

Environment Assessment Division

PO Box 8700

St. John's NL

A1B 4J6

Project: Green Valley Regional Abattoir

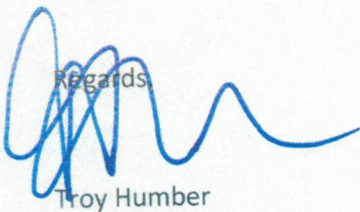
Location: Northern Arm, NL

Please find attached our registration of Environmental Assessment for the development of a regional abattoir in central Newfoundland. We are a family owned business that has been in operation for the last 15 years, we are expanding our operation to provide abattoir service to our fellow farmers and help get farmers products to market and into the hands of our consumers. We wish to offer a same and humane product that can be trusted by all. This will be a provincially regulated facility.

We will slaughter cut and package red meat for wholesale and retail. We intend to finish development early in 2021 and plan to be in full operation shortly thereafter.

I hope the following information will suffice in answering any questions that you may have. Please contact me at anytime to discuss the application. I can be reached at 709-257-4881 or by email @ t_humber@hotmail.com

Regards,

A handwritten signature in blue ink, appearing to read 'Troy Humber', with a stylized, flowing script.

Troy Humber

Sunshine Investments Inc.

Environmental Assessment Registration Document

Green Valley Regional Abattoir

Northern Arm, Newfoundland and Labrador

Prepared By: Troy Humber

Date: September 14, 2020

Environment Assessment Registration Document

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1.0 NATURE OF THE UNDERTAKING

The development of a regional abattoir to service the central region of the province

2.0 PROPONENT

(2.1) Name of the Proponent: Sunshine Investments Inc. operating as Green Valley Regional Abattoir

(2.2) Address: 20 Forest Road Northern Arm, NL. A0H1E0, Box 2009

(2.3) Shareholder(s): Troy Humber – President

(2.4) Principal Contact for Environmental Assessment: Troy Humber, 20 Forest Road, Northern Arm, NL, A0H1E0, Box 2009, Phone: 709-257-4881, E-mail: t_humber@hotmail.com

3.0 THE UNDERTAKING

(3.1) Name of the Undertaking: The proposed project involves the construction of an abattoir on our current agricultural lease.

(3.2) Purpose/Rationale/Need of Undertaking: The development of a regional abattoir is required to process red meat in the central region to help achieve food security for the province and to grow our industry

4.0 DESCRIPTION OF THE UNDERTAKING

(4.1) Geographic Location: The proposed location of the regional abattoir is in Northern Arm, located on Agricultural Lease 141740, it is a 330 square meter building bounded to the north by ag lease 98750, to the east by route 330, to the south by northern Brook Resource Road, and to the west by Rowsells lake road. 49,09'11.22"N 55,23.49.89"W

Figure 1.



Figure 2.

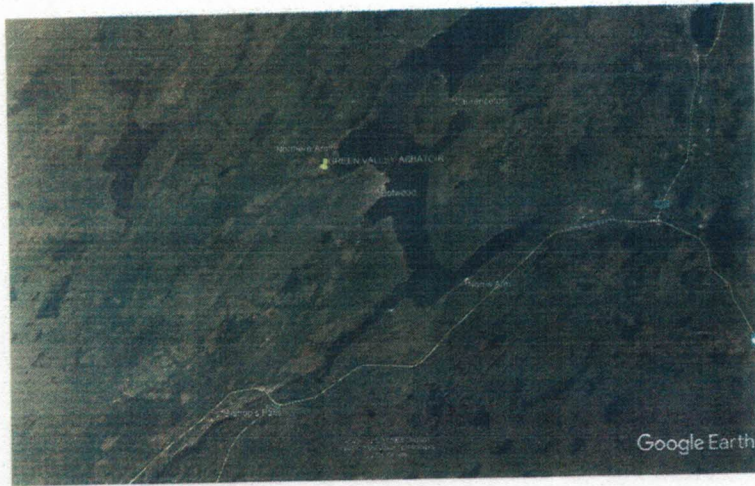
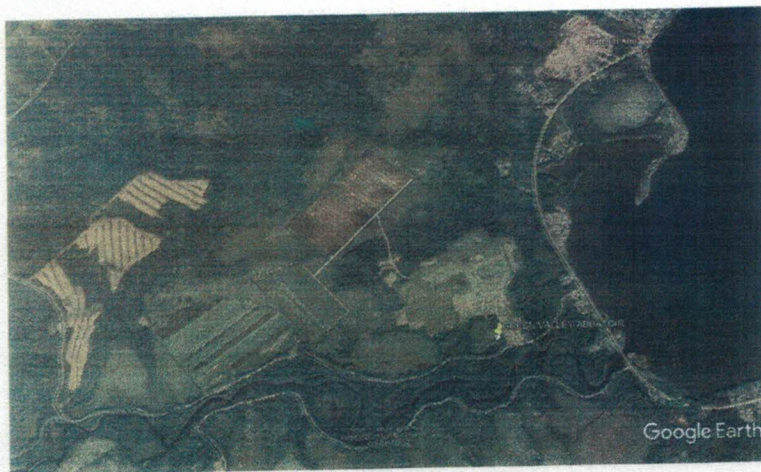


