

1. NAME OF THE UNDERTAKING

Proponent:

Salty Creeks Agricultural Enterprise

Chief Executive Officer:

Jemimah Kigbu

Principal Contact:

William Kigbu

2. THE UNDERTAKING

Name of the Undertaking:

Goat Farm in the Minerals Road area of CBS raising meat goats on grass and pasture. Access from TCH near Thomas Pond. Crown Lands Application Number: 157866; Property ID: 10126841

Purpose of the Undertaking:

To, as the first commercial meat goat producer, raise commercial meat goats on pasture for sale in the community and to produce Cole crops for sale in the community while at the same time contributing to improved food security, supporting sustainable agricultural development in the St. John's metro area and creating employment opportunities.



3. DESCRIPTION OF THE UNDERTAKING

Geographical Location:

This land is a crown land with Property ID: 10126841 and Applicant Number: 157866. Please refer to the attached Location Map 1 and 2 for an aerial view of the property. The property is bounded to the south by TCH 1, to the north by St. John's Municipal Boundary, to the east by Wych Hazel Pond and to the west by Mineral Lands.

This agricultural land is located on the Avalon Peninsula within the municipal boundaries of the Town of Conception Bay South (CBS) and the City of St. Johns. It is more specifically located north of the Trans-Canada Highway near Thomas Pond and south of Route 2 the CBS bypass road and west of Minerals Road in CBS. The southernmost south west corner of the property right next to the gravel road has the following coordinates:

Latitude: 47.474055; Longitude: -57.929875

Access is off Trans-Canada highway via a gravel road.

Physical Features:

This land base consists of a mixture of mature softwood forest and cutover regenerating back into softwood species. Access to this AOI would be directly from the Trans-Canada Highway in the south and from Minerals Road in CBS using a gravel road. The area of interest is bounded on the west side by Wych Hazel Pond. The size of the area is approximately 255 acres.

Distance of boundary to Wych Hazel pond is 1 meter. Trinity mineral resources property is located on the west side. A lease land issued to Scott Martin with ID: 150648 is located on the south east corner of the area of interest. It is approximately 1.5 kilometers from the TCH on the gravel road.

Construction:

We plan to develop facilities to house 500 meat goats which will include a barn, manure handling facilities and fencing. The barn will be approximately 70' X 150' in floor area. Please see attached Barn Floor Plan. It will be the 'Britespan' fabric-type construction similar to the attached Goat Barn picture. The manure management facility will include a concrete pad of approximately 50' X 60' with 4 feet high walls on three sides similar to the attached Manure Stacking Pad picture.

We plan to erect woven wire type perimeter goat fencing around the lease similar in design to the attached Goat Fence Picture. Pasture subdivision will be made using four wire electric fencing. This fence will control the movement of adult goats between pastures.

Operation:

We plan to pasture our goats in the open for as long as the weather allows and house them in the barn during the winter months. We are planning to bring in 50 breeding does from out of province. They will consist of 20 Kiko does, 2 Kiko bucks, 30 Boer does and 3 Boer bucks. We are currently in discussions with potential suppliers of our breed stock in Ontario, Alberta and one from the US. When our initial breeding stock is properly established, we intend to selectively develop a breed that will carry characteristics unique to the island of Newfoundland which we intend to export outside the province eventually.

We will be practicing crop rotation on pasture alternating between Cole crops and forage depending on soil characteristics. We are thinking that the crops grown will be both for human and animal consumption. The plots we plan to use for crops will be first pastured, fallowed and tested for suitability before sowing with Cole crops and we plan to do this on a rotation as a part of our soil management plan.

We plan to utilize the Dawe's Meats slaughtering and butchering facility located in CBS for the processing of our finished meat goats or the Kettle Hill Farms facility in Greens Harbor as an option for expanded capacity. We plan to transport the animals to the facility by a certified third-party animal transporter. During the production phase, we will be in direct contact with consumers as they will be allowed to monitor our production process from kidding to harvest.

Occupations:

We estimate that there will be approximately a maximum of 5 individuals working on the farm at any one time both during the preparation and production phases of the operation. We anticipate having 3 general laborers, one heavy equipment operator and a supervisor on site during the preparation phase. During production, we anticipate 2 farm workers and 1 supervisor on the farm. The ownership of the operation is in the ratio 70:30 percent, female to male.

□ **Project Related Documents:**

1. Location Map 1
2. Location Map 2
3. Site Map – Farm Access
4. Site Map – Planned Perimeter Works
5. Site Map – Planned Cultivation
6. Site Map – Planned Construction
7. Barn Floor Plan
8. Goat Barn Picture
9. Goat Fence Picture
10. Manure Stacking Pad Picture
11. Farm Development Plan
12. Manure Management Plan

4. APPROVAL OF THE UNDERTAKING

1. FFA – Crown Lands Division (Eastern)
C/O Rachel Penny
RachelPenny@gov.nl.ca
2. Service NL
devconavalon@gov.nl.ca
3. Local Governance and planning Division
LandUsePlanning@gov.nl.ca
4. Department of Natural Resources, Mines Branch
MinesBranchReferrals@gov.nl.ca
5. Environmental Assessment Division
EAProjectComments@gov.nl.ca
6. Water Resources Management Division
[Referrals WRMD@gov.nl.ca](mailto:Referrals_WRMD@gov.nl.ca)
7. City of St. John's
C/O Lindsey Lyghtle Brushett
lyghtlebrushett@stjohns.ca
8. Provincial Archaeology Office
C/O Delphina Mercer, Jamie Brake
dhmercerc@gov.nl.ca
9. Town of Conception Bay South
planning@conceptionbaysouth.ca
10. Department of Fisheries, Forestry and Ag
flrcrownlandsreferrals@gov.nl.ca

5. SCHEDULE



Fall 2022

With all approvals in place, land clearing activities will commence in the late fall and over the winter to minimize topsoil removal as the ground is frozen. Stump and root removal will be completed in the spring.

