

# **Environmental Assessment Registration**

**Cordell's Heritage Farm Inc.**  
Lumsden, NL, A0G 3E0

# Table of Contents

List of Figures.....	ii
List of Tables.....	iii
<b>Name of Undertaking.....</b>	<b>1</b>
<b>Proponent.....</b>	<b>1</b>
<b>Name of Corporate Body.....</b>	<b>1</b>
<b>Address.....</b>	<b>1</b>
<b>Chief Executive Officer.....</b>	<b>1</b>
<b>Principal contact person for purposes of environmental assessment.....</b>	<b>1</b>
<b>The Undertaking.....</b>	<b>1</b>
<b>Name of Undertaking.....</b>	<b>1</b>
<b>Purpose/Rationale/Need for the Undertaking.....</b>	<b>1</b>
<b>Description of the Undertaking.....</b>	<b>2</b>
<b>Geographical Location.....</b>	<b>2</b>
<b>Physical Features.....</b>	<b>2</b>
<b>Construction.....</b>	<b>7</b>
<b>Operation.....</b>	<b>8</b>
<b>Occupations.....</b>	<b>9</b>
<b>Project Related Documents.....</b>	<b>9</b>
<b>Approval of the Undertaking.....</b>	<b>9</b>
<b>Schedule.....</b>	<b>9</b>
<b>Funding.....</b>	<b>9</b>

## List of Figures

<a href="#"><u>Figure 1. Location of proposed farm</u></a> .....	3
<a href="#"><u>Figure 2. Aerial view</u></a> .....	3
<a href="#"><u>Figure 3. Aerial view – close-up</u></a> .....	4
<a href="#"><u>Figure 4. Physical Features</u></a> .....	4
<a href="#"><u>Figure 5. Physical Features Details</u></a> .....	5
<a href="#"><u>Figure 6. Location of buildings and improved fields</u></a> .....	6
<a href="#"><u>Figure 7. Soil Map</u></a> .....	7

**List of Tables**

[Table 1. Field code identification, field area and field percentage of total](#)..... 5

## **Name of Undertaking**

### **Proponent**

#### **Name of Corporate Body**

Cordell's Heritage Farm Inc.

#### **Address**

Lumsden, NL, A0G 3E0

#### **Chief Executive Officer**

Name: Cordell Hodder

Official Title: owner/leaser

Address: 658 Centennial Road, Lumsden, NL, A0G 3E0

Telephone Number: (709) 765-9553

#### **Principal contact person for purposes of environmental assessment**

Name: Cordell Hodder

Official Title: Owner/leaser

Address: 658 Centennial Road, Lumsden, NL, A0G 3E0

Telephone Number: (709) 765-9553

## **The Undertaking**

### **Name of Undertaking**

Cordell's Heritage Farm Inc.

### **Purpose/Rationale/Need for the Undertaking**

The purpose of the undertaking is to develop a small-scale commercial farm. Historically farming was important along the shore; it was a critical operation for survival of the settlers for generations. Farming has diminished in recent decades but there is a growing and renewed interest in food security and sustainability. An important part of that is local production. I plan to develop the farm following historical practices, where practical and economically viable, with the aim of partially fulfilling local demand and developing the heritage aspect as part of agritourism. It is also a goal to work with the local schools to encourage field trips for students, invite teachers to match visits with their curriculum for learning aspects which gives students the opportunity to see aspects of the farming world whether it be a hen caring for its chickens, the milking of a cow, or cultivation of the land.

A section of the land will be used to grow fruit trees (apple, an early to mid season cultivar, yet to be chosen, and plum, Damson and an unnamed traditional plum that appears to be black knot resistant). A section of land will be in a traditional rotation of hay (timothy/clover mix) and vegetables, mainly potato, tomato, and various greens (potherbs, kale, swiss chard, salad crop). Animals to be included: 3 to 4 breeding sows (mainly for sale of wieners and one or two raised

for slaughter), 2 to 3 dual purpose cows (milk and meat), goats for meat and sale of kids, and various poultry – turkey, hens (meat and eggs), and duck (meat and eggs).

As a small-scale mixed farm, I will be open to tours and also have a small on-farm market as an outlet for fresh eggs and in-season vegetables. Located immediately off Highway 330 affords easy access. This blends well with the goal of also using the farm in cooperation with local schools to complement the agricultural section of curriculum.

