

# **Taylor Farm Products Expansion**

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## **Environmental Assessment Registration**

**Date: November 25, 2019**

**Date revised: February 6, 2020**

**Location: Markland, NL**

**Agriculture lease # 150050**

# Taylor Farm Products

## Environmental Assessment Registration

### PROPONENT:

Taylor Farm Products  
Markland, NL  
Agriculture Lease # 150050

Greg D. Taylor  
Owner / Operator  
Box 16103 STN, Foxtrap, NL A1X 2E2  
(709) 727-4362  
Email: [gregtaylor55@mail.com](mailto:gregtaylor55@mail.com)

\* Principal Contact as above

### THE UNDERTAKING:

Taylor Farm Products

The undertaking consists of the development of a 50 acre lot with only 24.6 acres of viable land for production. The ongoing mission is to provide high quality produce and to attract a larger customer base in addition to current sales.

### DESCRIPTION OF THE UNDERTAKING:

The nature and purpose of the development of agriculture lease # 150050 , located in Markland NL, is to provide and supply fresh quality produce to the supermarkets around the island. In addition, to meet the demand from various restaurants, boarding homes and roadside vendors.

The undertaking will produce a large variety of fresh vegetables. We currently produce but are not limited to Beet, Broccoli, Brussel Sprouts, Cabbage, Carrot, Kale, Onion, Parsnip, Potato, and Turnip. In addition, crops of fruit and berries such as Blueberry, Strawberry, and Pumpkin have been cultivated. Future plans are to diversify the undertaking to incorporate any products that the Newfoundland market requires that can be grown in our climate and soil.

(i) Geographical Location:

Lease # 150050 is located in Markland, NL. Cole Crop Suitability AOI 7 – Location Map (NTS 02C/05)

As per Agriculture Lease # 150050, the undertaking encompasses a 50 acre lot located in Markland, Newfoundland. When travelling south along Markland Road, the undertaking lies on the Eastern side of the highway and runs rectangular to the east as well. An agricultural assessment states a minimum of 24.6 acres of agriculturally viable land that has already been cleared, with all land into crop rotation by the spring of 2020.

(ii) Physical Features:

Approximately 25 acres of land has been fully developed for the production of various crops, after the removal of debris and rock. This will enable the additional farmland to be utilized in the growing season of 2020. A small portion of the grounds remain undeveloped pending future expansion. For ease of access, a road has been constructed extending 950 m, roughly three quarters the length of the undertaking. An all-purpose facility has begun construction to aid in the harvest and storage of produce. We currently produce but are not limited to Beet, Broccoli, Brussel Sprouts, Cabbage, Carrot, Kale, Onion, Parsnip, Potato, and Turnip. In addition, crops of fruit and berries such as Blueberry, Strawberry, and Pumpkin have been cultivated. In addition, a tool shed and greenhouse will be constructed during the 2020 season. These and other features are listed below:

Production Facility	- Built in October of 2017.
Road for access	- Built in Spring of 2018.
Greenhouse	- Plans for Spring 2020.
Shed -	- Plans for Spring 2020.
Barn -	- Plans for Spring 2021.

The physical environment will be altered for the leveling of farmland as expected with any agricultural undertaking. Blasted rock has been added for the addition of a road, along with two culverts to accommodate spring runoff. Within the 2019 season, several cisterns will be dug to accommodate and collect water runoff. Water towers may be implemented with catch basins to handle overflow. All cisterns will be designed with proper drainage and overflow.

The biological environment will be altered as expected with any agricultural undertaking. Forest area deemed viable for agriculture will be cleared and tilled. Spring runoff has been accommodated where applicable and culverts utilized. No pesticide has been or will be used in any area located within 30m of watershed drainage. A river runs into and exits the undertaking. Reforestation around the riverbed will be implemented to help reduce soil erosion and the export of soil-bound nutrients into surface water. Minimal to no tillage will be implemented near all riparian habitats. Habitat barriers of 30m along the extent of the river will be respected. In order to aid in pollination and to enhance the biological footprint of the undertaking, a mason bee colony will be added in the 2019 season.