Figure 3.



(4.2) Physical Features: The land slopes gently in all directions and is surrounded by a ditch on three side. The closest residence is 450 meters away. The river that bounds to the south is 170 meters away. Site is cleared and prepped for construction.

(4.3) Construction: Construction is to begin Fall 2020. It will take approximately 5 months to complete development.

(4.4) Operation: At its peak the operation will employ 5-10 staff. We will operate all year round. There is existing septic and commercial well on site. Offal will be disposed of in a trench that will be pre dug and that will be covered regularly as per direction of Department of environment. Building design has been attached in project related documents.

(4.5) Occupations:

Construction Phase:

Carpenter NOC2015	Full-time Approx 5 months 2 req. Direct Hire
Labourer Noc2015	Full-time Approx 5 Months 5 Required Direct Hire
Electrician NOC 2015	Part Time Approx 1 Month 1 Required
Plumber Noc 2015	Part Time Approx 1 Month 1 required

Operation Phase:

Manager NOC 2015	Full Time 20 years 1 Required Direct Hire
Butcher NOC2015	Full Time 20 years 2 Required Direct Hire
Meat Cutter NOC2015	Full time 20 Years 6 Required Direct Hire

(4.6) Project Related Documents: See Attached

5.0 APPROVAL OF UNDERTAKING

Permits required:

Operation of A Slaughterhouse

Service NL

Building Codes

Environmental Certificate

Waste Material disposal Act

This is not an Inclusive List, Other approvals may be required.

6.0 SCHEDULE:

The goal is to have this project completed before March 2021

7.0 FUNDING:

This project is not funding dependent but is supported By Forestry and Land resources and the Proponent

8.0 SUBMISSION:

Printed Name: Troy Humber President Sunshine Investments Inc

Signature: 

Date: Sept 14, 2020



Town of Northern Arm

P.O. Box 2006, Northern Arm, NL A0H 1E0

Tel: 709-257-3482 • Fax: 709-257-3308

Email: contact@townofnorthernarm.ca • Website: townofnorthernarm.ca

July 13, 2020

To Whom It May Concern:

