

# **ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT**

**Pasadena Equipment Services  
Farm Development – Humber Valley, Newfoundland**



**Pasadena Equipment  
Services Inc.**

Prepared by:  
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**February 2019**

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## 1.0 NAME OF UNDERTAKING

Pasadena Equipment Services

## 2.0 PROPONENT

### 2.1 Name of Corporate Body

Pasadena Equipment Services Inc.

### 2.2 Address

P.O. Box 282  
Corner Brook, NL  
A2H 6C9

### 2.3 Chief Executive Officer

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### 2.4 Principal Contact Person

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## 3.0 THE UNDERTAKING

### 3.1 Nature of the Undertaking

The proposed project involves the development of farm land for root crop production in the Humber Valley, Newfoundland and Labrador.

### 3.2 Purpose/Rationale/Need for the Undertaking

Availability of suitable farm land is one of the more critical challenges facing the agriculture industry. Recently, the Provincial Government has identified that there has been no significant changes to the agronomic and business practices of the vegetable sector in NL in the last 20 years

and that wholesalers are finding it difficult to purchase direct from individual producers and finding a consistent supply of quality products here in the province. The undertaking contains suitable land that could be utilized on the west coast. Once appropriate approvals are given, Pasadena Equipment Services Ltd. is looking to utilize this land in order to make our province more self-reliant and all root crops will be exclusively local supply. The specific location of the land is located in the Humber Valley and runs adjacent to the Humber River. Please refer to Figure One. A Request for proposal and Detailed Farm Plan has been submitted and Approved by the Department of Fisheries and Land Resources – Agrifoods.

## 4.0 DESCRIPTION OF THE UNDERTAKING

### 4.1 Geographic Location

The proposed project is located in the Humber Valley on the West Coast of Newfoundland and Labrador. It is adjacent to Pasadena Equipment Services current farm. Please refer to Figure 1.

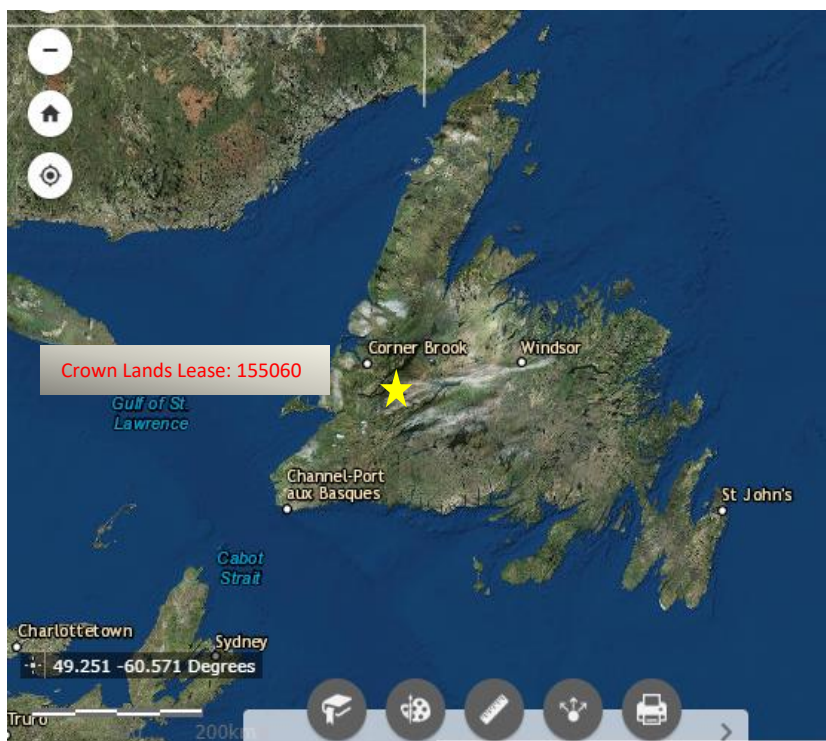


Figure 1: The undertaking is located on the West Coast of the Island



Figure 2: The undertaking (blue outline) is located in Humber Village, Newfoundland - Bounded by the Humber River, Farm land to the east (owned by the proponent) and crown land to the north and east



Figure 3: Map of the proposed area

## 4.2 Physical Features

The focus of this undertaking is the development of land for farming of suitable crops.

