

Environmental Assessment Registration Document

Forage and Pasture Land Development

Springdale Junction Area

Prepared by: Tim Dennis Young
Harvey Rice

File Ref No.: 200.20.2583

Date: June 27, 2017

Environmental Assessment Registration Document

TABLE OF CONTENTS

1.0 NATURE OF UNDERTAKING	1
2.0 PROPONENT	1
2.1 NAME OF CORPORATE BODY	1
2.2 ADDRESS	1
2.3 CHIEF EXECUTIVE OFFICER	1
3.0 THE UNDERTAKING	2
3.1 NATURE OF THE UNDERTAKING.....	2
3.2 PURPOSE/RATIONALE/NEED OF THE UNDERTAKING.....	2
4.0 DESCRIPTION OF THE UNDERTAKING.....	2
4.1 GEOGRAPHIC LOCATION	2
4.2 PHYSICAL FEATURES.....	4
<i>4.2.1(a) Site Description & Agricultural Lease Application - No: 150902.....</i>	4
<i>(i) Crown Land Map & Area Covered by Lease Application - No: 150902.....</i>	5
<i>(ii) Crown Land Satellite Map of Area Covered by Lease Application - No: 150902.....</i>	6
<i>4.2.1(b) Site Description of Agricultural Lease Application - No: 150893</i>	7
<i>(i) Crown Land Map & Area Covered by Lease Application - No: 150893</i>	8
<i>(ii) Cleared Pasture Suitability of the Crown Land Application – No: 150893, Springdale, NL.....</i>	9
4.3 CONSTRUCTION	10
<i>4.3.1 Mitigation Measures Taken Along Construction.....</i>	10
4.4 OPERATION.....	11

Environmental Assessment Registration Document

4.5 OCCUPATIONS	11
4.6 PROJECT RELATED DOCUMENTS.....	11
5.0 APPROVAL OF THE UNDERTAKING.....	11
6.0 SCHEULE	11
7.0 FUNDING	12
8.0 SUBMISSION	12

1.0 NAME OF UNDERTAKING:

The development of:

(i) Forage land in area covered by Agriculture Lease Application No: 150902

(ii) Pasture/Forage development on land delineated in Agriculture Lease Application No: 150893

2.0 PROPOSER:

2.1 Name of Corporate Body:

Spring Meadow Farm Inc.

2.2 Address:

Springdale Junction Area

2.3 Chief Executive Officer:

Name: Tim Dennis Young

Official Title: Owner/Operator

Address: 53 Main Street
Springdale, NL
AOJ 1T0

Telephone No: 709-673-8719

2.4 Principal Contact Person for purposes of environmental assessment:

Name: Tim Dennis Young or Harvey Rice

Official Title: Owner

Address: 53 Main Street
Springdale, NL
AOJ 1T0

Telephone No: (709)-673-8719 (Tim Young) or (709)-673-6793 (Harvey Rice)

Email: timyoung@springdaleforest.com
harveyrice@springdaleforest.com

3.0 THE UNDERTAKING:

3.1 Name of the Undertaking:

The proposed project involves the development of two sections of land for pasture and/or forage production.

3.2 Purpose/Rationale/Need of the Undertaking:

The development of pasture and forage lands is essential to ensure the sustainability of a Beef Cattle farm with 100 plus head of cattle. The 16 hectares of productive land currently leased by Spring Meadow Farm is not large enough to support such a herd.

As indicated, this proposal involves land development in areas identified in Agricultural Lease Application No. 150893 which is adjacent to Spring Meadow Farm (Lease No: 107147) and land covered under Agriculture Lease Application No: 150902 which is located nearby, on the opposite side of the T.C.H. [See Springdale Topographic Map 12HB on following page].

4.0 DESCRIPTION OF THE UNDERTAKING:

4.1 Geographic Location:

The locations of the proposal projects are as follows:

- (a) The proposed forage development, covered by Agriculture Lease No.: 150902 is located 0.7 km southeast from the intersection of Route 390 with the T.C.H. (Springdale Junction) and contains approximately 23 hectares.

