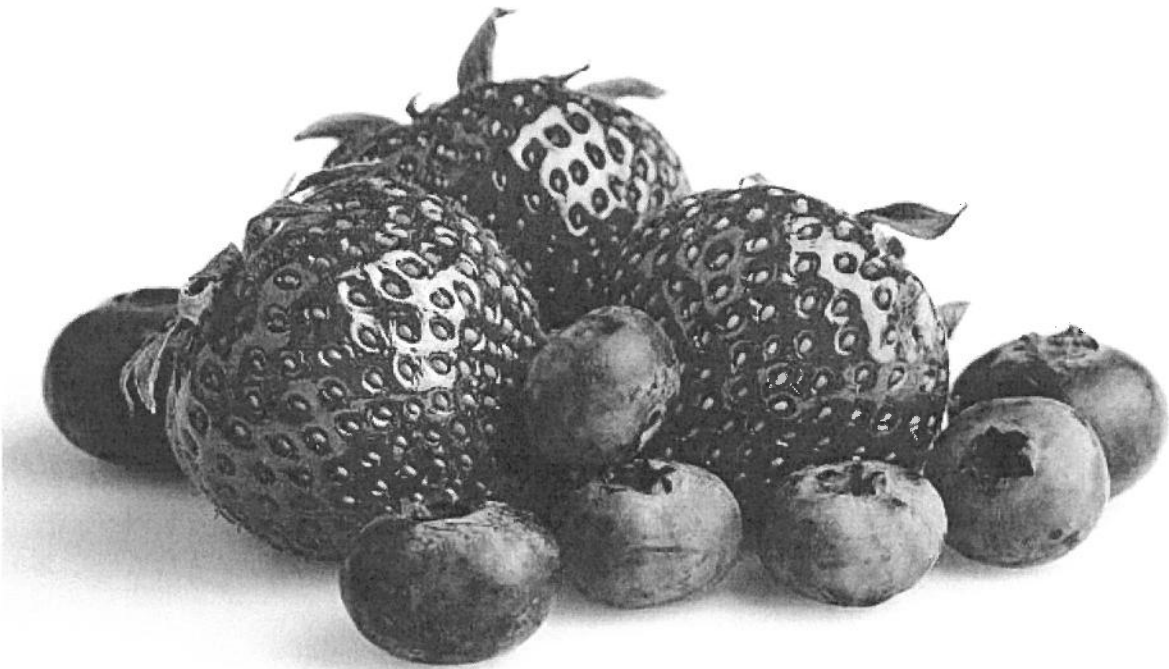


Environmental Assessment 2024

Craig Waterman
Operator



Minister of Environment and Climate Change

ATT: Director of Environmental Assessment

Purpose: Agriculture

Location: Between Gander and Appleton

NAME OF UNDERTAKING: Country Ridge Farm – Agricultural Land Development

PROPONENT: Craig Waterman

- i.Name of Corporate Body: Country Ridge Farm
- ii.Craig Waterman
Official Title: Operator
- iii.Principal Contact Person for purposes of environmental assessment:

Craig Waterman – Operator



(709) 771-0276

Dozerman70@outlook.com

THE UNDERTAKING:

- i.Name of the Undertaking: Country Ridge Farm – this project involves the development of approximately 92 hectares for berry production within the crown lands agriculture application number 162311.
- ii.Purpose/Rationale/Need for the Undertaking: To develop the land for farming purposes of blueberries, strawberries, and raspberries.

DESCRIPTION OF THE UNDERTAKING:

i.Geographical Location:

- This proposed land is between Gander and Appleton off the Trans Canada Highway. As per attached photos, you can identify the site's location and its boundaries. The proposed land is approximately 10 kilometers from Gander and as well as Appleton in Central Newfoundland.

ii.Physical Features:

- The undertaking is currently undeveloped with mostly forested land. There are transmission lines that run through the undertaking as outlined on the drawings attached. The Trans Canada Highway runs through the undertaking as well.
- The development of this land will include leaving approximately 30% of the undertaking for a wind break for our crops. This will leave 70% of this land will be developed for our crops, which will require the removal of all

vegetation, stumps and leveling and we will also be adding soil, compost, and fertilizer for planting crops.

