

Environmental Assessment Registration Document

Submitted by:

Winding Brook Farms Ltd
5 Cherry St.
Kippens, NL
A2N 0E2

November 2015

Table of Contents

Name of Undertaking: 3

Proponent: 3

The Undertaking: 4

Description of the Undertaking: 4

 i. Geographical Location 4

 ii. Physical Features 4

 iii. Construction..... 4

 iv. Operations..... 5

 v. Occupations..... 6

 vi. Project Related Documents 6

Approval of the Undertaking:..... 6

Schedule:..... 7

Funding:..... 7

**REGISTRATION PURSUANT TO SECTION 49 OF
THE ENVIRONMENTAL PROTECTION ACT**

Name of Undertaking: Winding Brook Farm Access Road

Proponent:

- i. Name of Corporate Body: Winding Brook Farms Ltd. (TBI)
- ii. Address: 5 Cherry St.
Kippens, NL
A2N 0E2
709-649-9383
- iii. Chief Executive Officer: Mr. David Walsh
5 Cherry St.
Kippens, NL
A2N 0E2
709-649-9383
- iv. Principal Contact: Mr. David Walsh
5 Cherry St.
Kippens, NL
A2N 0E2
709-649-9383
dwalsh27@hotmail.com

The Undertaking:

i. Nature of the Undertaking

Mr. David Terrence Walsh of Kippens, Newfoundland and Labrador is presently seeking a License to Occupy from the Lands Division, Department of Environment and Conservation to construct an access road to operate an onion farm on 80 hectares (220 acres) of private land in the Rubeurs Brook area. 20% of the crop is hoped to be produced organically once established. A small amount of root vegetables will also be produced.

ii. Purpose/Rationale/Need for the Undertaking

The proponent plans to operate a vegetable farm on private land owned by David Walsh of Kippens, NL. Road access is required to operate the farm. 1700 m of new road is required.

Description of the Undertaking:

i. **Geographical Location:**

The proposed undertaking is located near the community of Black Duck Siding, NL, approximately 15 km north-east of Stephenville Crossing, NL. Access is from a paved road leaving from Route 460 in Black Duck Siding and then by forest access road.

The location is 6000 metres upstream on Rubeurs Brook from the intersection of Rubeurs Brook and Harry's River. A 10 metre buffer is present between the parcels and Winding (crooked) Brook. It is 6800m northeast of the community of Black Duck Siding, NL, an unincorporated community.

ii. **Physical Features:**

The site is comprised of a natural flood plain gently sloping (1-3%) from north to south. It is bordered by Crooked Brook to the south. The area is underlain by mineral soil. This in turn, is underlain by fluvial/glacial fluvial sands and gravels ranging in size from medium to fine grained sand to poorly sorted boulder gravel.

iii. **Construction:**

Subject to final design, work is to be carried out over several years with a total of 1700m of access road to be constructed and 15 – 20 hectares cleared. Land clearing will be carried out under established guidelines (Environmental Guidelines for Horticultural Producers (2002, Dept of Natural Resources)).

Construction will consist of:

- Land clearing of trees and brush which will be piled into windrows. These windrows will be left to decompose and then spread back over the fields,
- Construction of 800m of farm roads,
- Construction of a 1700 m access road,
- Ditching of fields and construction of 2 small sediment ponds for erosion prevention,
- On-farm drip irrigation system,
- 10 m X 20 m storage building,
- 15 m X 20 m Drying shed,
- 7 m X 15 m Utility building with washroom.

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 refuelled 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. A pit privy will be constructed during the construction phase and will be replaced at a later date by a septic field.

iv. **Operations:**

The long term goal of the farm is to have efficient and sustainable operations while maintaining sound environmental practices. No resource conflicts are expected throughout the life of this development.

Irrigation will be a drip system which slowly distributes water at the base of the row. This greatly reduces water use and practically eliminates erosion. Fertilizer and other additives will also be distributed through this system, reducing the amount needed and preventing excess from entering surface water. Water use will be from several small ponds on the property and a small reservoir constructed on site and is expected to be 10000 m³ per week maximum during the summer months.

Agricultural operational procedures will be consistent with appropriate environmental standards for sustainable agriculture. 3-5 acres of fields will be produced organically.

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

- Herbicides; Devrinol, Roundup, Princep Nine-T, Gramoxone
- Insecticides; Sevin, Diazinon

- Fungicides; Ridomil, Maestro 80DF
- Fertilizers; 10-16-18/100lbs/acre

These products will only be used as needed.

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 excavators will be refuelled 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.

v. **Occupations:**

Occupation	NOC	Full/Part-time	Length	# of Personnel
General Manager	8251	Full	Permanent	1
Grower	8431	Full	Permanent	1
Pesticide Applicator	8431	Part	Seasonal (3-4 weeks- upon full capacity)	1
Labourers	8431	Full	Seasonal (4-6 weeks)	(4 - 6)
Equipment Operator	7421	Full	Seasonal (12 weeks over 3 years during construction)	1
Electrician (Contractor)	7241	Part	Contract (1 week?)	1
Mechanic (Contractor)	7312	Part	Service as required	1

Winding Brook Farms practices employment equity.

vi. **Project Related Documents:**

Crown Land Application #148754, in progress.

