

Environmental Assessment Registration

Agricultural Land Development
Strawberry Farm
East of Matthews Pond (Lethbridge)

Submitted by: Bayview Gardens
November 30, 2022

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

NAME OF UNDERTAKING: Agricultural Land Development, East of Matthew's Pond (Lethbridge)

PROPONENT:

- i. Name of Corporate Body: Bayview Gardens
- ii. Address: 4 Bayview Place, PO Box 333, Lethbridge, NL A0C1V0
- iii. Chief Executive Officer:

Name: Jakob Penner
Official Title: Owner
Address: Same as Above
Telephone No. (709) 766-5069

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

Name: Jakob Penner
Official Title: Owner
Address: Same as Above
Telephone No: (709) 766-5069

THE UNDERTAKING:

- i. Name of the Undertaking: This project involves the development of approximately 20 acres of strawberry production within the Crown Land Agriculture lease number [159427](#).
- ii. Purpose/Rationale/Need for the Undertaking: The project aims to increase the productive land base of strawberries and gives the farm a large stable area to grow for the future which will allow the farm to expand its strawberry operation, straw production for strawberry covering for frost protection and possible area to build a Storage Shed.

DESCRIPTION OF THE UNDERTAKING:

- i. **Geographical Location:** The general location of the project is bounded North by Double "A" Dairy Farm Inc. Title #65739 West by 1200 ft above Matthews Pond and South and East by Crown Lands. It is located about 8km down Lethbridge Fire Road east of Lethbridge, NL.
- ii. **The Development:** The development of strawberry fields will require the use of heavy equipment for the removing of trees, stumps, and stones, rock raking, rock picking, and

planting of crops. The crops will include strawberries, cover crops like rye, grasses, and cereals for both grains and straw production as well as rotational crops like pumpkins and vegetables.

In the future, all soils within the agricultural lease that have arable soils will be developed for the crops mentioned above. Areas that are not accessible or farmable due to rock, bog, peat moss, or other wetlands will be left in their natural state. Any wetlands and waterbodies will be left undisturbed and naturally vegetated within a minimum of 30 meters.

The topography of the area has gently sloping areas with some rocky deposits and wetlands. According to the maps, there are some rocky areas and grey areas throughout the farmland. As mentioned above, anything unsuitable for farm use will remain in its natural state. The 30 m, naturally vegetated buffer will be maintained for all ponds, brooks, and other wet areas.

- iii. **Construction:** The land development will begin when the lease has been approved, survey has been completed and the title has been issued. There is an existing public road on the west end of the property, making it easily accessible. All areas unsuitable to farming will be left in their natural state. The land development will start in the normal construction season from spring until early fall. The 15 to 20 acres for strawberry production are expected to be cleared and enhanced in the next 3–5-year period. The remainder of the farmable land will be cleared and enhanced as the need arises. To date, the Crown land application process has not identified any potential resource conflicts.

The use of heavy equipment and chainsaws etc. is potentially a source of pollution with fumes and fuel spills being a risk. Care will be exercised to prevent contamination by having spill kits on hand and always refueling well away from waterbodies. All work will be completed under the Environmental Farm Practice Guidelines for Fruit and Vegetable farming as well as the conditions set out in the lease document. The parcel applied for is being processed through the normal crown land procedure and all government departments will have the opportunity to identify land use conflicts.

There are no potential causes of resource conflicts identified.

- iv. **Operation:** All farmable land will be cleared and will be put in production for the life of the farm. This will include regular addition of soil amendments such as fertilizer and Limestone as well as necessary pesticides and herbicides. In the foreseeable future, there may be need of erecting a shed for storing equipment, pesticides and herbicides, and fertilizer. Also, a small lunch shack or cabin may be constructed later. The buildings will be wooden structures on land that is not otherwise as suitable for farming. All construction operations will be conducted at least 30 meters from any waterbodies or wetlands. Any future buildings will be situated to maintain the best possible production of the strawberry operation and all decisions will be in the best interest for the future of the farm.

