

Na-tallie Ranch Ltd.

August 9, 2013

43 Birch Ave.

Cormack, NL A1A 2M3

Minister of Environment and Conservation

PO Box 8700

St. John's NL A1B 4J6

**Attention: Director of Environmental Assessment**

We have recently acquired an existing farm known as Na-tallie Ranch. Our goal is to create one of the largest and technologically advanced mink farms in Canada. Presently we have 2500 black breeder females and approximately 11,900 kits. Some of the kits will be used as breeders next year. We would like to expand the existing facility to accommodate 50-70 thousand black and mahogany mink. Since the take-over in June this year, we have built 2 completely new structures, extensions to existing barns have been built and an automatic manure systems will be installed this month. We have employed 9 full-time workers from the Deer Lake community. As well, we have hired contractors from Corner Brook and Cormack. Our project's timeline for expansion is approximately 2 years. We hope that the government will recognize the viability of this project and its benefit to Newfoundland's community and the economic world.

Kindest regards,

Dag Larsen

Shirlee Weiss

# Registration pursuant to Section 49 of the Environmental Protection Act

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## **Na-tallie Ranch Ltd**

43 Birch Avenue

Cormack, NL A8A 2M3

Phone: (709) 635-4234

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### **Chief Executive Officer:**

Dag Larsen

Director of Na-tallie Ranch Ltd.

27 Mountainview Drive, Humber Valley Resort, NL

Phone: 1-416-948-3341

### **Principal Contact Person for Purposes of Environmental Assessment**

Shirley Weiss-Kuchinsky

Director of Na-tallie Ranch Ltd.

27 Mountainview Drive, Humber Valley Resort, NL

Phone: 709-636-6756

## **The Undertaking**

The report includes proposed construction and expansion of the current operation of Na-tallie Ranch Ltd. The goal of Na-tallie Ranch Ltd. is to increase our current operation of 2500 female breeders to 15,000 within 2 years. Farm construction with respect to timing, layout, and size, are based on achieving our goal and ensuring we adhere to the "Environmental Farm Practices Guidelines for Livestock Producers in Newfoundland and Labrador" (November 2001)

This proposal is designed to insure that Na-tallie Ranch Ltd. will establish itself as an integral part of the competitive international fur trade. In addition, this expansion will create many opportunities for full time employment for this area and increase sales for local businesses in NL.

## **Geographical Location**

Na-Tallie Ranch Limited is located in the municipality of Cormack, NL., an agricultural community in support of growth. The actual farm is located on 6 acres at the end of Birch Avenue with an additional agricultural land base of 60 acres. An additional 20 acres adjacent to the existing farmland is being tendered out by government which Na-tallie Ranch Limited is hoping to lease.

There are no residents living in close proximity to the proposed expansion of the site. Land use conflicts are not an issue in this area.

The site for the new building structures is well drained and flat.

## Physical Features

A number of physical structures will be required for the complete expansion of the farm. Construction will occur in 2 phases from July 2013 until October 2014. The existing sheds as well as the proposed sheds are pole style wood frame construction with galvanized aluminium sheeting for roofing and lower 4' exterior walls. The roof also incorporates fibreglass panel skylights for light and the upper 4' exterior wall is fabreen fabric over wire that allows natural lighting and ventilation to minimize odors. All sheds have the fabreen sides on a manual pulley system that allows them to be adjusted (opened/closed) daily according to current weather conditions. The proposed new sheds will also have this system for both ventilation and light. The exterior walls are 12" down into the ground to make it impossible for any animals to escape the facility. All sheds both existing and proposed have automated watering systems that give a continuous supply of water to animals.

**Existing structures:**

- Mink shed 1- 400 ft. by 50 ft. (Brand new 2013)
- Mink shed 2 – 192 ft. by 32 ft.
- Mink shed 3 – 400 ft. by 38 ft. (in process of completion by July 2013)
- Mink shed 4 - 380 ft. by 38 ft. ( in process of completion by July 2013)
- Storage - 1<sup>st</sup> story 50ft. by 30 ft. 2<sup>nd</sup> story 20 ft. by 30 ft.
  - Includes 2 freezer rooms 20x20, 20x20
- Storage shed – 18ft. by 40ft.