The undertaking lies southwest of the Humber Valley and covers a total area of 300 hectares (Please refer to Figures 4). A Forage Suitability map of this undertaking and the surrounding area has been prepared by the Department of Fisheries and Land Resources (please refer to Figure 5) highlights high quality mineral soils and unimproved organic soil. The land cover is a mix of Birch, Alders, Balsam Fir and Spruce. The Humber River runs adjacent to the undertaking but will have buffers in place to prevent any potential negative effects. All Environmental regulations will be carried out to protect the river and buffer zone regulations will be respected. This land has great potential for root crop production but will need to be drained first in order to make the ground productive. Please refer to section 4.3

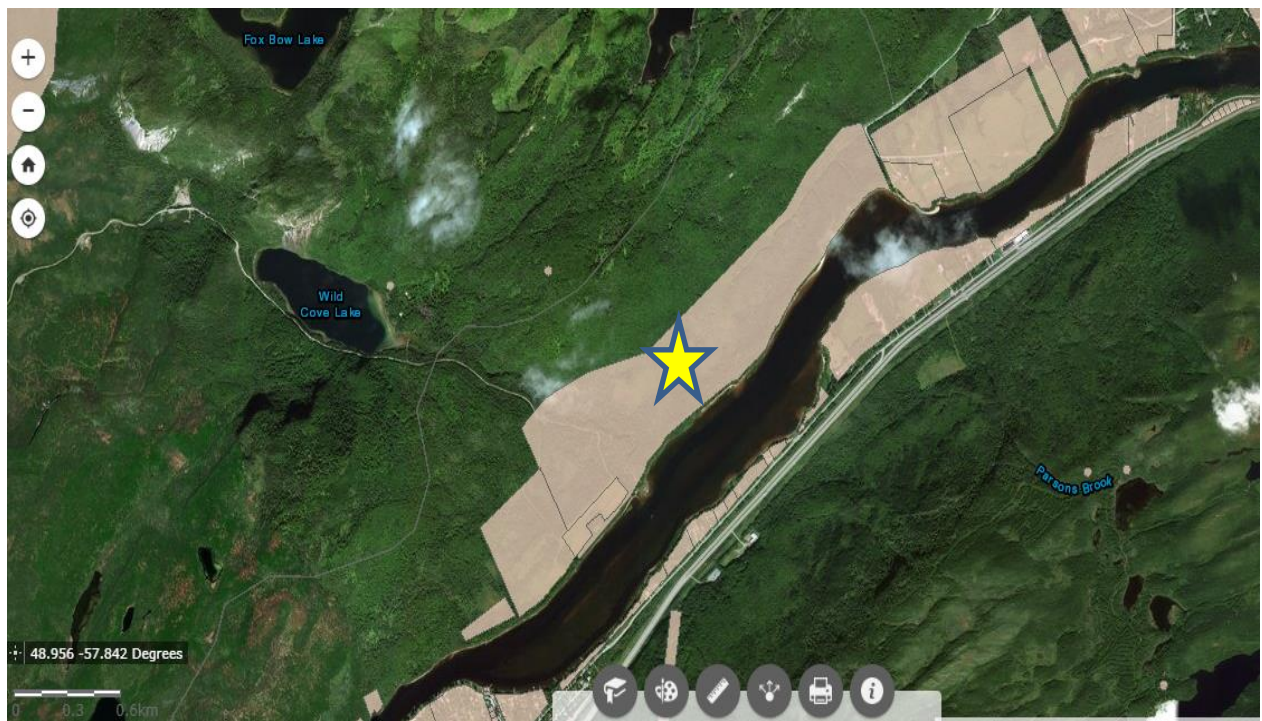


Figure 4: The location of the undertaking on the west coast of the Island

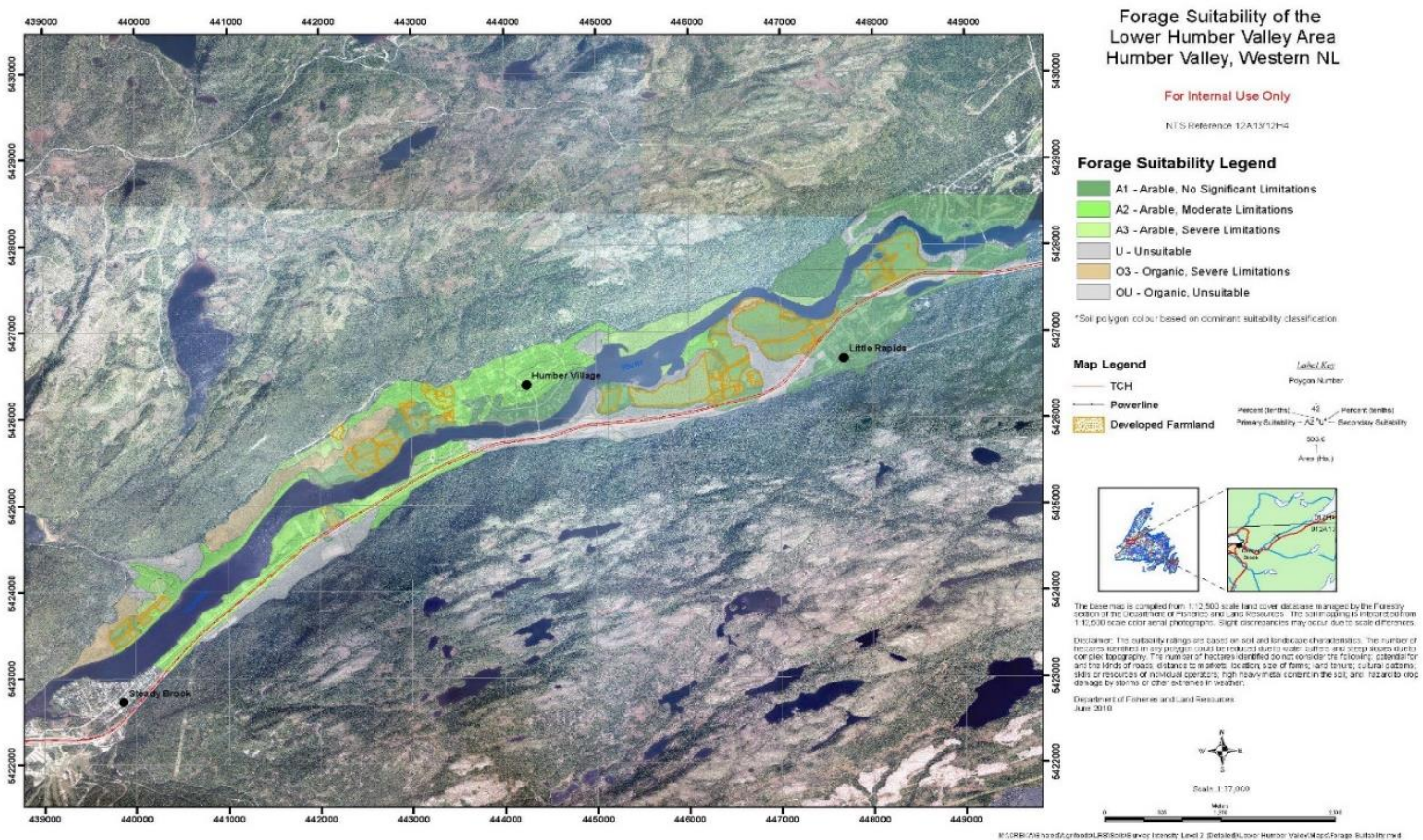


Figure 5: Suitability of the proposed area for Crops

### 4.3 Construction and Site Development

Currently, a majority of the soil quality on the proposed land is considered suitable for forage lands and unsuitable for the vegetable and cold crops we are proposing to plant (Please refer to Figure 5). It would be Pasadena Equipment Services plan to modify the lands to make it suitable by draining and ditching the area, often referred to as dewatering. This is because soils that are naturally poorly drained and have inadequate aeration are generally high in organic matter content. When such soils are artificially drained, they become very productive, as the high organic

matter content provides all the good qualities for growing vegetables. The main benefit is the creation of a deeper soil volume that is adequately aerated for growth of common crop plants. Prior to any dewatering the Water Resources Management Division and DFO will be consulted prior to any work undertaking to insure all Environmental Regulations are being met. Once proper approvals are given the plan would be to ditch the area, following best management practices given by the regulators. Once conditions are assess onsite the draining of the ditches will commence. This permanent ditching will not only rid the area of the excess water but leave the area with nutrient rich soils that would be in perfect condition for farming the traditional crops locally here in the province.

