

To Minister of Environment and Climate Change  
Box 8700  
St Johns NL  
A1B 4JE

1.0 Name of the undertaking;

Farmland Development Argentia access road via crown lease application 158004

2.0Proponent ;

2.1:Lester farms inc

2.2:149 Brookfield road

St Johns

A1E 6J4

2.3:Director

Jim Lester

149 Brookfield road

St Johns NL

A1E 6J4

2.4)Contact Person

Jim Lester

Director

149 Brookfield road

St Johns

A1E 6J4

### 3.0 The undertaking

#### 3.1 Name of the undertaking:

Farmland Development Argentia access road via crown lease application 158004

#### 3.2 Purpose of the undertaking:

The purpose of this undertaking is to increase the available arable land inventory that will be used for agricultural production by Lester Farms inc hereafter referred as the “proponent”. The intended use of the land will be for forage and horticulture production. Currently the proponent does not have adequate land for forage to feed existing livestock and must purchase forage from other producers and out of province. Secondary but equally important, the proponent requires access to additional land to maintain existing production of horticulture production extra land is necessary for proper crop rotation. This increase in land availability and subsequent production thereon will contribute to the provinces goal of greater food self sufficiency.

### 4.0 Description of undertaking

#### 4.1 Geographical location:

The parcel of land is located on the argentia access{route100} road approximately 4 km north of placenta junction and 9.5 km south of tch (route 1} . Route 100 is the south boundary and on the north bounded by the former NL railbed to the west crown land/agricultural lease held by ironhorse holdings title 34419 and on the east crown land. There is an established and pre existing access road from the argentia access road at 47.385029n 53608733w and no road construction nor additional highway access is required.

#### 4.2: The Development

The development of the property will follow all environmental regulations and guidelines as it pertains to buffer zones and preservation of riparian areas. Development will entail the renovation of the mineral soil areas +/-17 hectares of the application as identified via the attached “cole crop suitability map” ; this renovation involves the mulching of the trees and any overgrowth that would impede agriculture production. The mulched material will be incorporated into the soil. After the overburden of vegetation has been incorporated limestone will be applied to amend the pH and excess rocks will be crushed and incorporated in the soil. The soil will then be ready for agricultural use. The area of proposed development has good natural drainage with all areas in a domed shaped topography and therefore no additional drainage is required.

Initially all renovated property will be planted with forage crops. Equipment projected to be used are as follows: an excavator,a farm tractor, a merri crusher (mulching of vegetation ) a bugnot rock crusher (crushing of rocks in soil), a power harrow (seed bed preparation) a limestone spreader, a forage seeder, fertilizer spreader, and manure spreader. Project will commence upon execution of crown lease which is subject to all government department approvals; the duration of development is expected to take for two months and would occur in spring and early summer.

#### 4.3:Physical Features

The area of application is 30.5 hectares of which +/-17 hectares is mineral soil that were formerly cleared and used for agriculture production. These fields are now covered in brush wild grass and in some places small coniferous trees generally there is a mature coniferous treed perimeter around each area of former field. There is an existing access road that traverses the depth of the application and connects all sections of mineral soil from the access at route 100 to the railbed. The remaining area of application is a mix of organic and poorly drained clay soil unsuitable for agriculture and is covered in natural vegetation. The south west corner is bounded by one "Grassy Pond" of which a 50m riparian buffer will be preserved and maintained. Surrounding terrain and landscape is typical of the area consisting of bogs and intermittent domes of mineral soil covered in coniferous trees of various maturity.

#### 4.4: Construction

There was no construction planned at time of application and it is not anticipated in the near future. The existing access is satisfactory and the connecting roadway on the area is suited for the proposed development with only the regrading of surface gravel and trim back of vegetation.

