

Sunshine Investments Inc.

**Environment Assessment Registration Document
Forage and Pasture Land Development**

Northern Arm, Newfoundland and Labrador

Prepared by: Troy Humber

Date: December 22, 2017

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1.0 NATURE OF UNDERTAKING:

The development of forage and pasture land in the area covered by Agricultural Lease Application – No:151586

2.0 PROPONENT:

(2.1) Name of Proponent:
Sunshine Investments Inc.

(2.2) Address:
20 Forest Rd, Northern Arm, NL, A0H 1E0, Box 2009, Phone: 709-257-4881

(2.3) Shareholder(s):
Troy Humber - President
709-257-4881

(2.4) Principal Contact for Environmental Assessment
Troy Humber - President
20 Forest Rd, Northern Arm, NL, A0H 1E0, Box 2009, Phone: 709-257-4881 Email: t_humber@hotmail.com

3.0 THE UNDERTAKING:

(3.1) Name of the Undertaking:

The proposed project involves the development of land for pasture and forage production.

(3.2) Purpose/Rationale/Need of Undertaking:

The development of land for pasture and forage production is essential to ensure the sustainability of a beef cattle farm with 200 plus head of cattle. This land will allow the existing farming operation to expand and diversify its current operation.

As indicated, this proposal involves land development in Agricultural Lease Application – No:151586 *Figure 1*. Which is adjacent to our current farming operation in Northern Arm Agricultural Leases– No:41322, No: 141740, No: 85470, No. 98705, No; 80420

Figure 1.



4.0 DESCRIPTION OF THE UNDERTAKING:

(4.1) **Geographic Location:**

The proposed forage & pasture development area in Agricultural Lease Application – No:151586 Figure 2. is approximately 100 Ha, it is located approximately 5 kms west on Northern Brook Resource Road following along Rowsell's Lake Road for 2 kms., bounded by sunshine investments Inc. ag lease 80420 to the north, northern brook to the south, Rowsell's lake rd. to the west and route 350 to the east. 49,09'33.61N 55,25'35.24W.

Figure 2.



(4.2) Physical Features:

(4.2.1) Site Description & Agricultural Lease Application – No: 151586:

Road access is already to the site as this location is bounded by Northern Arm Brook Resource Rd. It is a wooded area that would need to be cleared. It is also bounds Northern Brook; in regards to water bodies and wetlands, a 50 meter undisturbed naturally vegetated buffer will be in place to avoid any contamination of the water body and any flood plains will be avoided.

The land is fairly level with some rolling hills and depressions, especially along the eastern side of the property. There are no water bodies within the boundaries of the Agricultural Lease Application – No: 151586 Figure 3, nor are there any bodies of water in close proximity to the boundary of the Lease Application

The vegetation other than grasses and shrubs consists of spruce, fir, birch and aspen, all is various stages of growth.

The Department of Fisheries and Land Resources, Stewardship Division, Soils and Mapping Service have provided a soil suitability rating map for the land covered by Agricultural Lease Application – No: 151586. This land will be fenced as it will be used for forage and pasture. No buildings are planned to be erected on this property. Figure 4

Other than access, a forested buffer zone of 50 meters will be maintained.

Figure 3.

