



Government of Newfoundland and Labrador  
**Department of Fisheries Forestry and Agriculture**  
**Agriculture and Lands Branch**

## **Request for Proposal**

### **Land for Agriculture Development**

Property Summary – 2020 LCP-114- Parcel B

Healeys Pond Road- Conception Harbour

September 2020

## **2020LCP-114B**

### **Land for Agriculture Development**

Please see the following link to review the Request for Proposals Applicant Guide for additional details regarding applying for this property. Furthermore, please fully complete the attached Farm Development Proposal and include this with your submission.

<https://www.gov.nl.ca/flr/faa/agrifoods/land/obtaining-land/requests-for-proposals/>

### **Property Description:**

Agriculture parcel 2020LCP-114B is located on Healeys Pond Road, Conception Harbour in the province of Newfoundland and Labrador. This property contains a total of 58.8 acres (23.8 Ha). Approximately 43.0 acres (17.4 Ha) was previously cleared but is now idle.

### **Summary of Suitability:**

Areas are approximate only, minor discrepancies may exist as a result of rounding and converting values from hectares to acres (total area for each parcel of land indicated has been rounded to the nearest 0.0 acre/hectare).

<b>2020 LCP 114B SOIL SUITABILITY - FORAGE</b>		
A2	Arable, Moderate Limitations	36.9 Ac. / 14.9 Ha.
A3	Arable, Severe Limitations	6.4 Ac. / 2.6 Ha.
U	Unsuitable	15.4 Ac. / 6.2 Ha.

<b>2020 LCP 114B SOIL SUITABILITY – Vegetable</b>		
A2	Arable, Moderate Limitations	11.1 Ac. / 4.5 Ha.
A3	Arable, Severe Limitations	23.6 Ac. / 9.6 Ha.
U	Unsuitable	24.0 Ac. / 9.7 Ha.

Please see attached Forage and Vegetable Suitability Maps.

**Other Considerations:**

Applicants may be subject to other requirements as may be specified by the Provincial and Federal Governments. The Department accepts applications for road construction and maintenance, however, approval of such activities is not guaranteed.

The successful applicant will be required to go through the Crown Lands process where the application may be subject to other requirements or restrictions from other Departments/ Agencies.

**Survey:**

This property was purchased through the Land Consolidation Program and will require the successful applicant to reimburse the Government of Newfoundland and Labrador for costs associated with the survey of this property along with a fee associated with cleared land. The fee for this reimbursement is \$3,445.00.

**Attachments:**

- 1) Farmland Development Proposal
- 2) Development Fee Proposal Agreement
- 3) 2020LCP-114B- Forage Suitability Map
- 4) 2020LCP-114B- Vegetable Suitability Map

**Notes Regarding Application Process:**

Complete applications for 2020LCP-114B should be forwarded to the address below by **4:30 P.M. October 9, 2020. Incomplete or late applications will be returned.**

For additional information please contact:

Jeremy Short  
Department of Fisheries and Land Resources  
192 Wheelers Road  
P.O. Box 2006  
Corner Brook, NL A2H 6J8

Telephone: (709)637-2081  
JeremyShort@gov.nl.ca

**Application Checklist 2020LCP-114B:**

- I have Read the Application Guide
- I have attached a completed Proposal/Farmland Development
- I have attached a completed and signed Development Fee Proposal Agreement

Further information can be obtained by contacting The Land Management Division at 709-637-2081 or by visiting the department's website at [www.gov.nl.ca](http://www.gov.nl.ca).

**Development Fee Proposal – 2020LCP-114B**

I/We, \_\_\_\_\_, hereby submit the attached farm development plan and Crown Land Application for consideration of lease and utilization of 2020LCP-114B.

I/We understand that if we are the successful applicant we will be required to pay the amount below as per the terms indicated.

