

Winterhouse Farm Ltd.
Winterton, Trinity Bay, NL

Environmental Assessment for a Slaughter Facility and Sheep Farm

Submitted to:
Minister of Environment of Climate and Change
PO Box 8700
St. John's, NL A1B 4J6
Date: August 17, 20018

1.0 **Name of Undertaking:**

The proposed development of a sheep farm and slaughterhouse, near Winterton, T.B., on the land application number 153857. The slaughterhouse itself will also have a section which will be used to cut meat and secondary processing.

2.0 **Proponent:**

2.1 **Name of Corporate Body:** Winterhouse Farm Ltd.

2.2 **Address:** 861 Hudson Dr., Labrador City, NL, A2V 1M8
(709) 280-2832/1648

2.3 **CEO:** Byron Reid – Owner (709)280-2832
861 Hudson Dr., Labrador City, NL, A2V 1M8

2.4 **Principle Contact:** Wilson Reid – Manager/Director (709) 573-0789
P.O. Box 111, Winterton, NL, A0B 3M0

3.0 **The Undertaking:**

3.1 **Name of the Undertaking:**

The proposed development of a sheep farm and slaughterhouse, near Winterton, T.B., on the land application number 153857. The slaughterhouse itself will also have a section which will be used to cut meat and secondary processing.

3.2 **Purpose/Need/Rationale for the Undertaking:**

Winterhouse Farm will have approximately 1000-1100 ewe sheep by the end of our five year business plan. We will be managing an accelerated lambing program where each ewe will lamb 3 times in 2 years. Each time they will have 2-3 lambs each. Shipping this amount of lambs for processing is not economically sound nor is the shipping healthy for the animals. Having our own facility is our end goal. The slaughterhouse will also be located on our proposed 20 hectares sheep farm.

4.0 **Description of the Undertaking:**

4.1 **Geographical Location:**

The proposed sheep farm slaughter/meat processing facility will be located on the north side of Winterhouse Pond on the land application number 153857, which is approximately 20 hectares. This land is partially on the town of Winterton, T.B.s', north of New Perlican, boundary and crown land. The access road is called Winterhouse Road, which is directly off Route 80.

4.2 **Physical Features:**

The farm itself will be on 20 hectares of virgin land while the slaughterhouse itself will be 24'x24', with a contained holding pen which will be 8'x10' in diameter. This facility will be accessible by a dirt road and will be on a cleared area of 100'x200'. The power will be received by means of a transmission line with a back up gas generator. Water and sewer will come from a non-domestic well and a septic system. Both will be designed and installed by qualified persons adhering to all government standards and requirements. Our barn will be 50' x 150' in dimensions. There are no rivers or large bodies of water close enough to cause environmental problems for any fish or wildlife. The proposed development will be a part of 25 acres of farm land that my brother has signed over to my name. This exchange was done via an Application of Consent and Notice of Assignment of Lease/License, Lease # 117013. This land has about 10 acres cleared with a barn(12'x40').

4.3 **Construction:**

The proposed timeline for the development of the farm is 5 years. We had a consultant work with us on developing a 5 year business plan with various amounts of work done each year.

Year 1 (2018)

- Secure and survey 20 hectares of land

Year 2 (2019)

- Rough clearing and enhancement of 10 hectares of land.
- Drill Well
- Fencing
- Purchase Farm Tractor

Year 3 (2020)

- Rough clear and enhancement of 10 hectares of land.
- Build slaughterhouse
- Fencing

Year 4 (2021)

- Secure another 20 hectares of virgin land, rough clear and enhancement of 10 hectares of land.
- Build new barn
- Fencing

Year 5 (2022)

- Rough clear and enhancement of remaining land.

Our proposed date of development on the construction of this development is May 2019. Any pollutants that may arise during the construction period would be the fumes from the equipment used to clear the land as well as the fumes from the possible use of generators during the construction of buildings.

