

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 amendment as requested, to our EPR as per your request, after 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 safe 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 the environment assessment process 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,  
  
Troy Humber

1. NAME OF THE UNDERTAKING

2. PROPONENT

3. THE UNDERTAKING

4. DESCRIPTION OF THE UNDERTAKING

4.1 Geographical Location/ Physical/Existing Environment

- a) Location of existing well and septic approval number(s)
- b) Proposed location(s) for burial of Specified Risk Material (SRM)
- c) A site plan indicating the location of all structural components associated with the undertaking
- d) Information Regarding ownership and zoning of the land and restrictions of that land

4.2 Construction

- a) Construction/modification and maintenance of the abattoir building
- b) Construction/modification and maintenance of the waste management area
- c) Employment information

4.3 Operation and Maintenance

- a) A complete flow through description of abattoir operations
- b) Separation, Collection, disposal and transportation of SRM, blood waste, and other organic waste materials
- c) Estimation of yearly waste volumes (SRM and non-SRM, blood and septic waste) generated from facility at peak operation
- d) Employment information including type and estimated number of positions during all levels of operation and maintenance phases
- e) Appendices
  - i. Waste Management Plan
  - ii. Noise Mitigation Plan
  - iii. Odour Mitigation Plan
  - iv. Vector Mitigation Plan
  - v. Drinking/recreational Water Impact Response Plan
  - vi. Ground Water Monitoring Plan

vii. Country Food Impact Response Plan

viii. Spill Response Plan

5. Alternatives

6. POTENTIAL ENVIRONMENTAL EFFECTS AND MITIGATION

a. Septic Field Assessment: Blood and waste water

b. Impacts on the health of potentially sensitive human and environmental receptors immediately adjacent to or near the project boundary

c. Identification of how the project will avoid interference with the rights of other legitimate land owners/ users

7. DECOMMISSIONING AND REHABILITATION

8. PROJECT RELATED DOCUMENTS

9. PUBLIC INFORMATION MEETING

10. APPROVAL OF THE UNDERTAKING

### 1. NAME OF THE UNDERTAKING

Green Valley Regional Abattoir – Northern Arm

### 2. PROPONENT

Sunshine Investments Inc. operating as Green Valley Regional Abattoir

PO Box 2009 Northern Arm, NL A0H 1E0

Troy Humber - President

t\_humber@hotmail.com

709-257-4881

### 3. THE UNDERTAKING

The development of a regional abattoir to service the central region of the province. Currently there is limited abattoir services in the province, especially in the central portion of the island. Farmers lack the appropriate capacity to have their products processed in a provincially licensed facility. The abattoir is a step forward to ensuring food security for the people of our province. When slaughter and processing capacity is increased, this will allow for the farmers to produce and have a means of getting their product to market. This facility will allow for growth in the cattle industry in Newfoundland and Labrador through a licensed abattoir for the farmer who then can offer a finished and marketable food safe product directly to the people of this province.

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. We will increase the slaughter capacity for the central region by 750 animals. Currently there are more producers trying to produce animals to increase food security in the province that are lacking the capacity to get their animals to market. This abattoir will address this short coming by increasing capacity and providing a necessary service that meets or exceeds all government regulations and environmental guidelines that will allow for growth in the industry by providing a service that will help farmers get their animals to market and will help the people of this province get access to local, fresh, safe products.

### 4. DESCRIPTION OF THE UNDERTAKING

#### 4.1 Geographical Location/ Physical/Existing Environment

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 Ag Lease 80420, to the south by northern Brook Resource Road, and to the west by Rowsell's lakeroad.49,09'11.22"N55,23.49.89"W



