

NAME OF UNDERTAKING: Agricultural Land Development Harcourt

PROPONENT:

- i. **Name of Corporate Body:** Hillside Holsteins Farm Ltd.
- ii. **Address:**
PO Box 5829
Smith Sound Road, Harcourt
A5A 3A2
- iii. **Chief Executive Officer:**

Name:	Luke Strong
Official Title:	President
Address:	Same as above
Telephone:	(709) 427-3100
- iv. **Principal Contact Person for purpose of environmental Assessment:**

Name:	Luke Strong
Official Title:	President
Address:	Same as above
Telephone:	(709) 427-3100
Email:	lucasstrong@hotmail.com

THE UNDERTAKING

- i. **Nature of the Undertaking:** Hillside farm is planning an expansion of their business. It involves the expansion of the dairy herd from 50 cows to between 100 and 150 dairy cows and the development of approximately 330 acres (135 hectares) of the arable land for forage production within four new Crown Land Agricultural Leases totaling 539 acres (218 hectares). The additional land will be used to provide grain, corn silage and forage for the larger herd.
- ii. **Purpose/Rationale/Need for undertaking:** This project aims to increase the productive land base of Hillside Holsteins Farm Ltd. which will enable the farm to become self-sufficient in forage and grain production to meet the need of expansion of their dairy herd. Our existing agriculture crown land leases consist of 188.4 acres. This land has been developed to its full potential.

DISCRIPTION OF THE UNDERTAKING

i. Geographical Location:

The general location of this project is approximately 0.5 km north of route 232 in the local service area for the community of Harcourt. The area to be developed is listed in

Newfoundland and Labrador's land use atlas as an agricultural zone. The project site is shown on photo-maps which are included in the appendix.

ii. Physical Features:

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 soil 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 sloped 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 assessment of the area indicates that there is approximately 330 acres (132 in hectares) of the project area 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 holding of Hillside Holsteins Farm Ltd.

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 (2002, Department of Fisheries and Land 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.

During construction and operation a 30 meters (100 feet) a naturally vegetated buffer will be maintained along all water courses, waterbodies and wetlands to protect sensitive riparian and aquatic species and their habitat.

iv. Operation:

Once the land is cleared, all arable land will be put into forage, grain and corn silage production on an ongoing basis for the life of the farm. Depending on the specific crop this will include the regular addition of soil amendments such as limestone, fertilizers

and dairy manure. Forage crops will be harvested two to three times per season with multiple manure applications (two to three applications annually), Grain and Corn crops will be harvested once a year with one manure application. Normal farm operations include the use of agricultural herbicides including broad spectrum defoliant. 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 (2002, Department of Fisheries and Land 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. A 30 meter (100 feet) naturally vegetated buffer along all watercourses, waterbodies and wetlands will be maintained in order to protect sensitive riparian and aquatic species and their habitat. To minimize odour manure will be applied on the surface of the cleared land and cultivated in the soil after applying the manure as per standard farm practices. No manure will be spread within 75 meters (250 feet) of surface drainage which could feed to private wells. Riparian zones will be maintained at the end of fields to further restrict run off. The nearest private residence or private residential water source to the project is more than 340 m from the development. The development will also be outside of the local Protected Groundwater Zone and 320 meters (1050 feet) from the water source.

The barn and manure storage lagoons were originally built by the previous owner who operated a 150 cow dairy herd. Because of this, no additional infrastructure will be required for the herd expansion. The farm currently has manure storage for over 200 animals with additional allowance for excessive precipitation or runoff.

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) Farmer Manager (0827)
- (2) General Farm Worker (8431)

vi. Project Related Documents

- Appendix A: General Location 1:50,000 photo-image
General Location 1:14,000 photo-image
Forage Suitability Application 150593 1:4,000 photo-image
Forage Suitability Application 151479 1:6,500 photo-image
Forage Suitability Application 151480 1:4,500 photo-image
Forage Suitability Application 153285 1:5,000 photo-image

APPROVAL OF THE UNDERTAKING:

1. Crown Lands Lease – Department of Municipal Affairs - This project includes Application numbers 150593, 151479, 151480 and 153285.
2. Approval of submission to Environmental Assessment – Department of Environment and Conservation
3. Pesticide Applicators License – Department of Environment and Conservation
4. Cutting Permit – Department of Fisheries and Land Resources.

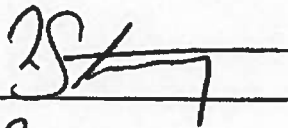
SCHEDULE:

The development of fields is to begin in 2019, when site conditions are favourable. Land Development will take place over approximately five to seven years during the normal construction season (May 1st to November 15th) for the Harcourt area. In consultation with the Canadian Wildlife Service, it is recommended that the majority of land clearing would commence in the late summer to minimize the impact on nesting birds.