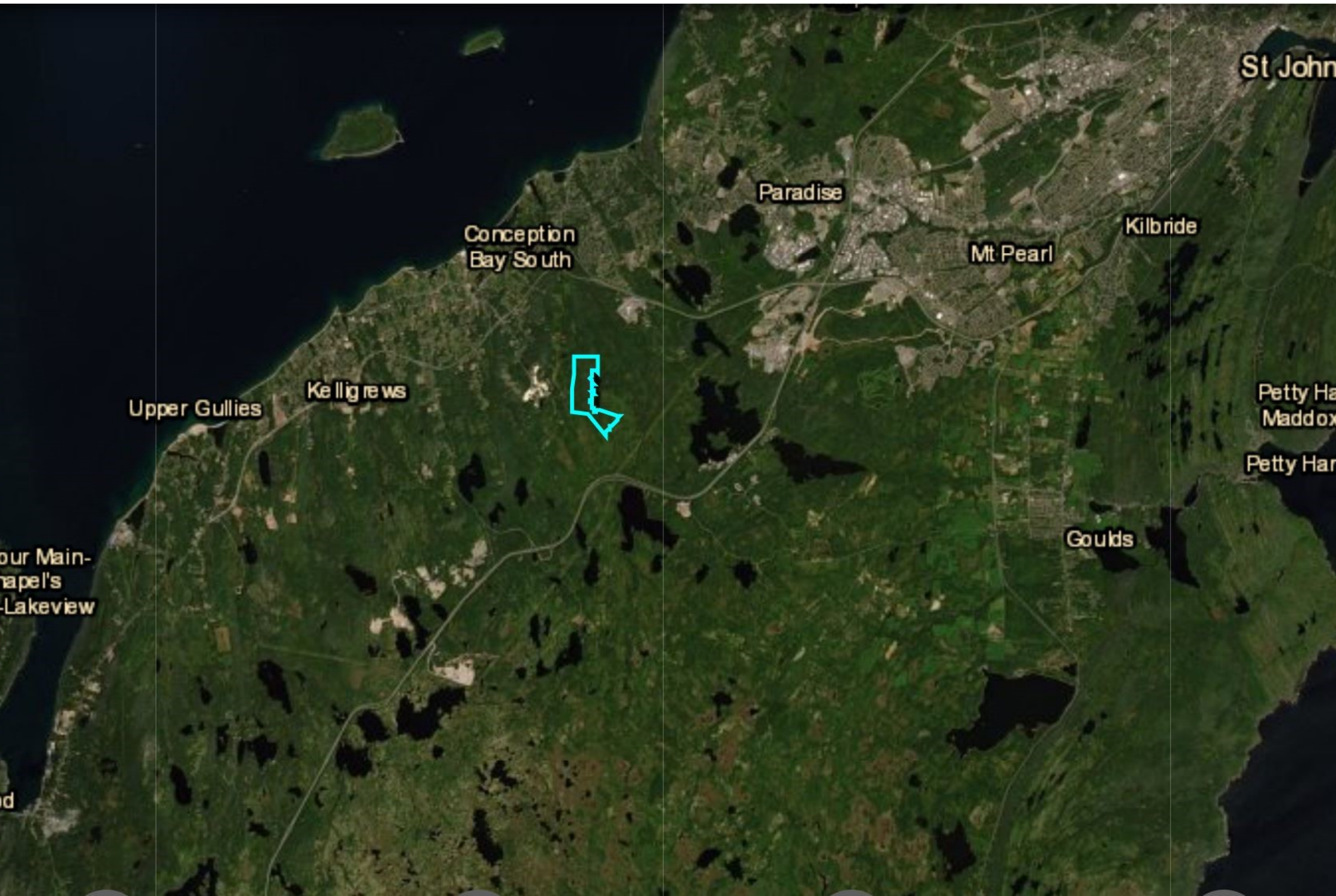
6. FUNDING



No agency of government has been contacted for funding as at this time. We plan to approach funding agencies once final approval is granted.