The NAD 27 UTM coordinates are 21U 0558656E, 5480806

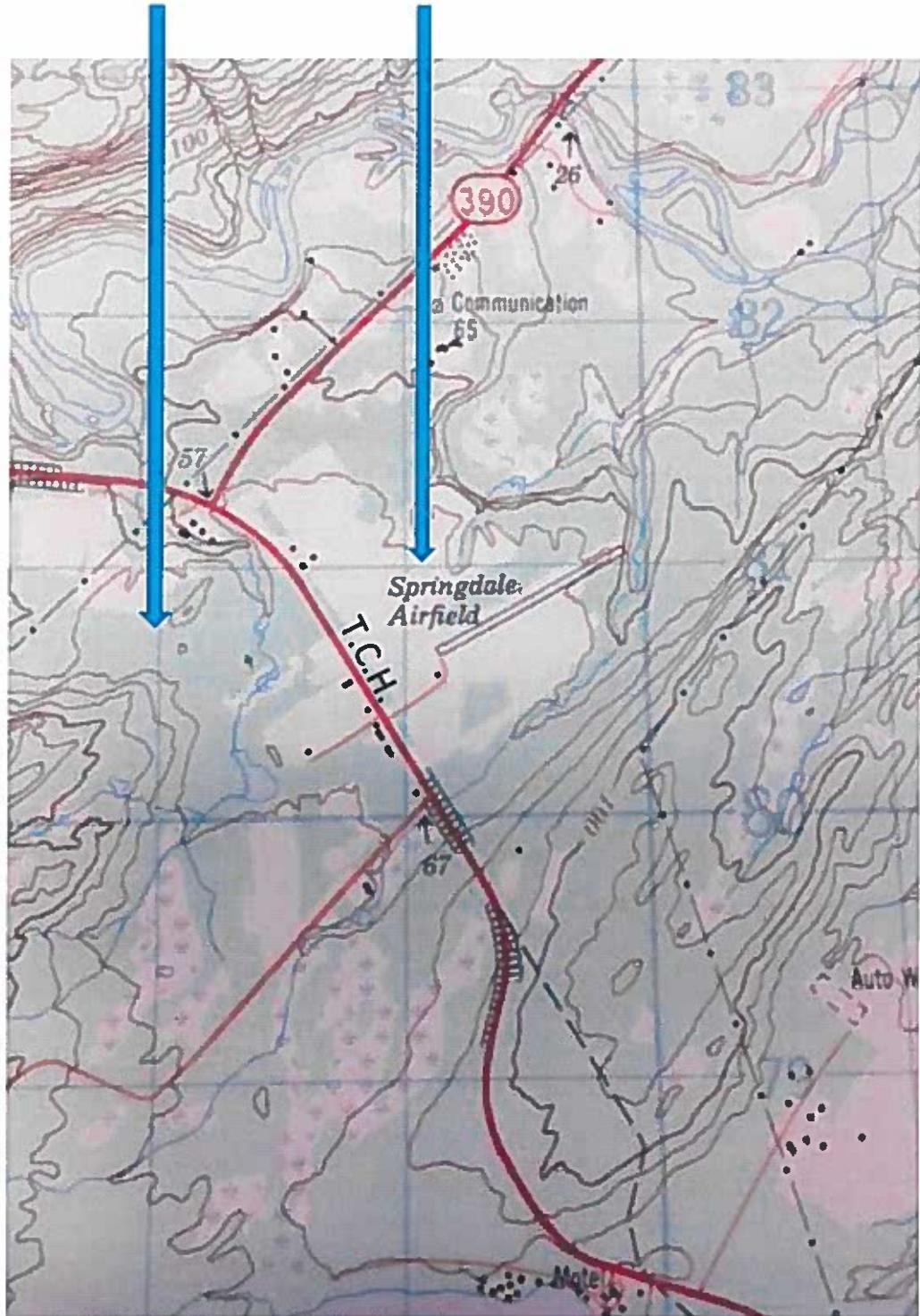
- (b) The entrance to land covered in Agriculture Lease Application No.: 150893 is located approximately 0.5 km southwest from the intersection of Route 390 with the T.C.H. (Springdale Junction). This Agricultural Lease Application contains 15.2 hectares designated NO significant Limitation and 3.6 hectares identified as land with Moderate Limitations.

