

February 9, 2015

File Reference #: 200.20.2341

Environmental Assessment Division

Director: Bas Cleary
PO Box 8700
St. Johns, NL A1B 4J6

Project: Barn and Meat Cutting Room
Location: Emerillon Lake, Trans Labrador Highway (TLH) (Route 500)

As requested, following this cover letter is an Environmental Assessment Registration of the Undertaking, K&R Farm Land development. The digital copy has been forwarded Ms. Joanne Sweeney.

K&R Farms is a proposed cattle farming operation – meat production being the primary objective. K&R Farm will be a family owned and operated by me and assistance from family and friends and future employees, with the intention to pass the business to me two grandsons Kobe and Riley.

The first area to be developed will be 25 acres adjacent to the TLH. This would be for buildings and a start for pasture land. With growth of the herd, more land would be developed for forage and pasture. Also, each year, for up to 5 years, more land would be developed for future expansion.

In the winter time, to help supplement the animal's diet, there will be grain feed and hay.

I hope the following documentation is sufficient in answering any questions. Please contact me at any time to discuss the application. I can be reached at (700) 944 4167, by cell at (709) 280 3395, or through email at barrycull@outlook.com.

Respectfully;



Todd Cull

Name of the Undertaking: Todd Cull

Proponent

- (i) **Name of the Corporate body:** K&R Farms
- (ii) **Address:** 604 Lakeside Drive
Labrador City, NL A2V 1B5
(709) 944 4167 / (709) 280 3395

(iii) **Chief Executive Officer:**

Name: Todd Cull

Official Title: Owner/ Operator

Address: 604 Lakeside Drive
Labrador City, NL A2V 1B5
(709) 944 4167 / (709) 280 3395

(iv) **Principal Contact Person For Purpose of Environment Assessment:**

Name: Todd Cull

Official Title: Owner/ Operator

Address: 604 Lakeside Drive
Labrador City, NL A2V 1B5
(709) 944 4167 / (709) 280 3395

The Undertaking

(i) Name of the Undertaking:

K&R Farms, Land Development

(ii) Purpose/Rationale/ Need for the undertaking:

Being a new entrant to the agriculture industry, I currently do not own any land base on which to start my proposed plan of a beef production Operation.

I have always been interested in the Agriculture Industry, and my concern over the availability of quality, local produced product, prompted my research into livestock production. Home grown cattle, that is fed with hay and grain feed instead of chemical induced hormones. This business holds a big future for me and my family and grandkids. The demand and feedback for this product is overwhelming so much that I would not be able to keep up with the demand.

Since getting laid off from Wabush Mines, I thought this would be a great opportunity to start a highly sustainable business to support myself and my family. Consequentially, the introduction of cattle here in Labrador West as sparked a lot of interest from the public.

"I have applied for 200 acres of Crown Land for the development of a Beef Production Operation." Due to the growing season for Hay and number of animals I require significant land base to allow for future expansion and in an area where I can ensure safety for the public as well as the animals. Limiting access for any vehicle; assessable only by one road to the farm odd the TLH.

(iii) Geographical Location:

This land is situated at Emerillon Lake, 45 KM East of Labrador West. (UTM)(ZONE 19) App# 146746. This land is not currently being used. I need to be cleared of growing trees. Barn and meat room to be built at least 90 meters from center line of the TLH.

(iv) Physical Features:

This land is still a forest that would require it to be cleared. The land in this area is moist and not too wet. There are no wetlands in the immediate area.

There are no water bodies for approximately 600M, over a hill from the proposed land. Wildlife in the area consists of Moose (Very limited numbers), Wolves, and other small animals. They should not be affected by this farm.

There are no water features directly on the proposed land, there is a small bog along the highway clear from the purposed development area.

The soil is a combination of sand and topsoil with a mossy top.

The land is on the side of a hill with a small slope, so there is no area for a body of water to hold up.

There is a cabin lot approximately 1.6km to 2.6km of the highway around the lake.

There will be a fence of 6' (six feet) high around the property to keep the wolves and other large animals out and keep the cows in.

There will be a barn 60' x 100' Constructed, a 40'x40' meat processing room for a slaughter house and a refrigeration room. A cabin will be built starting off that will eventually a house would be built as the business grows.

