

Winterhouse Farm Ltd.  
Victoria, Conception Bay, N.L.

Environmental Assessment for an Abattoir

Submitted to:  
Minister of Municipal Affairs and Environment  
PO Box 8700  
St. John's, NL A1B 4J6  
Date: July 4, 2019

1.0 **Name of Undertaking:**

The proposed development of an abattoir on the land lease number 71045. The abattoir 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 byronhcr@yahoo.ca  
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 abattoir, in Victoria, C.B., N.L., on the land lease number 71045. The abattoir 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 200 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 abattoir will be located on our 373 acre sheep farm.

#### 4.0 **Description of the Undertaking:**

##### 4.1 **Geographical Location:**

The proposed abattoir/meat processing facility, will be located on Swansea Road on the lease land number 71045, which is approximately 373 acres. This land is located in an agriculture area which is within Victoria's future development area.

##### 4.2 **Physical Features:**

The farm itself is on 373 acres of farm land, in an agriculture zoned area while the abattoir itself will be 24'x32', 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. There are no rivers or large bodies of water close enough to our abattoir that will cause any environmental problems for any fish or wildlife. The proposed development will be a part of our 373 acre sheep farm.

##### 4.3 **Construction:**

Our proposed date of development on the construction of this development is September 2019. Any pollutants that may arise during the construction period would be the fumes from the possible use of generators during the construction of buildings.

##### 4.4 **Operation:**

With Newfoundland and Labrador only supplying 13% 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 demands. 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 abattoir. The next day the animals will be brought to the processing area, where they will be processed 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 abattoir combined it will vary. First, we will need to contract work for land clearing. This will be done by a company with certified heavy equipment operators. The foundation will be prepared by a cement contractor, while the building will be built by contractors. Our abattoir 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 6 people full time, 40 hours per week. One person will be in charge of office work, three will work in the abattoir 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 (These documents can be obtained through Agrifoods)

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 Victoria

- 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 Victoria  
P O Box 130  
#271 Main Highway  
Victoria, N.L.  
A0A 4G0

- 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

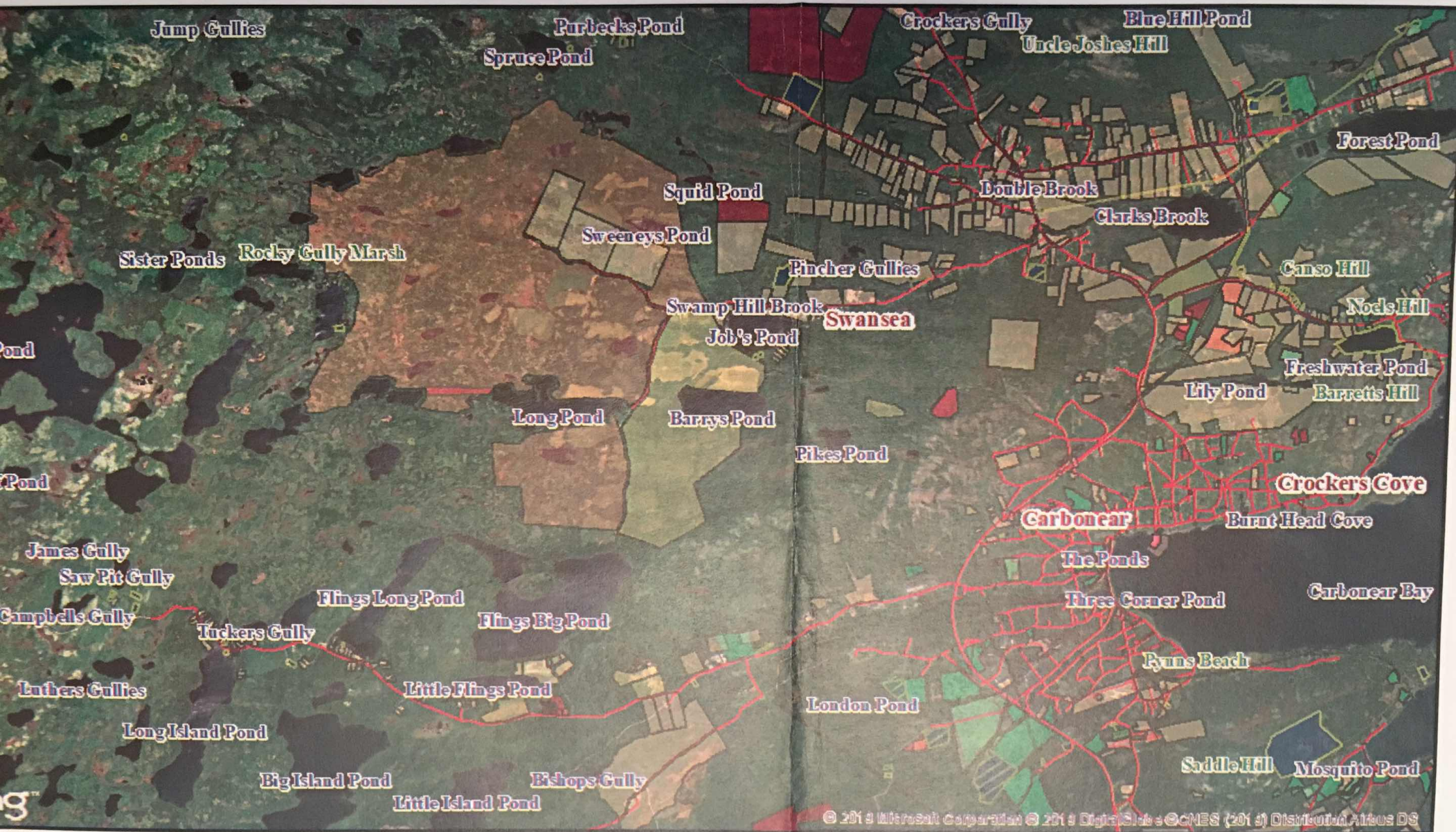
## **6.0 Schedule**

The earliest date of the project construction would be September 2019.

