Pursuant to the Environmental Protection Act

Prepared for

Triple E Farms ltd.

P.O. box 184

Comfort Cove, NL.

A0G 3K0

April 4/ 2020

Name of Undertaking: Agricultural land Development

Proponent:

(1) Name of corporate body: Triple E Farms ltd.

(2) Address: P.O box 184
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The Undertaking:

Dwight Eveleigh of Comfort Cove, Newfoundland and Labrador is presently seeking approval from crown lands division to develop 211 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.

I'm filing two parcels of land in the same area for an Environmental Assessment. Application # 155104 and # 147616.

First I want to explain about the parcel of land application # 147616. This parcel of land has recently went through an environmental assessment in 2017 and was approved. I had the land surveyed and because of some of the area was surveyed outside of the original approved boundary crown lands would not approve it. When I done this I didn't realize this would happen. I was then given two choices. One to have the land surveyed again and have it done inside the original approved boundary. The second was to have it put through another environmental assessment. Since I had to have application # 155104 go through an environmental assessment I chosen to do the same for application # 147616. To explain the reason why I changed the boundary. See maps #2,3,4. The blue line is the original boundary. The red line is the surveyed area. To the west the survey line is inside the original line. I determined it was to wet and rocky. There would have to be a lot of work and investment to make this area of land suitable for vegetable production. The area to the north will have to be adjusted because the survey line is inside Newfoundland telephone property. The area to the north east is outside of the original boundary. It was found that there is good land in that area for vegetable production. There are also two alder beds in that area. It was determined that it

would be much more cost efficient to include the alder beds in the survey rather than have them taken out. These two alder beds and any other alder bed will not be developed. To the south east the survey line is inside the original boundary and the area outside of the survey was determined to be unsuitable. To the south the survey is outside of the original boundary. It was found that in that area there is land that is suitable for vegetable production. Over all I'm not looking for a larger area of land and it's still within the same general area as the original environmental assessment.

Description of the undertaking:

(1) Geographical Location:

One parcel application number 155104, file reference no. 2020367 is for 35 acres and is located within the area designated for agriculture use by the government of Newfoundland and Labrador and is bounded by agricultural lease # 138266 which I currently occupy. It is located below a ridge above Dildo pond about one mile on Shipbuilders pond resource road which is off route 340 road to the isles between the towns of Campbellton and Loon Bay. (see maps 2,3,4).

The second parcel of land application number 147616 is for 176 acres and is located on Shipbuilders pond resource road on a ridge above Dildo pond. It is also bounded by the agriculture lease # 138266 which I currently occupy.

(2) Physical Features:

Application number 155104 as excellent soil for vegetable production and as very few rocks that will have to be removed. The major part of the area has mature mix timber. The majority of the timber is only suitable for fire wood. The land is bounded to the north, west and south by crown land and to the east by agriculture lease # 138266. There are no cabins in the area and no recreational activity taking place. There are no rivers or brooks through the area and its located about 3,000 feet from the nearest body of water. The area is near level. The mineral soils are developed on moderately course 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.

Application number 147616 also has excellent soil for vegetable production. 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 silver cultured 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 1,400 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 course 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. Alder beds and bogs will not be developed. 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 and tree stumps will be removed of the 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 on farm road construction. The roads will give access to each field. Construction will begin soon after 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, craw 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. There will be 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 or rye 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 operation procedures will meet appropriate environmental standards for sustainable agriculture. Will also meet Canada GAP Certification.

Potential source of pollutants during the operation 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 and Onions
8-20-14-------for carrots and parsnips
13-18-20-----for potatoes

Chemicals: herbicides
Roundup ---- registration # 27487
Lorox ----- registration # 16279
Devrinol 50 df ----- registration # 25231

Insecticides
Pounce 384 ec ---- registration # 16688
Pyrifos 15 g -------- registration # 24648
Perm up ---------- registration # 28877

Fungicides
Bravo 500 ------registrantion # 15723
Aliette ------- registration # 27688
Fontelis ------ registration # 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 confilicts.

(5) Occupations:

General manager – 8251 – full time – 10 months – 1 person
Grower – 8431 – full time – 6 months – 1 person
Laborer – 8431 – part time – 4 months – 3 persons
Laborer – 8431 – part time – 1 month – 10 persons

(6) Project related documents :
Crown lands application # 155104
Crown lands application # 147616

Approval of the undertaking:
Environmental registration: department of environment and conservation.
Environmental assessment approval: department of environment and conservation.
Crown lands : 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 April 4/2020

Dwight Eveleigh

Dwight Eveleigh Signature of chief executive officer