### Proposed structures:

- 6 new mink sheds each with dimension 400ft. by 50 ft.
- Storage/lunch room/shower/bathroom 80ft. by 40 ft.

### Proposed road:

This requires surface grading with some minor re-alignment. There will be no streams or poorly drained soils.

The land on which construction will take place is partly cleared agricultural land. The road will be solely enclosed by existing farm.

## **Manure holding Facility**

All sheds will have automated manure system which will eliminate 90% of all odors and flies. It is estimated that 2 manure pits will be constructed to hold the manure from all mink sheds. There will be a continuous flow of manure to these pits that have the capacity to hold up to one year of manure. During the year, this manure will be picked up by local farmers, trucked off-site, and will be spread on their land. Mink manure is known by farmers to be one of the finest and most natural fertilizer because of all its nutrients. An extra 20 cleared acres of our existing land (60 acres) can house this manure if necessary. There are no houses within 6 to 7 km. of this land.

## **Construction**

Total construction period is to last from July 1, 2013 to November 1, 2014 in 2 stages, as indicated in *Table below*. Pollutants will not be an issue during any construction phase. All are simple structures built with low environmental impact. Any and all solid waste materials will be removed from the site by the contractor and disposed of in the most environmentally friendly fashion, recycling when possible.

### ***Phase 1***

<b>Structure</b>	<b>Purpose</b>	<b>Area</b>	<b>Completion Date</b>
1. Storage/Lunchroom	staff day use	Na-tallie Ranch	August 20, 2013
Shower/Bathroom	holding facility	(see diagram 1)	
2. Mink Shed 400x50	housing of mink	Lot 30A	October 15, 2013
3. Mink shed 400x50	housing of mink	Lot 30A	October 15, 2013
4. Mink shed 400x50	housing of mink	Lot 30A	October 15, 2013
5. Road	access to sheds	Lot 30A	August 1. 2013
6. 2" water line	cleaning and drink	in sheds	October 15, 2013
7. Single Phase Power	lighting in sheds/ Automatic watering	in sheds	October 15, 2013
8. Automatic manure	eliminate odor/flies	in sheds	October 15, 2013
9. Manure Tank	holding manure	Lot 30A	October 15, 2013

## *Phase 2*

1. Mink Shed 400x50	housing of mink	Lot 30A	July 15, 2014
2. Mink Shed 400x50	housing of mink	Lot 30A	August 20,2014
3. Mink Shed 400x50	housing of mink	Lot 30A	October 15, 2014
4. 2" water line	cleaning and drink	shed	October 15, 2014
5. Single Phase Power	lighting in sheds	shed	October 15, 2014
6. Automatic manure	eliminate odor/flies	shed	October 15, 2014
7. Manure tank	holding manure	Lot 30A	October 15, 2014

There will be limited leveling of land and all properties are currently ditched to divert heavy rainwater. Disturbance to soil and vegetation from road construction will be non-significant and drainage patterns will not be affected.

## **Operation**

The operation will continue to raise mink from birth to maturity and harvest their pelts the same year. Presently we have 2500 female breeders who produce, on average, 4-5 offspring annually. It is projected that by 2014 we will house 15,000 female breeders on site, producing 75,000 kits annually.

Resource conflict is not of concern in this area.

The single largest environmental concern on this kind of operation is the handling of the minimal excrement of the mink. The following steps will reduce any possible negative impacts of manure on the environment.

1. Each shed will have an automatic manure system that will transport manure to a pit, thereby no seepage into the soil or water contamination.
2. Manure will be mixed with straw and sawdust thus making it drier, less odorous and more solid.
3. Dairy farmers from local areas will transport the manure to their farms for spreading.
4. Any leftover manure in the pit will be spread on our land consisting of 60 acres for agricultural farming.