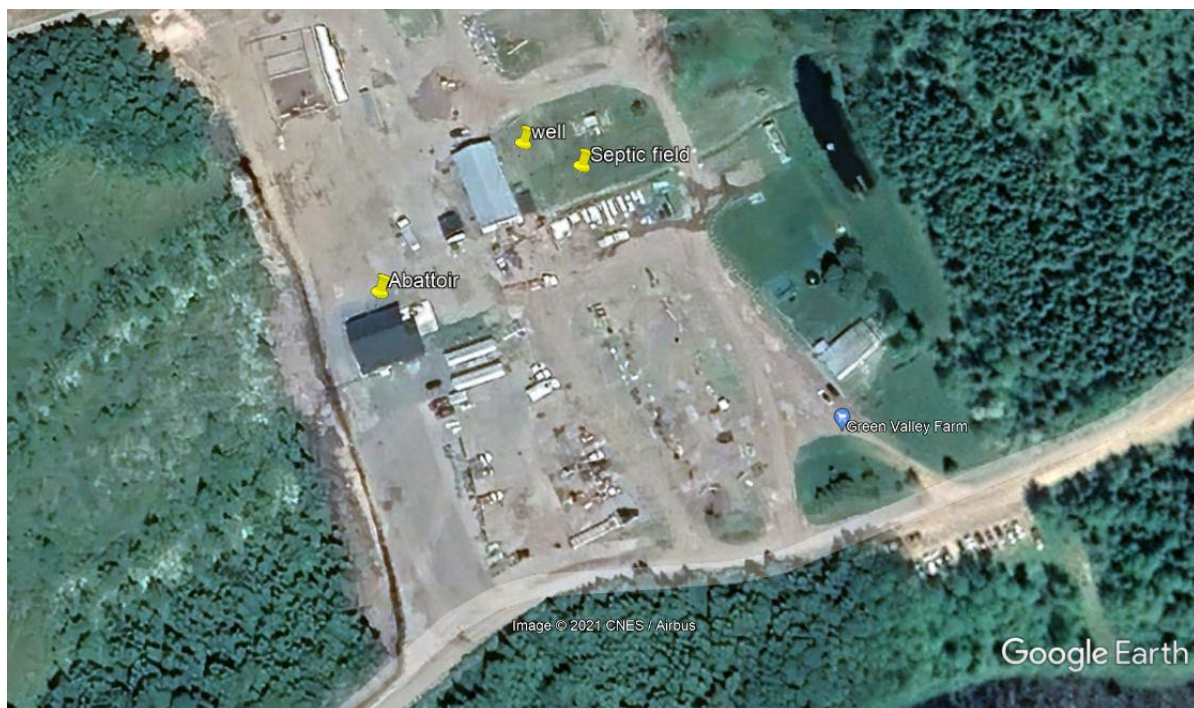








a) Location of existing well and septic approval number(s)