## **Description of the Undertaking**

### **Geographical Location**

The propose site is located just outside Lumsden, NL ([Fig 1](#)). The land was once used as pasture for cattle. The land is bound by Highway 330 on the South, and the old road on the North, East and West are not bounded (crown land) ([Figs 2 & 3](#)). The land was once accessible by two dirt roads that were used at time of constructing Highway 330, a short road just off Highway 330 and another that runs from the quarries down to the old road, and accessible from Highway 330.

### **Physical Features**

The area consists of marsh, flashets, a rock quarry, and mineral soil ([Fig 4](#)). There are remnants of old fence posts and wire visible from Highway 330 from the previous use of the land as pasture for cattle and hay fields. The land also comprises green wooded (spruce and fir) areas along with birch trees and alders. Rocky areas and a small stream which flows through at midway in a south to north flow ([Fig 5, Table 1](#)).

Focus for the initial development will begin in the east section of the property ([Fig 6](#)). The property had previously been used for livestock, both hay production (H1 and H2), and with the animals having free access to unimproved pasturing in the other areas. Since it has not been farmed for some time, the hayland will need to be renovated and the drainage ditches cleared of debris and overgrowth. The hayland renovation will begin in field H2, and will be used initially as pasture. The drainage ditches in M4 will also need to be cleared of debris and in some instances retrenched. The fields W4 and W5 consist mainly of scrub regrowth and this area will need to be cleared of scrub growth. This is mineral soil and after scrub growth removal, the area will be renovated. Areas that were impacted by the quarry may need to be releveled. This work will occur mainly in years 1 and 2. Renovation of field H2 will commence in year 2 with expected completion in year 3. This area will be returned to hayland. The renovation of field W4 and W5 will be completed in year 3. Field W2 has heavier tree growth and will require more extensive land clearing, this will commence in year 3 and into year 4. M3 was previously developed, the drainage ditches will need to be cleaned of debris and some retrenching. Field M2 was not developed previously and will need drainage ditching, followed by rototilling. For both fields this will begin in year 4 and will continue beyond year 5, before brought into production. There are no immediate plans to develop fields W1 and M1 within the first 5 years and in the short term will be left as a wildlife sanctuary.

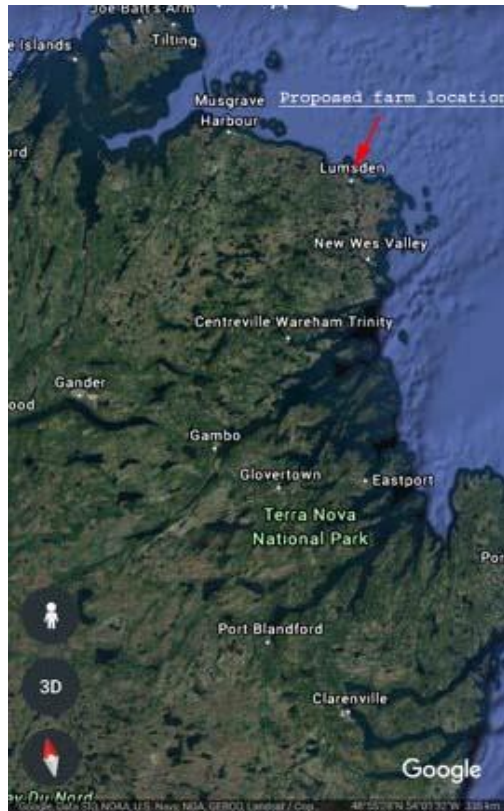
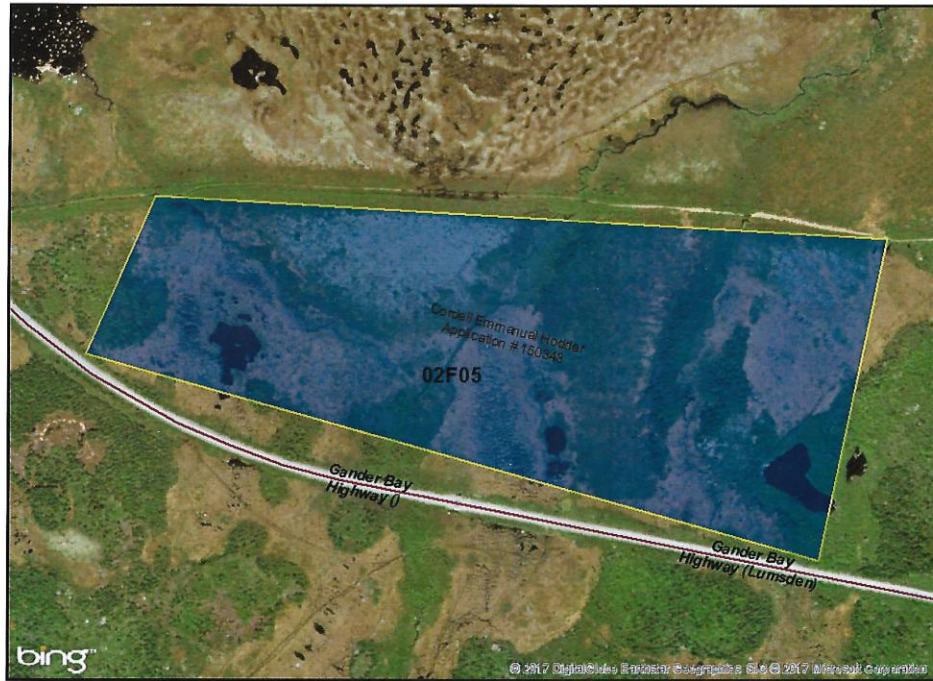


