

NAME OF UNDERTAKING: Christmas Tree Farm

PROPOSER: A***** IND***** / Christmas Tree Farm [name not finalized]
3 km North of Cormack
West of Route 430
Newfoundland and Labrador, Canada

Owner: Natasha Fox
Address: 159 Reid Street
Corner Brook
Newfoundland and Labrador, Canada
A2H 2P3
Tel: 1.709.634.5944
1.709.640.0557

Principal Contact Person for purposes of environmental assessment:
Natasha Fox
Official Title: Business Owner
Address: 159 Reid Street, Corner Brook
Newfoundland and Labrador, Canada
A2H 2P3
Tel: 1.709.634.5944
1.709.660.0557

THE UNDERTAKING: Christmas Tree Farming
Nature of the Undertaking: planting, thinning, fertilizing, growing, shearing, and management of balsam fir seedlings and trees for the purpose of harvesting trees for sale during the Christmas season.

Purpose for the Undertaking: to initiate the process of developing and expanding the base of the Christmas tree industry in Newfoundland and Labrador so as to produce a self-sustaining, insular, and viable market for the resource in the province, and in doing so reduce the need to have trees imported into the province from outside sources.

DESCRIPTION OF THE UNDERTAKING:

The area chosen for the project is suitable for a number of reasons, as follows:

1. an access road to location already exists / roads require maintenance and upgrading.
2. the area was harvested in recent years and regenerated growth is at a stage that is suitable for the development of a Christmas tree farm.
3. the proposed area, part of which was once owned by Corner Brook Pulp and Paper, was released from their forestry operations as of last year and is now available for development.
4. the area is adjacent to the highway in a high traffic area and in an ideal location for the sale of Christmas trees.

Geographic Location:

Area of operation is located west of Route 430m, approximately 3 km north of Cormack. Aerial photographs, CBPP Forest Inventory planning maps NAD 1983 [showing approximate location of boundaries with original lease application numbers 0202 and 0404 of two lease areas], and National Topographic Survey edition NAD 1927 maps included with this application.

Physical Features:

All roads are shown on Forest Inventory Map, NAD 1983, [scale not exactly 1:20,000]. Main transmission line through area depicted on forest inventory NAD 1983 and National Topographic Series NAD 1927 to the east of Route 430.

Total Area of development is shown on NAD1983 and NAD1927 maps.

Area of application topography shown on maps, vegetation consists mostly of cutovers, bog, swamp, black spruce, and conifer scrub. Some areas contain mature stands of balsam fir, or stands within the 20 to 30 year age range.

Roads pass over several brooks and rivers. There are culverts in place on all waterways where those roads exist.

Fish and wildlife species will not be adversely affected by this project. All oil used in operating equipment, i.e. chainsaws, is biodegradable. It is more expensive, but it is what I have been using for years. The only time moose species might be affected would only be several years from now, if and when an electric fence is placed in the area to keep moose from browsing on the fir trees designated for Christmas tree sale. There is no danger to me from an electric fence. There is no danger to me from anything, in fact. I worked around electric fences for several years, and worked on them performing repairs. I encountered a large cat two years ago, i.e. cougar, which got inside of one enclosed area. There was no problem dealing with the animal, and I got it back outside the area safely. Other than hunting in the autumn of the year for water fowl a considerable distance from the tree harvesting areas, at a location within the large section of bog, swamp, and grassland contained within the area, by me or those working for me, there would not be any small game hunting open to the public. Big game hunting would be strictly prohibited. The areas would be designated "agriculture use", and signage would be posted in conspicuous areas to state such.

There one building to be constructed on each of at least 3 of the properties, (140949, 140946, 140404) and possibly on the 4th property, which is located within the municipal boundary of Cormack. All buildings within that property, 140952, would have to go through approval process in line with government regulations for building within areas adjacent to Route 430, taking into account the highway buffer zone for the area.

I am requesting the right to construct a second building on property 140949. There is an ideal location within that area for a second building. It was formerly a quarry area with direct access to route 430. It is a large, grassy, flat area with protective banks around it, located west of route 430, directly across the highway from an access woods road for the rocky pond area. I consider it an excellent location for tree sales during December month, as it is in a sheltered area that is easily securable at the entrance, located approximately 40 feet from the highway. The former quarry area is large enough to accommodate parking off of route 430 for a large number of vehicles, and as such, would not interfere with traffic or pose any hazard or risk to the flow of traffic along the route.

I would as well appreciate consideration of a request for the construction of one or two other buildings on property 140404, at the entrance area to Grindstone Lake, north of the current entrance and north of an existing cabin in the area, west of route 430, as a location for forest fire fighters with the Newfoundland forest service and an off duty police, of my choosing. This request is not necessary for the completion of this environment registration form. It is merely an option I would like to make mention of at this time, for future consideration by the Department of Environment and Conservation, and government of Newfoundland.