**Lot #    Purchase Price    Payment in Full    Payment Over 5 Yrs.    Payment Over 10 Yrs.**

114B	\$3,445.00	<input type="checkbox"/>	N/A	N/A
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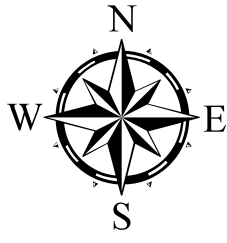
\* - Lots less than \$10,000.00 must make payment in full on execution of the Agriculture Crown lease. Lots greater than \$10,000.00 can be paid through instalments over a 5 or 10 year period with the first installment due prior to title being issued.

The successful applicant will also be responsible for a \$150 (+HST) application fee, \$300 preparation of document fee and \$4.00/hectare (+HST) yearly rental fee.

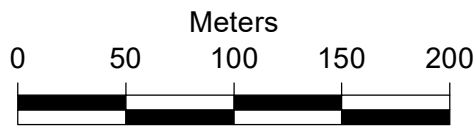
_____	_____	_____	_____
Witness	Date	Proposed Lessee	Date

_____	_____	_____	_____
Witness	Date	Consent of Spouse under the Family Law Act	Date

**Call For Proposals  
Existing Land Use  
LCP Lot 114B Healey's Pond Road  
Conception Hr, NL**



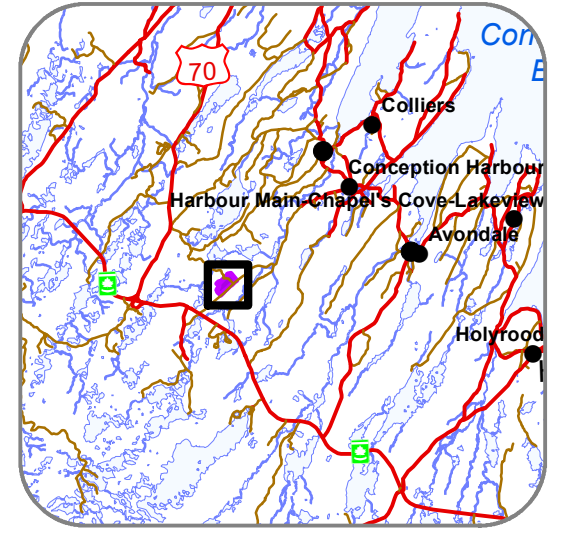
1:3,500



**Legend**

- Paved
- Unpaved
- Forage
- Idle
- Lot Boundary = 58.7 Ac.

**Location Map (NTS 01N/6)**



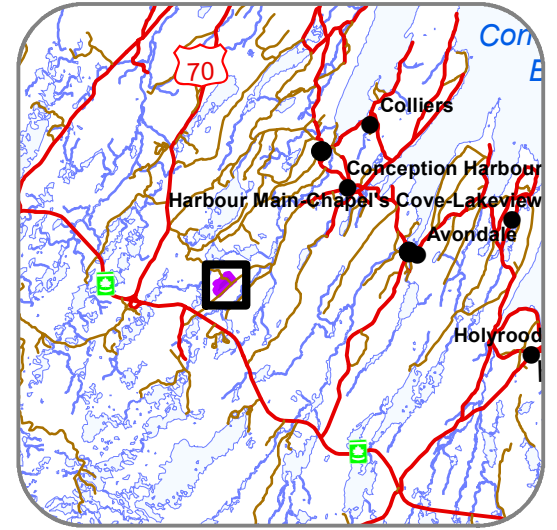
1 Hectare = 2.47 Acres



Dept. of Fisheries and Land Resources  
February 2020

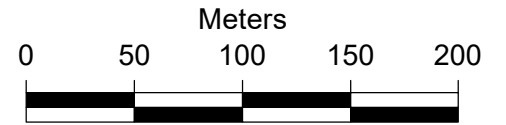
# Forage Suitability for LCP Lot 114B Healey's Pond Road Conception Hr, NL

