



# ENVIRONMENTAL ASSESSMENT REGISTRATION FOR THE OMIACHI FARM ABATTOIR

**Submitted By:**  
Jonathan Omiachi, Victoria,  
Conception Bay, NL



**Location:**

470 Swansea Road Victoria, Box 500, NL  
A0A4G0

**Chief Executive Officer:** Jonathan  
Omiachi

**Title:**

Owner/ Operator

**Phone:** 709-351-  
7004

**Email:**


[jonathanomiachi@yahoo.com](mailto:jonathanomiachi@yahoo.com)

**Principle Contact for purpose of the Environmental Assessment:** Jonathan  
Omiachi

To: Whom it may Concern

Please accept this Environmental Assessment Application prepared for the construction of the Omiachi Abattoir, located in Victoria, Conception Bay, NL.

As you will see through this application, adherence to all regulations is paramount in the construction and ongoing operation of this facility. I am committed to avoid any risk to the environment as well as ensuring the building will be situated well away from any water source, human presence or private dwellings of any type.



The abattoir will compliment our existing farm, butchery and retail business and will be a tremendous asset to the area in terms of both employment as well as filling a void for locally sourced quality meat products.

Construction will begin as soon as the application is approved.

Thank you for your consideration and support of local business.

Jonathan Omiachi,  
Owner/Operator  
Omiachi Farm

## **1.0 Proponant**

<b>Name</b>	Jonathan Omiachi
<b>Address</b>	470 Swansea Road Victoria Box 500, NL A0A 4G0 Phone: 709-351-7004

<b>Email</b>	<a href="mailto:jonathanomiachi@yahoo.com">jonathanomiachi@yahoo.com</a>
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## **2.0 The Undertaking**

**Purpose:** Our purpose will be to process our own livestock. A local abattoir will promote agricultural growth and increase food security in the area. We would like to construct an abattoir to provide our own high-quality meat through our butchery and sales front business. There is a high demand for quality meat from local businesses as well as walk-in customers.

We understand and appreciate the requirements of having access to proper slaughtering, packaging, and disposal facilities. We would like to support the agricultural industry by providing a facility that meets provincial standards, contributes to economic growth of the local area and provides a great quality product for consumers. The abattoir will be for our own purpose only, to process only the animals that come from our farm.

### **2.1 Name of the Undertaking**

Omiachi Farm currently exists, the abattoir is an extension of this business. The proposed development of an abattoir, in Victoria, C.B., N.L., on the land under lease number, 156995, which is in an agriculture zoned area is an extension of the existing farm and business. The abattoir will be for slaughtering with secondary processing being done in my existing meat shop located at, 43 Swansea Road Victoria, NL. This meat shop is not included in the leased land.

## **3.0 Description of Undertaking**

The Certificate of Approval to have the total number of animals on the farm has been issued by Service NL and has been received. See Appendix A for a copy of this document.

The environmental assessment is required as the initial step to moving forward with the expansion of the currently existing business which is a butchery and sale of meat products. The expansion consists of the addition to a farm to house and breed cattle, goats and sheep. The abattoir will be solely for my own use and not to be used to process animals belonging to others or those that are not raised on my own farm.

### **Existing Farm and Animals**

The leased land is currently approved for 4 beef cattle, 17 goats and 1 llama (See Appendix B for Lease Agreement that approves the animals on the land).





## **Planned Expansion of Animals**

The number of cattle will increase to approximately 40 at any point in time on the farm. The same concept applies to the goats to have a maximum number of goats on the farm throughout the year, depending on demand. There will also be a maximum of 15 sheep, including lambs (30 lambs over the year). The number of cattle on the land will always fall within the allowable limit according to government regulations.

In addition to the animals kept on the farmland, there will be additional animals processed that are purchased for processing, but not kept on the farmland.

See **Appendix B** for a copy of the lease.

This undertaking, to expand the current operation to include an abattoir, has been approved by the Town of Victoria Council, see below for the letters of approval.

See **Appendix C** for a copy of the approval granted by the council for the town of Victoria, NL.

## **4.0 Geographical Location**

The proposed abattoir will be located on 470 Swansea Road on leased land number, 156995, which is approximately 40 acres. This land is located on an agriculture zoned area.

**Appendix D** provides a map of the immediate area surrounding the leased land area.

See **Appendix E** for maps of the surrounding area of the leased land, including the Town of Victoria.

### **4.1 Physical Features**

The currently operational farm is on 40 acres of farmland, in an agriculture zoned area. The abattoir will have an outdoor holding pen which will be 20'x20'. This facility will be on a cleared area of land within the farm and accessible by a dirt road that currently exists.

The butchery already exists and is not included in the dimensions of the abattoir area.

#### **Electricity**

The power will be received by means of a transmission line as well as a backup gas generator.



## **Water**

We will have a drilled well with a separation distance of more than 16 meters from the absorption trench of the septic system. The well will also have a separation distance greater than 90 meters away from the composting pad. (Section 27 of the NL Meat Inspection Regulation).

We will have an adequate supply of potable water, under pressure (3.8 NL Slaughterhouse construction Regulations). A Water Quality Analysis will be conducted before each season. (NL Slaughterhouse Guidelines, 3.8)

Please refer to 8.1.2 for details regarding the septic system and compost pad.

## **Daily water demand**

As the processing is on a smaller end scale with a maximum of two animals a week being processed, our daily water demand will fluctuate between 50Gal and 100Gal of water depending on what is being processed each day. We will be sourcing the water from a drilled well with steel casing.

## **Septic**


The Septic system will have an approved holding tank connected to a drainage field. All wastewater and the bathroom will be connected into the septic system with back flow traps installed to prevent any backups. The septic system will consist of an appropriately sized tank and the drainage field. (NL Slaughterhouse Guidelines 3.9)

## **Nearby bodies of water**

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.

## **Surrounding Properties**

The proposed development will be within the existing leased farmland. There are no residents surrounding the farm area. The farm is isolated by Crown Land and other agricultural areas.



The closest farm in the area is Winterhouse farm, however, it is not close by the existing leased land and the farm is bordered on the west side by long standing community pasture.

As shown in the land maps in **Appendix C and D**, all surrounding land is either Crown land or existing farmland. There is no land abutting to the existing 40 acre leased land that is residential, commercial or in use for any purpose other than farming.

The picture in **Appendix C**, the black dot illustrates the position of the abattoir in relation to all the other elements on the leased land.

## **5.0 Targeted Start Date**

Our proposed date of construction is late fall, 2022, however, this is dependent on the approval of this application. The next realistic start date would be spring 2023, weather depending.

## **6.0 Meeting the Need of the Consumer**

The residents of Newfoundland and Labrador have a high demand for local beef and goat, particularly in this geographic area of the province. The addition of a farm and being able to process high quality product year-round is a much-needed asset to the surrounding area and local food related businesses, such as restaurants that support the tourist industry.

### **6.1 Creating Employment**

Having a complete farm-to-table/sale operation will provide a much-needed service for this area as well as create employment in the community. The complete operation, farm, abattoir, processing and sales operation will result in the need for staff to be on the premises daily, yearround.

It is important to note that the area is a popular tourist destination for a number of reasons as there are several business operating campgrounds, provincial and municipal parks, beaches and a high concentration of summer homes. The residents along with local restaurants would appreciate locally produced product.

Once the farm is fully operational, there will be 3 workers, with the expectation that this will increase over time.



## **6.2 Environmental Considerations**

There will be no potential threats to the environment. All manure will be kept for fertilizing the pastures. Cleaning products will be selected and used so they have the lowest impact on the environment while providing a high level of sanitation for the facility.

### **Waste**

The waste from the butchering will be composted on site following the regulations of the Government of Newfoundland and Labrador. For those animals that fall under the guidelines of SRM, they will either be composted (if allowed) or transported and incinerated in St. John's at the government approved facility on Brookfield Road.

I am in discussions with the Pollution Prevention Division as well as the Waste Management Division of the Government of NL and will follow all guidelines to ensure proper disposal of all waste.

All processing activity will be done in strict conformance with the rules and regulations of the Government of Newfoundland and Labrador.

The hides will be composted.

### **Specified Risk Material (SRM)**

All SRM will be separated from the other waste streams. The SRM will either be composted (if allowed) or frozen on site in sealed containers then transported and incinerated in St. John's at the government approved facility on Brookfield Road. All SRM that requires transportation to the St. John's facility will be kept in onsite freezer units until removal for transport.

### **Annual Waste Amounts**

Estimated yearly waste for the first 5 years of operation are as follows: ▪


SRM 2280lbs annually

▪ Non SRM waste 7,000 lbs annually.

▪ Note: figures based on an estimated yearly harvest of 100 cattle, 30 lambs and 50 goats.

### **Waste Management Plan**

We will have a concrete composting pad built with multiple sections appropriately distanced from all water ways and water sources to allow for composition of the SRM and non SRM waste.



The entire pad will have a canopy built over top to ensure no runoff due to rainwater. (NL Slaughterhouse Guidelines 3.13)

The impervious floor along with absorbent materials such as lime, wood chips and soil will not allow any leaching from compost pad. The pad will also have a canopy roof to shed the rain or snow away from the compost piles this will prevent run off from the composting offal waste into the soil and ground water. (NL Slaughterhouse Construction 3.14)

### **Compost**

The site will contain a compost area that conforms to all regulations. All other waste that cannot be composted will be disposed of in accordance with the Service NL regulations.

The compost will be spread on the forage ground as fertilizer once the composting process is completed.

As shown in the diagram at Section 8.1.2, the compost pad is illustrated. Section 7.3 illustrates the location of the compost pads in relation to all other structures.

### **Usable Offal Products**

Efforts will be made to use as much of the offal as possible in the food stream. The kidneys and liver will be harvested and sold and the blood will be saved for making blood pudding. Other uses will also be investigated.

### **Impact and Control of Pests**

In addition to the precautions being taken daily, pest control will be contracted to a licensed company who will make regular inspections of the farm area to ensure there are no issues with pests and take immediate action should any be detected.

All waste being composted will be covered as soon as possible. Waste will not be left around the abattoir for extended periods of time.

### **Transportation from the abattoir to the butcher shop**

All meat going from the abattoir to the butcher shop will be transported in a refrigerated truck with the temperature regulated to ensure the proper handling of the meat to ensure safe transport between both sites.

## **7.0 Construction**

Fully qualified and insured contractors will be used in the construction of the abattoir.