- The physical area is undeveloped with a brook running along the edge of the undertaking on the west side. The undertaking is a mix of birch, fir, and spruce trees. There is also a body of water on the tip of the north side of the undertaking. There is common wildlife in the area, such as moose, foxes, squirrels, rabbits, etc.
- The size of the area of the undertaking is approximately 92 hectares.

iii. Construction:

- The land development will begin when the lease has been approved, a survey has been completed and a title has been issued. Any areas unsuitable for farming will be left in their natural state.
 - The approximately total construction of the undertaking is 5 years. We plan to have all the land cleared, developed and ready for crops. This will be a process for each year to be in a position to have crops every year and expand yearly as we grow.
 - Year 1 – Plan to start after land is secured. 40% of the land will be prepared. This will involve removing trees, removing rocks, land levelling where needed. We will be keeping 30% of the trees for wind breaks. We will also be constructing a greenhouse measuring 15' x 60' to start plants inside.
 - Year 2 – To develop 60% of the land by removal of the remaining trees, rocks and land levelling while keeping 30% of trees for wind breaks. The first 40% will be in partial production.
 - Year 3 – All fields will be planted and in partial production of strawberries, raspberries, and blueberries. This will generate approximately 5 seasonal positions.
 - Year 4 – In the 4th year, 75% of the farm will be in production. Blueberries, strawberries, and raspberries will be available for picking and distribution.
 - Year 5 – 100% of the farm will be in full production. This will create work for 5-10 seasonal employees.
 - The proposed date of the first physical construction will be immediately after approval of the undertaking. This will be when the land is secured, and all the necessary permits are issued and approvals from all departments.
 - The potential sources of pollutants during the construction will be airborne emissions from agricultural equipment. Equipment use also comes with a risk of oil/gas leaks. We will have spill kits on site, clean up and dispose of the contaminant materials as per the environmental guidelines. We will also be re-fueling well away from any body of water.

- There are no potential conflicts or concerns that we are aware of. There is a transmission line running through the property, we will follow all easements required by NL hydro.

iv.Operation:

- The undertaking will operate as farmland that will produce blueberries, strawberries, raspberries for berry production. There will also be a market on site in the foreseeable future. Also, a storage shed to be constructed in the future. The buildings will be wooden structures that is not suitable for farming and will be at least 30 meters away from any waterbodies or wetlands.
- This will be a permanent facility, anticipating it to grow and expand yearly.
- The potential pollutants during operation will be a farm tractor that will produce airborne emissions. We will be using water pumps and fertilizers for the crops following the agricultural guidelines to keep ground healthy as required. There will not be any solid waste materials used.
- We do not anticipate any potential causes of resource conflicts, or any adverse environmental effect on receptor and resource land use. We will be applying fertilizers in the proper amount and at the right time of year. With the right method, we can prevent fertilizer reaching a body of water by creating a buffer zone of 30 meters. This will be our prevention of environmental runoff during use. We will also be using compost instead of chemical fertilizer.
- All projects and operations will be completed in accordance with the Environmental Farm Practice Guidelines for Fruit and Vegetable Producers which can be found at [Environmental Guidelines for Horticultural Producers \(gov.nl.ca\)](http://www.gov.nl.ca)

v.Occupations:

- We estimate 5 laborers' positions will be required for developing the land and construction. The expected durations will be seasonal until fully developed and constructed. We estimate 3 laborers are required for operations and as we harvest, we will require an additional 4 laborers. The expected durations will be seasonal permanent.
- There will not be any hazardous occupations.
- We believe in employment equity. We believe in diversity in the workplace. We will be open to hiring the best people suited for the position. The farm will be using the following National Occupation Codes (NOC)
 1. Heavy Equipment Operator (7521) Seasonal until fields are developed

2. Farm Machinery Operator (8412)
3. Farm Manager (0827)
4. General Farm Workers (8431)

vi. Project Related Documents:

- This is a new development and no documents have been generated yet.
- No reports are available as the proponent is a new development that is pending approval.

APPROVAL OF THE UNDERTAKING:

Authorizations required for the undertaking as follows:

1. Crown Lands Lease Application 162311 – Fisheries, Forestry and Agriculture
2. Approval of submission to Environmental Assessment – Department of Environmental and Climate Change.
3. Cutting Permit – Fisheries, Forestry and Agriculture

SCHEDULE:

Project will commence once land is secured, and proper permits are acquired.