#### 4.5:Operation

The project upon completion will be a component of the existing agricultural activities of Lester Farms inc. and will be used for seasonal crop production. Upon completion all developed area will be planted in forage for three years thereafter A typical crop production is as follows ; each spring soil samples would be collected and submitted for provincial soils lab analysis of the anticipated 17 hectares of production it is planed to plant 3.4 hectares of horticulture crops and remainder forage annually. Crop production would be on a 5 year rotation meaning any one hectare would have 4 years of forage production and one year of horticulture production. In spring all land will have fertilizer and or manure applied as per soils lab recommendations and provincial guidelines. The land designated for horticultural crops will be plowed, rotovated and annual horticultural crops planted the crop will require periodic maintenance throughout the growing season which depending on necessity may or may not include cultivation and or application of pesticides. The crop will be harvested early fall and transported to the proponents farm in st john's for storage and subsequent use onsite(st johns) and sale to regional retailers,wholesalers, and food service providers. As it pertains to the forage crop following spring manure/fertilizer application first harvest will happen in a week in july weather depending following first harvest an application of fertilizer will be made and then a second harvest late august early september. The harvested forage (Baled and plastic wrapped)will also be transported to the farm in st johns for provision of feed to on farm livestock. There will be no onsite storage of fuel , pesticides ,or fertilizer. All crop inputs will be brought to site and used on a daily basis. The transport of equipment,produce and forage will be conducted by licensed and insured carriers and will occur during planting and harvest periods . All farm operations described in the application and via attached maps will be conducted in accordance with the environmental farm practice guidelines for livestock and horticultural producers as well as the

development conditions set out within the forthcoming crown lease document to insure there are no adverse impacts on the environment or surrounding area.

#### 4.6:Occupation

To execute the project it is estimated that there will be three farm laborer/ machinery operators onsite for a forecasted 2 months. It is projected that the development of this project will create two long term full time positions within the proponents operation.

#### 5.0:project related documents

Environmental farm practice guidelines for livestock/horticultural producers

<http://www.gov.nl.ca/ffa/files/agrifoods-land-envseries-pdf-fs-livestock.pdf>

<http://www.gov.nl.ca/ffa/files/agrifoods-land-envseries-pdf-fs-horticulture.pdf>

#### 6.0:Approval of undertaking

Crown Lease:dept fisheries forestry and agriculture

Environmental assessment agency

#### 7.0:Capital Costs and Funding

This project will be funded by private capital through efforts and financial resources of Lester farms inc. The total cost of this project expected to be 120,000\$

