

**Name of Undertaking:**

Crown Lands Application No.141740

Agricultural Lease for Turf Grass and vegetable production  
expansion

**Proponent:**

(i) *Name of Corporate Body:* Sunshine Investments Inc.

(ii) *Address:* P.O. Box 2009  
20 Forest Rd  
Northern Arm, NL  
A0H 1E0

(iii) *Chief Executive Officer:* Mr. Troy Humber  
President / Owner  
Address: same as above  
Phone: 709-257-4881

(iv) *Principal Contact:* Mr. Troy Humber  
P.O. Box 2009  
20 Forest Rd  
Northern Arm, NL  
A0H 1E0  
Phone: 709-257-4881  
Email: t\_humber@hotmail.com

**The Undertaking:**

(i) *Nature of the undertaking:* This project involves the extension to an already existing farm which is 165 acres. The extension is approximately 244 Hectares of land within the town of Northern Arm planning area.

(ii) *Purpose/ Rationale/ Need for the Undertaking:* To expand our Turf grass crop to meet our current customer demands in the local market and to diversify the farm business further to expand our vegetable production to supply local markets.

## Description of Undertaking:

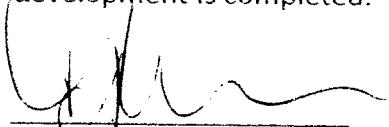
- (i) *Geographical Location:* The site is located in the municipal planning area of the town of Northern Arm. Bounded on the North by the town of northern Arm, Bounded on the South by Northern Arm Brook Resource Rd., Bounded on the West by Rowsell's Lake Rd., Bounded on the East by Route 350/ Town of Northern Arm.
- (ii) *Physical Features:* The development of fields will require the removal of all vegetation, stumps, and stones. There will be no buildings or other constructed farm infrastructure associated with this project at this time. Within the agricultural lease, all suitable land will be developed for farming operations. Areas which are deemed not suitable will be left in its natural state. All suitable land is to be developed within a period of 7 to 10 years.
- (iii) *Construction:* There is existing access to the site. Land clearing and development will begin when approval has been given to proceed and will continue until all suitable land, within the lease has been developed. There are no significant sources of pollution anticipated during the construction phase of this undertaking. Environmental controls will be utilized to mitigate resource conflict in accordance with environmental guidelines.
- (iv) *Operation:* Once the fields have been developed all useable peat land will be used for sod production and all suitable mineral soil will be used for vegetable production. Normal farm practices will be undertaken for the seeding, growth and harvesting of crop. This will include soil testing and application of limestone and fertilizer. The farm is in operation spring, summer and fall. Significant environmental impact is not anticipated during the operational phase of the undertaking. All regulatory and environmental guidelines will be followed.
- (v) *Occupations:* During the construction phase of this undertaking some of the land development may be subcontracted to local heavy equipment and construction companies. During the operational phase of this undertaking farm employees will carry out the work using equipment owned by the farm employing approximately 12 – 15 seasonal employees.
- (vi) *Project related documents:*  
Maps  
Pictures

### **Approval of the Undertaking:**

Crown Lands Agricultural Lease (Pending) – Department of Environment and Conservation

### **Schedule:**

The earliest date when the project could begin would be April 2013. It would continue until all development is completed.



Troy Humber  
President  
Sunshine Investments Inc.



Date

**Government of Newfoundland & Labrador**  
**Department of Environment & Conservation**

Newfoundland

## NOTE TO USERS

regulatory information on the economy, and surveys of household and business expectations.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

intended to be used as an index to land titles issued by the Crown. The accuracy of the plan is not sufficient for measurement purposes and does not guarantee title.

omissions on this map sheet do not  
asked to contact the Crown Titles  
Mapping Section, Ivory Building  
Bogart Street, St. John's  
Newfoundland

contact the Crown Titles Marketing Section by telephone at 729-9900. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands Registry or not plotted due to insufficient survey information.

the user hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions, alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits, contracts or any other loss of any kind as a result.