#### *4.3.1 Site Access*

Access to the site will be directly from Pasadena Equipment Services farm adjacent to the proposed land.

#### *4.4 Operation*

The established field will be harvested yearly. Regular maintenance will include application of limestone and fertilizer. The land has the capacity to provide up to 250 acres of arable land for these crops. The variety of crops being contemplated will enable crop rotation practices that ensure up to 250 acres of production per year. In addition, land base currently owned by Pasadena Equipment Services in Humber Village that is producing forages, will be rotated into vegetable production as the need arises

Work will begin immediately spring 2019 starting with the clearing of the land. This should take approximately 3 months. Prior to any clearing all operating and cutting permits will be obtained and if there is any merchantable timber on the land, Pasadena Equipment Services operates a firewood processing facility which would process the timber to be sold as firewood to the local market. Once sufficient clearing is completed, Pasadena Equipment Services will begin the ditching of the land and development of the access road in spring/summer 2019. When this work begins, if it is necessary, tile drainage will be used to insure proper drainage. Pasadena Equipment



Services expects to develop approximately 100 acres in the first year, followed by 40/50 acres a year for a five year plan.

#### *4.5 Potential Sources of Pollution during Operation*

During the operation period, Pasadena Equipment Services will continue to follow the recommendations in the Agriculture guidelines to prevent surface water pollution and mitigate surface runoff from entering the adjacent river:

- Land will not be cleared within 50 meters of surface water and vegetated buffers will be maintained
- Provide proper transport and storage of substances harmful to fish
- Refueling and maintenance of equipment to be performed on level ground and at least 100 meters from any surface water
- Emergency spill kits will be kept on site to be available as required

Operations of this undertaking will follow the Environmental Guidelines for Livestock Producers, the Environmental Protection Act, 2002 and the Environmental Assessment Regulations. During operation, we will not be altering any water bodies or drilling any wells, Pasadena Equipment Services will not require the use of river water in this undertaking

#### *4.6 Potential Resource Conflicts during Operation*

Resource conflicts are not expected. The farmland is visible from the TCH but is directly adjacent to Pasadena Equipment's current farm land which is also visible and has experienced no conflicts at the present time.

#### *4.7 Occupations*

Site preparation and operations for the proposed farm development will include the following occupations, classified as per *National Occupational Classification, 2006*, and equipment.

Development Phase

Superintendent (0711)

Heavy Equipment Operators (7521)

Operations Phase

Farm Manager (0821)

General Farm Worker (8431)

*4.8 Project Related Documents*

There are no project related documents.

**5.0 APPROVAL OF THE UNDERTAKING**

<b>Approval Required</b>	<b>Issuing Authority</b>
Agriculture Crown Land Report (Farm Plan)	Department of Fisheries and Land Resources
Crown Lands Lease	Department of Fisheries and Land Resources
Cutting Permit	Department of Fisheries and Land Resources – Forestry
Permit to Alter Body of Water – if required	Department of MAE – Water Resources
DFO Self- Assessment – Project Review – If required	Department of Fisheries and Oceans
Pollution Prevention Division	Department of MAE

**6.0 SCHEDULE**

The earliest start date of this undertaking is spring of 2019, as soon as approval are given and will continue until late fall. This undertaking will require 5 years to complete.

Summary

Registration Document Submission  
 Government Review and Decision  
 Construction/Operations

February 18, 2019  
 April 2019  
 Spring 2019

## **7.0 FUNDING**

The funding for this project will be provided entirely by Pasadena Equipment Services Inc.

## **8.0 SUBMISSION**

February, 18<sup>th</sup>, 2019

Date

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*Name: Brian R. Johnson*

*Position: President/ Owner, Pasadena Equipment Services*