Figure 1. Location of proposed farm.



Figure 2. Aerial view.

Government of Newfoundland & Labrador  
Department of Municipal Affairs



Scale 1:5,000  
Compiled on February 23, 2017

Crown Lands Administration Division



Figure 3. Aerial view – close-up.

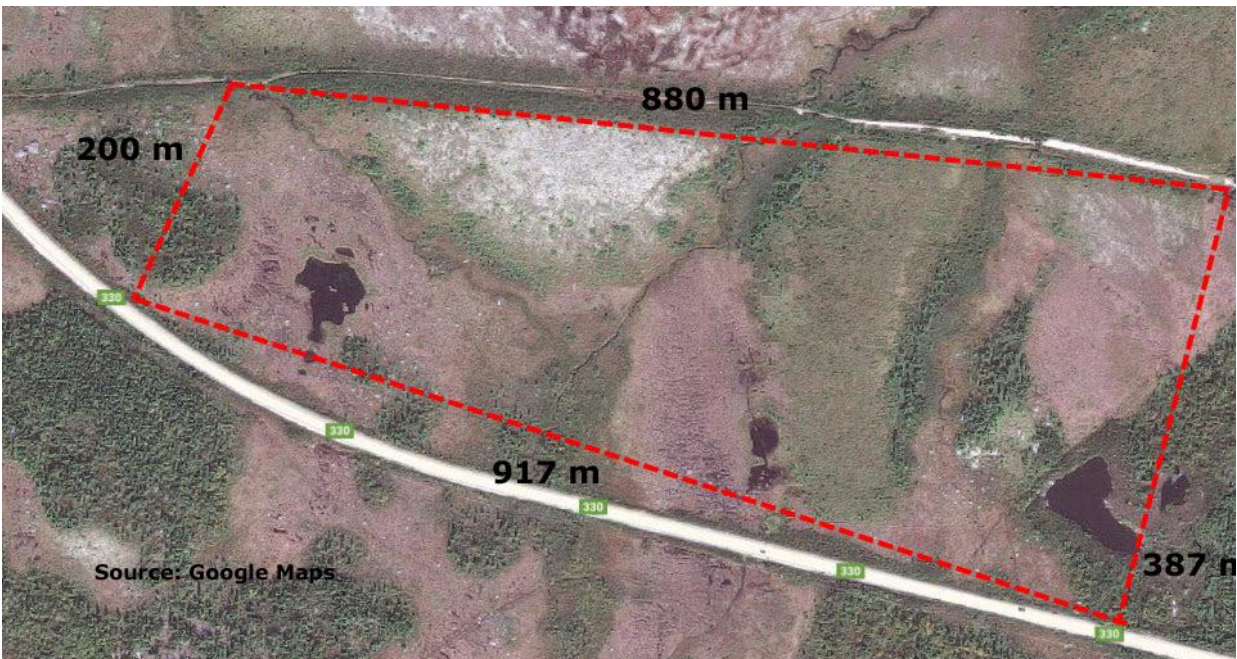
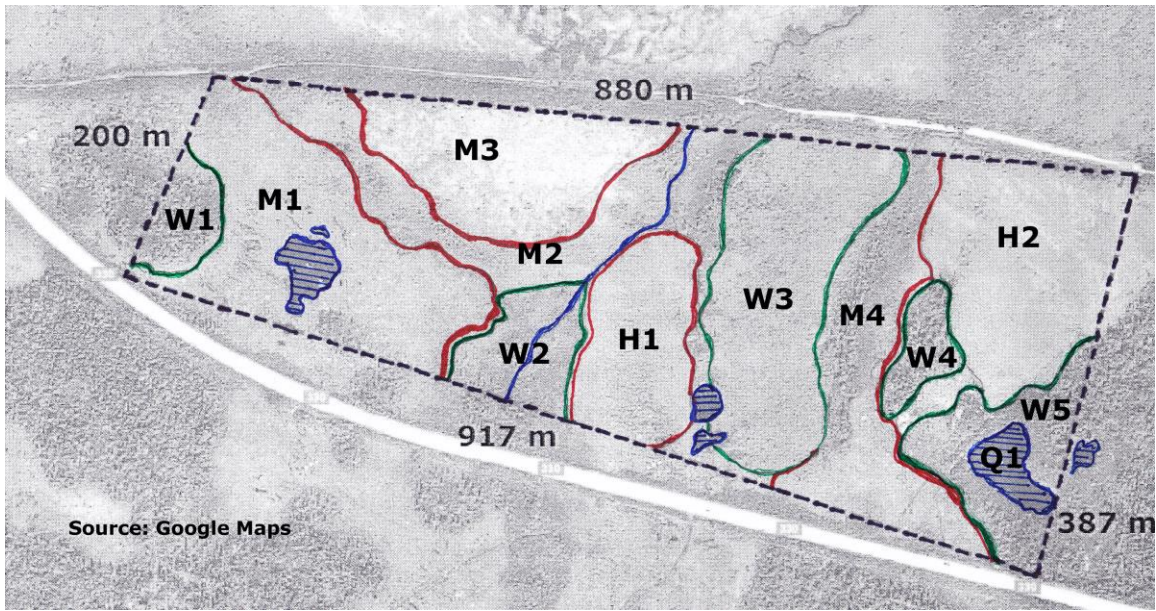


