



P.O. Box 310. Harbour Breton, NL. A0H 1P0

October 1st, 2012

Environmental Assessment Division
Department of Environment and Conservation
PO Box 8700
St. John's, NL A1B4J6

Project: Fish Mortality Collection and Equipment Storage Yard
Location: Route 360- Pool's Cove Intersection

Please find enclosed the registration document for the proposed undertaking.

If you have any questions, please contact Julia Jensen at (709)885-5208 or email at julia.jensen@cookeaqua.com

Sincerely,

A handwritten signature in blue ink that reads "Julia Jensen".

Julia Jensen
Lease and Compliance coordinator
Cold Ocean Salmon

NAME OF UNDERTAKING:

Fish Mortality Collection and Equipment Storage Yard

Proponent:

- (i) Name of Corporate Body: Cold Ocean Salmon Inc.
- (ii) Address: PO Box 310
Harbour Breton, NL A0H 1P0
- (iii) Chief Executive Officer:
Name: Mr. Glenn Cooke
Official Title: Chief Executive Officer
Address: 255 Metcalf Street
Saint John, NB E2K 1K7
Telephone No.: (506)694-4901
- (iv) Principal Contact Person for Purposes of environmental assessment:
Name: Julia Jensen
Official Title: Lease and Compliance Coordinator
Address: PO Box 310
Harbour Breton, NL A0H 1P0
Telephone No.: (709)885-5208
Email: Julia.jensen@cookeaqua.com

THE UNDERTAKING:

- (i) Nature of the Undertaking: Land to be used for fish mortality collection from fish farms in the Coast of Bays region; this would include tub disinfection and tub storage area. Separate area on the land for general equipment storage and clean area.
- (ii) Purpose/Rationale/Need for the Undertaking: Company is using a contractor to disinfect mortality tubs and ship mortalities to a composter in Corner Brook area. This contractor also completes this task for other Aquaculture companies in the area, by taking control of company's mortalities we can make sure it is being completed in a biosecure manner. It is a central location for trucking mortalities and equipment and is away from any municipalities.

DESCRIPTION OF THE UNDERTAKING:

- (i) Geographical Location:
 - Facility is located on the Bay D'Espoir Highway Route 360 near the Pool's Cove intersection. The Transportation and Works depot is in the area as well as a fuel discharge center for Ultramar. The approximate dimensions of the land are 152m frontage and 107m depth. The nearest water body to the site is 600m. The site is not presently occupied and there is nothing on the land. The facility is bounded on the north by Highway 360, south by crown land, east by crown land and west by lease number 49323 and Belleoram road.
 - Maps are attached

- (ii) Physical Features:
- The only major physical features of the undertaking would be a building on the piece of land. Building will be approximately 60' wide by 100' long.
 - The area of land has to be cleared to construct the building and for equipment storage.
 - Artists drawing attached.
 - The topography in the area can be described as barren with sparse tree growth also a lot of rock. No major water bodies in the area, some small streams and the nearest pond is 600m away. Vegetation is mainly alders and evergreen trees. The only wildlife in the area would be hare, squirrels and voles.
- (iii) Construction:
- The total construction period will depend on the availability of contractors to construct building as there are a limited number of carpenters in the area. Once land is cleared storage of equipment can take place right away.
 - Do not have a proposed date of the first physical construction related activity on site. The first construction related activity that would have to be completed is to clear the land to construct the building and access roads.
 - The potential sources of pollutants during construction period would be airborne emissions from heavy equipment and material from the construction of the building. This would be small considering any construction related materials will be cleaned and disposed of at a local landfill.
 - Should be no causes of resource conflicts in the area.
- (iv) Operation:
- The Fish Mortality and Equipment storage layout is attached, please see diagram. Fish mortality tubs will arrive to the building. The mortality tubs will be removed from the delivery truck and emptied and scraped into a large sealed leak-proof container truck. This truck will then leave the facility and take mortality's to the composter in Corner Brook. Used mortality tubs will then be disinfected in the building using a steam bath and stream pressure washer and moved to the opposite side of the building away from dirty tubs. When cleaning and disinfection of the mortality tubs occurs the building will be closed. No water will escape to the clean area when this is taking place because a wall will be in place to separate the areas. The cleaning will occur at the back near the wall to the clean area. The cleaning and disinfection area will be a contained area with walls/curtains, these will be separated and the cleaning area will contain water runoff and spray. There will be no internal door to the clean area. Access to clean area will be by external door only. A wall will separate the dirty and clean areas. Clean containers will be pushed through an opening in the wall above floor level so that no water will be able to enter clean area. When containers have been cleaned and disinfected the disinfected mortality delivery truck will be loaded with clean tubs which will be delivered to the operating areas. Tires and wheel wells will be disinfected on exit from the facility.

