

# Registration of an Undertaking

## Pursuant to the Environmental Protection Act

Prepared for

Triple E Farms Ltd.

P. O. box 184

Comfort Cove, NL.

A0G 3K0

September 13/2017

Name of undertaking: Agricultural Land Development

Proponent:

(1) name of corporate body: Triple E Farms Ltd

(2) address: P.O. box 184

Comfort Cove, NL.

A0G 3K0

(3) chief executive officer: Mr. Dwight Eveleigh

P.O. box 184

Comfort Cove, NL.

A0G 3K0

home # 709 244 3117

cell # 709 541 0571

## The Undertaking:

Dwight Eveleigh of Comfort Cove, Newfoundland and Labrador is presently seeking approval from crown lands division to develop 176 acres of mineral soil for vegetable production. Purpose of this undertaking is to increase my vegetable production. This will increase employment in this rural area and help increase food security for this province. Also it will help secure my wholesale and retail markets.

## Description of the undertaking:

### (1) Geographical location:

The land under application is located on a ridge above Dildo pond about one mile on Shipbuilders pond resource road which is off route 340 road to the isles between Campbellton and Loon Bay (map1 ,2 and 3). The land is under crown lands application # 147616. And environmental assessment file number 200.20.2368 ( map 2 and 4). The land is also located next to agriculture lease # 138266 which I'm currently using.

### (2) Physical Features:

The site as excellent soil for vegetable production and a small area of this land was cleared by my grandfather for vegetable production about 50 years ago but he never pursued it. The major part of the area is a silvicultured forest which is large enough for commercial harvest. The land is bounded to the north, east, and west by crown land and to the south by agriculture lease # 138266 which is in my name. There are no cabins in the area and no recreational activity taking place. There are no rivers or brooks through the area and its about 1400 feet from the nearest body of water. The topography of the area is characterized by an undulating moraine with slopes ranging from 2% to 5%. The mineral soils are

developed on moderately coarse to medium textured glacial till derived from grey to black slate, siltstone and minor granite. Soils of this type in this area have good nutrient holding capacity and textures and have been successfully developed for vegetable production in the past.

### (3) Construction:

Work will be carried out over a six year period to develop approximately 25 to 30 acres each year. The size of each field will depend upon the characteristics of the land. Bogs, alder beds, cliffs and slope of the land will restrict the amount of the area and the size of each field that will be developed.

I will be using a commercial woods contractor to remove the trees that are of any value. The brush will be removed of land and put into windrows. After a couple of years when the brush rots I will spread it back over the fields. The rocks will be removed and used for road construction. The roads will give access to each field.

Construction will begin in the summer of 2018 if approval is given.

Potential sources of pollutants during the construction period are associated with diesel fuel and lubricants to operate machinery such as farm tractors, crawler tractor, excavator, and rock removal equipment. Fueling and servicing will be done at one specified site where conditions can be strictly controlled. No fuel or lubricants will be stored on site it will be stored at the base operation in Comfort Cove. Any major repairs to the equipment will be done off the site. Will have a spill kit on site.

There would appear to be no cause for resource conflicts. All work will be completed according to the Environmental Farm Practice Guidelines ( 2001, Department of Natural Resources ) as well as conditions set out in the agricultural lease document.

#### (4) Operation:

Management and production of the land will be ongoing yearly starting in the spring and ending in the fall. The land will be first prepared for seeding. After seeding control of weeds, insects and disease will be ongoing during the growing season. The crop will be harvested in the fall and transported to my warehouse in Comfort Cove for storage, grading and packaging. Each field will be used on a four year rotation. Three years with a vegetable crop. Each vegetable crop will be from a different family group and the fourth year will be a green manure crop such as oats to be ploughed into the ground to increase fertility and organic matter.

Preparation of the seed bed and seeding will be done with farm machinery. Fertilizer and limestone will be applied and mixed into the soil. Weeds, insects and disease control will be managed by using both chemical and mechanical methods. Harvesting will be done by using mechanical harvesters and hand harvesting.