Figure 4. Physical Features.



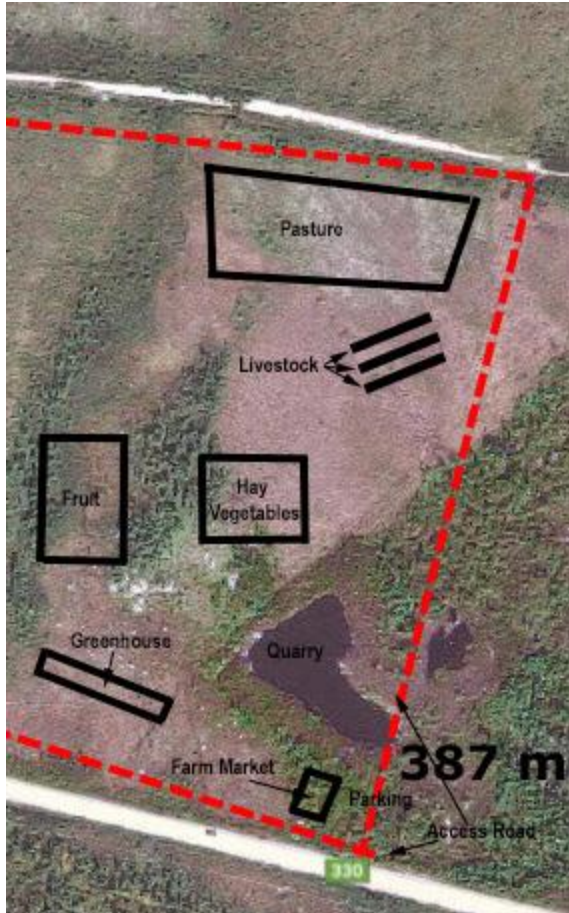


**Figure 5. Physical Features Details.**  
(see [Table 1](#) for key)

**Table 1. Field code identification, field area and field percentage of total.**

Field*	Area (ha)	% of total
H1	1.8	7.1
H2	3.5	13.5
M1	4.4	17.1
M2	2.4	9.2
M3	3.1	12.1
M4	3.3	12.8
Q1	0.4	1.4
W1	0.7	2.8
W2	1.1	4.3
W3	3.7	14.2
W4	0.4	1.4
W5	1.1	4.3
<b>Total</b>	<b>26.1</b>	<b>100.3</b>