Approval of the Undertaking:

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

Approval/Certification/License/Permit

Authority

Environmental Registration
 Environmental Assessment Approval
 Crown Land

Environment and Conservation
 Environment and Conservation
 Municipal Affairs

Fuel Storage & Handling.
Pesticides (applicator/Operator)
Water Use License
Permit to Alter a body of Water
Septic Plan Approval
Electrical
Workers Health and Safety Compensation

Government Services
Environment and Conservation
Environment and Conservation
Environment and Conservation
Government Services
Government Services
Workplace Health Safety and compensation
Commission

Schedule:

The earliest construction start date is September 2015, latest being December 2015. Construction will then be conducted over several years.

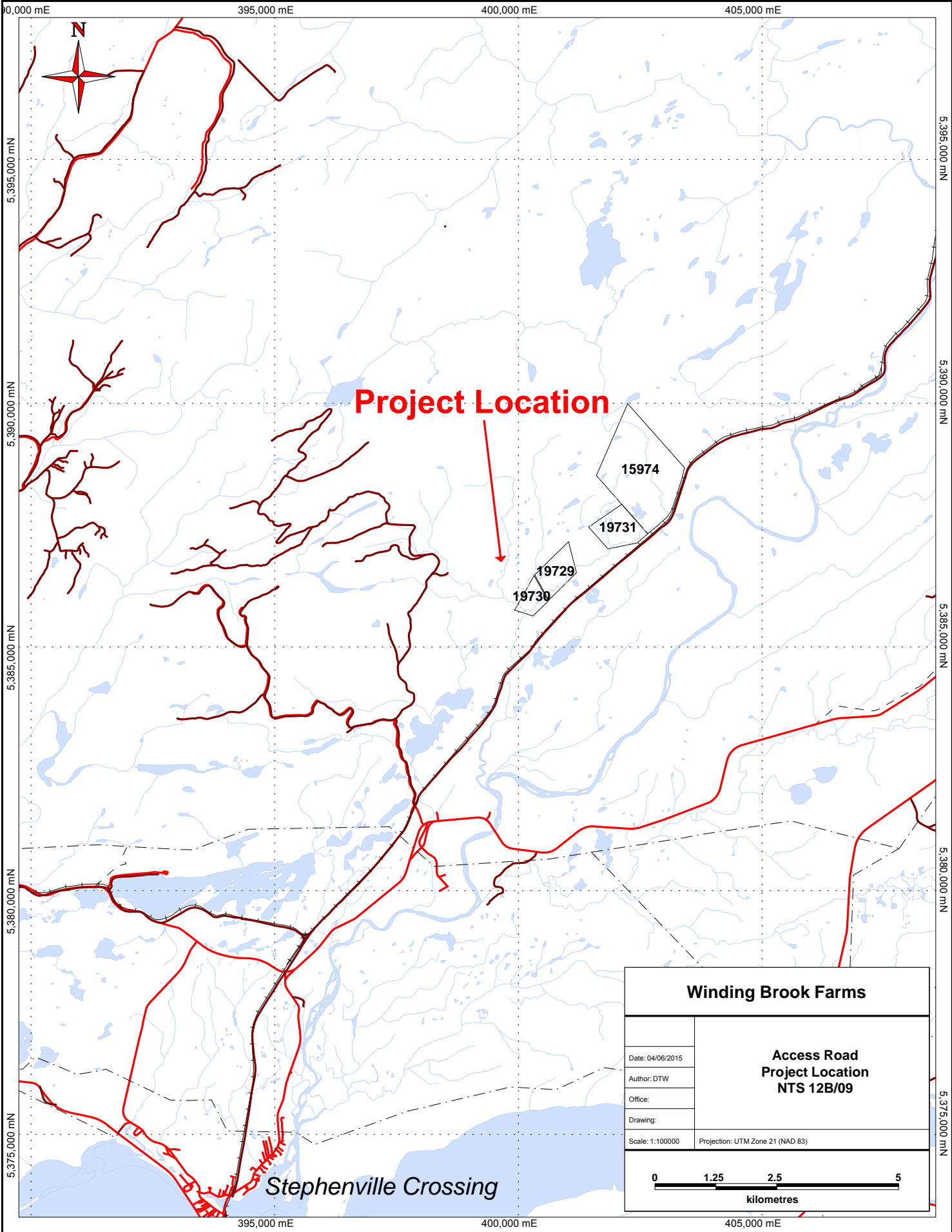
- a. Year 1 - Start as soon as land, finances and machinery are secured, commencing to construct access road.
- b. Year 2 - Develop 10 acres of onion fields and 2 acres of vegetable plots.
- c. Year 3 - Develop 20 acres of onion fields.

