crown land to develop a U-pick apple orchard using semi-dwarf rootstock trees. The apple orchard will provide locally grown apples supply, U-pickers will pay a fee to do so, surplus apples will be sold to local farmers markets, off apples sold to farmers. An apple orchard will be a unique expansion of the growth of NL agriculture which will provide a self-sufficient food supply for the area on the island and creating local employment.

## DESCRIPTION OF THE UNDERTAKING

(i) Geographical Location:

Proposed site is located in an area noted as "extension of Humber Village" on the west coast. We refer to this property as an "extension", as this property do not fall under the rules and regulations of the board of Humber Village. Please refer to

Appendix 1 for the survey/picture of the land. The crown land is west and adjacent to the applicants property (outlined in red), south of and adjacent to Bowater road. The only access to this property is via Bowater road (which is shared with applicant and one other home owner, the other home owner is located at the very end of Bowater road). Being that the property is south and adjacent to Bowater Road, it's accessible anywhere along the road. The property does have one neighbor to the south west border, however a 10' buffer of trees will be kept to provide privacy to both parties (U-pick and neighbor). The nearest body of water to this property is the Humber River (approximately 100 meters south), however, there is no access to the Humber River from this property, and the applicants own property is between the river and the parcel of crown land. As mentioned previously, this property is accessible via our own private road (Bowater road), increased traffic to the proposed site will not directly affect any neighbors as this is a private road. Appendix 2: visual aid: Green-proposed site, Blue-Bowater road, Red-adjacent neighbor, Yellow-applicants property.

(ii) Physical Features:

The proposed property is approximately 4.22 hectares (south facing) which is treed with mature forest, composed of a mixture of evergreens and deciduous trees. The property is 90% flat with about 10% of it having a gentle slope. The soil on this parcel of land is dry as Bowater road is ditched, the ditch is to the North of the road, therefore all water is directed to the ditching system of Humber Village, and there is no run off onto the property. Bowater Road is on the same gradient as the property. There is transient wildlife which would include moose and rabbits.

(iii) Construction (if applicable):

Land prepping would occur right away, allowing for apple tree planting the following year (spring 2022). All existing trees will be cut and removed from site via a hired contractor (Johnsons Construction Limited). Applicant will use all cut trees for personal use as fire wood in personal home. Any greenery and branches will be mulched and go back into the soil as organic matter. We do not intend to use any herbicides, pesticides or fertilizers on this site. There will be no resource conflicts as Johnson's is hired on to provide the necessary services to complete the work, in addition to using our own private equipment on hand. There are no buildings required for the business, if so would only consist of a shed like building for holding supplies. The property will be fenced with a wood fence (cedar posts) to prevent moose from destroying the apple trees.

(iv) Operation:

The operation will be very environmentally friendly. Minimal wastes and those that are produced will be organic wastes (tree branches, leaves, apples) they will be mulched and go back into the soil for nutrient content. Once the operation is fully mature, likely within 5 years, it will be very self-sufficient. Also, helping with pollination will be two local bee keepers, so this operation will help keep their bees happy. Please note, this operation is not dependent on their bees or vice versa. Apple U-pick orchards will not produce noise to be a disruption to neighbors, because we are relying on daylight to pick the apples, any noise that patrons might make will be done by evening, thus not interfering with surrounding neighbors. We also plan to keep a 10' buffer of trees along our neighbors boundary which will act as a noise buffer. Dr Tipple is a veterinarian with a BSc honours in agriculture, Dennis has many years of managing agriculture farms (horse and crops).

(v) Occupations:

Construction work date and going forward was/is completed by Johnsons construction limited, in addition to both Michael and Dennis partaking in activities in prepping some of the currently owned land (perimeter fence). Dr Tipple is a veterinarian with a honours degree in agriculture. Dennis Mahoney has years of experience managing horse farms. With their backgrounds, this will help them execute the plan effortlessly. Once the U-pick apple orchard is up and running, it is projected that 2 permanent full-time employees, 1 part time permanent employee, and 1 seasonal full-time employee will be required for the operations. Based on the National Occupational Classification, we will be hiring the following occupations (full-time vs part time positions to be determined):

0821 – Apple Grower

8611 – Harvesting Laborer's: Apple picker

8612 - Landscaping and grounds maintenance laborer's: Landscape laborer

These workers will be directly hired by the company and not contracted out. The work prepping the land for the apple orchard

will be contracted out before planting the trees, in addition to both Michael and Dennis assisting in the prepping.

