Island Pond Cranberry Development

Proponent:

60393 Newfoundland & Labrador Corp.

October 16th, 2009

Name of Undertaking: Island Pond Cranberry Development

Proponent:

i. Name of Corporate Body: 60393 Newfoundland & Labrador Corp.

ii. Address: P.O. Box 21174
St. John's, NL.
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iii. Chief Executive Officer:

Name:	Ken T. Kelly
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Address:	P.O. Box 21174, St. John's, NL
Telephone No.:	709-690-3864

iv. Principal Contact:

Name:	Ken T. Kelly
Official Title:	President
Address:	P.O. Box 21174, St. John's, NL
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The Undertaking:

The proponent, 60393 Newfoundland & Labrador Corp., hereafter referred to as the proponent, is seeking a license to occupy the lands identified in Appendix A - Context Map 1 for the purposes of developing a commercial cranberry development and farming operations. This parcel of land is approximately 22 kilometers north of the Town of Gander adjacent to the Gander Bay Highway, Route 330. Pursuant to the *Environmental Protection Act* this undertaking is being registered for consideration.

Description of the Undertaking:

Geographic Location

The site is known as Bursey's Marsh and is located approximately 22km north of Gander on the Gander Bay Highway Route 330. The site is located between two resource roads located east of Route 330 and north of Jonathon's Pond. The parcel of land is indentified in Appendix A.

Physical Features

The site is comprised of a deep domed peat bog known as Bursey's Marsh just north of Jonathon's pond. The site is bounded by Wier's Pond to the North, by Eleven Mile Steadies to the East by Jonathon's Pond to the South, and by Gander Bay highway to the West.

The area in general has been harvested for merchantable lumber and has an existing road network that can be used to access the proposed development.

The site is accessible by two resource roads to the North and South of the proposed development which will be used by the proponent as the main means of access to the site. An access road of approximately 500 meters may need to be constructed from the resource road into the actual bog off these existing resource roads.

The bog has a large area of flashetts, which offer the potential for utilization as the project's water source. One to two storage sheds are proposed for the site. The slope of the site is from the Northeast to the Southwest. This natural slope will be used by the proponent to reduce the need to pump water around the site for operational purposes and instead take advantage of gravity to move water throughout the production fields.

Construction

The construction that will take place on the bogs will consist of the following:

- Preliminary ditching in the proposed berm locations and discharge areas,

- Cranberry bed development, consisting of removing a layer of peat to level the bed, with the spoil being used for berm construction,
- Ditching between the bed and the berm,
- Construction of irrigation and sediment ponds,
- Construction of farm auxillary buildings
- Installation of water control structures (gates and channels to control flow of water for harvesting and winter flooding)
- Installation of drainage tile in the bed,
- Development of an access roads to the site and a farm service road on top of the berms which will be approximately 6m wide and considered part of the berm construction,
- Placement and leveling of approximately 20 cm of sand on the new cranberry beds in preparation for planting.

This outline of construction is subject to the completion of final engineering design for the commercial farm. The potential sources of pollutants during the construction period are associated with machinery diesel fuel and lubricants. Machinery such as farm tractors, excavators, and dump trucks will be refueled and lubricated on mineral soil - off the construction site. Refuse and human waste will be disposed and addressed using procedures specified by the Department of Environment and Conservation.

For a schedule of construction please refer to the section entitled “Schedule” in this submission.

Operation

Harvesting normally consists of flooding each field with approximately 45cm of water, independently at different times, to reduce large volumes of discharge. A cranberry beater will dislodge the cranberries from the vines underwater which will in turn float to the surface, then gathered by a boom and loaded into plastic containers via a conveyor system.

Flood water discharge will be diverted into another field for harvesting or through maintained ditches and routed to a sediment pond, which will contain any potential contaminants, and act as a supplementary water source if required. Agricultural operational procedures will be consistent with appropriate environmental standards for sustainable agriculture.

Potential contaminants during the operational period will include: Common chemicals used during cranberry operations within Newfoundland and Labrador includes the following registered products:

- Herbicides; Devrinol, Callisto, Roundup
- Insecticides; Sevin, Diazinon
- Fungicides; Bravo, Furban
- Fertilizers; 17-17-17/50lbs/acre, 46-0-0/10lbs/acre

Other potential sources of pollutants during operations include the same as the construction period associated with machinery fuel and lubricants. Machinery such as farm tractors and flat bed trucks will be refueled and lubricated on mineral soil - off the construction site. Refuse and human waste will be disposed and addressed using procedures specified by the Department of Environment and Conservation.
There are no potential resource conflicts envisioned for the development of a commercial cranberry farm at this location.

Occupations

1. General Manager
2. Design Engineer (Contractor)
3. Grower
4. Pesticide Applicator
5. Laborers (Part time)
6. Office administrator
7. Equipment operator
8. Electrician (Contractor)
9. Mechanic (Contractor)

Project Related Documents

Crown Lands Application number 134539.

Approval of Undertaking

Following is a list of main permits, licenses and approvals required for this project.

Approval/Certificate/License/Permit	Issuing Department or Agency
Environmental Registration	Dept. of Environment and Conservation
Environmental Assessment Approval	Dept. of Environment and Conservation
Crown Land	Dept. of Environment and Conservation
Fuel Storage & Handling	Dept. of Government Services
Pesticides (applicator/Operator)	Dept. of Environment and Conservation
Water Use License	Dept. of Environment and Conservation
Permit to Alter a Body of Water	Dept. of Environment and Conservation
Workers Health and Safety Compensation	Workers Health Safety and Compensation Commission

Schedule

Our initial plan for development will include 250 acres in production by 2012 and will start with:

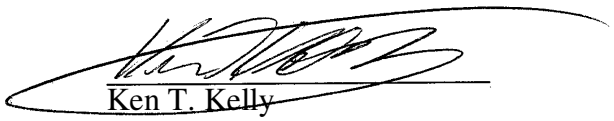
- Topographical survey every 25m (Fall 2009),
- Hydrology survey (Fall 2009),

- Engineering of drainage, sediment/holding ponds, canals, service roads, auxiliary buildings and planting beds, (Fall 2009),
- Approval of Farm Development Plan (Fall 2009),
- Implementation of construction plan for first 125 acres (Fall 2009),
- Trucking of sand for beds (Winter 2010),
- Planting of beds (Spring 2010)
- Commencement of farming operations (Spring 2010),
- Implementation of second construction of 125 acres (Fall 2010).

Funding

The capital requirements for the development of this cranberry operation will be a combination of investor equity, borrowed funds and government funding. The initial site development of 250 acres in production by 2012 will require approximately $11m in start of funds.

Source	Capital
AADF Grant programs	$2 million
Owners/Investors Equity	$1 million
Farm Credit Canada Borrowing	$8 million



Ken T. Kelly
President
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