(v) Proposed Date of First Construction

Construction is to begin spring of 2015. Any other date would be acceptable; it should take approximately 3-5 months to complete development.

The first area to be developed will be 6 acres for the barn and meat room and a storage bin for manure. The second phase of development will be approximately 25 acres to be tilled and seeded, and then the fencing would be installed.

During the construction, debris and garbage will be removed from the site on a regular basis, and equipment will be fueled on site. For the equipment fueled on site, there will be spill kits available on site.

There will be no interference with the TLH. There will be a boarder of trees left between the purposed land and highway.

Funding

All Funding will be purposed through CBDC, Government of Newfoundland Dept of Agriculture, ACOA, and a personal loan may be required.

(vi) Operation

K&R Farms will be a family owned and operated by myself, with help from family and friends, and future employees. After the necessary buildings are in place, start with 20-40 animals with the help from family and friends.

There will be a farm tractor on site moving manure to storage in a concrete form 20X20 with 4ft concrete walls. Also a manure spreader that attaches to a tractor for fertilizing fields, the concrete storage area will be sloped to help prevent run off. If there is any it will run into the fields to be fertilized.

The outdoor area for cattle will be an area cleared for grazing. The indoor area is a barn 60ft x 100ft. A well or two will be drilled to supply water for animals as well as an on-site residence and employee buildings.

The sewage system to be installed will be to Government Regulation in today's codes.

Odor control should not be an issue for the proposed site as it is approximately 45 km from Labrador West, and 2-5km away from Cabin Areas.

The Slaughter facilities will be 40ft x 40ft with 10ft ceilings. It will consist of a Kill Floor with an 8inch blood pit, a chill room, cutting and packing room, washrooms, exhaust fans, and floor drainage. There is a sample plan attached.

The disposal of dead animal waste will be disposed on site in trenches pre-dug or through the town land fill (discussions still ongoing with council)

In years 3-5 it is proposed to be at approximately 150 animals for market.

There are currently no cattle in Labrador War area. The animal would be bought from a farmer in Atlantic Canada, Quebec, or Ontario, Where I can obtain them and they are in good health. They will be transported by road by a respected transporter who has experience trucking cattle.

(vii) Occupations

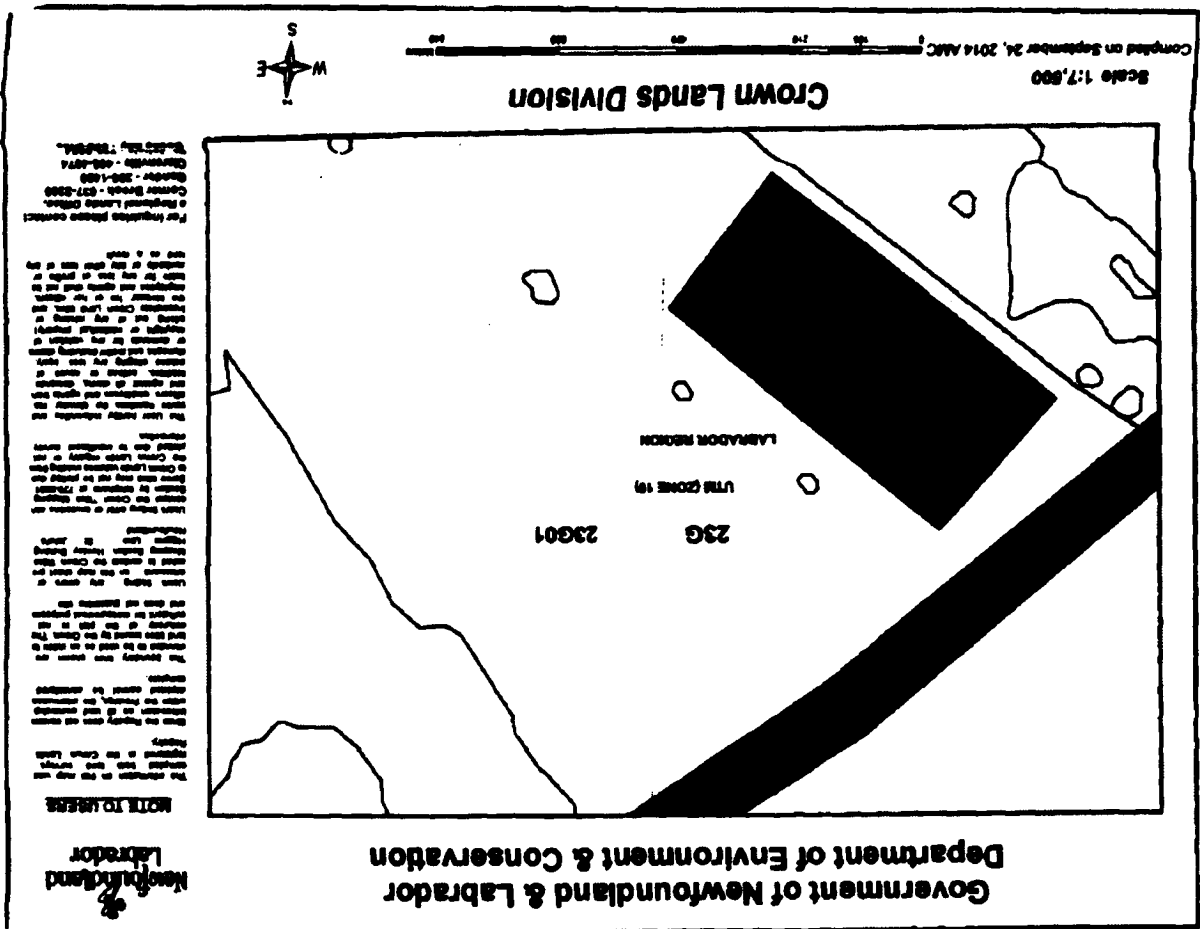
The expected duration of site development would be 4-6 months with 3-5 people to help. There are programs through Employment Assistance and Advance Education and Skills that would help off-set the labour costs.