Harvesting will be done by hand-picking or heavy equipment, depending on the crop. All products will be sold as u-pick or else hauled to and sold from the main farm site at Bayview Gardens. There is a public access road to the u-pick site and suitable parking will be provided for the pickers. All projects and operations will be completed in accordance with the Environmental Farm Practice Guidelines for Fruit and Vegetable Producers (see link below) as well as the development guidelines in accordance to the lease document to make sure there will be no impacts on the surrounding area. For example, all pesticide and herbicide spraying and mixing will be done at least 30 meters from all waterbodies. Chemical spraying will be done on days or times of the day with little or no wind to prevent drifting.

<https://www.gov.nl.ca/ffa/files/agrifoods-land-envseries-pdf-fs-horticulture.pdf>

v. **Occupations:**

The farm will be using the following National Occupation Codes (NOC) from the NOC 2016 version.

Development Phase:

- (1) Heavy Equipment Operator (7521) Seasonal until fields are developed.
- (2) Mechanic (7312) Seasonal until fields are developed.

Production Phase:

The Farm Manager is already employed as well as most of the general farm workers. Need may arise for more to be hired in the future.

- (1) Farm Manager (0827) Permanent
- (2) General Farm Workers (8431) Permanent

APPROVAL OF THE UNDERTAKING:

1. Crown Lands Lease Application E-- 159427 – Fisheries, Forestry and Agriculture
2. Approval of submission to Environmental Assessment— Department of Environment and Climate Change.
3. Pesticide Applicators license No. 4823 – Department of Environment and Climate Change.
4. Cutting Permit—Fisheries, Forestry and Agriculture.

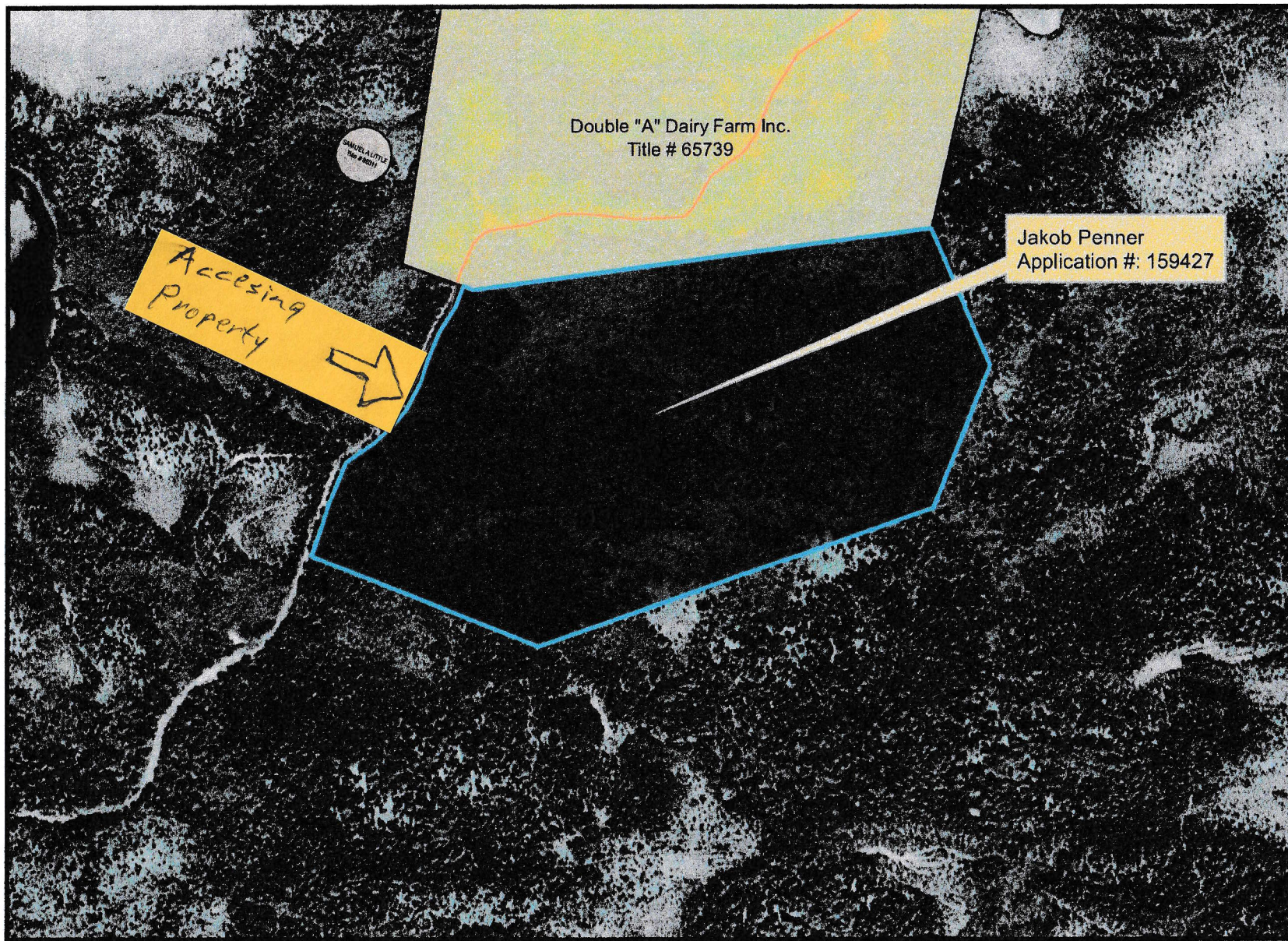
SCHEDULE:

Survey of Land to take place late spring of 2023 when conditions are dry enough to maneuver the land by foot. Start Land Development as soon as possible after title deed is received and the go ahead is given. At earliest summer of 2023 or late spring of 2024. Development of the 15 to 20 acres to take place over the next 3-5 years as a top priority project for Bayview Gardens.

Date November 23 - 2022

Signature of Proponent/Chief Executive Officer 

Department of Fisheries, Forestry and Agriculture Crown Lands Division



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.

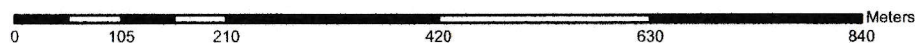
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Scale 1:7,500

Compiled on March 16, 2022



Jakob Penner-Lethbridge Veg & Strawberries-2022

Soil Classification & Interpretation: Shawn Howlett, Soil Specialist
 Digital Cartography: Jamie Hardy, Soil Technician

NTS Reference 02C05

GCS_North_American_1983
 Transverse Mercator

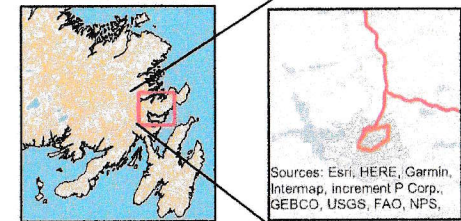
Department of Fisheries, Forestry and Agriculture
 Agriculture and Lands Branch
 Agricultural Land
 February 17, 2022



*Soil polygon colour based on dominant suitability classification.
Conversion Factor: 1ha = 2.47ac

Scale 1:5000
 Project Number

Map Unit Name: 25
 Polygon (Outline)
 Primary Soil: 25 U⁰ U⁰ - Ecotone (Contour)
 2500
 1:5000