Funding:

This project will be funded by Hillside Holsteins Farm Ltd. and is not dependent on outside funding. Hillside Holsteins Farm Ltd. will apply for funding through the Provincial Agrifoods Assistance Program and Canadian Agricultural Partnership if available but the project is not dependent on this funding.

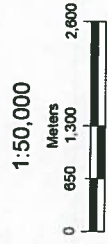
Signature of Chief Executive Officer: _____



Date: _____

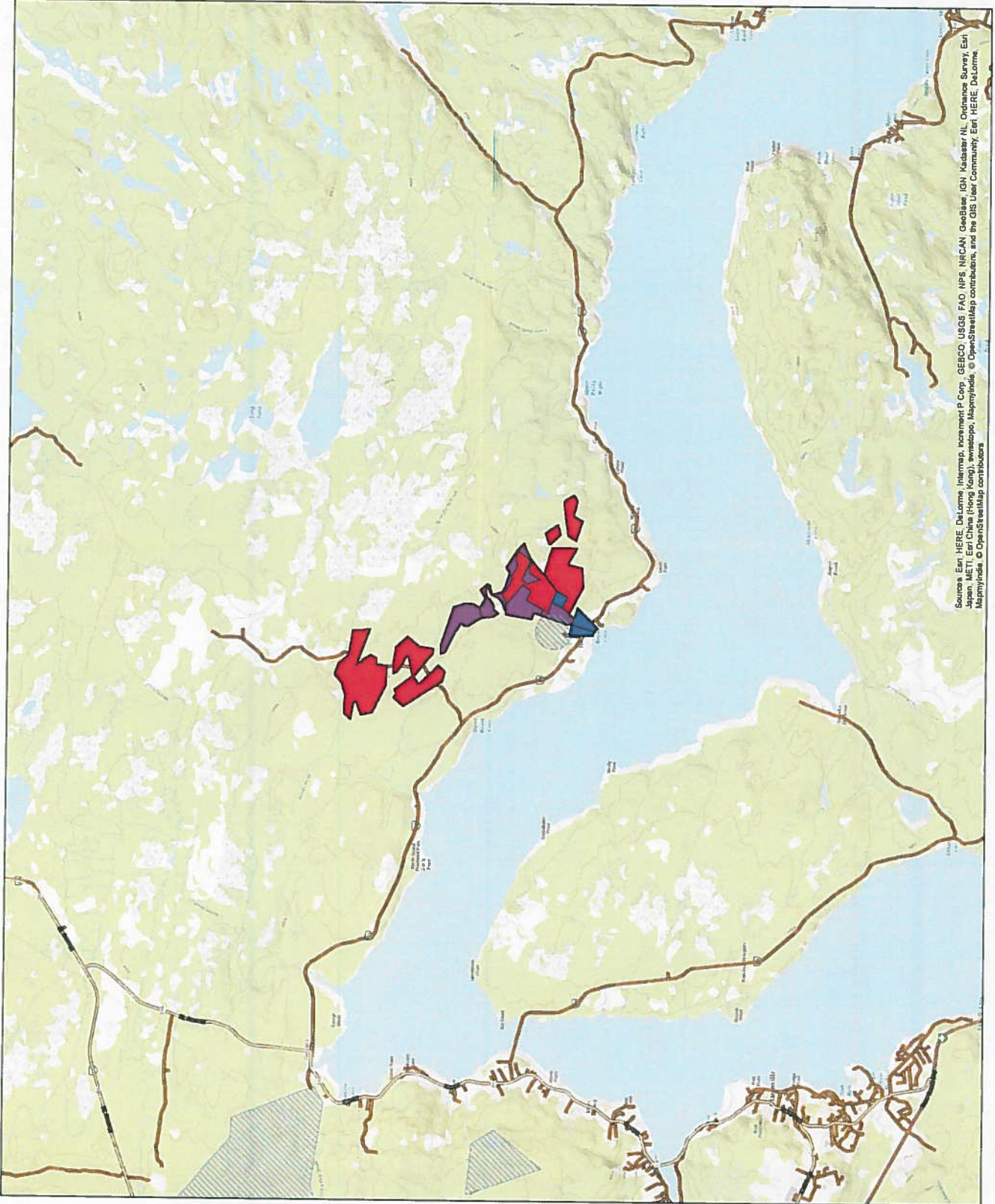
Dec 13/2018

Hillside Holsteins
Farm Ltd.
Harcourt, NL



Legend

- Transportation Road
- Protected Watersupply
- Application Boundary
- Grant Boundary
- Lease Boundary