The following are calculations on the total estimated waste generated in one year at maximum production.

**1. How much excrement will each animal produce annually?**

Amount of Feed = 100lbs/animal/year

(100 lbs is the annual average including adults and kits)

Digestive Utilization Rate = 50%

Therefore 100lbs/animal/year x 0.50

= 50lbs excrement/animal/year

**2. How much manure is generated per animal per year?**

Excrement = 50lbs/animal/year

Bedding = 30 lbs/animal/year

(30 lbs is the Average bedding required for 50 lbs of excrement)

Therefore 50lbs + 30 lbs

= 80 lbs manure/year

**3. What is the maximum amount of manure to be disposed of?**

Maximum Farm Size = 75,000 animals (Kits and adults)

Total Manure per Animal = 80lbs/year

Therefore 75,000 animals x 80lbs/year

= 6,000,000lbs manure/year

Conversion 6,000,000lbs = 2721.55 metric tonne of waste per year

**4. Where will we dispose of all this manure?**

Farmers in the local area have indicated that they would like to use our manure for spreading on their fields, as there is a short supply of manure in the area. Most of the manure will be trucked off-site for spreading.

According to statistics 20 tonne of manure can be spread on an acre per year. 2721.55 tonne can be spread on 136 acres of which we have 60 of our own acres to spread the manure. Therefore the remaining manure will be trucked off-site by farmers in the local area.

## Health

**Both health of animals and the community will be of utmost concern. The following steps are being taken to ensure the healthiest farm environment is maintained.**

1. Disease free breeder stock is being purchased from the best breeders in the country.
2. Sheds are well ventilated in summer months, and draft free and warmer in the winter.
3. Water is available to clean sheds and as natural drinking water for the animals.
4. Top quality feed is being bought from T&H Fisheries in Cox's Cove.
5. There are aluminum fences enclosing the farm to ensure security of mink and preventing wildlife and possible intruders from entering. There will be no interaction between the mink and the outside environment.
6. Animals will be sent off-site for processing so there will be no by-products to contend with.

## **All relevant Production Aspects that may be Considered Hazardous with Respect to the Environment and Precautionary Steps Taken to Mitigate Potential Risk**

### **Production Aspect**

### **Precautionary Steps to Reduce Risk**

- |  |   |
|--|---|
| 1. Purchase Healthy Stock/Health Maintenance | -All Breeding stock will be certified Aleutian Disease-Free<br>-Any animals introduced to farm will undergo a period of quarantine<br>-All mink will be vaccinated at 10 weeks of age<br>-Manure removed from shed frequently to ensure a healthy growing environment |
| 2. Mink Housing                              | -House constructed to be well ventilate in summer and draft free in winter  |
| 3. Mink Feeding                              | -Optimal feed produced at Cox's Cove will be purchased  |
| 4. Manure Disposal                           | -Manure stored in manure pit and later carried off for spreading on local farms   |
| 5. Animal Harvest                            | -Animals will be euthanized via contained exposure to carbon monoxide   |
| 6. Animal Processing                         | -Whole frozen carcasses will be trucked off-site for pelting/processing   |



## Occupations

During construction and operation phases there will be a number of individuals employed. The Table below gives a breakdown of all expected occupations.

Farm Manager	- is responsible for over-seeing the day –to-day operations of the fur farm, and ensuring that the animals’ nutritional, environmental and nurturing requirements are being met.
General Farm Workers	-responsible for meeting the needs of the mink (feeding, watering, manure removal etc.)
Marketing Manager	-responsible for the marketing and sales of the finished mink pelts
Contractors/ Supervisor Trades	- carpentry trades, electricians, pipe fitters, plumbers

The proposed project will require 16 – 20 employees for construction during the construction periods. Initially there will be 10 full time employees working on the ranch during its expansion. When expansion is complete, there will be 2 full- time foremen, two directors, and 8 full-time employees.