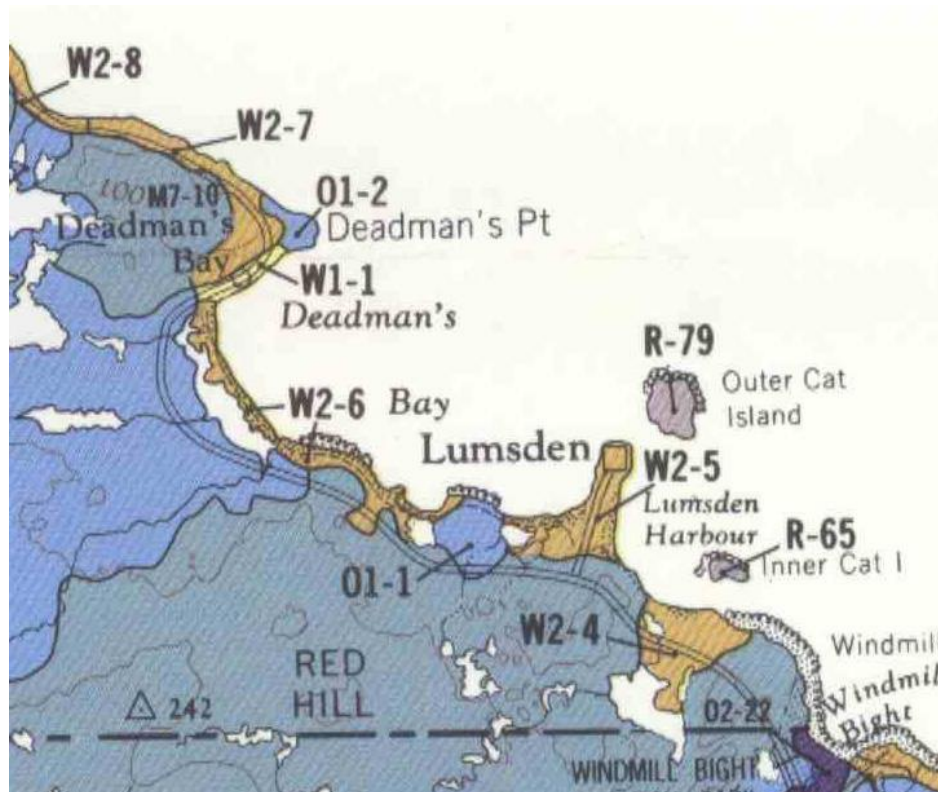
\*Note. H represents hay/pasture; M represents marshland; Q represents the rock quarry; W represents wooded area (both conifer and deciduous)



**Figure 6. Location of buildings and improved fields (not to scale).**

The pasture located in the northeast corner of the area will be 4 ha in size. Immediately below the pasture are 3 animal housing units, Livestock. The units will be repurposed used reefers. The two fields immediately below and to the left of Livestock are 1 ha plots that will be used for fruit (left) and hay and vegetables (right). The Quarry has naturally filled with water, and this water will be used on farm for animals and for irrigation. On the southeast of the area a greenhouse and a farm market building will be constructed. The Greenhouse will measure 5.5 m x 12 m, and the Farm Market building will measure 6 m x 7 m. A small parking area will be developed in front of the market. There is immediate access to the area off Highway 330 via the old access road used by the quarry.

The soil is classified as 01-1 (Fig 7), which according to the soil suitability rating “The soils of the map unit are relatively free of problems or limitations, or if they exist, they can be easily overcome.” Note the wet areas (flashets and the quarry – Q1 are not included in this classification. (Explanation of Soil Suitability Ratings [http://www.faa.gov.nl.ca/agrifoods/land/obtaining\\_land/pdf/Suitability\\_Explain.pdf](http://www.faa.gov.nl.ca/agrifoods/land/obtaining_land/pdf/Suitability_Explain.pdf))



**Figure 7. Soil Map.**

(Source: <http://sis.agr.gc.ca/cansis/publications/surveys/nf/nf6/index.html>)

## Construction

The area was previously farmed, being developed for hay and cattle pasture beginning in the mid to late 1960s. In conversation with the previous leasee, Barry Wright, he informed me that approximately 6.6 ha had been ditched and were used for hay/pasture fields (Fields M3 and H1/2, Fig 5). The remaining area not fully developed but was fenced and the cattle grazed freely.