Construction:

Construction began in December 2015, with a minimal season of produce. The off season leading into spring of 2019 provided over 20 acres for production with an additional four cleared. The expected end to clearing land is the spring of 2020, with the majority of viable land to be in use during the growing season of the same year.

(iii) Operation:

Following a Newfoundland and Labrador Environmental Farm Plan began in 2016. The objectives are to develop a product based farm that exceeds previous production efficiency and customer needs, helping Taylor Farms to become a sustainable farm and successful business.

Taylor's farm products produces and distributes a mixed variety of traditionally grown root vegetables, not limited to but providing crops of; Beet, Broccoli, Brussel Sprouts, Cabbage, Carrot, Kale, Onion,

Parsnip, Potato, Turnip. In addition, crops of fruit and berries such as Blueberry, Strawberry, and Pumpkin have been cultivated.

Taylor Farm Products is aggressively pursuing opportunities to provide wholesale produce to various grocery stores and restaurants. Increased sales from roadside vendors is expected, as well as trade and sales with other local farmers to help diversify produce. The production of said crops and sales will aid in the cost of expansion and development of additional acreage for crop production.

As with any business, supply and demand determines if consumers will prevail at the retail or local level. With a strong background in the farming community and excellent customer relations will help ensure the prosperity of Taylor Farms.

Proper control measures will be implemented, including but not limited to:

- crop rotations
- fertilizer practices (majority organic)
- cultivation
- sanitation
- seeding practices

Amendment of soil is calculated and tested for proper leveling of PH for optimal growing. The use of organic inoculants will replace the use of pesticide for common root maggot. As well as cover crops to reduce pests and help amend soil. The use of homemade organic pesticide and fertilizer will be a common practice

(iv) Occupations:

As it matures within the five year projection, I look forward to employing three to ten individuals to maintain productivity. Employees such as students, members of my extended family, and local citizens of Markland, will have an opportunity for seasonal employment. Such a venture in the area will help the community to grow and prosper.

(v) Project Related Documents

Project Cost - Agriculture Lease # 150050

- 2016 5 acres of land cleared and 300m of access road cost \$42,300. Received funding \$5,000  
Kioti Tractor cost \$27,800. Received funding \$5,000  
Potato Digger cost \$5,000. Received funding \$3,750  
Roto Tiller cost \$5,000. Received funding \$3,715  
Seeder \$1,700. Received \$0 funding  
Plow and Tiller cost \$3,850. Received \$0 funding
- 2017 6 acres of land cleared and 320m of access road cost \$40,595. Received \$0 funding  
Storage Facility / Staff Room cost \$75,000. Received \$0 funding



2018 7 acres of land cleared and 270m of access road cost \$48,000. Received funding \$30,480  
Kioti Tractor cost \$28,600. Received \$0 funding  
Rock Rake / Stone Fork cost \$12,000. Received funding \$8,685  
Fertilizer Spreader cost \$1000. Received funding \$750  
Trans Planter and Seeder cost \$14,000. Received funding \$9,900

2019 10 acres of land cleared and 400m of access road cost \$48,950. Received \$0 funding

#### **SCHEDULE**

Project has already commenced as of 2017

Date: May 05, 2019  
Revised February 6, 2020

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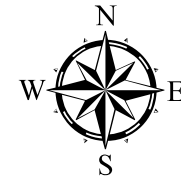
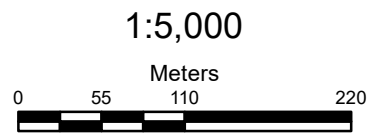
Signature of Chief Executive Officer

Annex 1 - 1 : 50,000  
Annex 2 - 1 : 3,500 Soil Suitability  
Annex 3 - 1 : 10,000  
Annex 4 - Land use Map