The road to the proposed abattoir currently exists.

The first step in the process is to clear the land which will be performed by a heavy equipment operator. The next phase involves pouring the cement foundation of the abattoir. Following this, the structure will be wood construction and shingled roof. All constructions will be within the guidelines of all government requirements. All Canadian Building Codes will be followed as well as ensuring there are no safety issues upon the completion of the facility.

Any pollutants that may arise during the construction period would be the fumes from the possible use of generators during the construction of the buildings.

Any possible spills or pollutants from the heavy equipment that will be used to clear the land will be remediated immediately according to the type of spill and governmental requirements.

### **7.1 Structure**

We propose to build a new wood framed structure with a shingled roof on a concrete slab (NL Slaughterhouse Construction 3.4.2) that will meet all standards within the NL Meat Inspection Regulations and Produce under the Animal Protection Act.

### **7.2 Proposed Layout**

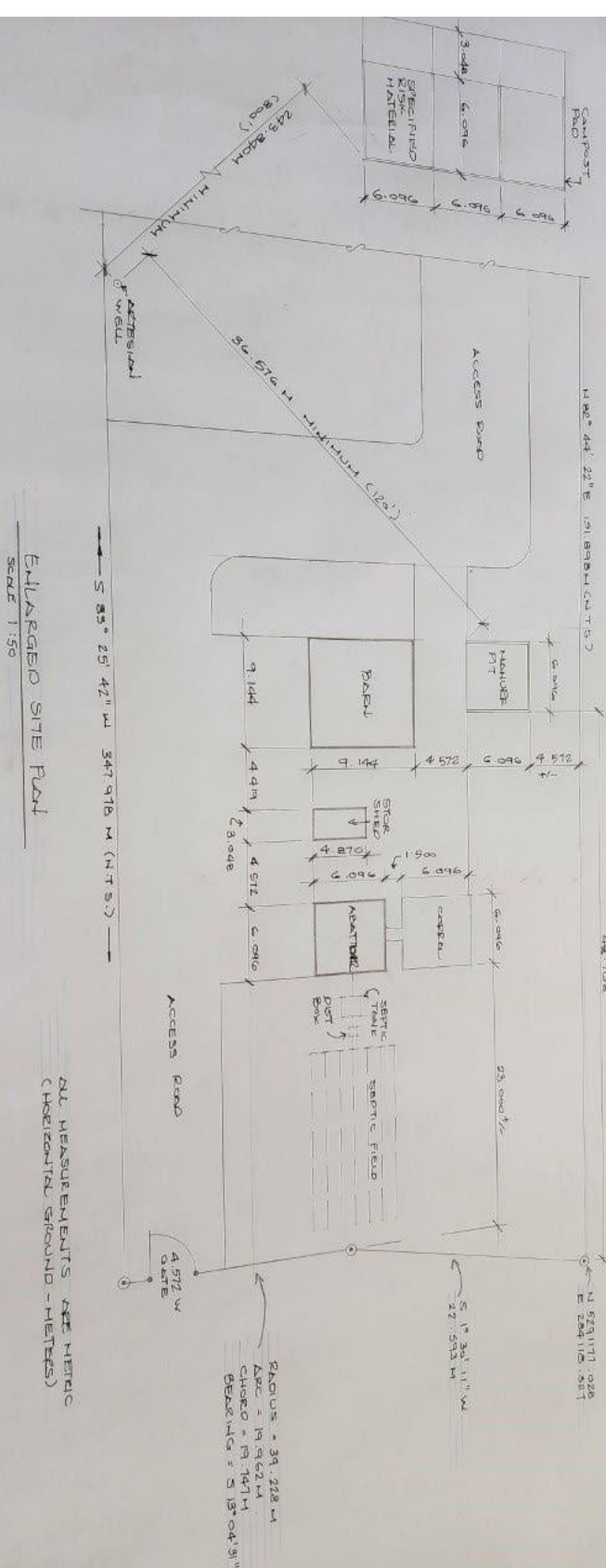
Below you will find the interior and exterior renderings of the building plan for the abattoir and associated areas within. This plan accommodates the processing of cattle, sheep and goats.

### **7.3 Location of all Structures**

All of the structures on the leased land are shown in the following map. The holding pen, measuring 20x20 is shown below.

The chart below indicates the distance between the various entities on the property. Please note, the attached map is also included as an icon to click on to allow you to enlarge the information, if needed. See the icon below the map.

<b>Item</b>	<b>Distance From</b>	
Septic Field	Building	23 meters
Compost Pad	Water supply	244 meters
SRM	Water supply	244 meters
Water supply	Manure pad	37 meters
Manure pad	Barn	4.5 meters
Manure pad	Property boundary	6 meters
Manure pad	Nearest Residents	610 plus meters
Manure pad	Compost pad	225 meters
Manure pad	Nearest of body of water	305 meters
Manure pit	Water supply	36.5 meters
Barn	Storage Building	4.419 meters
Barn	Nearest Residents	605 meters
Pasture	Nearest Residents	1010 meters
Storage Building	Abattoir	5.512 meters
Abattoir	End of septic field	23 meters
Abattoir end	Boundary of leased land	17.184 meters
Abattoir	Nearest Residence	595 meters



ENLARGED SITE PAD  
SCALE 1:50

ALL MEASUREMENTS ARE METRIC  
(HORIZONTAL GROUND - HEIGHTS)

RADIUS = 39.228 m  
ARC = 19.621 m  
CHORD = 19.141 m  
GRADE W/O = S 13° 04' 31\"/>



## **7.4 Construction Stages**

Stage 1	Construction of septic, water, hydro and concrete slab. (Full Time)
Stage 2	Construction of main structure. (Full Time)
Stage 3	Finishing of rooms and installation of equipment. (Full time)

**Stage 1** will employ 1-2 (Full Time) Electricians to complete Electrical work for two weeks. It will employ two (Full Time) plumbers to perform water and sewer work for two weeks. It will employ 3 (Full Time) concrete workers to pour and finish cement work one week.

**Stage 2** will employ 2-3 (Full Time) construction workers to build main structure of the building for six weeks.

**Stage 3** will employ 1-2 (Full Time) workers for one week to install all necessary equipment and finish the interior rooms.

Everyone working on site will be employed based on merit and need alone, regardless of age or gender. National Occupational Classification (NOC) REF 7202 &7204

These positions are separate from those required for the abattoir and farm operation. See Section 10.0 for information regarding staff for the abattoir and farm.


## **8.0 Operational mitigation of waste**

The waste generated from the operation of the abattoir facility will be processed in accordance with the regulations of the government of NL.

### **8.1 Flow-through**

We will receive the livestock to be processed at our holding pen shelter. From here each animal will be brought into the kill room for initial processing. Once the carcass is disemboweled and hide removed, we will move the entire carcass into our chill room to hang for 14 days.

The abattoir will be open year-round and we will be using an approved septic system and a composting pad for all offal animal waste. The goal of the facility would be to produce red meat and goat, but never in the same day.



Based on the demand, the number of animals estimated to be processed during a year would be 100 beef animals, 15 sheep plus their lambs and 50-60 goats. During the operation pollutants such as blood, bone, animal trimmings and solid waste and non SRM material will be disposed of on our composting pad. Good management practices will be implemented to minimize potential effects of abattoir waste and all appropriate measures will be implemented to control and reduce risk.

SRM waste will be composted (if allowed) or frozen, transported and incinerated.

The undertaking will meet the industry standards and regulations such as per (NL Slaughterhouse Guidelines 3.5-3.11)

- Lighting/Heating
- Ventilation
  - Cooling/Humidity control
  - Septic Design/ Composting pad
  - Disposal of SRM
  - Access and egress

### **8.1.1 Annual Waste Amounts**

Estimated yearly waste for the first 5 years of operation are as follows:

- SRM 2280lbs annually
- Non SRM waste 7,000 lbs annually.
- Note: figures based on an estimated yearly harvest of 100 cattle, 30 lambs and up to 60 goats.

### **8.1.2 Waste Management Plan**

We will have a concrete composting pad built with multiple sections appropriately distanced from all water ways and water sources to allow for composting of the SRM (if allowed) and non SRM waste.

The entire pad will have a canopy built over top to ensure no runoff due to rainwater. (NL Slaughterhouse Guidelines 3.13)

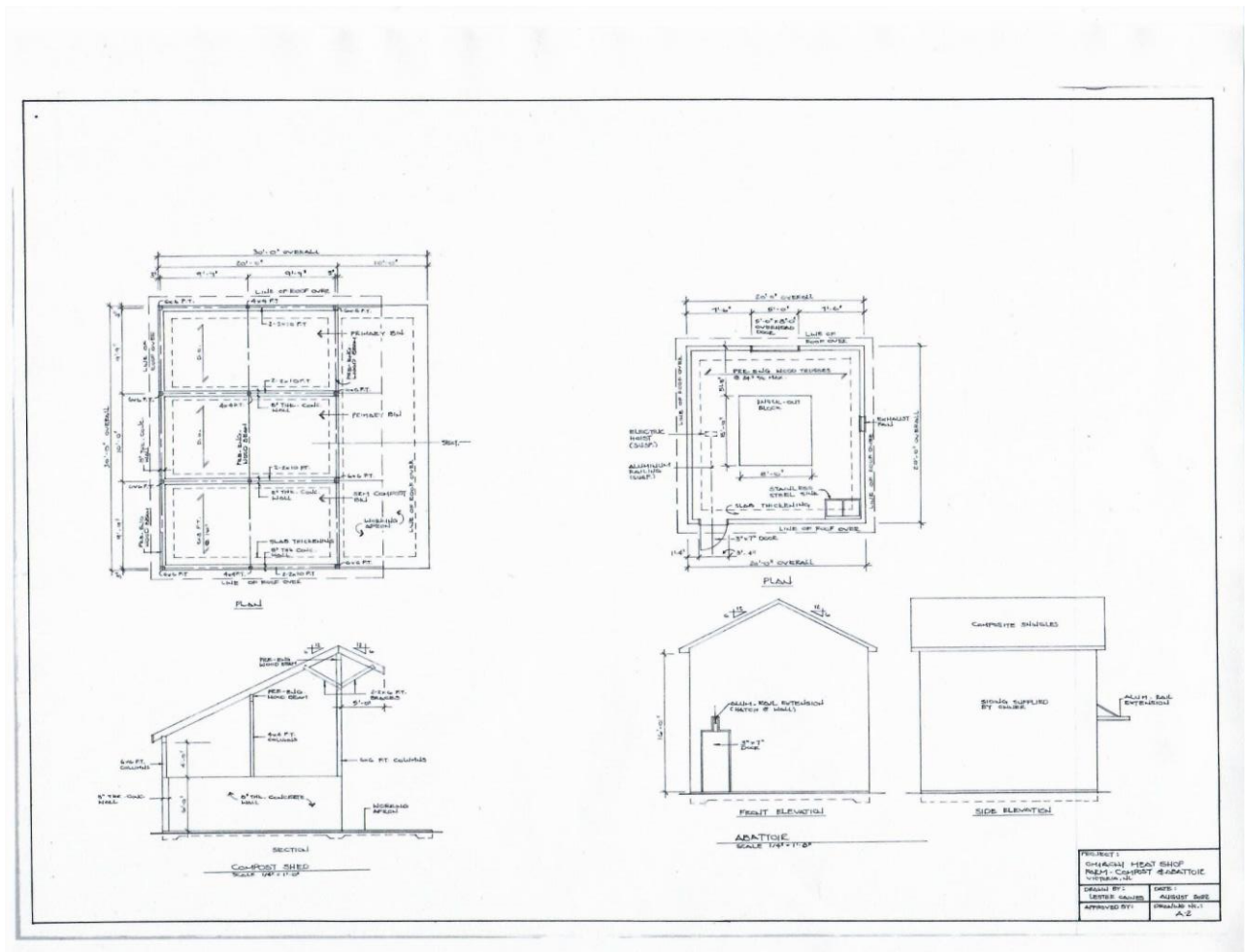
The impervious floor along with absorbent materials such as lime, wood chips and soil will not allow any leaching from compost pad. The pad will also have a canopy roof to shed the rain or snow away from the compost piles this will prevent run off from the composting offal waste into

