

## **Registration**

Microbrewery

Scudrunner Brewing Limited

### **Registration**

Pursuant to s. 49 of the Environmental Protection Act, SNL 2002, c. E-14.2

### **Undertaking:**

Microbrewery

### **Location:**

131 Roe Avenue, Gander, Newfoundland

### **Submitted by:**

David Jerrett and Sam Newman, on behalf of

Scudrunner Brewing Limited

### **Submission date:**

16 MAY 2017

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## Name of Undertaking:

Scudrunner Brewing Limited

## Proponent:

### i. Name of Corporate Body:

Scudrunner Brewing Limited

### ii. Address:

131 Roe Avenue  
Gander, NL  
A1V 1W7

### i. Chief Executive Officer:

Name: David Jerrett  
Title: Chief Executive Officer  
Telephone No.: (709)424-6534  
Email: David@scudrunnerbrewing.ca

### iv. Principal Contact Person for purposes of environmental assessment:

Name: David Jerrett  
Title: Chief Executive Officer  
Address: 11 Airport Blvd  
Telephone No.: (709) 424-6534

## The Undertaking:

### i. Nature of the Undertaking:

The owners of Scudrunner Brewing Limited—are seeking approval to open a microbrewery in a leased stand-alone building in Gander NL. A microbrewery is defined as producing less than 15,000 hectoliters of beer per year. In comparison, large macrobreweries such as Labatt or Molson, produce over 600 times as much, at roughly 10 million hectoliters per year.

The proposed microbrewery will produce 10 hectoliters per batch, with approximately 6 brew days per month. There will be an area with seating for customers to sit and sample the products, called a tap room or "tasting area". Retail products with the brewery logo will be sold onsite as well.

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#### ii. Purpose/Rationale/Need for the Undertaking:

Considering the trend in North America of Craft Beer growth, and the awareness of the importance of supporting local businesses, a microbrewery in Gander is well placed to serve to year-round demand for high quality beers, as well tap into the summer and winter tourism market.

The tourism industry in Gander is a huge focus right now, and the hype being generated by "Come From Away" and the associated tours already being booked to visit Gander will bolster our sales. Gander also benefits from summer tourism in association with Golf packages and ATV packages, and in winter with snow mobile packages

With only 6 microbreweries in the province, Newfoundland's craft beer industry has room for growth—in comparison, Nova Scotia has over 40 craft breweries, and New Brunswick has over 30. Scudrunner Brewing Limited would be an asset to the town of Gander, and surrounding area.

#### iii. Brewing Operations:

The ingredients used in the brewing process are all natural (water, malted barley, hops and yeast), and there will be no need for the use of preservatives in our products. The process of cracking grain will create a small amount of dust which we intend to minimize by using a closed container and by hydrating the grain as it pours into the mash tun. The amount of dust is not large enough to create a fire or explosion hazard. We intend to store and crack our grain as recommended by fire regulations.

When the grain is steeped in hot water starches are extracted and the hot liquid that is drained from the mash tun is called "wort".

The liquid will then be boiled and hops will be added. Once the boil is complete, the liquid will be chilled with a counter flow chiller (heat exchanger) and transferred to a fermentation tank. Fresh water used in the chilling process is sent to the Hot Liquor Tank after the heat exchange. Both the kettle and the fermentation tank will have a sludgy, organic substance created from the use of hops and yeast called "trub", which will be composted.

##### iii a. Waste

The total expected solid waste, grain and trub, from the brewing process should be no more than 250Kgs per batch or 2000kgs per month. The grain will be moved from the mash tun into special grain bags and loaded onto a trailer for immediate removal. This grain and trub will be shared amongst several local farmers who will use it either for compost or animal feed depending on their operational needs. In the event of uncollected grain waste, the town of Gander provides a compost site, and there are several bakeries in the town which have expressed interest in using the grain in their products.

Small amounts of grain and trub may be expected to enter the floor drains during the cleaning

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process.

The cleaning chemicals used in the brewery will be non-hazardous, similar to thousands of existing breweries in North America. Powdered Brewery Wash (PBW) will be used daily to clean equipment. It is a carbonate based cleaner and will be diluted and disposed of through the floor drains. Peracetic acid will be used as a disinfectant for kegs and equipment. It is an organic compound which can also be diluted and disposed of through the floor drains. This acid will first be recycled several times and used in the airlock for the fermenters.