K & R Farms					
Occupation	NOC 2015	Full/Part -Time	Length of Employment	# of Personal	Contract or Direct Hire
Construction Phase (May – Oct 2015)					
Carpenter		Full -time	Approx 6 mths May - Oct	1	Direct Hire
Labourer		Full-time	May – Oct	4	Direct Hire
Electrician		Part-time	1 mth	1	Contract Hire
Operation Phase (Nov 2015)					
Foreman		Full-time	10 yrs +	1	Direct Hire
Butcher		Full-time	10 yrs +	1	Direct Hire
Labourer		Full-time	10 yrs +	2	Direct Hire

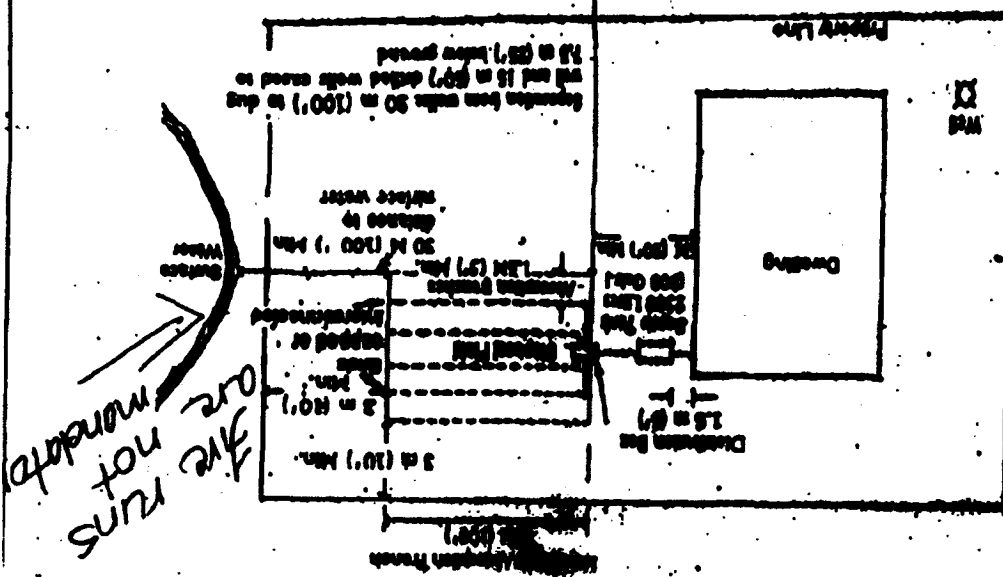
(viii)