the soil and ground water. (NL Slaughterhouse Construction 3.14). The pad will be sloped so that any leachate will run back into the compost pile.

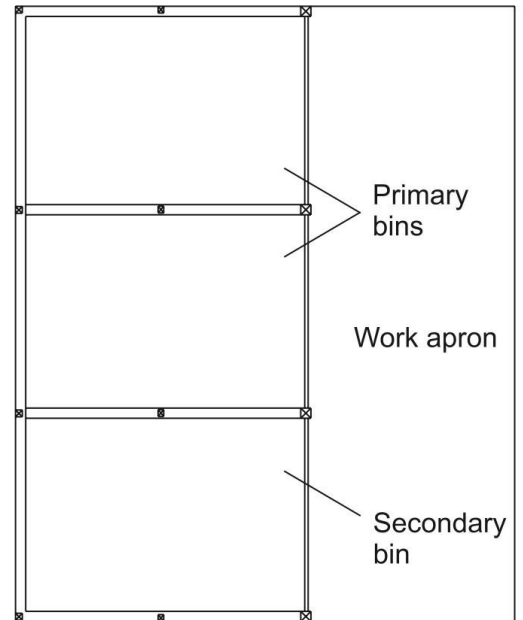
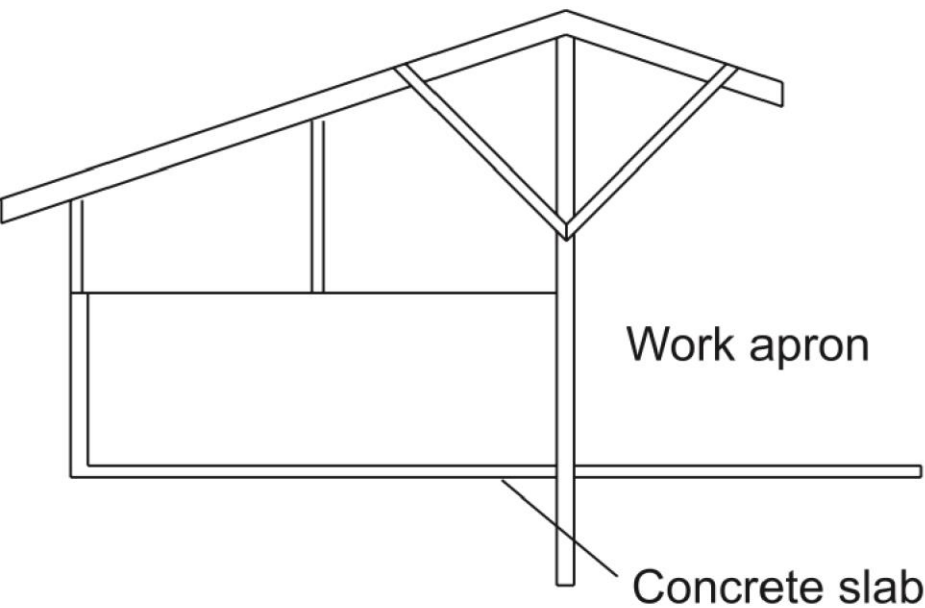
Please see the diagram below of the compost pad layout. Note, where it says, "secondary bin", this will be used for the SRM.

The compost pad will measure 60' with each compartment measuring 20'.

The manure pad will be 20x20' and situated behind the bard and 15' away from the barn. All manure will be taken from the barn daily and stockpiled until it's ready to be used on the field as fertilizer.



## Composting pad



### **8.1.3 Odour mitigation Plan**

We will have our composting pad at least 609m away from any residence.

#### **Mitigation**

We will be adding lime as well as high carbon materials such as wood chips to help absorb the liquids to aid the composting process. (NL Slaughterhouse Guidelines 3.6) Offal will be covered with high carbon material as soon as possible after laying down to prevent odor.

### **8.1.4 Spills and packaging**

The potential of spills and unwanted packaging are possible on a construction site as well as in and around the abattoir.

#### **Mitigation**

We will have a spill response kit in the event of a spill. Any Material waste or packaging will be disposed of at local landfill or recycled.

If there should ever be a spill of blood or animal offal, we would use a tractor loader to scoop up the waste material along with the contaminated soil and remove it to the composting pad for composting.

Any blood or animal waste spill, including contaminated soil, will be moved to our compost pad for proper composting process.



### **8.1.5 Noise**

It is inevitable that there will be noise from the animals on the farm.

#### **Mitigation**

Our distance from other residences is significant as shown on the attached map. Our location in a known agricultural area which makes our location well suited for animal noise.

### **8.1.6 Pest mitigation**

When dealing with this type of operation, the potential to attract pests exists.

#### **Mitigation**

Our pest control program will include regularly checked bait traps for rodents and fly traps for insects. By covering any decomposing animal waste with lime, wood chips and then soil we can help reduce birds or other animals looking for food. We will have a contract with a qualified pest control business to make regular inspections and rectify any issues immediately. The site will be kept clean and tidy.

### **8.1.7 Drinking & Recreational Water Impact Response Plan**

The drilled well for the abattoir will be greater than 30m from the septic field. The water from this well and surrounding soil will be tested regularly and recorded by the abattoir manager as per (NL Slaughterhouse Construction, 3.8).

The farm where the abattoir will be located is on land with no residential properties on any border of the property, excluding our farmhouse, which is more than 200m from the abattoir and 500m from the composting pad.

There will be a completely contained system at the main abattoir site with the only outlet being the septic field for grey water. Our septic plan will ensure that it is in an appropriate area to function properly. This will prevent contamination of the surrounding land or water.

Our Septic system will be able to handle 300-400Gal of wastewater a day which is more than we anticipate needing.

### **8.1.9 SRM Disposal**

All SRM waste will be taken to the compost pad (if allowed). Compost from the SRM compartment of the compost pad would not be removed for the recommended period of six years and will never be used on land where food is grown. This will completely mitigate any risk of soil or water contamination. (NL Slaughterhouse Construction 3.14)

If composting is not allowed SRM waste will be frozen, transported and incinerated.

### **9.0 Decommissioning**

If the abattoir had to be decommissioned and eliminated from the landscape, we would:

- Bring in our environmental consultant to ensure the building lot is returned to its prior empty state with no harmful contaminants remaining.
- We would have workers remove the building including the sewer and septic field so that all potential contaminants are removed off site and disposed of in a proper manner.

### **10.0 Employees**

Once the abattoir is completed, we will be hiring 1-2 part-time staff and 1 full-time staff member to work in the abattoir as well as one full-time employee to work on the farm, with the anticipation that this will increase over time.

(National Occupation Code 6331)

### **11.0 SCHEDULE**

The schedule is dependant on the approval of this application. Our goal is to be fully operational within 90-120 days from the commencement of construction, weather dependant.

### **12.0 FUNDING**

Funding is available through a grant from the Canadian Agricultural Partnership Program (C.A.P.P.). The program provides funding up to 75% of the costs upon completion. The condition of this program is the applicant pays all costs up front and is then reimbursed when proof of purchase/completion is provided.



## **13.0 Approval of the Undertaking**

These are the following permits, licenses, approvals and other forms of approval.

### **Referrals:**

1. Land Management Officer (Avalon North), Dept. of Municipal Affairs
2. Service NL (GSC)
3. District Manager, Forestry Division, Forestry and Agrifoods Agency
4. Department of Municipal Affairs and Environment, Local Governance and Planning
5. Agrifoods Division, Department of Environment and Conservation
6. Water Resources, Management Division, Department of Municipal Affairs and Environment
7. Town of Victoria
8. Provincial Archeology Office
9. NL Power

### **Licenses and Permits:**

1. 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


2. 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

3. 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

4. Development Permit Application. Responsible Authority:

5. Non-Domestic Well 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

6. Application for Permit for Construction of 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

7. Application for a Cutting Permit. Responsible Authority: Paddy's Pond Forestry Management Office  
220 Paddy's Pond Road St. John's, NL A1H  
0B5

8. Application for Crown Lands. Responsible Authority:

Crown Lands-Head Office  
P.O. Box 2006 Riverside Drive Corner Brook, NL A2H 6J8  
Town of Victoria P O Box 130  
#271 Main Highway Victoria, NL  
A0A 4G0





## Appendix A



GOVERNMENT OF NEWFOUNDLAND AND LABRADOR  
DIGITAL GOVERNMENT AND SERVICE NL

### CERTIFICATE OF APPROVAL

Pursuant to *the Environmental Protection Act* SNL 2002 cE-14.2, Section 78

Issued: **September 20, 2022** Approval No.: **HG-WMS22-09-001A**  
Expiration: **September 20, 2023**  
Proponent: **Omiachi's Farm**  
Attention: **Jonathan Omiachi**  
Re: **Waste Management System – Beef Cattle/Goat Farm – Victoria**

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Approval is hereby given for the operation of a waste management system for Omiachi's Farms located at 43 Swansea Road, Victoria, as per the September 9, 2022 application.

