

**Name of Undertaking:**

Crown Lands Application No.141740

Agricultural Lease for Turf Grass and vegetable production expansion

**Proponent:**

(i) *Name of Corporate Body:* Sunshine Investments Inc.

(ii) *Address:* P.O. Box 2009  
20 Forest Rd  
Northern Arm, NL  
AOH 1E0

(iii) *Chief Executive Officer:* Mr. Troy Humber  
President / Owner  
Address: same as above  
Phone: 709-257-4881

(iv) *Principal Contact:* Mr. Troy Humber  
P.O. Box 2009  
20 Forest Rd  
Northern Arm, NL  
AOH 1E0  
Phone: 709-257-4881  
Email: t\_humber@hotmail.com

**The Undertaking:**

(i) *Nature of the undertaking:* This project involves the extension to an already existing farm which is 165 acres. The extension is approximately 244 Hectares of land within the town of Northern Arm planning area.

(ii) *Purpose/ Rationale/ Need for the Undertaking:* To expand our Turf grass crop to meet our current customer demands in the local market and to diversify the farm business further to expand our vegetable production to supply local markets.

## Description of Undertaking:

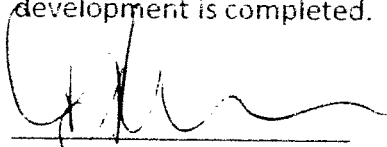
- (i) *Geographical Location:* The site is located in the municipal planning area of the town of Northern Arm. Bounded on the North by the town of northern Arm, Bounded on the South by Northern Arm Brook Resource Rd., Bounded on the West by Rowsell's Lake Rd., Bounded on the East by Route 350/ Town of Northern Arm.
  
- (ii) *Physical Features:* The development of fields will require the removal of all vegetation, stumps, and stones. There will be no buildings or other constructed farm infrastructure associated with this project at this time. Within the agricultural lease, all suitable land will be developed for farming operations. Areas which are deemed not suitable will be left in its natural state. All suitable land is to be developed within a period of 7 to 10 years.
  
- (iii) *Construction:* There is existing access to the site. Land clearing and development will begin when approval has been given to proceed and will continue until all suitable land, within the lease has been developed. There are no significant sources of pollution anticipated during the construction phase of this undertaking. Environmental controls will be utilized to mitigate resource conflict in accordance with environmental guidelines.
  
- (iv) *Operation:* Once the fields have been developed all useable peat land will be used for sod production and all suitable mineral soil will be used for vegetable production. Normal farm practices will be undertaken for the seeding, growth and harvesting of crop. This will include soil testing and application of limestone and fertilizer. The farm is in operation spring, summer and fall. Significant environmental impact is not anticipated during the operational phase of the undertaking. All regulatory and environmental guidelines will be followed.
  
- (v) *Occupations:* During the construction phase of this undertaking some of the land development may be subcontracted to local heavy equipment and construction companies. During the operational phase of this undertaking farm employees will carry out the work using equipment owned by the farm employing approximately 12 – 15 seasonal employees.
  
- (vi) *Project related documents:*
  - Maps
  - Pictures

**Approval of the Undertaking:**

Crown Lands Agricultural Lease (Pending) – Department of Environment and Conservation

**Schedule:**

The earliest date when the project could begin would be April 2013. It would continue until all development is completed.

