

REGISTRATION PURSUANT TO SECTION 49 OF
THE ENVIRONMENTAL PROTECTION ACT

NAME OF UNDERTAKING: **Mink Farm - Harcourt, Trinity Bay**

PROPONENT:

(i) *Name of Corporate Body:* **Harcourt Fur Farm Inc.**

(ii) *Address:* **Harcourt, Trinity Bay**
 c/o Burke Consulting Inc.
 7 Somerset Place
 CBS, NL
 A1W 4P3

(iii) *Chief Executive Officer:* **Mr. Jorn Mogensen**
 President/Owner
 Rutter Gardsvej 3
 4673 Harboere
 Denmark
 011-45-97834833

(iv) *Principal Contact:* **Mr. Brian Burke**
 Burke Consulting Inc.
 7 Somerset Place
 CBS, NL
 A1W 4P3
 (709) 834-6331

THE UNDERTAKING:

(i) *Nature of the Undertaking:*

Proposed development of a mink farm at a site in Harcourt, Trinity Bay. The farm is being developed to produce high quality dark mink varieties for sale through the North American auction houses. Farm construction is proposed to begin in the Fall of 2004.

The project proponent, Mr. Jorn Mogensen, is an established Danish mink farmer with approximately 30 years of experience in the industry. Mr. Mogensen currently owns and operates a farm with 6,300 females in Denmark as well as operating his own feed and pelting operations. He currently produces “North American” style dark mink varieties and sells these mink through American Legend Auctions in Seattle. He is internationally recognized as a premium producer of dark mink.

(ii) *Purpose/Rationale/Need for the Undertaking:*

The proponent, Mr. Jorn Mogensen, views Newfoundland as offering a significant opportunity for the development of a world-class mink industry. The province has the proper climate for mink production as well as offering potential advantages in land, feed and labour availability and cost, as compared to Denmark. In addition, the production of mink in North America will also enable Mr. Mogensen to sell these mink under premium North American labels, which he is currently unable to do with his mink production from Denmark. The ability to sell under these labels provides the opportunity for a potentially significant increase in market returns.

DESCRIPTION OF THE UNDERTAKING:

• *Geographical Location:*

The proposed site, of approximately 133 acres, is located in Harcourt, Trinity Bay and consists of former Agriculture Lease # 32145, previously held by Mr. Robert Stanley. The property fronts on the north side of Route 232. Maps of the proposed site are attached in Appendix 1. These maps include an overall site map, an aerial photo of the site and a site close-up showing the proposed location for the land clearing and mink sheds.

The land base is currently partially cleared, with the remainder in a wooded state. The site slopes upward slightly from south to north.

- ***Physical Features:***

Physical requirements for the mink farm to be added to the site include mink sheds, storage sheds, perimeter fencing, temporary manure storage and access roads. A total area of 15-20 acres will be cleared and leveled to encompass the sheds and fencing. This main farm area will be situated towards the rear of the property with a treed buffer maintained to limit exposure. Additional land will be developed, as required, for manure spreading. Each of the required physical features are further described below:

Road

Access to the site from Route 232 will be gained using an existing access road situated at the eastern end of the site. This access will be upgraded and extended to reach the proposed main farm area. No water bodies are to be crossed in construction of the required access.

Mink Sheds

The proposed mink sheds for this farm will be 700 ft long by 22 ft wide. Each shed will hold four rows of mink cages. The sheds are to be constructed using simple post and beam wooden construction, with galvanized aluminum sheeting attached for roofing, as well as a fibreglass skylights, and a plastic fabrene material used on the exterior sides (to enable natural light penetration). See pictures below for examples of the type of construction to be used.



Exterior of Large Mink Shed



Interior of Large Mink Shed

An automatic watering system will be installed in the sheds such that the mink will have access to a continuous supply of water. Artesian well(s) will be used to provide the necessary water requirements.

Storage/Auxiliary Sheds

Two small sheds (900-1,200 square feet) will be constructed on-site to provide storage space for equipment and materials as well as a small staff room/facilities.