This Certificate of Approval does not release the holder from the obligation to obtain appropriate approvals from other concerned provincial, federal and municipal agencies. Approval from Digital Government and Service NL (the Department) shall be obtained prior to any significant change in the design, construction, installation, or operation of the facility, including any future expansion of the works. This Certificate of Approval shall not be sold, assigned, transferred, leased, mortgaged, sublet or otherwise alienated by the proponent without obtaining written prior approval from the Department.

This Certificate of Approval is subject to the terms and conditions as contained in Appendix 'A' attached hereto, and may be revised from time to time by the Department. Appendix 'A' forms part and parcel of this Certificate of Approval. Failure to comply with any of the terms and conditions may render this Certificate of Approval null and void, may require the proponent to cease all activities associated with this Certificate of Approval, may place the proponent and its agent(s) in violation of the *Environmental Protection Act*, SNL., 2002, c. E-14-2, and will make the proponent responsible for taking such remedial measures as may be prescribed by the Department. The Department reserves the right to add, delete, or modify the terms and conditions to correct errors in this or revoke this Certificate of Approval or to address significant environmental or health concerns.

MINISTER

### Application Submissions

1. The Proponent application to the Department included:
  - a) GSC Application for a Certificate of Approval for livestock submitted September 9, 2022.
  - b) Letter from Myles Whitaker Livestock Specialist, Agriculture Production and Market Planning indicating that the planned manure storage area is sufficient.

### Definitions

2. In this Certificate of Approval:
  - **Department** means Digital Government and Service NL
  - **Environment** means Environment branch of the Department of Environment and Climate Change
  - **GSC** means Government Service Centre
  - **Director** means the Director of the Regional office, of Digital Government and Service NL
  - **Agrifoods** means the Agrifoods Development Branch of the Department Fisheries, Forestry and Agriculture
  - **Proponent** means Omiachi's Farms

### Digital Government and Service NL

3. Through a Memorandum-of-Understanding (MOU) Digital Government and Service NL has been authorized by the Department of Environment and Climate Change to act on its behalf in inspecting livestock operations for compliance under this approval and those provincial Acts and Regulations listed in the MOU.

### Legislation

4. The activities associated with dairy operations may involve, but are not limited to, the following provincial Acts and Regulations:
  - *Environmental Protection Act*
  - *Air Pollution Control Regulations*
  - *Storage and Handling of Gasoline and Associated Products Regulations*
  - *Used Oil and Used Glycol Control Regulations*
  - *Water Resources Act*
  - *Environmental Control Water and Sewage Regulations*

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### General Operations

5. The proponent is limited to 7.5 animal units (4 beef cattle, 17 goats, and 1 llama) as per the application. Expansion beyond 7.5 animal units requires approval from the GSC.
6. This facility is restricted to operating a beef cattle/goat farm and the operation of the associated waste management system. The proponent is permitted to spread manure on land subject to the conditions below. Any changes to the manure storage system shall be approved by the GSC prior to implementation. An amendment to this Approval or issuance of a new approval would be required for changes to the waste management system.

### Manure Management

7. All manure and associated waste (bedding, wash-down, etc.) must be stored in an approved manure storage facility. All manure storage must have an impermeable surface.
8. Manure shall not be spread or stored within 30 meters of the nearest waterbody/watercourse (pond, lake or stream). Manure shall be spread and/or stored in accordance with the Sanitation Regulations under the Health and Community Services Act.
9. There shall be an adequate storage capacity for a six month over-winter accumulation of manure as per the Department of Fisheries, Forestry and Agriculture Environmental Guidelines for Livestock Producers, 2002. Should the size of the operation increase, the manure storage areas must be upgraded accordingly with GSC approval.
10. Overflow of manure is prohibited.
11. Manure may be spread subject to the following conditions:
  - a) There shall be an adequate land base available for spreading manure from over-winter storage. The proponent shall obtain letters from individuals who plan to spread manure on behalf of the proponent. These letters shall be available upon request for inspection by the GSC. Proponents are encouraged to compost manure where possible.
  - b) Manure shall not be spread or stored on frozen or snow covered ground.
  - c) Soil assay tests may be required by Agrifoods before manure spreading is undertaken to ensure the nutrients applied meet only the soil requirements for

beneficial use; i.e. excess manure application to land may cause pollution and be detrimental to any possible future use of this site for agricultural purposes.

- d) Seepage or spillage of manure from vehicles during transport is strictly prohibited.
- e) Odour and vector reducing strategies shall be implemented as per the Department of Fisheries, Forestry and Agriculture Environmental Guidelines for Livestock Producers, 2002.

### **Carcass Disposal**

- 12. Occasional deadstock may be buried on-farm and are subject to following the Department of Fisheries, Forestry and Agriculture Environmental Guidelines for Livestock Producers, 2002.
- 13. Any animal carcasses leaving the farm location for disposal elsewhere must be transported in a leakproof vessel/vehicle and must follow all provincial and federal regulations. Seepage or spillage of carcass waste from vehicles during transport is strictly prohibited.

### **Composting**

- 14. Occasional deadstock and/or manure may be disposed of by composting. Contact Agrifoods Branch of Forestry and Agrifoods Agency for guidance.

### **Waste Management (other)**

- 15. Waste generated during the operation of the facility must be collected in refuse containers and disposed of on a weekly basis at an approved waste disposal site with the permission of the owner/operator.

### **Fuel Storage**

- 17. All fuel storage tanks systems connected to a heating appliance of 2500 liters or less shall comply with the *Heating Oil Storage Tank System Regulations*.
- 18. All fuel storage tank system installations other than those of a capacity of 2500 liters or less that are connected to a heating appliance, are subject to the *Storage and Handling of Gasoline and Associated Products Regulations* and will require registration by the GSC prior to installation.
- 19. The storage, handling and disposal of used and or waste oil and glycol must be in compliance with the *Used Oil and Used Glycol Control Regulations*.



### Pesticides

20. Any use of pesticides shall be in accordance with the *Pesticides Control Regulations*. Pesticides may stop the composting process and should be used with this in mind.

### Contaminated Water & Discharge

21. Water shall be deemed to be contaminated when contaminants of concern exceed limits prescribed in the latest edition of the Canadian Environmental Quality Guidelines for freshwater aquatic life.
22. For those parameters regulated in a Schedule A of the *Environmental Control Water and Sewage Regulations NLR 65/03*, the limits established in the regulations shall apply.

### Analysis & Quality Assurance/Quality Control

23. Unless otherwise stated herein, all solids and liquids analysis performed pursuant to this Approval shall be done by either a contracted commercial laboratory or an in-house laboratory. Contracted commercial laboratories shall have a recognized form of accreditation. In-house laboratories have the option of either obtaining accreditation or submitting to an annual inspection by a representative of the Department, for which Omiachi's Farm shall be billed for each laboratory inspection in accordance with Schedule 1 of the Accredited Laboratory Policy (PD:PP2001-01.2).
24. If Omiachi's Farm wishes to perform in-house laboratory testing and submit to an annual inspection by the Department then a recognized form of proficiency testing recognition shall be obtained for compliance parameters for which this recognition exists. The compliance parameters are listed in the Effluent and Monitoring section. If using a commercial laboratory, Omiachi's Farm shall contact that commercial laboratory to determine and to implement the sampling and transportation QA/QC requirements for those activities.

### Reporting

25. All incidents of:

- non-conformance of any condition within this approval
- spillage or leakage of a regulated substance or
- exceeding criteria limits of wastewater or sewage

shall be immediately reported, within one working day, to a person or message manager or facsimile machine to the GSC by phoning or faxing.

Page 5

Digital Government and Service NL  
Government Service Centre  
P.O. Box 512  
7-9 Roddick Crescent  
Harbour Grace, NL A0A2M0

Telephone: (709) 945-3112 Facsimile: (709) 945-3114

A written report including a detailed description of the incident, summary of contributing factors and an action plan to prevent future incidents of a similar nature, shall be submitted to the respective Director. The action plan shall include a description of actions already taken and future actions to be implemented, and shall be submitted within thirty days of the date of the initial incident.

### **Expiration**

26. This Approval expires as indicated on the cover sheet of this Certificate of Approval.
27. Should the proponent wish to continue to operate beyond this expiry date, a written request shall be submitted to the Department for the renewal of this Approval. Such request shall be made *6 weeks prior to expiration*.



**Cc:**

**Robert Locke**  
Director of the Pollution Prevention Division  
Department of Environment and Climate Change  
[rlocke@gov.nl.ca](mailto:rlocke@gov.nl.ca)

**Jeremy Short**  
Manager of Agriculture Lands  
Department of Fisheries, Forestry and Agriculture  
[jeremyshort@gov.nl.ca](mailto:jeremyshort@gov.nl.ca)

**Chris Parsons**  
Manager of Operations and Environmental Protection  
Department of Digital Government and Service NL  
[chriswparsons@gov.nl.ca](mailto:chriswparsons@gov.nl.ca)





Government of Newfoundland and Labrador  
Fisheries, Forestry and Agriculture

NO. 156995

## LEASE FOR AGRICULTURE

Under the provisions of Section 3 of the *Lands Act*, 1991, Her Majesty the Queen in Right of Newfoundland and Labrador (the "Crown") represented herein by the Honourable the Minister of Fisheries, Forestry and Agriculture for the Province of Newfoundland and Labrador (the "Minister") does hereby LEASE and DEMISE unto

JONATHAN OMIACHI

in the Province of Newfoundland and Labrador (the "Lessee") his or her heirs, executors, administrators and assigns ALL THAT piece or parcel of land situate and being at Victoria (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 02 day of September A.D. 2021, 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 \$72.00 per year payable on the 02 day of September 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, his or her heirs, executors, administrators 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, his or her heirs, executors, administrators 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 he or she 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 acknowledgment 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.

IN WITNESS WHEREOF the Parties have executed this Indenture.

**SIGNED AND SEALED**

by the Minister of Fisheries, Forestry and Agriculture and  
the Seal of the Department of Fisheries, Forestry and Agriculture  
was affixed on the 02 day of September A.D. 2021  
in the presence of:



Witness

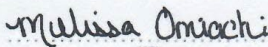
**PAUL RICKETTS**  
A Commissioner for Oaths in and  
for the Province of Newfoundland  
and Labrador.