## **7.0 Funding**

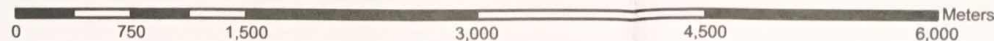
Even though this project will not be solely relying on government funding we will be participating as a new entrant in the Canadian Agricultural Partnership Program (C.A.P.P). The program will provide funding up to 75% of the costs of various agriculture projects upon completion. This means the applicant 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.

# Government of Newfoundland & Labrador Department of Fisheries & Land Resources



Scale 1:50,000  
as of February 28, 2019

## Crown Lands Administration Division







Purbeck's Pond

Spruce Pond

Crocker's Gully

Uncle Joshe's Hill

Squid Pond

Double Brook

Clarks Brook

Sweeney's Pond

Pincher Gullies

Gully Marsh

Swamp Hill Brook

Swansea

Job's Pond

Lily Pond

Long Pond

Barry's Pond

Pikes Pond

Carbonear

The Ponds

Flings Long Pond

Flings Big Pond

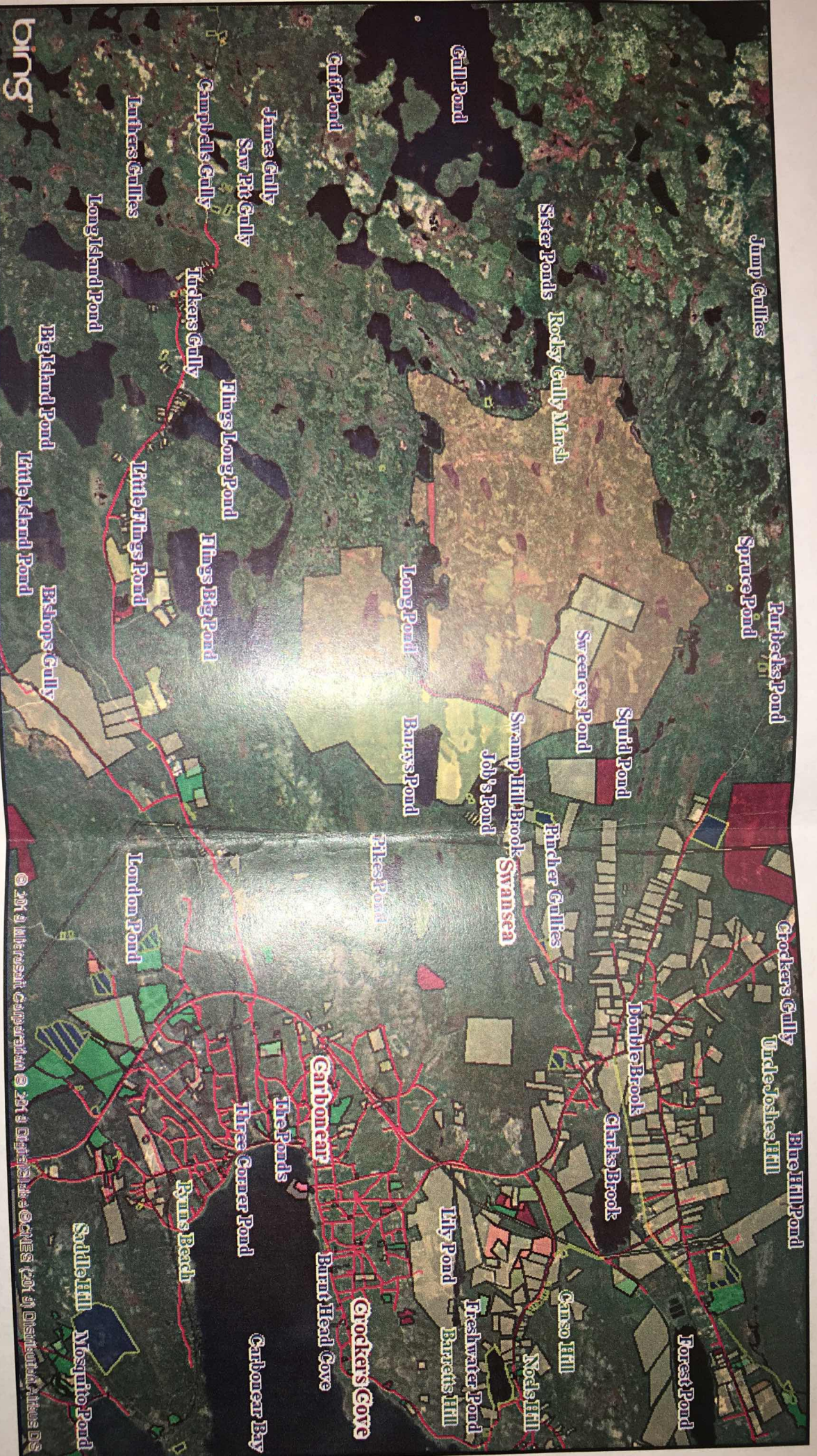
Three Corner Pond

Little Flings Pond

London Pond

Pyms Beach

# Government of Newfoundland & Labrador Department of Fisheries & Land Resources

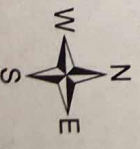


bing

Scale 1:50,000

Compiled on February 28, 2019

## Crown Lands Administration Division



© 2019 Microsoft Corporation © 2019 DigitalGlobe © CNRS 2019 Distribution: Angus D'S

