

Environmental Assessment Registration
New Harbour Agriculture Development

Submitted by
Melissa Williams

Submitted to
The Minister
Department of Environment and Climate Change
Environmental Assessment Division

April 2024

NAME OF UNDERTAKING:

New Harbour Agriculture Development

Proponent:

Melissa Williams

The Rusted Tractor Farm & Nursery

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

THE UNDERTAKING:

- (i) **Name of the Undertaking:** New Harbour Agriculture Development
- (ii) **Purpose/Rationale/Need for the Undertaking:**

The purpose of the development of agriculture (Crown Lands Application #161747) located in New Harbour, NL is to produce hay forage for cattle and for sale. Expand the production of strawberry plants, fruit trees and root vegetables. In the near future, there is a plan to add bees to the proponent's farm. Part of this land will be fenced for grazing cattle in the fall and early winter. This project will involve the development of approximately 20ha of 23.07ha of viable land for production.

DESCRIPTION OF THE UNDERTAKING

- (i) **Geographical location:**

The Project is located in New Harbour, NL. Bounded on the North by Crown land, bounded on the South by my existing leased land #100040 and Nelson Williams leased land, bounded on the East by crown land and bounded on the West by crown land. Refer to Appendix A for the location maps of the project.

- (ii) **Physical Features:**

There will be no waterways on this land that will be affected by this project. There are native trees (fir, spruce, birch) that will have to be harvested. There will be no major physical features during this undertaking. The land is 80% wooded area. The land development will require the removal of trees, stumps and rocks and the leveling off the ground. It will need the proper soil amendments to prepare the strawberry fields, fruit trees and hay ground. Areas that are unsuitable to be developed because of it being very rocky will be left in its natural condition for windrows and animal habitats as much as possible.

There is an existing public road to the leased land site.

(iii) Construction:

Land clearing will begin in 2024 and take place over a 5 year period. When the land has been developed, the proper soil amendments will be made. Regular soil amendments will be made depending on the crop produced, I will be applying limestone and organic material to promote crop growth. The plans for the next 5 years for the development and the use of this land is to clear all suitable land.

Year one: Clear and develop 10 acres for planting fruit trees

Year two: Clear and develop 10 acres for hay and pasture

Year three: Clear and develop 4 acres for planting berry plants

Year four: Clear and develop 5 acres for planting root crops

Year five: Clear and develop remaining suitable land for hay and fruit trees

There are no significant sources of pollution anticipated during construction.

(iv) Operation:

Land clearing will begin in 2024 and take place over 5 years. When the land has been developed the proper soil amendments will be made. I will be spreading poultry manure in the Spring of the year when conditions are appropriate and after frost and the ground is dry. The poultry manure will be purchased from local poultry farmers in the area. There are no significant sources of pollution anticipated during operation. There will be no use of pesticides for this project.

(v) Occupations:

All work on this project will be done by myself and a private contractor. All equipment used will have spill kits. Fuel or lubricants will not be stored on site, it will be delivered as needed.

(vi) Project Related Documents

1. Maps (refer to appendix A)

APPROVAL OF THE UNDERTAKING:

Approval will be obtained from all necessary departments.

SCHEDULE:

Land development will begin late April/early May 2024 when conditions are suitable to begin.

CAPITAL COST AND FUNDING:

The estimated capital cost of this project will be approximately \$30,000 per year. Personal funding along with Provincial Agrifoods Assistance Program and Canadian Agrifoods Assistance Program will be submitted to help fund this project.