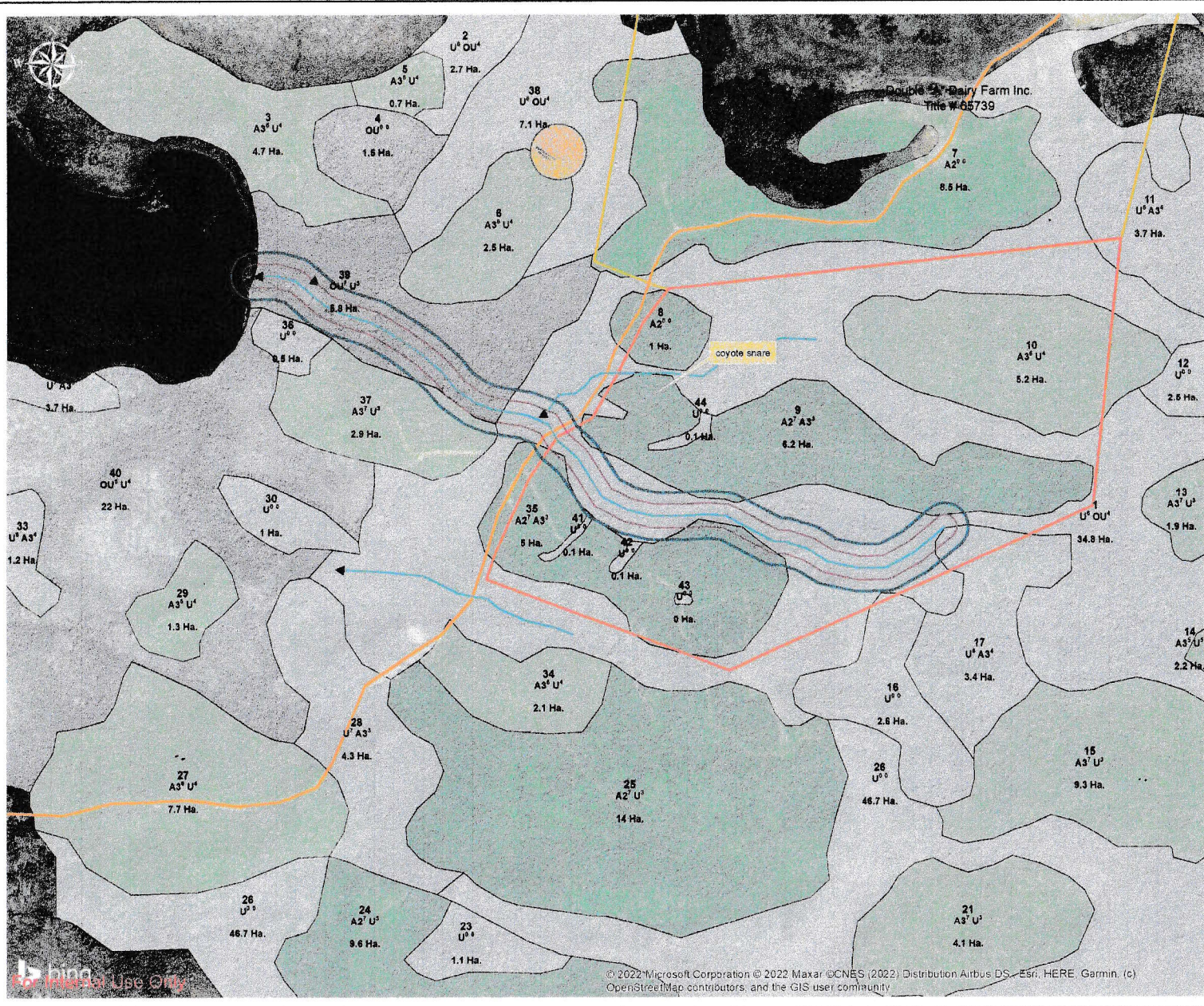
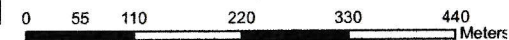