Project Related Documents

Environmental Assessment Registration
 Crown lands map demonstrating approximately boundary measurements
 Conceptual Photographs of site location



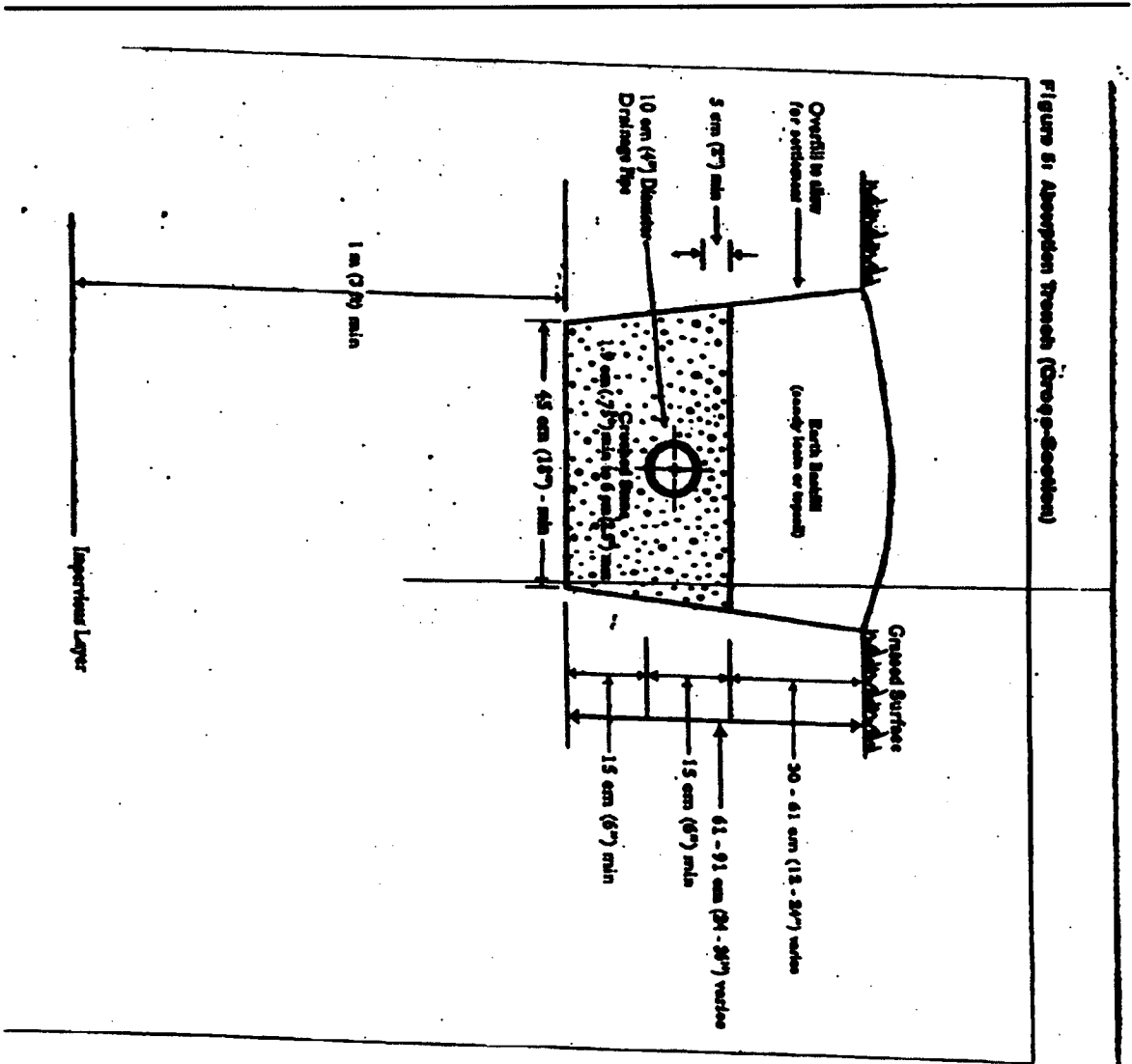
NOTE: Surface water includes all bodies of water such as lakes, streams, ponds and wetlands.