Agricultural operational procedures will meet appropriate environmental standards for sustainable agriculture. Will also meet Canada GAP certification.

Potential source of pollutants during the operational period will include diesel fuel and lubricants to operate farm machinery. Also fertilizer and chemicals used in the normal operation of growing vegetable crops.

These include

Fertilizer: 7-24-16 bo7--- for Rutabagas and Beets

19-19-19 ----- for Cabbage

8-20-14 ----- for Carrots and Parsnips

13-18-20 ----- for Potatoes

Chemicals: Herbicides

Roundup ---registration no. 27487

Lorox L -----registration no. 16279

Devrinol 50-DF ---registration no. 25231

#### Insecticides

Pounce 384EC ---registration no. 16688

Pyrifos 15G --- registration no. 24648

Perm-up -----registration no. 28877

#### Fungicides

Bravo 500 --- registration no. 15723

Aliette ---- registration no. 27688

Fontelis --- registration no. 30331

Refueling and servicing will be done at one specified site where conditions can be strictly controlled. No fuel, lubricants, fertilizer or chemicals will be stored on site. They will be stored at my secured site in Comfort Cove. A spill kit will be on site.

There would appear to be no cause for resource conflicts.

#### (5) Occupations:

General manager - 8251 - Full time - 10 months - 1 person

Grower – 8431 - Full time - 6 months - 1 person

勞工 – 8431- Part time - 4 months - 3 persons

勞工 – 8431 - Part time - 1 month - 10 persons

(6) Project related documents:

Crown lands application # 147616

Environmental assessment File # 200.20.2368

Approval of the undertaking

Environmental registration: Department of environment and conservation.

Environmental assessment approval: Department of environment and conservation.

Crown land: Department of environment and conservation.

Schedule:

Construction date depends on final approval of this application and all applicable licenses permits and certifications. It will commence in the spring and end in the fall. Construction will stop when there's too much snow or extreme wet conditions.

Funding:

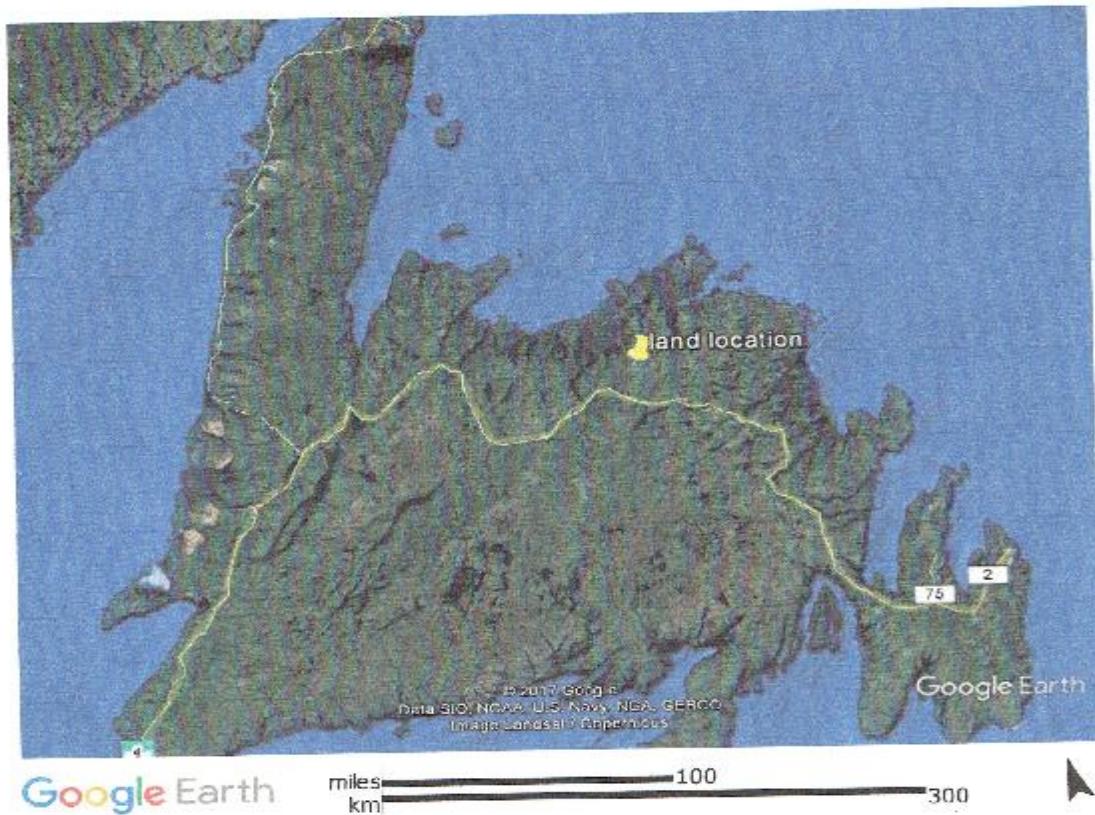
Normal cost of land development and improvement is approximately \$6,000.00 per acre. No application for funding at this time.