## Approval of the Undertaking

Building Permit	Town of Cormack	For all new buildings
Lease of 20 acres( Volume 3, Folio 140, Lot 30A) Town of Cormack		For 6 mink shed/road
Environmental Approval – Government of NL		
Approval of Government Services		
Municipal Approval and Permit		

## Schedule

The proposed expansion will commence as soon as possible upon approval from required departments. This is necessary to ensure completion prior to unfavorable weather conditions.

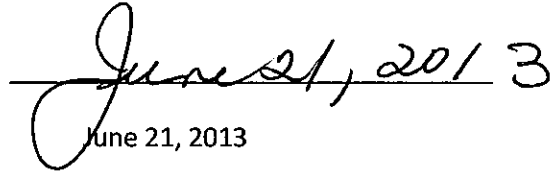
## Funding

Funding for this operation will be financed by Na-tallie Ranch Limited. Application for government funding will commence as soon as possible.




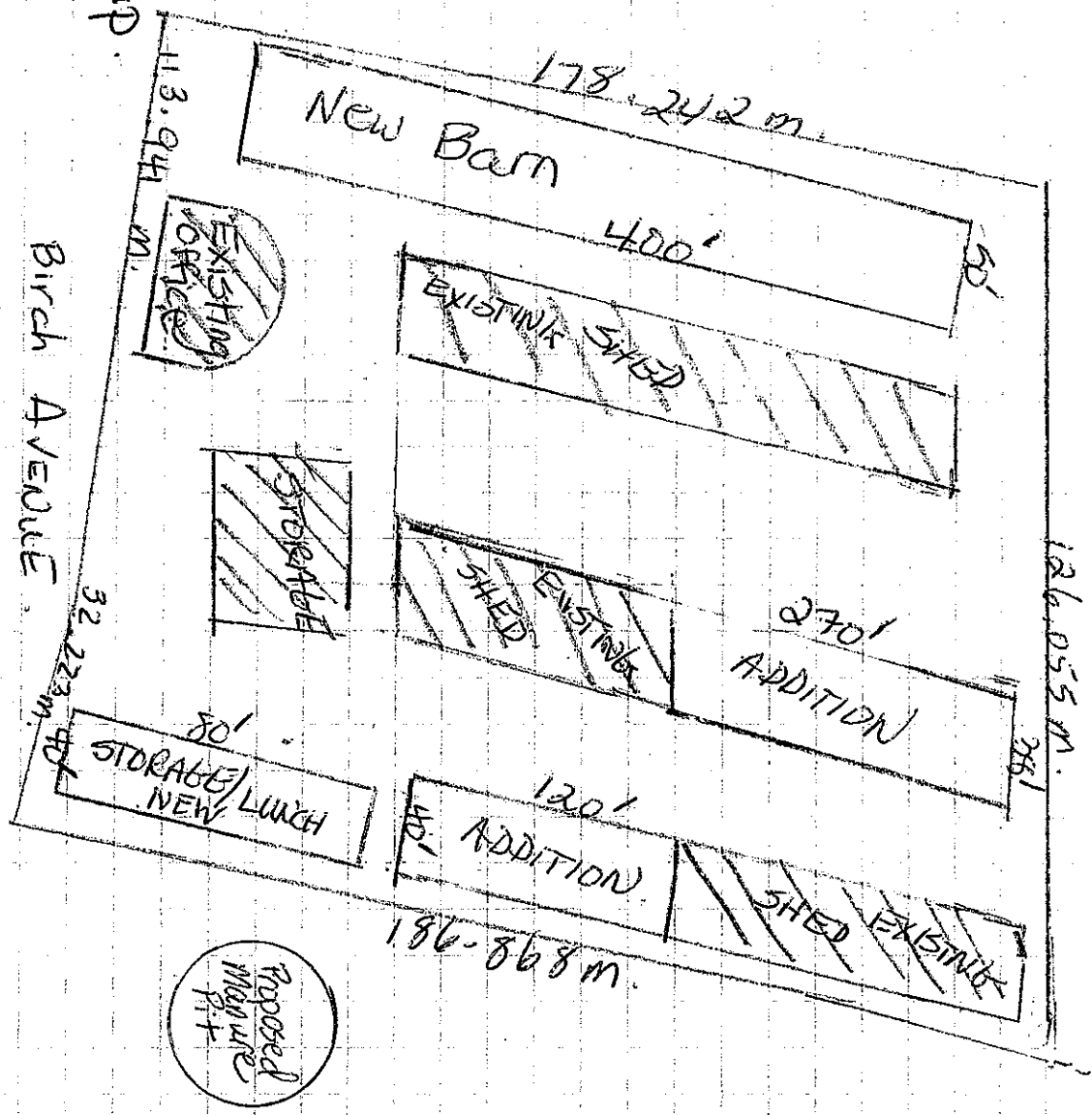
Dag Larsen, Director

