

NAME OF UNDERTAKING: Agricultural Lease Application No.: 138740
Forage Land

PROPONENT: Madore Enterprises Ltd.

- (i) Name of Corporate Body: Madore Enterprises Ltd.
- (ii) Address: P.O. Box 40
St. Fintan's, NL
A0N 1Y0
- (iii) Chief Executive Officer:
 - a. Name: Scott Madore
 - b. Official Title: Owner
 - c. Address: As stated in (ii) above
 - d. Telephone No.: (709) 645-2081
(709) 649-7358
- (iv) Principle Contact Person for purposes of environmental assessment:
 - a. Name:
 - e. Official Title: As stated in (iii) above.
 - f. Address:
 - g. Telephone No.:

THE UNDERTAKING:

- (i) Nature of the Undertaking

A lease of 19.79 ha of Crown Lands located near Barachois River for the purposes of development of fields for hay/haylage/silage (exact nature of the forage cut to be determined in regards to climatic conditions during each year). For example, during periods of dry conditions, quality hay will be cut and field dried for a period of 2-3 days prior to baling. If weather does not permit this, forage may be cut as silage or haylage and cured in plastic wrap to prevent spoilage.

- (ii) Purpose/Rationale/Need for the Undertaking:

It has been estimated that less than 4% of the land mass in Newfoundland and Labrador is arable land. With an expanding dairy industry, there is often a provincial shortage of quality forage for this industry, as well as those of beef, sheep, and horses. Throughout the year, animal agriculture ventures import forage from mainland sources such as those in Nova Scotia and New Brunswick. With a decreased transportation cost, it is the belief that the proponent can make a quality product for a reduced cost to these consumers.

DESCRIPTION OF THE UNDERTAKING:

(i) Geographical Location

19.79 ha in the Barachois River area. The block is adjacent to the East side of Barachois River, 300 m South of the Trans Canada Highway, bordered on the North by a piece of land owned by James Parsons (Vol – 68 Fol – 120). Please refer to the Crown Lands map attached for further reference.

(ii) Physical Features

The development of forage fields will require the removal of all vegetation, stumps and stones, leveling, addition of soil amendments and planting of forage seeds for grasses and legumes. There will be no buildings or other constructed farm infrastructure associated with this project. All arable soils will be developed, beginning with land clearing (proposed to begin in fall of 2011 and continue over a 1-3 year period). Areas unable to be developed (due to slope, wetness, bedrock, stoniness, etc.) will be maintained in a natural state to act as buffer zones. Riparian zones will not be developed.

(iii) Construction

An access road exists on property owned by the proponent. Land clearing will begin in the fall of 2011 and continue over a 1-3 year period.

There are no significant pollution sources anticipated during the construction period. Work will be completed in accordance with the Environmental Farm Practice Guidelines (2001, Department of Natural Resources).

A potential resource conflict may exist, as the proposed site is located within the Lower Churchill Project Study Area Corridor. However, as this area is to be developed for forage, I accept the risk that part of the land may need to be developed for these purposes in the future. The area of Crown Land in this application will be approved through the Crown Land Referral process where all government departments have equal opportunity to identify land use conflicts. Merchantable timber will be harvested by individuals designated by the Forestry Branch.

(iv) Operation

After development of fields, all arable land will be utilized for forage production for the duration of the lease. Dependent upon species and annual management, there will also be periodic addition of soil amendments including (but not limited to) limestone, chemical fertilizers, compost, etc. Forage crops will be harvested 2-3 times annually. Occasional use of herbicides may be required, and will depend upon the recommendations of the Pest Management Specialist with the Department of Natural Resources. Two company employees have successfully attained an Agricultural Pesticide Applicator's License.

All agricultural operations will follow the Environmental Farm Practices Guidelines (2001, Department of Natural Resources) to minimize environmental impacts.

(v) Occupations

All operations in this project will be carried out using equipment owned and qualified personnel currently employed by the company. It is estimated that an additional 2-3 persons will be employed during the harvest (particularly if forage will be harvested as a hay crop).

(vi) Project-Related Documents

- a. Maps
- b. Environmental Farm Practices Guidelines available from:
http://www.nr.gov.nl.ca/nr/agrifoods/land_resources/envseries/horticulture.html

APPROVAL OF THE UNDERTAKING:

This project will require release by the following Departments/Industries:

- (i) Department of Environment and Conservation
- (ii) Agrifoods Branch – Department of Natural Resources - supported
- (iii) Department of Government Services
- (iv) Department of Transportation and Works - supported
- (v) Nalcor Energy, per John Cooper - supported

SCHEDULE:

Land clearing will begin in the fall of 2011. This will take a period of 1-3 years, as development during winter months will be limited.