#### 8.0: schedule

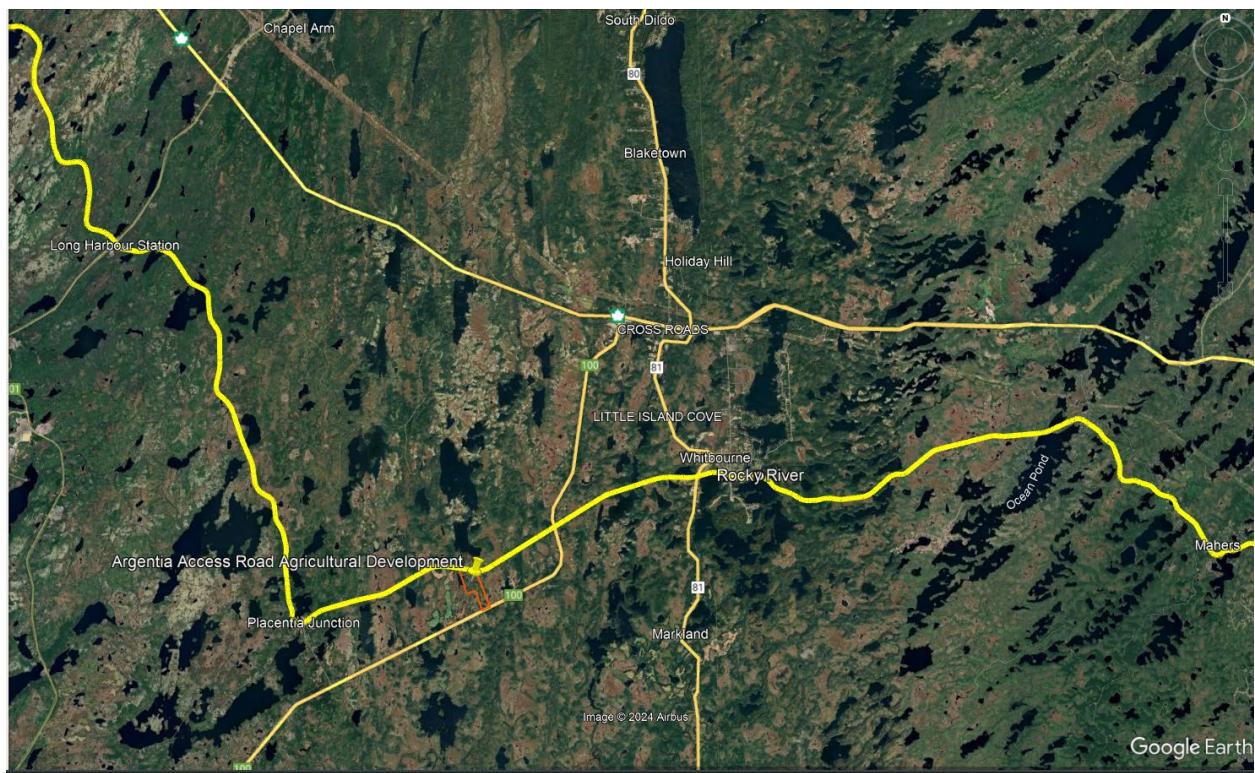
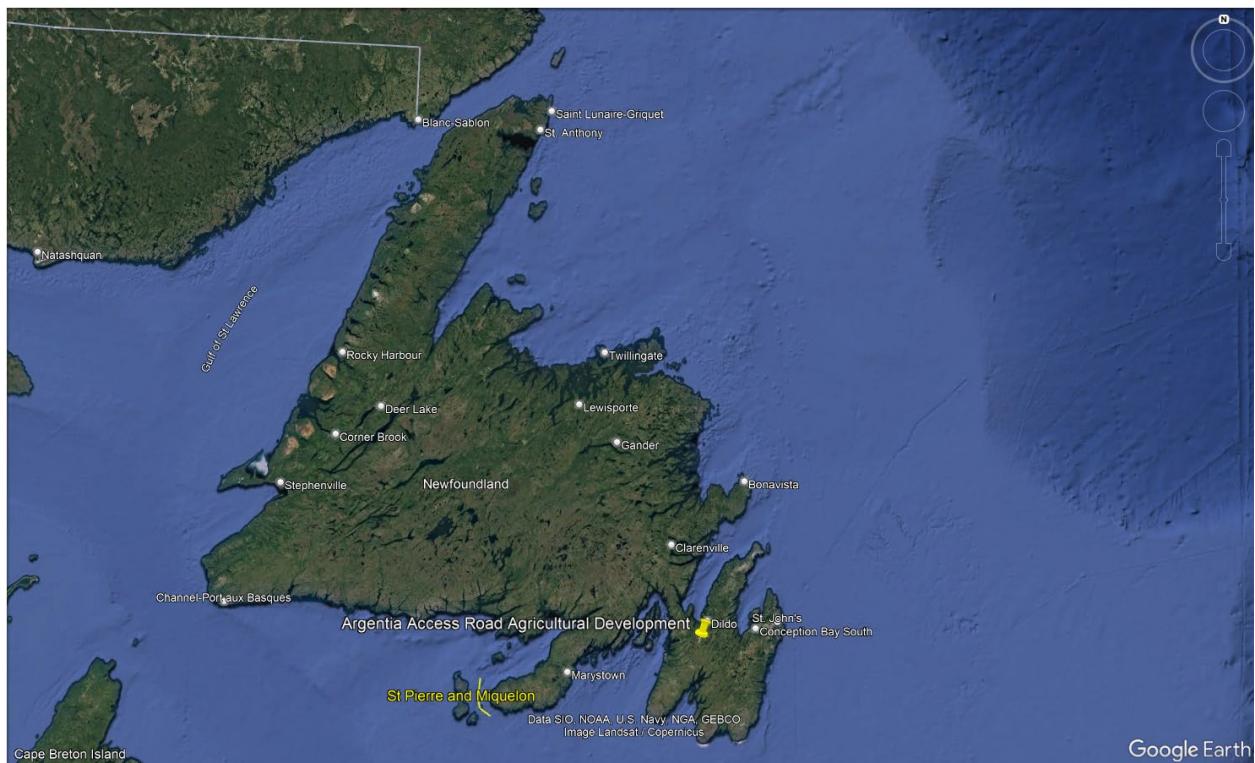
It will be reasonable to expect commencement of the project to be early summer 2025 and completed by end of summer.

