

**REGISTRATION PURSUANT TO SECTION 49 OF**  
**THE ENVIRONMENTAL PROTECTION ACT**

**NAME OF UNDERTAKING:**                      **Mink Farm - Bonavista Mink Farms Inc.  
15,000 Breeder Farm**

**PROPONENT:**

(i)    *Name of Corporate Body:*    **Bonavista Mink Farms Inc.**

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

(iii)   *Chief Executive Officer:*    **Mr. Jorn Mogensen  
President/Owner  
263 Memorial Drive  
Suite 202  
Clareville, NL  
A5A 1R5  
(709) 427-6810**

(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 230, north of Lethbridge on the Bonavista Peninsula. 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 Summer of 2006.

The project proponents include Mr. Jorn Mogensen, Messrs. Martin and Blaine Sullivan of Ocean Choice International Inc., and Mr. Dave Dyer of Resource Developments Inc. (TBI). Mr. Jorn Mogensen is the owner of Harcourt Fur Farm and Charleston Mink Company, which will be providing feed and pelting services to the company. He has a strong and extensive background in all aspects of the mink industry. The remaining proponents are established Newfoundland based businessmen and entrepreneurs.

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

The proponents view Newfoundland and Labrador as offering a significant opportunity for the development of a world-class mink industry, and well on its way to reaching that goal. 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 the company to sell these mink under premium North American labels.

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 is located off of Route 230, north of Lethbridge on the Bonavista Peninsula and consists of Crown Land which is situated within the local agricultural development area (ADA). A total of 105 acres of land is being applied for as a new agricultural lease. Maps of the proposed site are attached in Appendix 1. These maps include a location map and aerial photos of the site showing the boundary and shed location.

The land base includes approximately 43 acres which has been classed as suitable for mink farm establishment by the Department of Natural Resources and an approximately 15-20 acre portion which is relatively flat and will comprise the main farm site.

- ***Physical Features:***

Physical requirements for the mink farm to be added to the site include mink sheds (up to thirty in total), a storage shed, perimeter fencing, temporary manure storage and access roads. A total area of approximately 15 acres will be 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 230 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 fiberglass 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 storage shed (of around 3,000-3,500 sq ft total) will be constructed on-site to provide storage space for equipment and materials as well as to house a staff lunchroom and washroom facilities.

### **Perimeter Fencing**

The main shed site will be enclosed with chain link fencing, encompassing approximately 15 acres in area, 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 four to five feet.

### **Manure Storage**

Temporary manure storage areas will be constructed, consisting of concrete pads and bucking walls. These facilities will provide for temporary storage only during the growing season after the manure is removed from the sheds, with the manure ultimately being sent to a local composting operation and/or used on fields to be developed by the proponent and/or made available to local farmers for spreading on their fields. During the winter season the farm will only house the required breeding stock, resulting in minimal manure production. The fabrene sides of the sheds will be enclosed during this period and manure will not be removed until the late Spring, after breeding. To ensure proper pest (fly) control the manure pad will also be covered with a dark tarp and, if required, spraying will take place. This facility will be constructed and located in keeping with the Environmental Guidelines for Livestock Producers.

- ***Construction:***

Project construction is projected to planned to occur in two phases. Construction will be undertaken to meet the requirements of the expanding farm. Following are the projected construction requirements for each phase:

#### *Phase 1 - Initial Construction*

- *July 2006 - November/December 2006*
  - Construct Access
  - Clear and Level Land
  - Up to 20 Mink Shed(s) for breeding stock and kits (10,000 female capacity)
  - Cage Systems
  - Perimeter Fencing
  - Manure Storage Pad(s)
  - 1 Storage/Auxiliary Shed

*Phase 2 - Expansion*

- *May 2008 - November 2008 and May 2009 - November 2009*  
Up to 10 new Mink Sheds for expansion (to 15,000 breeders and kits)

Cage Systems

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 20<sup>th</sup>. 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**

Bonavista Mink Farms Inc. plans to start with 5,000 disease free, high quality dark mink females and 1,000 males from nearby Harcourt Fur Farm Inc. These mink will be transferred to the site in the late fall of 2006. On average mink produce between four to five offspring. In 2007 the projected kit production will be approximately 22,500 kits. Over the following three years the operation will expand to 15,000 female breeders, producing up to 75,000 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 15,000 female mink farm is as follows:

- Manure 2,700 tonnes
- Shavings/Straw 375 tonnes
- Carcasses 75 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 15,000 female farm the recommended minimum acreage for manure spreading would be 100 acres. The site has a land base of 105 acres 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.

Industry is currently undertaking pilot scale composting trials for carcasses, which if proved successful may become the preferred method for carcass disposal.

