

REGISTRATION PURSUANT TO SECTION 49 OF
THE ENVIRONMENTAL PROTECTION ACT

NAME OF UNDERTAKING: **Mink Farm - Kenneth Mogensen's 4,000
Female Breeder Operation**

PROPONENT:

(i) *Name of Corporate Body:* **Clarenville Fur Farm (TBI)**

(ii) *Address:* **263 Memorial Drive
Suite 202
Clarenville, NL
A5A 1R5**

(iii) *Chief Executive Officer:* **Mr. Kenneth 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 off of Route 232, near Georges Brook, 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 Spring of 2006.

The project proponent, Mr. Kenneth Mogensen, is a young Danish mink farmer (23 years old) with approximately 13 years of experience working with mink. Mr. Mogensen currently is a manager on his father's mink farm with over 6,000 females in Denmark as well as helping to operate the feed kitchen. This farm produces "North American" style dark mink varieties and sells these mink through American Legend Auctions in Seattle. Kenneth Mogensen is also training with American Legend Auctions to become a certified fur grader.

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

The proponent, Mr. Kenneth Mogensen, views Newfoundland and Labrador 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.

Mr. Kenneth Mogensen is the son of Mr. Jorn Mogensen, owner of Harcourt Fur Farm Inc. and Charleston Mink Company Ltd. He views establishing in Newfoundland and Labrador as providing a excellent opportunity to establish his own mink farming operation. This undertaking consists solely of a mink farming operation, with required feed and pelting services to be provided by Charleston Mink Company Ltd.

DESCRIPTION OF THE UNDERTAKING:

• *Geographical Location:*

The proposed site, of approximately 45 acres, is located near Georges Brook, Trinity Bay. The property fronts on the north side of Route 232. An Application for Crown Lands has been submitted for the site. Maps of the proposed site are attached in Appendix 1. These maps include a location map, an overall site map, and an aerial photo of the site.

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 (eight in total), a storage shed, perimeter fencing, temporary manure storage and access roads. A total area of 4-8 acres will be cleared and leveled to encompass the sheds and fencing. The main farm area will be situated 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 existing access roads adjacent to the site. 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 400 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

One small shed (1,200-1,500 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 (4-8 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. Total fence height will be approximately five to six feet.

Manure Storage

A temporary manure storage area will be constructed, consisting of a concrete pad and bucking wall, covered by a heavy tarp 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 a local composting operation and/or used on fields to be developed by the proponent.

- ***Construction:***

Project construction is projected to occur from April/May 2006 through to July 2009. 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:

- *April/May 2006 - July 2006*
Upgrade/Extend Access
Clear/Level Land
2 Mink Shed(s) for breeding stock and kits (800 females)
Perimeter Fencing
Manure Storage Pad
- *July 2006 - November 2006*
2-3 Mink Sheds for expanded mink breeders and kits
1 Storage/Auxiliary Shed
- *July 2007 - July 2008*
1-2 Mink Sheds for expansion
- *July 2008 - July 2009*
1-2 Mink Sheds for expansion (to 4,000 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

Clarenville Fur Farm (TBI) plans to start with 800 disease free, high quality dark mink bred females from nearby Harcourt Fur Farm Inc. To enable site construction in the Spring, the breeders and their kits will be maintained at Harcourt Fur Farm until the site is ready in July 2006. On average mink produce between four to five offspring. In 2006 the projected kit production will be approximately 3,500 kits. Over the following two to three years the operation will expand to 4,000 female breeders, producing up to 20,000 kits per annum.

This proposed operation will consist only of the farm. The proponent will be utilizing Charleston Mink Company Ltd. for feed supply and pelting.

Waste Production/Handling

Waste production from a mink farm consists of two primary waste streams, manure and urine from the mink, which is mixed with wood shavings and straw from the nest boxes, and carcasses. 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. Carcasses are the primary waste stream from pelting. The projected maximum waste production for a 4,000 female mink farm is as follows:

- Manure 720 tonnes
- Shavings/Straw 100 tonnes
- Carcasses 20 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 or transfer to a composting facility. 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 4,000 female farm

the recommended minimum acreage for manure spreading would be 26.66 acres. The site will have a land base of 45 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 and/or to a local composting operation.