Occasionally a strong acid cleaner may be needed to dissolve "beerstone", also known as calcium oxalate, which is a buildup of minerals and proteins that accumulates on brewery tanks as they age. This type of cleaner will be used minimally and will be saved and reused several times, once spent it will be neutralized before disposal into municipal sewage.

We will use environmentally friendly cleaning products in the tap room and bathrooms as well.

Waste water from both brewing, and cleaning should total approximately 100 litres per brewing day or about 800 litres per month.

#### **iv. Description of the Undertaking:**

The building is located within the town of Gander, at 131 Roe Ave. The entire property (building) in which the brewery will be located is 2000 square feet and is surrounded by a parking area.

The property for the Undertaking is zoned as commercial / light industrial and we have made arrangements with the Town of Gander about having a microbrewery in this location. We have been informed that there should be no issue preventing this, and are currently seeking written approval from the Town at the earliest date possible. Stamped engineered drawings are available at request.

The building currently has access to municipal water services, and we will continue to use these services for the brewery. The building currently has municipal sewage services for the bathrooms as well, and there are several floor drains. Scudrunner Brewing Limited is committed to supporting local business, as well supporting and protecting local environment, therefore we intend to use best practices to avoid any harm to the Gander ecosystems or habitats.

There will be no structural changes made to the exterior of the building for the microbrewery, only some minor renovations, mostly cosmetic, to the interior of the building.

A bar and tap system will be installed and a small seating (tasting) area will be constructed for clients to sit and socialize. It is our goal to have a seating area outside in the summer months.

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## Occupations:

The brewery will be operated by both of the business owners. David Jerrett will work full time in the Brewery, while Sam Newman will work part time, and continue flying as an airline pilot. Scudrunner Brewing Limited will create a small number of jobs in its early stages, and grow to support a larger staff in the future.

## Approval of the Undertaking:

The following is a list of permits, licenses and approvals required for this microbrewery:

### Municipal:

- Municipal Approval – Town of Gander

### Provincial:

- Food Establishment License – Department of Health
- Building Accessibility & Fire and Life Safety Approval – Service NL
- Environmental Assessment Approval & Registration – Department of Environment and Conservation
- Manufacturer's License (Brewery) – Newfoundland Liquor Corporation
- Lounge License – Newfoundland Liquor Corporation
- Brewer's Agent License – Newfoundland Liquor Corporation

### Federal:

- Excise Duty License – Canada Revenue Agency
- Labeling requirements – Canadian Food Inspection Agency

## Schedule

The startup operations of the Scudrunner Brewing Limited are scheduled tentatively for summer 2017.

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Date

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Signature of Chief Executive Officer