## Location Map (NTS 01N/6)



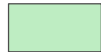






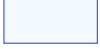
1 Hectare = 2.47 Acres

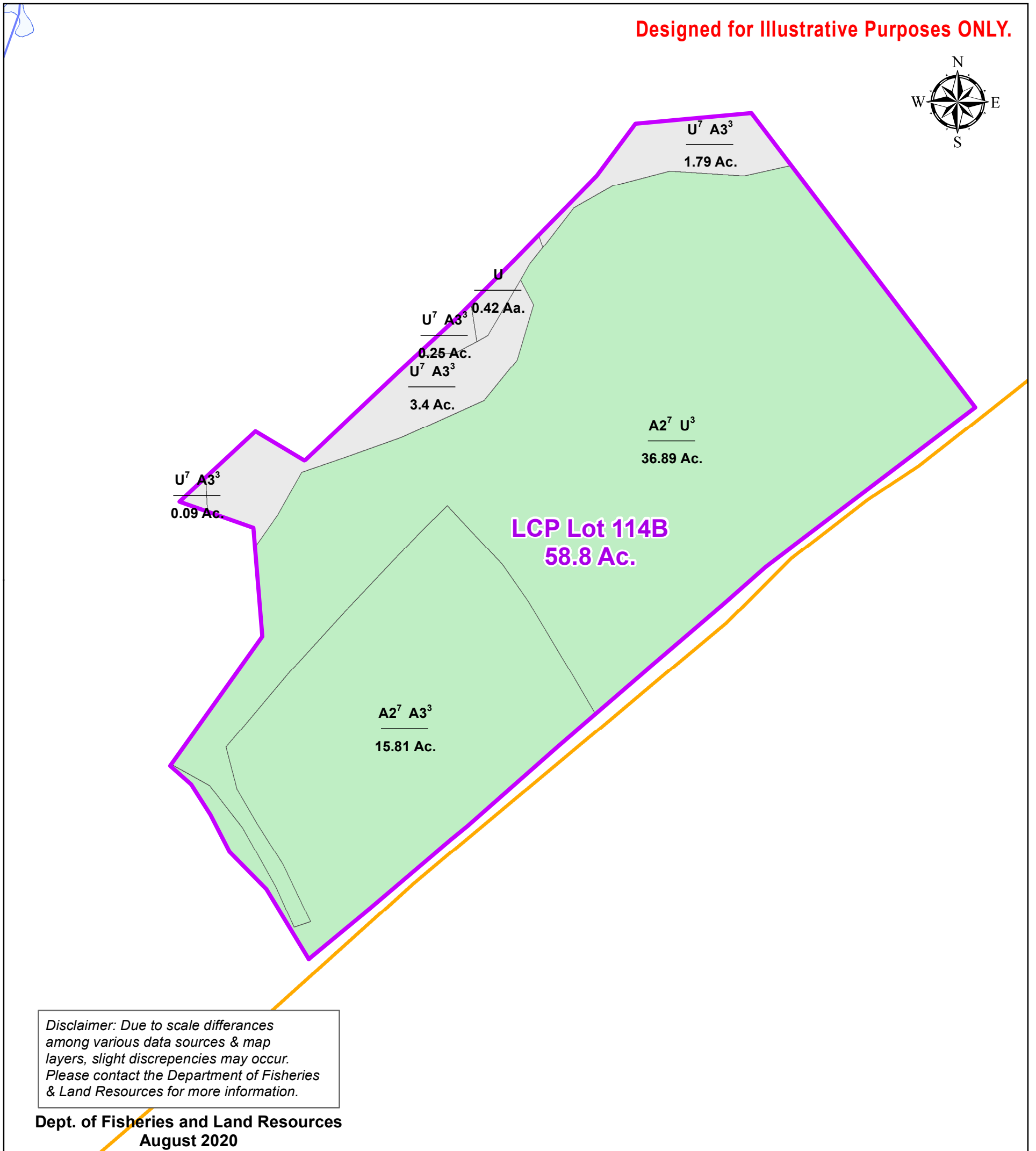
1:3,500



## Legend

### Forage Suitability

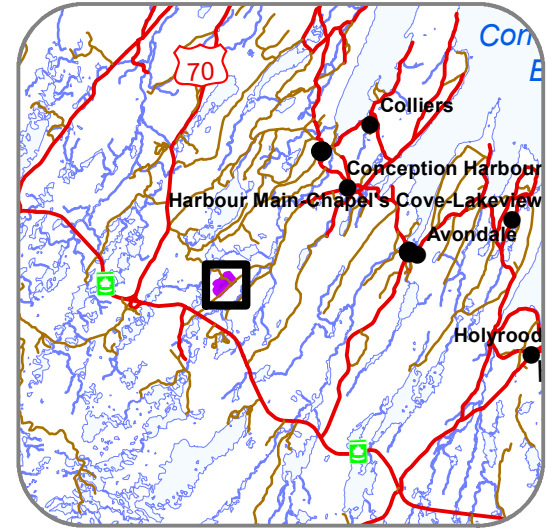
	A2 - Moderate Limitations = 36.89 Ac.		streams
	A3 - Severe Limitations = 6.4 Ac.		Paved
	U - Unsuitable = 15.36 Ac.		Unpaved
	Lot Boundary = 58.8 Ac.		WaterBody





# Vegetable Suitability for LCP Lot 114B Healey's Pond Road Conception Hr, NL

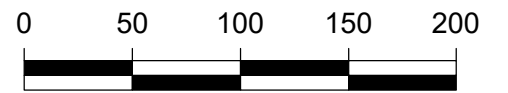
## Location Map (NTS 01N/6)