# GREG TAYLOR

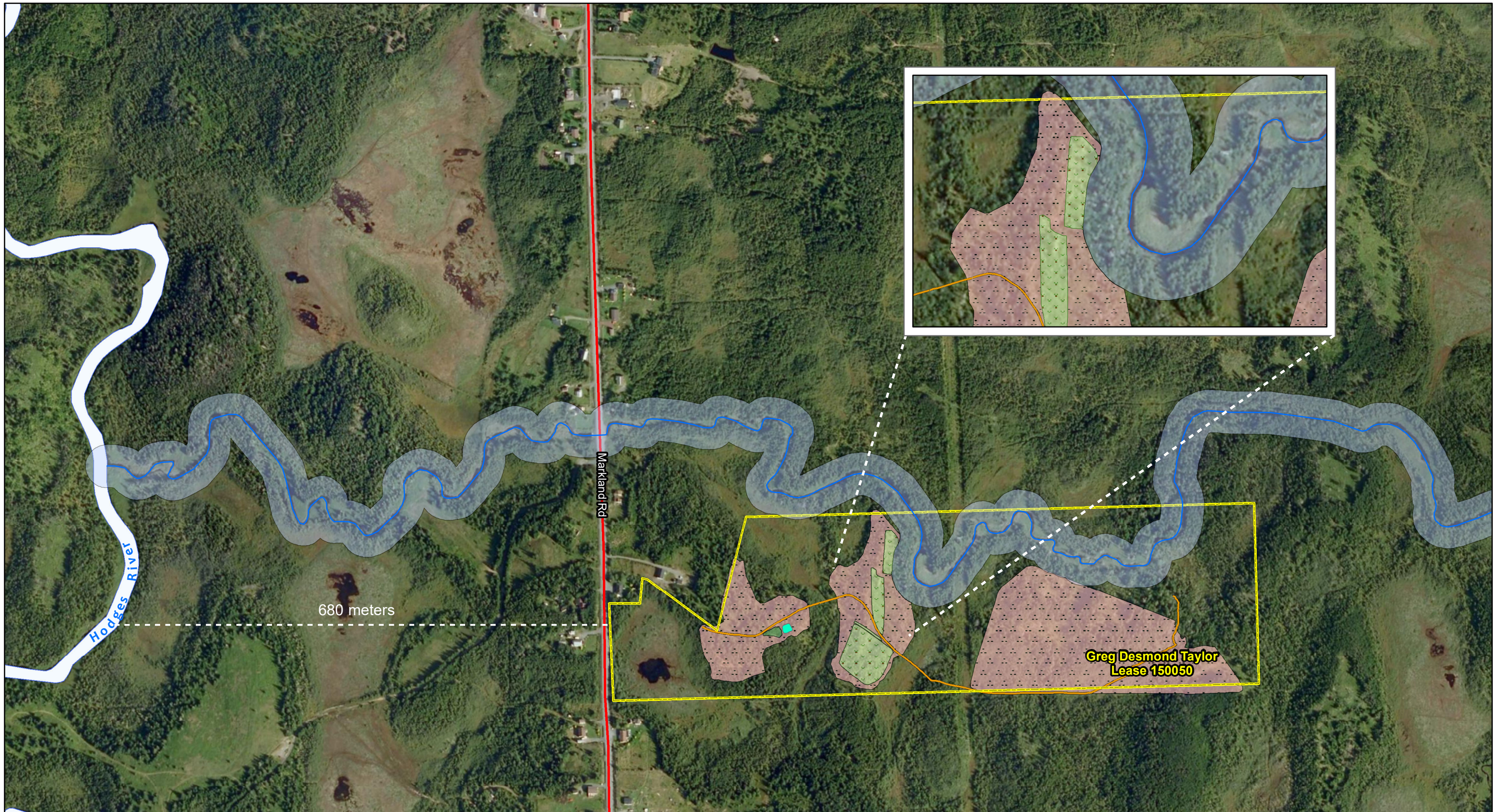
Agriculture Lease #150050  
Markland, NL



## Legend

- Farm Road (524.9m)
- Transportation Road
- Stream
- Stream Buffer (30 meters)
- Hodges River
- Property Boundary
- Building
- Land Development
- Vegetable Field
- Windrow

Designed for illustrative purposes ONLY





### Legend

-  TAYLOR FARM LOT 52 150050
-  Grants
-  Leases
-  Licences
-  Permissions
-  Transfers

SITE LOCATION  
GREG TAYLOR  
APPLICATION NO. 150050

Markland Road 0

Markland Road Route 81



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1:10,000

MARKLAND, NL

0 60 120 240 360 480 Meters



# Greg Taylor-Markland-Lease 150050 Soil Suitability

Soil Classification & Interpretation: Shawn Howlett, Soil Specialists  
Digital Cartography: Shawn Howlett, Soil Specialist