NAD 27 UTM coordinates are 21U 0558551E, 5480870.

Topographic Map 12H/8 (Springdale)

Agricultural Lease Application 150893

Agricultural Lease Application NO.: 150902



4.2 Physical Features

4.2.1 (a) Site Description of Agricultural Lease Application No.: 150902

The land, approximately 23 hectare site, identified in Application 150902 had been previously been used for agriculture purposes. The land was voluntary returned to the Crown 20–25 years ago. Much of the area is now covered with vegetation in various stages of regrowth.

The land is fairly level with a some rolling fields and several depressions, especially in the eastern and northwest portion of the land. A small stream originates in the northeastern section and extends for 1.3 kilometres before it enters Indian River. There is no pond within the area covered by this Lease Application.

The vegetation other than grasses and shrubs consists of spruce, fir, birch and aspen.

The Department of Fisheries and Land Resources, Stewardship Division, Solis and Mapping Services does not have a suitability rating map for the land covered by Agricultural Lease No.: 150902. However, local farmers believe this to be a good area for forage production. The adjacent lands, covered in Grants that once belonged to Harold Batstone and Winnifred Strong, were used for such a purpose.

This land is located on the opposite side of the T.C.H. from Spring Meadow Farm. It will not be fenced since it will only be used for growing hay. The land will NOT be used for cattle grazing. In addition, there are no plans to establish any building on this property.

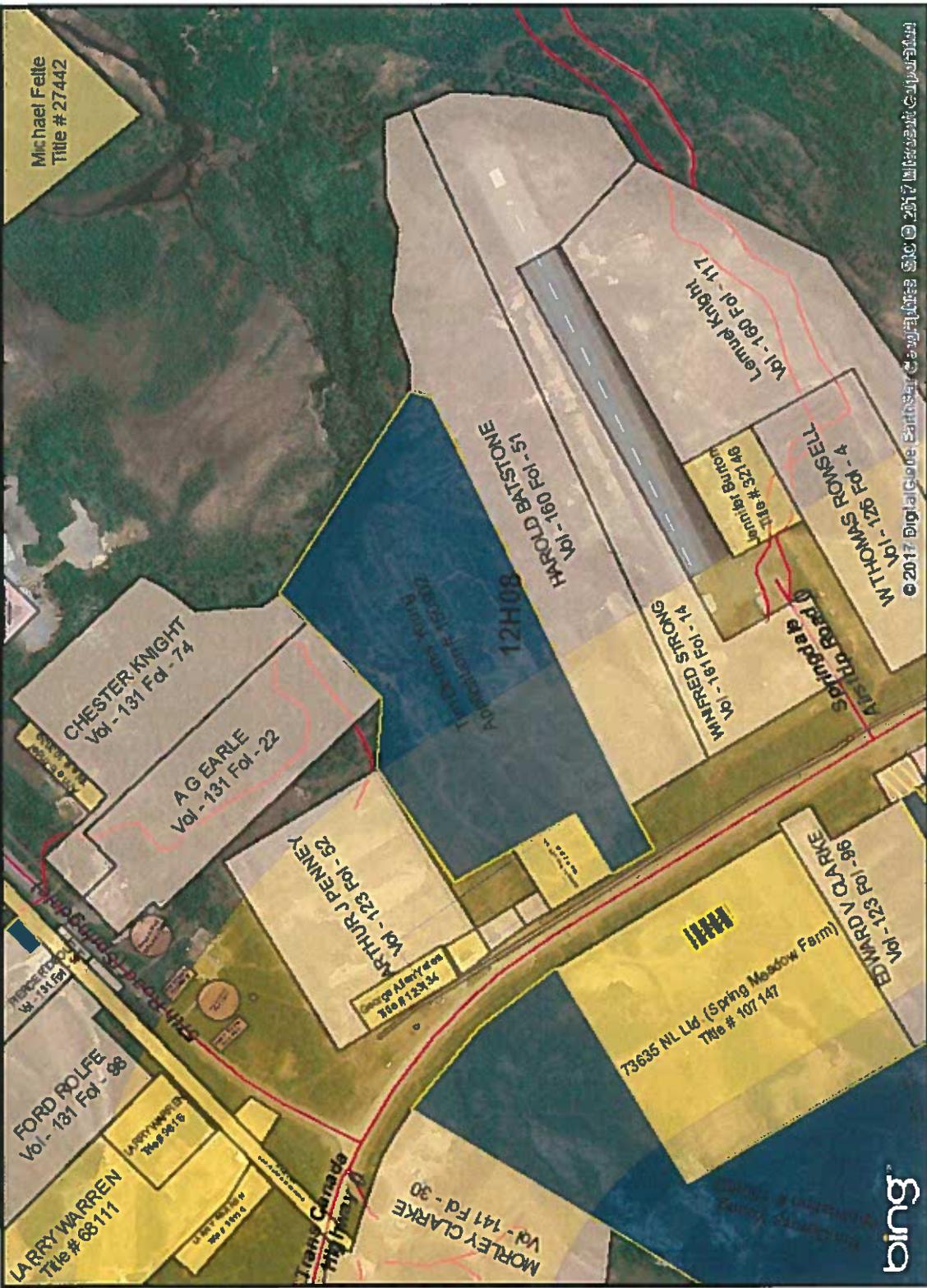
Other than access, a forested buffer zone of 40 metres will be maintained.