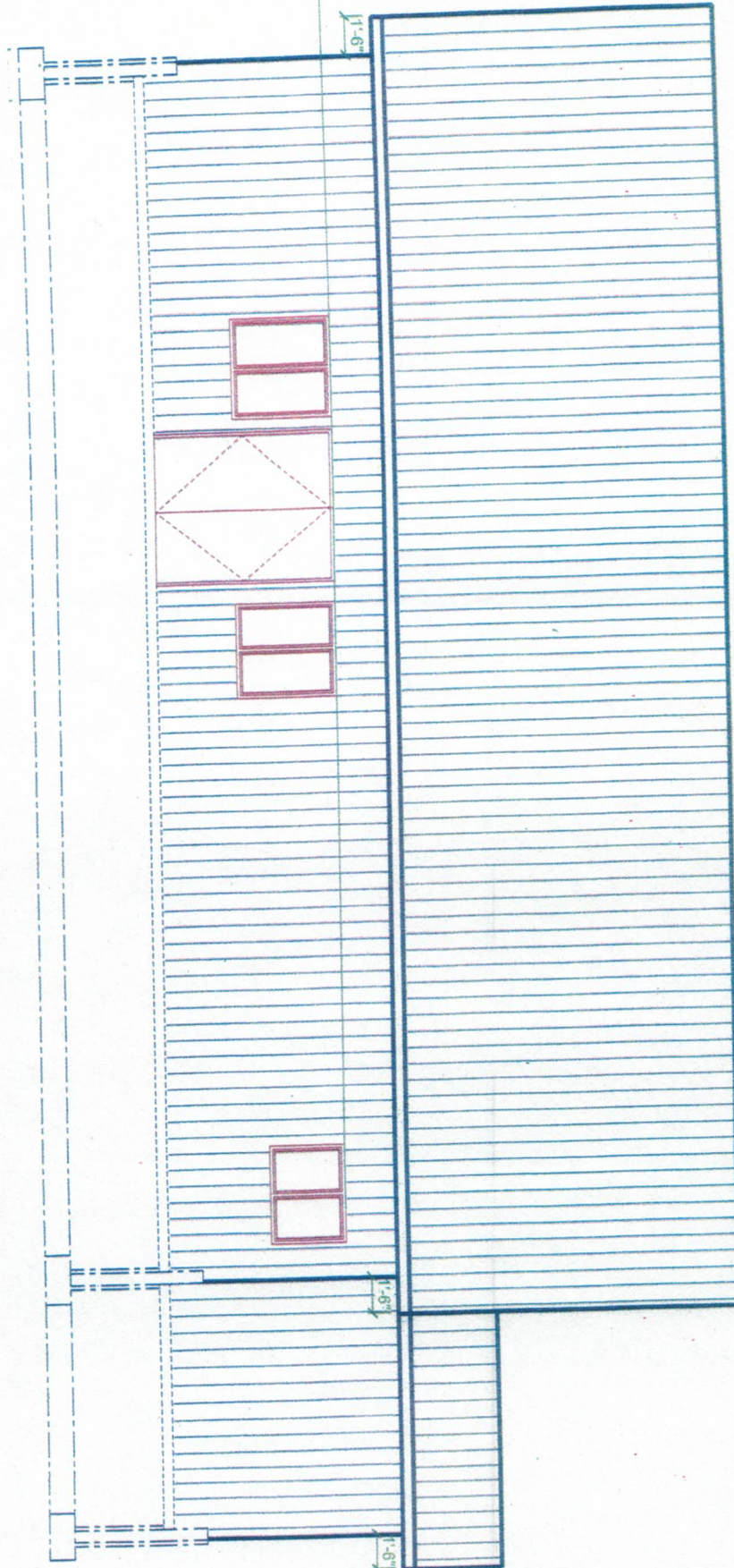
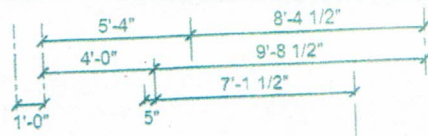
Troy and Deana Humber are highly motivated and energetic entrepreneurs who have made tremendous strides and expansion to their family enterprise in the past number of years.