For inquiries please contact  
a Regional Lands Office:  
Gander - 256-1400  
Clarenville - 466-4074  
St. John's - 729-2654  
Gros Ventre Bay - 896-2488  
Corner Brook - 637-2387

## Crown Lands Division

Downloaded on Sep 14, 2012

9160

5.  $\hat{h}_2(0) = 0.300$

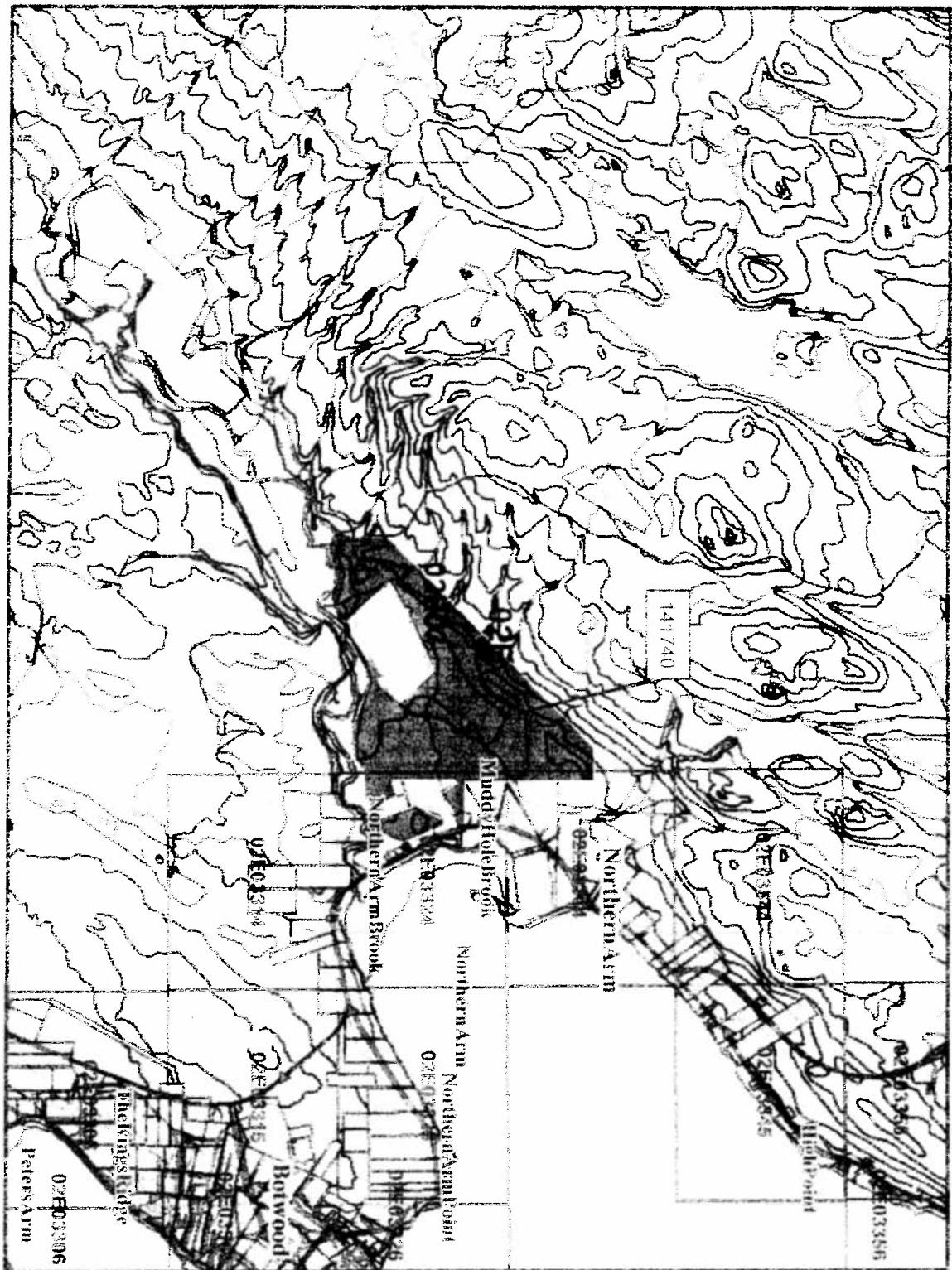
12  
400

A small compass rose is located in the top right corner of the page. It features a central vertical line with a small crossbar. The letters 'N', 'S', 'E', and 'W' are positioned at the top, bottom, right, and left ends of this crossbar respectively, indicating the cardinal directions.

# Government of Newfoundland & Labrador

## Department of Environment & Conservation

**Newfoundland  
Labrador**



### 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 plot is not sufficient for measurement purposes and does not guarantee title. Users finding any errors or omissions on this map should contact the Crown Titles Mapping Section by telephone at 729-0661. Some titles may not be identified to Crown Lands volumes missing from the Crown Lands Registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions, or cause of actions, alleging any loss, injury, damages and injuries (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contacts or any other loss of any kind as a result.