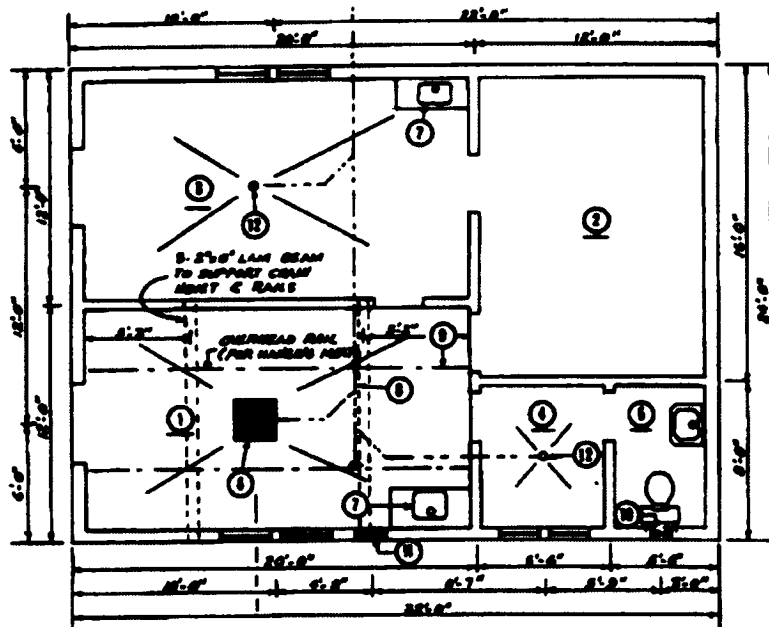


27 General Types of Private Sewerage Disposal Systems

Example

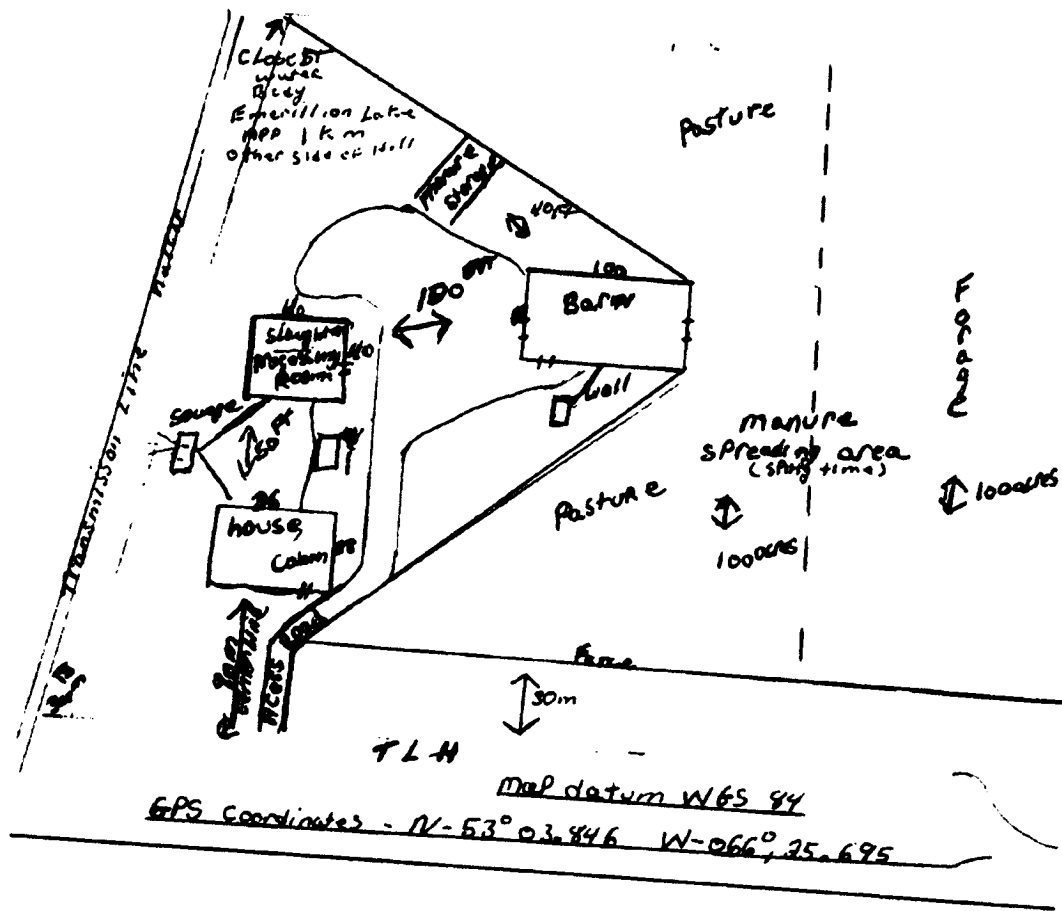
Figure 8: Absorption Trench (Cross-Section)





