

REGISTRATION PURSUANT TO SECTION 49 OF
THE ENVIRONMENTAL PROTECTION ACT

NAME OF UNDERTAKING: SPRUCE MEADOW FARMS LTD.
VEGETABLE FARM

PROPOSER:

(i) *Name of Corporate Body:* Spruce Meadow Farms Ltd.

(ii) *Address:* P.O. Box 1437 Stn 'B'
Happy Valley – Goose Bay, NL
A0P 1E0

(iii) *Chief Executive Officer:* Mr. Tom Angiers
President/Owner
P.O. Box 1437 Stn 'B'
Happy Valley – Goose Bay, NL
A0P 1E0

(iv) *Principal Contact:* Mr. Tom Angiers
President/Owner
P.O. Box 1437 Stn 'B'
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THE UNDERTAKING:

(i) *Nature of the Undertaking*

Proposed development of a vegetable farm on Welburn Bay Road located off of Provincial Route 520 in Happy Valley – Goose Bay, Labrador. The farm is being developed to produce a variety of vegetables for sale locally. Farm construction is proposed to begin in the fall of 2007.

The project proponents include Mr. Tom Angiers, who is an experienced vegetable farmer, and has grown many types of vegetables in Labrador in the past.

(ii) *Purpose/Rationale/Need for the Undertaking*

The proponent views Labrador, especially Happy Valley – Goose Bay, as offering significant opportunity for the development of a vegetable farm because there is currently very few vegetables grown in the area. Mr. Angiers, a member of the Lake Melville Agricultural Association, is actively pursuing this opportunity to develop a vegetable farm and to reduce the amount of vegetables that are shipped in from Quebec. The site was chosen due to the amount of land available.

This undertaking consists of a vegetable farming operation including vegetable fields and a vegetable storage area.

DESCRIPTION OF THE UNDERTAKING:

(i) *Geographic Location*

The proposed site is located on Welburn Bay Road, off of Provincial Route 520 in Happy Valley – Goose Bay, and is situated within the local agricultural development area. The total site consists of 300 acres, of which approximately 280 acres will be utilized for the vegetable farming operation. Maps of the proposed site are attached in Appendix "A". These maps include a location map, and a detailed map of Happy Valley – Goose Bay, specifically the area of the farm.

(ii) *Physical Features*

Physical requirements for the vegetable farm will include the construction of on-farm vegetable storage, access laneways, windbreaks, and perimeter fencing. The main farm area is situated well off the main road to limit exposure.

(iii) *Construction*

Project construction is planned for fall of 2007 and will take place over several years. Construction will be undertaken to meet the requirements of the expanding farm. The proposed project will begin by constructing the necessary laneways to access the different areas of the farm. The only road that currently exists is a logging road that leaves Provincial Route 520 and travels along on edge of the desired parcel of land. Additional access will be required given the large amount of land that will be put into production, and therefore as the land is cleared additions to any existing laneways will be necessary.

Once the roadwork is complete, work can begin on the rough clearing of the land. The trees will be cleared by way of an excavator or similar piece of equipment that can remove the entire tree and root system in one step. This work will involve hiring contractors and renting equipment as needed. The proposed method of clearing, ploughing, and planting will allow the company to prepare the desired annual acreage fairly quickly.

Wells will be drilled in strategic locations throughout the farmland in order to obtain adequate amounts of water for crop irrigation. Due to the soil characteristics and the typical hot, dry summers experienced in Central Labrador, a dependable irrigation system will be essential in maintaining proper irrigation to each and every crop. The proponent will consider the most economical way of watering the crops to make the most of the available water sources.

A vegetable storage and handling facility will be constructed on the farm. This structure will be a slab-on-grade and fabric structure measuring 40' x 150' and will be utilized for vegetable storage until the winter months, when the company will avail of storage areas owned and operated by the Lake Melville Agricultural Association.

Construction of any windbreaks will be completed as the land is cleared and will utilize tree, shrubs, and bushes that are excavated. These windbreaks will extend around the perimeter of the property and will offer protection from the wind, accidental drift

of sprays or chemicals, and airborne seeds and spores from neighbouring lots.