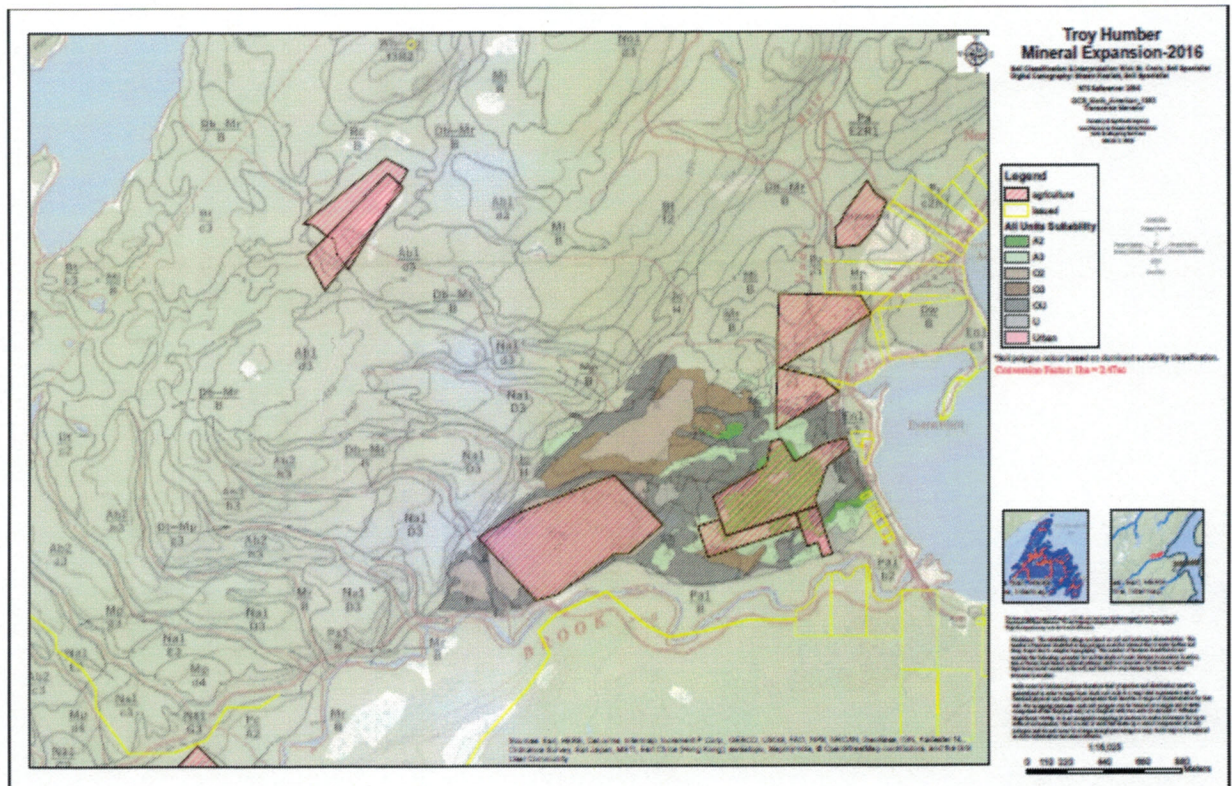


Figure 4.