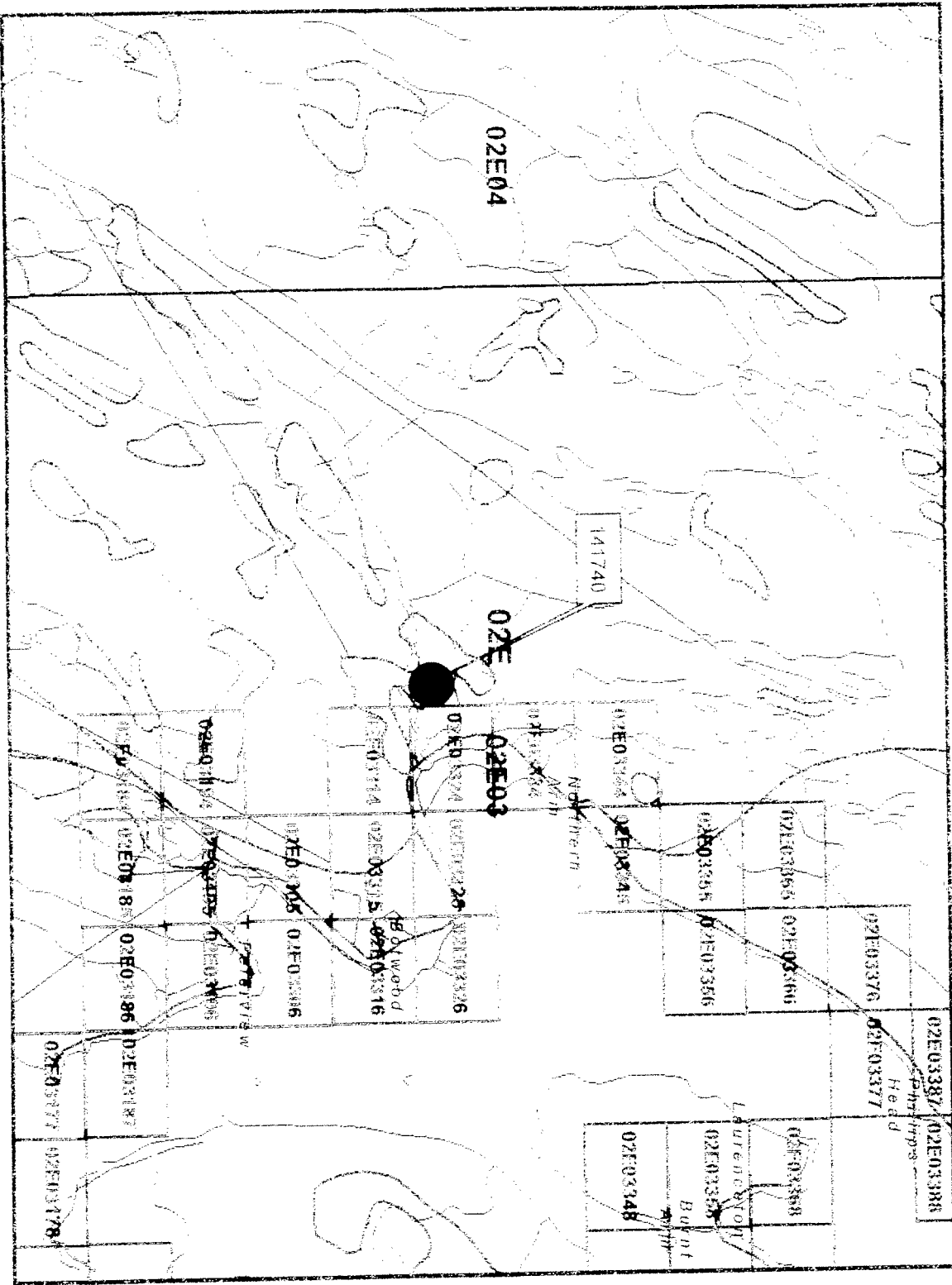
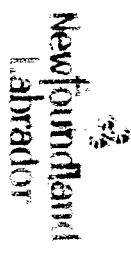


Troy Humber  
President  
Sunshine Investments Inc.



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.