Date

Signature of Chief Executive Officer



St John

Paradise

Kilbride

Mt Pearl

Conception
Bay South

Kelligrews

Upper Gullies

Petty Har
Maddox

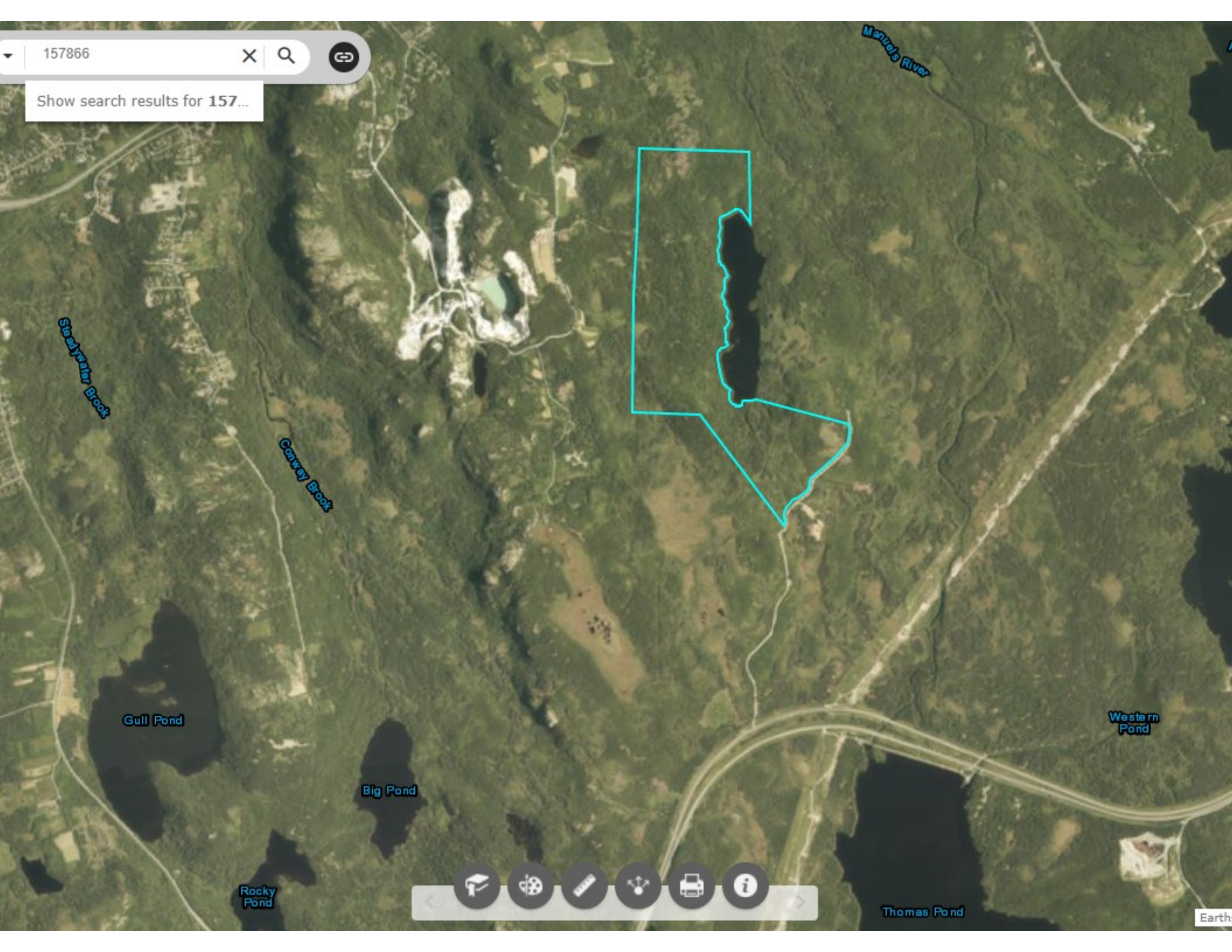
Petty Har

Goulds

our Main-
 Chapel's
-Lakeview

d

Show search results for 157...





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results for 157...