Funding:

Funding is required to complete the project. Grant funding will be sought from the Dept. of Natural Resources under Growing Forward 2 Program or the Agricultural Assistance Program. Private funding is also provided by the proponent. Typical cost of onion field establishment is \$6000 per acre. Machinery and building costs are expected to be \$100,000.

Date

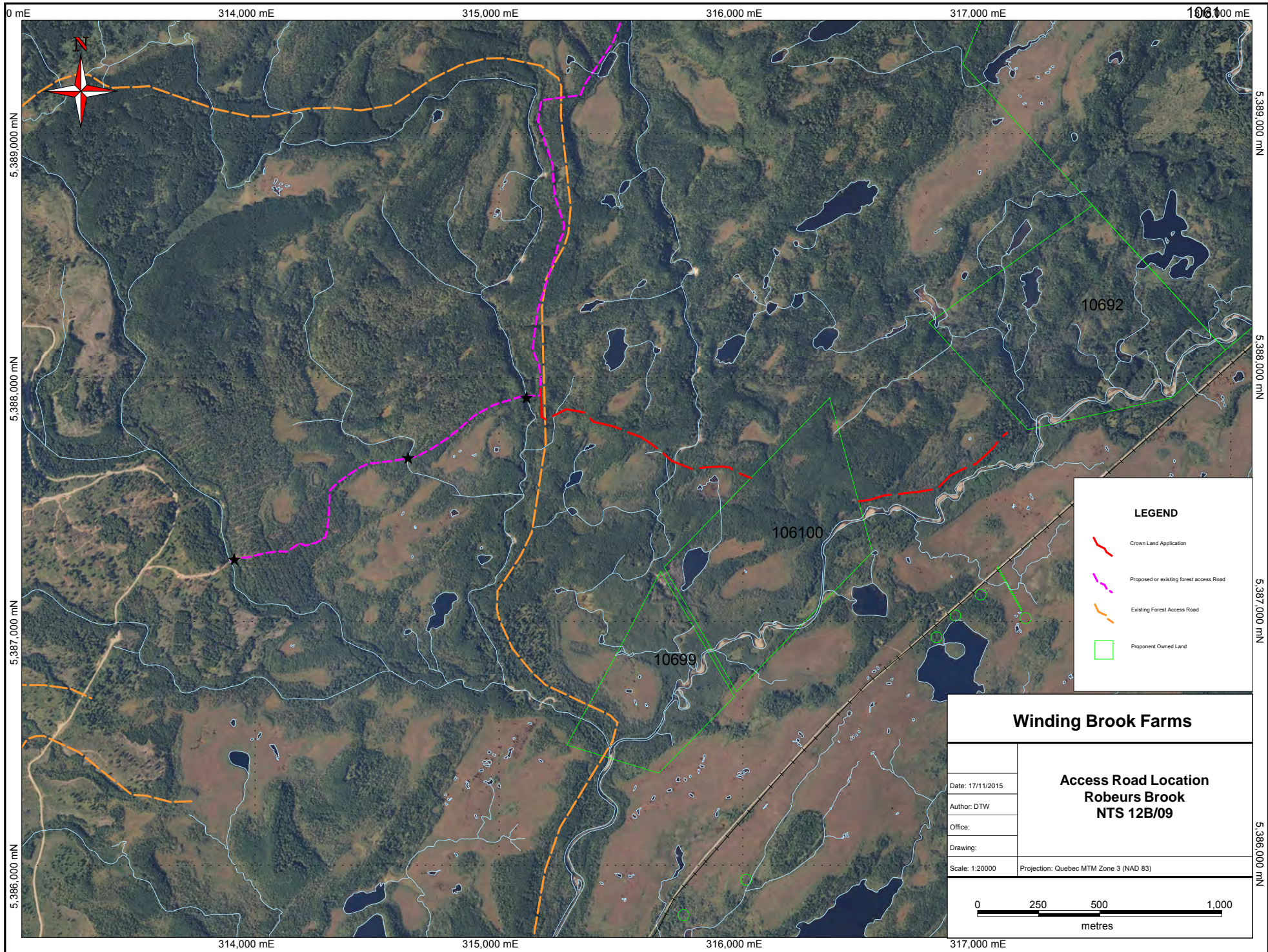
David Walsh (CEO)



Project Location

Winding Brook Farms		
Access Road Project Location NTS 12B/09		
		Date: 04/06/2015
		Author: DTW
		Office:
		Drawing:
Scale: 1:100000	Projection: UTM Zone 21 (NAD 83)	

Stephenville Crossing



LEGEND

- Crown Land Application
- Proposed or existing forest access Road
- Existing Forest Access Road
- Proponent Owned Land

Winding Brook Farms

Date: 17/11/2015	Access Road Location Robeurs Brook NTS 12B/09
Author: DTW	
Office:	
Drawing:	
Scale: 1:20000	Projection: Quebec MTM Zone 3 (NAD 83)

0 250 500 1,000
metres