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## **Appendix A**

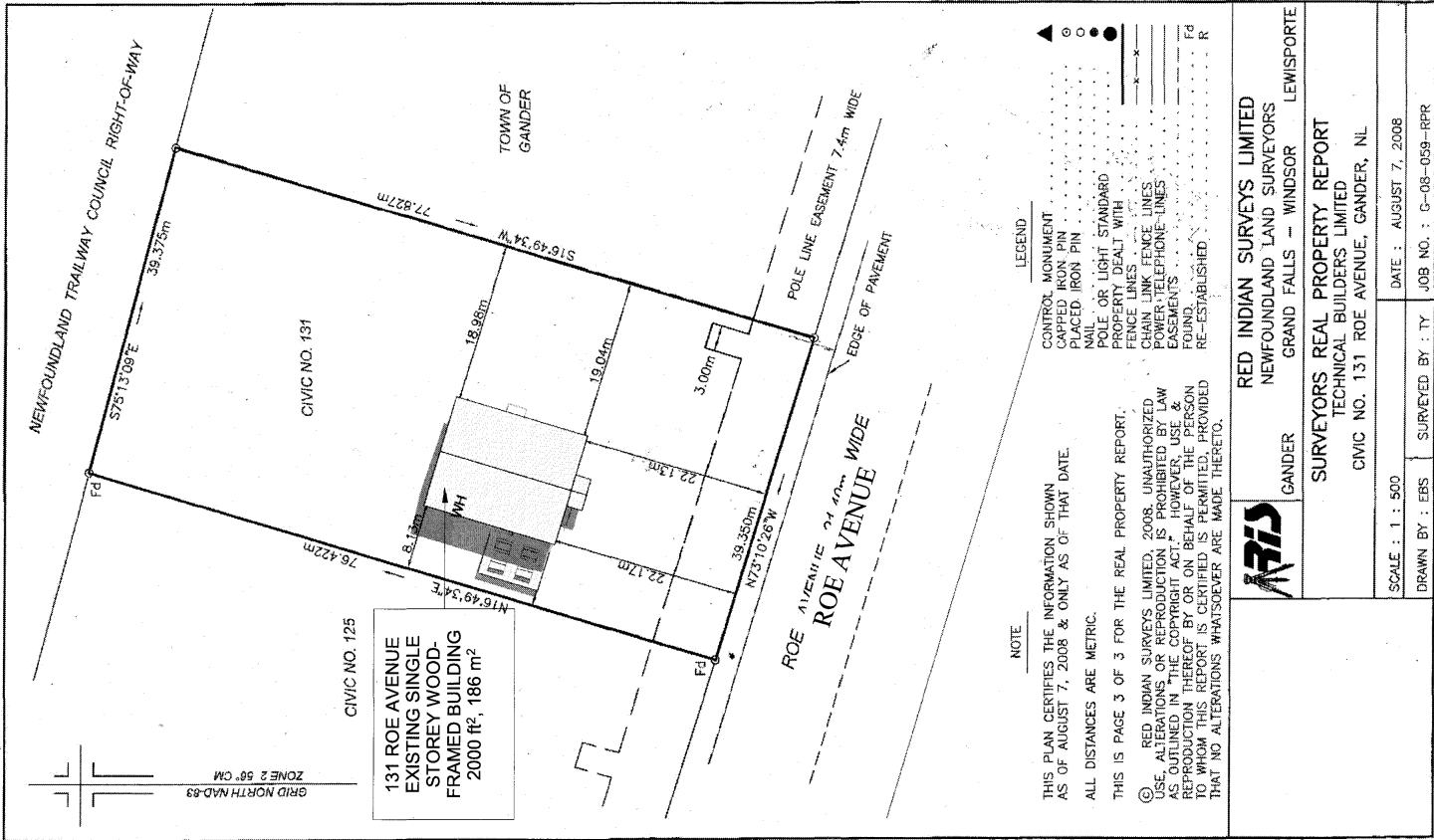
*Floor Plan*

SCUDRUNNER BREWING CO.

GANDER, NEWFOUNDLAND

ISSUED FOR PRICING  
May 7th, 2017

DRAWING LIST	
SHEET NO.	SHEET NAME
A100	SITE PLAN AND FLOOR PLANS
A101	CONSTRUCTION PLAN AND SCHEDULES
A102	WASHROOM PLAN AND DETAILS: FRONT ELEVATION
A103	FURNITURE AND FINISH PLAN AND DETAILS



2 SITE PLAN  
SCALE: 1:100

DEMOLITION LEGEND	
PLAN VIEW	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED

1) THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FULL DRAWING SET. THE DRAWINGS AND SPECIFICATIONS SHALL BE USED TO DETERMINE THE SCOPE AND EXTENT OF THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

2) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

3) MAINTAIN ACCESS TO EXITS AT ALL TIMES. FIRE ALARMS AND SMOKE DETECTORS SHALL BE PROTECTED AT ALL TIMES.

4) THE DESIGNER HAS NO KNOWLEDGE ABOUT THE PRESENCE OR ABSENCE OF ANY HAZARDOUS MATERIALS. IF THE CONTRACTOR ENCOUNTERS OR SUSPECTS THAT THEY HAVE ENCOUNTERED HAZARDOUS MATERIALS THEY SHOULD STOP WORK AND CONTACT THE OWNER IMMEDIATELY.