CAPITAL COST AND FUNDING:

Our estimated capital cost of the undertaking is \$500,000. We will be applying for grants and loans from the federal and provincial government agencies upon approval of the undertaking.

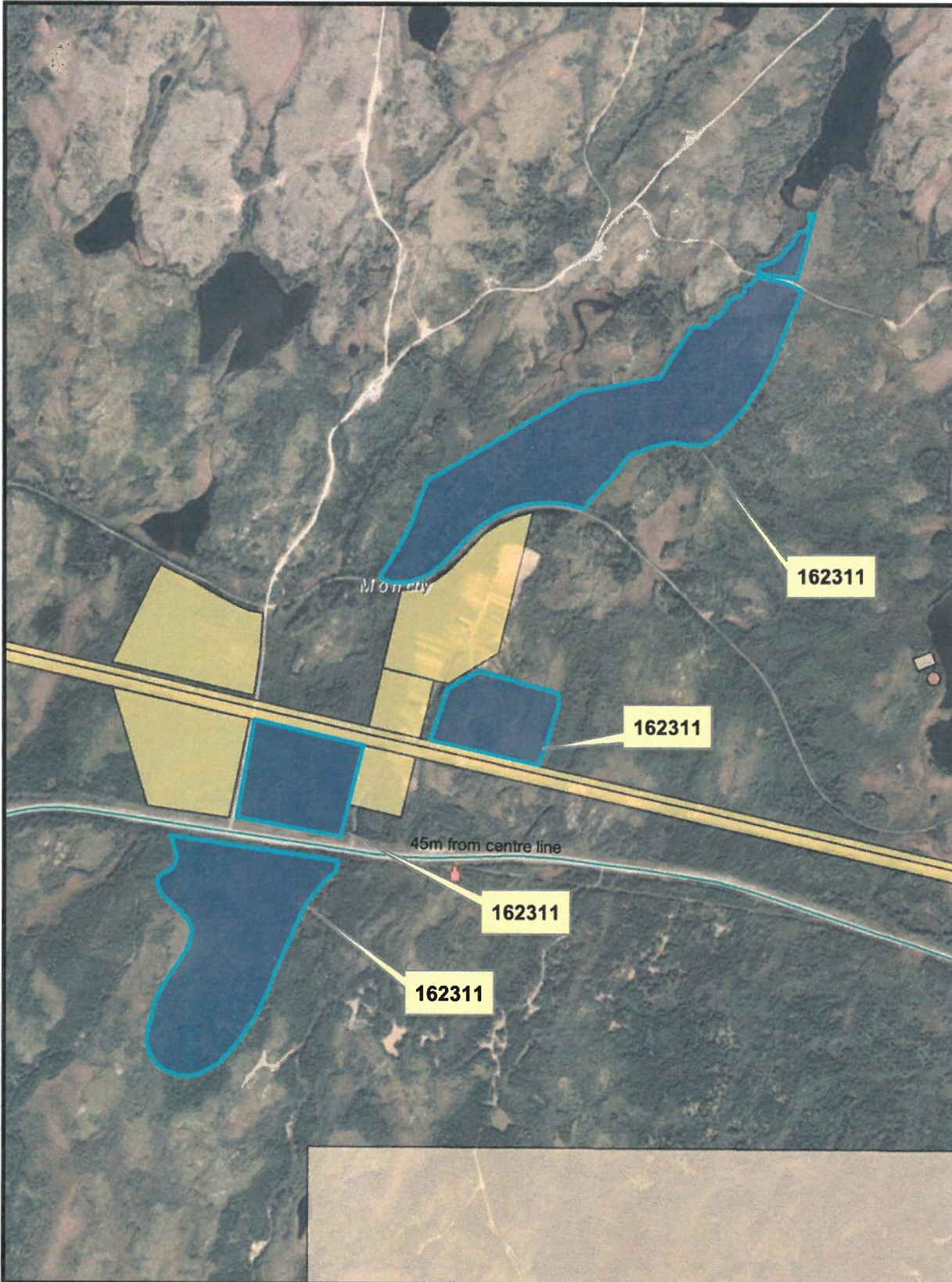
March 28 2023

Date



Signature of Proponent

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.