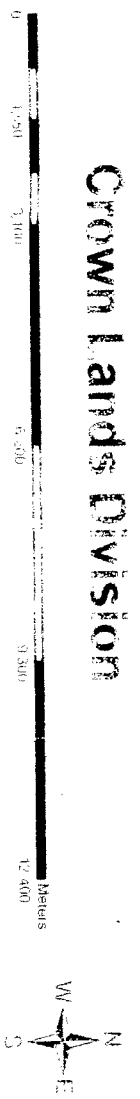
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 Corner Brook - 637-2387

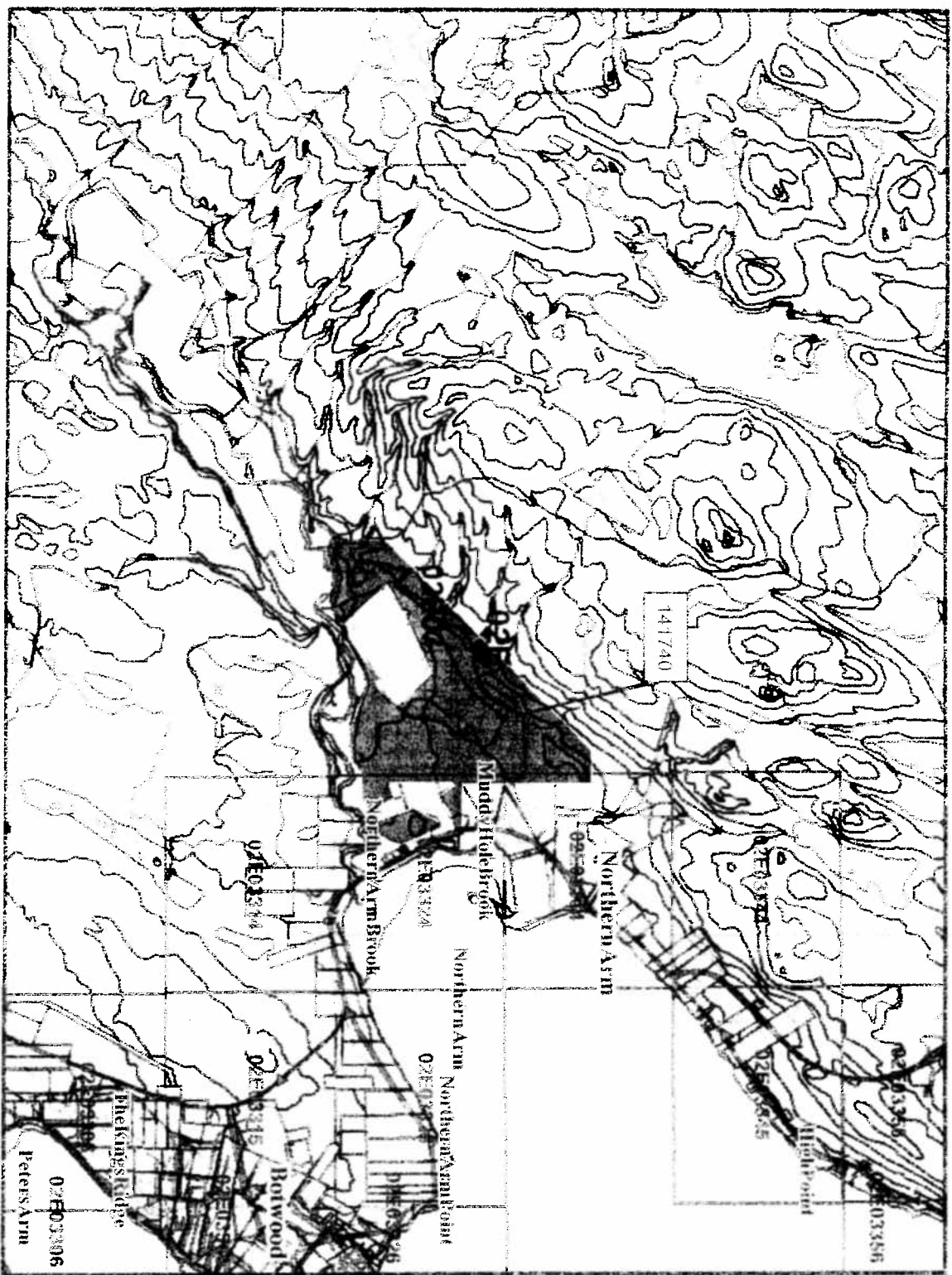
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Crown Lands Division