Na-tallie Ranch Ltd.



June 21, 2013

Legend  existing structure prior to new ownership.



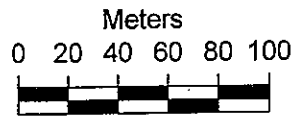
MA-TALLE RANCH LTD.  
AS OF JULY 1, 2013.

APPLICATION 5  
LAND LEASE  
LOT 304  
VOLUME 3 FOL  
24,27 ac

# Existing Land Use Land Consolidation Lot 87 Cormack, NL

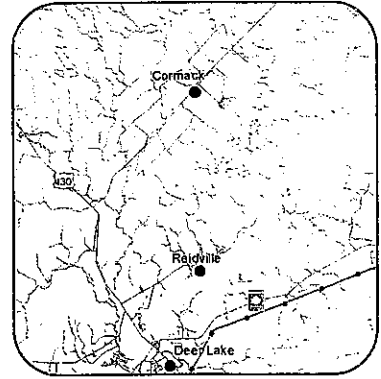
## Location Map (NTS 12H/6)

1:3,000



### Legend

- Road
- - - Streams
- Water
- Property Boundary



1 Hectare = 2.47 Acres











Department of Natural Resources  
Land Resource Stewardship Division  
Soils and Mapping Services  
June 2013

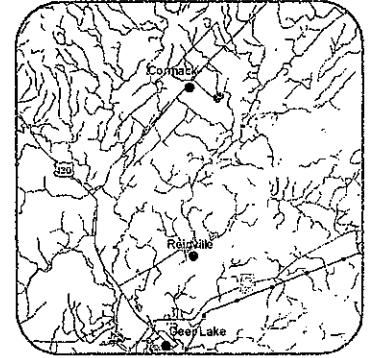
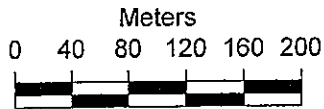
# Forage Suitability of the Land Development Project Lot 87 Cormack, NL