- 1. Kill room
- 2. Chill room
- 3. Cutting & packaging room
- 4. Electrical & storage room
- 5. Walkroom
- 6. Screened blood pit
- 7. Sink
- 8. Discharge pipe
- 9. Overhead rail
- 10. Exhaust fan
- 11. Exhaust fan
- 12. Drain

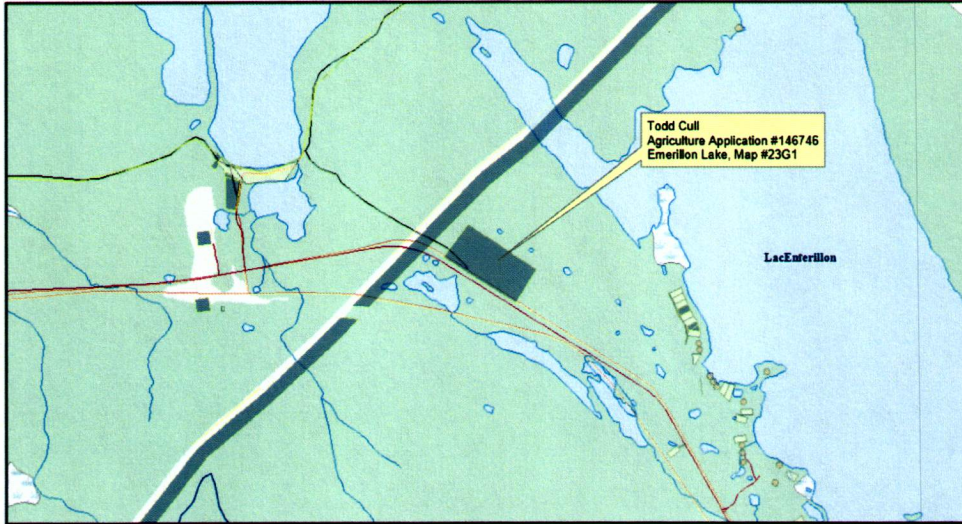
SAMPLE FLOOR PLAN - RED MEAT ABATTOIR



****PLEASE NOTE****

1. Septic System Approx 25 meters away from Well Water and Approx 10 meters from buildings
2. Manure storage will be located in pasture area

Government of Newfoundland & Labrador
Department of Municipal & Intergovernmental Affairs



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 area issued to the Crown. The accuracy of the data is not sufficient for measurement purposes and does not guarantee title.

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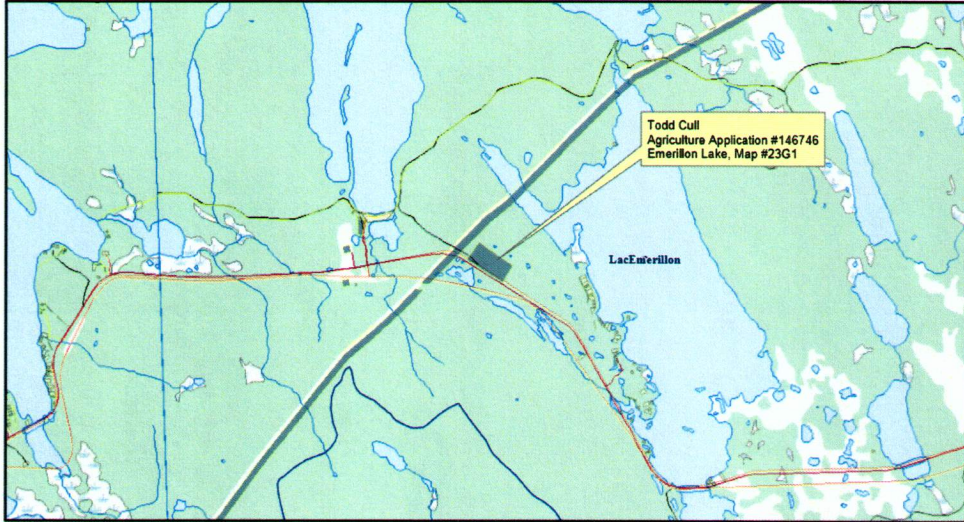
For inquiries please contact a Regional Lands Office.
Carver Brook - 637-2387
Gander - 256-1460
Goose Bay - 896-2488
St. John's - 729-2664
Clareville - 466-4074