For inquiries please contact

a Regional Lands Office.

Gander 256-1400

Clarenville - 466-4074

St. John's - 729-2654

Goose Bay - 896-2488

Gatineau Brook - 637-2387

Scale 1:49,000

Compiled on Sep 14, 2012

# Government of Newfoundland & Labrador

## Department of Environment & Conservation

**Newfoundland  
Labrador**

### NOTE TO USERS

The information on this map was compiled from land surveys conducted 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 files issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee that users find any errors or anomalies on this map sheet are asked to contact the Crown Lands Mapping Section, Howey Building, Higgins Lane, St. John's, Newfoundland.

Users find any error or omission can contact the Crown Lands Mapping Section by telephone at 739-0674. Some files may not be plotted due to Crown Lands volumes missing from the Crown Lands Registry or not plotted due to insufficient or incomplete information.

The User hereby indemnifies and saves harmless to Minister, his officers, employees and agents, demands, and against all claims, demands, liabilities, actions, or claims or damages, actions, or claims or damages and losses (including claims or demands for any violation of copyright or intellectual property) arising out of any misuse or unauthorized Crown Land files, and the Minister, his or her officers, employees and agents shall not be liable for any loss of prints or contracts or any other loss of any kind as a result.

For inquiries please contact

a Regional Lands Office.

