

Environmental Assessment

White River Hay Company Inc

**Minister of Environment and Climate Change
P.O. Box 8700
St John's NL A1B 4J6**

Attention: Director of Environmental Assessment

**Submitted By:
White River Hay Company
Cormack, NL**

Name Of Undertaking

White River Hay Company Inc

PROPONENT:

(i) Name of Corporate Body: **White River Hay Company**

(ii) **Chief Executive Officer**

Name: **David Mckay**

Official Title: **Owner**

Name: **Hannah Mckay**

Official title: **Owner**

(iii) **Purpose/Rationale/Need for the Undertaking**

As Newfoundland has experienced a hay shortage in 2025 our new business startup is directed toward supplying livestock owners with forage. To further meet the demand on our island our business is in need of agricultural land to expand production of forage such as Timothy, Clover and Alfalfa. This will allow us to grow our business to a more broad customer base across our island.

Description of Undertaking

(i) **Geographical Location:** Application 165517 property ID# 10138594. Coordinates **49.26788 Latitude -57.477614 Longitude**. Please refer to appendix 1 and 2 for surrounding community and location of proposed area for development . Proposed lot is located in the municipality of Cormack. North West of Cormack branch road Veterans Drive. Lot is boarder on the south southwest by Rocky Brook , by Agriculture lease owned by Cornerstone Farm on the east south east, access road coming off of the TCH highway northbound that leads in to the parcel of land. On the north by Crown land leading to a lease owned listed as Ashland Farms.

(ii) **Physical Features:**

Application 165517 property ID# 10138594 is located within the municipality of Cormack. A access road to application 165517 is located North of Cormack , Veterans drive access branch on the Trans-Canada Highway north bound. Proposed lot is undeveloped and wooded area with Rocky Brook running along the south southwest end of the lot surrounded by agricultural land operated on by Cornerstone Farm Ltd issued lease 104452. Land near Rocky Brook is relatively flat and the parcel extended in to the north slightly increases in elevation.

(iii) Operation:

Application 165517 property ID# 10138594 . Land preparation will commence on May 2027 permitted the approval of our project and funding availability. First the wood will be harvested and removed which is a 1-2 month process at most. The remains will be mulched, bulldozed or excavated off the land. There will be emission emitted during this process. If possible we will attempt to use equipment that is environmentally friendly and oils that are organically processed that are less harmful to the environment. In the event of any fluid leakage there will be spill trays available on site, A buffer will be left around brooks or streams and any environmentally restricted area to insure the safety of the habitat and animal life. The resources removed from the land will be reused and recycled as other bi products for locals to use such as fire wood, mulch, shavings. We will retain good soils to assist with our forage growth. July 2027 We will pick rocks to insure the land is appropriate for our farming equipment during the planting and harvesting season. This time period should take no more then 6 months to complete pending weather , equipment , funding availability and scheduling. During the general operation the agricultural land will be seeded ,fertilized in designated areas that are not harmful to the brooks or other important environmental factors. Weed killer may be used in designated locations to kill weeds that are hindering the growth of Alfalfa, Clover and Timothy hay. Each summer there hay will be left to grow where harvesting will only commence 2-3 times per season. Equipment will be used to cut , rake and bale hay where it will be then picked up and loaded on a trailer and moved to a storage location for further processing. Our land application was posted for public review to give groups and entities time to review our project and it's location and express any objection the development of land in this area.

(iv) Occupation:

This operation will involve a contractor providing full time work for 2 employee's in the harvesting and removal of the timber and land clearing stage, NOC code 84111,82010 and 73400. Through the spring and summer months. Once the land is cleared it will provide employment for 1-2 employees for White River Hay Company seasonally on a yearly basis. This operation will give our business the ability to sell hay through the winter months. Facilitating the demand for hay on our Island. This also will add to potential for our business to offer employment through the summer and winter months. NOC code 84120

(v) Project Related Documents:

Environmental Farm Planning Certificate
Land Lease Application 165517 property ID# 10138594

Approval Of The Undertaking

Upon approval of the necessary permits required will be obtained as directed by all departments of government. No pesticides will be used during this undertaking.

Schedule

Earliest project start date could be Aug 2026 with a latest date by May 2027 pending funding availability.

Capital Cost and Funding

The undertaking will commence upon grant funding availability and financial ability. Upon approved grant programs potential funding is offered of up to \$1500.00 per acre for clearing and \$1500.00 for upgrading. Not all land is usable for forage so the cost may vary due to a number of factors. Also any business income availability will also be applied and impact this undertaking.