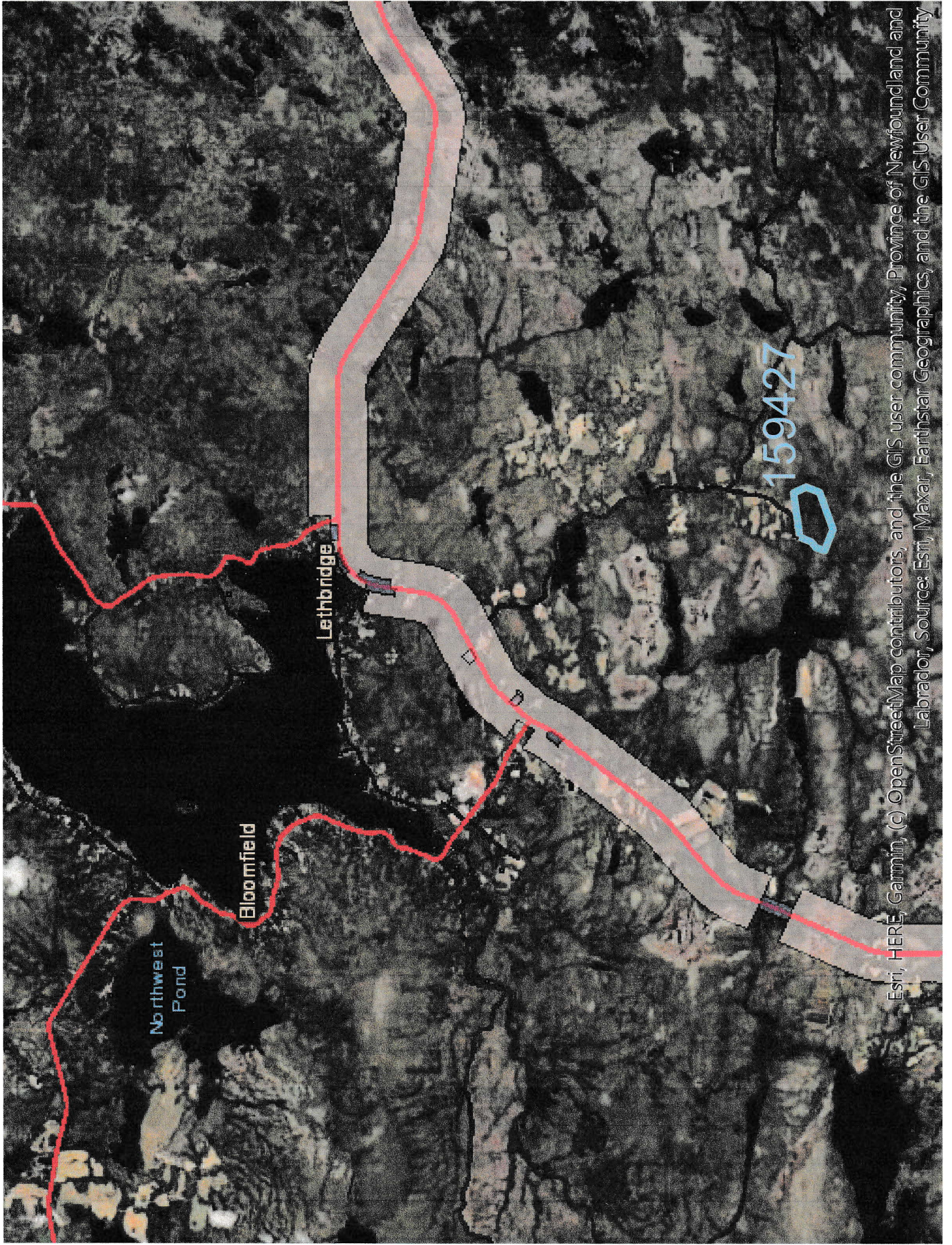
The base mapping is compiled from the 1:12,500 scale land cover database managed by the Forestry Branch, Department of Natural Resources. The soil mapping is interpreted from 1:12,500 scale aerial photographs. Slight discrepancies may occur due to scale differences.

Disclaimer: The suitability ratings are based on soil and landscape characteristics. The number of hectares identified in any polygon could be reduced due to water buffers and steep slopes due to complex topography. The number of hectares identified do not consider the following: potential for and the kinds of roads; distance to markets; location, size of farms; land tenure; cultural patterns; skills or resources of individual operators; high heavy metal content in the soil; and hazard to crop damage by storms or other extremes in weather.

Soils occur in intricate patterns therefore their properties and distribution must be generalized in order to map them. Each soil code in a map label represents a set of detailed physical and chemical parameters that describe a range of characteristics for that soil. For mapping purposes, each soil polygon can be labeled as a single soil (>80% comprised of the dominant soil) or a complex with two soils (Dominant > 50% and Significant < 50%). It is an acceptable mapping procedure to make allowance for up to 20% of an inclusion. This is a soil or soils that make up a minor component of a soil polygon and do not occur in a large enough percentage to map. Soils map to be updated as more information becomes available.