Buildings on all properties would be approximately 12 feet by 12 to 14 feet on the interior, and constructed to above what is standard requirement for construction codes in this province. Interior is a timber frame design / exterior walls thicker than construction industry standard. Electricity would be propane or generator.

Construction: stage one. Groundwork and preparation / Foundation: 2 weeks. Log cutting, reining, and stacking: 2 weeks. Drying time: 2 months. Assembling and construction: 1 to 2 weeks. Septic system: 1 to 2 weeks. The time required could be less than stated, depending on weather and ground profile, and other unseen factors, i.e. phone calls, meetings, repairs on equipment, etc. The time for completion of stages includes delays due to other work I would be required to do during those time periods. Construction would begin upon completion of approval process.

Operation: Tree thinning to 2000 to 2500 trees per hectare in first year. Trees now look approximately 4 years of age on site 946. The rate of thinning operations: 0.5 to 1.0 hectares per day. Area was clear cut during winter, so there is somewhat of a challenge to get the work done at the rate of a hectare per day. There are approximately 44 hectares, at the most, that could be viable for thinning operations. I will estimate 88 working days to complete pre commercial

thinning. It could go slightly longer or slightly less time. I use biodegradable oil in the equipment and saws. Use of pesticide and herbicide applications would be limited if at all possible, with the use of pheromone traps as the alternative.

There should be no adverse environmental impact from working in the area.

There are no resource conflicts. Again, the area was previously part of Corner Brook Pulp and Papers harvesting area. They signed it back to the government of the province a few years ago.

There are no other operations ongoing in the area. There is a quarry inside of area 949. The purpose of it would be for road upgrades in the area when and where necessary.

I would rent equipment where necessary, for road work and upgrades. I have operated heavy equipment.

Overhead costs associated with the business consist mostly of operating costs for equipment. It's not complicated. The Christmas tree industry, as it currently exists in this province has not been viable, as the areas doing it are not large enough and do not contain sufficient numbers of trees. One thing can be said about it. It's hard work. Most people that have tree farms in Newfoundland, have other business to supplement it, as the prices for trees have remained unreasonably low for years, due to the fact that trees have been shipped in from outside our province at low prices, forcing us to compete with larger operators on the mainland, at prices that has not allowed anyone in Newfoundland to make a viable profit. The current plan provides the size area and number of trees necessary to operate an industry that can eventually sustain itself.

APPROVAL OF THE UNDERTAKING:

The main permits, licenses, approvals for the undertaking.

1. Operating permit. Fire season – Crown or private land for a company to operate during forest fire season. Natural Resources. Newfoundland Forest Service. Telephone: 637.2409
2. Permit to cut Crown timber. Natural Resources, Newfoundland Forest Service. Telephone 637.2409
3. Quarry permit. Natural Resources. Telephone: 729.6410
4. Certificate of approval for septic system. Engineering and Inspections Services / Operations. Backfill authorization if less than 4546L per day.
5. Permit to burn. Natural Resources. Newfoundland Forest Service. Telephone: 637.2409
6. [Only if required] Pesticides. Applicator / Operator / Vendor License. Environment & Conservation. Pollution Prevention Division. Telephone: 729.3395
7. Signs. Highway Services Approval. Transportation & Works. Traffic Engineering Division. Telephone: 729.3636
8. Water Resources. License to drill water wells. Environment & Conservation. Water Resources Management Division. Telephone: 729.2539
9. Secondary Industry, if approval for agriculture can be obtained within one of lease areas designated for Christmas tree farming operations. Tomato, potato, tobacco crops 1 or 2 hectares in size. If approval can be gotten, a Tobacco wholesaler's License would be required. Application for a License under the tobacco tax act. Finance Tax Administration Branch. Telephone: 729.2835
10. Workers Health, Safety & Compensation Commission Registration / Exemption for Business Registration required for every business with one employee or more. Workers Health, Safety & Compensation Commission. Assessment Department. Telephone: 778.1307
11. Fuel storage and handling. Permanent Storage / Remote Locations. Operations. 637.2446
12. Develop land. Preliminary Application to Develop Land. / Building Specifications required for permit to develop. Customer Services. 637.2200.
13. Building Plans Commercial. Engineering & Inspection Services / Operations. 729.2747

SCHEDULE:

The earliest date when project construction could commence would be the point in time that all approvals are in place, and survey lines are cut, provided it is not during the winter season.

Funding: There could be money available from the Department of Agriculture for work relating to farming on the leased areas. Other tree growers in the region have gotten grant money from

government departments within the government of Newfoundland. I have not requested any government money funding at this point in time, but am going to make a request where funding is available.