FUNDING:

An application will be made to the Agri-Business and Development Branch of the Forestry and Agrifoods Agency to help in the costs associated in land clearing. If this application is unsuccessful, the proponent will fund the project independently.

Scott E. Madsen
Signature of Proponent

Oct. 11, 2011
Date

Laura M. Madsen
Signature of Witness

October 11, 2011
Date

Government of Newfoundland & Labrador Department of Environment & Conservation



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

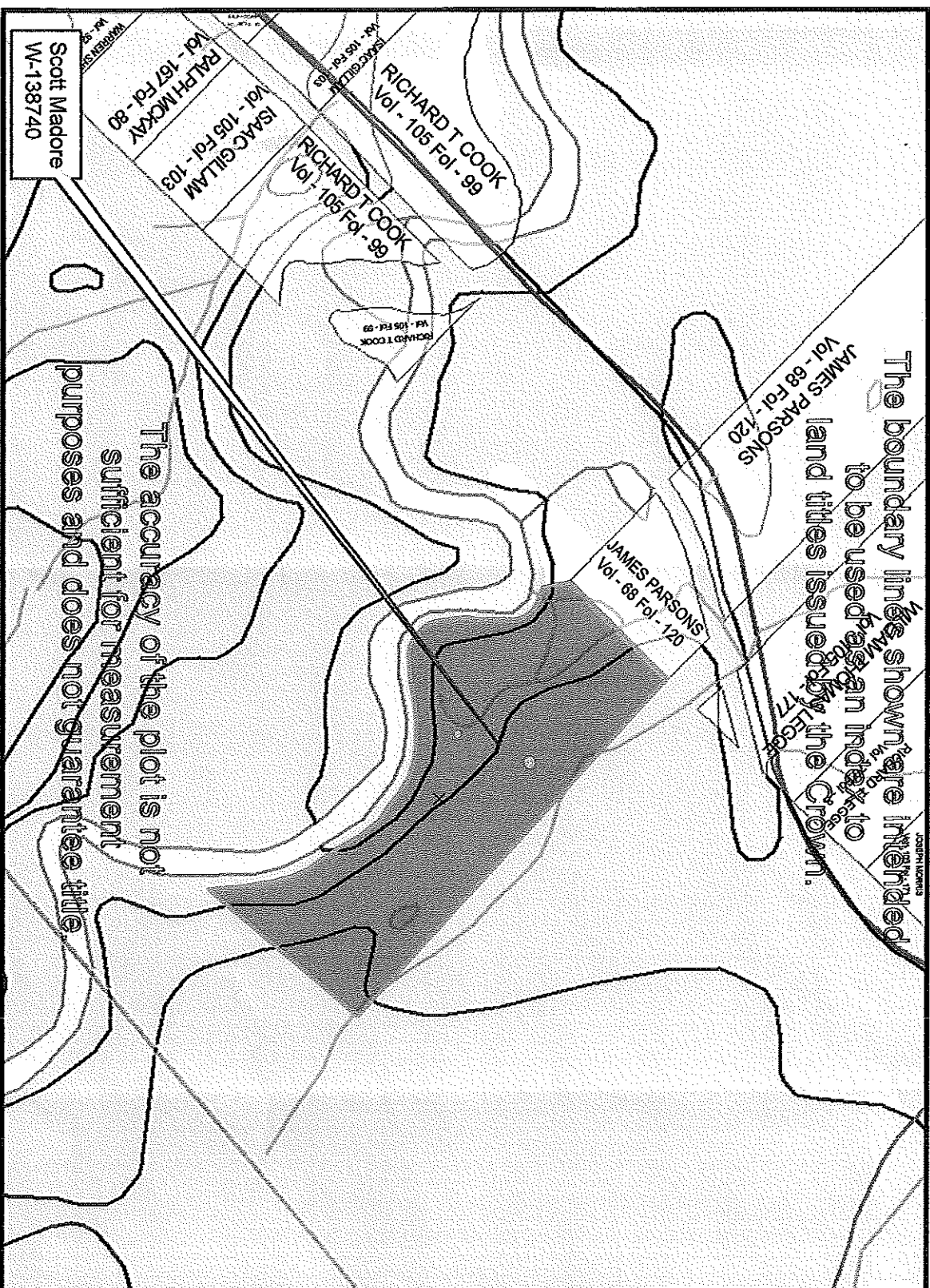
The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's, Newfoundland.

Users finding errors or omissions can contact the Crown Titles Mapping Section by telephone at 729-0081. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

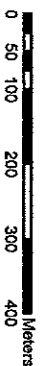
The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or causes of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any misreading or incomplete Crown Land title, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2387
Gander - 256-1400
Goose Bay - 896-2488
St. John's - 729-2694
Clareville - 466-4074



Scale 1:10,000

Compiled on Sep 09, 2011



Crown Lands Division