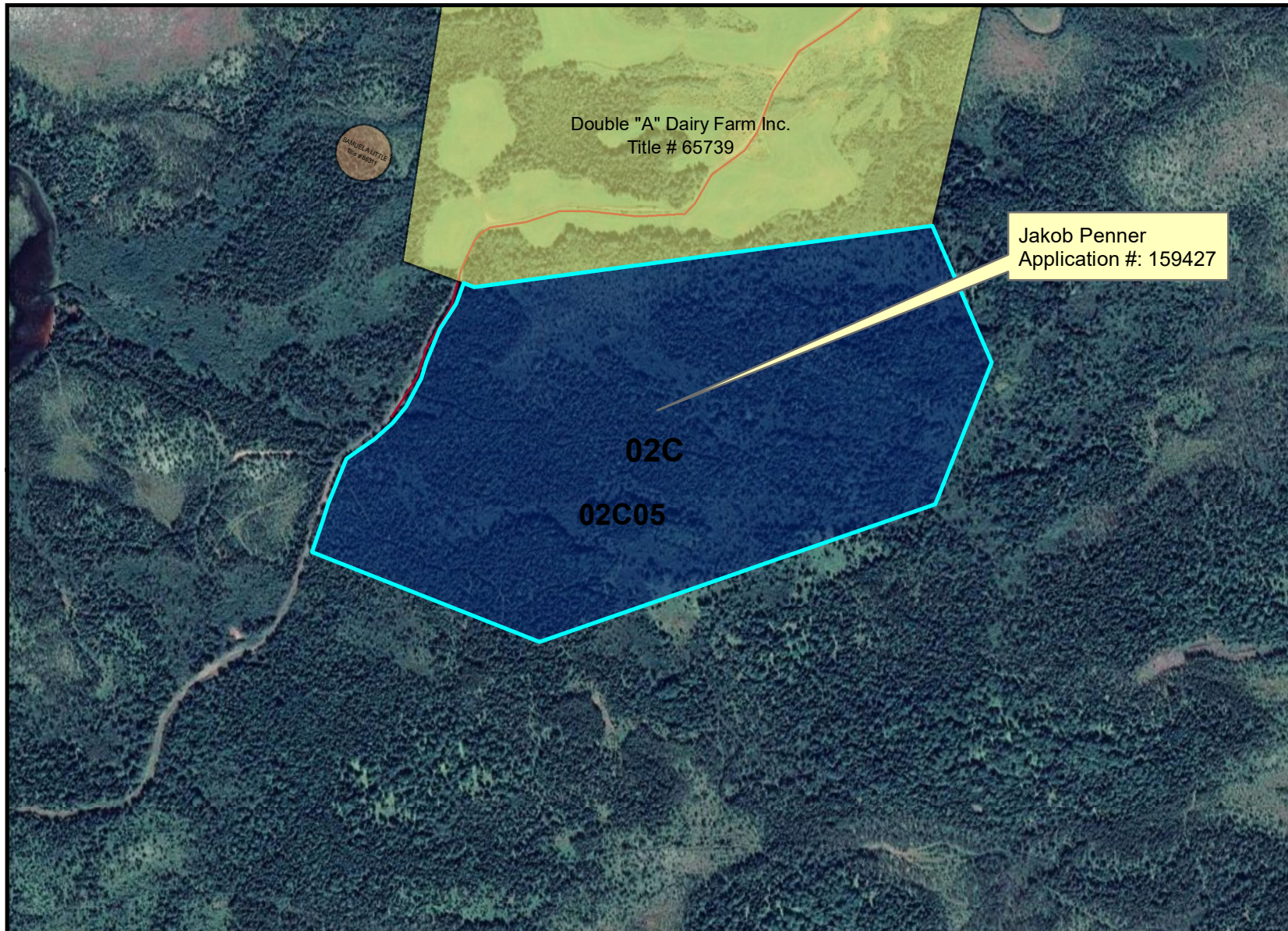
1:5,000





Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Province of Newfoundland and Labrador, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Department of Fisheries, Forestry and Agriculture Crown Lands Division



