

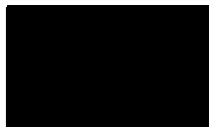
NAME OF UNDERTAKING:

**Agricultural Land Development
Cormack**

PROPONENT:

i. Name of Corporate Body: Mckay Farms Ltd.

ii. Address:



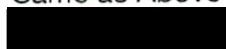
iii. Chief Executive Officer:

Name: Lucas Mckay
Official Title: Owner
Address:



iv. Principal Contact Person for purposes of environmental assessment:

Name: Lucas Mckay
Official Title: Owner
Address: Same as Above
Telephone No.:

**THE UNDERTAKING:**

i. Nature of the Undertaking: This project involves the development of approximately 110 acres for a forage production within a Crown land agriculture lease.

ii. Purpose/Rationale/Need for the Undertaking: The project aims to increase the productive land base of forage and gives the farm a large, stable area to grow for the future which will allow the farm to expand its beef operation, forage production and a possible area to build a barn and a business if requirements for the environmental assessment meets criteria.

DESCRIPTION OF THE UNDERTAKING:

i. **Geographical Location:** The general location of the project is bounded west by Route 430 Viking Trail and bounded south by the town of Reidville and north by Cormack.

DESCRIPTION OF THE UNDERTAKING:

i. **Geographical Location:** The general location of the project is just north of Reidville and south of Cormack on the Reidville and Cormack boundary on Route 430 Viking trail. The lease will be bounded south by B&S Truckings Agricultural Lease, bounded east by rocky brook and the Cormack/Reidville Boundary, and bounded north by Rideouts Farm Agricultural lease.

ii. **The development:** The development of forage fields will require removing of trees, stumps and stones as well as rock raking, rock picking, adding soil amendments and planting forage crop. The crop will include grasses such as grasses and legumes. There are no plans as of now for the erecting of a barn for cattle such as blue prints, or general location. Future considerations of erecting of a barn.

All soils within the agricultural lease that with arable soils will be developed for forage fields. Areas that are not accessible or farmable due to cliff rock, bog and Pete moss will be left in its natural state and undisturbed.

The topography of the are has some gently sloping areas, with some rocky deposits, with some wetlands. According to the maps there are some rocky areas and grey areas among the farm land as said before anything unsuitable to be farmed will remain in its natural state.

iii. **Construction:** The land development will start when the lease has been approved, survey has been completed and the title has been issued. There is an existing road into the transmission line existing from Newfoundland Hydro that is a public road and easily accessible. The building of a road in passed the transmission line will be built as needed not disturbing any wetlands or unsuitable ground. All areas unsuitable to farm will be left in its natural state. The land development will start in the normal construction season from spring until early fall and expecting all usable farmland to be cleared and enhanced in a 3-5 year period.

The road will become a publicly accessible road to the public or farmers that may need to use it to access a parcel of land. Attached is a google imagery of a map with the outlined area proposed for a roadway. The construction of the road will consist of grubbing of the land, ditching and the use of good material suitable for building a roadway in suitable areas to access from one field to another. There is also a public access road on the northern agricultural lease on Rideouts Farm to access any existing Farm Leases in the future east bound.

The land development will start in the normal construction season from spring until early fall and expecting all usable farmland to be cleared and enhanced in a 3-5 year period.

There are no foreseeable sources of pollution during the construction of the land development.

All work will be completed undertone Environmental Farm Practice Guidelines for

Livestock Producers (2001, Department of Natural Resources) as well as conditions set out in the lease document. The parcel applied for is being processed through the normal crown land procedure and all government departments will have the opportunity to identify land use conflicts.

There are no potential causes of resource conflicts identified.

- iv. **Operation:** All farmable land will be cleared and will be put in production for the life of the farm. This will include regular addition of soil amendments such as fertilizer, Limestone and possibly cow manure. Crops will be harvested twice per season and fertilized before and after each cut and the soil amendments will be put back into the ground on a regular basis to keep production fine tuned. In the foreseeable future there may be plans of erecting of a beef cattle barn, as well as manure storage pits and everything will follow Environmental Assessment guidelines if approved. The farm does not have any blueprints or general area for erecting a barn as the land is not developed. If buildings in the future do become approved they will be placed in areas to keep the best production for the operation of the beef operation and all decisions will be in the best interest for the future of the farm.

All Projects and operations for the project will be finished in accordance with the Environmental Farm Practice Guidelines for Livestock Producers (2001, Department of Natural Resources) as well as the development guidelines in accordance to the lease document to make sure there will be no impacts on the surrounding area.

v. **Occupations:**

Development Phase:

- (1) Heavy Equipment Operator (7521) Seasonal until fields are developed.
- (2) Mechanic (7312) Seasonal until fields are developed.