Scale 1:25,000
Compiled on Feb 6, 2015 LD

Crown Lands Division



**Government of Newfoundland & Labrador
Department of Municipal & Intergovernmental Affairs**



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Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Housing Building Reggina Line, St. John's Newfoundland.

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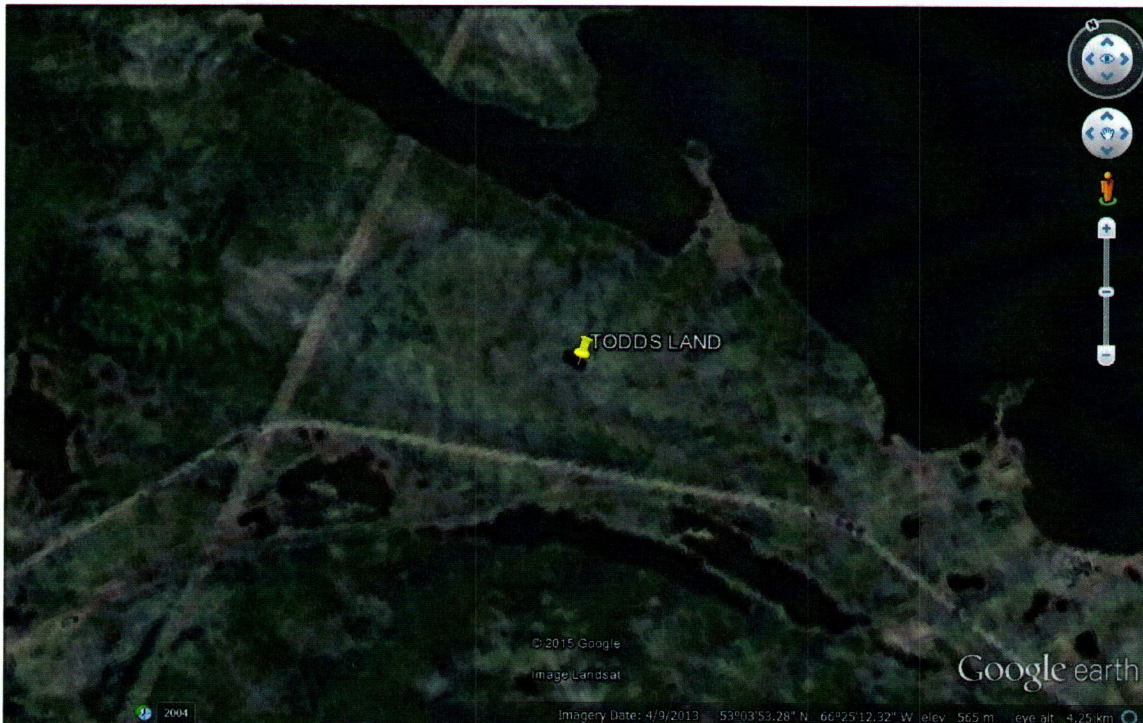
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For inquiries please contact a Regional Lands Office:
Corner Brook - 637-2387
Gander - 256-1400
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St. John's - 729-2854
Clareville - 488-4074

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Map #23G1, Zone 19 NAD 83



Crown Lands Division



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Permits Required

- Agriculture lease
- Crown Lands
- Forestry

- Slaughter House
- Service NL
- Building Codes
- Pesticides Applicator License
- Environmental Certificate of Approval
- Waste Material Disposal Act
- Permit to ship Animals from Province to Province

This is not an inclusion list, other approvals may be required.

Todd Will
Print Name

Todd Will
Signature

Feb 10 / 15
Date