Mandeville River

Conway Brook

Unpaved Access Road to Area of Interest

Trans Canada Highway

Hill Pond

Big Pond

Rocky Pond

Thomas Pond



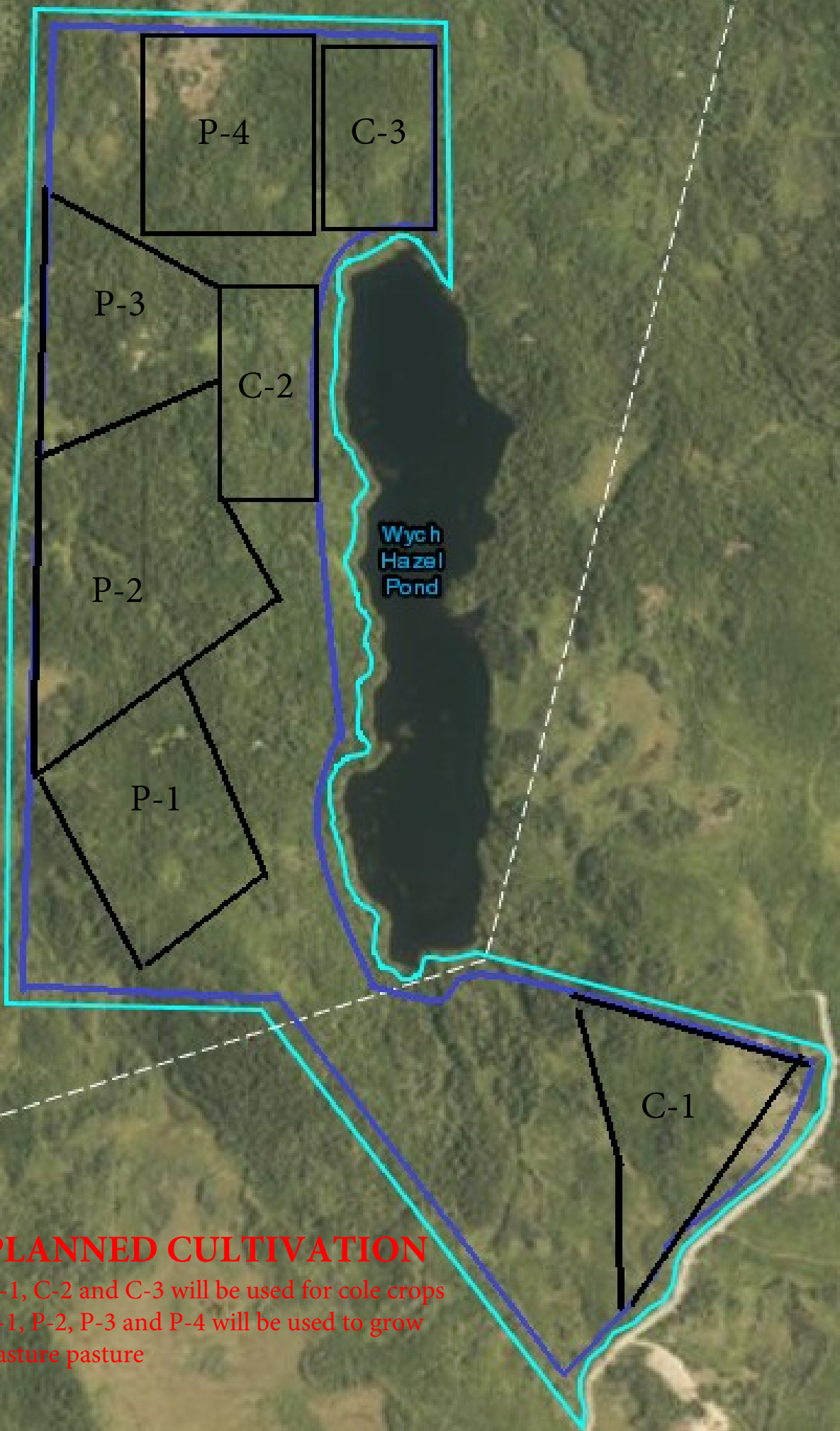


PROPOSED PERIMETER WORKS

A set-back area of 5 meters from the boundary of the property will be left uncultivated. Ten meters set-back will be maintained around the water body. All Mature/healthy trees within this area will be left undisturbed.

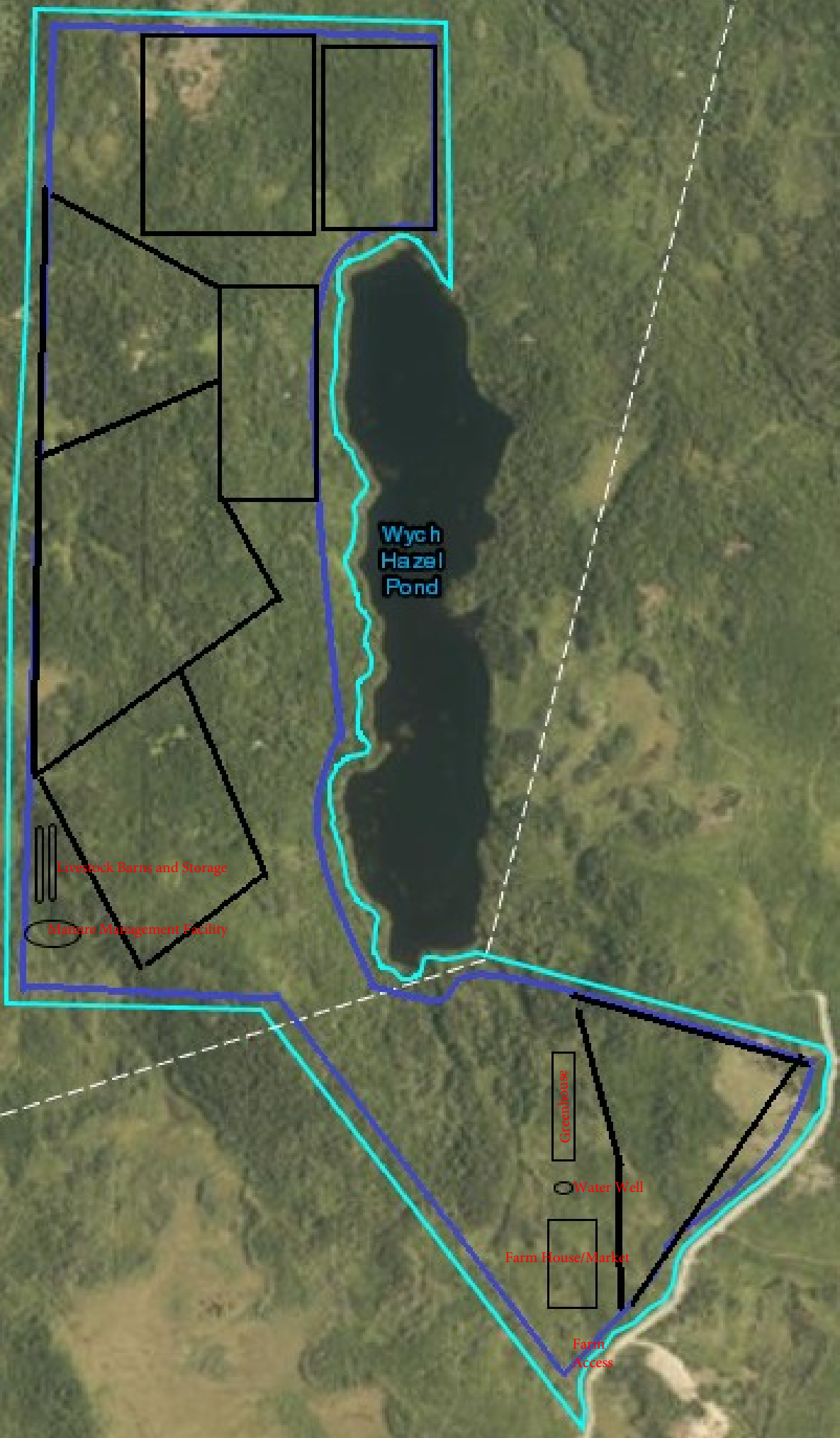
A line of fruit trees(currants, berries, apples and pears) will be planted on the inside edge of the set-back area.

A goat fence is planned to be erected along this fruit tree line.