Date \_September 13, 2017\_\_\_\_\_

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Dwight Eveleigh

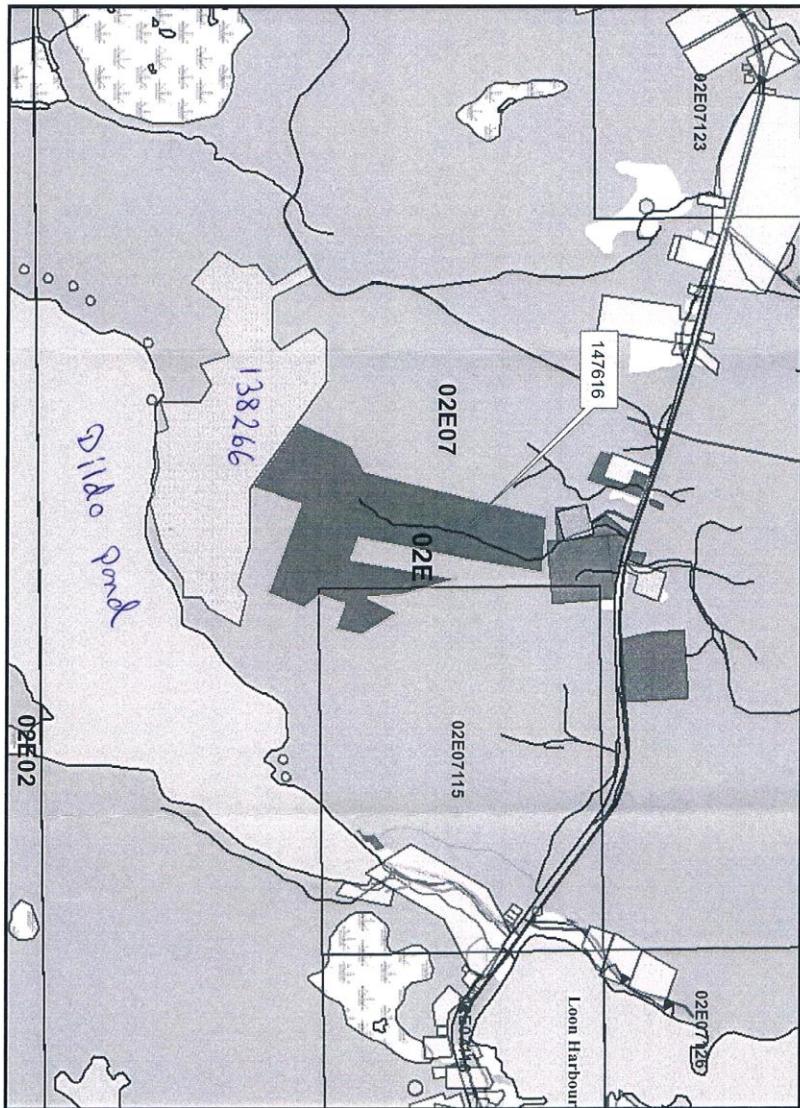
signature of chief executive officer



Map1

**Government of Newfoundland & Labrador**  
**Department of Municipal and Intergovernmental Affairs**

**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 sheet are

asked to contact the Crown Titles

Mapping Section, Howley Building

Hignett Lane, St. John's

Newfoundland.