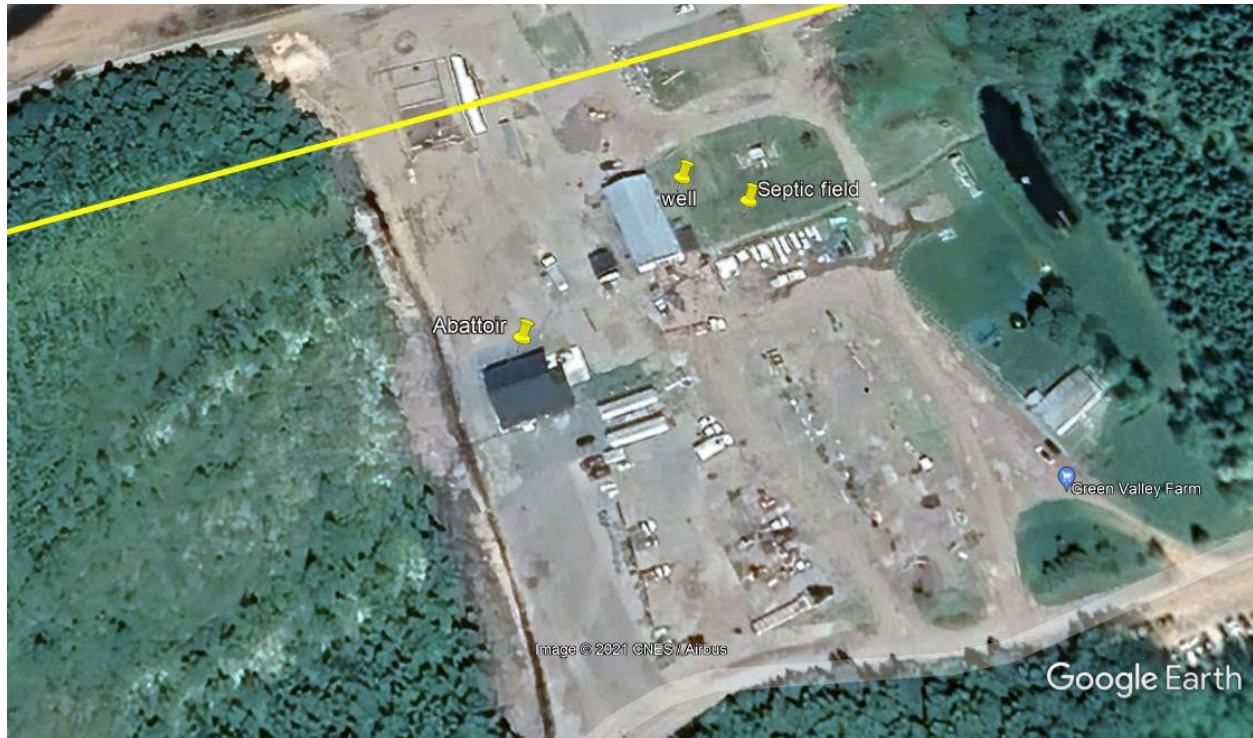


Well: C.O.C. # 588836-06-01

Septic: GSC File Number HS-2017 105819 00



b) A site plan indicating the location of all structural components associated with the undertaking  
Building, septic, and well are identified and existing.



c) Information Regarding ownership and zoning of the land and restrictions of that land

The building is situated on Ag Lease 141740 held by Sunshine Investments Inc. All Lands identified as being potentially used for this project in this document are Ag leases held by Sunshine Investments Inc. All Land is Zoned and Rural and/ or Agricultural specific. Building/ project has been identified as a Farm Building by GSC, Fisheries and Land resources and falls under agricultural production. Crown Lands allows for disposal of farm waste on farm land. (this has been address in past communications with your department via crown lands and Dept. of fisheries and land resources)





Government of Newfoundland and Labrador  
Department of Fisheries and Land Resources

NO. 141740

## LEASE FOR AGRICULTURE

Under the provisions of Section 3 of the *Lands Act*, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, Her Majesty the Queen in Right of Newfoundland and Labrador (hereinafter called the "Crown") represented herein by the Honourable the Minister of Fisheries and Land Resources for the Province of Newfoundland and Labrador (hereinafter called the "Minister") does hereby **LEASE** and **DEMISE** unto

**SUNSHINE INVESTMENTS INC.**

in the Province of Newfoundland and Labrador (hereinafter called the "Lessee") its successors and assigns **ALL THAT** piece or parcel of land situate and being at **Northern Arm** (hereinafter called the "demised premises"), as more particularly described in Schedule A and delineated in Schedule B attached hereto (which schedules are part of these presents), together with the appurtenances, **EXCEPTING AND RESERVING** nevertheless out of this present Lease to the Crown all minerals both metallic and non-metallic, limestone, granite, slate, marble, gypsum, marl, clay, sand, gravel, building stone, volcanic ash, peat, coal, salt, natural gas, naturally-occurring oil and related hydrocarbons in and under the demised premises **TO HAVE AND TO HOLD** the demised premises unto the Lessee for the term of **50** years from the 11<sup>th</sup> day of April A.D. 2017, **SUBJECT** to the reservation, terms and conditions hereinafter set out;

**YIELDING AND PAYING** unto the Crown, subject to the rental revision clause hereinafter appearing, as the price and consideration of the said Lease, the sum of **\$96.00** per year payable on the 11<sup>th</sup> day of April in each year, the first payment to be made on the execution of this Lease. This Lease is renewable upon application, subject to the terms and conditions in effect at the time of renewal;

**PROVIDED ALWAYS** that the Lessee covenants and agrees to comply in all respects to the terms and conditions as outlined in Schedule C of these presents;