Government of Newfoundland & Labrador

Department of Fisheries & Land Resources



Crown Lands Administration Division



Scale 1:10,000
Compiled on May 26, 2017

Crown Lands Administration Division



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 sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. 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, damage 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 or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 256-1400
Clarenville - 466-4074
St. John's - 729-2654
Goose Bay - 896-2488

Government of Newfoundland & Labrador

Department of Municipal Affairs



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.

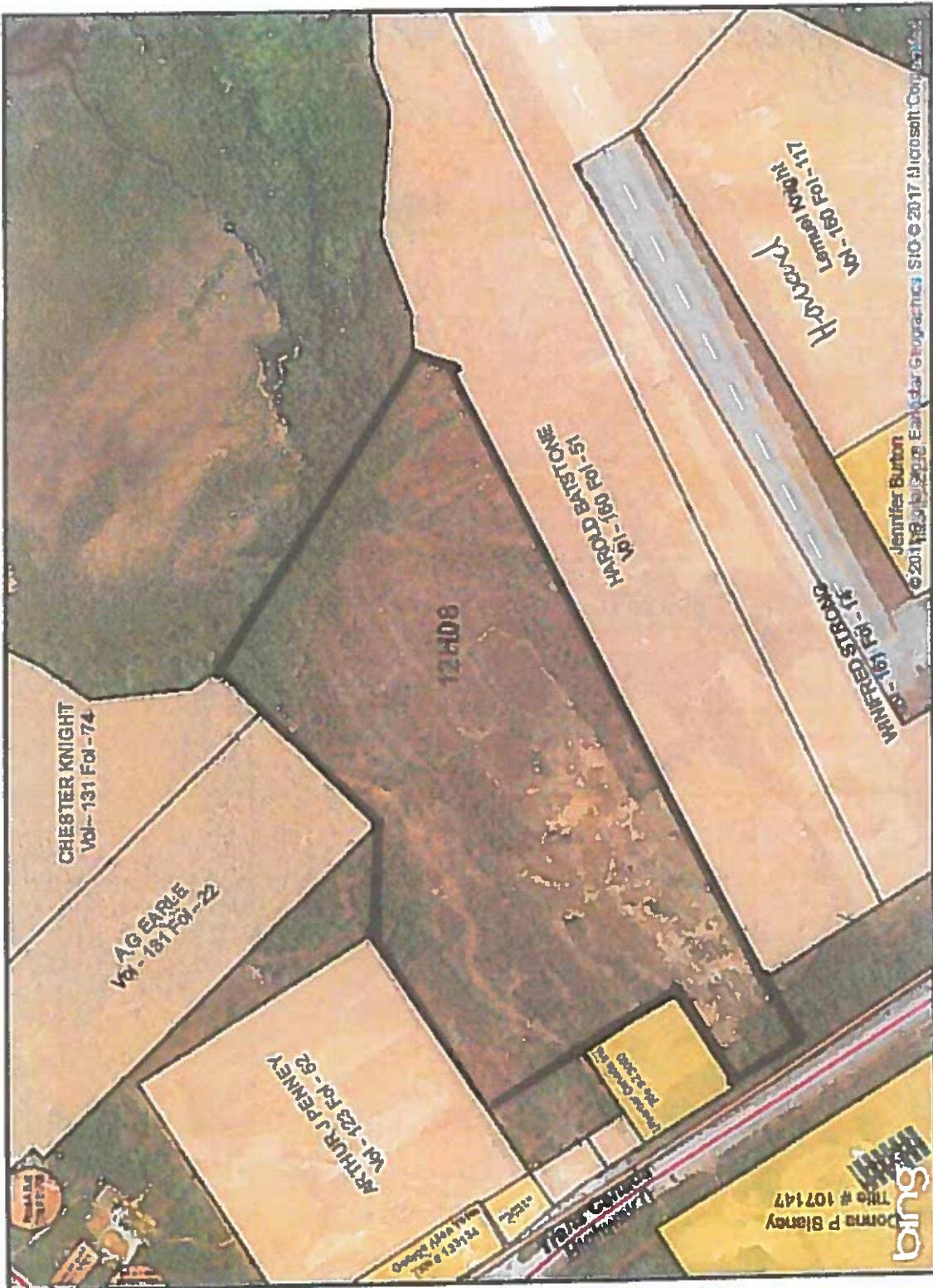
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users, finding any errors or omissions on this map sheet are asked to contact the Crown Titles Naming Section, Howley Building Highway Line, St. John's Newfoundland.