Perimeter Fencing

The main farm site (15-20 acres) will be enclosed with chain link fencing, to prevent encroachment by pests/animals and mink escapement. To prevent possible escapement, the bottom of the fence will be extended 6-8 inches below the ground surface and a two foot steel/aluminum sheeting will be added to the top of the fence to prevent climbing. Total fence height will be approximately four feet.

Manure Storage

A temporary manure storage area will be constructed, consisting of a concrete pad and bucking wall, with a steel/aluminum roof to prevent washout by precipitation. This facility will be constructed and located in keeping with the Environmental Guidelines for Livestock Producers. The facility will provide for temporary storage only, with the manure ultimately being made available to local farmers for spreading and/or used on fields to be developed by the proponent.

- ***Construction:***

Project construction is projected to occur from October 2004 through to July 2007. Construction will be undertaken in a staged approach to meet the requirements of the expanding farm. Following are the projected construction requirements for each phase:

- *October 1, 2004 - April 15, 2005*
 - Upgrade/Extend Access
 - Clear/Level Land
 - 1-2 Mink Shed(s) for breeding stock (3,500 females)
 - 1 Storage/Auxiliary Shed
 - Perimeter Fencing
- *April 15, 2005 - July 2005*
 - 2-3 Mink Sheds for mink kits (offspring)
 - 1 Storage/Auxiliary Shed
 - Manure Storage pad
- *July 2005 - July 2006*
 - 4 Mink Sheds for expansion (to 6,000 females)
- *July 2006 - July 2007*
 - 3 Mink Sheds for expansion (to 10,000 females)

The main site will be selected to minimize clearing and leveling requirements. Construction involves simple structures with low potential for environmental impact.

- **Operation:**

The process of farming mink is closely tied to the natural breeding cycle of the animal. The basics of the mink year are outlined in the following figure, which was prepared for the US mink industry. For mink farming in Newfoundland and Labrador the primary seasons are as follows:

- Breeding - Breeding to start in early March;
- Whelping - The breeding females will start having their kits as early as April 20th. Litters may range from as few as three to as many as 13, but four or five is the average;
- Weaning - Separating the kits from their mother and getting them on solid food starts after six to eight weeks, in late June or early July;
- Growth and Furring - From August through to pelting time in November/December the focus is on kit growth and proper fur development;
- Grading and Pelting - Prior to pelting, mink are graded such that the best performers can be retained as breeding stock . Pelting starts in November and can continue to early December.

JAN.	FEB.	MAR.	APR.
	BREEDING		WHELPING
MAY	JUNE	JULY	AUG.
WHELPING		WEANING & SEPARATING	
			GROWTH & FURRING
SEPT.	OCT.	NOV.	DEC.
GROWTH & FURRING		GRADING	PELTING

Mink Farm Season

Harcourt Mink Farm Inc. plans to import 3,500 disease free, high quality dark mink bred females from Denmark in April 2005. On average mink produce between four to five offspring. In 2005 the projected kit production will be approximately 14,000 kits. Over the following two to three years the operation will expand to 10,000 female breeders, producing up to 50,000 kits per annum.

This proposed operation will consist only of the farm. The proponent is proposing to establish a separate operation, on a different site, for feed production and pelting.

Waste Production/Handling

Waste production from a mink farm consists of one primary waste stream, manure and urine from the mink, which is mixed with wood shavings and straw from the nest boxes.

Manure production varies with the time of year, with lower volumes produced from late-November through May, as the farm is populated only with breeding stock, and larger and increasing volumes produced from June through November, as the kits grow. The mixing of the manure/urine with the wood shavings/straw produces a very manageable solid waste product. The projected maximum waste production for a 10,000 female mink farm is as follows:

- Manure 1,800 tonnes
- Shavings/Straw 250 tonnes

Waste Collection

With all animals held in cages the manure and urine collects directly under these cages, in the sheds. In a vast majority of cases the mink return to the same spot to deposit their waste on an ongoing basis. In addition, straw and/or wood shavings are used in the nest boxes and the manure/urine becomes mixed with the straw/shavings that fall through the cage, producing a more manageable waste product. For hygiene purposes and to reduce odour, waste will be collected from the sheds on a regular basis, consisting of every two weeks in the late summer and less often during cooler periods.