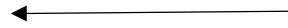
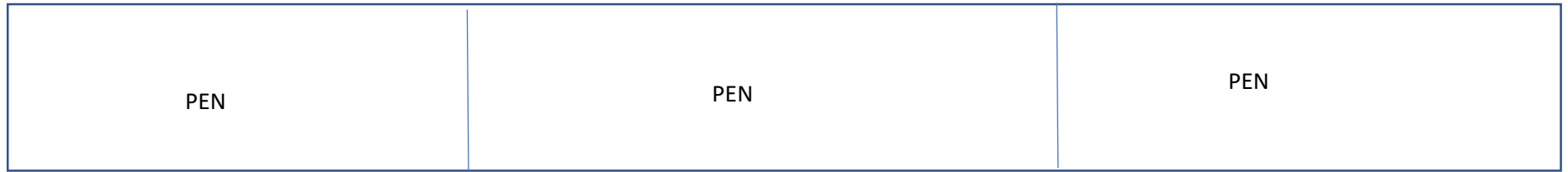


PLANNED CULTIVATION

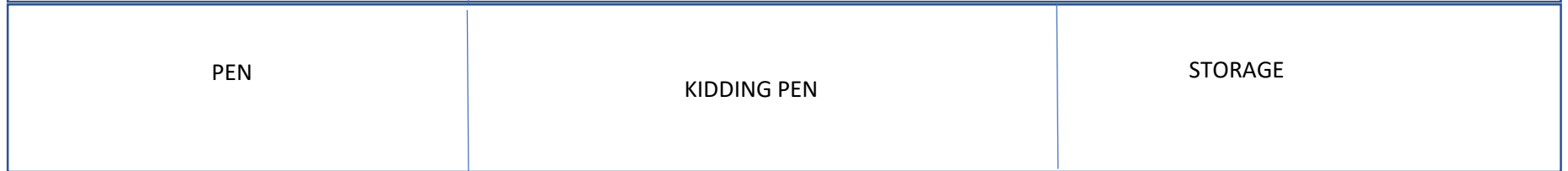
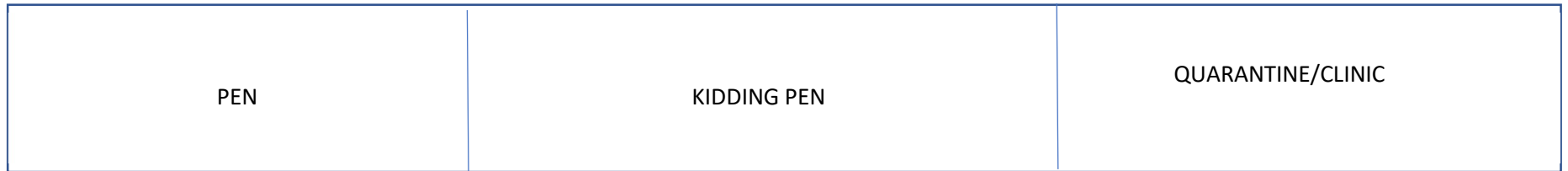
C-1, C-2 and C-3 will be used for cole crops
P-1, P-2, P-3 and P-4 will be used to grow
pasture



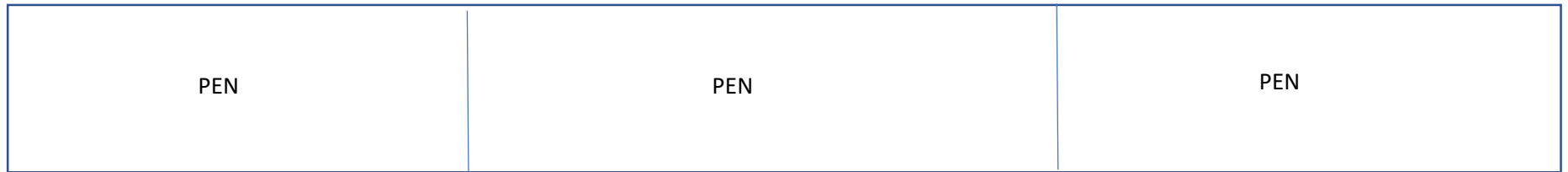
BARN DESIGN 70' X 150'



DRIVE THROUGH



DRIVE THROUGH







Bob Still



PLAN 2



Government of Newfoundland and Labrador
Department of Fisheries Forestry and Agriculture
Agriculture and Lands Branch

Land for Agriculture Development

Property Summary – 2020-AOI 02

MUN Woodlot

September, 2020

2020-AOI 02

LAND FOR AGRICULTURE DEVELOPMENT

Please see the following link to review the Request for Proposals Applicant Guide for additional details regarding applying for this property. Furthermore, please fully complete the attached Farm Development Plan ensuring to identify the lot number(s) (1-4) you are applying for with this proposal submission (See attached overview maps for lot numbers).

<https://www.gov.nl.ca/flr/faa/agrifoods/land/obtaining-land/requests-for-proposals/>

Property Description:

This agriculture Area of Interest (AOI) is located on the Avalon Peninsula within the municipal boundaries of the Town of Conception Bay South (CBS) and the City of St. Johns. It is more specifically located north of the Trans-Canada Highway near Thomas Pond and south of Route 2 the CBS bypass road and west of Minerals Road in CBS.

The 2020-AOI 02 application area was subdivided into 4 lots as indicated on the attached overview maps. This land base consists of a mixture of mature softwood forest and cutover regenerating back into softwood species.

Access to this AOI would be directly from the Trans-Canada Highway in the south and from Minerals Road in CBS. The total area in this land base is approximately 1,178 acres (476.7 hectares).

Summary of Suitability:

Areas are approximate only, minor discrepancies may exist as a result of rounding and converting values from hectares to acres (total area for each parcel of land indicated has been rounded to the nearest 0.0 acre/hectare). Please see below for the cole crop / forage soil suitability's for lots 1-4 within parcel 2020-AOI 02.

Please note that lot #1 contains an issued land title of approximately 43.7 acres (17.7 hectares) which will not be available for application. Please see the attached land use and suitability maps.

AOI # 02 – Lot # 3 SOIL SUITABILITY – FORAGE		
A1	Arable, Few Limitations	5.6 Ac. / 2.3 Ha.
A2	Arable, Moderate Limitations	22.8 Ac. / 9.2 Ha.
A3	Arable, Severe Limitations	84.3 Ac. / 34.1 Ha.
U	Unsuitable	144.2 Ac. / 58.4 Ha.
OU	Organic, Unsuitable	1.9 Ac. / 0.8 Ha.