Users finding error or omissions can contact the Crown Titles Naming Section by telephone at 729-0661. Some data 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, actions or cause of actions, including 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 records. The Minister, his officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office, Corner Brook - 637-2380, Gander - 256-1400, Clarenville - 466-4074, St. John's - 729-8654, Goose Bay - 895-2498.



Crown Lands Division

Scale 1:6,500

Compiled on Feb 07, 2017

4.2.1 (b) Site Description of Agricultural Lease Application No.: 150893

The Department of Fisheries and Land Resources, Stewardship Division, Solis and Mapping Services has provided a suitability rating map for the land covered by Agricultural Lease No.: 150893. Please reference below.

As can be seen from the map Legend, the amount of suitable land for pasture is:

- No significant limitations = 15.2 ha
- Moderate Limitations = 3.6 ha
- Severe Limitations = 17.8 ha

The land identified in the Lease does contain two ponds and a couple of streams. The stream flowing from the larger pond, through the land occupied by Tim Dennis Young (Lease No.: 107147) and through the Northeast of the land currently being applied for enters Indian River at a distance of about one kilometre.

Vegetation cover is mainly spruce with scattered birches. Near the ponds, the areas are mainly boggy.

There are also a couple of rock outcrops. As the farm expands, these outcrops could be an important source of road building materials.

In terms of wildlife, moose, snowshoe hare, geese and ducks have been observed. The large pond and the streams running through the property contain brook trout.