Waste is to be collected using a small articulating tractor which is capable of operating in the sheds. A special attachment will be imported from Denmark which enables the tractor to easily collect the waste in an efficient manner.

Waste Handling and Disposal

The handling and disposal of the waste from the mink farm will be undertaken using approved manure management strategies. The primary handling and disposal methodologies to be used will include short-term stockpiling, land application and potentially composting.

Short-term Stockpiling

Stockpiling of manure will only take place on a short-term basis, to accumulate for land application. Stockpiling will be done in an approved manner and at a site on the farm of sufficient distance and location from the sheds and wells to ensure no risk of contamination.

Land Application

A total of 150 female mink (plus kits and males) per acre is the recommended maximum from the “Environmental Farm Practice Guidelines for Livestock Producers in Newfoundland and Labrador” for manure spreading. As such, for a 10,000 female farm the recommended minimum acreage for manure spreading would be 66.66 acres. The site will have a land base of 133 acres once approved, providing more than sufficient area for manure spreading. In addition, manure will be made available to other local farmers for spreading on their fields.

- ***Occupations:***

The proposed farm will require a projected 10-12 employees during the construction and operations phases. This will include one site foreman and the remainder as general labourers. This labour pool will meet the requirements for farm construction during the first three years as well as ongoing farm operations as the farm grows from 3,500 female breeders to a proposed 10,000 female breeders by the third year.

- ***Project-Related Documents:***

Acknowledgment of receipt of crown land application - Application No. 126156 (see Appendix 2)

APPROVAL OF THE UNDERTAKING:

Approvals required for the construction and operations phases for Harcourt Fur Farm Inc. include the following:

- Crown land approval - Department of Environment and Conservation, Lands Branch - Application submitted, Application # 126156
- Waste Management Certificate - Government Services Centre - Approval required prior to 2005 operations
- Import Permit/Quarantine - Canadian Food Inspection Agency - Approval required for import of breeding stock from Denmark in April 2005 and for initial on-site quarantine

SCHEDULE:

The initial land development and construction phase for this project must be started by October 1, 2004. Land clearing and leveling, the construction of at least one mink shed and the installation of perimeter fencing must be completed prior to the arrival of the breeding stock in April 2005.

FUNDING:

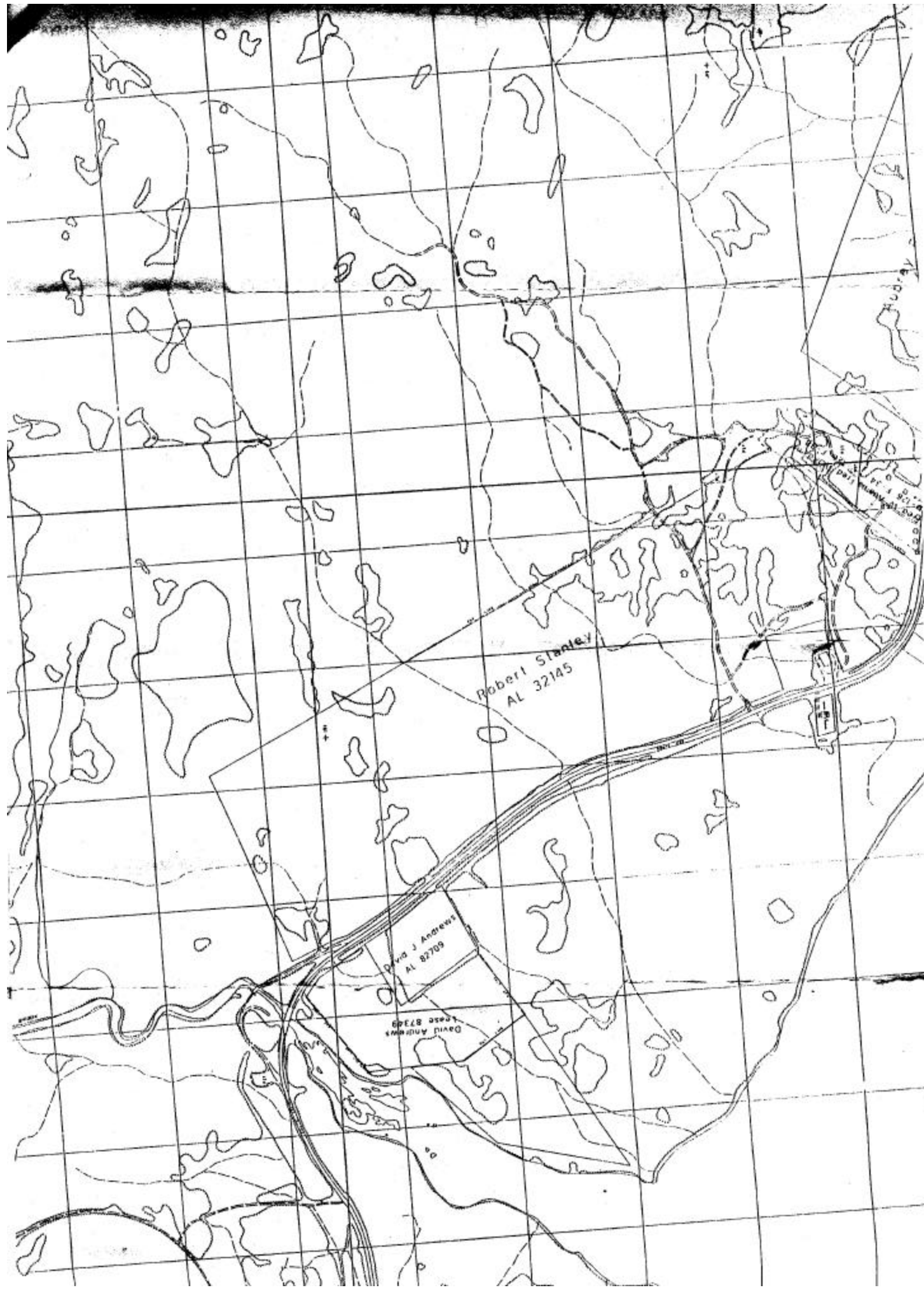
Funding for this operation will consist primarily of private investment. Harcourt Fur Farm Inc. plans to apply for assistance through the Atlantic Canada Opportunities Agency (repayable loans), Human Resources and Skills Development Canada (wage subsidies), and the Department of Innovation, Trade and Rural Development (Seed Capital Equity Program). No approvals have been granted to date.