Date AUGUST 2, 2012 Signature of Business Owner Satisha Fox

Forest Management District 15 Crown Lands Application Scale 1:20,000

140404

140204

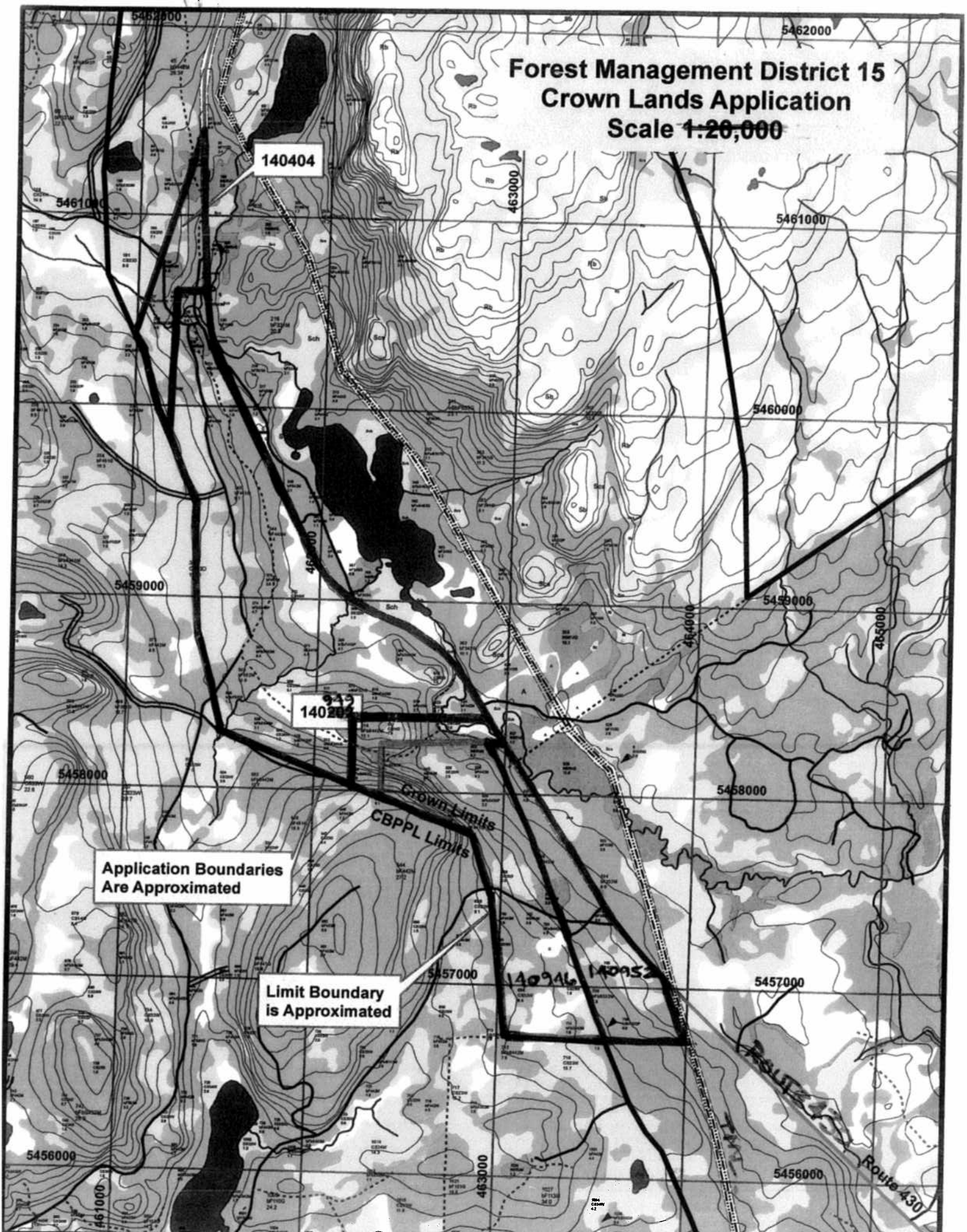
140946 140952

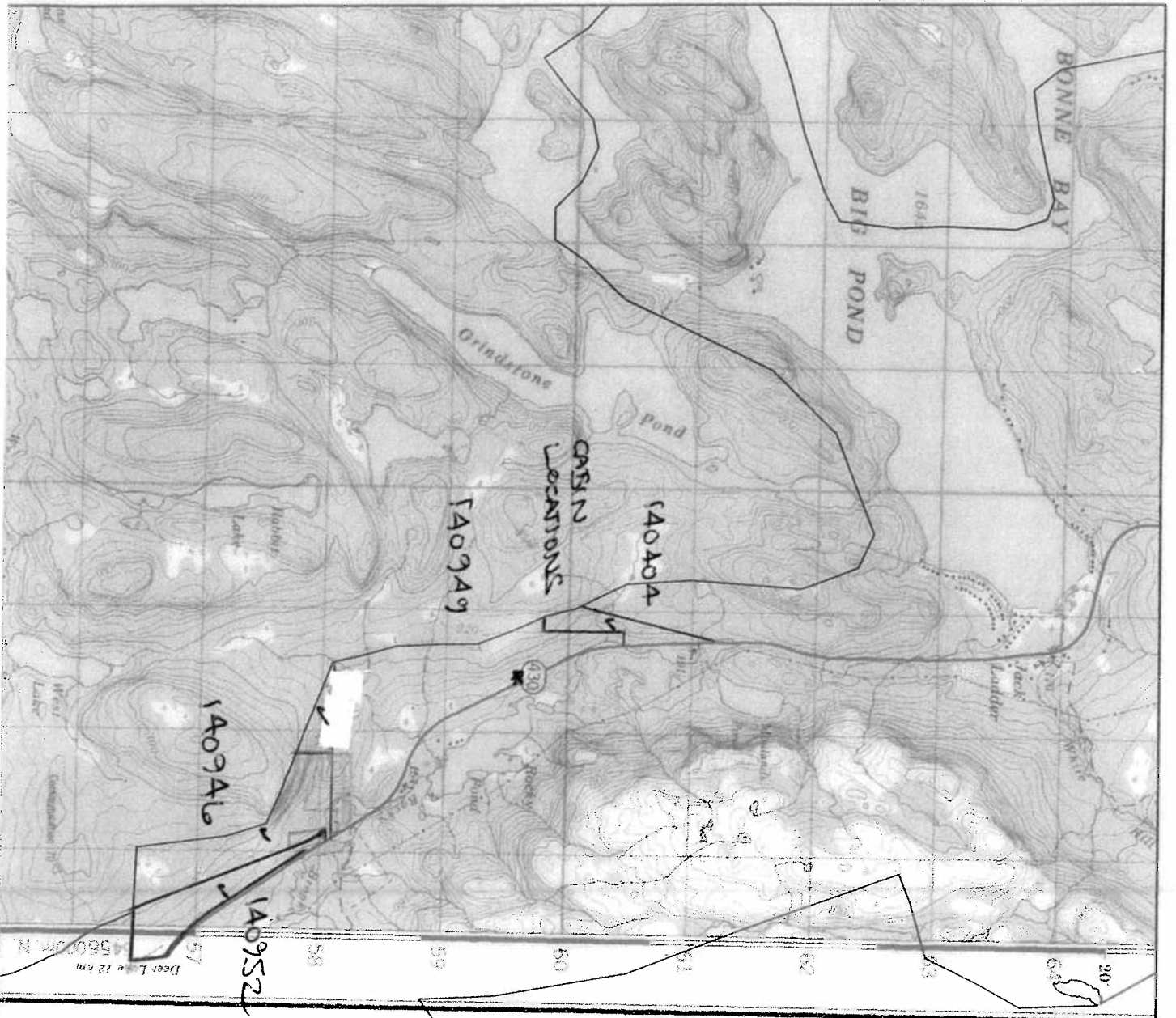
Application Boundaries
Are Approximated

Limit Boundary
is Approximated

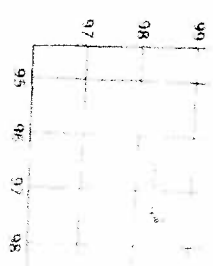
Crown Limits
CBPPL Limits

Route 430





TO GRID REFERENCE TO NEAREST 100 METERS
 EXEMPLE DE LA METHODE EMPLOYEE
 POUR FIXER DES REPÈRES A 100 METRES PRES



REFERENCE POINT CHURCH EGLISE (as shown) (en-dessus)
POINT DE REPÈRE

FASTING: Read number on grid line immediately to left of point

ABSCISSE: Meter the distance from the quadrillage immediately to the right of the point

Estimate tenths of a square from this line eastward to point
 Estimer le nombre de dixièmes du carré entre cette ligne et le repère en direction est

NORTHING: Read number on grid line immediately below point

ORDONNÉE: Meter the distance from the quadrillage immediately to the right of the point

Estimate tenths of a square from this line northward to point
 Estimer le nombre de dixièmes du carré entre cette ligne et le repère en direction nord

GRID REFERENCE

REPÈRE AU QUADRILLAGE

Nearest similar grid reference 100 000 meters
 La référence similaire la plus près est à 100 000 mètres

NATASHA FOX

12 558	12 600	12 642	12 684
12 558	12 600	12 642	12 684