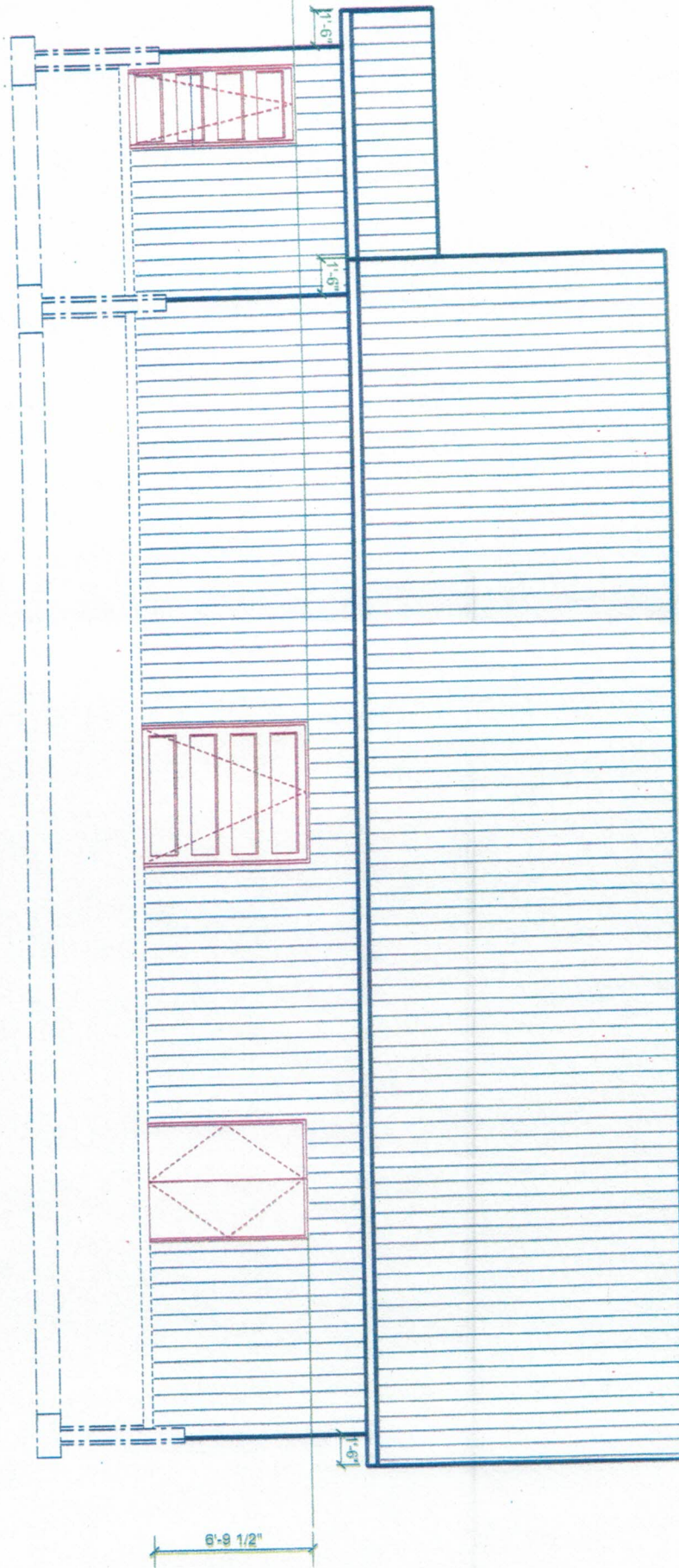
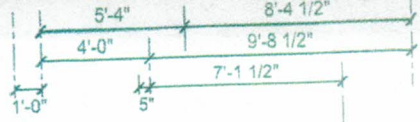
We, the people of Newfoundland and Labrador, need and must encourage the Humber Family and other farmers like them, if our province is to become more self-sufficient.