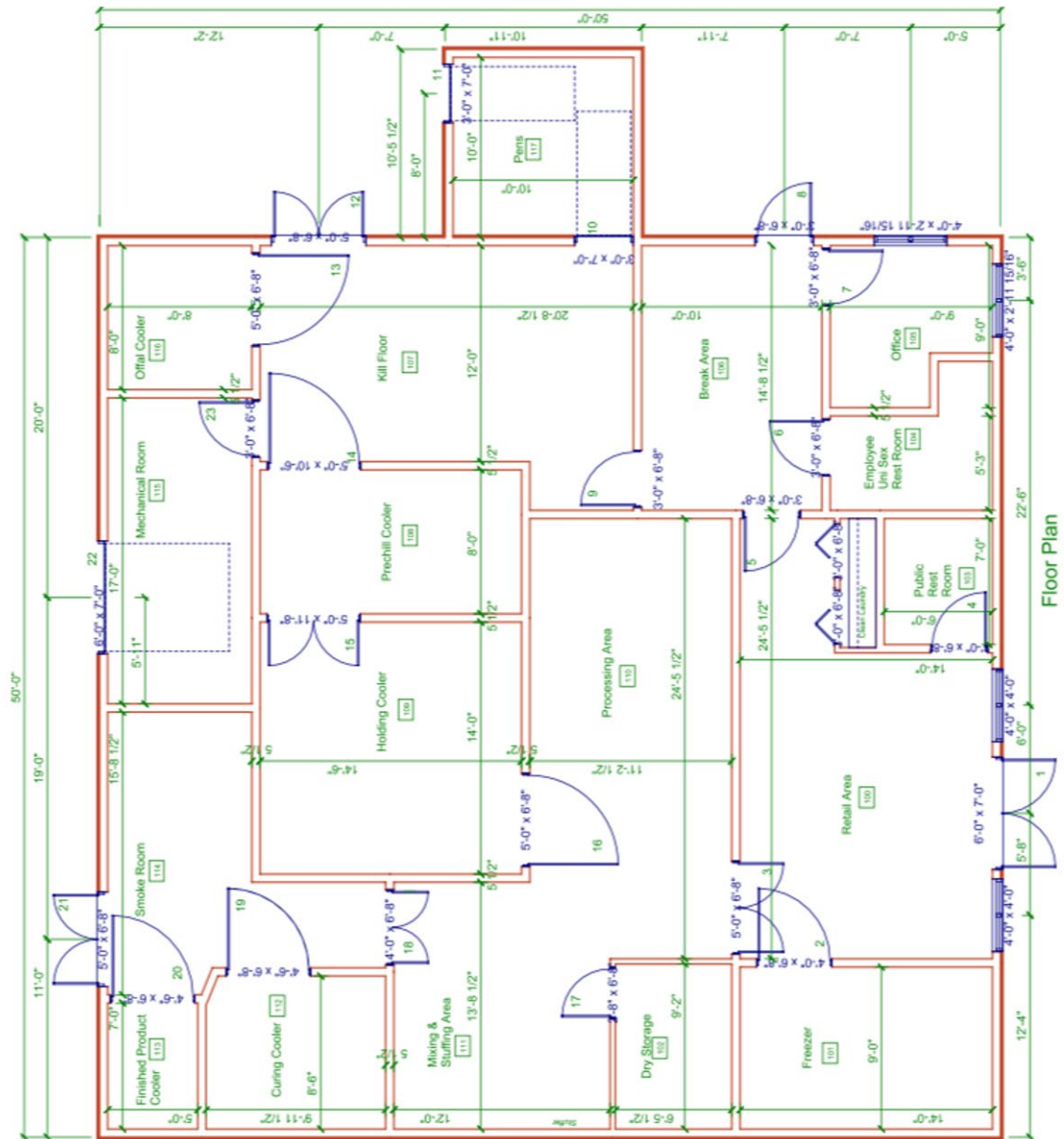
**PROVIDED ALWAYS** that if the Lessee, its successors and assigns shall make default in the performance of any of the provisions or conditions herein contained then this Lease shall be null and void and the demised premises shall revert to the Crown and the Crown its servants or agents may immediately enter on and take possession of the same freed from all liability.

**PROVIDED ALWAYS** that the Lessee, its successors or assigns, hereby forever releases the Minister, his or her servants and agents, from any and all liability arising from or related to any defect and or omission that may be identified in the survey description and or plan attached hereto as Schedules A and B. The Lessee further agrees that it shall have no recourse against the Minister, his or her servants or agents, if the said survey description and or plan for the demised premises are found to be defective in any way.

**PROVIDED ALWAYS** that except for the demised premises, the issuance of this Lease by the Minister does not constitute an acknowledgement of any right, title or interest in or to any of the other parties identified in the survey description and plan attached hereto as Schedules A and B.

### 4.2 Construction

- a) Construction/modification and maintenance of the abattoir building  
Building is erected and complete



#### b) Employment information

No additional employment will be created during construction as the facility is already completed and ready for production

### 4.3 Operation and Maintenance

#### a) A complete flow through description of abattoir operations

Animals will be delivered to plant via livestock trailer they will be moved from the trailer to a knocking box via crowding tub and chute designed for best animal practices and animal welfare. From knocking box animal will be hung and bled, skinned and eviscerated. Animal is then split into side and Hung in a drip cooler and then moved to a holding cooler for further processing. As our processing meat shop is already in operation via permits from your departments and GSC I trust that this is all that you require on the process flow.

b) Separation, Collection, disposal and transportation of SRM, blood waste, and other organic waste materials