4.4 **Operation:**

With Newfoundland and Labrador only supplying 18% of the demand for lamb, the need for fresh lamb year round is great. In the development of this project we hope to help with this demand while creating employment in the community. The operation itself will be using a process called accelerated lambing which is a high management system that will provide fresh lamb 12 months of the year. The operation itself will require people to be on the premises 7 days a week, 52 weeks a year. Employees will work 40 hours a week all year round, minus their vacation. Myself and my wife will care for the animals on the weekends with the help of our two sons. There will be no potential threats to the environment and in the future we hope to move to green energy for our power demand. All manure will be kept to fertilize our pastures, eliminating chemical fertilizers. The cleaners we will be using for any cleaning will be environmentally friendly. The sheep will be bred and lamb on the farm. Once lambs are old enough to process we will bring them to our holding pen, which is attached to the slaughterhouse. The next day the animals will be brought to the "kill room", where they will be killed in a quick humane way. This will be our number one priority, the ethical treatment of our lambs. They will then be paunched and skinned, then sent to our chill room. From there they will be sent to the meat room where the meat will be cut in sections of various cuts of meat and secondary processing.

4.5 **Occupations:**

With regard to occupations that will be used in the construction of our slaughterhouse and sheep farm combined it will vary. First we will need to contract work for land clearing and road construction. This will be done by a company with certified heavy equipment operators. These operators will also be experienced with the fertilizing and seeding of the newly cleared land. The steel barn will be constructed by experienced trades persons who have constructed

this kind of barn before. The foundation will be prepared by a cement contractor, while the building will be built by steel workers. Our slaughterhouse will have various trades persons as follows:

- Carpenters
- Electricians
- Plumbers
- Cement finishers
- Refrigeration techs
- HVAC techs

We will contract all of these jobs out to various companies who offer equal opportunity employment to all genders and working ages. Winterhouse Farm will also be an equal opportunity employer. Once the farm itself is in full swing we will be employing 5 people full time, 40 hours per week. One person will be in charge of office work, two will work in the slaughterhouse while two will be taking care of the sheep and the day to day duties on the farm.

4.6 Project Related Documents:

Environmental Farm planning
Farm Plan

5.0 Approval of the Undertaking: These are the following permits, licenses, approvals and other forms of approval.

5.1 Referrals:

- Land Management Officer (Avalon North), Dept. of Municipal Affairs
- Service NL (GSC)
- District Manager, Forestry Division, Forestry and Agrifoods Agency
- Department of Municipal Affairs and Environment, Local Governance and Planning
- Agrifoods Division, Department of Environment and Conservation
- Water Resources, Management Division, Department of Municipal Affairs and Environment
- Town of Winterton
- Provincial Archeology Office
- NL Power

5.2 License and Permits:

- Meat Inspection Act (Newfoundland and Labrador). Application for a license to operate a meat plant. Responsible authority:

Director of Animal Health
Animal Health Division
Forestry and Agrifoods Agency
P.O. Box 7400
St. John's, NL
A1E 3Y5

- Food Premise License
Application for Food and/or Tobacco License. Responsible authority:

Service NL
Harbour Grace
7-9 Roddick Cres., P.O. Box 512, Harbour Grace, NL, A0A 2M0

- Slaughterhouse Guidelines, for plant construction, equipment and operation guidelines to qualify for licensing under Newfoundland and Labrador Meat Inspection Regulations. Responsible Authority:

Service NL
Harbour Grace
7-9 Roddick Cres., P.O. Box 512, Harbour Grace, NL., A0A 2M0

- Development Permit Application. Responsible Authority:

Town of Winterton
4 Hiscocks Lane
P.O. Box 59
Winterton, NL
A0B 3M0

- Non-Domestic WII Permit. Application to Install a Private Water and Sewage System. Responsible Authority:

Service NL
Harbour Grace
7-9 Roddick Cres., P.O. Box 512, Harbour Grace, NL., A0A 2M0

- Application for Permit to Construction a Non-Domestic Well. Responsible Authority:

Department of Environment and Climate Change
Water Resources Management Division
P.O. Box 8700
St. John's, NL
A1B 4J6

- Application for a Cutting Permit. Responsible Authority:

Paddy's Pond Forestry Management Office
220 Paddy's Pond Road
St. John's, NL
A1H 0B5

- Application for Crown Lands. Responsible Authority:

Crown Lands-Head Office
P.O. Box 2006
Riverside Drive
Corner Brook, NL
A2H 6J8

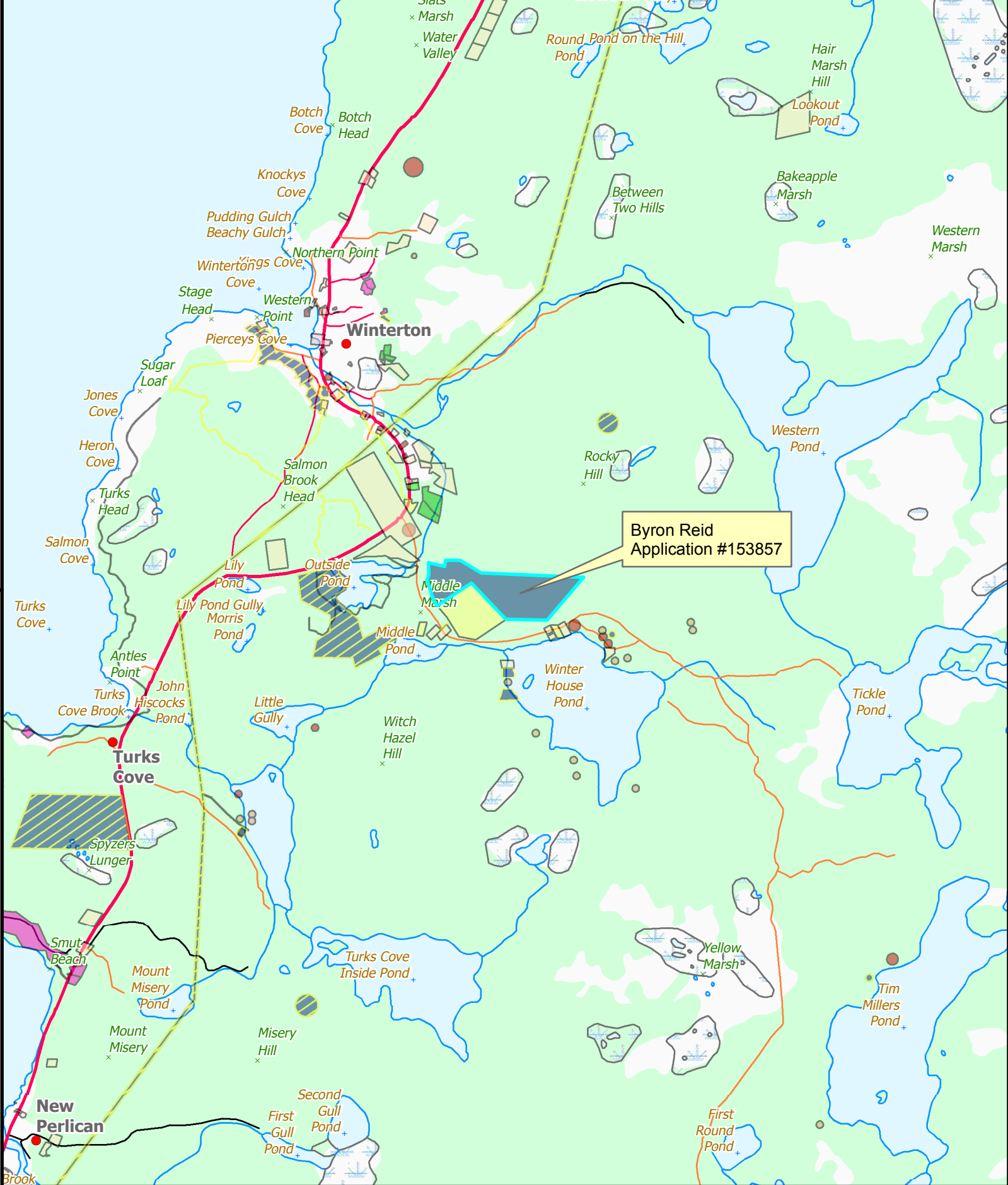
6.0 Schedule

As mentioned earlier in my submittal we have recently worked with a consultant on a 5 year business plan. The earliest date of the project construction would be May of 2019 and latest September 2019. Ideally we would like to start construction in May of 2019, provided we have all the proper permits in place. The sooner that we can start, the more land we can clear and fence. This will give us enough land to start to grow our sheep numbers each year while trying to keep our business plan on track. The time

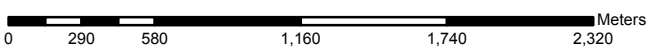
period between the approval of application number 153857 and May 2019 will be plenty of time to get material and labour costs together.