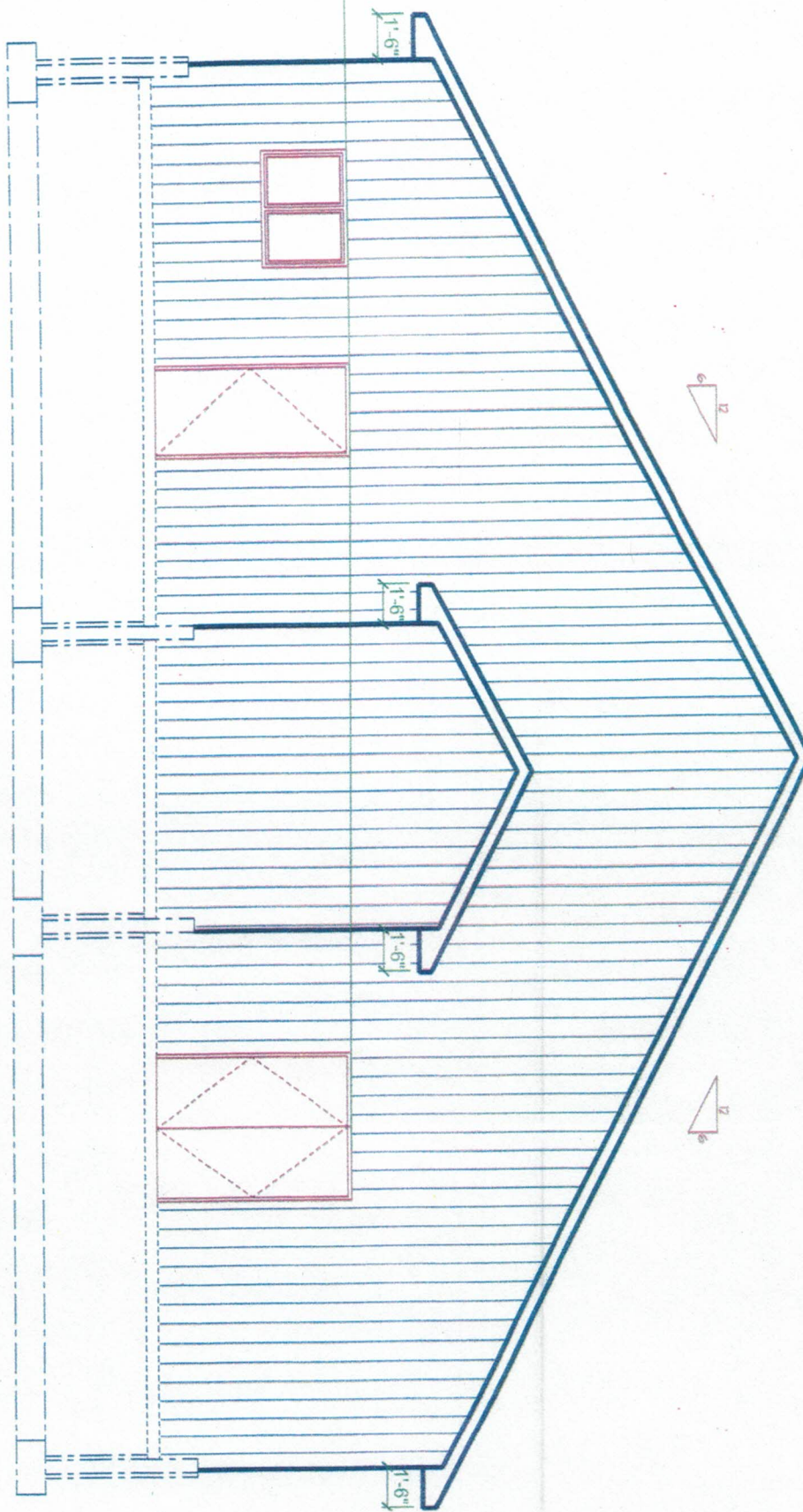
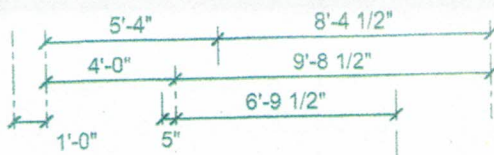
Therefore, the Town of Northern Arm supports the expansion of their business with the addition of a slaughter house.