April 5, 2024

Date

Melissa Williams

Signature of Proponent

APPENDIX A – MAPS

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 arising 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



Scale 1:10,000

Compiled on September 13, 2022

Figure 1: Location Map (1:10,000 Scale)

Department of Fisheries, Forestry and Agriculture
Crown Lands Division



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Scale 1:50,000
Compiled on September 13, 2022

Figure 2: Project location and surrounding communities (1:50,000 Scale)

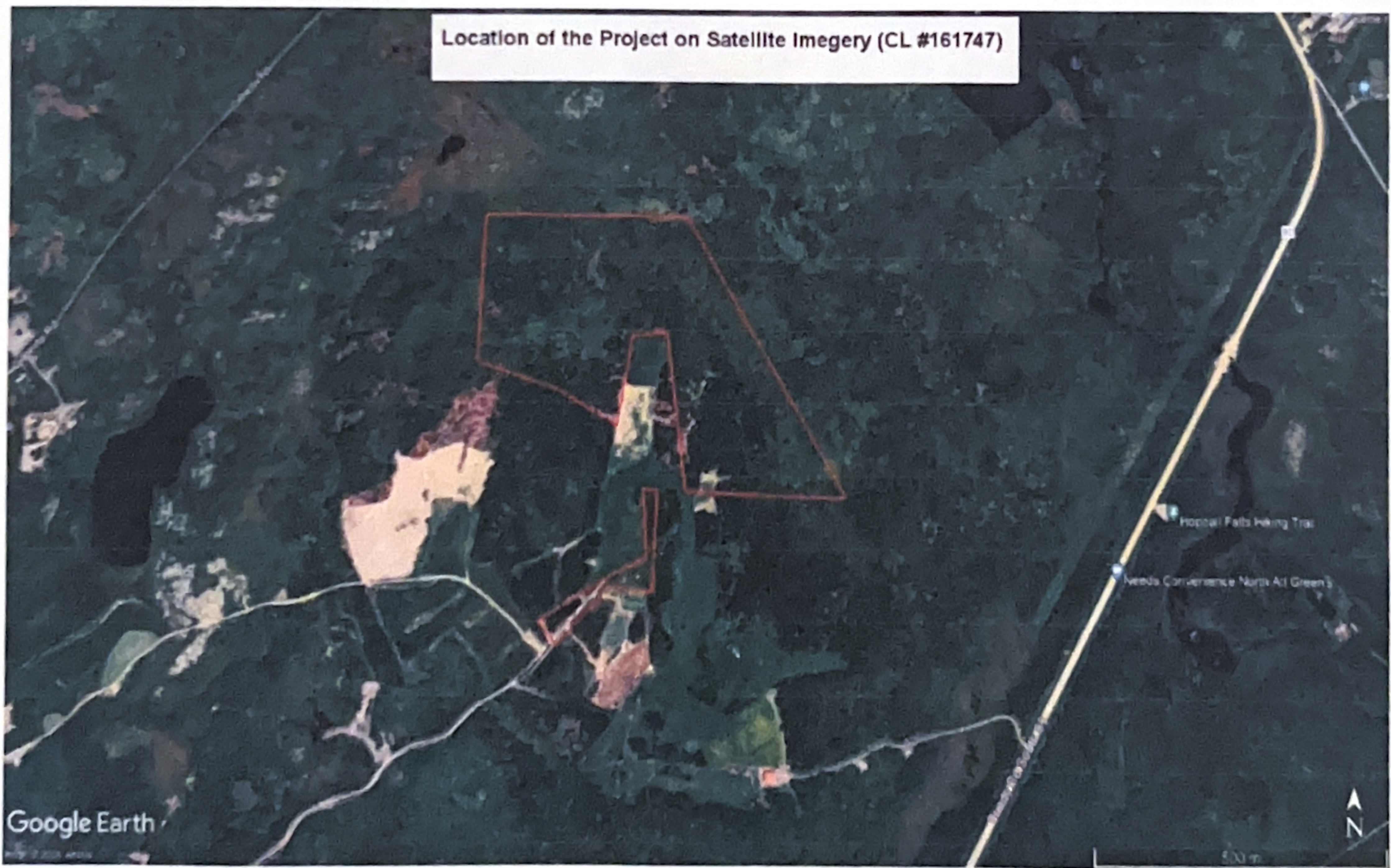


Figure 3: Location of the Project on Satellite Imagery