Production Phase:

- (1) Farm Manager (0827) Permanent
- (2) General Farm Workers (8431) Permanent

vi. **Project-Related Documents:**

Approval Of Undertaking:

1. Crown Lands Lease - Fisheries, Forestry and Agriculture
2. Approval of submission to Environmental Assessment— Department of Environmental Conservation.
3. Pesticide Applicators License — Department of Environmental and Conservation.
4. Cutting Permit — Fisheries, Forestry and Agriculture

Schedule:

Survey of Land to take place late spring of 2022 when conditions are dry enough to maneuver the land by foot. Start Land Development as soon as possible after title deed is received and the go ahead is given. At earliest summer of 2022 or late spring of 2023. Development to take place over 3-5 years as a top priority project for Mckay Farms Ltd.

Date: March 10 2022

Chief Executive Officer: 
Lucas McKay

Government of Newfoundland and Labrador

Department of Fisheries, Forestry and Agriculture

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.

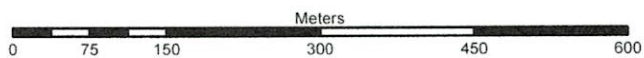
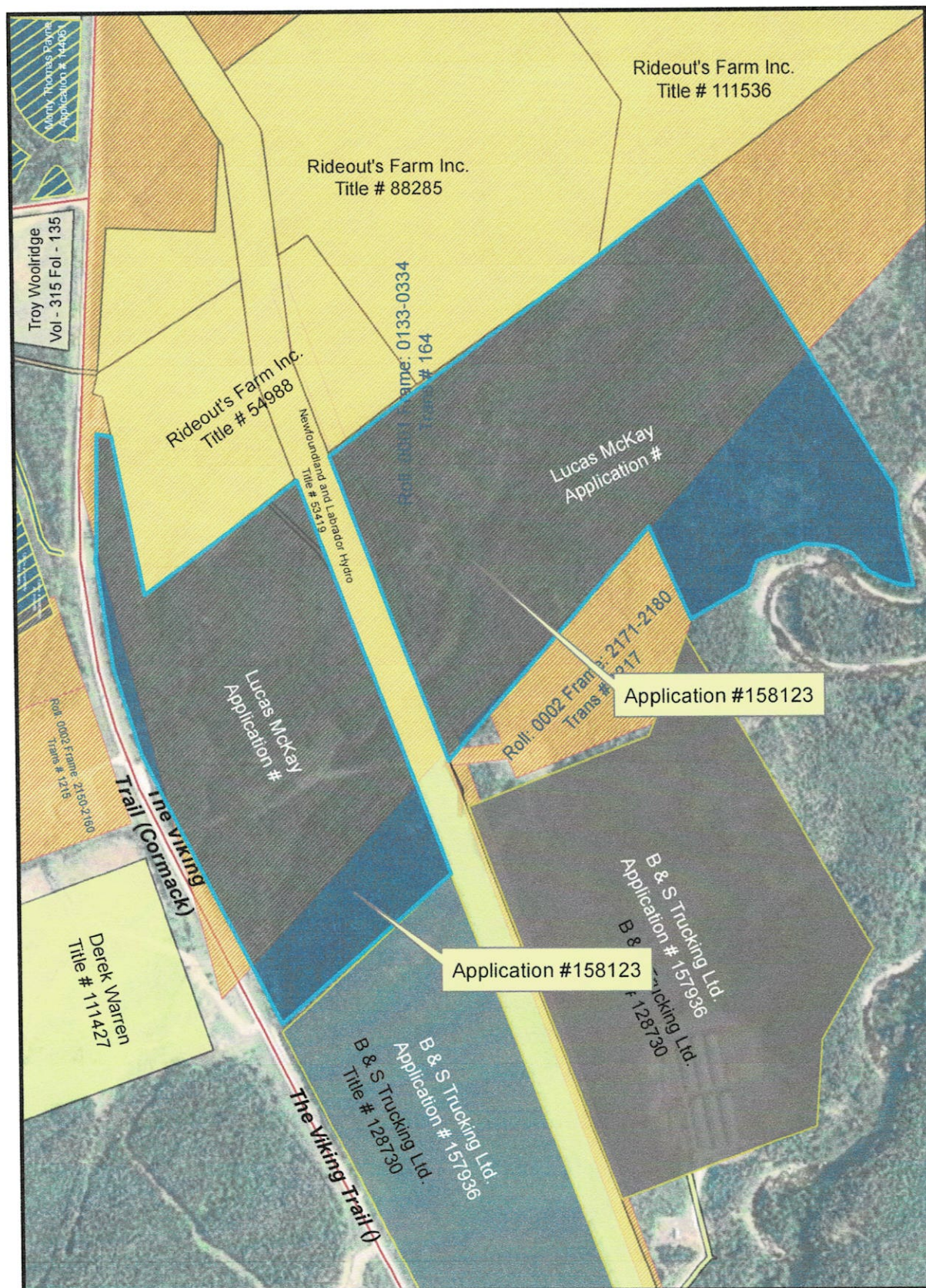
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Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