(iv) *Operation*

In the first year of operations, Spruce Meadow Farms will clear 50 acres of land, construct the necessary laneways, and plant each field with rye grass in order to start the recommended crop rotation. In the second year, they will again clear 50 acres of land and sow rye grass seed. The 50 acres that were cleared in the first year will have the rye grass ploughed in and will be planted with 5 acres of turnip and 5 acres of carrots, while the remaining 40 acres will once again be planted with rye grass.

A comprehensive 10-year crop rotation for all 280-acres of useable land is provided in Appendix "B". This crop rotation provides for 5 acres of turnips each year, 10 acres of carrots in the first nine years and 15 acres in the tenth year, and an escalating potato crop that grows from 40 acres in year three to 135 acres in year seven. After year seven the potato crop ranges from a high of 135 acres to a low of 125 acres.

(v) *Occupations*

Mr. Angiers is an experienced farmer with extensive experience in working the land in the Happy Valley – Goose Bay area. He has been farming for many years and has experimented with various types of vegetables as well as turkeys, chickens, and beef cattle. Tom has also been involved in several other industries including the construction and retail industries, both of which has given him valuable experience that will be beneficial in the successful execution of the proposed project.

Ms. Ivy Angiers', Tom's wife, will also be involved in the farm, however her responsibilities will be somewhat limited due to other commitments. However, she will continue to be involved in the management of the farm and will ensure that proper records are kept and that all necessary office procedures are adhered to. These activities, including accurate cost of production monitoring, will be vital to accurate product pricing, and indeed the future profitability of the farm.

Chad Angiers, Tom's son, will also be employed on the farm. Chad is a skilled mechanic and 10th generation farmer. He has extensive farm experience having worked with his father for a number of years and will be a great asset to the farm. Chad, who is

working as a GM Goodwrench Mechanic for Labrador Motors Limited, has completed the Automotive Service Technician diploma at the College of the North Atlantic, Happy Valley – Goose Bay Campus. He has completed the ASAP Program that is required to be a certified General Motors service technician, as is preparing to write the Journeyperson's Examination.

The human resource plan also includes the hiring of skilled heavy equipment operators and general labourers that will assist in the clearing of the land. These personnel will be necessary if the company is to be successful in its attempts to clear 50 acres of land each year. Additional farm hands will be hired as needed to meet the requirements of the expanding farm. These farm hands will be involved in the planting, maintenance, and harvesting of all crops on the proposed farm.

All of Spruce Meadow Farms' employees fall under the National Occupational Classification (NOC) code 8251: Farmers and Farm Managers. According to the NOC, these employees are defined as:

Farmers and farm managers manage the operations and functions of a farm. They are responsible for growing crops, raising and breeding livestock, poultry and other animals and marketing farm products. (Source: <http://www23.hrdc-drhc.gc.ca/2001/e/groups/8251.shtml>)

According to the NOC their main responsibilities are:

- *Manage the overall operation of a farm, ranch or orchard*
- *Determine the amount and kinds of crops to be grown and livestock to be raised*
- *Plant, cultivate and harvest crops*
- *Raise and breed livestock and poultry*
- *Hire and supervise farm workers*
- *Establish a marketing program*
- *Purchase farm machinery, livestock, seed, feed and other supplies*
- *Maintain farm machinery, equipment and buildings*
- *Develop and keep financial and production records*

(Source: <http://www23.hrdc-drhc.gc.ca/2001/e/groups/8251.shtml>)

(vi) *Project-Related Documents*

N/A

APPROVAL OF THE UNDERTAKING:

There are a number of approvals required for the construction and operation phases for Spruce Meadow Farms' Vegetable Farm to proceed. Some of the approvals required include:

- Department of Environment & Conservation - Crown Lands Division
- Agriculture & Agri-Food Canada
- Department of Natural Resources – Forestry Division

SCHEDULE:

Assuming that all necessary and required permits and approvals are obtained, the initial land clearing and development for this project will start in the fall of 2007. The construction of the necessary building as well as additional land development is schedule for 2008. The start date of Fall 2007 was selected in order to get the land cleared and prepared for planting of winter rye.