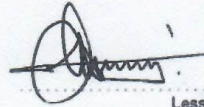
Minister

**SIGNED AND SEALED**

by the Lessee on the 27 day of August 2021 A.D.  
in the presence of:



Witness



Lessee



SCHEDULE A

July 26<sup>th</sup>, 2021

All that piece or parcel of land situate and being near the Town of Victoria, in the Provincial Electoral District of Carbonear-Trinity-Bay De Verde, in the Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a point in the westerly limit of a Local Access Road, ten (10) metres wide, said point having grid coordinates, NAD 83, of North 5291177.028 metres and East 284118.327 metres for the Modified Three Degree Transverse Mercator Projection System for the Province of Newfoundland and Labrador;

Thence along the said westerly limit of a Local Access Road, ten (10) metres wide, South one degree thirty minutes eleven seconds West ( $S1^{\circ}30'11''W$ ) twenty-two decimal five nine three (22.593) metres;

Thence curving, concave to the east, along the said westerly limit of a Local Access Road, ten (10) metres wide for a distance of nineteen decimal nine six two (19.962) metres, more or less, to a point, the said point being distant nineteen decimal seven four seven (19.747) metres as measured on a bearing of South thirteen degrees zero four minutes thirty-one seconds East ( $S13^{\circ}04'31''E$ ) from the last mentioned point;

Thence along Crown Land South eighty-three degrees twenty-five minutes forty-two seconds West ( $S83^{\circ}25'42''W$ ) three hundred forty-seven decimal nine seven eight (347.978) metres;

Thence along land licensed by the Crown to Carbonear Cattleman Association Inc. and being shown in Title No. 110542 of the Crown Lands Registry North twenty-three degrees forty minutes sixteen seconds West ( $N23^{\circ}40'16''W$ ) ninety decimal two four three (90.243) metres;

Thence along land licensed by the Crown to Carbonear Cattleman Association Inc. and being shown in Title No. 110542 of the Crown Lands Registry North thirteen degrees fourteen minutes twenty-four seconds West ( $N13^{\circ}14'24''W$ ) two hundred forty-six decimal eight nine eight (246.898) metres;

Thence along land licensed by the Crown to Carbonear Cattleman Association Inc. and being shown in Title No. 110542 of the Crown Lands Registry North nine degrees twenty-three minutes zero two seconds West ( $N9^{\circ}23'02''W$ ) one hundred seventy-six decimal eight seven one (176.871) metres;

Thence along land licensed by the Crown to Carbonear Cattleman Association Inc. and being shown in Title No. 110542 of the Crown Lands Registry North five degrees ten minutes thirty-one seconds West ( $N5^{\circ}10'31''W$ ) fourteen decimal seven two seven (14.727) metres;

Thence through a Local Access Road, ten (10) metres wide, North five degrees ten minutes thirty-one seconds West ( $N5^{\circ}10'31''W$ ) eleven decimal five eight six (11.586) metres;

Thence along land licensed by the Crown to Carbonear Cattleman Association Inc. and being shown in Title No. 110542 of the Crown Lands Registry North five degrees ten minutes thirty-one seconds West ( $N5^{\circ}10'31''W$ ) one hundred ninety-two decimal four three three (192.433) metres;

Thence along Crown Land South sixty-one degrees forty-four minutes fifty seconds East ( $S61^{\circ}44'50''E$ ) three hundred ninety-eight decimal zero seven one (398.071) metres;

Thence along land Granted by the Crown to Nicholas Powell and being shown in Volume 118 Folio 102 of the Crown Lands Registry South two degrees fourteen minutes twenty-two seconds West ( $S2^{\circ}14'22''W$ ) two hundred nineteen decimal four seven one (219.471) metres;

Thence through a Local Access Road, ten (10) metres wide, South two degrees fourteen minutes twenty-two seconds West ( $S2^{\circ}14'22''W$ ) sixteen decimal eight zero one (16.801) metres;

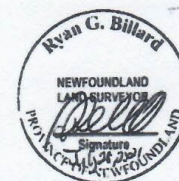
Thence along land Granted by the Crown to Nicholas Powell and being shown in Volume 118 Folio 102 of the Crown Lands Registry South two degrees fourteen minutes twenty-two seconds West ( $S2^{\circ}14'22''W$ ) two hundred twenty-eight decimal five four eight (228.548) metres;

Thence along land Granted by the Crown to Nicholas Powell and being shown in Volume 118 Folio 102 of the Crown Lands Registry North eighty-two degrees forty-four minutes twenty-two seconds East ( $N82^{\circ}44'22''E$ ) one hundred fifty-one decimal eight nine eight (151.898) metres, more or less, to the point of beginning;

The above described piece or parcel of land containing an area of seventeen decimal five five nine zero (17.5590) hectares, more or less, and being more particularly shown and delineated on the attached plan;

Reserving, nevertheless, out of the above described piece or parcel of land, a Local Road, ten (10) metres wide, the location of said Local Road being more clearly shown on the attached plan.

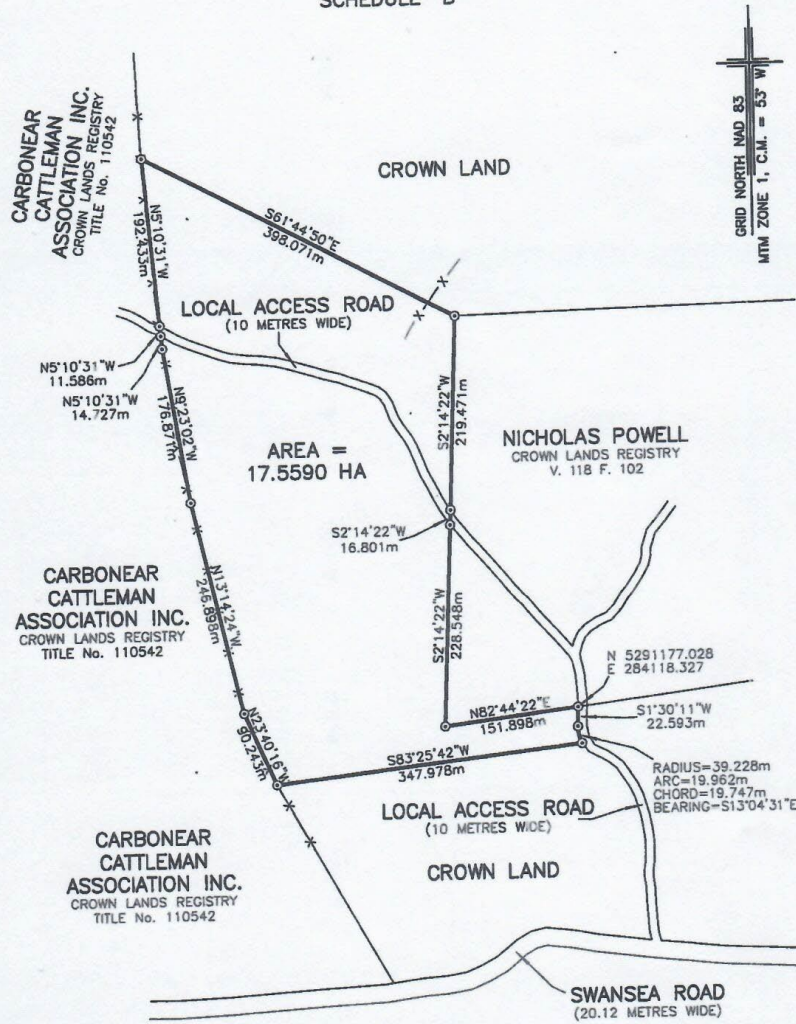
All bearings being referred to the central meridian of fifty-three (53) degrees west longitude, zone one (1), of the above mentioned projection system.



Application No. 156995  
Land Gazette No. IGUJBD



SCHEDULE "B"



COORDINATE TABLE		
NAD 83 CONTROL SURVEY DATABASE		
STATION	NORTHING	EASTING
81G2770	5 290 817.642	287 969.078
81G2273	5 291 292.349	287 247.895
SCALE FACTOR 0.999884		

NOTES:

- IRON BAR
  - ⊙ CAPPED IRON BAR
  - Fd. FOUND
  - x — FENCE
- ALL DISTANCES ARE METRIC (HORIZONTAL GROUND)  
ALL SURVEY LINES CUT OR CLEAR
- APP. No. 156995

JULY 26, 2021  
EDWARDS & ASSOCIATES LIMITED  
LANDGAZETTE NO. IGJJB

SCALE 1:5000

SCHEDULE "C"

1. The Lessee shall clear and cultivate the demised premises as follows:  
Ten per centum (10%) within one (1) year  
Twenty-Five per centum (25%) within two (2) years  
Fifty per centum (50%) within five (5) years  
Seventy-five per centum (75%) within ten (10) years
2. The demised premises shall be used solely for the establishment and maintenance of agriculture for the term of the Lease.
3. The rent reserved as set out in this Lease shall be subject to review every five (5) years, with the upward revision (if any) not to exceed 100% of the annual amount levied during the immediately preceding year.
4. The demised premises shall not be assigned in whole or in part without the written consent thereto of the Minister and upon payment of a fee as fixed by the Minister. The Ministerial consent for assignment may be withheld until such time as the requirements of Clause 1 are fulfilled. And it is further agreed that this consent for assignment is not required where the whole of the demised premises only is being assigned solely for mortgage purposes.
5. The use of the demised premises will, for its intended purpose, be subject to and in accordance with all provincial acts and regulations respecting the promotion of efficient agricultural husbandry and environmental control.
6. The Lessee shall pay all taxes and charges that may be levied by any municipal, provincial, or federal authority on or in respect of the demised premises.
7. The demised premises shall not be used for any purpose other than as set forth in Clause 2 of this Lease without written consent of the Minister and then only on such terms and conditions and the payment of such a fee as the Minister may prescribe.
8. No building or erection shall be undertaken without the prior written consent of the Minister. In any event, the Director of Crown Lands must be consulted as to construction and location.
9. The demised premises shall be held under and subject to all regulations and provisions of the *Lands Act*, Chapter 36 of the Statutes of Newfoundland and Labrador, 1991, as amended, and to such statutes and regulations as are now in force or which may at any time hereafter be made by law for the improvement or cultivation of lands within the Province of Newfoundland and Labrador.
10. Disposal of garbage on the demised premises or underwater is not acceptable and shall be disposed of at an approved waste disposal site.
11. If the Lessee has paid the rent and observed all of the terms of this Lease, the Lessee may cancel this Lease by giving thirty (30) days written notice to the Minister who shall grant a certificate in writing accepting the surrender, and thereupon all privileges herein granted shall, subject to Clauses 12, 13, and 14, terminate.
12. The Lessee shall at the end of this Lease yield up to the Minister the demised premises in a condition satisfactory to the Minister.
13. The Lessee shall within ninety (90) days of the end of this Lease restore the demised premises to a condition satisfactory to the Minister.
14. If the Lessee fails to restore the demised premises as specified in Clause 13, the demised premises shall become the sole property of the Minister. The Minister may dispose of the demised premises and restore the demised premises as the Minister sees fit and no amount shall be paid to the Lessee in compensation thereof and the costs incurred by the Minister in taking this action shall be a debt due the Crown by the Lessee.
15. This Lease shall be null and void, and the demised premises and any buildings thereon shall revert to the Crown if the rent which is due and payable hereunder remains unpaid for sixty (60) days, regardless of whether there has been a request for payment or not.
16. Payment of the annual rent shall not prevent this Lease from becoming null and void if the Lessee shall default in any other provision, term or condition of this Lease.
17. The Lessee must obtain written permission of the nearest Forest Management Unit Officer prior to any land clearing to ensure "merchantable timber" is salvaged (merchantable timber means that portion of a tree crop which can be harvested and marketed on a commercial basis under given economic conditions).
18. Sod removal or any other use that degrades or destroys the soil reserves is not permitted.