**Government of Newfoundland & Labrador**  
**Department of Environment & Conservation**

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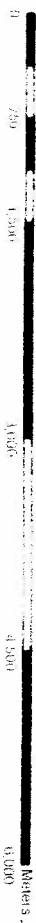
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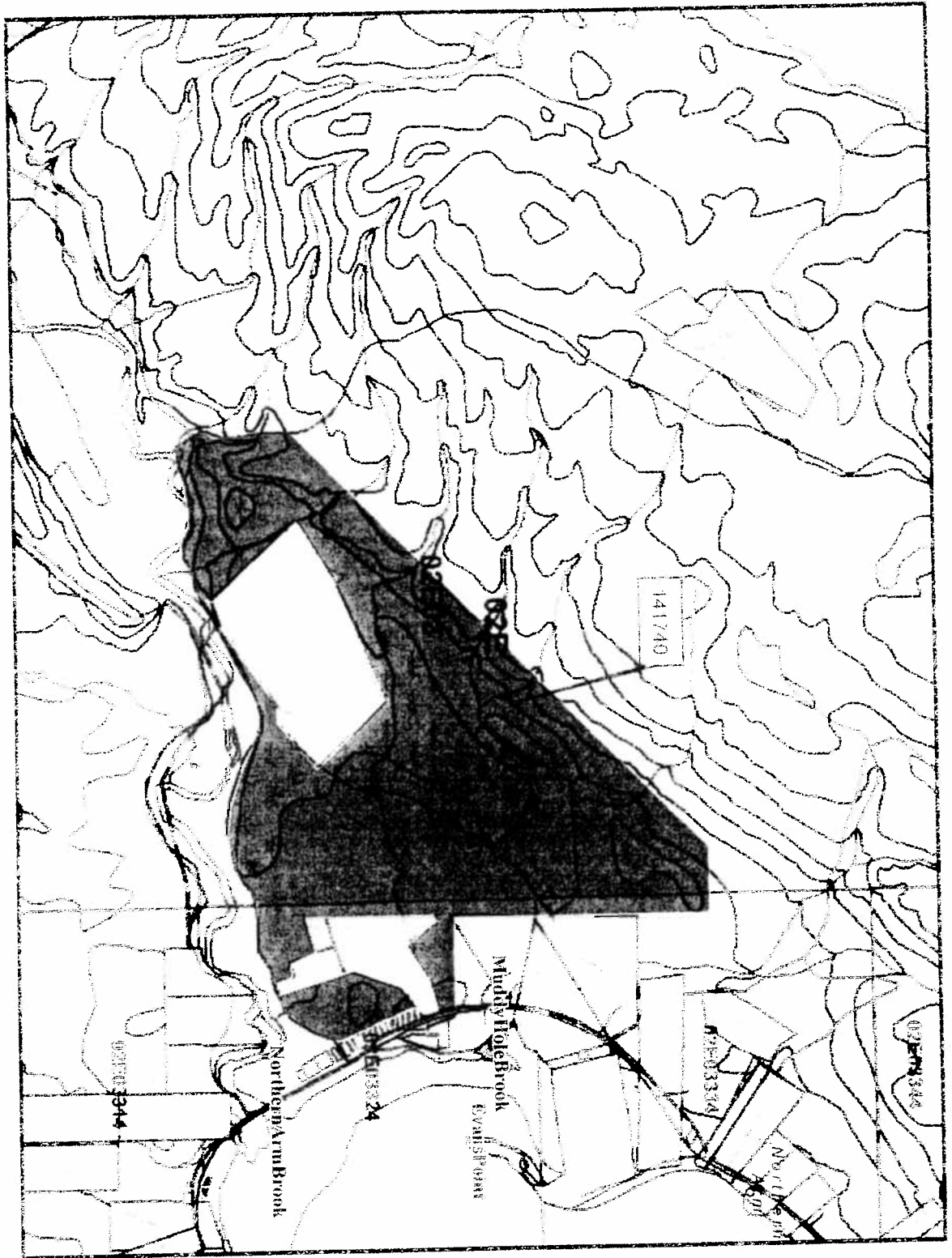
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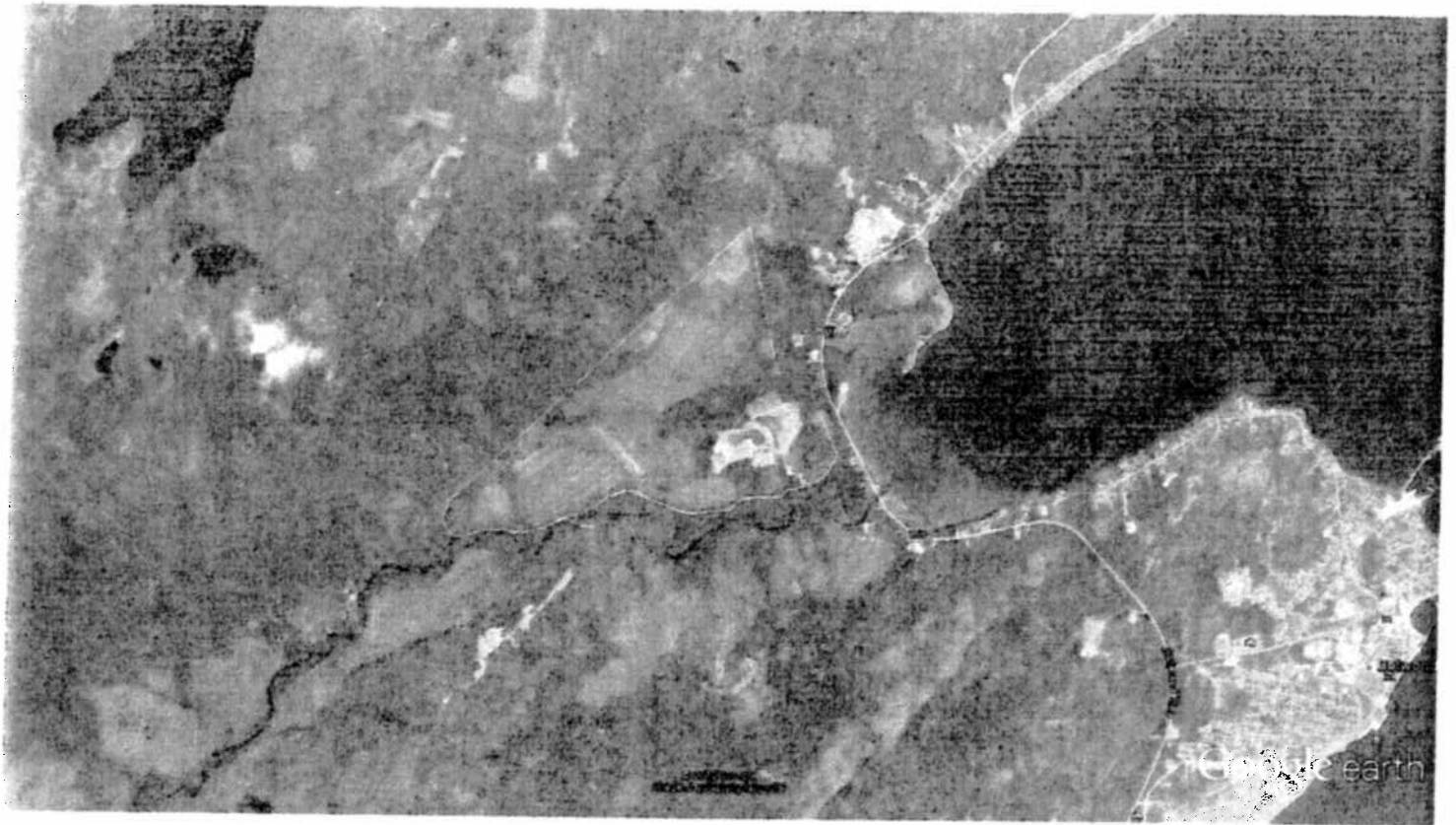