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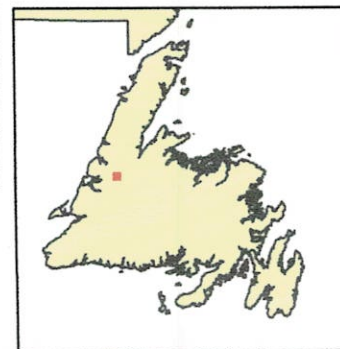
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Or book an appointment to speak with a regional Crown Lands representative at: <https://www.gov.nl.ca/ffa/lands/appointments/>



Scale
1:7,500

Date: 6/14/2021



**Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
Crown Lands Administration Division**



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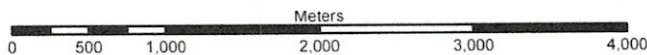
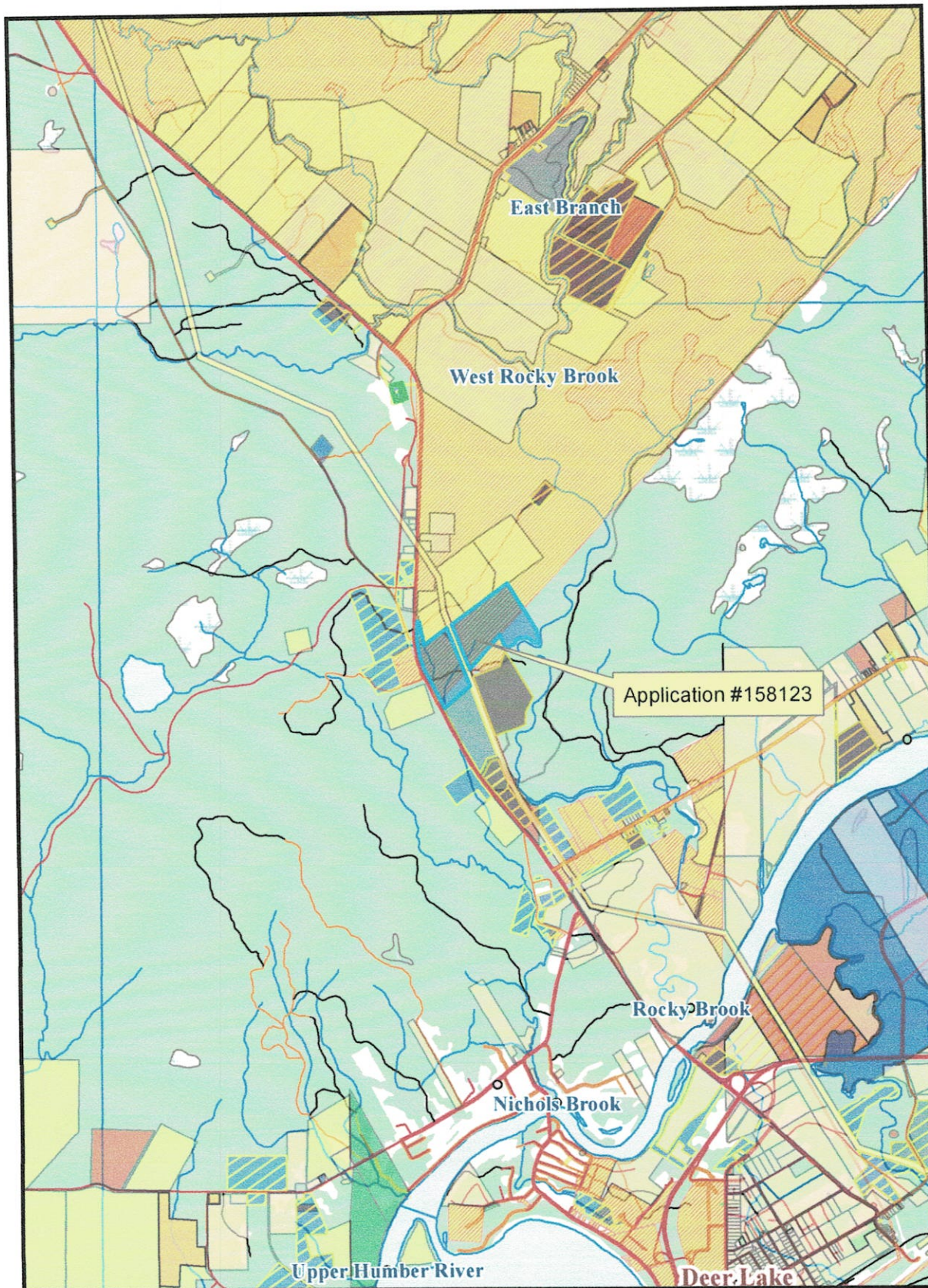
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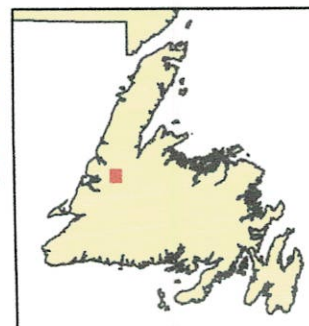
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Scale
1:50,000

Date: 6/14/2021





Proposed
Roadway

Cornack

0 0.15 0.3km