

**NAME OF UNDERTAKING:**      **Agricultural Land Development  
Bay Bulls**

**PROPONENT:**

i.    **Name of Corporate Body:**      Oceanview Farms Inc.

ii.   **Address:**                              P.O Box 108  
   Bay Bulls, NL  
   A0A 1C0

iii.   **Chief Executive Officer:**

**Name:**                              Richard Walsh  
**Official Title:**                      Owner  
**Address:**                              Same as Above  
**Telephone No.:**                      (709) 334-2556

iv.    **Principal Contact Person for purposes of environmental assessment:**

**Name:**                              Darryl Walsh  
**Official Title:**                      Co-Owner  
**Address:**                              Same as Above  
**Telephone No.:**                      (709) 746-4063

**THE UNDERTAKING:**

- i.    **Nature of the Undertaking:** This project involves the development of approximately 50 acres for forage production within 3 Crown Land agricultural leases totaling 159 acres.
- ii.   **Purpose/Rationale/Need for the Undertaking:** This project aims to increase the productive land base of Oceanview Farms Ltd. which will enable the farm to become self-sufficient in forage and grain production to meet the need of expansion to their dairy herd.

**DESCRIPTION OF THE UNDERTAKING:**

- i.    **Geographical Location:** The general location of this project is approximately 0.5 km northeast of Witless Bay Line and 1.3 km. northwest of the Southern Shore Highway within the Butterpot-Witless Bay Environs/St Johns Urban Region Boundary. The project site is shown on photo-maps which are included in the appendix.

- ii. **The development:** The development of forage fields will require the removal of all vegetation, removal of stumps and stones, leveling, addition of soil amendments and planting of forage crops. Forage crops will include grasses, legumes and grains. There will be no buildings or other constructed farm infrastructure associated with this project.

Within the agriculture lease area all arable soils will be developed for forage production. Areas that are poorly drained as well as buffers along water bodies will be maintained in their natural condition and will not be developed.

The topography of the area is generally gently sloping ridges of mineral soil separated by poorly drained soils and organic deposits. The predominate forest cover is a mix of balsam fir and black spruce. A detailed soils assessment of the area indicates that approximately 50 acres of the project area is suitable for production.

- iii. **Construction:** Land development will begin once the approved lease area has been surveyed and title issued. Access to the land will be from existing land holdings of Oceanview Farms Inc.

There are no significant sources of pollution anticipated during construction. All work will be completed according to the Environmental Farm Practice Guidelines for Livestock Producers (2001, Department of Natural Resources) as well as conditions set out in the lease document. There are no potential causes of resource conflicts identified. The area of crown land applied for is being processed through the normal Crown Land referral process and all relevant government departments will have the opportunity to identify land use conflicts.

- iv. **Operation:** Once the land has been cleared, all arable land will be put into forage production on an ongoing basis for the life of the farm. Depending on the specific forage crop this will include the regular addition of soil amendments such as limestone, fertilizers, and dairy manure. Forage crops will be harvested twice per season, with multiple manure applications per season (usually three applications per year). Normal farm operations include the use of agricultural herbicides including broad spectrum defoliant. *Roundup* will be the only herbicide used. All herbicides are approved for agricultural use and are applied by a licensed applicator. There will be no need for irrigation on this land.

All farm operations in the project area will be carried out according to the Environmental Farm Practice Guidelines for Livestock Producers (2001, Department of Natural Resources) as well as the development conditions set out within the lease document to ensure that there are no impacts on the environment and on the surrounding area.

Manure Application: To minimize odour manure will be applied on the surface of the cleared land and cultivated in the soil right after applying the manure as per standard farm practises. There will be no effect on ground water.

**v. Occupations:**

**Development Phase:**

It is anticipated that the majority of the land clearing required will be contracted during the development phase as time and resources permit:

- (1) Contractor (7302) Seasonal until fields are developed
- (2) Heavy Equipment Operators (7521) Seasonal until fields are developed
- (3) Mechanic (7312) Seasonal until fields are developed

**Production Phase:**

- (1) Farm Manager (0827) Permanent
- (2) General farm Workers (8431) Permanent.

**vi. Project-Related Documents:**

Appendix A: General Location 1:40,000 photo-image  
Application Location 1:15,000 photo-image.

**APPROVAL OF THE UNDERTAKING:**

- 1. Crown Lands Lease –Department of Municipal Affairs
- 2. Approval of submission to Environmental Assessment – Department of Environment and Conservation.
- 3. Pesticide Applicators License – Department of Environment and Conservation.
- 4. Cutting permit – Forestry and Agrifoods Agency

**SCHEDULE:**

Development of fields to begin in the summer of 2017, when site conditions are dry enough. Land Development will take place over approximately five to seven years during the normal construction season (May 1<sup>st</sup> to November 15<sup>th</sup>) for the Bay Bulls area. In consultation with the Canadian Wildlife Service, it is recommended that the majority of land clearing would commence in late summer to minimize the impact on nesting bird populations.

