

Minister of Environment, Climate Change and Municipalities
PO Box 8700
St. John's NL A1B 4J6
Attention: Director of Environmental Assessment

Submission for the Environmental Assessment Registration document for the Crown land Application 157256

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NAME OF UNDERTAKING

Apple Orchard

PROPONENT

(i) Name of Corporate Body: Briarside Affair Limited

(ii) Address: 2 Herald Avenue, Corner Brook, NL, A2H 4B5

(iii) Chief Executive Officer:

Name: Dr. Michael Tipple

Official Title: President

Address: 2 Herald Avenue, Corner Brook, NL, A2H 4B5

Telephone No: 1-709-634-3537

Email address: humbervalleyvet@hotmail.com

(iv) Principal Contact Person for purposes of environmental assessment:

Name: Dennis Mahoney

Official Title: Manager

Address: 2 Herald Avenue, Corner Brook, NL, A2H 4B5

Telephone No: 1-709-638-1933

Email address: humbervalleyvet@hotmail.com

THE UNDERTAKING

(i) Name of the Undertaking:

Apple Orchard

Purpose/Rationale/Need for
the Undertaking:

The purpose of this project is to lease a parcel of crown land to facilitate agriculture farm use development of an apple orchard. It is located in the Humber Valley region, more specifically within the west extension of Humber Village.

DESCRIPTION OF THE UNDERTAKING

(i) Geographical Location:

Proposed site is located in an area noted as “extension of Humber Village” on the west coast. Please refer to **Appendix 1** for the survey/picture of the land. The crown land is west and adjacent to the applicants property (outlined in red), south of and adjacent to Bowater road. The only access to this property is via Bowater road (which is shared with applicant and one other home owner, the other home owner is located at the end of Bowater road). The property is south and adjacent to Bowater Road, and is accessible anywhere along the road. The property has one neighbor along the south west border. The nearest body of water to is the Humber River which is approximately 100 meters south, however, there is no direct access to the Humber River from this property. Increased traffic to the proposed site or within Humber Village is not projected. **Appendix 2:** proposed apple orchard is shaded in blue and is approximately 200+ meters from neighboring occupied property (solid blue line indicating distance), applicants property is outlined in yellow.

(ii) Physical Features:

The proposed property is approximately 4.22 hectares (south facing) which is treed with mature forest, composed of a mixture of evergreens and deciduous trees. The property is 90% flat with about 10% of it having a gentle slope. The soil on this parcel of land is dry as Bowater road is ditched, the ditch is to the North of the road. Bowater Road is on the same gradient as the property. Transient wildlife would include moose and rabbits.

(iii) Construction:

Land prepping would commence immediately, allowing for tree plantation Spring 2022. All existing trees will be cut and removed from site via a hired contractor (Johnsons Construction Limited). Applicant will use all cut trees for personal use as fire wood. Any greenery and branches will be mulched and go back into the soil as organic matter. We do not intend to use any herbicides, pesticides or fertilizers on this site. We are working towards achieving an organic orchard certification. There will be no resource conflicts as Johnson’s is contracted to provide the necessary services to complete the work. In addition to a contracted company, we will be also providing our own personal equipment throughout this project. There are no expected buildings required for this project, if so would only consist of a shed like building for holding supplies. The property will be fenced with a wood fence (cedar posts) to prevent moose from damaging the farming activity.

(iv) Operation:

Five varieties of semi-dwarf rootstock trees (Liberty, Crimson Crisp, Nova Mac, Williams Pride and MacFree) have been chosen because of their properties. These species of trees are hardy and mature to a height of 10 to 12 feet versus traditional apple trees reaching a height of 15 plus feet. Trees will be planted 3m (9 feet) apart within the rows and 4m (13 feet) between rows. This will provide a well spaced orchard with enough room to walk between rows of trees without breaking off branches. The orchard will be environmentally friendly. Organic waste products (tree branches, leaves, apples) will be mulched and go onto the soil for nutrient content enrichment. We are anticipating a temporary irrigation need while the trees are young whips and maturing. The water for our temporary needs will be taken from our personal water source (well) on our property. Quantity of water needed will be dependent on weather influences. Sustainability for this orchard is one of our main objectives, we are projecting at year five to be 100% sustainable. Local bee hives, will be aiding in pollination. Please note, this operation is not dependent on their bees or vice versa. We are not expecting this orchard to negatively impact local residents or adjacent properties.