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.

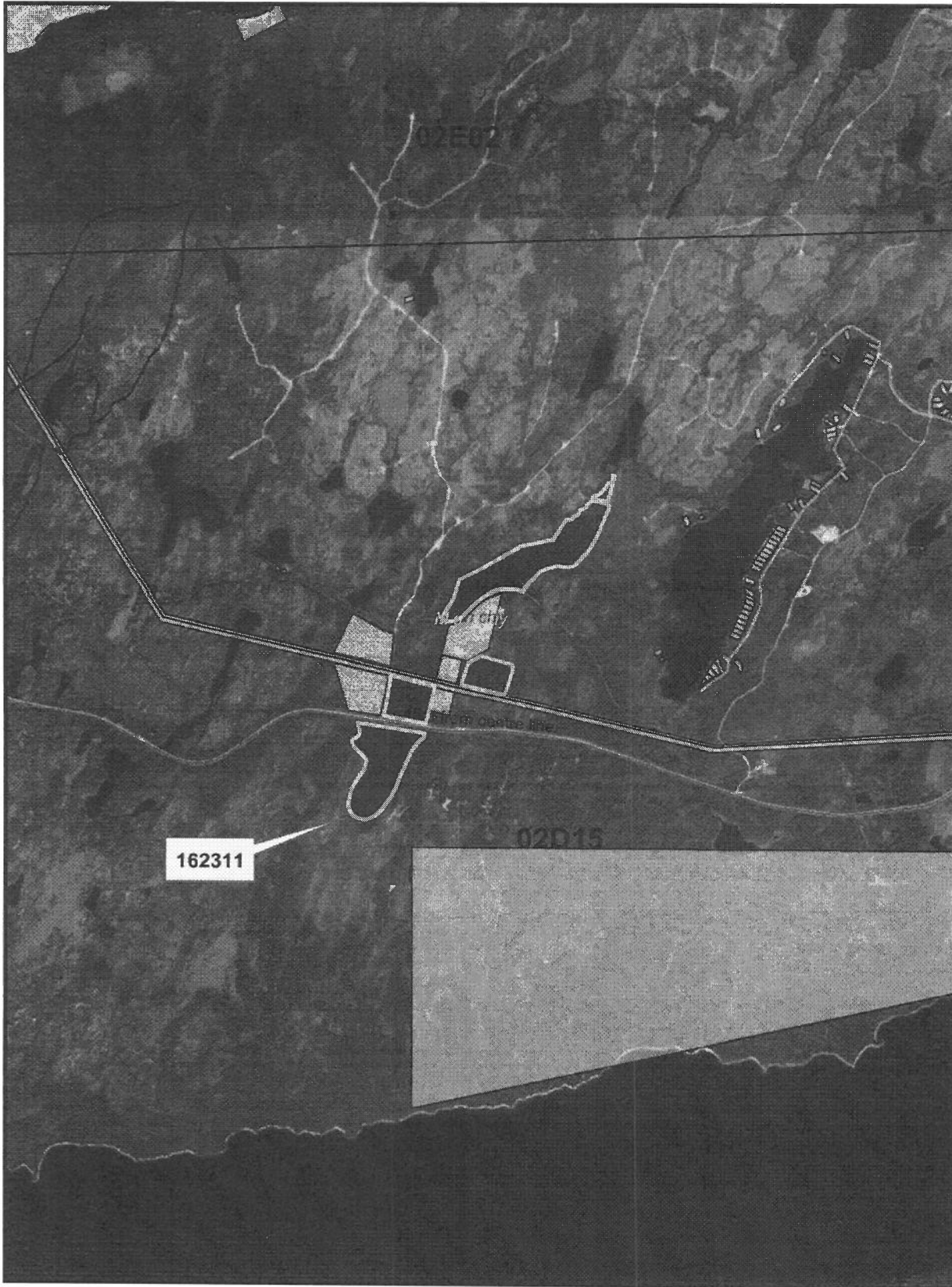
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Scale 1:20,000