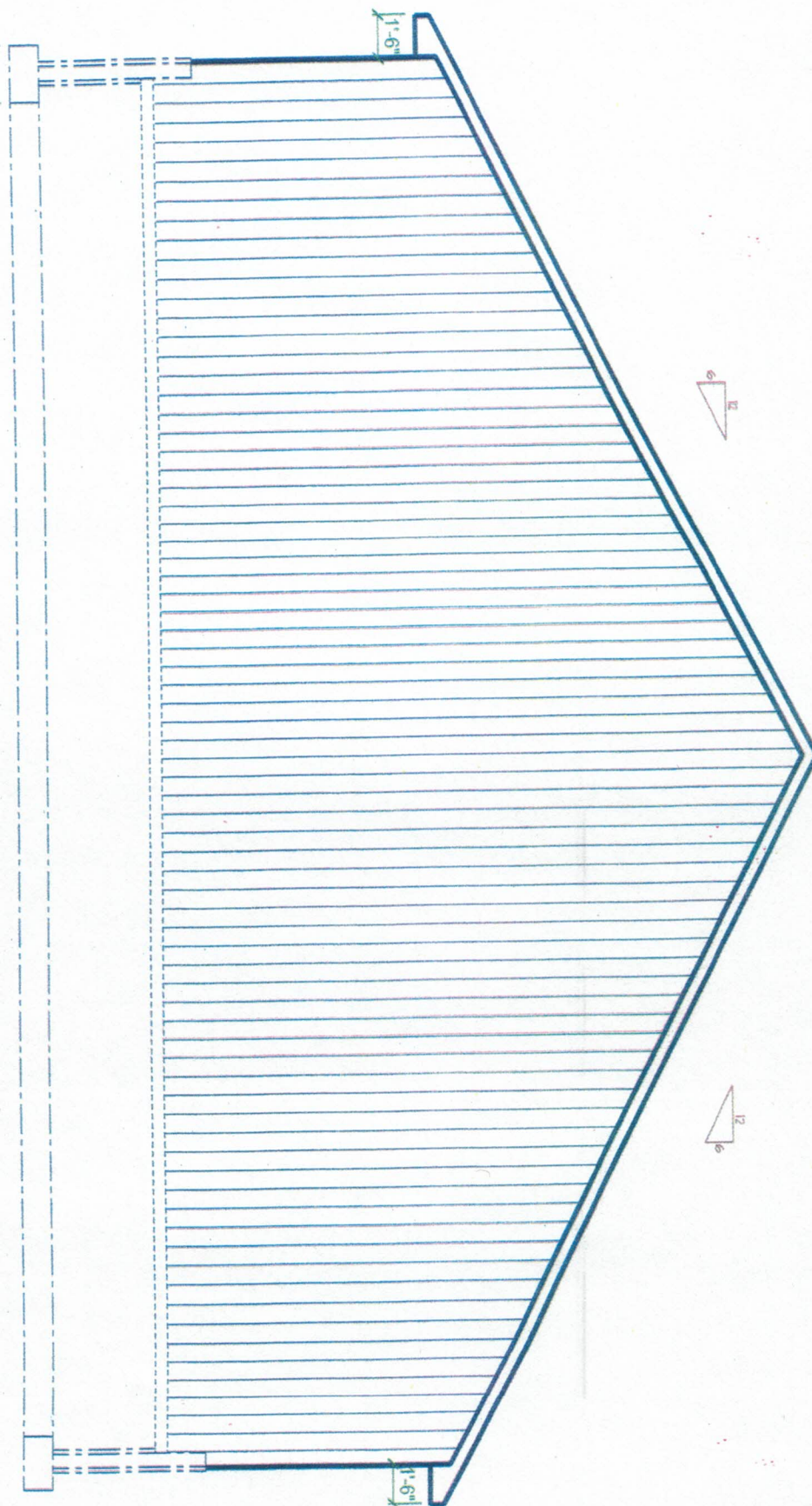
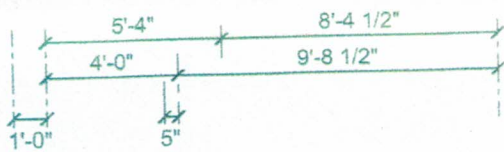
Sincerely,

Fred Butler
Mayor









Green Valley Regional Abattoir

- Legend**
- Feature 1
 - GREEN VALLEY ABBATOIR
 - GREEN VALLEY ABBATOIR
 - GREEN VALLEY ABBATOIR
 - Saint-Pierre
 - St John's

Gulf of St Lawrence

Island of Newfoundland

GREEN VALLEY ABBATOIR

Fortune Bay

St Pierre and Miquelon

Miquelon-Langlade Saint-Pierre

75

2

St John's

300 km



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Image Landsat/Copernicus Island

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Green Valley Regional Abattoir

Google Earth
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Image © 2020 CNES / Airbus
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Point of Bay

Laurenceton

Botwood

GREEN VALLEY ABATTOIR

Norris Arm

Bishop's Falls

Legend

- Feature 1
- GREEN VALLEY ABATTOIR
- GREEN VALLEY ABBATOIR
- Saint-Pierre
- St John's

10 km



Green Valley Regional Abattoir

- Legend**
- Feature 1
 - GREEN VALLEY ABBATOIR
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GREEN VALLEY ABBATOIR






350

800 m



Green Valley Regional Abattoir

Legend

-  Feature 1
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-  GREEN VALLEY ABBATOIR
-  Saint-Pierre
-  St John's

CLOSEST RESIDENCE 450 METERS

GREEN VALLEY ABBATOIR

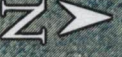
Google Earth

Image © 2020 Maxar Technologies

Image © 2020 CNES / Airbus

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800 m



Green Valley Regional Abattoir

Legend

- Feature 1
- GREEN VALLEY ABBATOIR
- GREEN VALLEY ABBATOIR
- Saint-Pierre
- St John's

FARM MARKET AND TOOLSHED 30 METERS FROM ABBATOIR

GREEN VALLEY ABBATOIR

ON FARM RESIDENCE 110 METERS FROM ABBATOIR

RESOURCE RD 50 METERS FROM ABBATOIR

Google Earth

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100 m