Date: July 9 2006

Signature: D. M. Chs

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



NOTE TO USERS

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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.

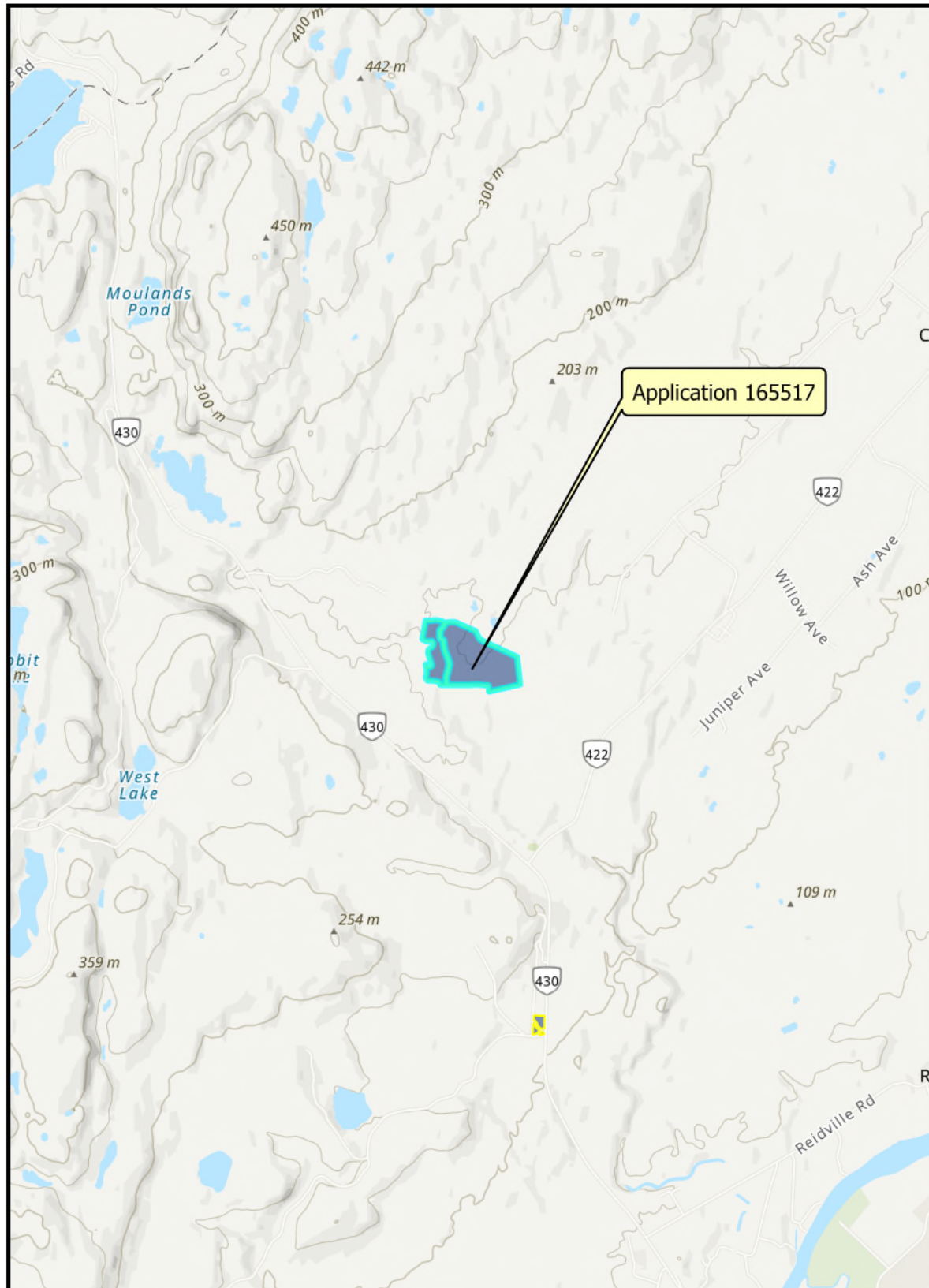
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To book an appointment to speak with a regional Crown Lands representative please visit our website at:

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Meters
0 650 1,300 2,600 3,900 5,200



Scale
1:70,000

Compiled on May 27 2026



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



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Meters
0 80 160 320 480 640



**Scale
1:8,000**

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