Users finding error or omissions can

call the Crown Titles Mapping

Section by telephone at 723-2000.

Some sites may not be depicted due

to Crown Lands volumes missing from

the Crown Lands registry or not

plotted due to insufficient survey

information.

The Lieutenant Governor and his  
officers, employees and agents from  
and against all claims, demands,  
liabilities, actions or causes of  
actions, alleging any loss, injury,  
damage and matter (including claims  
or demands for any violation of  
any statute or regulation or order  
incorporeal Crown Land titles, and  
the Minister, his or her officers,  
employees and agents shall not be  
liable for any costs of proofs or  
contracts or any other costs of any  
kind as a result.

For inquiries please contact  
a Regional Lands Office.  
Corner Brook - 637-2230  
Gander - 256-1400  
Clarenville - 466-4074  
St. John's - 729-2654  
Goose Bay - 896-2488

Scale 1:25,000  
Compiled on March 05, 2015

**Crown Lands Division**

Map2

# Government of Newfoundland & Labrador

## Department of Municipal and Intergovernmental Affairs



### NOTE TO USERS

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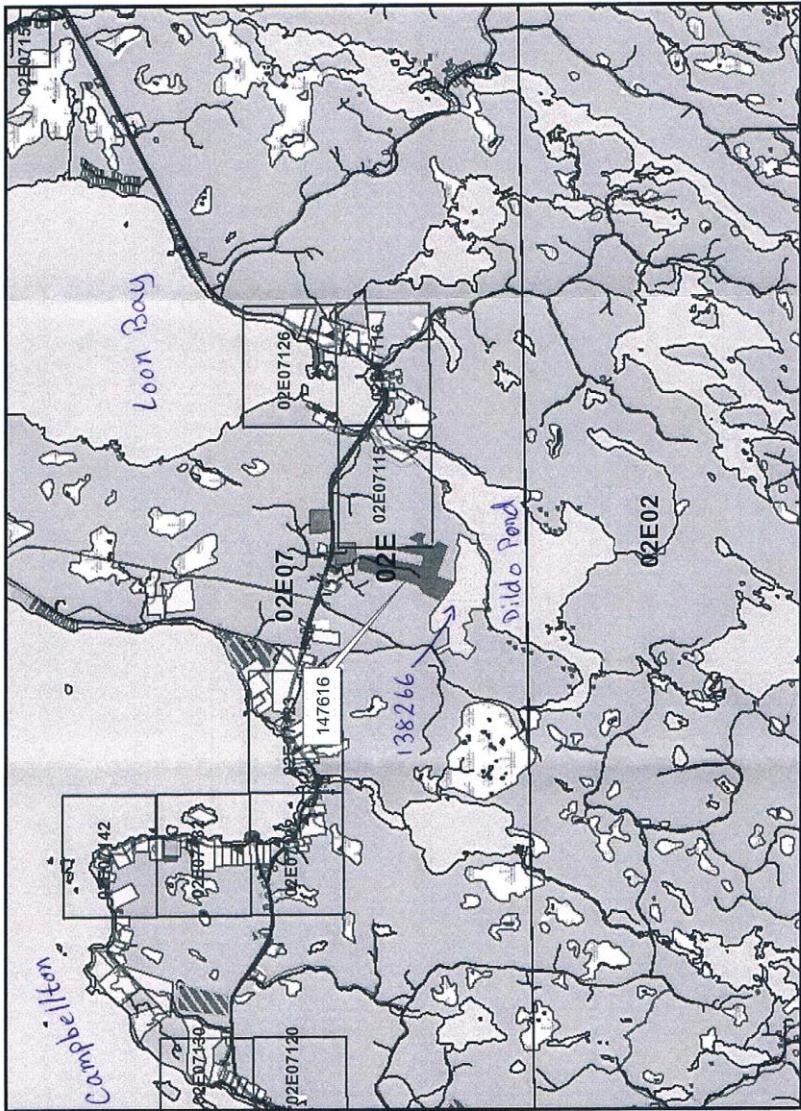
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