AOI # 02 – Lot # 3 SOIL SUITABILITY – COLE CROP		
A2	Arable, Moderate Limitations	5.7 Ac. / 2.3 Ha.
A3	Arable, Severe Limitations	80.0 Ac. / 32.4 Ha.
U	Unsuitable	175.3 Ac. / 70.9 Ha.
OU	Organic, Unsuitable	0.8 Ac. / 0.3 Ha.

Other Considerations:

Applicants may be subject to other requirements as may be specified by the Provincial and Federal Governments. Additional work may be required by the Agriculture Lands Section to determine the exact location within the area to accommodate the applicant's plans.

The Department accepts applications for road construction and maintenance, however, approval of such activities is not guaranteed. There is a 20 meter reserve placed on the current access road and a 20 meter reserve extending from this road to Wych Hazel Pond, providing shared right of entry and water access.

Survey:

The successful candidate will be responsible for costs associated with legal land survey prior to approval of any title.

Attachments:

- 1) Farmland Development Proposal
- 2) 2020-AOI 02 Land Use Map
- 3) 2020-AOI 02 Forage Suitability Map
- 4) 2020-AOI 02 Cole Crop Suitability Map

Notes Regarding Application Process:

Please contact the Agriculture Lands Section of the Department of Fisheries and Land Resources at 709-637-2081 for further information. Interested applicants should contact the Department to discuss options for localized development within this area **prior** to submitting an application.

Complete applications for 2020-AOI 02 should be forwarded to the address below by **4:30pm October 9, 2020. Incomplete or late applications will be returned.**

Regional Selection Committee
Jeremy Short
Department of Fisheries and Land Resources
192 Wheelers Road
Corner Brook, NL
A2H-6J8

Telephone: (709) 637-2081
jeremysort@gov.nl.ca

Application Checklist: 2020-AOI 02

I have read the Application Guide

I have attached a completed Proposal for Farmland Development

I. REGISTRATION

Name of Applicant: _____
Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
E-mail: _____

Are you a new entrant? Yes No

Have you previously managed the land? Yes No

II. APPLICANT'S PLANS AND OBJECTIVES

Describe your proposed use for the land:

APPLICANT'S SIGNATURE

I, _____, hereby certify the information provided in this application is true and correct to the best of my knowledge. I am the owner of the land and I am not a tenant. I understand that the information provided in this application is confidential and will be used only for the purposes stated herein. I understand that the information provided in this application is confidential and will be used only for the purposes stated herein. I understand that the information provided in this application is confidential and will be used only for the purposes stated herein.

Signature: _____

Date: _____



**Proposal for Farmland Development
(AOI 2 MUN Woodlot)**

I. IDENTIFICATION

Name of Applicant: William Kigby
Name of Farm (if different from above): _____
Address: 42 ENNIS AVENUE, ST. JOHN'S,
NL
Postal Code: A1A 1Y8 Telephone Number: 7097719021

What unit of land are you applying for? No: AOI 2 LOT 3
Would you be interested in alternative parcels(s)? (prioritize): No. _____
No. _____

ARE YOU A NEW ENTRANT? Yes No _____

Have you physically examined the unit? Yes No _____

II. APPLICANTS PLANS AND OBJECTIVES

Briefly state the purpose and need for land
THE LEASED LAND WILL BE USED FOR GROWING OF
FOOD CROPS AND AS PASTURE AND FORAGE FOR
MEAT GOATS. ALSO FACILITIES FOR HOUSING
500 MEAT GOATS WILL ALSO BE SITED ON
THE LAND

APPLICANT'S SIGNATURE

I/we hereby declare that the information contained in this application form and in the attached supporting documents is true and correct in all respects to the best of my/our knowledge. I/we also acknowledge that approval or part or all of this application does not commit the Government to providing financial assistance or any other Government sponsored programs or services. Personal information collected is used to process applications, this information is confidential and handled as required by the Access to Information and Protection of Privacy (ATIPP) Act. It may be shared within the Department for program delivery purposes. Any questions or comments may be directed to the Manager, Agricultural Land at (709)637-2081.

Signed [Signature] Date: October 15, 2020

NOTE: (1) If approved, Government may disclose your name
(2) The Department of Fisheries and Land Resources reserves the right to approve, refuse or defer any or all of the proposals received.

III. CURRENT LIVESTOCK INVENTORY

NA

<p><u>Dairy</u></p> <p>Average no. of cows _____</p> <p>Average milk production/cow/year _____</p> <p>Total liters of milk/year _____</p> <p><u>Sheep</u></p> <p>Average no. of ewes _____</p> <p>No. of lambs marketed _____</p> <p><u>Broilers</u></p> <p>Size of flock _____</p> <p>No. marketed _____</p>	<p><u>Swine</u></p> <p>Average no. of sows _____</p> <p>No. of hogs marketed _____</p> <p><u>Beef</u></p> <p>Average no. in herd _____</p> <p>No. marketed _____</p> <p><u>Layers</u></p> <p>Size of flock _____</p> <p>Eggs sold _____</p> <p><u>Fur</u></p> <p>Type _____</p> <p>No. _____</p>
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If the above data is not representative of normal years, please explain: _____

IV. QUOTAS

Commodity	Present Approved Quota 20__	Anticipated			
		20__	20__	20__	20__

V. MACHINERY INVENTORY

Type/Model	Year Purchased	Age	Original Cost	Market Value

VII. FARM PLAN

This farm plan should outline the operation and development of *your farm* over the next five years. In addition, it is requested that you estimate the cost to implement your objectives along with probable sources of financing. Indicate Year 1 year (ie: 2017)