Construction of the greenhouse and on-farm market building will begin in year 1. The area (Fields M4 and W5) has regrowth of scrub brush, denser in field W5, and this will be cleared before construction can begin. In field W5 some levelling may be needed due to the previous quarry operation. The used reefers (repurposed for livestock housing) can be placed in the southern section of field H2 with minimal land preparation, mainly what is needed is the construction of a suitable foundation. (See Fig 6).

The access road off Highway 330 will need to be cleared of overgrowth (alder), and it will require resurfacing with gravel in some areas. Laneways leading from the access road to the livestock area, hayfield, orchard and greenhouse will be developed in year 1. This will require brush removal and a few truck loads of gravel. A parking area immediately in front of the on-farm market building will be developed in year 2; this will require brush clearing and additional gravel.

In regards to potential sources of pollutants, the risk is low and will mainly be from animal manure and for the regular use of farm equipment used in the cultivation of the land. In the event of a spillage from the equipment, proper procedure (i.e. trenches used to contain spillage, flooding to allow for recovery by vacuums or skimmers, removal of contaminated soil, burning, sorbents or bioremediation) will be instituted to clean up the area and avoid contamination. A spill kit will be kept on the property (for example, similar to the AcklandsGrainger universal spill kit (<https://www.acklandsgrainger.com/en/product/SPILL-KIT%2C-UNIVERSAL%2C-17L-CAP%2C-NYLON-BAG/p/BIGSK-UHND>)), as well as sorbent material such as vermiculite, sawdust and peat moss will be available. With regard to manure a small-scale composting program will be set up for animal waste to produce compost for personal use, and the composted manure will be spread on fields for fertilizer in the production of fruit and vegetables for personal use and later sale. A septic system or a composting toilet will be installed for personal use and for potential employees.

Field W5 (1.1 ha) will be used for future development. Development of some buildings may include: small greenhouse for production of vegetable seedlings and vegetable production (e.g. tomato and pepper) for personal use, animal shelter, storage sheds (tools, equipment and hay), water shed.

## **Operation**

The farm operation will consist of land maintenance: cultivation, planting and harvesting, and the caring for animals. The farm will operate year-round for livestock (pigs, poultry, goats and cattle), and for personal use seasonal for fruit and vegetable. In the first year I plan to have 1 to 2 cattle (maximum by years 3 to 5 will be 5-6); 2 to 3 pigs (maximum by years 3 to 5 will be 6-8); and 3 goats (maximum by years 3 to 5 will be 6-8). I will raise 80 to 100 poultry broilers, 60 to 80 market turkeys, and 12 to 18 layers producing 6-7 dozen eggs for sale per week. In year 3 bee hives (2) will be introduced to the operation. Nucs will be purchased from local (NL) bee keepers.

As outlined above the pollution risk is low with the major potential source being from the operation of farm equipment and animal manure. Fertilizer application will be in accordance with provincial Soils Lab recommendations based on soil samples submitted at least every two years. Pesticides will be used as necessary; in year 1 I will be completing the Pesticide Applicator License.

I do not foresee any resource conflicts.

## Occupations

First year of development is to be carried out solely by oneself, land clearing, crop induction and building. In the event that equipment operators are needed, licensed and skilled operators will be provided, (e.g. June Goodyear, licensed backhoe and truck operator).

In second year or third year to provide equal job opportunities and to provide some sources of employment, (whether it's working in the greenhouses, farm hand, general clerk, summer jobs for high schoolers, those that are on the government top up programs or EI programs to help with their income boost or hours for EI), to help carry out daily tasks that one person alone can't do.

## Project Related Documents

Agricultural Application (submitted prior to environmental assessment)  
No additional documents to be submitted.

## Approval of the Undertaking

- Water and Aviculture Permit
- Registration Go Business (Corporation)
- Transportation and Works approval.
- Crown Lands
- Government Service Centre
- Agriculture Division
- Dept of Natural Resources-Mines
- Dept of Municipal Affairs
- Environment Assessment Division
- Forestry Division
- Manure Management Certificate, Service NL

## Schedule

Project construction to commence after approval from all departments involving year one which entails land clearing, crop cultivation, fencing and some building.

## Funding

Applications will be made to the Growing Forward 2 and The Way Forward Strategy. Also, personal investment, both cash and in-kind to be considered.

October 14, 2020

---

Date



---

Cordell Hodder, Chief Executive Officer