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 726-0061. 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, actions, or causes of action, including any for costs, injury, damages and expenses, 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 to any loss of profits, or contracts or any other losses 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 - 856-2483



### Crown Lands Division

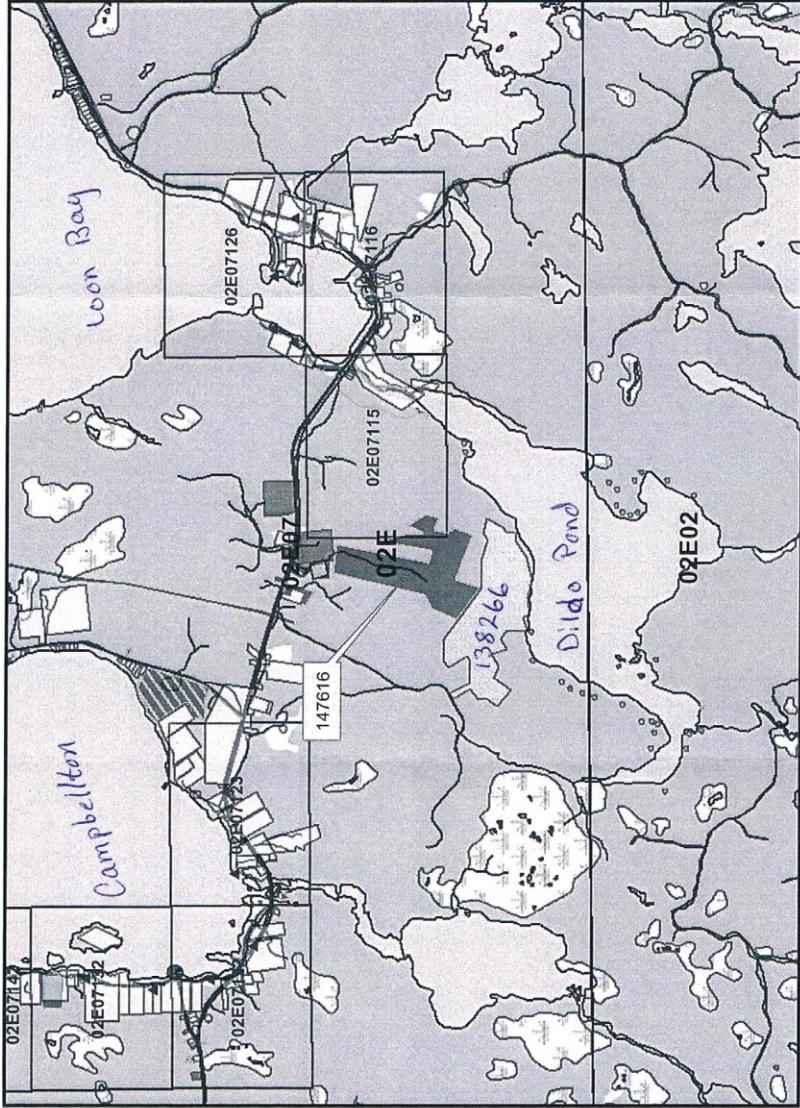
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**Government of Newfoundland & Labrador**  
**Department of Municipal and Intergovernmental Affairs**



**Newfoundland  
Labrador**



**NOTE TO USERS**

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The boundary lines shown are intended to be used as a guide 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 in the survey or title information are asked to contact the Titles Mapping Section, Howley Building, Higgins Line, St. John's, Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section at 723-1421. Some sites may not be plotted due to Crown Lands volumes resulting from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and shall save 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 other intellectual property) arising out of any use of an 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.

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St. John's - 729-2654  
Goose Bay - 896-2488

**Crown Lands Division**

Scale 1:50,000  
Compiled on March 05, 2015



map4