Date: July 7/17 Signature of the Chief Executive Officer: [Signature]



# Ocean View Farms Bay Bulls , NL

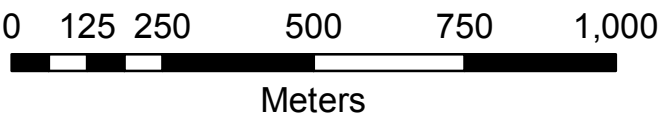
## Legend

- Access Roads
- Road
- Applications
- Issued Leases

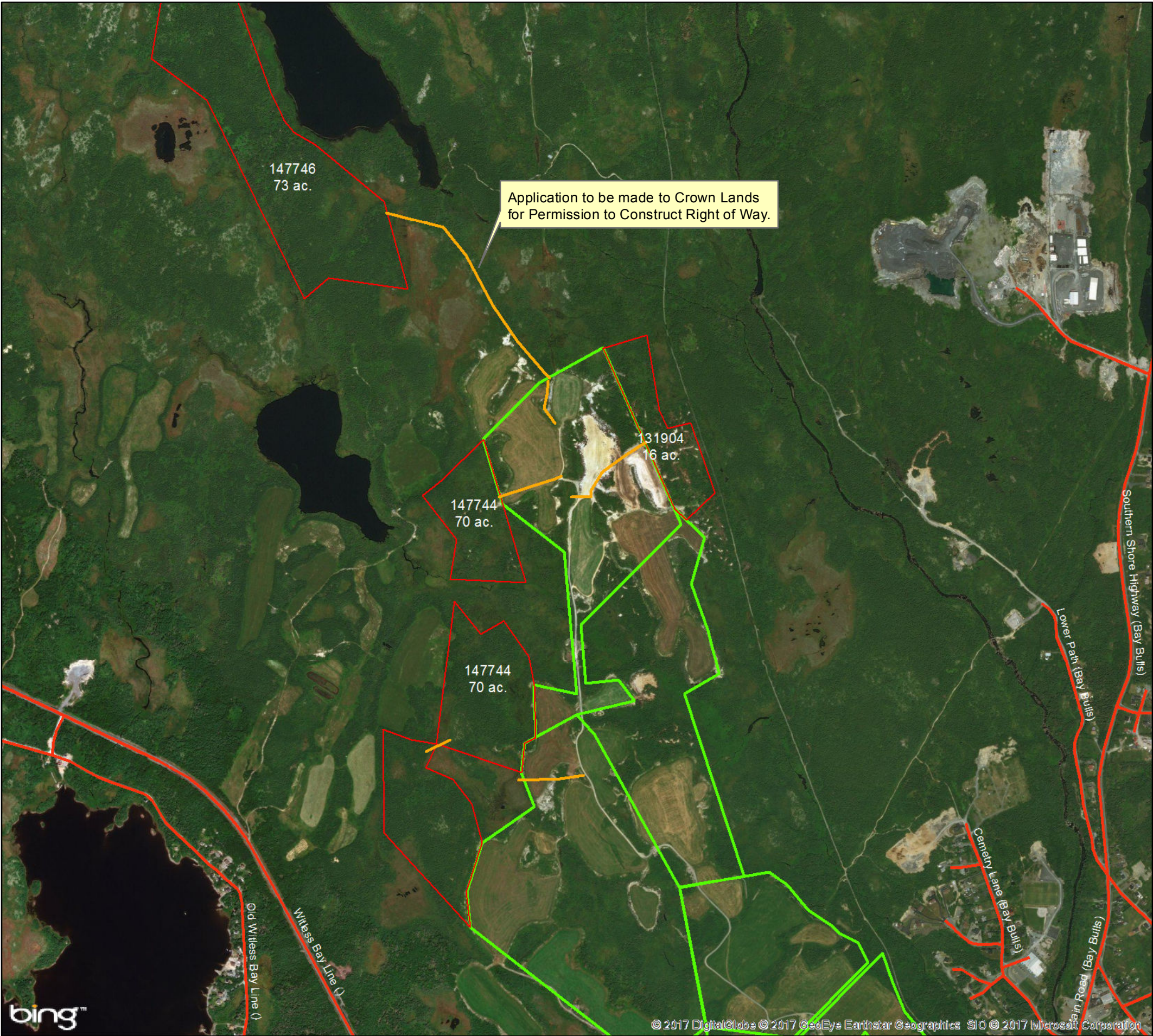
NTS 1N07  
UTM 22

Area=Hectares  
1 Hectare=2.47 Acres

1:12,500



Designed for Illustrative Purposes Only





# Oceanview Farms Bay Bulls , NL

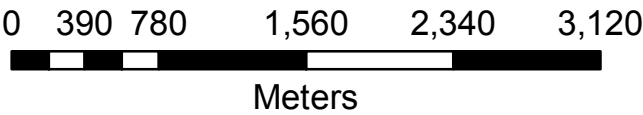
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