During the bleeding process we will catch and separate all blood that will go directly into a blood holding tank. If it is possible to recycle and reuse blood waste we will avail of this option if this is not an option we will bury. SRM will be removed as per CFIA direction and identified by an organic stain and placed in a covered leak proof bin identified as SRM and Not for Human Consumption. All other organic waste will be placed in a separate covered leak proof bin. If it is possible to recycle and reuse other organic waste we will avail of this option, if this is not an option we will transport to the provincial agriculture incinerator on Brookfield Road in St. John's.

c) Estimation of yearly waste volumes (SRM and non-SRM, blood and septic waste) generated from facility at peak operation

We estimate cattle processed at our facility aged at over 30 months (OTM) would be approximately 100 animals. Therefor SRM would be approximately, 2,272 KG this is based on estimates per animal as directed by the director of CFIA for Newfoundland and Labrador.

Waste Break down per year:

There is approximately 0.68 cubic meters in a ton

SRM:	2,272KG, 2.27 tons, 1.54 cubic meters
Waste material to be incinerated:	224,700 KG, 224.7 tons, 152 cubic meters

d) Employment information including type and estimated number of positions during all levels of operation and maintenance phases

OperationPhase:

Manager NOC 2015 Full Time 20 years 1 Required Direct Hire

Butcher NOC 2015 Full Time 20 years 2 Required Direct Hire

Meat Cutter NOC 2015 Full time 20 Years 6 Required Direct Hire

e) Appendices

i. Waste Management Plan



<b>Type of Waste</b>	<b>Method of Management*</b>
<b>Specified Risk Material (SRMs)</b> <b>(Skulls, brain, eyes, tonsils, spinal cord)</b>	<ul style="list-style-type: none"> <li>- Under the guidance and permits of the Canadian Food Inspection Agency, SRMs will be transported to the provincial agriculture incinerator located at Brookfield Road in St. John's, NL.</li> </ul>
<b>Non-Specified Risk Material (Non-SRMs)</b> <b>(Blood, bone, trimmings, Hides)</b>	<ul style="list-style-type: none"> <li>- Unusable Offal will be transported to the provincial agriculture incinerator located at Brookfield Road in St. John's, NL.</li> <li>- Volume of animal hide can be reduced given market availability.</li> </ul>
<b>Black and grey waters</b>	<ul style="list-style-type: none"> <li>- Approved septic system on site.</li> </ul>
<b>Personal waste</b>	<ul style="list-style-type: none"> <li>- Weekly garbage removal by Central Newfoundland Waste Management.</li> </ul>

\*We understand that FFA is commissioning an environmental consultant to prepare a guidance document and best management practices that may permit other options for offal disposal, which, if accepted by ECC, may provide a more acceptable means of managing abattoir waste.

#### ii. Noise Mitigation Plan

Noise from animals will be mitigated as animals are transported and held in enclosed livestock trailers and then moved from enclosed trailers to inside the abattoir in a very brief time period. all other work remains contained inside of the building until waste removal.

Waste is removed by forklift and truck during regular business hours and will create no more noise that is already being created from surrounding business operations. The closest residence is 446m from the shipping receiving door of abattoir, with a boundary of wooded area between the building and the residence.



### iii. Odour Mitigation Plan

Odours will be controlled with regular cleaning protocols. regular cleaning of facility inside and out, prompt waste removal held in enclosed containers that are regularly cleaned after use. Animals for abattoir arrive as required and are not held onsite for extended periods. Waste is disposed, removed and/or buried and covered daily.

### iv. Vector Mitigation Plan

Pest and fly control will be a two staged process: Preventative - regular cleaning and prompt removal of waste from site. When waste is disposed of at burial site it will be buried as quickly as possible to reduce scavengers on site. While waste is on site only covered containers will be used to reduce scavengers. Waste is held in enclosed/ covered containers that are regularly maintained and cleaned. PCO has been engaged to maintain Pest and fly control on site and provide regular report for any action that is required by the facility. Proactive – If flies or pest were to become an issue PCO would deal with as appropriate and put in place corrective measure to reduce risk of further occurrences.