FUNDING:

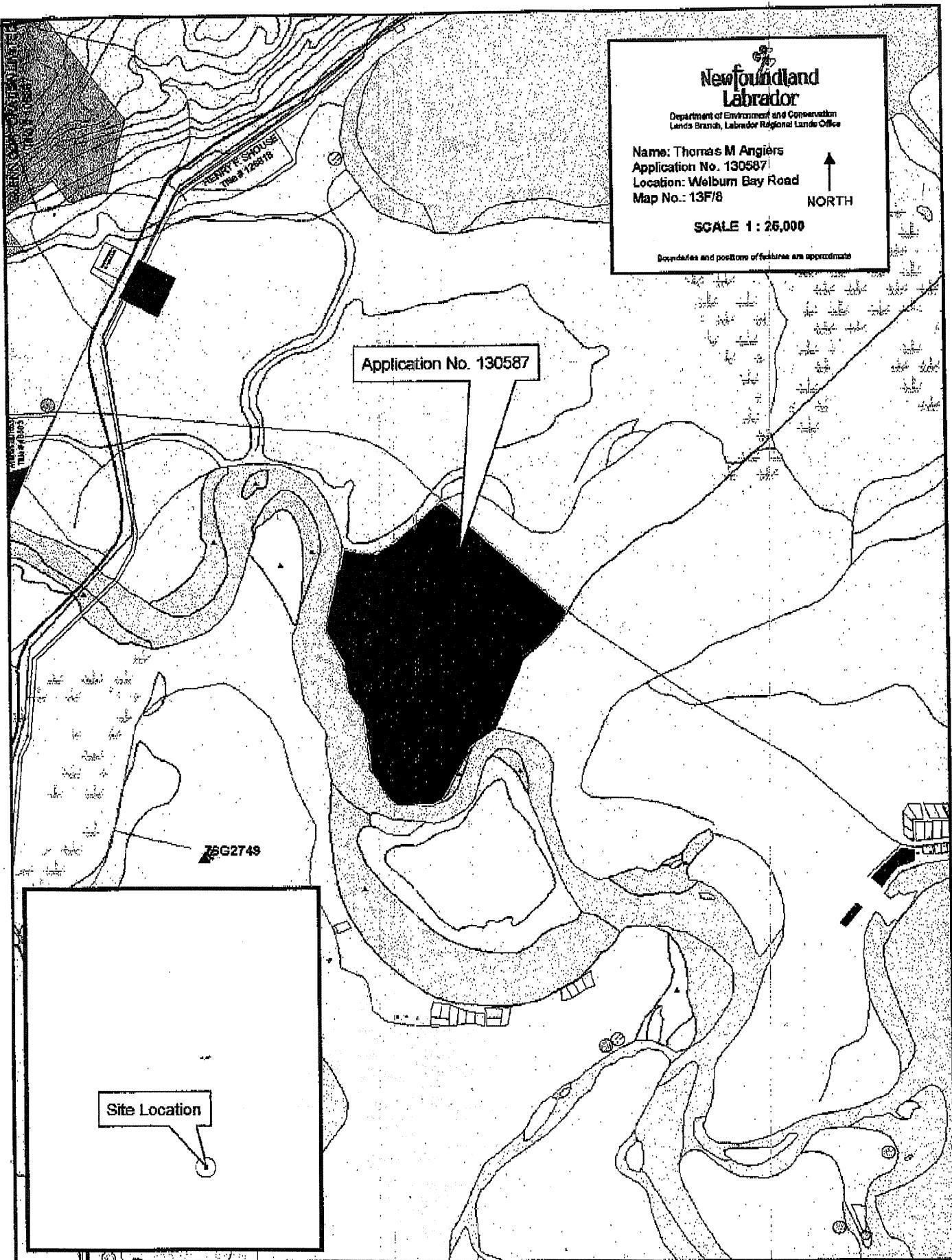
Funding for this operation will consist primarily of private investment that is subsequently reimbursed through the Department of National Defence (DND). This reimbursement is a result of the potential contamination of farm property, including Spruce Meadow Farms former farm, on the Trans Labrador Highway. The proponent will also apply for assistance through the Agricultural Policy Framework (APF), although no approval has been granted to date.