## Location Map (NTS 12H/6)

### Legend

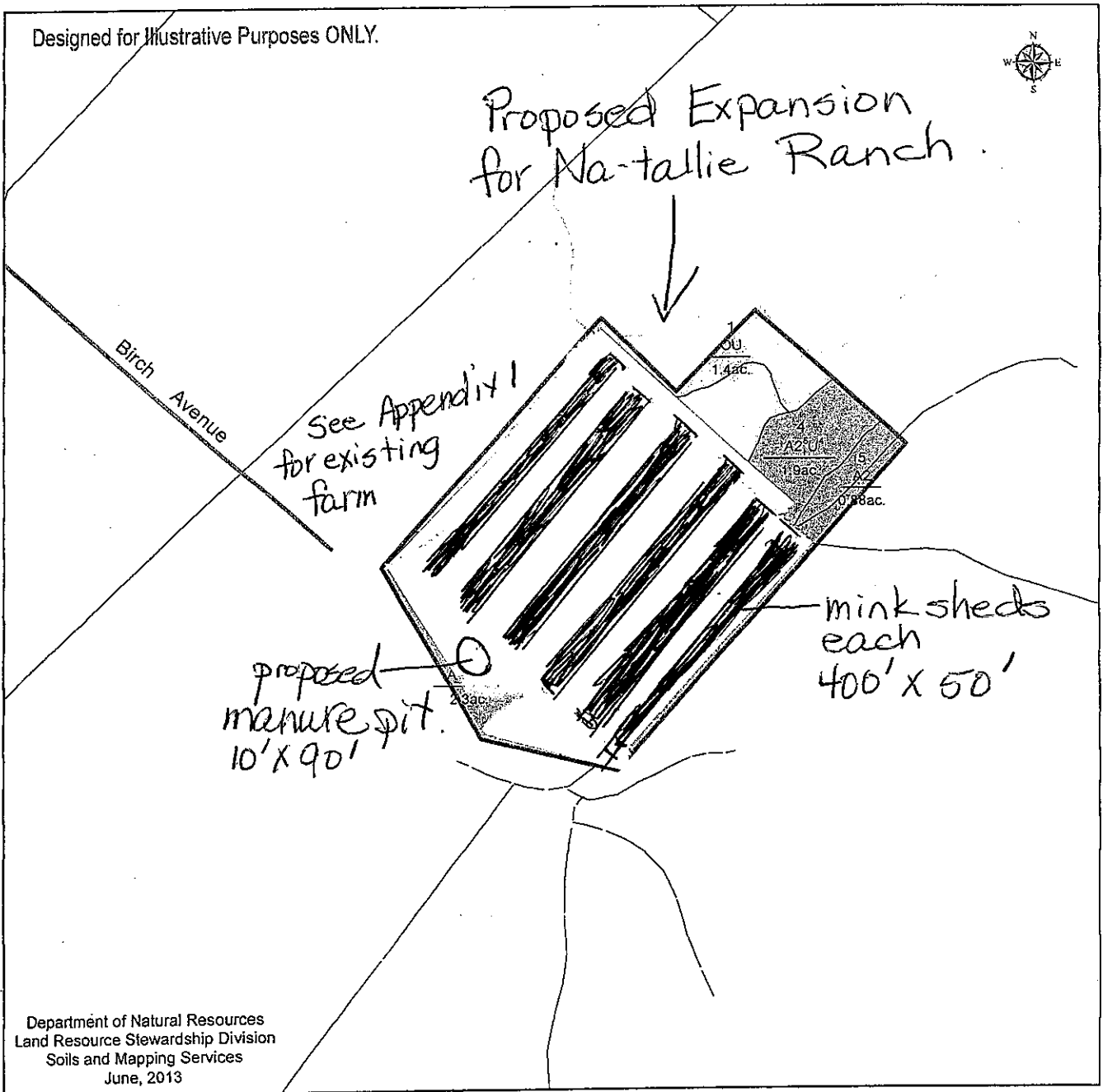
-  Road
-  Streams
-  Property Boundary
-  Water
-  A2 - Arable, Moderate Limitations (10.63 ac.)
-  A3 - Arable, Severe Limitations (0.60 ac.)
-  OU - Organic, Unsuitable (9.99 ac.)
-  U - Unsuitable (2.84 ac.)