The building has three separate entrances:

1. Mortality delivery in totes
2. Mortality removal in large sealed containers
3. Clean tote pick up.

Mortality's at the facility will be coming from all the company's finfish aquaculture sites in the area. Mortalities will be transported to the site by designated truck and driver for collection from the operating areas. Since there is a need to identify areas from which the tubs are coming from, they will be identified by area.

For clarification tubs will travel to the building through the process listed below:

- Finfish Site Manager will notify driver of designated "dirty" vehicle that pickup is required from wharf.
- Vehicle will be loaded with mortality's on dirty outflow wharf.
- Vehicle will return to the mortality collection facility and be unloaded.
- Vehicle will be disinfected before leaving the facility.
- Vehicle will then depart to next operating area if required following the above process.
- All care will be taken to schedule mortality dives in different areas on different days when possible to ensure that mortality collection only has to occur once a day.
- Not all areas will use the same wharf for off-loading mortality tubs.

Cleaning and disinfection of equipment besides tubs would occur. All trucks coming to the facility will either be sprayed with the disinfectant, Divosan Plus, which is environmentally friendly (MSDS attached) or will drive over a disinfectant mat. The steam pressure washer may also be used.

- Operation would be a permanent facility for cleaning and disinfection of mortality tubs. Another area of the facility would be used for equipment storage.
- Liquid effluents maybe a potential source of pollutant during operation. The water from cleaning tubs will be absorbed by the ground; this would be a small volume of water. Any solid waste materials will be transported by truck to the compost facility in Corner Brook.
- There are no potential causes of resource conflict in the area.

(v) Occupations:

- **Contracted Personnel:**
 - General construction Laborers (5): Duration of construction period
 - General construction duties such as clearing land, pouring concrete, erecting pre-fabricated buildings.
 - Electrician (1): As required
 - Connecting electricity to buildings and internal wiring
 - Plumber (1): As required
 - Connection of water supply and internal plumbing
 - Paving Company (1)
 - Paving of access roads and other areas requiring pavement
- **Internal Operational Personnel**
 - Facility Manager (1): Ongoing Duration
 - Cleaning and disinfection of mortality tubs, inventory control, truck driving, fork lift operation
 - Truck Driver (1): Ongoing Duration
 - Truck driving- long and short haul

- (vi) Project-Related Documents
 - There have been no project-related documents generated by or for the proponent.
 - No environmental work has been performed by or for the proponent.

APPROVAL OF THE UNDERTAKING:

Below are the Government agencies that have to approve of the undertaking before Crown Lands will make a final decision:

Government Service Centre 709-256-1420
Forestry Division 709-258-5334
Department of Natural Resources 709-729-6408
Historic Resources Division 709-729-2462
Department of Transportation and Works 709-883-7684
Environment Assessment Division 709-729-2562
Department of Fisheries and Aquaculture 709-292-4106
Crown Lands 709-256-1400

SCHEDULE:

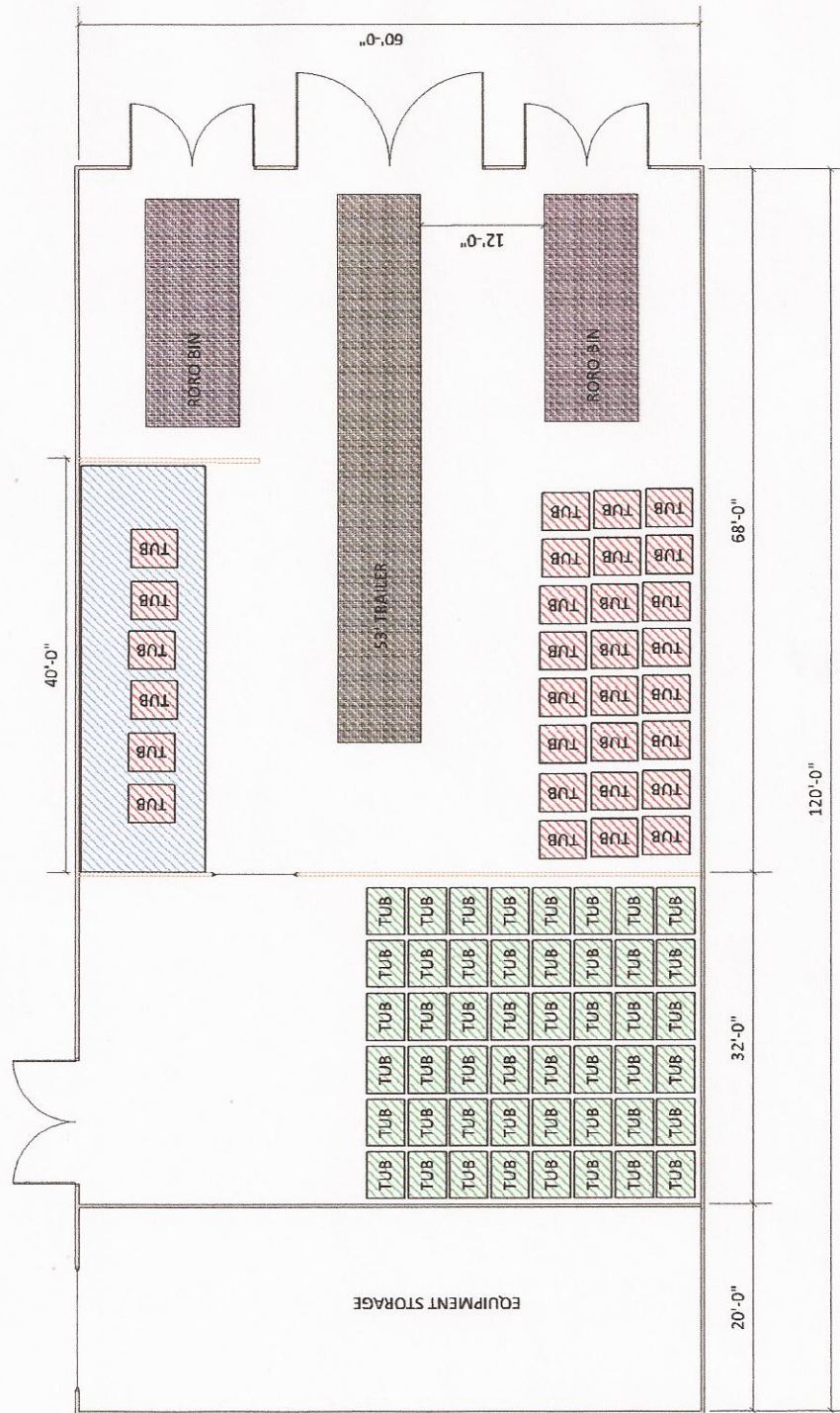
The project schedule below is subject to the following assumptions:

- Project to begin once approval has been received
- All dates subject to change due to extraneous circumstance such as weather, availability of supplies and equipment and labour.
- Earliest start date: October 1, 2012
 - Allows for possible excavation prior to weather hindering further work
- Latest start date: May 1, 2013:
 - Excavation of the land cannot begin until weather permits
- 1. Project Start
 - Land Preparation (30 days)
 - Building Construction (40 Days)
 - Personnel Selection (30 Days)
 - Set up and training (10 days)
 - Process Development
- 2. Operational Trial and Review (5 Days)
- 3. Facility Operational

FUNDING:

This project does not depend upon a grant or loan of capital funds from a government agency.

Mort Container Wash Station and Equipment Storage



Government of Newfoundland & Labrador Department of Environment & Conservation



NOTE TO USERS

The information on this map was compiled from land survey records registered in the Crown Land Registry.

Once the Property does not contain information of all land ownership within the Province the information depicted cannot be considered complete.