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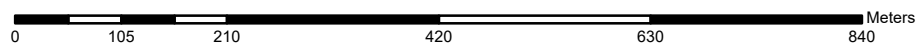
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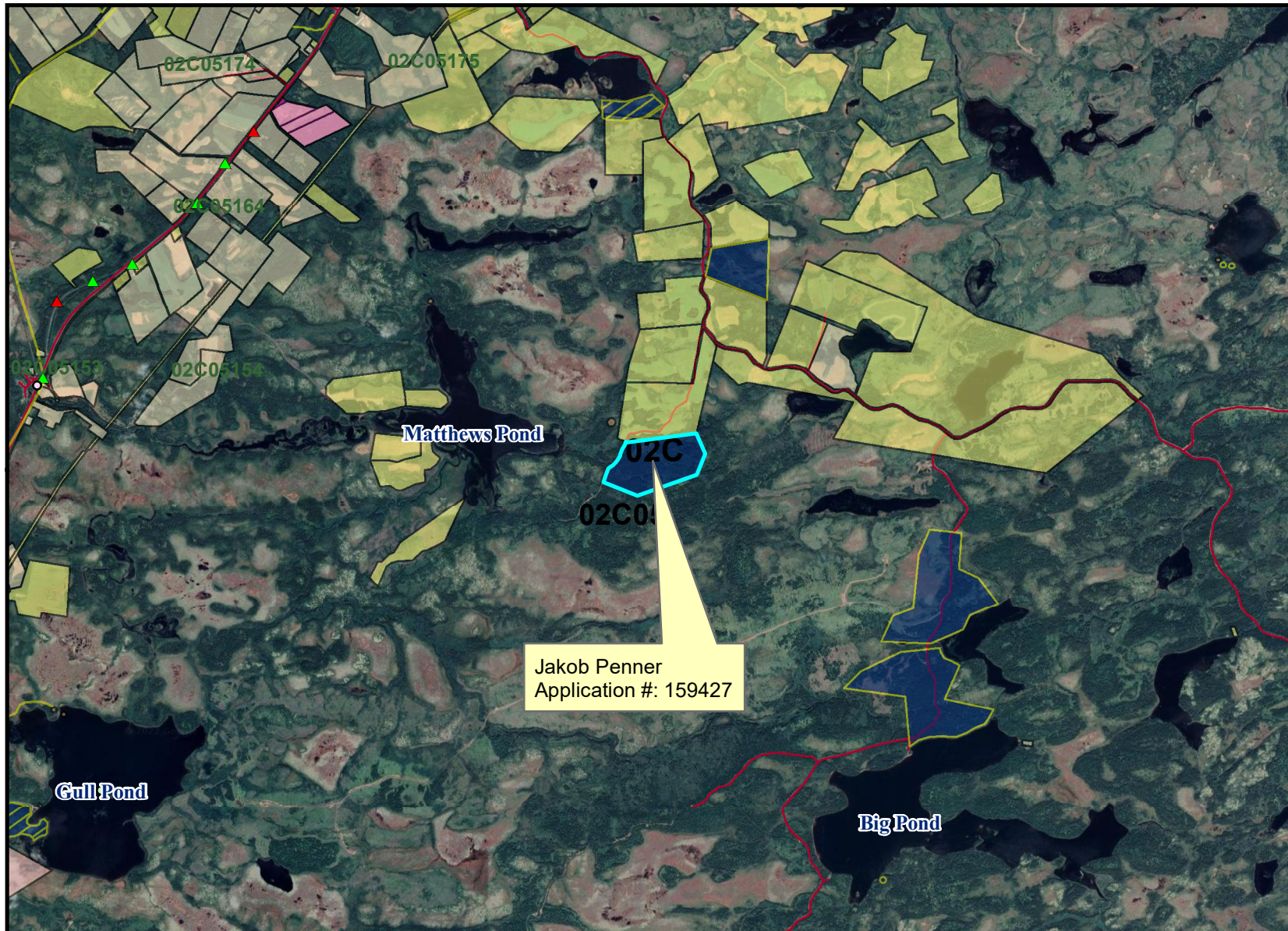
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