### v. Drinking/recreational Water Impact Response Plan

The abattoir is located 200 meters from the closest recreational body of water which should not be a concern for this operation. In regards to drinking water, closest well is tested 2 times annually by the facility at the local GSC in order to maintain food license. Waste water is in a designed and approved septic system with blood being separated from that system to remove chances of

contamination



vi. Country Food Impact Response Plan

We are surrounded by agricultural land, there is no hunting or gathering permitted on the surrounding lands due to the nature of our agricultural operations and the proximity to staff, and residences and the proximity to the river. Wildlife will have no significant impact as building is already erected and waste will be transported to the provincial agriculture incinerator for disposal. Mitigation will include enclosed containers for waste, good hygiene practices for the operation and regular covering of organic waste

vii. Spill Response Plan

As there are no quantities of hazardous materials onsite risk for spills in the building are extremely low. While the operation of machinery does happen around the building, we have spill kits, buckets, containers for spills, shovels, excavators, and backhoes, dump trucks and loaders on site.

GREEN VALLEY SPILL RESPONSE PLAN

EMERGENCY NUMBERS

Emergency Management – Report a Spill

(709) 772-2083 or 1-800-563-9089

Municipal Emergency Contact 709-257-3482

Contacts Emergency Police Non-Emergency Fire Department 911



Property Owner (Name) Sunshine Investments Inc. \_\_\_\_\_ (Phone)# \_\_\_\_ 709-257-4881 \_\_\_\_\_

Business Owner (Name) \_Troy Humber \_\_\_\_\_ (Phone)# \_709-290-0088 \_\_\_\_\_

Operations Manager (Name) \_\_\_\_Claude Newhook \_\_\_\_\_ (Phone)# \_\_\_\_ 709-257-1165 \_\_\_\_\_

#### Spill Response Equipment

25 kg of "Loose" Absorbent Universal Type Spill Kit – Standard Contents:

1 - Absorbent Booms 10 Absorbent Pads (Oil, Gas & Diesel)

20 - Absorbent Pads 10 Universal Absorbent Pads (Antifreeze & Non Haz)

1 – Shovel 2 – 3" x 4" Absorbent Socks (Oil, Gas & Diesel)

1 – Broom 2 HD Hazmat Disposal Bags

Garbage Bags 1 Pair of Nitrile Gloves

#### SPILL RESPONSE PLAN

1. Make sure area is safe for entry and the spilled material or liquid does not pose an immediate threat to health and safety of responder.
2. Check for hazards (flammable material, noxious fumes, cause of spill).
3. If serious hazards are present leave the area and call 911.
4. If possible, stop the source of spill (plug hole, upright the container, shut off valve) following all health and safety procedures
5. Prevent spill from entering stormwater drain using absorbent or other spill response material as necessary or as directed by Workplace Hazardous Material Information System (WHMIS) and Safety Data Sheets (SDS).
6. Clean up spilled material/absorbent (do not flush area with water).
7. Dispose of cleaned material/absorbent in secure container for disposal as hazardous waste.
8. Notify person in charge of the facility.
10. Muster station is across from building in parking lot as indicated

#### 5. Alternatives

This site was selected due to its close proximity of our current farming operations, existing well, existing, septic, existing power, existing communications, security of farm house on site, access to equipment. This site is close to a labour pool but yet far enough from the community as to not disturb. Access road is in place and it meets the required distance from protected water, and from community. If we were

closer to the community, we would have potential noise and odour issues, further away we would not have access to existing services making the project not financially feasible or access to labour to operate the facility may be difficult. This chosen location is ideal as there is no inhabited or owned land in close proximity reduce interference of other legitimate land owners/users in the area.

#### Decommissioning and Rehabilitation:

When the life of the facility is complete we will pump out the existing septic and dispose of in accordance with provincial regulation, building will be removed recycled where possible at approved site. Burial pits will be left to compost existing material and remediated as required.

#### 6. POTENTIAL ENVIRONMENTAL EFFECTS AND MITIGATION

- a. Septic Field Assessment: Blood and waste water
- b. Impacts on the health of potentially sensitive human and environmental receptors immediately adjacent to or near the project boundary
- c. Identification of how the project will avoid interference with the rights of other legitimate land owners/ users

#### 7. DECOMISSIONING AND REHABILITATION

When the life of the facility is complete, we will pump out the existing septic and dispose of in accordance with provincial regulation, building will be removed recycled where possible at approved site.

#### 8. PROJECT RELATED DOCUMENTS

Slaughter House Guidelines As approved by the Government of Newfoundland and Labrador meat inspection regulations July 2020 version

#### 9. APPROVAL OF THE UNDERTAKING

Permits required:

Operation of A Slaughterhouse Service NL

Environmental Certificate Waste Material Disposal Act

CFIA for disposing of SRM

Environmental Assessment