SCHEDULE "C"

---

19. If the Lessee defaults in the performance of any of the provisions, terms or conditions of this Lease or, if following development of the demised premises for the intended use set forth in Clause 2 the Lessee thereafter fails to use the demised premises for the said purpose(s) for a period of three (3) consecutive years, then at any time after such default or failure to use the demised premises for a period of three (3) consecutive years the Minister may, by written notice served on the Lessee as set forth in Clause 22, declare this Lease null and void and the demised premises shall revert to the Crown.
20. The Lessee is required to adhere to all environmental guidelines for agriculture development as stipulated by the Department of Environment, Climate Change and Municipalities.
21. The Lease may be renewed upon written application by the Lessee and shall be subject to such statutes and regulations as are then in force in the Province of Newfoundland and Labrador.
22. Any notice to be given hereunder shall be in writing and shall be given either by personally delivering the same or by sending the same by registered mail, postage prepaid, to the Lessee, JONATHAN OMIACHI, P O 500 43 swansea Rd Victoria NL A0A 4G0 or to the Minister, Lands Branch, 192 Wheeler's Road, P.O. Box 2006, Corner Brook, NL A2H 6J8. Any notice so delivered shall be conclusively deemed given when personally delivered and any notice so mailed shall be conclusively deemed given on the third business day following the day of mailing, provided that in the event of a known disruption of postal service, notice shall be given by personal delivery only. Any address for notice herein referred to may be changed by notice to the other party in writing given pursuant hereto.
23. The Lessee must obtain all necessary permits from the Government Service Centre of the Department of Digital Government and Service NL.
24. The Lessee shall indemnify and save harmless the Crown against any loss, cost or damage resulting directly or indirectly from the Lessee's use or occupation of the demised premises.
25. This Lease shall be governed by and construed in accordance with the laws of the Province of Newfoundland and Labrador.
26. The lessee shall adhere to their five-year Farm Development Plan and that lessees found to be non-compliant during inspection will be able to request a one-year extension to revise their Farm Development Plan. After this extension, if the lessee is still non-compliant the lease will be cancelled and re-allocated.

**Environmental Guidelines for Agricultural Development  
Livestock/Poultry Operations Less Than Five (5) Animal Units**

**Objective**

To provide environmental management to small scale livestock/poultry production less than five (5) animal units in size. Manure storage, manure spreading, land requirements, odour controls, nuisance factors and neighbouring land use conflict are the primary factors in review rather than control of pollution in its broader sense.

**Guidelines**

1. All manure storage systems must be impervious and should be covered to reduce odour problems.
2. A thirty (30) metre buffer zone of natural forage cover shall be maintained between agricultural land and any watercourse/water body (pond, lake or stream).
3. Regular spreading of manure on agricultural land is recommended to avoid accumulations and minimize malodour levels. Annual spreading of accumulated manure is considered a minimum. More frequent spreading to agricultural land is suggested.
4. Manure may not be stored nor spread within thirty (30) metres of a watercourse/water body (pond, lake or stream). Distance requirements may be greater as local conditions vary, i.e. slope of land, soil conditions, etc..
5. Applicants for livestock/poultry production of less than five (5) animal units are subject to zoning regulations and are advised to obtain appropriate municipal authority to establish such production area.

**Environmental Guidelines for Agricultural Development  
(Non Livestock or Poultry Production)**

**Objective**

The objective of the following guidelines is to provide environmental management relative to non livestock - non poultry production development. Specific application is directed toward small or large scale root crop or pastureland development, hobby farms or experimental production areas.

The aim of these guidelines is summarized as follows:

- (1) to prevent pollution of soils by over fertilization
  - (2) to prevent surface or ground water contamination
  - (3) to prevent soil erosion, especially near watercourses
  - (4) to ensure compatibility of land use on agricultural development areas.
1. Manure may not be spread within ninety (90) metres of any well or public water supply and may not be spread on the watershed of any community water supply system.
  2. Soil assay testing is recommended before any extensive quantity of manure is applied in a spreading program. The quantity of manure applied to land in a given period of time should meet only the soil requirement for beneficial use.
  3. After one year's application of manure, grasses, root crops, or some type of flora should be planted to take up nutrients applied to soil during a spreading program.
  4. Any proposes use of pesticides or herbicides should be applied by the owner or a Licensed Pesticide Applicator.

In all cases:

- (1) All liquid manure, when transported for spreading, must be in an enclosed vehicle or tank. Seepage or spillage out of such vehicles is prohibited under Section 8 of the *Environment Act* Chapter E-13.1 SN 1995.
- (2) Composting of manure is recommended, however, all manure should be spread at least annually at an applied rate for beneficial use and drainage around compost areas controlled.
- (3) Consideration should be given to neighbouring properties and land use when a manure spreading program is contemplated. Malodours may adversely affect land use on such neighbouring properties.
- (4) Manures should not be spread on snow covered and/or frozen ground.





PO BOX 130, #271 MAIN HWY, VICTORIA, NL A0A 4G0  
(o) 596-3783 / (f) 596-5020  
General Email Address: [townofvictoria@nf.aibn.com](mailto:townofvictoria@nf.aibn.com)  
Town Website: [www.townofvictoria.ca/](http://www.townofvictoria.ca/)

August 31, 2022

Mr. Jonathan Omiachi  
P. O. Box 500  
Victoria, NL  
A0A 4G0

Re: Abattoir Business & Building Letter of Approval, re: Omiachi Farm

Dear Mr. Omiachi:

As per our discussion and email reply regarding the above mentioned, both applications were discussed at the regular public meeting of Council held on August 30, 2022, and the following was Council's decision:

- The building, 20' x 20', and land dimensions are compliant with the town's development regulations for a non-serviced lot.
- Once all final government approvals have been issued to you, with copies provided to the town, you can acquire your permit to build as well as your permit to operate Omiachi Farm re: Abattoir.
- With operating a farm in an area already developed with permanent residents in the immediate area, it should be borne in mind this new development must comply with all government department legislation and regulations in addition to all municipal development regulations at all times.
- Please note the details and specifications stated within any provincial/municipal approvals, more specifically any deviation from its terms and conditions will make any permits null and void.
- Your application indicates Onsite Septic Disposal System and Drilled Well System, and Council must be provided a copy of the Certificate of Approval from Service NL. Please note the details and specifications stated therein, as any deviation from its terms and conditions will make the COA null and void.
- Swansea Road is a gravel road with limited town services, gravel road maintenance to the agriculture bridge only and snow clearing is extended to the end of Job's Pond. The Dept of Agriculture is responsible for road maintenance beyond the bridge.
- The cost of a commercial building permit to build is \$200.00, with a 2-year expiry date from date of issue. Commercial Business permit is \$25.00.
- The Applications must be advertised and any associated costs for the advertising is at your full expense.

With the above noted, it is our pleasure to give notice that your Abattoir Development & Building applications were approved, pending compliance with the above stated remarks and the town's plan and development regulations.

It also should be noted that before concrete footings are poured our town staff must verify the location is compliant with the approved building application and all information stated therein.

Kind Regards,

Shelly Butt  
Town Clerk Manager  
[Shelly@townofvictoria.ca](mailto:Shelly@townofvictoria.ca)



PO BOX 130, #271 MAIN HWY, VICTORIA, NL A0A 4G0  
(o) 596-3783 / (f) 596-5020  
General Email Address: [townofvictoria@nf.aibn.com](mailto:townofvictoria@nf.aibn.com)  
Town Website: [www.townofvictoria.ca/](http://www.townofvictoria.ca/)

August 31, 2022

Mr. Jonathan Omiachi  
P. O. Box 500  
Victoria, NL  
A0A 4G0

Re: Steel Cattle Barn & Wooden Goat Barn Buildings - Letter of Approval, re: Omiachi Farm

Dear Mr. Omiachi:

As per our discussion regarding the above mentioned, your building application was discussed at the regular public meeting of Council held on August 30, 2022, and the following was Council's decision:

- The steel cattle barn, 30' x 30', 10' x 16' wooden goat barn and land dimensions are compliant with the town's development regulations for a non-serviced lot.
- Once all final government approvals have been issued to you, with copies provided to the town, you can acquire your permit to build as well as your permit to operate Omiachi Farm re: Steel Cattle Barn & Wooden Goat Barn.
- With operating a farm in an area already developed with permanent residents in the immediate area, it should be borne in mind this new development must always comply with all government department legislation and regulations, in addition to, all municipal development regulations.
- Please note the details and specifications stated within any provincial/municipal approvals, more specifically any deviation from its terms and conditions will make any permits null and void.
- Your applications indicate Onsite Septic Disposal System and Drilled Well System, and Council must be provided a copy of the Certificate of Approval from Service NL. Please note the details and specifications stated therein, as any deviation from its terms and conditions will make the COA null and void.
- Swansea Road is a gravel road with limited town services, gravel road maintenance to the agriculture bridge only and snow clearing is extended to the end of Job's Pond. The Dept of Agriculture is responsible for road maintenance beyond the bridge.
- The cost of a commercial building permit is \$200.00 for each building, with a 2-year expiry date from date of issue.
- The Applications must be advertised and any associated costs for the advertising is at your full expense.