		Costs	Sources of Financing
A. LIVESTOCK			
Year 1 (20 <u>21</u>)	106	23 000	SEED CAPITAL
Year 2	158	33 600	ONGOING OPERATIONS
Year 3	258	53 600	ONGOING OPERATIONS
Year 4	258	53 600	ONGOING OPERATIONS
Year 5	520	106 800	ONGOING OPERATIONS
B. CROPS			
Year 1 (20 <u> </u>)	10 ACRES		
Year 2	15		
Year 3	20		
Year 4	20		
Year 5	20		
C. LAND PURCHASE			
Year 1 (20 <u> </u>)			
Year 2			
Year 3			
Year 4			
Year 5			
D. FARM BUILDINGS AND IMPROVEMENT			
Year 1 (20 <u> </u>)	BARN/MANURE PAD		
Year 2			
Year 3			
Year 4			
Year 5			
E. MACHINERY AND EQUIPMENT			
Year 1 (20 <u> </u>)			
Year 2			
Year 3			
Year 4			
Year 5			
F. OTHER (provide details)			
Year 1 (20 <u> </u>)			
Year 2			
Year 3			
Year 4			
Year 5			

VIII. MANAGEMENT OF CURRENT LAND BASE FOR LAST 2 YEARS

Year	Acres		Yield/Acre/ Ton./Lbs.		Applications: Ton./Acre					
	20	20	20	20	Limestone		Fertilizer		Manure	
					20	20	20	20	20	20
Turnips										
Potatoes										
Cabbage										
Other:										

Forage/Hay										
Other										
Pasture										
Total Acres										

IX. PROPOSED MANAGEMENT AND FARM USE OF ADDITIONAL LAND

Please describe your plans over the next five years for the development and use of the property(ies) for which you have applied: eg. road improvements, land renovation, land clearing, fertility requirements, drainage, buildings, environmental requirements, etc. Also describe in the space below your proposed use and development plans of the land including information regarding anticipated production. Please attach maps and additional pages to better explain plans if required.

LAND CLEARING PLAN

IN YEAR 1, WE PLAN TO HAVE 10 ACRES CLEARED, DESTONED AND ENHANCED. A PORTION WILL BE USED FOR BARN AND MANURE PAD CONSTRUCTION AND THE REMAINDER USED FOR CROPS AND PASTURE. C₁ AND P₁ ON ATTACHED MAP

IN THE SECOND YEAR, 15 ACRES WILL BE PREPARED. 10 ACRES FOR CROPS AND 5 ACRES FOR PASTURE C₂/P₃

IN THE THIRD YEAR, WE PLAN ON HAVING AN ADDITIONAL 20 ACRES CLEARED, ENHANCED AND DESTONED. P₂, P₄, C₂, C₃ ON ATTACHED MAP

IN YEAR 4 ANOTHER 20 ACRES WILL BE PREPARED
READY FOR PRODUCTION. C₃, C₄, P₄, P₅ ON MAP

IN YEAR 5, 20 MORE ACRES WILL BE CLEARED,
ENHANCED AND PREPARED. P₆, P₇, P₈

BUILDING CONSTRUCTION PLAN

WE PLAN TO ERECT A 10,000 SQUARE FOOT BARN TO
HOUSE OUR MEAT GOATS. SEE ATTACHED "BARN FLOOR
PLAN". WE WILL ALSO CONSTRUCT A 50' X 60' MANURE
STACKING PAD WITH A CONCRETE BASE AND 1-FOOT
WALLS ON 3 SIDES. SEE ATTACHED PICTURES AND
MANURE MANAGEMENT PLAN.

WE HOPE TO HAVE 85 ACRES IN PRODUCTION AT THE
END OF YEAR 5 AND TO HAVE 500 BREEDING
MEAT GOAT DOES.

X. Personal Skills/Training

Please identify personal skills or training, including farming experience that you and any partners will bring to this operation to ensure its success.

- 4 YEARS OF COLLEGE TRAINING AS AN AGRIC. ENGINEERING
TECHNOLOGIST WITH SPECIALIZATION IN SOIL AND WATER
CONSERVATION
- 2 YEARS POST GRADUATION WORK EXPERIENCE ON A
COMMERCIAL FARM
- SPENT THE FIRST 25 YEARS OF MY LIFE GROWING UP ON
A FARM
- TWO YEARS SPENT IN ASSET MANAGEMENT IN THE
OIL AND GAS INDUSTRY
- TWO YEARS OF EXPERIENCE BUILDING A SERVICE
BASED BUSINESS IN NEWFOUNDLAND
- VOLUNTEERING AT VARIOUS FARMS IN NEWFOUNDLAND OVER THE
PAST 4 YEARS.
- EXPERIMENTING WITH A BACKYARD GARDEN OVER THE
PAST 2 YEARS.