Mr. Jorn Mogensen
President/Owner

Date

Appendix 1

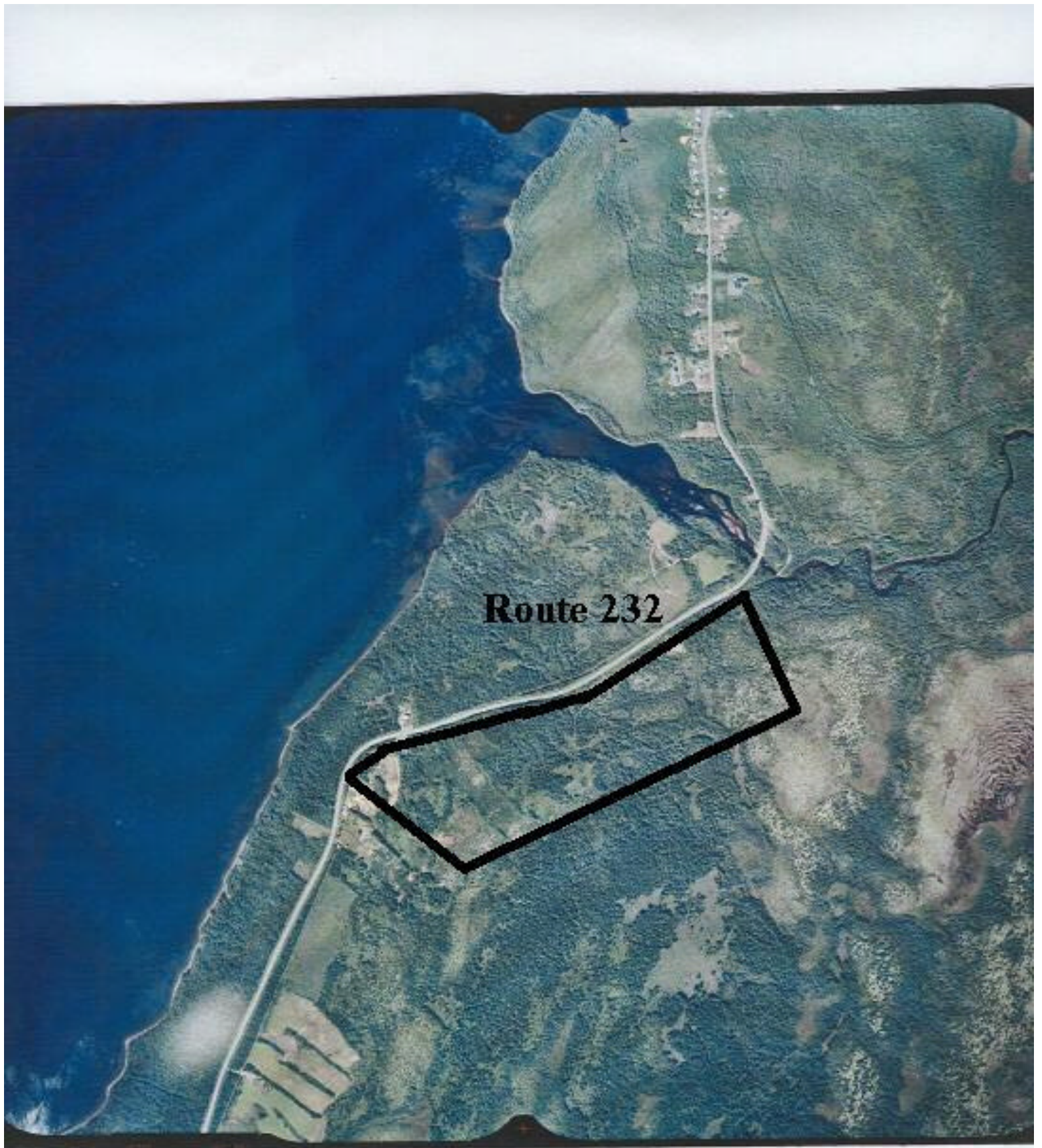
Site Maps



Robert Stanley
AL 32145

David J Andrews
AL 82709

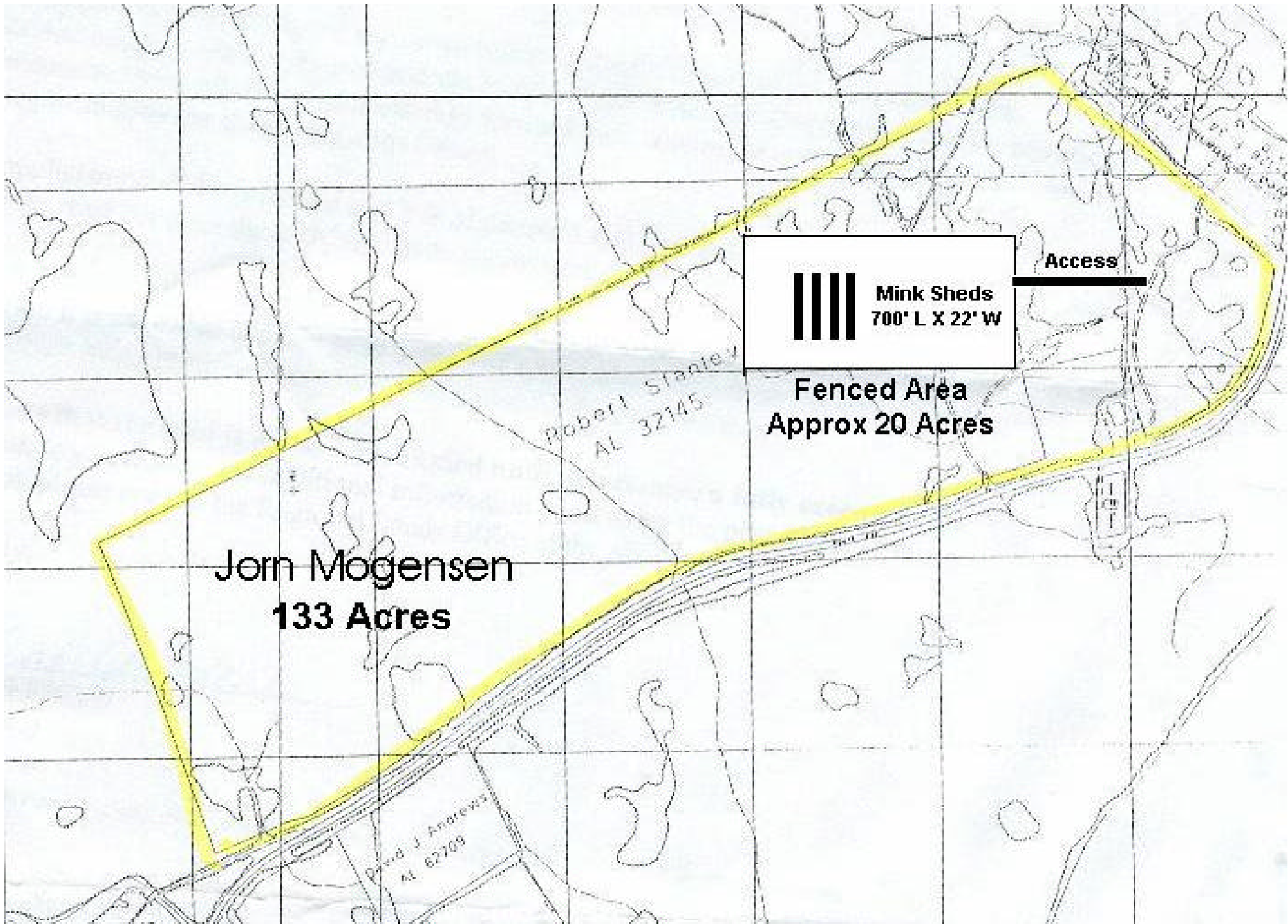
David Andrews
Lease 87349



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Appendix 2

Crown Lands Registration



GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of
Environment and Conservation
Lands Branch
Eastern Regional Lands Office

JUL 15, 2004

In Reply Please Quote
File Reference No.
1030580

JOHN MOGENSEN
C/O BRIAN BURKE
7 SOMERSET PL
CONCEPTION BAY SOUTH NL A1W 4P3

Dear Sir/Madam:

RE: APPLICATION NO.: 126156
TYPE: Lease
PURPOSE: Agriculture
LOCATION: Harcourt


This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the Regional Lands Office.

Your application will be reviewed and a final decision will be made when the recommendations have been received from these Departments and/or agencies.

To assist inspectors in locating the area applied for and to avoid delays in processing your application it is advisable to place your name and application number on the site. Your application is being processed for the site indicated on the attached map.

Please note that the land is not to be occupied until you receive a fully executed title document. If you require any additional information concerning the processing of this application please contact the Regional Lands Office at the address below.

Yours truly,


LANDS OFFICER
Attachment(s)