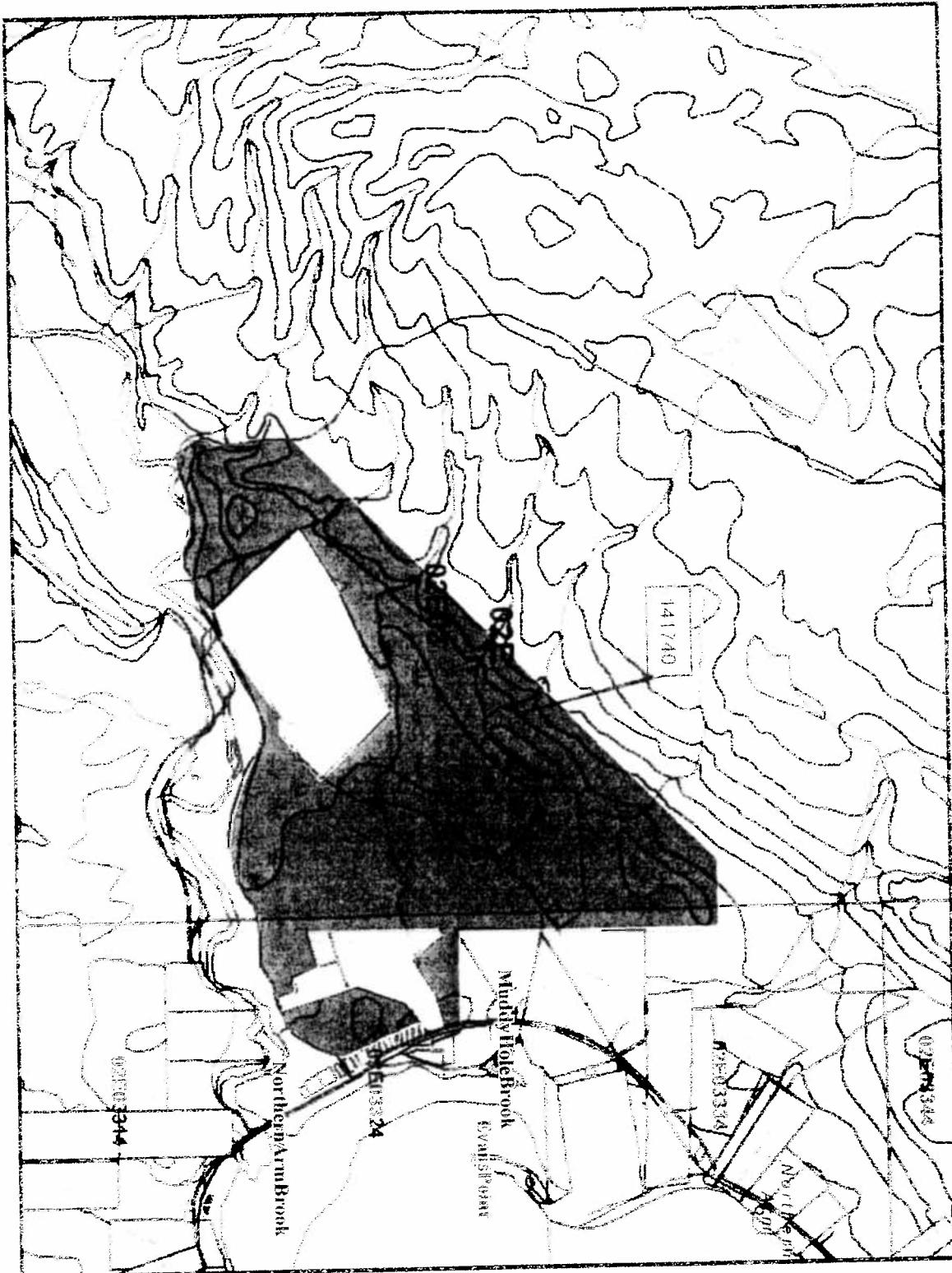
Gander - 256-1400

Clarenville - 456-4074

St. John's - 729-2654

Goose Bay - 836-2488

Corner Brook - 637-2387



Scale 1:24,000

Compiled on Sep 14, 2012