November 14/24

Jim Lester  
Director  
LesterFarms Inc

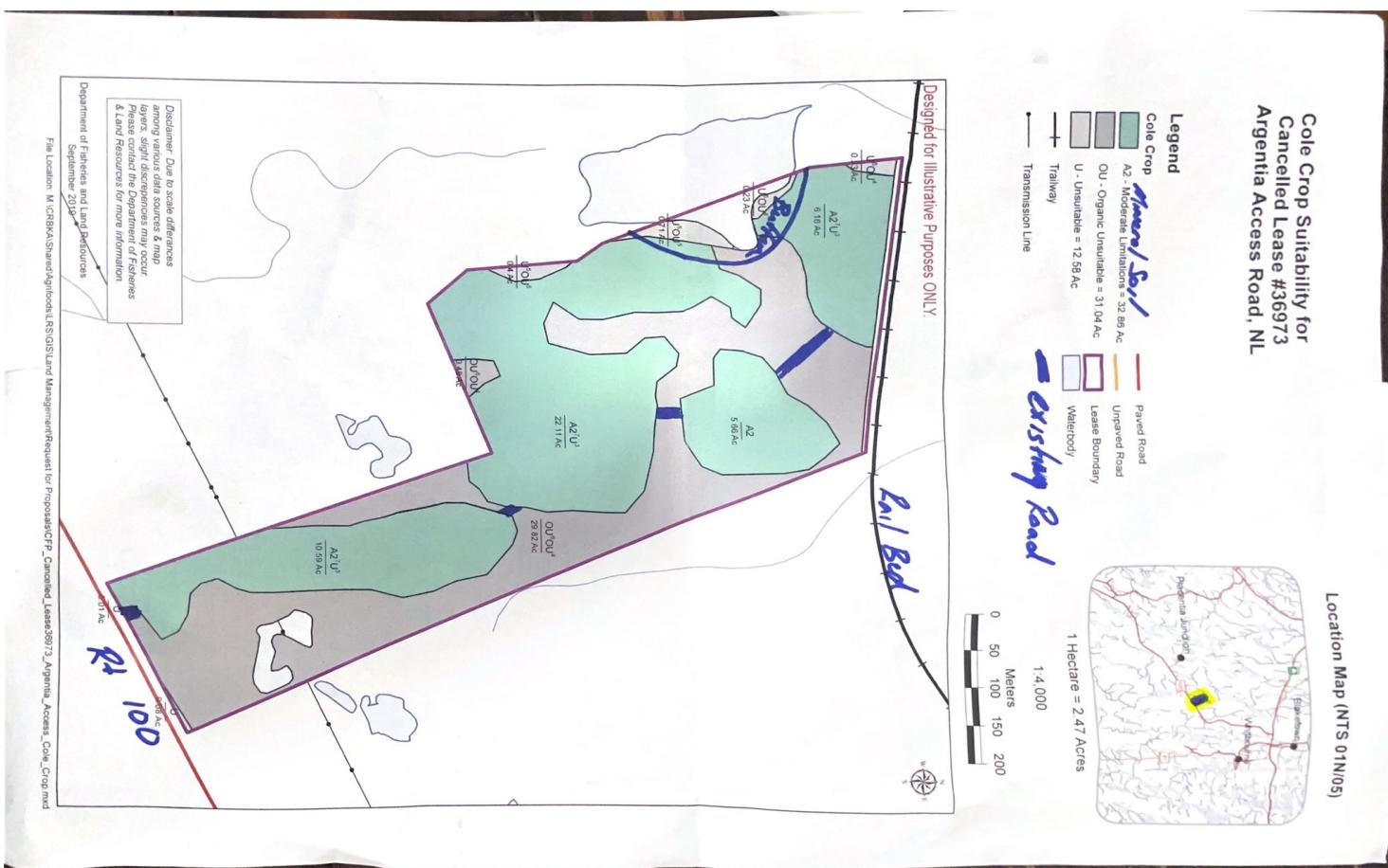


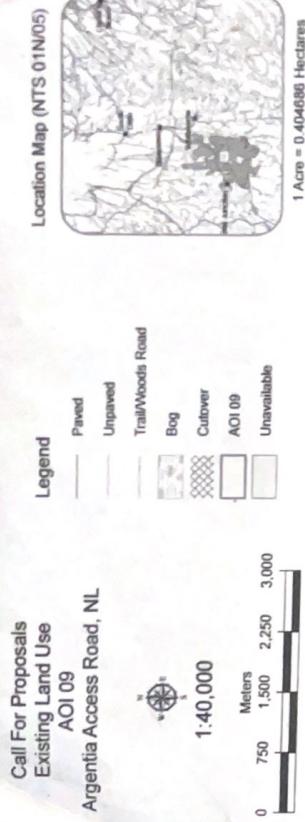
## Location of Proposed Agricultural Development



Cole Crop Suitability for  
Cancelled Lease #36973  
Argentia Access Road, NL

Location Map (1:50000)







Jim Lester  
Application # 158004  
Argentia Access Road  
30.5 Ha



## Legend

- Jim Lester #158004
- Grants
- Leases
- Licences
- Permissions
- Transfers

1:12,500

0 85 170 340 510 680  
 Meters

Area Conversion: 1 Ha = 2.47 Ac

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Department of Fisheries,  
and Agriculture  
January 1921