NTS Reference 1N/05  
GCS\_North\_American\_1983  
Transverse Mercator

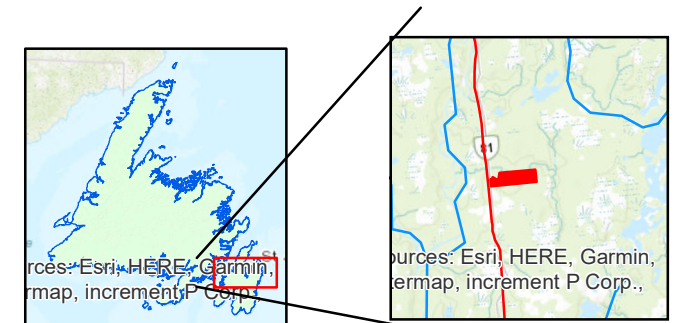
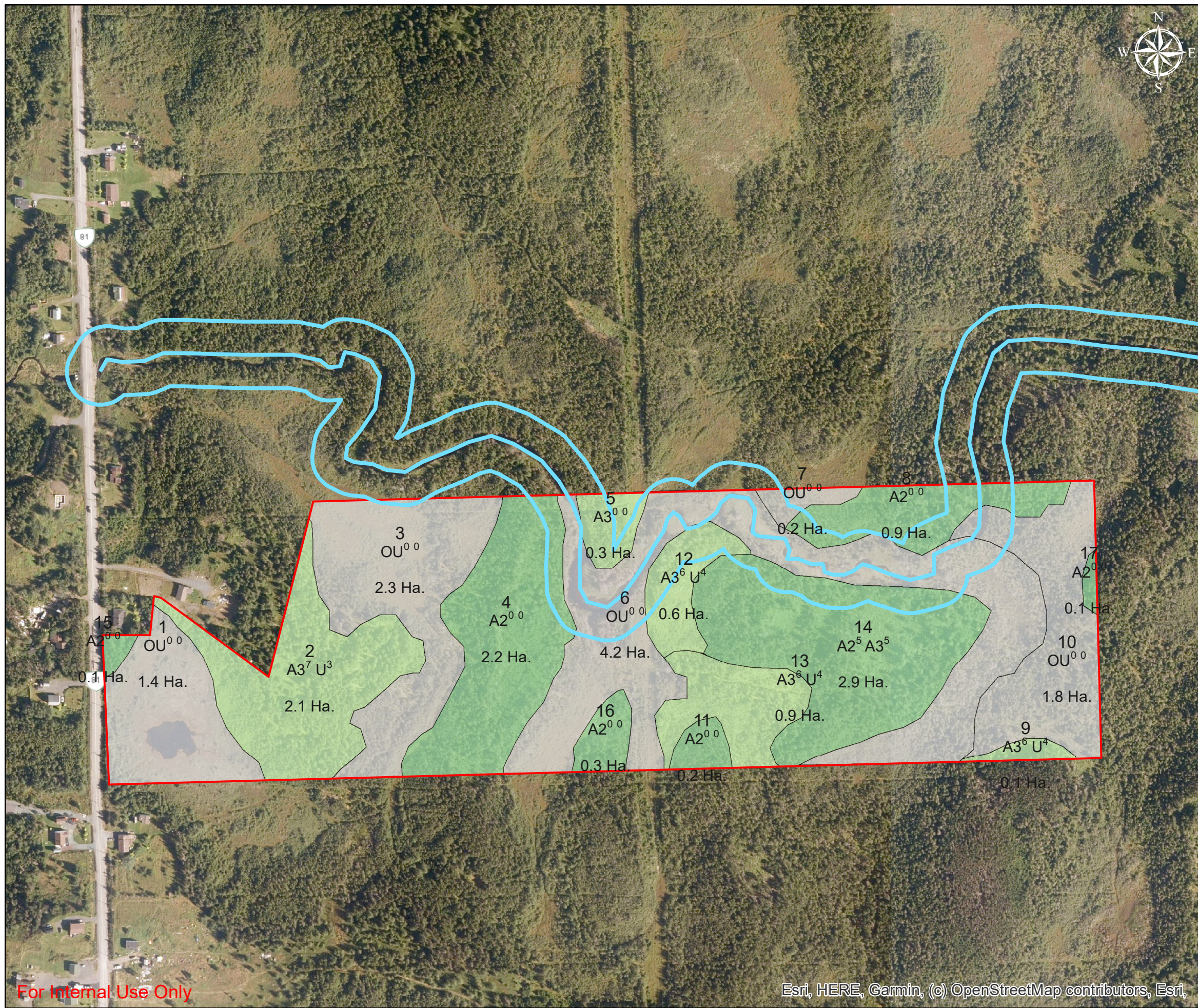
Department of Fisheries and Land Resources  
Agriculture and Lands Branch  
Agricultural Land  
January 28, 2020