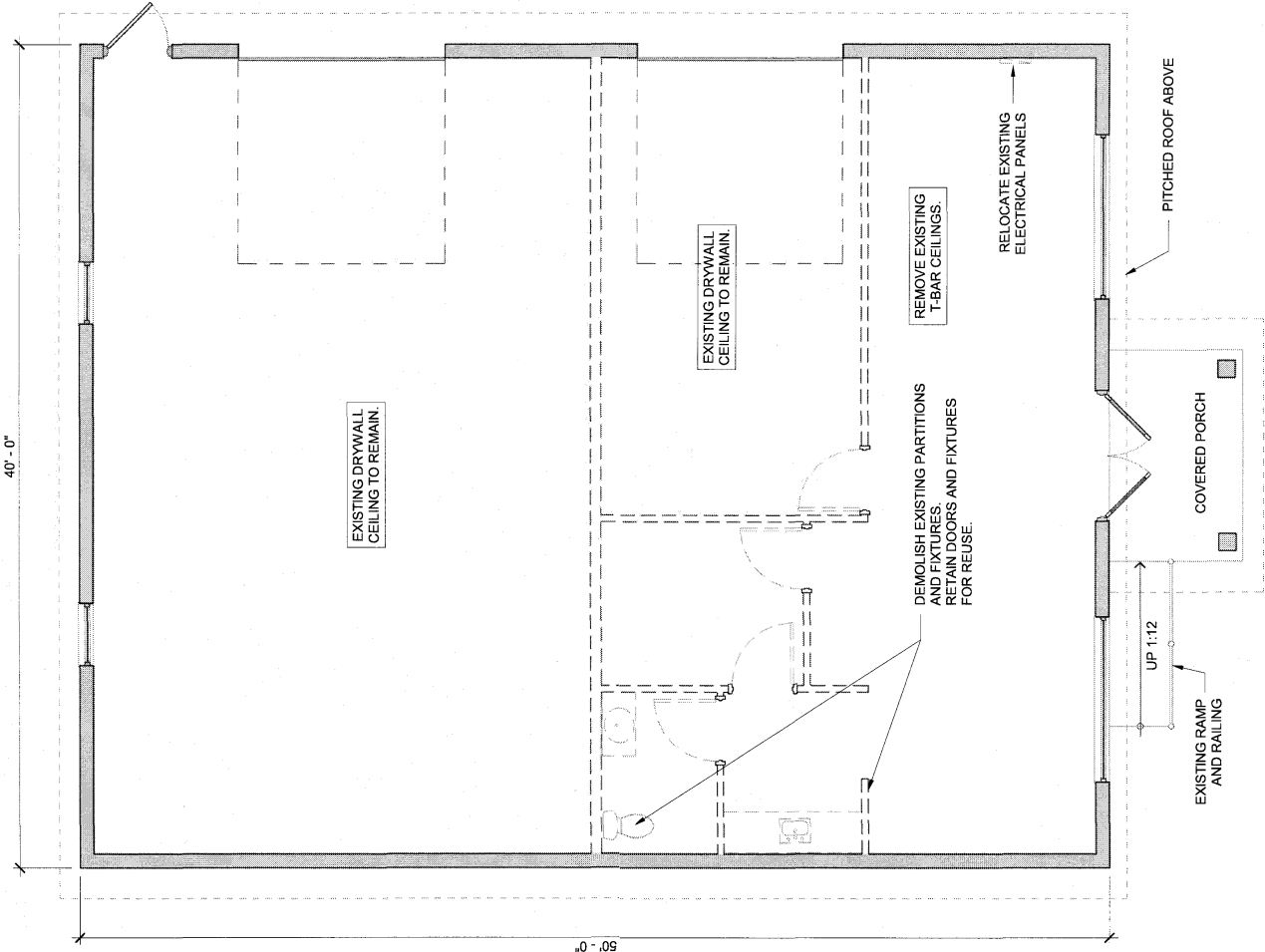
5) ALL WORK SHOULD BE DONE IN A PROTECTED SPACE. PROTECT ADJACENT AREAS FROM DUST AND DEBRIS.

6) PRIOR TO DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING ETC. WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSISTENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.

7) CONFIRM WITH OWNER WHETHER ANY BASE BUILDING FIXTURES AND FITTINGS THAT CAN BE RE-USED ARE TO BE DISPOSED OF OR RETURNED TO OWNER.