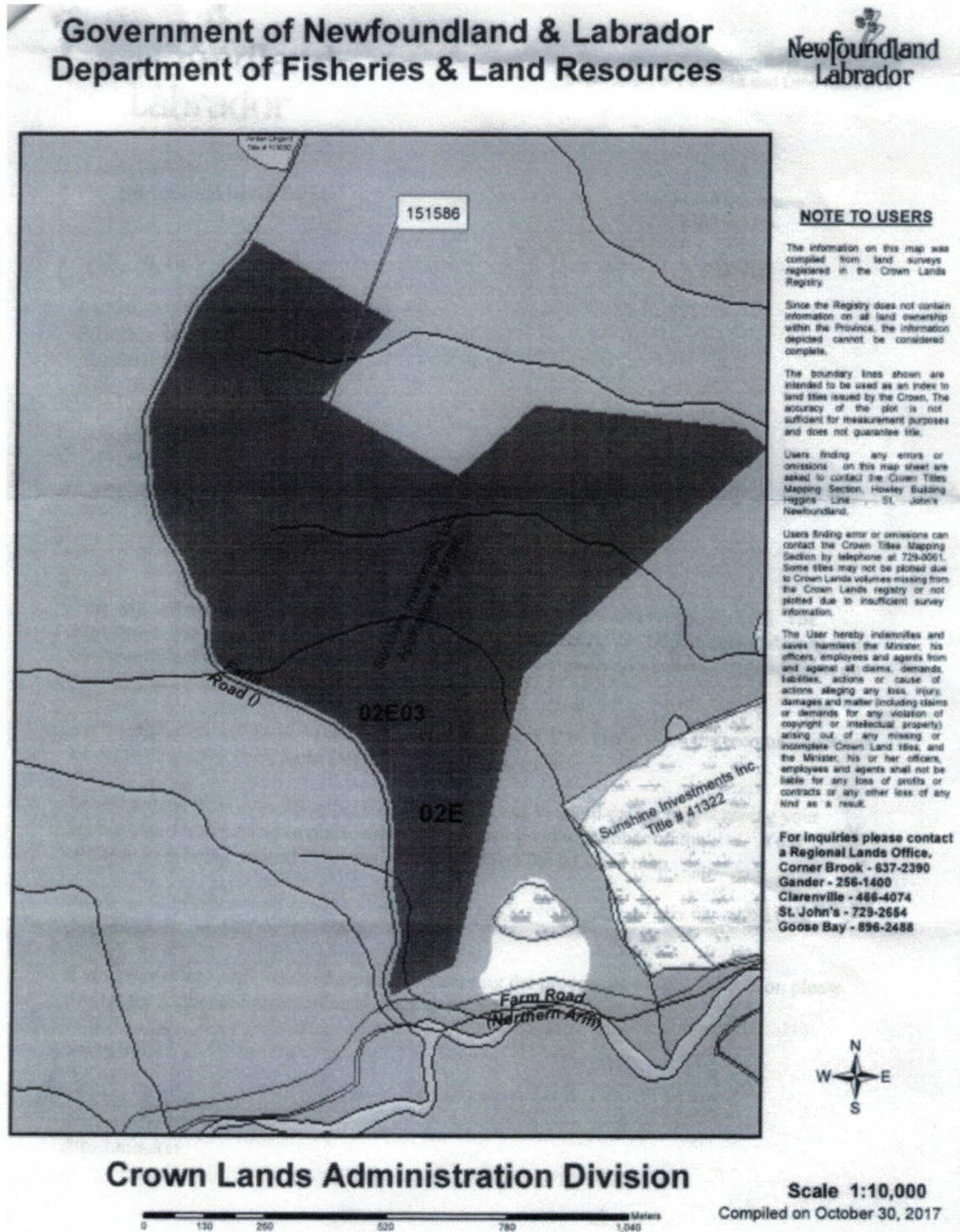
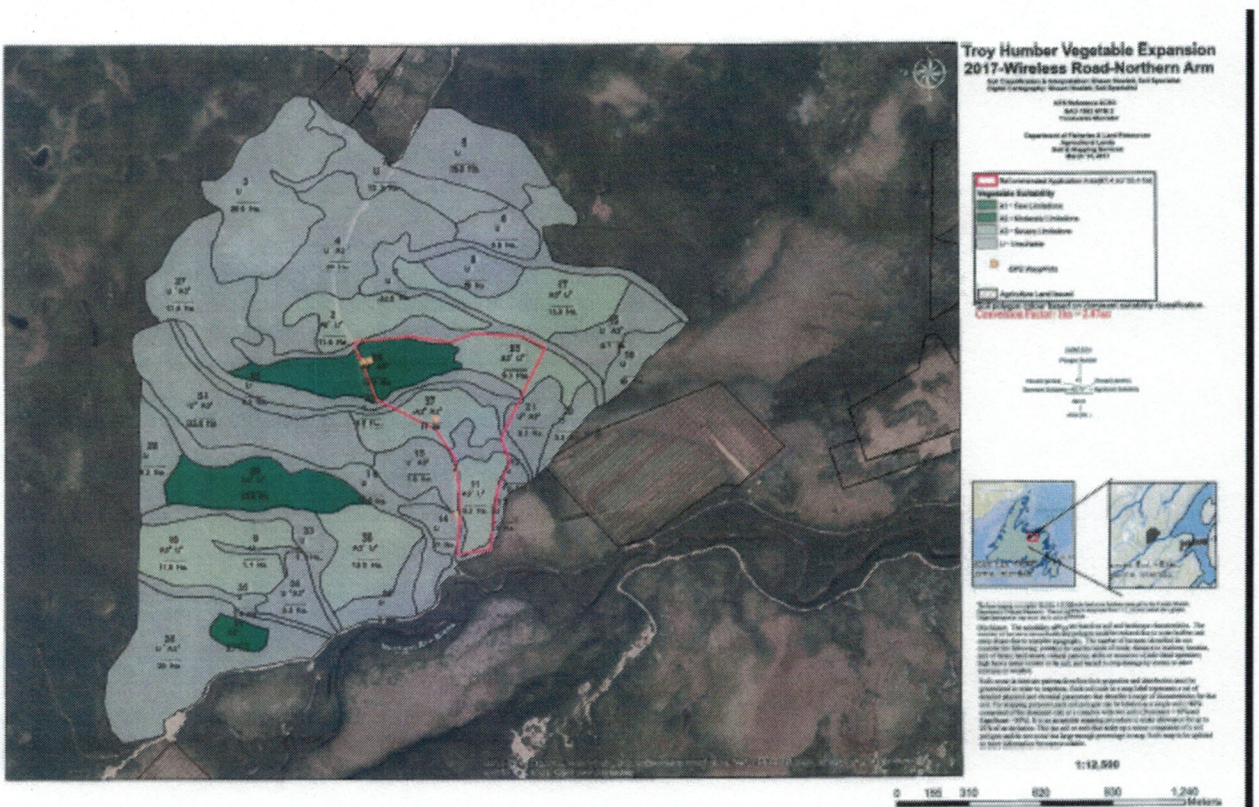


Figure 5.