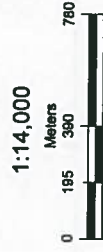


Source: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Beijing), Swisstopo, Mapbox, © OpenStreetMap contributors, and the GIS User Community, Esri HERE, DeLorme, Mapbox, © OpenStreetMap contributors

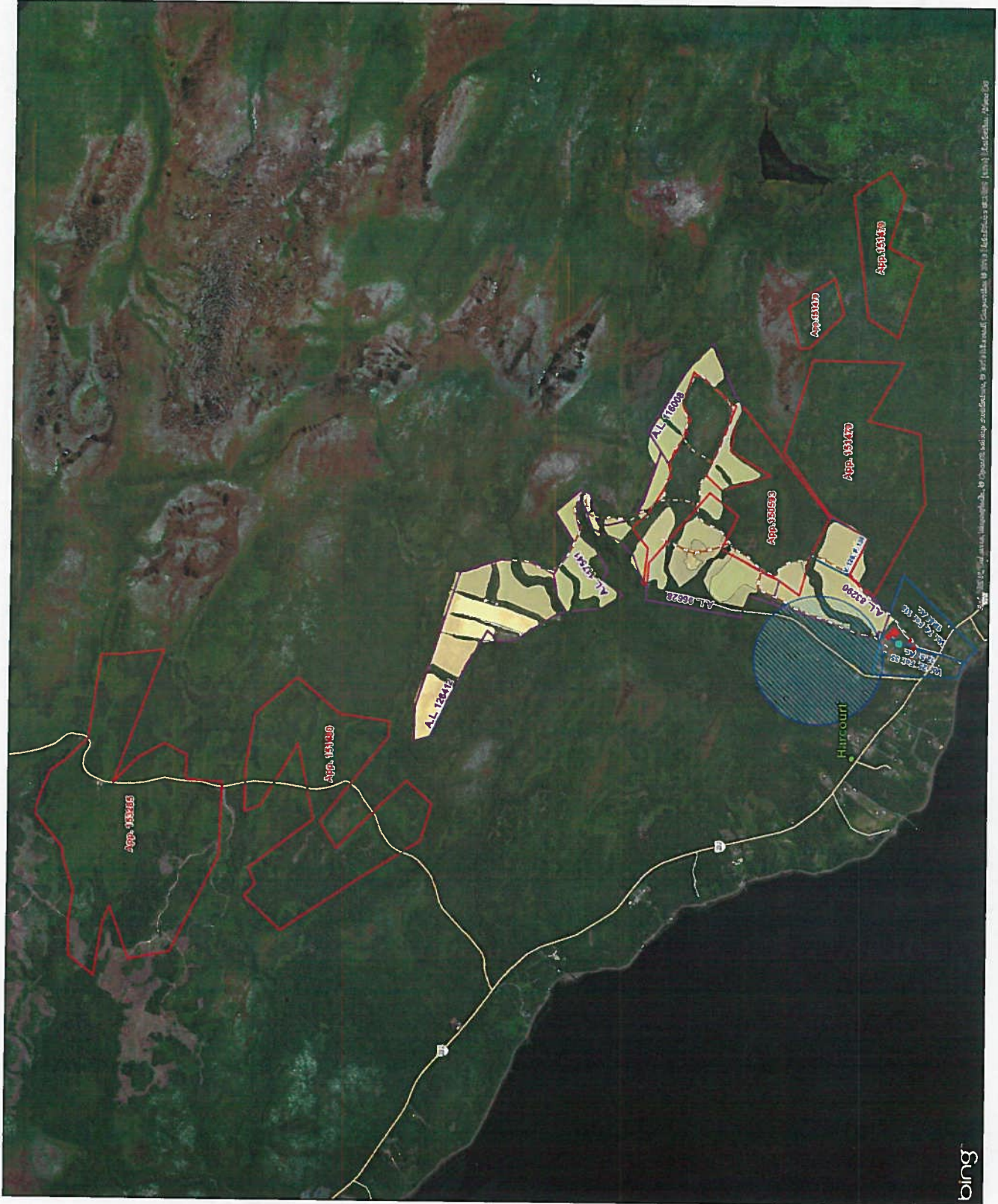
Designed for Illustrative Purposes Only

Department of Fisheries and Land Resources
Agriculture and Lands Branch
GIS and Mapping Services
December 2018

Hillside Holsteins
Farm Ltd.
Harcourt, NL



Legend	
	Farm Road
	Transportation Road
	Protected Watersupply
	Barn Building
	Garage
	Manure Storage
	Farm Field
	Application Boundary
	Grant Boundary
	Lease Boundary



Designed for Illustrative Purposes Only

Department of Fisheries and Land Resources
Agriculture and Lands Branch
GIS and Mapping Services
December 2018