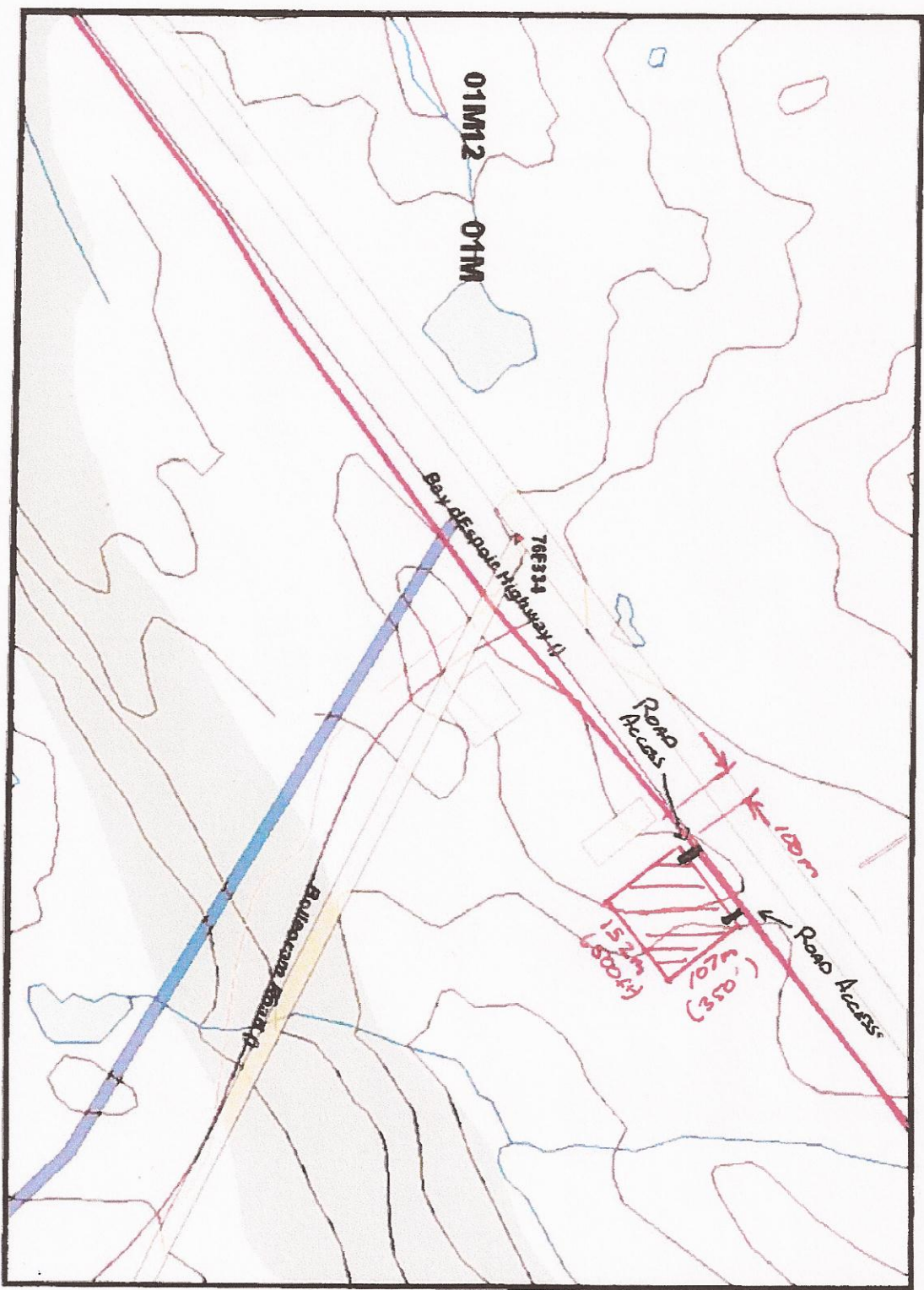
The boundary lines shown are believed to be true as far as they can be determined by the Crown. The accuracy of the plot is not guaranteed for all areas and does not guarantee title.

Users taking any action on the basis of this map should contact the Crown Lands Registry at 709-553-3333. Crown Lands may not be proved on the Crown Land records including from the Crown Land registry, or not proved due to historical inaccuracies.

The User hereby acknowledges and agrees to indemnify and hold the Crown harmless from and against all claims, demands, damages, losses, actions or suits of any kind, including reasonable costs and expenses of litigation, arising out of or resulting from the use of this map, and the Crown, its officers, employees and agents shall not be liable for any, loss or profits or contracts of any, order loss, or any, loss as a result.

For inquiries please contact a Regional Lands Office.

- Gander - 256-1400
- Charlottetown - 464-0714
- St. John's - 729-2554
- Goose Bay - 896-2488
- Corner Brook - 637-2387



Crown Lands Division

Scale 1:6,000

Compiled on Jul 05, 2012



Government of Newfoundland & Labrador Department of Environment & Conservation



NOTE TO USERS

The boundaries on the map were compiled from land survey right of the Crown Lands Register.

Since the Register does not contain information on all land ownership with the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles listed by the Crown. The accuracy of the plot is not a guarantee for measurement purposes and does not guarantee the.