Carcasses

The handling and disposal of the carcasses will use approved management strategies. The primary handling and disposal methodologies to be used will include burial and potentially composting. For the burial of carcasses, the “Government Service Centre Guide for the Disposal of Dead Animals Within the Province of Newfoundland and Labrador” will be followed, i.e. disposal areas will be a minimum of 150 metres from the well water supply. The carcasses will be placed in a prepared excavation, then limed and backfilled with at least 0.6 metres of fill material. The excavation site will be at least 0.3 metres from the groundwater table.

- ***Occupations:***

The proposed farm will require a projected 4-5 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 800 female breeders to a proposed 4,000 female breeders by the fourth or fifth year.

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

N/A

APPROVAL OF THE UNDERTAKING:

Approvals required for the construction and operations phases for Mr. Kenneth Mogensen’s farm include the following:

- Crown land approval - Department of Environment and Conservation, Lands Branch - Application No: 128451 (see Appendix 2)
- Waste Management Certificate - Government Services Centre - Approval required prior to 2006 operations

SCHEDULE:

The initial land development and construction phase for this project will start in April/May 2006. Land clearing and leveling, the construction of two mink sheds and the installation of perimeter fencing and a manure storage pad will be completed prior to the transfer of the breeding stock and kits in July 2006.

FUNDING:

Funding for this operation will consist primarily of private investment. Mr. Kenneth Mogensen plans to apply for assistance through the Atlantic Canada Opportunities Agency (repayable loans), Human Resources and Skills Development Canada and/or the Department of Human Resources, Labour and Employment (wage subsidies), the Agricultural Policy Framework (APF), the Department of Innovation, Trade and Rural Development (Small and Medium Enterprise Fund) and the Farm Credit Corporation (repayable loans). No approvals have been granted to date.