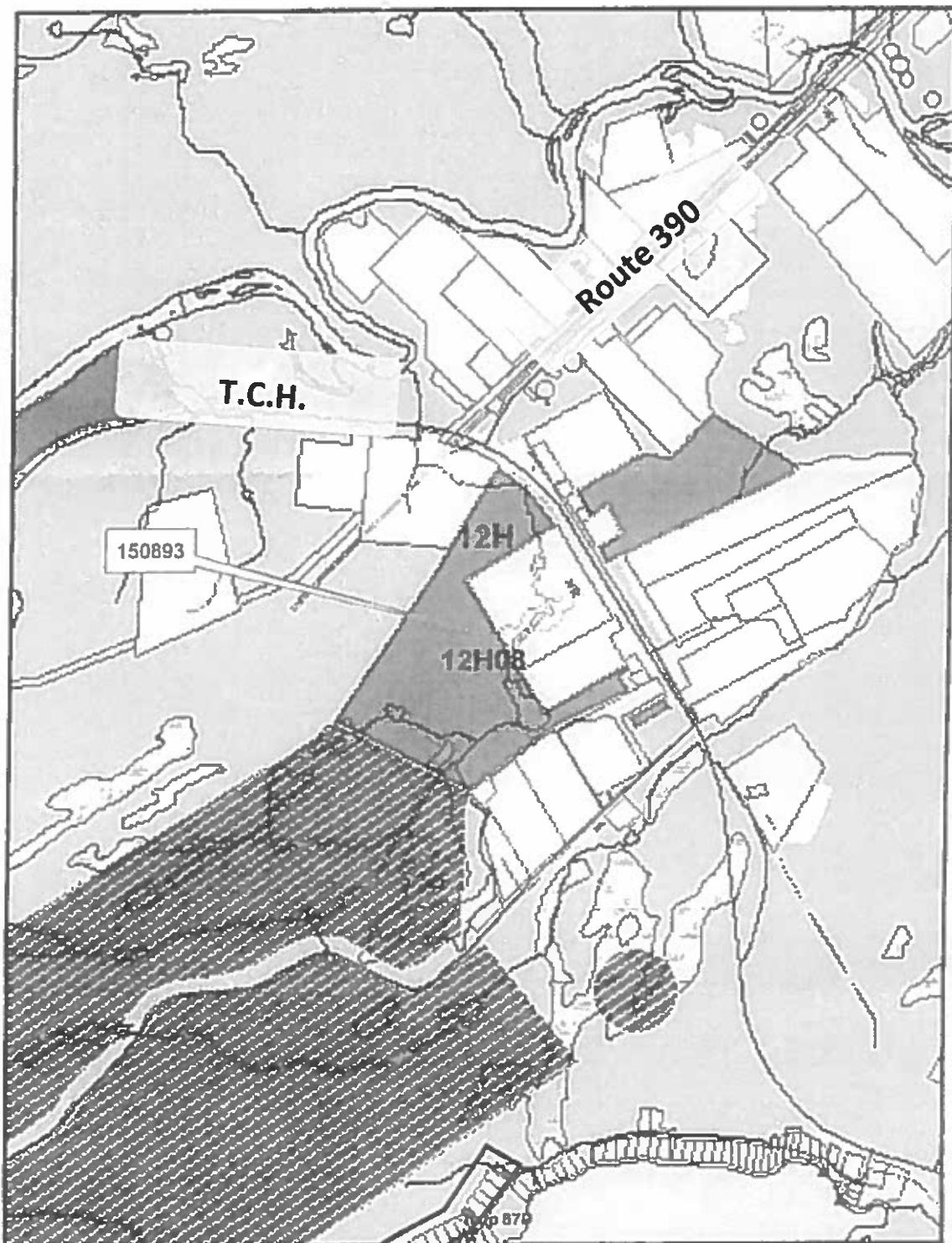
A forested buffer zone of 40 metres will be established in the area adjacent to the T.C.H.

To prevent the possibility of any cattle reaching the highway, all areas used for cattle grazing and the barn vicinity will be fenced (wooden and/or electric). Movement of the cattle from one field to another will be controlled by gates.

Currently, there are no plans to construct any building on this property.

Government of Newfoundland & Labrador

Department of Fisheries & Land Resources



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 sheet are asked to contact the Crown Titles Mapping Section, Howley Building, Higgins Lane, St. John's, Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0081. 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, damage and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land title, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 256-1400
Clarenville - 466-4074
St. John's - 729-2654
Goose Bay - 895-2488

Crown Lands Administration Division

0 310 620 1740 1860 2460 Miles

Scale 1:24,000

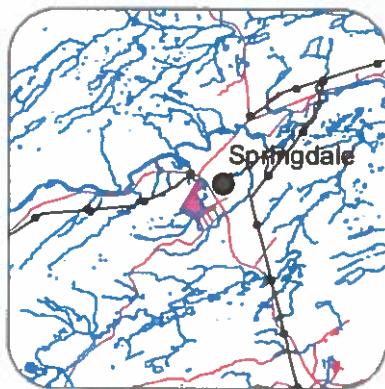
Compiled on February 27, 2017

Cleared Pasture Suitability of the Crown Land Application 150893 Springdale, NL

Location Map (NTS 12H/8)