APP150050(20.4 Ha/ 50.4 Ac)  
 Stream with 30 m Buffer Zone  
**Cole Crop Suitability**  
 A2 - Moderate Limitations  
 A3 - Severe Limitations  
 U - Unsuitable  
 OU - Organic Unsuitable

\*Soil polygon colour based on dominant suitability classification.

**Conversion Factor: 1ha = 2.47ac**



The base mapping is compiled from the 1:12,500 scale land cover database managed by the Forestry Branch, Department of Natural Resources. The soil mapping is interpreted from 1:12 500 scale aerial photographs. Slight discrepancies may occur due to scale differences.

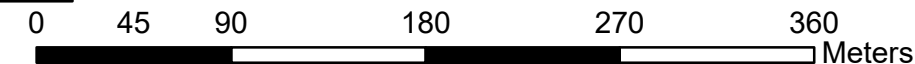
**Disclaimer:** The suitability ratings are based on soil and landscape characteristics. The number of hectares identified in any polygon could be reduced due to water buffers and steep slopes due to complex topography. The number of hectares identified do not consider the following: potential for and the kinds of roads; distance to markets; location, size of farms; land tenure; cultural patterns; skills or resources of individual operators; high heavy metal content in the soil; and hazard to crop damage by storms or other extremes in weather.

Soils occur in intricate patterns therefore their properties and distribution must be generalized in order to map them. Each soil code in a map label represents a set of detailed physical and chemical parameters that describe a range of characteristics for that soil. For mapping purposes, each soil polygon can be labeled as a single soil (>80% comprised of the dominant soil) or a complex with two soils (Dominant > 50% and Significant <50%). It is an acceptable mapping procedure to make allowance for up to 20% of an inclusion. This is a soil or soils that make up a minor component of a soil polygon and do not occur in a large enough percentage to map. Soils map to be updated as more information becomes available.