1 Hectare = 2.47 Acres

1:3,500

Meters

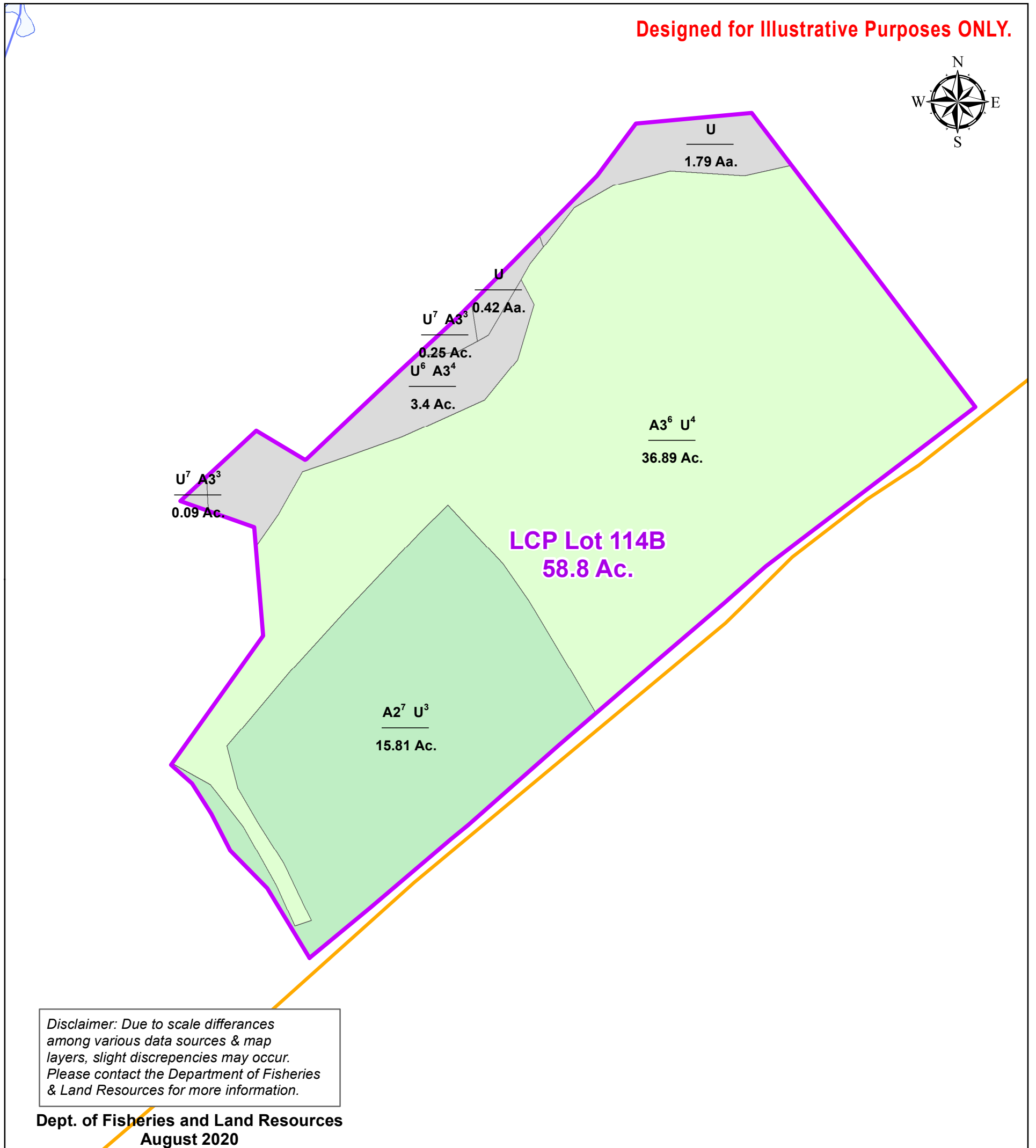


## Legend

### Vegetable Suitability

- A2 - Moderate Limitations = 11.06 Ac.
- A3 - Severe Limitations = 23.60 Ac.
- U - Unsuitable = 23.99 Ac.
- Lot Boundary = 58.8 Ac.

- streams
- Paved
- Unpaved
- WaterBody





Proposal for Farmland Development
(2020LCP 114B, Healey's Pond Road, NL)

I. IDENTIFICATION

Name of Applicant:
Name of Farm (if different from above):
Address:

Postal Code: Telephone Number:

What unit of land are you applying for? No:
Would you be interested in alternative parcels(s)? (prioritize): No. No.

ARE YOU A NEW ENTRANT? Yes No

Have you physically examined the unit? Yes No

II. APPLICANTS PLANS AND OBJECTIVES

Briefly state the purpose and need for land

Blank lines for stating purpose and need for land

APPLICANT'S SIGNATURE

I/we hereby declare that the information contained in this application form and in the attached supporting documents is true and correct in all respects to the best of my/our knowledge. I/we also acknowledge that approval or part or all of this application does not commit the Government to providing financial assistance or any other Government sponsored programs or services. Personal