MANURE MANAGEMENT PLAN

WORKBOOK

MANURE MANAGEMENT PLAN

CONTACT INFORMATION PAGE

Farm Name: Salty Creeks Agricultural Enterprises

Name of Owner/Operator: William Kigbu

Operation Street Address: 42 Ennis Avenue, St John's

City, State and Zip Code: Newfoundland A1A 1Y8

Phone number (Home/Barn): 7097712293

(Cell): 7097719021

Email Address: wkigbu@gmail.com

OPERATION INFORMATION PAGE

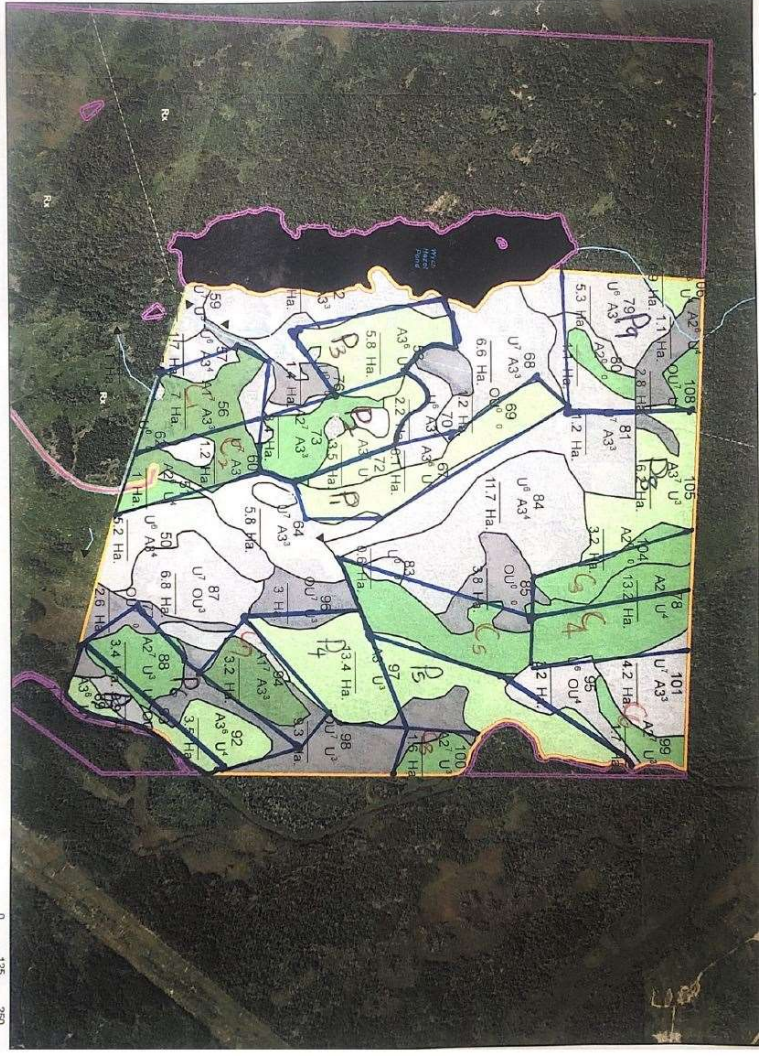
- a. Acres of the operation available for manure application: Owned _____ Rented 265
- b. Animals on the operation:

Animal type	Animal # (normal production day)	Days on farm per year
Goat	500	365
Steer	10	365
Turkey	50	200
Chicken	100	365
Swine	5	365

- c. Crop Rotations used on the Operation (use additional pages if necessary): Pasture for 3 years/cole and root crop for 3years

- d. **Environmentally Sensitive Areas:**
- | | | |
|--|---|-----------------------------|
| Private or public drinking water wells | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Streams, lakes or ponds | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Sinkholes | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Areas of concentrated flow including swales, ditches, gullies, etc. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| For winter application, above ground inlet to agricultural drainage system | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

- e. **Winter Application:** Is manure applied during the winter? Yes No
- f. **Manure Storage Facilities:** Is manure stored in a manure storage facility (concrete tank, metal tank, under building structure, earthen, clay, or synthetic lined pond or lagoon, etc.)? Yes No
- g. **Solid Manure Stockpiling or Stacking:**
Is manure stockpiled or stacked in outdoor areas? Yes No
If yes, you must meet the requirements in Section 5 - Managing Manure Stockpiling/Stacking Areas on page 18 of the Instructions.
- h. **Pasture Areas:** Yes No
If yes, list acres: Owned _____ Rented 199
- i. **Animal Concentration Areas (ACAs):** Yes No
If yes: Owned Rented



KEY
 P to Pq = Pasture
 C to G = Cereals

MANURE STORAGE FACILITIES (PROVIDE FOR EACH FACILITY)
Use Additional Sheets as Necessary
(See Page 18 of Manure Management Guidance Instructions)

Type of storage(s) (concrete or metal tank, under building structure, earthen or clay or synthetically lined pond or lagoon, exposed concrete pad, roofed solid manure stacking pad, etc.) and year(s) of construction:

Concrete circular tank to be constructed

Manure stacking pad to be constructed

Approximate size and volume (for liquid and semisolid manure) of existing manure storage(s), indicate if exposed to precipitation.

50,000 gallons capacity tank

50'X60' stacking pad

Indicate if any additional materials are added to the manure including bedding, agricultural process wastewater (water system overflow, wash water, milkhouse waste, egg wash water, etc.):

Tank - Wash and process water

Pad - Straw bedding used for stacked manure

Manure storage(s) related practices that need to be installed on the farm to address identified problems (such as inadequate storage volume, leaking facilities, inadequate maintenance, runoff from a stack that directly reaches a water body, etc.) and an implementation schedule (season and year) for installation of the practices:

PASTURE MANAGEMENT WORKSHEET

All pastures on the farm must be listed in the Manure Management Plan and identified on the farm map.

Please identify your pasture management approach below:

I am managing my pastures by maintaining dense vegetation in the pasture throughout the growing season. Dense vegetation means that the pasture is managed to minimize bare spots and to maintain an average vegetation height across the pasture during the growing season at least 3 inches high.

ANIMAL CONCENTRATION AREA WORKSHEET

Location of ACA (refer to Farm Map)	Divert clean water around ACA	Direct polluted water to storage or vegetated treatment area	Limit access to streams through stabilized crossings and watering areas	Limit size of denuded areas	Locate area where animals congregate (feed areas, shade, etc.) away from streams
North Central portion of lease northwards of the barn					
Pasture area P16					

RECORDKEEPING FORMS