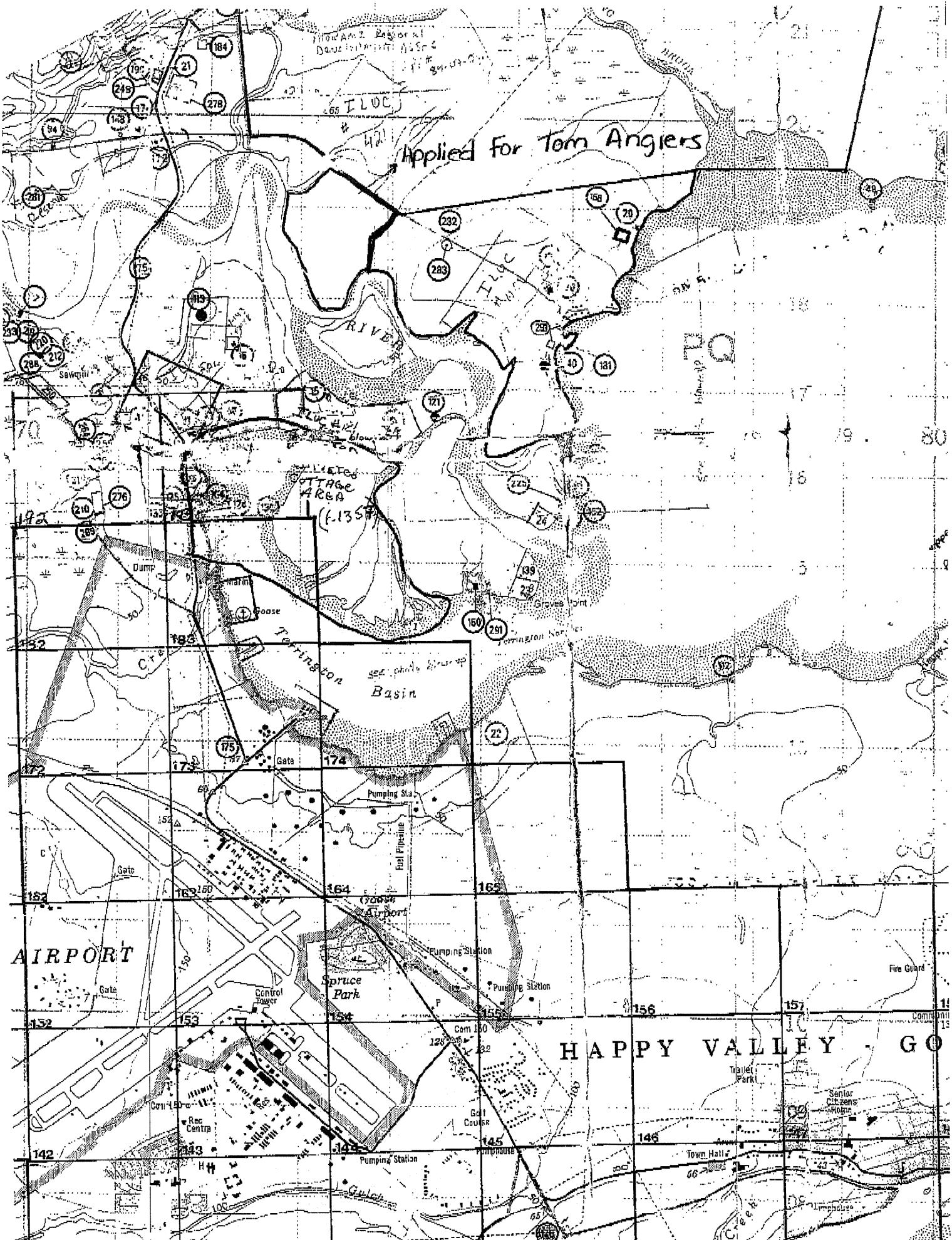
Mr. Tom Angiers
President

Date

APPENDIX "A"

MAPS





APPENDIX “B”
LAND USEAGE SCHEDULE

Spruce Meadow Farms Land Usage Schedule

	Acres 251 - 255	Acres 256 - 260	Acres 261 - 265	Acres 266 - 270	Acres 271 - 275	Acres 276 - 280
Year	6	Rye Grass				
Year	7	Rye Grass				
Year	8	Potatoes	Potatoes	Potatoes	Potatoes	Potatoes
Year	9	Rye Grass				
Year	10	Potatoes	Potatoes	Potatoes	Carrots	Potatoes