(v) Occupations:

Construction work will be completed by Johnsons Construction Limited. Dr. Tipple and Mr Mahoney will be involved in prepping the leased property and harvesting of the produce.

(vi) Project Related Documents:

Environmental assessment will be conducted of the site.

APPROVAL OF THE UNDERTAKING

Approval of undertaking is in review with the province now, various departments (crown lands, natural resources) and so far, with no objections. We have met all requirements. No additional main permits or licenses required.

SCHEDULE

Once the crown land has been granted work will begin immediately. Reasoning for our selected timeframe is that land needs to be prepped to allow for the planting of the apple trees in the spring of 2022.

FUNDING

The company is not dependent on external funding for this project to move forward.

March 19, 2021

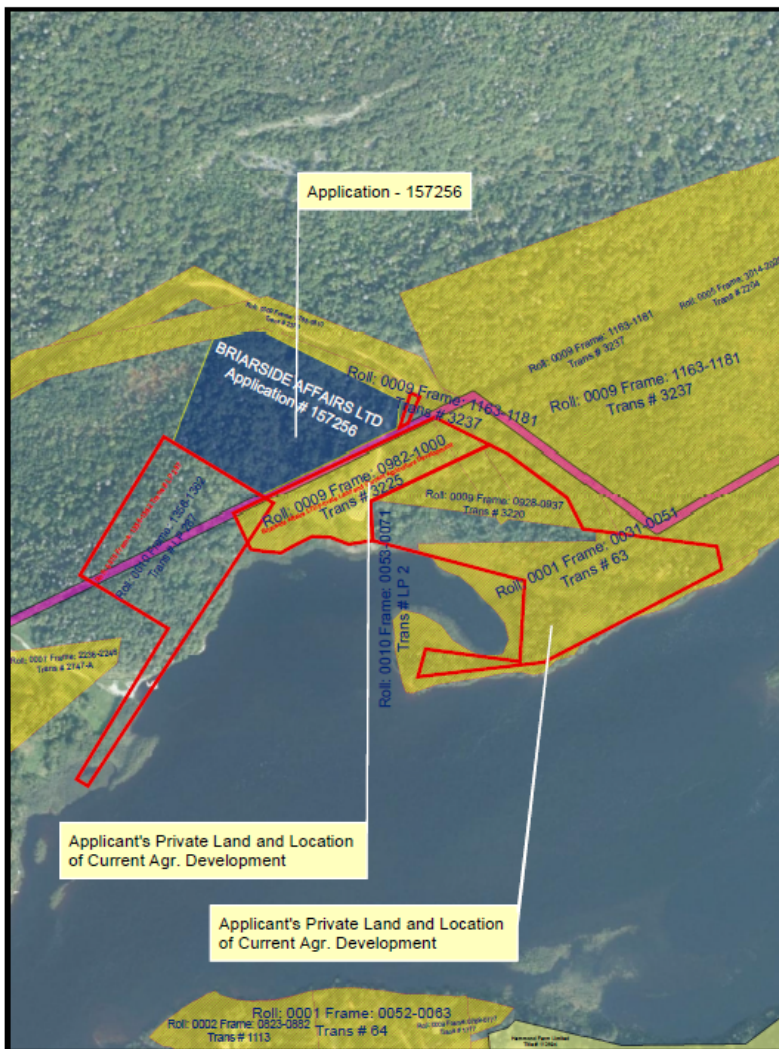
Date



Signature of Chief Executive Officer

APPENDIX 1

Government of Newfoundland & Labrador Department of Fisheries, Forestry & Agriculture



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca.

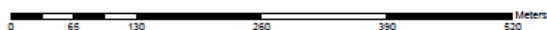
Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For Inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at CrownLandsInfo@gov.nl.ca. Or visit the nearest Regional Lands Office; http://www.flr.gov.nl.ca/department/contact_land.html



Crown Lands Administration Division



Scale 1:5,000
Date: 11/24/2020

Appendix 2



Appendix 3

**Government of Newfoundland and Labrador
Department of Fisheries, Forestry and Agriculture
Crown Lands Administration Division**



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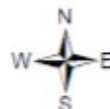
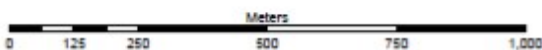
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For general inquiries please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at: CrownLandsInfo@gov.nl.ca.

Or book an appointment to speak with a regional Crown Lands representative at: <https://www.gov.nl.ca/ffa/lands/appointments/>



Scale
1:12,500

Date: 3/1/2021