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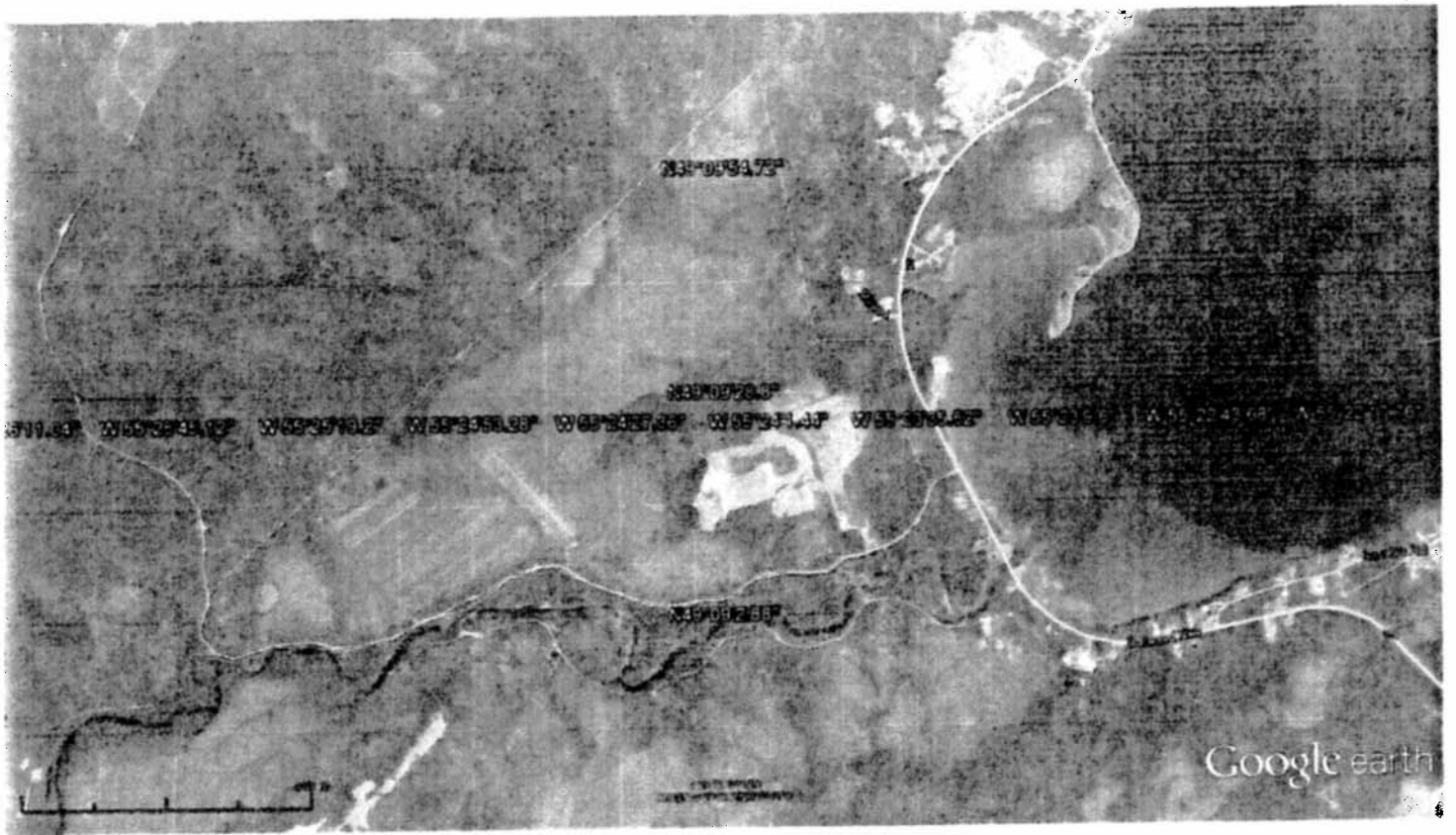
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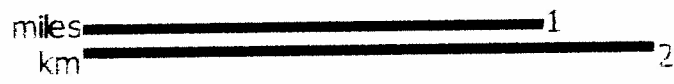