information collected is used to process applications, this information is confidential and handled as required by the Access to Information and Protection of Privacy (ATIPP) Act. It may be shared within the Department for program delivery purposes. Any questions or comments may be directed to the Manager, Agricultural Land at (709)637-2081.

Signed Date:

NOTE: (1) If approved, Government may disclose your name
(2) The Department of Fisheries and Land Resources reserves the right to approve, refuse or defer any or all of the proposals received.

**III. CURRENT LIVESTOCK INVENTORY**

Dairy

Average no. of cows \_\_\_\_\_  
 Average milk production/cow/year \_\_\_\_\_  
 Total liters of milk/year \_\_\_\_\_

Sheep

Average no. of ewes \_\_\_\_\_  
 No. of lambs marketed \_\_\_\_\_

Broilers

Size of flock \_\_\_\_\_  
 No. marketed \_\_\_\_\_

Swine

Average no. of sows \_\_\_\_\_  
 No. of hogs marketed \_\_\_\_\_

Beef

Average no. in herd \_\_\_\_\_  
 No. marketed \_\_\_\_\_

Layers

Size of flock \_\_\_\_\_  
 Eggs sold \_\_\_\_\_

Fur

Type \_\_\_\_\_  
 No. \_\_\_\_\_

If the above data is not representative of normal years, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**IV. QUOTAS**