0 3000 6000 9000

0 5000 10000 15000

Meters

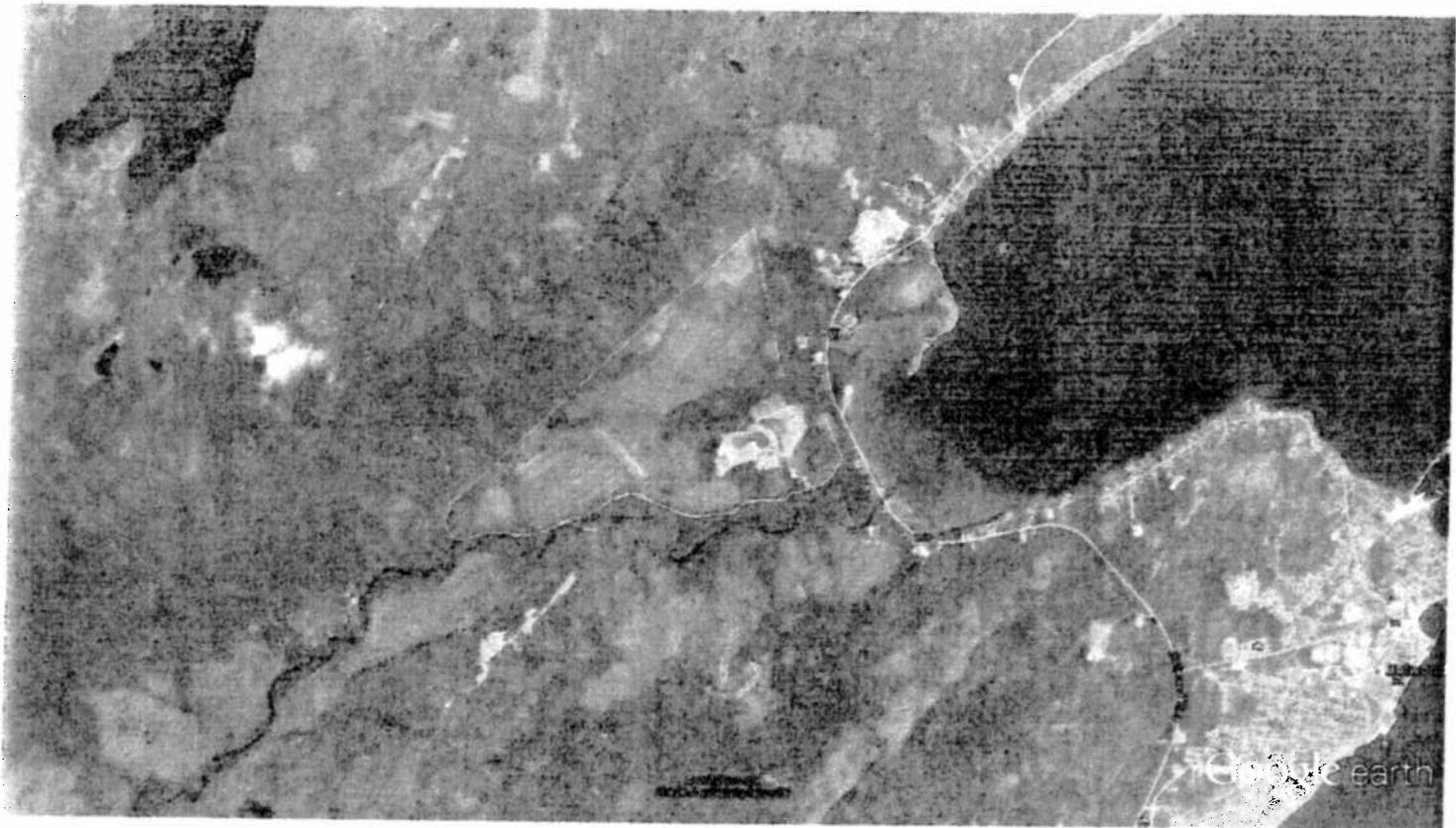
0 3000 6000 9000

0 3000 6000 9000

Metres

**Crown Lands Division**

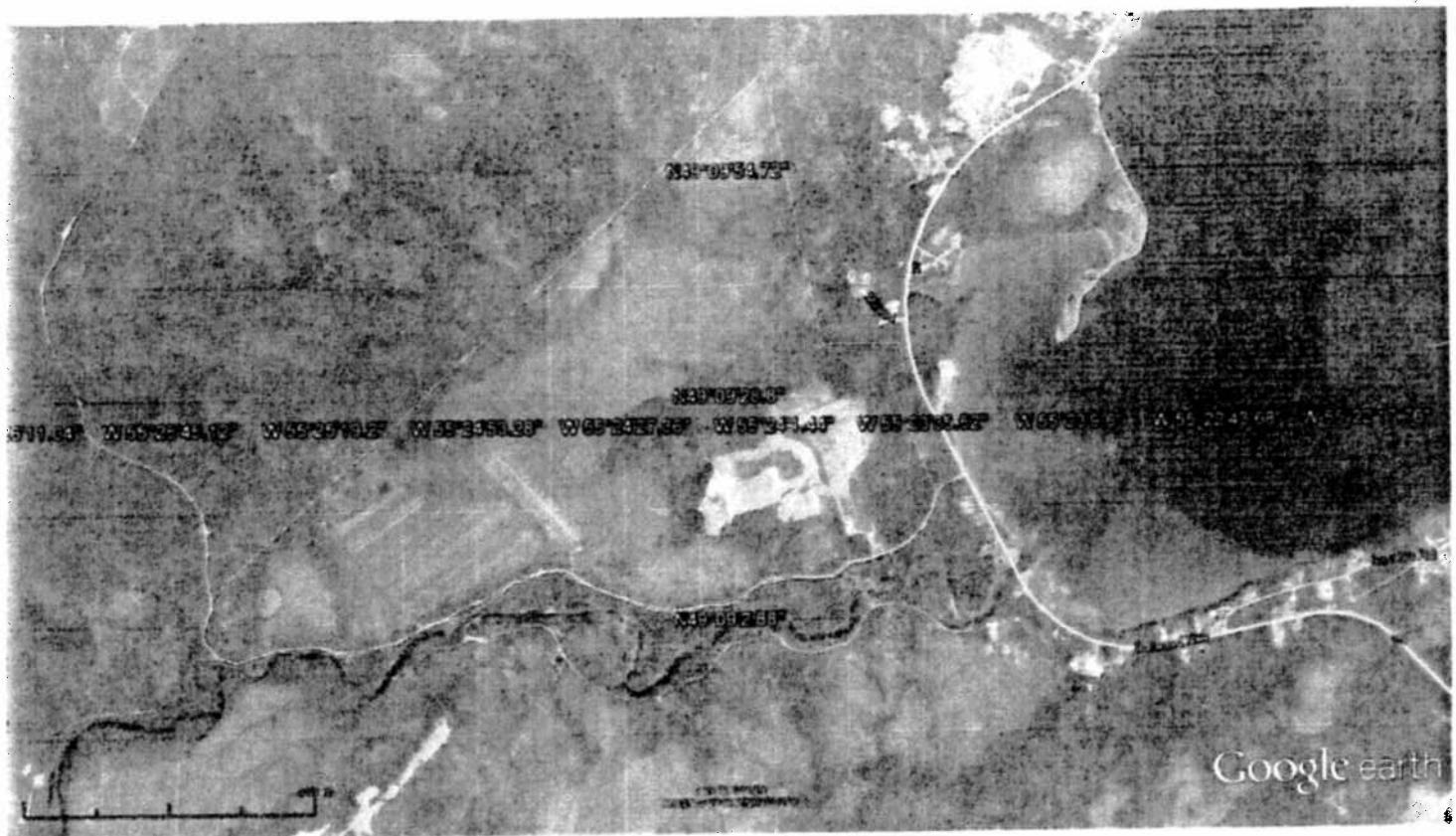