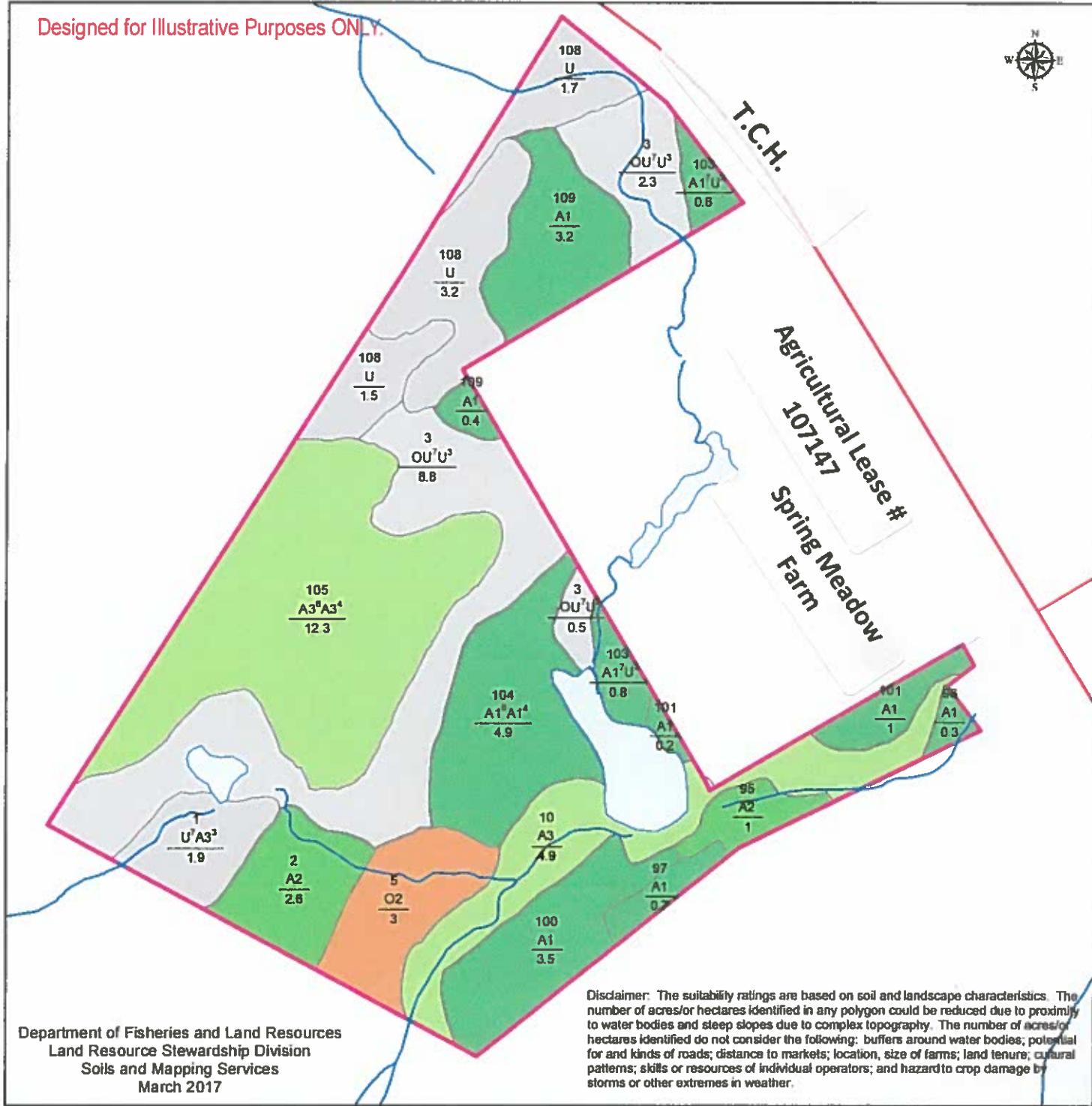
1:7,500
Meters
0 60 120 180 240 300

	A1 - Arable, No Significant Limitations = 15.2ha
	A2 - Arable, Moderate Limitations = 3.6ha
	A3 - Arable, Severe Limitations = 17.8ha
	U - Unsuitable = 11.5ha
	O2 - Organic, Moderate Limitations = 3.0ha
	OU - Organic, Unsuitable = 8.2ha
	Application Boundary
	Road Network
	Stream
	Water



1 Acre = 0.404686 Hectares

Designed for Illustrative Purposes ONLY.