1:5,000

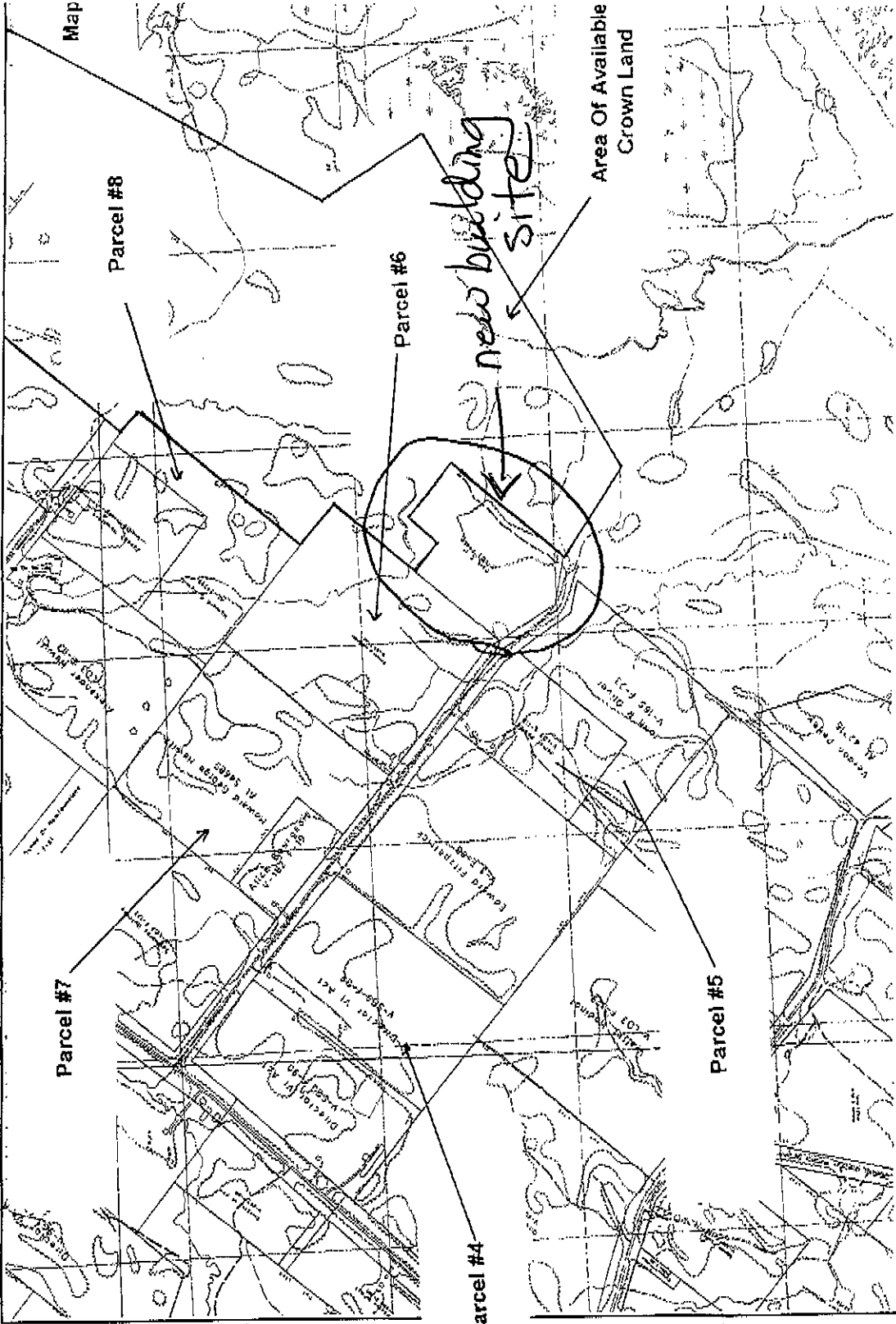


1 Hectare = 2.47 Acres

Designed for Illustrative Purposes ONLY.



Department of Natural Resources  
Land Resource Stewardship Division  
Soils and Mapping Services  
June, 2013



Map

Parcel #8

Parcel #6

Area Of Available  
Crown Land

Parcel #7

Parcel #4

Parcel #5

**NOTE TO USERS**

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

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

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and do not

Higgins Line, St. John's Newfoundland.

Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or insufficient survey information.

Users can also contact the Crown Titles Mapping section by fax or telephone as listed below.

Fax - 729-5125  
Telephone - 729-5900

Expired Title ..... EX  
Cancelled Title ..... CA  
Approximate Location ..... CA  
(c) Government Services and Lands

Scale 1:10,000

Cor  
Fid