Commodity	Present Approved Quota 20__	Anticipated			
		20__	20__	20__	20__

**V. MACHINERY INVENTORY**

Type/Model	Year Purchased	Age	Original Cost	Market Value



**VI. INVENTORY OF PRESENT LAND HOLDINGS**

Property No.	Location	Grant No./Lease No.*/Rented /Used**	Acres	Areas Cleared				Acres Undeveloped	
				Crop	Forage	Pasture	Idle	Suitable	Unsuitable

\* Give Grant or Lease No.'s for properties owned by  
 \*\* Give landlord name for other properties rented or used.

**VII. FARM PLAN**

This farm plan should outline the operation and development of *your farm* over the next five years. In addition, it is requested that you estimate the cost to implement your objectives along with probable sources of financing. Indicate Year 1 year (ie: 2017)

	<b>Costs</b>	<b>Sources of Financing</b>
<b>A. LIVESTOCK</b>		
Year 1 (20__)		
Year 2		
Year 3		
Year 4		
Year 5		
<b>B. CROPS</b>		
Year 1 (20__)		
Year 2		
Year 3		
Year 4		
Year 5		
<b>C. LAND PURCHASE</b>		
Year 1 (20__)		
Year 2		
Year 3		
Year 4		
Year 5		
<b>D. FARM BUILDINGS AND IMPROVEMENT</b>		
Year 1 (20__)		
Year 2		
Year 3		
Year 4		
Year 5		
<b>E. MACHINERY AND EQUIPMENT</b>		
Year 1 (20__)		
Year 2		
Year 3		
Year 4		
Year 5		
<b>F. OTHER (provide details)</b>		
Year 1 (20__)		
Year 2		
Year 3		
Year 4		
Year 5		

**VIII. MANAGEMENT OF CURRENT LAND BASE FOR LAST 2 YEARS**

	Acres		Yield/Acre/ Ton./Lbs.		Applications: Ton./Acre					
					Limestone		Fertilizer		Manure	
Year	20__	20__	20__	20__	20__	20__	20__	20__	20__	20__
Turnips										
Potatoes										
Cabbage										
Other:										
_____										
_____										
_____										
Forage/Hay										
Other										
Pasture										
<b>Total Acres</b>										

**IX. PROPOSED MANAGEMENT AND FARM USE OF ADDITIONAL LAND**

Please describe your plans over the next five years for the development and use of the property(ies) for which you have applied: eg. road improvements, land renovation, land clearing, fertility requirements, drainage, buildings, environmental requirements, etc. Also describe in the space below your proposed use and development plans of the land including information regarding anticipated production. Please attach maps and additional pages to better explain plans if required.

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**X. Personal Skills/Training**

Please identify personal skills or training, including farming experience that you and any partners will bring to this operation to ensure its success.