With the above noted, it is our pleasure to give notice that your Abattoir Development & Building applications were approved, pending compliance with the above stated remarks and the town's plan and development regulations.

It also should be noted that before concrete footings are poured our town staff must verify the location is compliant with the approved building application and all information stated therein.

Kind Regards,

*Shelly Butt*

Shelly Butt  
Town Clerk Manager  
[Shelly@townofvictoria.ca](mailto:Shelly@townofvictoria.ca)

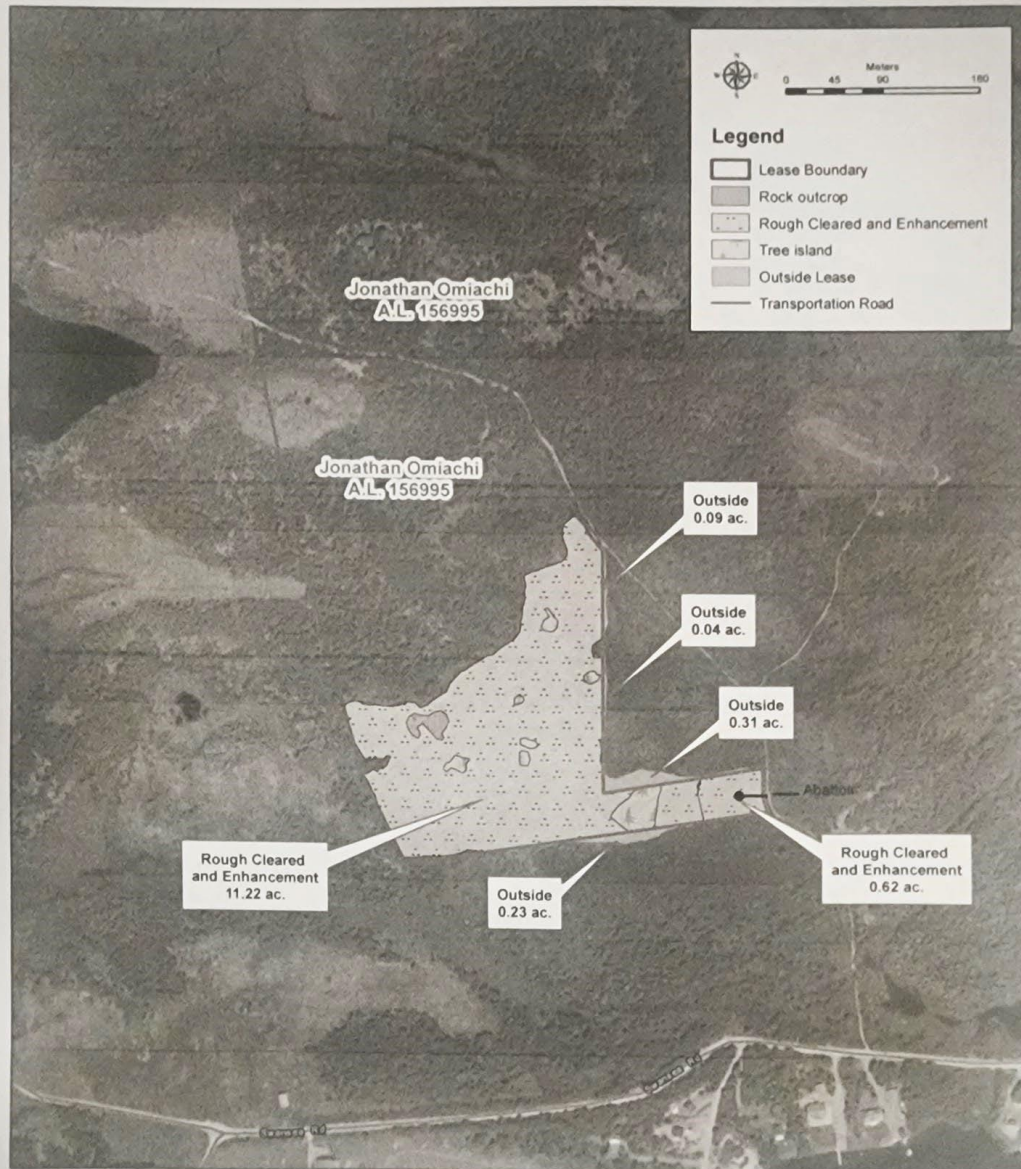


# AGRICULTURAL LAND DEVELOPMENT PROGRAM

LAND CLEARING AND ENHANCEMENT 2022-2023

JONATHAN OMIACHI

Designed for illustrative purposes only. For more information, contact: Department of Fisheries, Forestry and Agriculture, Agriculture and Lands Branch, GIS and Mapping Division.



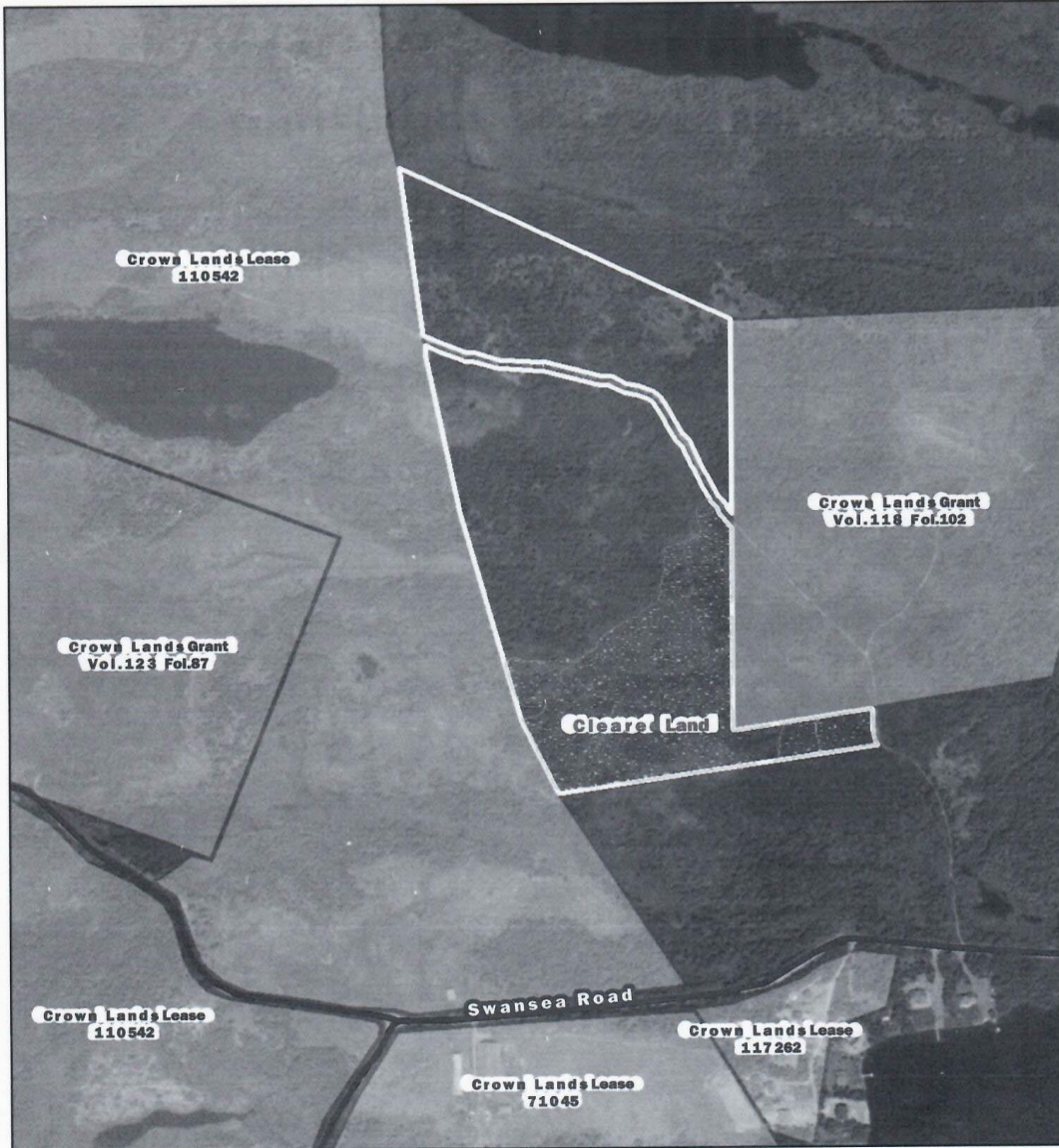
Agricultural Development Officer: Dwight Snow  
Data Collected: May 17, 2022

File Location: M:\CRBKA\Shared\Agrifoods\LRS\GIS  
\ABD\ALDP\Maps\2022-23\OMIACHI;Jonathan.mxd