February 12 2024



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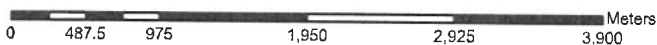
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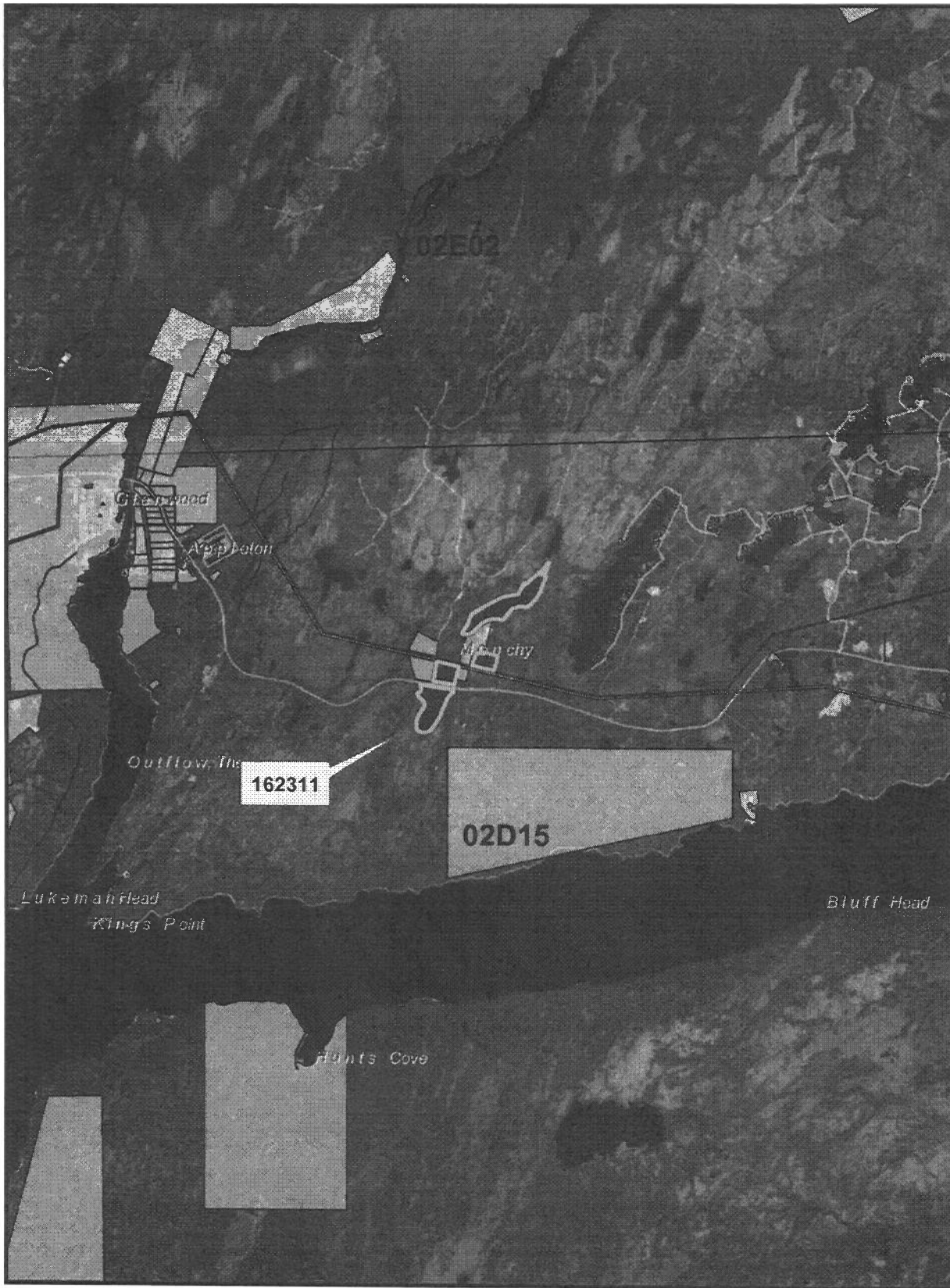
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Scale 1:50,000