W E N S



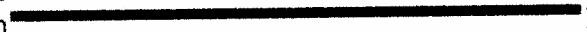
Google earth

miles 3  
km 4

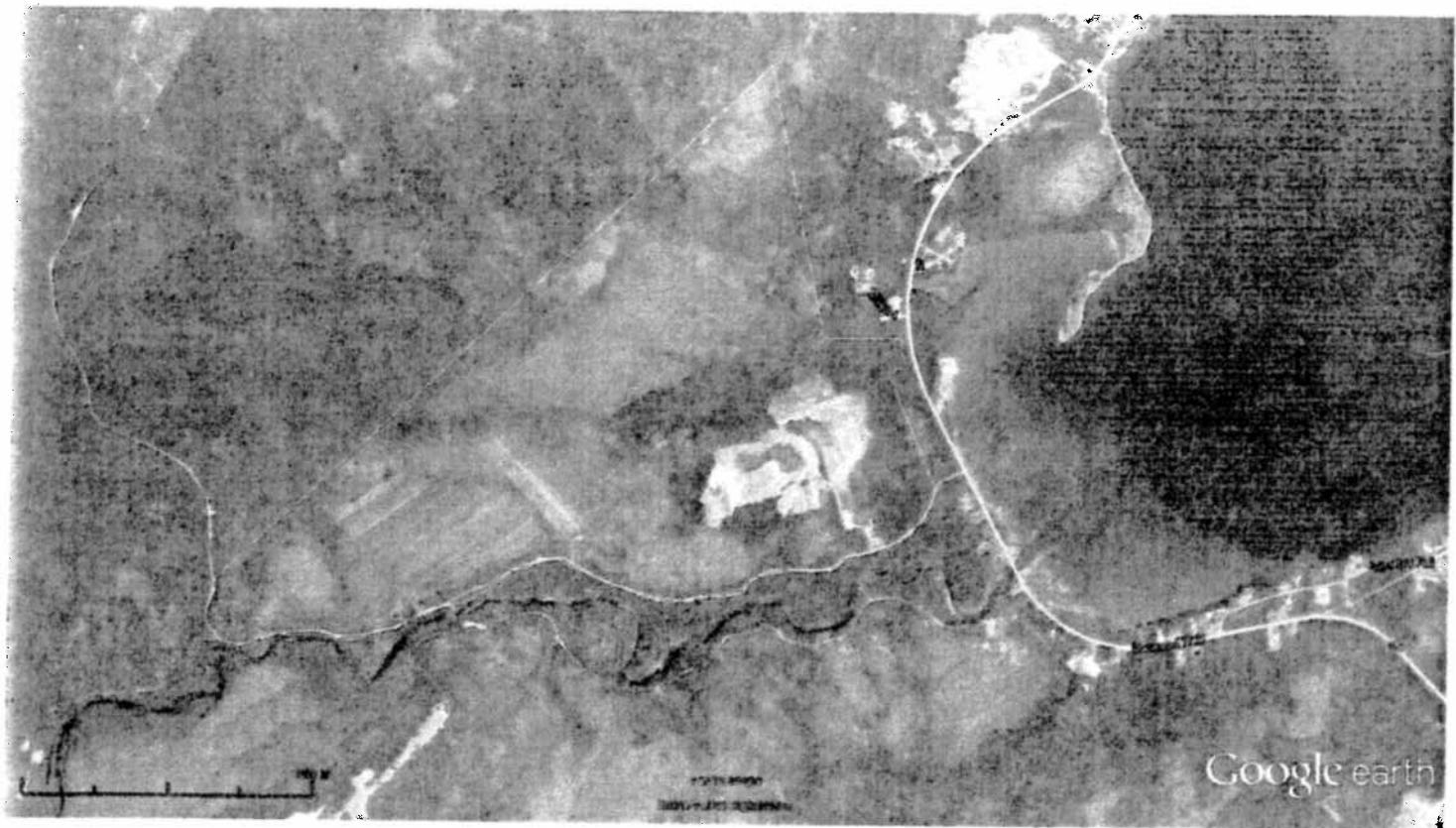




Google earth

miles  1  
km  2





Google earth

miles  
km

1

2