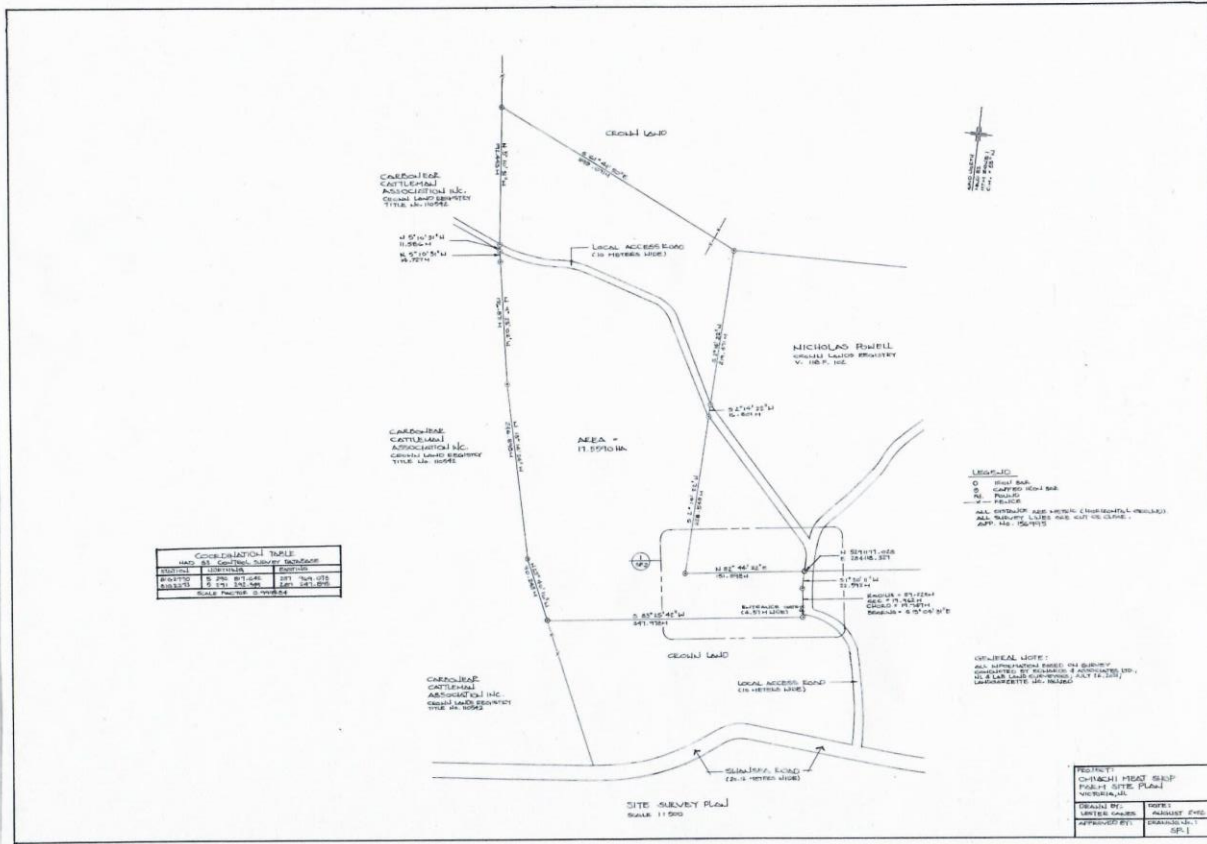
## Appendix E

# Omiachi's Farm

## Agriculture Lease 156995



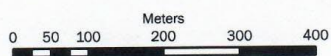
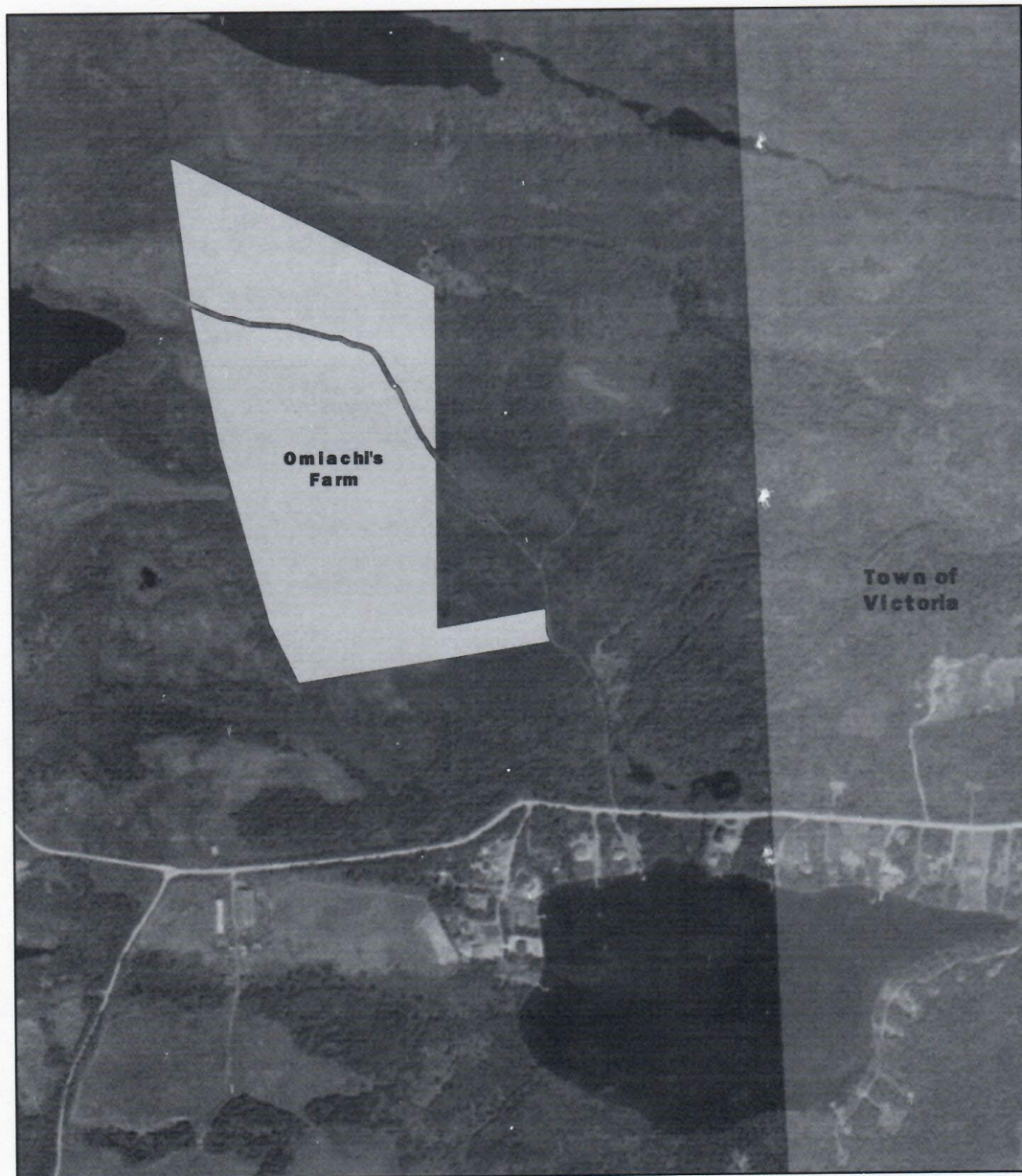
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# Omiachi's Farm

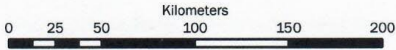
## Location Map



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# Omiachi's Farm

## Location Map- Island Overview

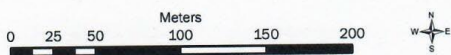
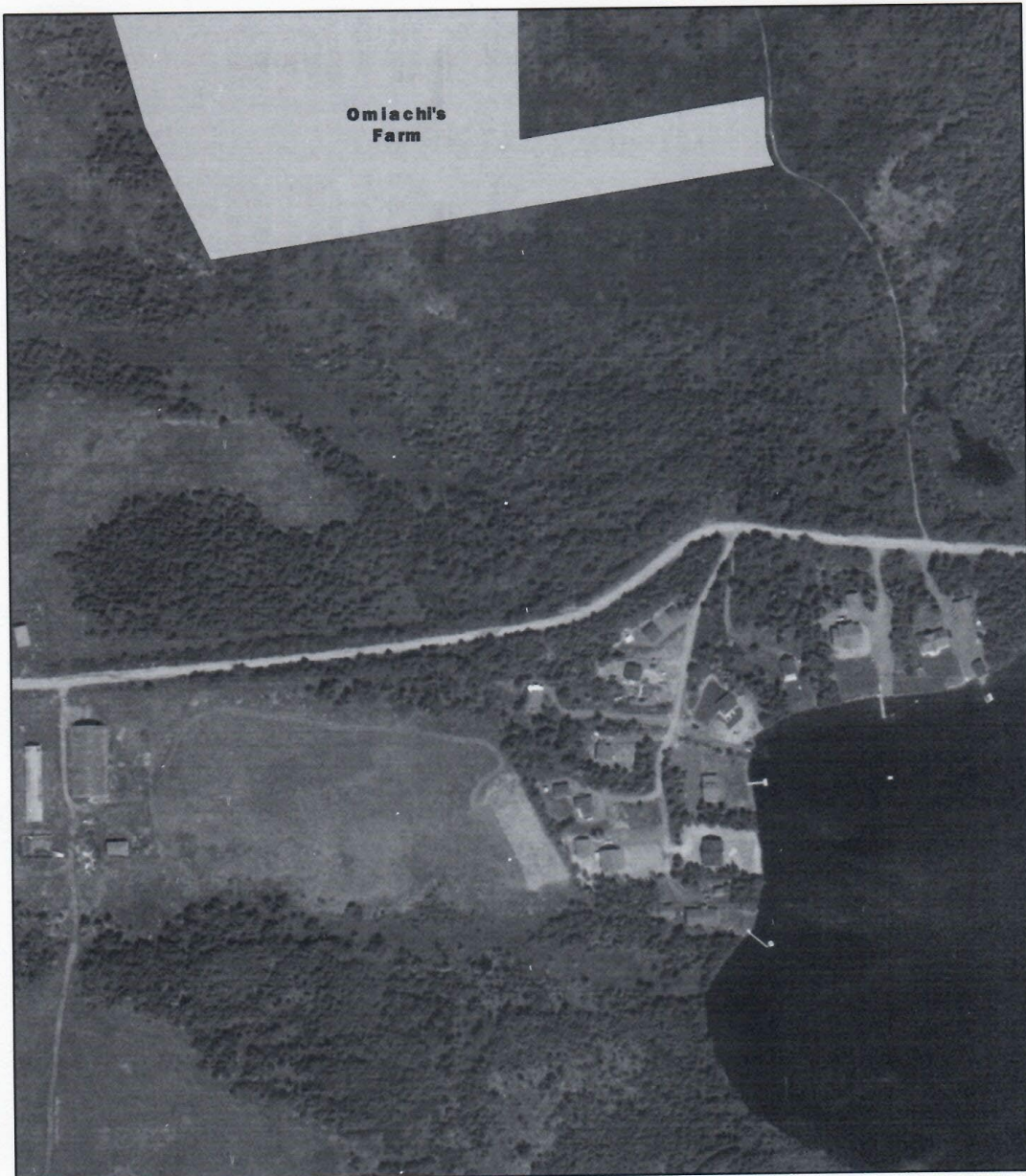


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# Omiachi's Farm

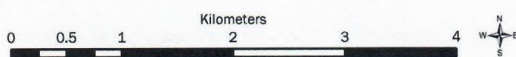
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# Omiachi's Farm

## Location Map - Town of Victoria



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