(4.2.4) Soil Suitability Map of Area Covered Lease Application – No: 151586

Figure 6.



(4.3) Construction:

Construction will take approximately 4 years to begin summer 2018. Due to the nature of the proposal, clearing and grubbing are the main activities prior to the application of lime and seed. Mechanical harvesting and mulching will be the methods used to clear the land. This will be done by an established commercial operator to handle timber resources and land clearing will be done by existing experienced staff members. The mulched material will be put into windrows and then used to enhance soil development. The merchantable timber will be used/sold as firewood. Any large logs will be sold to local saw mill operators.

Where appropriate, especially in areas to be used for forage, the land will be leveled as to enhance more efficient harvesting methods. However, in pasture areas an effort will be made to maintain the natural rolling terrain as much as possible.

(4.3.1) Mitigation Measures Taken Along Construction

A 50 meter buffer will be maintained around all water bodies

No Vegetation will be cleared during migratory birds nesting, breeding and brood rearing season

Equipment maintenance and refuelling will be conducted on level ground and NOT within a 150 meter radius of any water body

Emergency response spill kits will be on site and in each vehicle and piece of equipment

Employees will be experienced operators who have had extensive experience in working under the environmental guidelines of ISO 14001 Environmental Management System

Environmental guidelines for livestock producers as established by Agrifoods will be used as our guide for our environmental plan

Manure from feedlot operations will be handled and stored as a solid, on a slab. The manure will be periodically removed. Front end loaders will be used to remove the manure from the slab and transfer it to the appropriate storage area. During grazing operations manure will be incorporated into the soil and we will incorporate rotational grazing.

(4.4) Operation:

It is anticipated that once the land has been cleared and mulched, all areable land will be put into production. It will be limed, seeded, and fertilized. With appropriate applications of fertilizer (commercial and cow manure), the forage areas should be able to produce two harvests per year. Until soil matures, some forage requirements will have to be obtained from other sources.

There are no plans on using agriculture herbicides.

In addition to the mitigation measures listed in 4.3.1, which will also be followed during operations, please note that it is not the intention to have cattle drink from ponds or streams. The buffer zones will be maintained. Water stations will be established throughout the pasture area by using water from artesian wells.

(4.4) Occupations:

Initially, in addition to the owner, two employees will be required. As the farm expands, more employees will be required.

2 – Heavy Equipment Operator (National Occupation Class # 7521)

(4.6) Project Related Documents:

There are no project related documents associated with this submission.

5.0 APPROVAL OF THE UNDERTAKING:

In order for this project to proceed, the following permits and approvals are required:

Environment Protection Act – Assessment Regulation: Permit to Proceed

Department of Municipal Services, Crown Lands Division

Department of Municipal Services Permit to Construct a Non- Domestic Well

Department of Fisheries and Land Resources – Commercial Cutting and Operating Permits

Department of Fisheries and Land Resources – Approval from Forestry

Department of Fisheries and Land Resources – Approval from Water Resources Management

Department of Fisheries and Land Resources – Approval from Environmental Assessment Division

Others as needed

6.0 SCHEDULE:

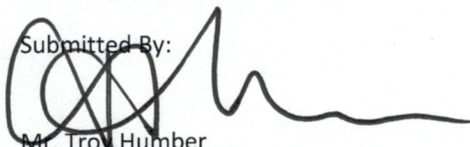
The goal is to have the forage and pasture land, Agricultural Lease Application – No: 151586, cleared and mulched during the 2018 and 2019 seasons. Final land preparations would begin as mulching and clearing were completed and we anticipate finishing the work by 2021. To accomplish this, a significant mechanical and manpower effort will be required. Sunshine Investments Inc. is prepared to make such an investment.

7.0 FUNDING:

The project is not funding dependent. All costs associated with the proposal will be borne by Sunshine Investment Inc.

8.0 SUBMISSION:

Submitted By:



Mr. Troy Humber
President

Sunshine Investments Inc.

Date: December 22, 2017