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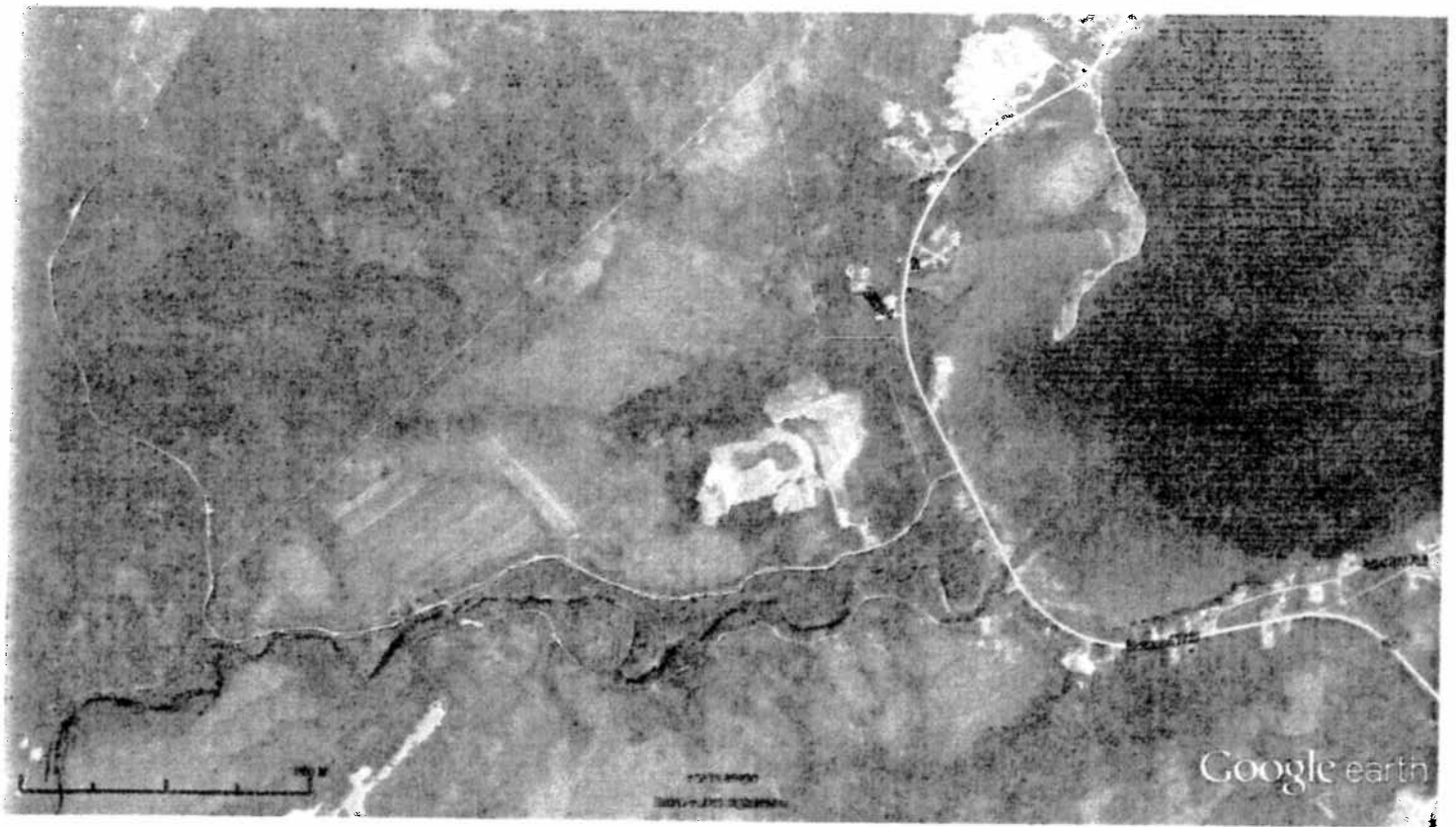




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