While hiring individuals for the positions, all aspects will be considered, including (but not limited to) age, gender, and race, but overall considerations will be the individual's experience.

(vi) Project Related Documents:

Environmental assessment will be conducted of the site.

## APPROVAL OF THE UNDERTAKING

Approval of undertaking is in review of the province now, various departments (crown lands, natural resources) and so far, no objections. We have met all requirements. No additional main permits or licenses required.

## SCHEDULE

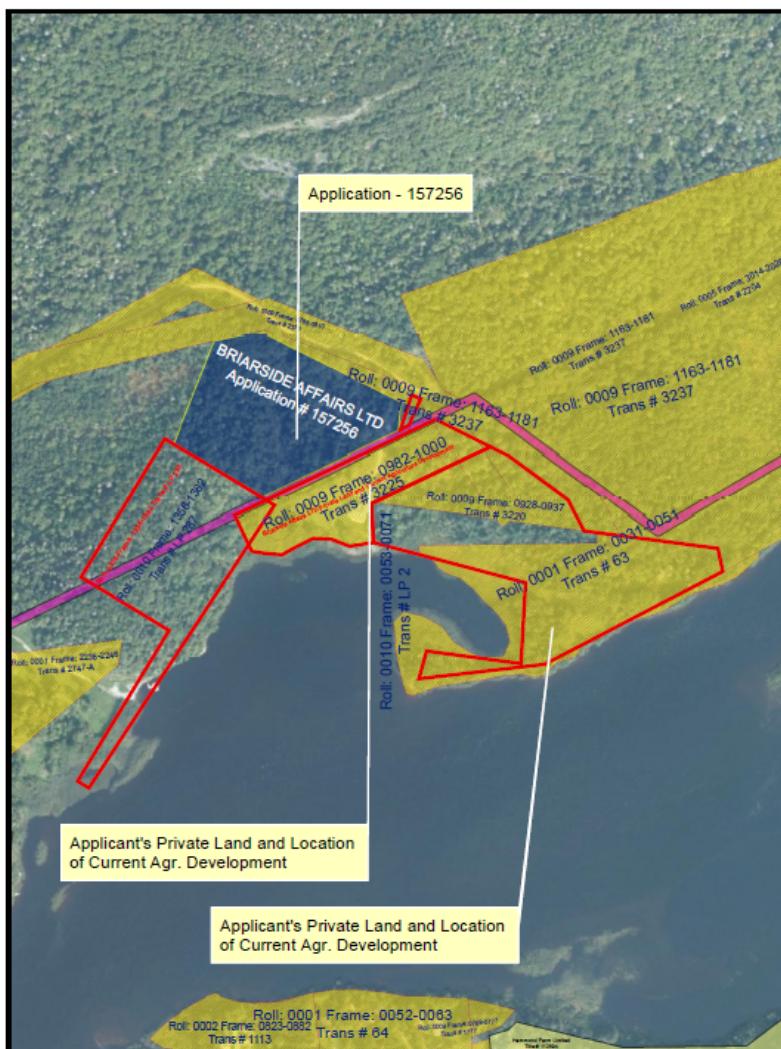
Work has already begun on the private property for this project. Once the crown land is obtained work will begin right away on the crown land obtained. Reasoning for this selected timeframe is that land needs to be prepped to allow for the planting of the apple trees.

## FUNDING

The company is not dependent on external funding for this project to move forward.

## APPENDIX 1

### Government of Newfoundland & Labrador Department of Fisheries, Forestry & Agriculture



#### 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 plots is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are encouraged to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca).

Some titles may not be plotted due to Crown Lands voluntary mailing from the Crown Lands Registry or not plotted due to insufficient survey information.