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**XI. PRESENT FINANCIAL SITUATION NET WORTH STATEMENT**

As of \_\_\_\_\_, 20\_\_\_\_

NAME: \_\_\_\_\_

<b>FARM ASSETS</b>		<b>FARM LIABILITIES</b>	
<b>Current</b>		<b>Current (year)</b>	
Cash	(A) _____	Operating Credit (Bank, FLB, etc.)	(R) _____
Accounts Receivable	(B) _____	Accounts Payable (Suppliers)	(S) _____
Farm Supplies	(C) _____	<b>TOTAL (R+S)</b>	(T) _____
Market Livestock	(D) _____		
Other _____	(E) _____	<b>Intermediate (1-10 yrs)</b>	
<b>Total (A+B+C+D+E)</b>	(F) _____	Livestock	(U) _____
		Machinery	(V) _____
		Other _____	(W) _____
		<b>Total (U+V+W)</b>	(X) _____
<b>Intermediate</b>			
Breeding Livestock	(G) _____	<b>Long Term</b>	
Machinery	(H) _____	Buildings	(y) _____
Other _____	(I) _____	Land	(z) _____
<b>Total (G+H+I)</b>	(J) _____	Other	(aa) _____
		<b>Total (Y+Z+aa)</b>	(bb) _____
<b>Fixed</b>			
Buildings	(K) _____		
Land	(L) _____		
Other _____	(M) _____		
<b>Total (K+L+M)</b>	(N) _____		
<b>Total Farm Assets</b>		<b>Total Farm Liabilities</b>	
Total Assets (F)+(J)+(N)	(O) _____	Total Liabilities (T)+(X)+(bb)	(cc) _____
Non-Farm Assets	(P) _____	Non-Farm Liabilities	(dd) _____
<b>Total Assets (O+P)</b>	(Q) _____	<b>Total Liabilities (cc)+(dd)</b>	(ee) _____
<b><u>NET WORTH</u></b>			
Net Worth = Total Assets (Q) - Total Liabilities (ee)			
<b>Net Worth (Q) - (ee) = _____</b>			

Please complete this page for each partner in the business if applicable.



**XII. STATEMENT OF INCOME AND EXPENSES**

INCOME	PAST YEAR	PROJECTED
Crops _____	_____	_____
Livestock _____	_____	_____
Other (eg. grants) _____	_____	_____
(custom work) _____	_____	_____
<b><i>Gross Farm Income (Total)</i></b>	<b>(1)</b>	<b>(1)</b>
<b>EXPENSES</b>		
Feed: Grains _____	_____	_____
Feed: Hay _____	_____	_____
Number of tons purchased _____		
Province _____		
Mainland _____		
Veterinarian, Medical and Breeding _____	_____	_____
Seeds and Plants _____	_____	_____
Fertilizer and Lime _____	_____	_____
Chemicals, Sprays _____	_____	_____
Packaging, Twine _____	_____	_____
Trucking, Haulage _____	_____	_____
Levy (Mtg. Bd. Fee) _____	_____	_____
Machinery and Trucking (inc. fuel) _____	_____	_____
<b><i>Subtotal (Variable) Expenses</i></b>	<b>(2)</b>	<b>(2)</b>
<b><i>Gross Margin (1-2)</i></b>	<b>(3)</b>	<b>(3)</b>
Building and Fence (Rep/Maint) _____	_____	_____
Labor (incl. benefits) _____	_____	_____
Insurance _____	_____	_____
Custom Work Fees _____	_____	_____
Telephone/Hydro _____	_____	_____
Small Tools/Hardware _____	_____	_____
Business Expense (Acct., office, etc.) _____	_____	_____
Other _____	_____	_____
Livestock Purchases _____	_____	_____
Interest (or indicate if incl. in loan payment) _____	_____	_____
<b><i>Total Expenses</i></b>	<b>(4)</b>	<b>(4)</b>
<b><i>Net Farm Cash Inc./Loss(1-4)</i></b>	<b>(5)</b>	<b>(5)</b>
Net "Off-Farm" Income _____	<b>(6)</b>	<b>(6)</b>
<b><i>Total Disposable Income (5+6)</i></b>	<b>(7)</b>	<b>(7)</b>
Demands on income:		



Government of Newfoundland and Labrador  
Department of Fisheries and Land Resources  
Agriculture and Lands Branch

Living Costs (incl. income tax)	_____	_____
Loan Payments (principal)	_____	_____
Other Non-Farm Cash Costs	_____	_____
<b><i>Total Demands</i></b>	<b><u>(8)</u></b>	<b><u>(8)</u></b>
<b>RESIDUAL (for growth savings) (7-8)</b>	<b>_____</b>	<b>_____</b>