Mr. Kenneth Mogensen
President/Owner

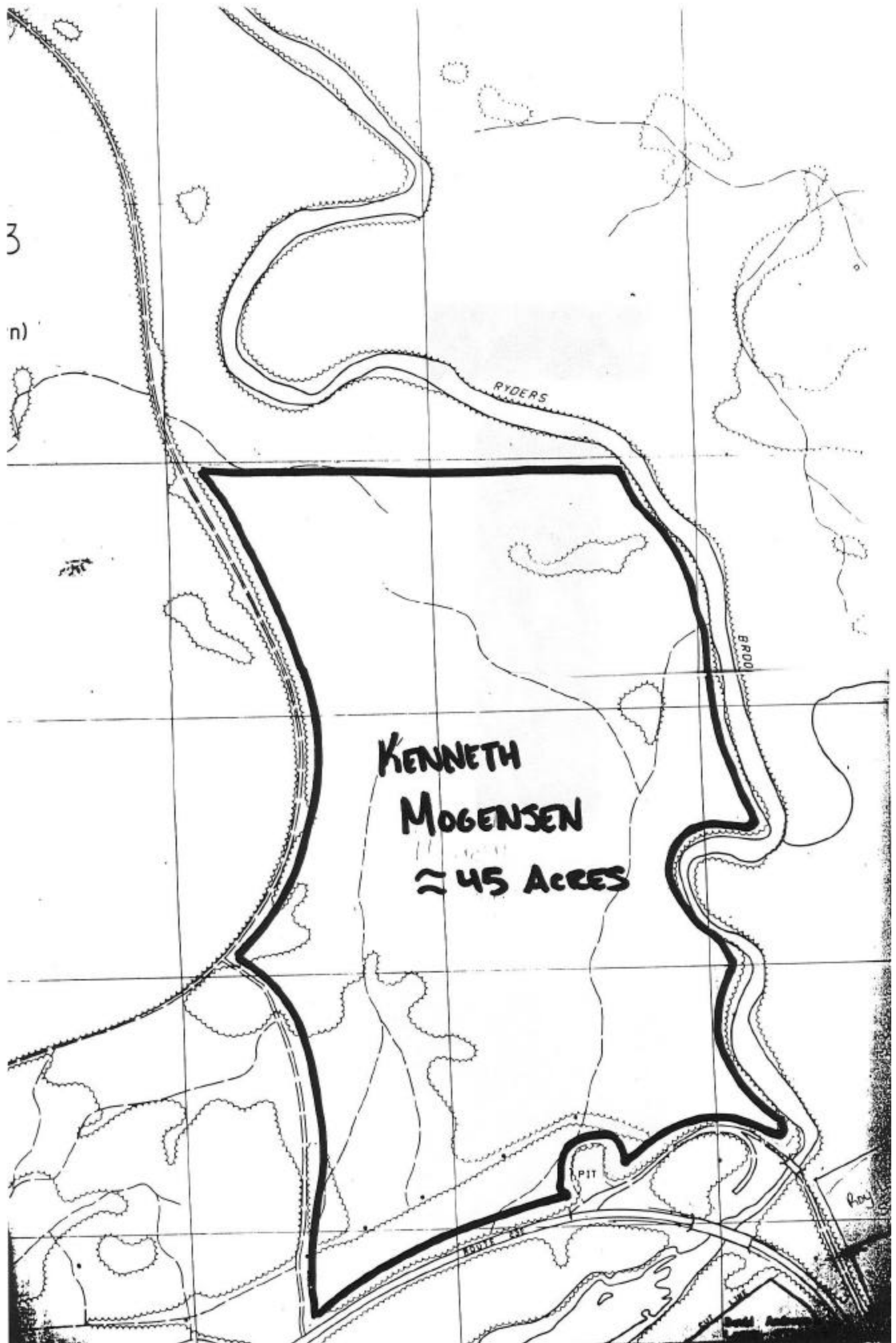
Date

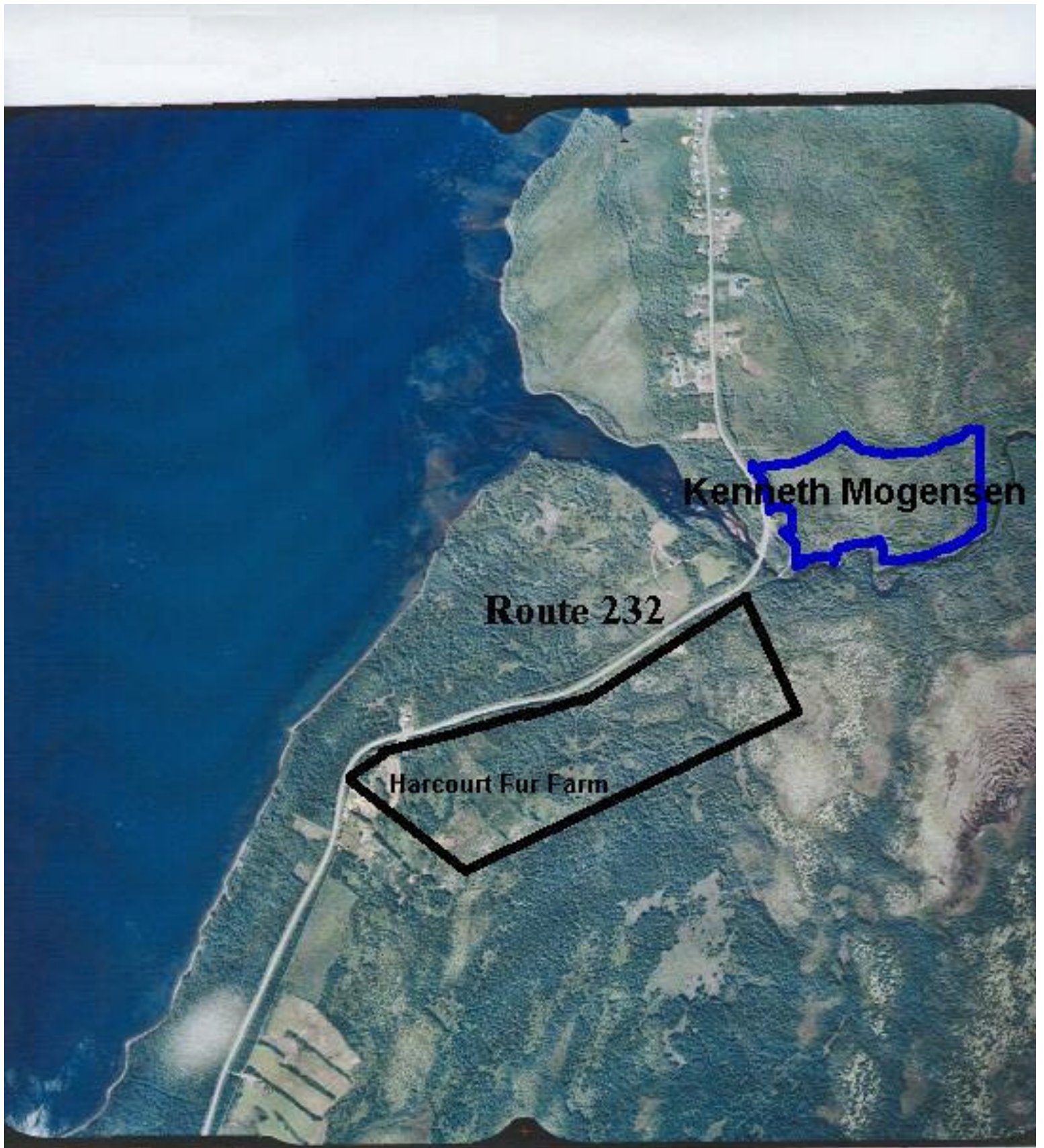
APPENDIX 1

SITE MAPS

Map #: 2 C/4
Map Name: Random Island
Scale: 1:50,000







01024 113

1:12,500

09/03/2001

APPENDIX 2

CROWN LANDS REGISTRATION

Brian
834-6331



GOVERNMENT OF
NEWFOUNDLAND AND LABRADOR

Department of
Environment and Conservation
Lands Branch
Eastern Regional Lands Office

In Reply Please Quote
File Reference No.
1031232

DEC 2, 2005

KENNETH MOGENSEN
263 MEMORIAL DR SUITE 202
CLARENVILLE NL A5A 1R5

RECEIVED
12/7/05

Dear Sir/Madam:

RE: APPLICATION NO.: 128451
TYPE: Lease
PURPOSE: Agriculture
LOCATION: George's Brook

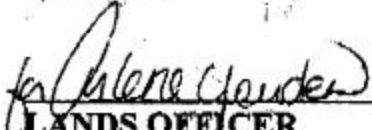
This will acknowledge receipt of the above referenced application for a Crown title. The application has now been registered and via a copy of this letter, the Department and/or agencies on the attached schedule have been asked to forward their comments and recommendations on your application to the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

SCHEDULE OF REFERRAL AGENCIES

Name:	Phone Number:
Dept. of Environment & Conservation Eric Carter, Lands Branch	709-466-4074
Dept. of Transportation & Works Janet Howse Clarenville Depot	709-466-4131
Dept. of Government Services Government Service Centre (Clar)	709-466-4060
Dept. of Natural Resources Donald White, Forestry Branch	709-466-7439
Dept. of Natural Resources Grant Martin, Agrifoods Branch	709-729-6647
Dept. of Natural Resources Steve Ash, Mineral Lands Division	709-729-6408
Federal Fisheries, Clar. Jack Rourke, Fish Habitat Division	709-772-5597
Dept. of Environment & Conservation Environment Assessment Division	709-729-4211
Historic Resources Martha Drake, Historic Resources Div.	709-729-2462
Department of Natural Resources	709-637-2283