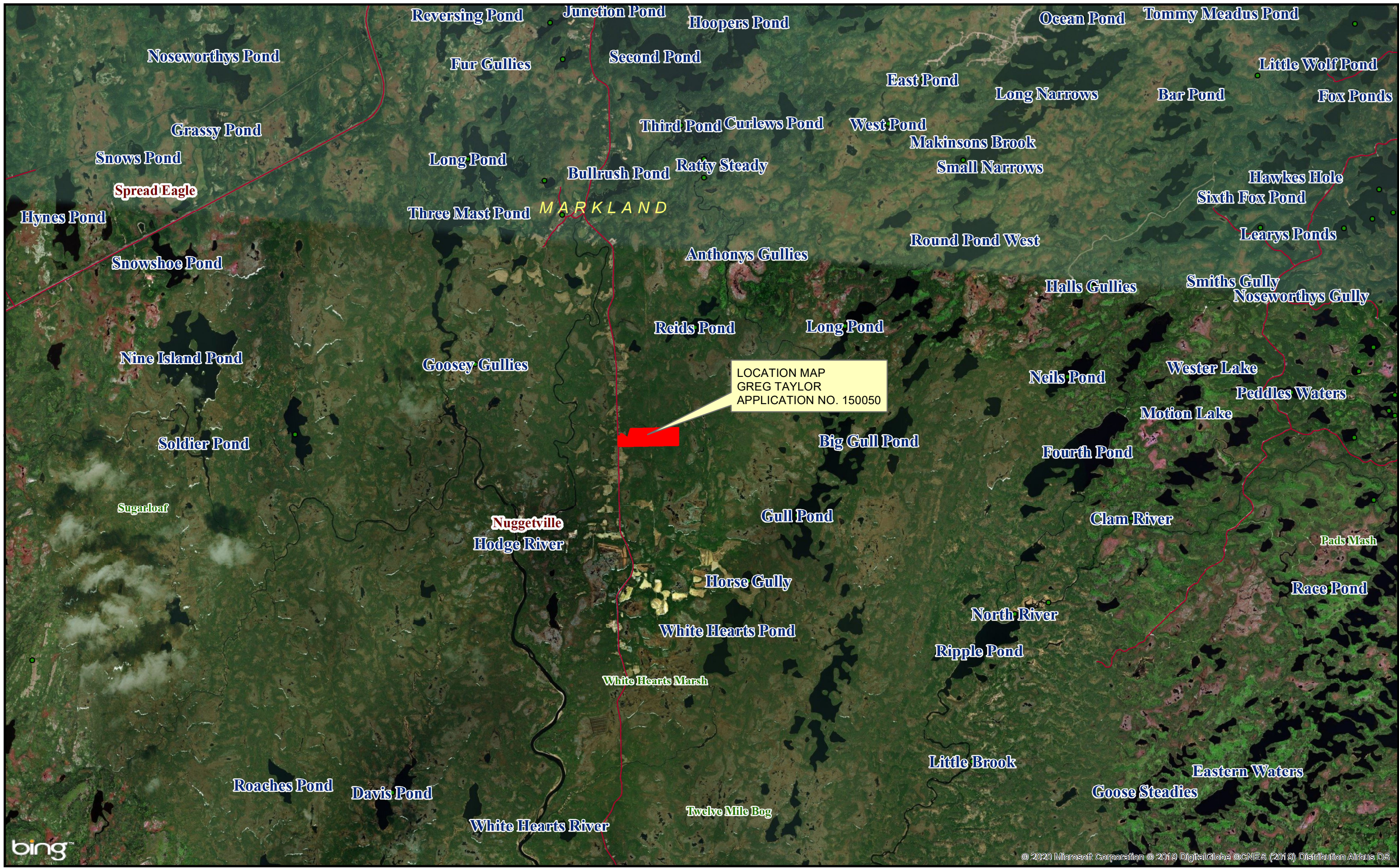
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**1:3,500**

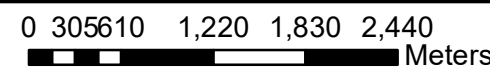






1:50,000

MARKLAND, NL



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May 25, 2020

File Ref No. 2.1112.0006

Reg No. 2081

Greg D. Taylor  
Box 16103, STN Foxtrap  
Conception Bay South, NL  
A1X2E2

Dear Greg Taylor :

On behalf of the Minister, I hereby acknowledge receipt on 2020/05/21 of your Registration pursuant to Section 49 of the Environmental Protection Act, SNL 2002, cE-14.2, for the following proposed undertaking:

#### **Markland Farm Expansion**

It has been assigned the file number 2.1112.0006. The information contained in your Registration is now under review to determine whether the project can be released, rejected or may require further assessment. You can expect to receive notification of the decision of the Minister concerning this matter on or before July 05, 2020.

Please be aware that under provisions of the Act, undertakings may not proceed and other government agencies may not issue any relevant authorizations until a decision is rendered by the Minister. A decision by the Minister will be provided to you within 45 days following receipt of your registration.

Please be advised that, in accordance with Government's Proactive Disclosure Initiative, all Ministerial decision letters related to your project will be posted online subject to any exceptions to disclosure provided under the Access to Information and Protection of Privacy Act, 2015.

If you have any questions concerning this review or any aspect of the environmental assessment process, please contact Paul Carter, Environmental Scientist at (709) 729-0188 or [pcarter@gov.nl.ca](mailto:pcarter@gov.nl.ca).

Sincerely,



Joanne Sweeney  
Director (A)  
Environmental Assessment Division