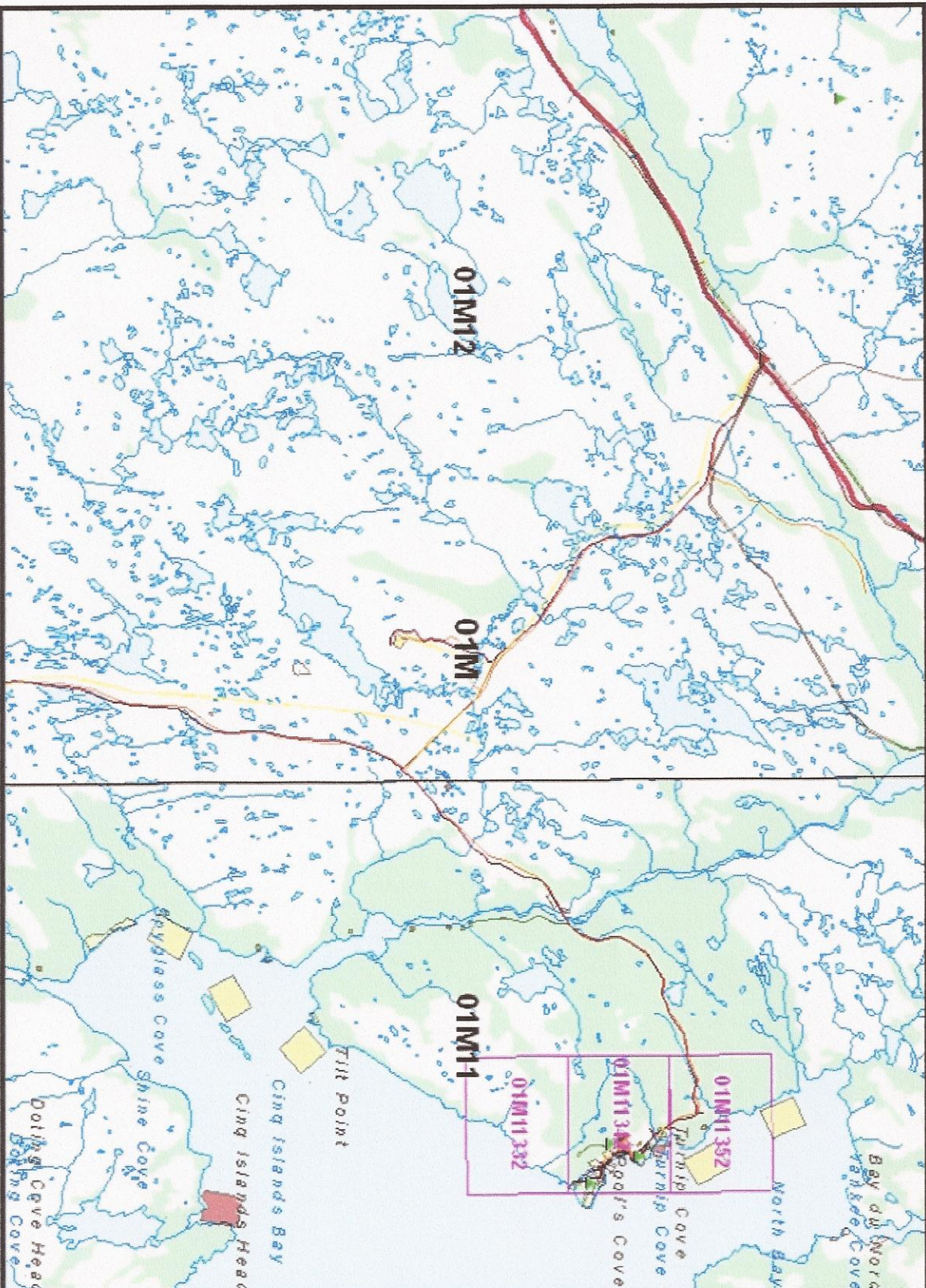
Use a finding any error or omissions on the map sheet are noted to contact the Crown Title Mapping Canada, Heather Huggins, Highway 100, St. John's, Newfoundland.

Use a finding error or omissions can contact the Crown Title Mapping Canada by telephone at 709-551-3301. Some titles may not be plotted due to Crown Land volume information from the Crown Land register or not plotted due to heretofore survey information.

The user hereby indemnifies and agrees to hold the Government of Newfoundland and Labrador, its officers, employees and agents harmless and against all claims, demands, royalties, actions or costs or actions, damages and/or other claims or damages for any violation or copyright or intellectual property arising out of any finding or location of Crown Land titles, and the Minister, his or her officers, employees and agents shall hold the user harmless for any loss or damage or any other loss or any kind as a result.

For inquiries please contact
a Regional Lands Office.

- Gander - 256-1400
- Clareville - 466-4074
- St. John's - 729-2654
- Goose Bay - 896-2488
- Corner Brook - 637-2387



Crown Lands Division

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Compiled on Jul 06, 2012