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For inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca). Or visit the nearest Regional Lands Office; [http://www.fir.gov.nl.ca/department/contact\\_lands.html](http://www.fir.gov.nl.ca/department/contact_lands.html)

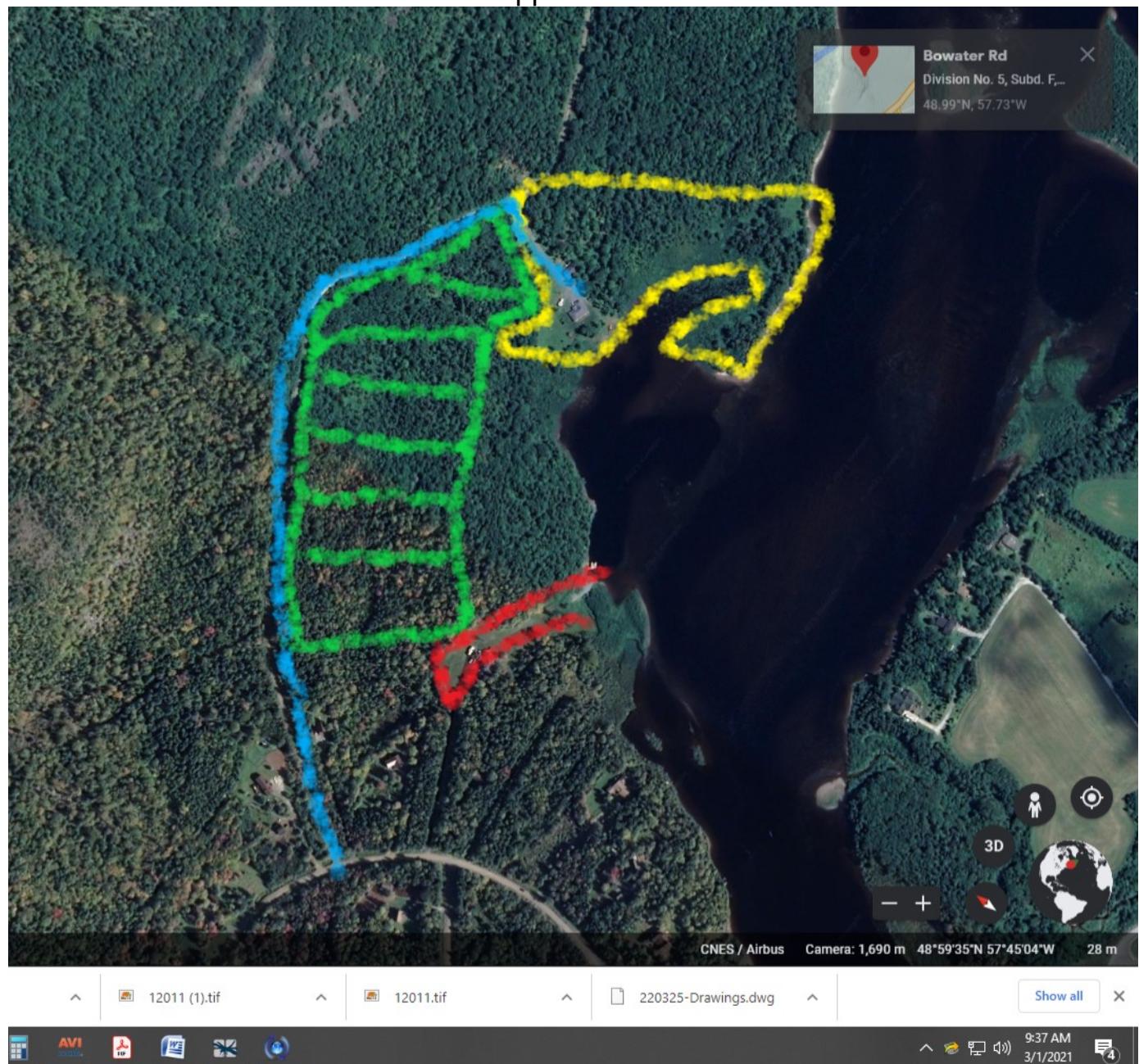


### Crown Lands Administration Division

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Date: 11/24/2020

## Appendix 2



## Appendix 3

### Government of Newfoundland and Labrador Department of Fisheries, Forestry and Agriculture Crown Lands Administration Division



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For general inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca).

Or book an appointment to speak with a regional Crown Lands representative at: <https://www.gov.nl.ca/llands/appointments/>



Scale  
1:12,500

Date: 3/1/2021

