

NAME OF UNDERTAKING: **Agricultural Land Development
Cormack**

PROPONENT:

- i. Name of Corporate Body: Larch Grove Farms Inc.
- ii. Address: 405 Veteran's Drive
 Cormack, NL.
 A8A 2R7
- iii. Chief Executive Officer:

Name: Ian Richardson
Official Title: Owner
Address: Same as Above
Telephone No.: (709) 635-7145

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

Name: Ian Richardson
Official Title: Owner
Address: Same as Above
Telephone No.: (709) 636-1270

THE UNDERTAKING:

- i. Nature of the Undertaking: This project involves the development of approximately 150 acres for forage production within a 237 acre Crown land agricultural lease.
- ii. Purpose/Rationale/Need for the Undertaking: This project aims to increase the productive land base of Larch Grove 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 10.7 km northeast of Route 430 and 1.7 km. northwest of Route 422 within the community of Cormack. 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. There has been a history of commercial wood cutting in the area which has now regenerated. A detailed soils assessment of the area indicates that approximately 150 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 Larch Grove Farms. The parcel of land is divided by former haul road for wood extraction. This road will become a 20 meter road reservation and a public right-of-way for access to the back country for traditional uses such as fishing, hunting and wood cutting etc. This road reservation to be surveyed out of the leased area. Land clearing and development will take place during the normal construction season (late spring to early fall) and it is anticipated that all arable land will be developed over a five to seven year period.

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 such as *Roundup*. All herbicides are approved for agricultural use and are applied by a licensed applicator.

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.

v. **Occupations:**

Development Phase:

- (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
 Detailed Location 1:9000 photo-image.

APPROVAL OF THE UNDERTAKING:

1. Crown Lands Lease – Fisheries, Forestry and Agriculture
2. Approval of submission to Environmental Assessment – Department of Environment and Conservation.
3. Pesticide Applicators License – Department of Environment and Conservation.
4. Cutting permit – Fisheries, Forestry and Agriculture

SCHEDULE:

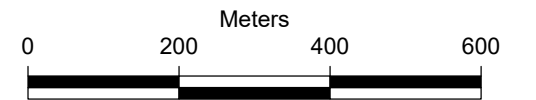
Development of fields to begin in the summer of 2022 when site conditions are dry enough. Land Development will take place over approximately five to seven years during the normal construction season (May 1st to November 15th) for the Cormack area.

Date: July 5th 2021 Signature of the Chief Executive Officer: 

**Crown Land Application
157430 - Larch Grove Farm
Cormack, NL**



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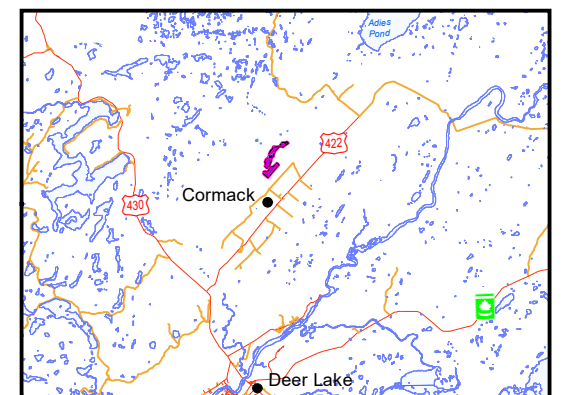


Legend

- Expansion
- Issued Title 148769
- Unavailable
- Streams
- Water

Designed for Illustrative Purposes ONLY.

Location Map



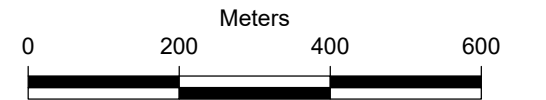
Department of Fisheries, Forestry and Agriculture
Agriculture and Lands Branch
Land Management Division
July, 2021



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157430 - Larch Grove Farm
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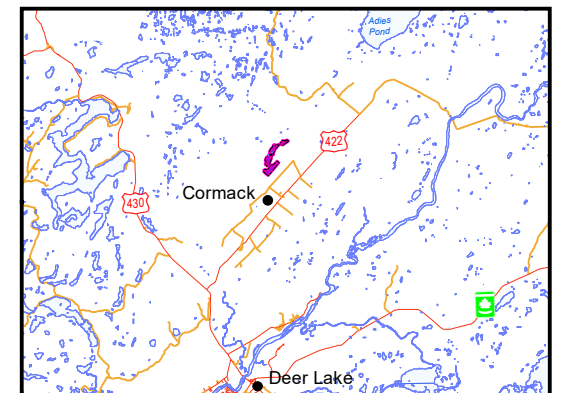


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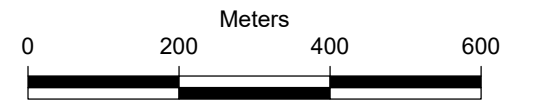
Department of Fisheries, Forestry and Agriculture
Agriculture and Lands Branch
Land Management Division
January, 2021



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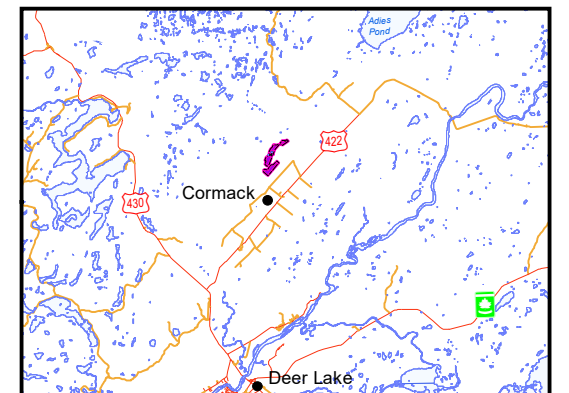


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Location Map



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