February 12 2024

Department of Fisheries, Forestry and Agriculture Crown Lands Division



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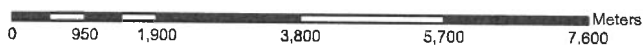
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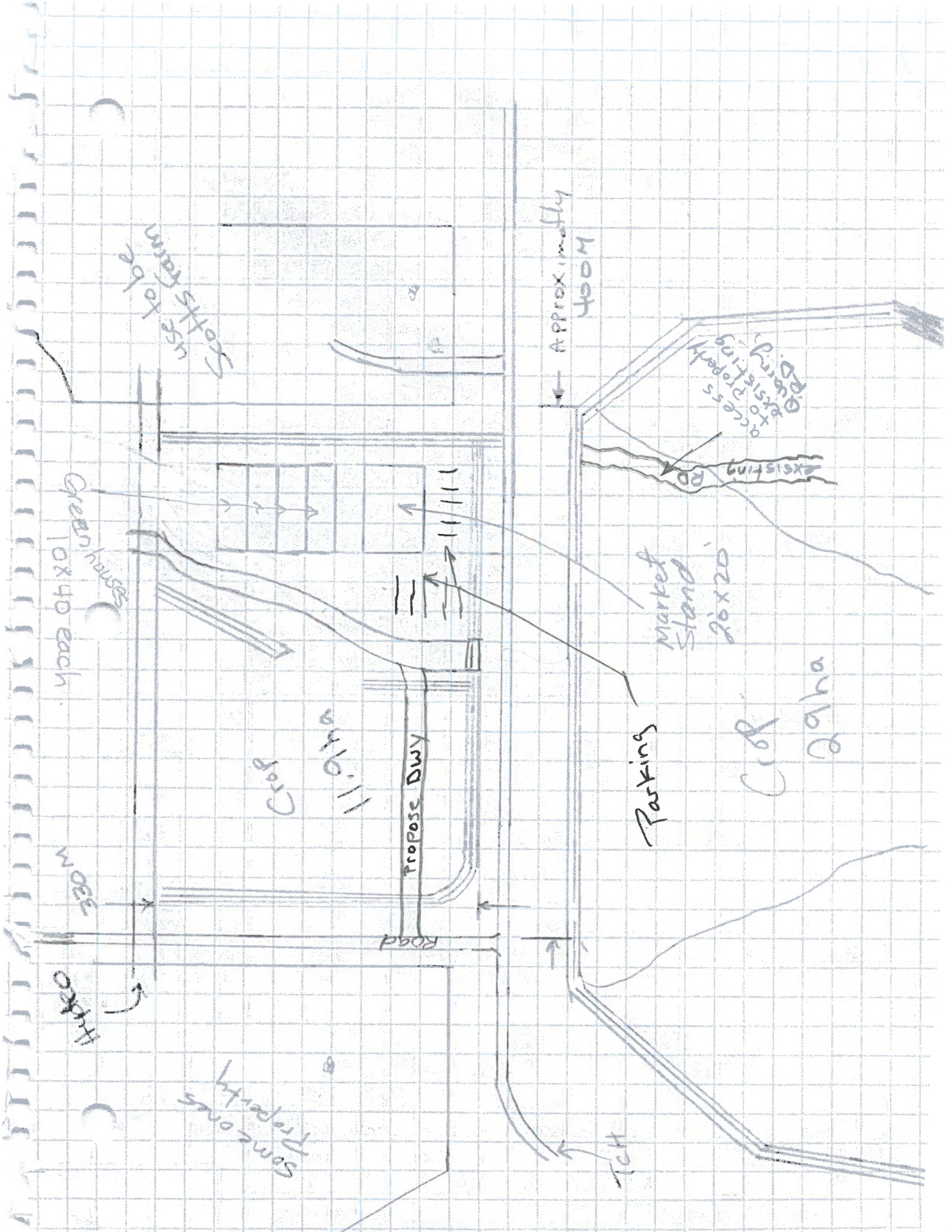
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Scale 1:100,000

February 12 2024



Access to property existing

Approximately 400M

Market Stand 20x20

Parking

Café
Café

Greenhouses 10x40 each

Propose DWY

Road

Café
Café

Some ones preferably

W OCE

THICK

Access to property existing

Existing RD

TCH

1000

60ha

Proposed
Crop

Proposed
Dwy

Proposed
Crop
11.2ha

Hydro Line

20 x 10
of
1000
1000

Equipment
Buildings

20 x 10
500
500

Old RAILWAY TRACK

Proposed
Dwy

Proposed
Dwy

1000