- ***Occupations:***

The proposed farm will require a projected 17 employees during the initial construction phase. This will include one site foreman and the remainder as general labourers. Operations labour will increase from nine personnel, including an experienced farm manager, in the first year (2007) to twenty-one personnel by the third year (2009).

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

N/A

## **APPROVAL OF THE UNDERTAKING:**

Approvals required for the construction and operations phases for Bonavista Mink Farms' farm include the following:

- Crown Lands approval for agricultural lease - Department of Environment and Conservation, Lands Branch
- Waste Management Certificate - Government Services Centre - Approval required prior to 2007 operations

## **SCHEDULE:**

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

## **FUNDING:**

Funding for this operation will consist primarily of private investment. The proponents plan 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), and the Farm Credit Corporation (repayable loans). No approvals have been granted to date.

---

**Mr. Jorn Mogensen**  
**President**

---

**Date**



**APPENDIX 1**

**SITE MAPS**

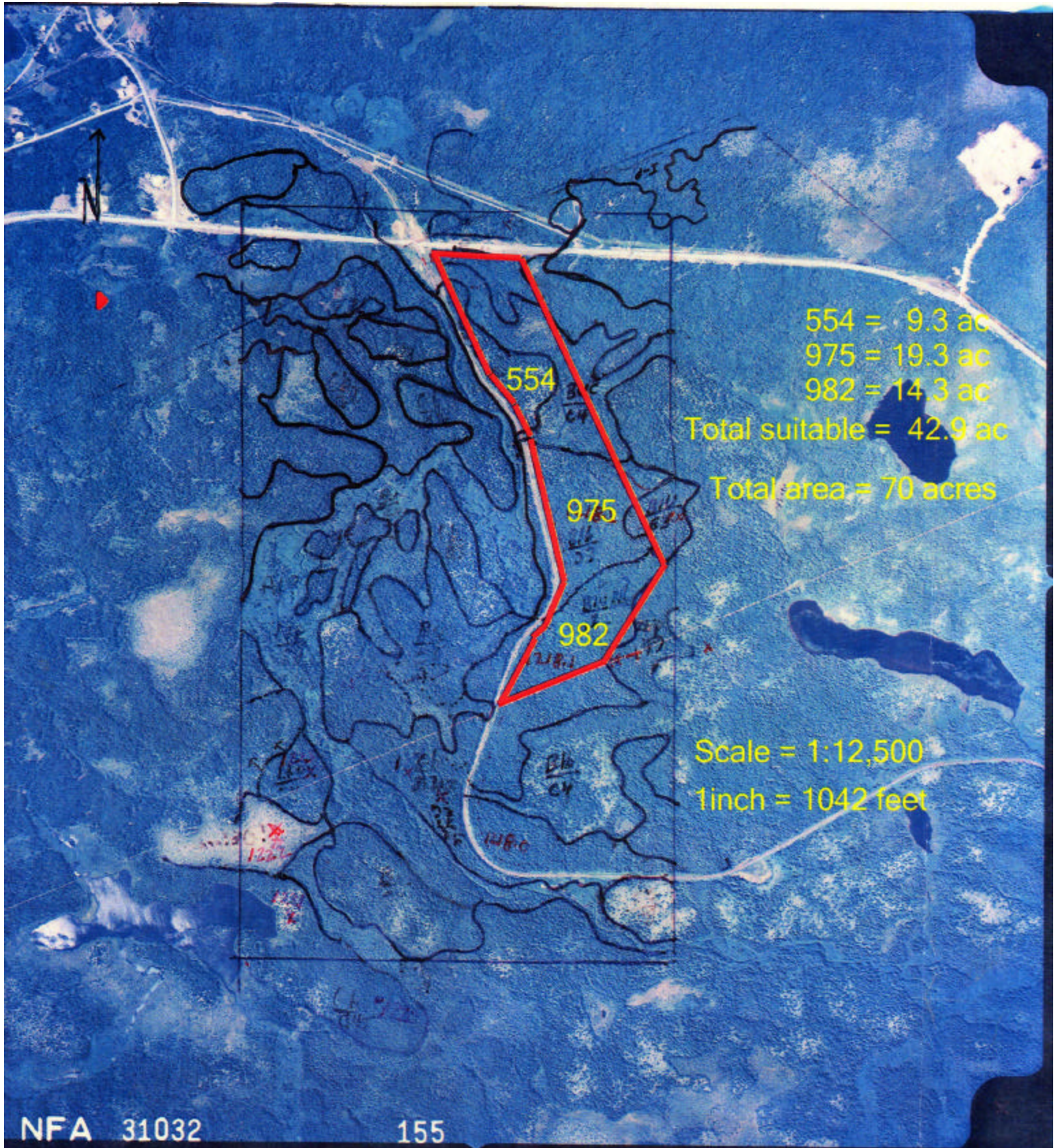
Map sheet 02005  
1:50,000



Area of Interest

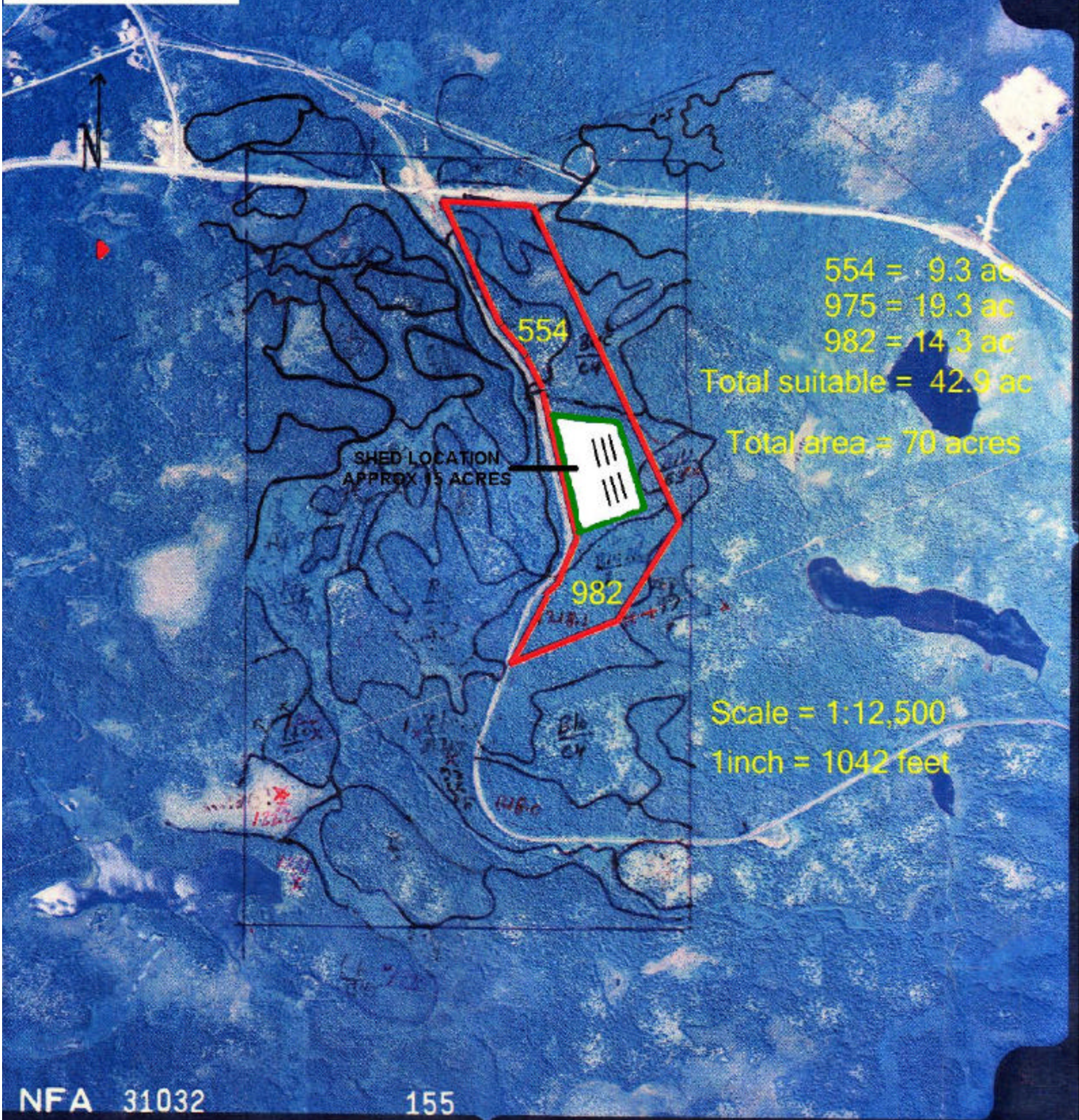
CANADIAN NATIONAL

BONAVISTA TRINITY



Note: Additional 35 Acres to be added to Crown Land application, included in polygon 982. Total of 105 acres.

**SHED LOCATION  
APPROX 15 ACRES**



554 = 9.3 ac  
975 = 19.3 ac  
982 = 14.3 ac  
Total suitable = 42.9 ac  
Total area = 70 acres

Scale = 1:12,500  
1 inch = 1042 feet