7.0 Funding

Even though this project will not be solely relying on government funding we will be participating as a new entrant in the Canadian Agricultural Partnership Program (C.A.P.P). The program will provide funding up to 75% of the costs of various agriculture projects upon completion. This means the applicant pays all costs up front and is then reimbursed when proof of purchase/completion is provided. The first and every year, Winterhouse Farm will have access to personal funds. The following years the slaughterhouse and cleared land can be used as collateral towards temporary loans from Farm Credit Canada, in addition to personal funds. By year 4 we should be in a position to pay for our own projects without business loans. The rough cost of the major cost of this project from the land clearing, buildings, machinery, and fencing over 5 years will be about \$250,000.

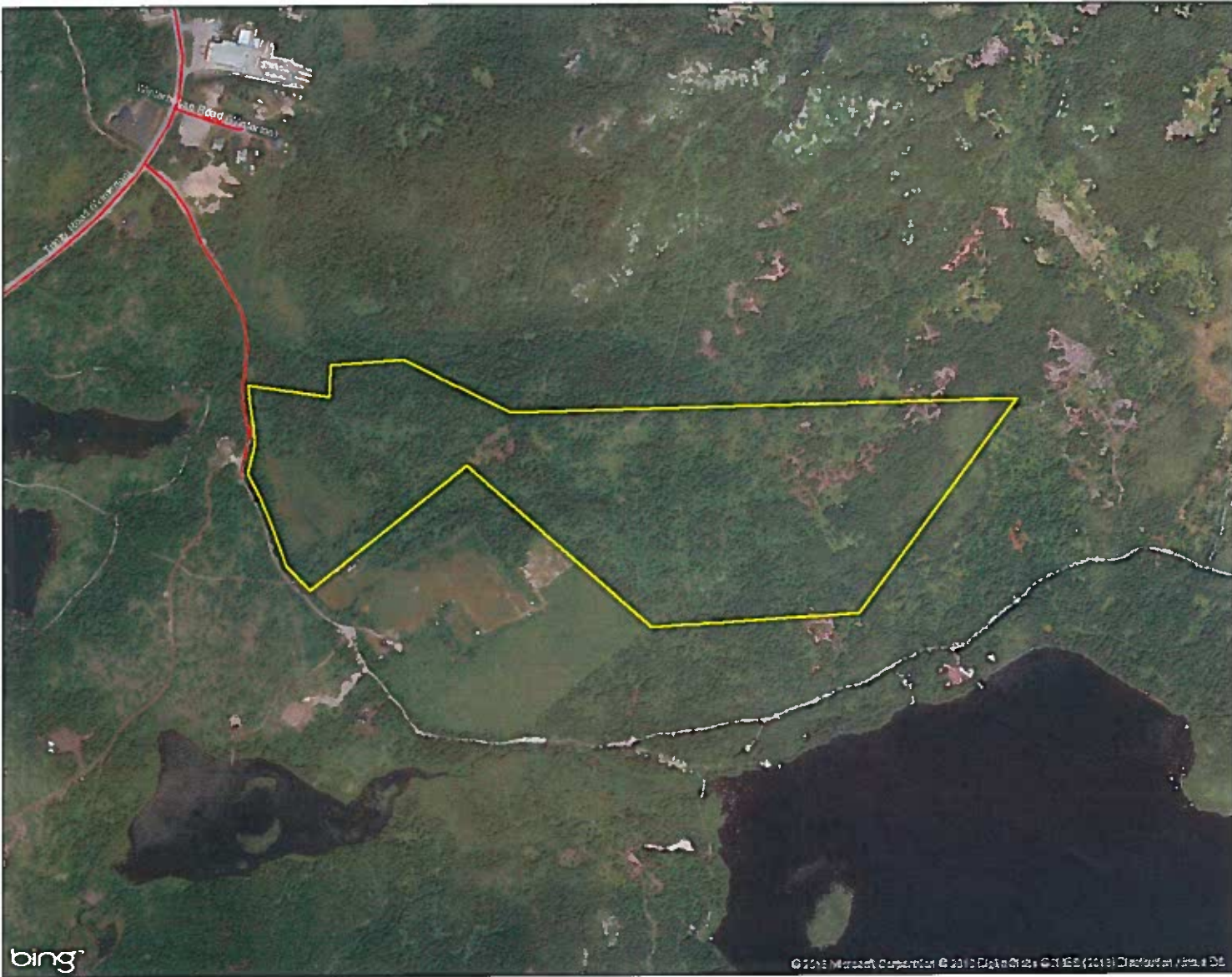


Crown Lands Division



Scale 1:30,000

Date: 8/20/2018



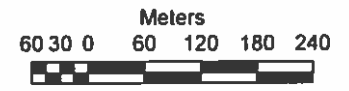
MAP I
Byron Reid
Application #153857



1:5,000

Legend

- Road Network
- Recommended Application Area



Area Conversion: 1 Ha. = 2.47 Ac.

Designed for Illustrative Purposes Only

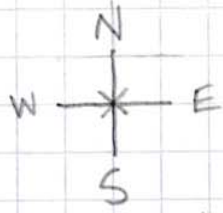
Department of Fisheries and Land Resources
Agriculture and Lands Branch
Land Management Division

July 2018



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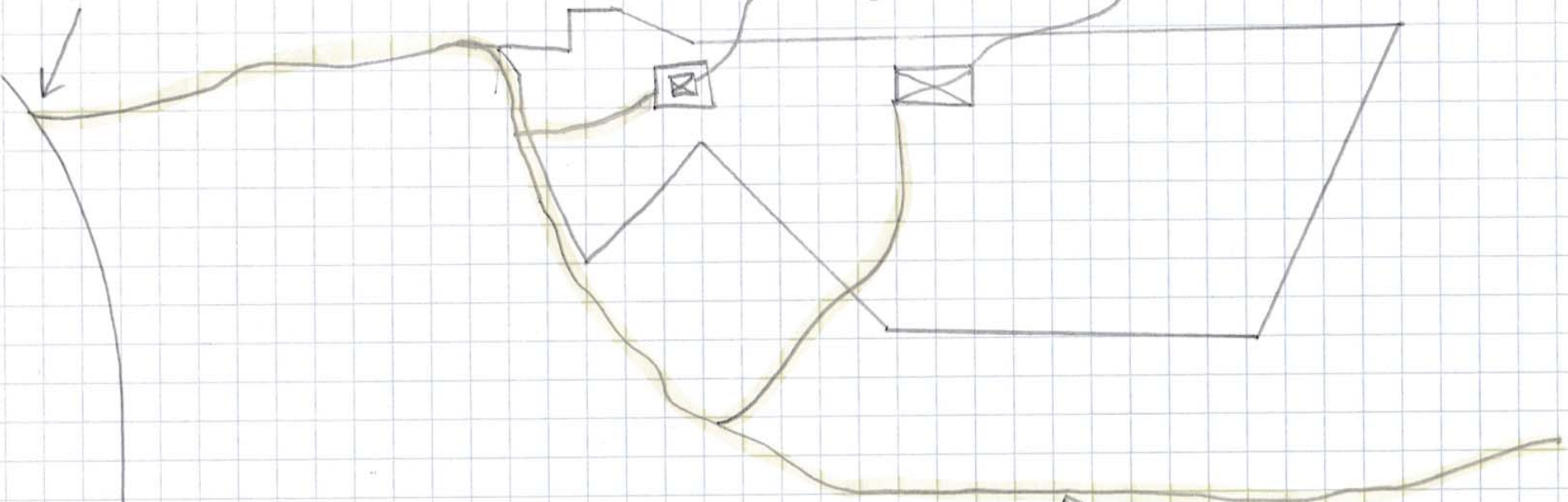
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Route 80

Slaughterhouse

Barr



Winterhouse Pond Road

Winterhouse Pond