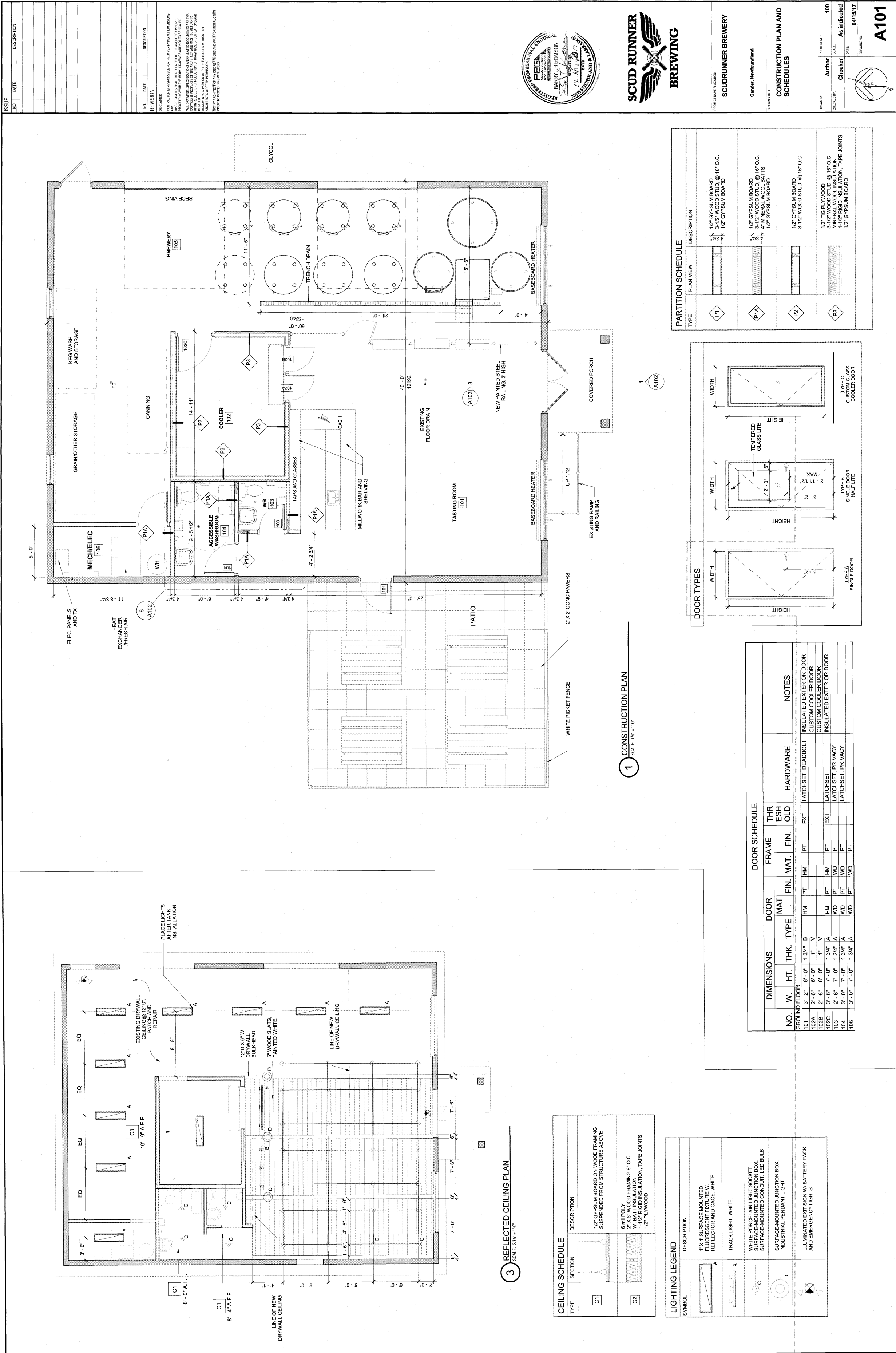
8) CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS AT AN APPROVED WASTE COLLECTION FACILITY.

9) CONTRACTOR IS RESPONSIBLE FOR CLEANING THE DEMOLITION AREA ONCE DEMOLITION IS COMPLETE.



1 EXISTING/DEMO PLAN  
SCALE: 3/16" = 1'-0"











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