4.3 Construction

Due to the nature of the proposal, clearing and grubbing are the main activities prior to the application of lime and seed. Mechanical harvesting and mulching will be the methods used to clear the land. The mulched material will be used to enhance soil development. The merchantable timber will be used/sold as firewood or transported to the Corner Brook Pulp and Paper mill. Any large logs will be sold to Green Bay Logging Ltd., which operates a sawmill within a few kilometres of the farm.

Where appropriate, especially in areas to be used for forage, the land will be leveled as to enhance more efficient harvesting methods. However, in pasture areas an effort will be made to maintain the natural rolling terrain as much as possible.

As indicated, as the farm expands, there may be a need for road building materials. When appropriate permits are obtained from the Department of Natural Resources, the rock outcrops referenced earlier may be a suitable source.

Once the clearing and grubbing have been completed, a more detailed soil analysis will be needed. Using the recommended sampling techniques, samples will be obtained and sent to the Provincial Soil, Plant & Feed Laboratory, Department of Fisheries and Land Resources, for analysis. The results will direct the application of lime and fertilizer.

4.3.1 Mitigation Measures taken during construction

- ✓ A 50 metre buffer will be maintained around all streams and ponds.
- ✓ No vegetation will be cleared during migratory birds nesting, breeding and brood rearing season
- ✓ Equipment maintenance and refuelling will be conducted on level ground and NOT within a 150 metre radius of any stream or pond
- ✓ Emergency response spill kits will be on site and in each vehicle and piece of equipment.
- ✓ Employees will be experienced operators who have had extensive experience in working under the environmental guidelines of the ISO 14001 Environmental Management System.

4.4 Operation

It is anticipated that once the land has been cleared and mulched, all arable land will be put into production. It will be limed, seeded and fertilized. With appropriate applications of fertilizers (commercial and cow manure), the forage areas should be able to produce two harvests per year. Until the soil matures, some of the forage requirements will have to be obtained from other sources.

There are no plans on using agricultural herbicides.

In addition to the mitigation measures listed in 4.3.1, which will also be followed during operations, please note that it is not the intention to have cattle drink from ponds or streams. The buffer zones will be maintained. Water stations will be established throughout the pasture areas by using water from artesian wells.

4.5 Occupations

Initially, in addition to the owner, two employees will be required. As the farm expands, more employees will be required.

4.6 Project Related Documents

There are no project related documents associated with this submission

5.0 APPROVAL OF THE UNDERTAKING:

In order for this project to proceed, the following permits and approvals are required:

- ↳ Environmental Protection Act – Assessment Regulations: Permit to Proceed
- ↳ Department of Municipal Services, Crown Lands Division
- ↳ Department of Municipal Services, Permit to Construct a Non-Domestic Well
- ↳ Department of Forestry and Agrifoods – Commercial Cutting and Operating Permits
- ↳ Service NL – Protected Road Zoning Regulations

6.0 SCHEDULE:

The goal is to have the forage land referenced in the lease applications cleared and mulched during the late summer and fall of 2017. It is also essential that significant pasture land be

cleared and prepared re: mulching, limed and fertilized applied and “rolled in”. To accomplish this, a significant mechanical and manpower effort will be required. The owner is prepared to make such an investment.

7.0 FUNDING

The project is not funding dependent. All costs associated with the Proposal will be borne by the owner of Spring Meadow Farm.

8.0 SUBMISSION

Submitted by:

Date: July 12, 2017

Mr. Tim Dennis Young
Owner
Spring Meadow Farm