



Department of Fisheries, Forestry and Agriculture

Environmental Assessment Registration Document

for

**Land Clearing for Future Agriculture Production
Agriculture Area of Interest (AOI) 40**

October 2021

**Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
P.O. Box 2006, 192 Wheelers Road
Corner Brook, NL A2H 6J8**

1. Name of Undertaking:

Land clearing for future agriculture production at AOI 40.

2. Proponent:

a) Name of Corporate Body

Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
Land Management Division

b) Address

Fisheries, Forestry and Agriculture Building
192 Wheelers Road
P.O. Box 2006
Corner Brook, NL A2H 6J8

c) Principal Contact for the Purpose of the Environmental Assessment

Jason MacDonald – Land Management Specialist
Department of Fisheries, Forestry and Agriculture
Land Management Division
(709) 637 - 2081

3. The Undertaking:

a) Name of the Undertaking

Land clearing of AOI 40 for future agricultural production.

b) Purpose / Rationale / Need for the Undertaking

The purpose of this project is to develop farmland at AOI 40, located near the Town of Cormack to be used for growing vegetables and agriculture crops necessary to enhance food security for residents in the Province of Newfoundland and Labrador.

AOI's are areas identified in the province as having important agricultural significance based upon the soil characteristics and land suitability for potential agricultural development. Access to agriculture land is necessary for the enhancement of food security for residents in the Province of Newfoundland and Labrador.

4. Description of the Undertaking

a) Geographic Location

AOI 40, located near the Town of Cormack. The site is a total of 280.0 Hectares (692.3 Acres) of which 195 Hectares (482.7 Acres) are planned for agricultural development. This area is bounded to the north by Sir Richard Squires Memorial Provincial Park, east by Crown land, and south by Crown land and west by Crown land as per attached map in Annex 1. The proposed farmland development is located outside of the Sir Richard Squires Provincial Park boundary.

b) Physical Features

This farmland parcel contains a variety of terrain from gently rolling hills to steep river valleys. The soils developed on sandy loam till derived from red sandstone conglomerate. Merchantable trees have been clear cut by Corner Brook Pulp and Paper Limited (CBBPL) contractors in 2019 – 2020. Once the merchantable timber was removed in 2019, this parcel of land was transferred to the Land Management Division and an Area of Interest (AOI) for future agricultural production was established.

c) Construction

The farmland development will be performed either by contractors hired by the Province under the Public Procurement Agency tender process, or by farmers in 2022 – 2023 that will be selected through the Request for Proposal process.

d) Clearing and Overburden Removal

Merchantable timber was removed during the winter of 2019 - 2020 by CBPPL contractors. Farming overburden will be stockpiled for potential future use for farm development. Non - merchantable timber will be removed for anticipated land clearing activities.

e) Site Development

The farm development will consist of land clearing as outlined above to make the site suitable for the development of arable land for vegetable and crop production identified as A2 and A3 soils in Annex 1. No additional roads or water crossings are anticipated at this time. There will be no other activities on this site as it will be for agriculture purposes only.

f) Potential Sources of Pollution During Construction

Sources of pollution during construction is limited to the potential of petroleum hydrocarbon spillage from land clearing equipment. Contractors will be advised of the environmental requirements for petroleum hydrocarbon spill reporting/clean-up and the necessity of strict compliance. The potential for adverse environmental impacts during land clearing will be minimized. All construction activities will be undertaken in accordance with provincial environmental regulations/directives.

g) Occupations and Equipment

The various types of occupations anticipated for this project include;

- a. Two Heavy Equipment Operators (NOC code – 7521)
- b. One Heavy Equipment Mechanic (NOC code – 7312)
- c. One Laborer (NOC code – 7611)
- d. Two Truck Drivers (NOC code – 7511)
- e. One Commercial Excavating Contractor (NOC code – 7302)

h) Project-Related Documents and Assessments

- a. Attached crop - map suitability (Annex 1)

5. Approval of the Undertaking

The following includes a list of permits, licenses and approvals that maybe required for this project.

- a. Fuel Storage and Handling – Digital Government & Service NL
- b. Crown Lands Approval for Agriculture Lease – Department of Fisheries, Forestry and Agriculture

6. Schedule

Development activities will commence when all necessary approvals are in place with an anticipated start in the spring of 2022. Land clearing should progress as access becomes available to suitable areas. The number of potential users (farmers) depends on interest in the area at that time. This farmland will be available for application when development activities are completed.

7. Process to Obtain Land

When the parcel of land is cleared and developed the Department will advertise this area through a Request for Proposal (RFP) process and solicit applications from interested farmers to acquire and utilize this land for agriculture production.



Cole Crop Suitability for the Agricultural Area of Interest #40 Cormack, NL

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Soil Classification and Suitability Interpretations
by Denise Bouzane, Soil Specialist
Digital Cartography by Jason MacDonald, Geospatial Analyst

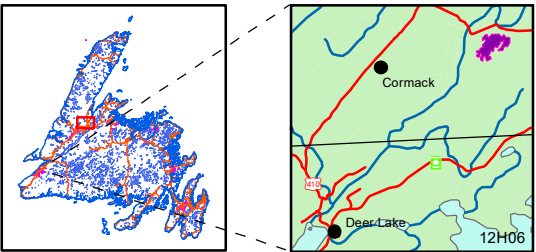
NTS Reference 12H06

<div></div>	A2 - Arable, Moderate Limitations = 408.0Ac
<div></div>	A3 - Arable, Severe Limitations = 74.7Ac
<div></div>	U - Unsuitable = 138.1Ac
<div></div>	OU - Organic, Unsuitable = 71.5Ac

*Soil polygon colour based on dominant drainage class.

Conversion factor: 1ac = 0.404686ha

General Legend		
<div></div> Access_Road_AOI_40	<div></div> SirRichardSquiresParkBndy	<div></div> AOI
<div></div> Road Network	<div></div> Lot Layouts	<div></div> Area of Interest
<div></div> Resource Road		



Button, R.G. *Soils of the Cormack – Deer Lake Area, Newfoundland*. Report No. 5. Newfoundland Soil Survey. Research Branch. Agriculture Canada. 1983.

Disclaimer: The suitability ratings are based on soil and landscape characteristics. The number of hectares identified in any polygon could be reduced due to water buffers and steep slopes due to complex topography. The number of hectares identified do not consider the following: potential for and the kinds of roads; distance to markets; location; size of farms; land tenure; cultural patterns; skills or resources of individual operators; high heavy metal content in the soil; and hazard to crop damage by storms or other extremes in weather.

Department of Fisheries, Forestry and Agriculture
October 2020



Scale 1:16,000

