




ENVIRONMENTAL ASSESSMENT REGISTRATION FOR THE ALDERCROFT ABATTOIR

Submitted By:

Darren Dinsmore of Dinsmore Family Farm in Happy Valley Goose Bay,
Labrador

Environmental Assessment Registration



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Dinsmore Family Farm
O/A
Aldercroft Farm

Location:

1 Grand Lake Road, Happy Valley-Goose Bay, NL.

Chief Executive officer:

Darren Dinsmore

Title:

Owner/ Operator

Address:

1 Grand Lake Road, Happy Valley-Goose Bay, NL

Phone:

709 899 4131

Email:

darrendinsmore@gmail.com

Principle Contact for purpose of the Environmental Assessment:

Darren Dinsmore.

May 11, 2022

To whom this may concern,

Please accept this Environmental Assessment Registration prepared for the construction of the Aldercroft Abattoir, located on Northwest River Road Route 520 near the town of Happy Valley Goose Bay. We are aware of the risk involved in such an undertaking on the bio-physical and social economic environments in the area. We can assure that best practices and methods will be used to minimize any harmful effects. The location provides a very low risk of creating any harmful risk to the environment. Location of this abattoir would be on the land where the farm/pasture is already established.

Construction to begin once the Environmental Assessment Registration has been reviewed and approved.

Thank you for your time and consideration,

Darren Dinsmore

A handwritten signature in black ink, appearing to read 'Darren Dinsmore', with a stylized, cursive script.

1. PROPONANT

Name	Darren Dinsmore
Address	1 Grand Lake Rd. Box 2277 Happy Valley Goose Bay, NL A0P1E0 709 899 4131
Email	darrendinsmore@gmail.com

Proponent Information:

2. The Undertaking

Undertaker: Aldercroft Abattoir

Purpose: Our purpose will be to process our own livestock as well as those of other farmers in the area. We currently have no abattoir in Labrador. A local abattoir will promote agricultural growth and increase food security in Labrador. We would like to construct an abattoir to provide meat to the local market as well as having the ability to provide this service to other local livestock producers. We understand and appreciate the requirements of having access to proper slaughtering, packaging, and disposal facilities. We would like to support to the agricultural industry by providing a facility that meets Provincial standards, contribute to economic growth of the local area, and provide a great quality product for consumers.

3.0 DESCRIPTION OF THE UNDERTAKING

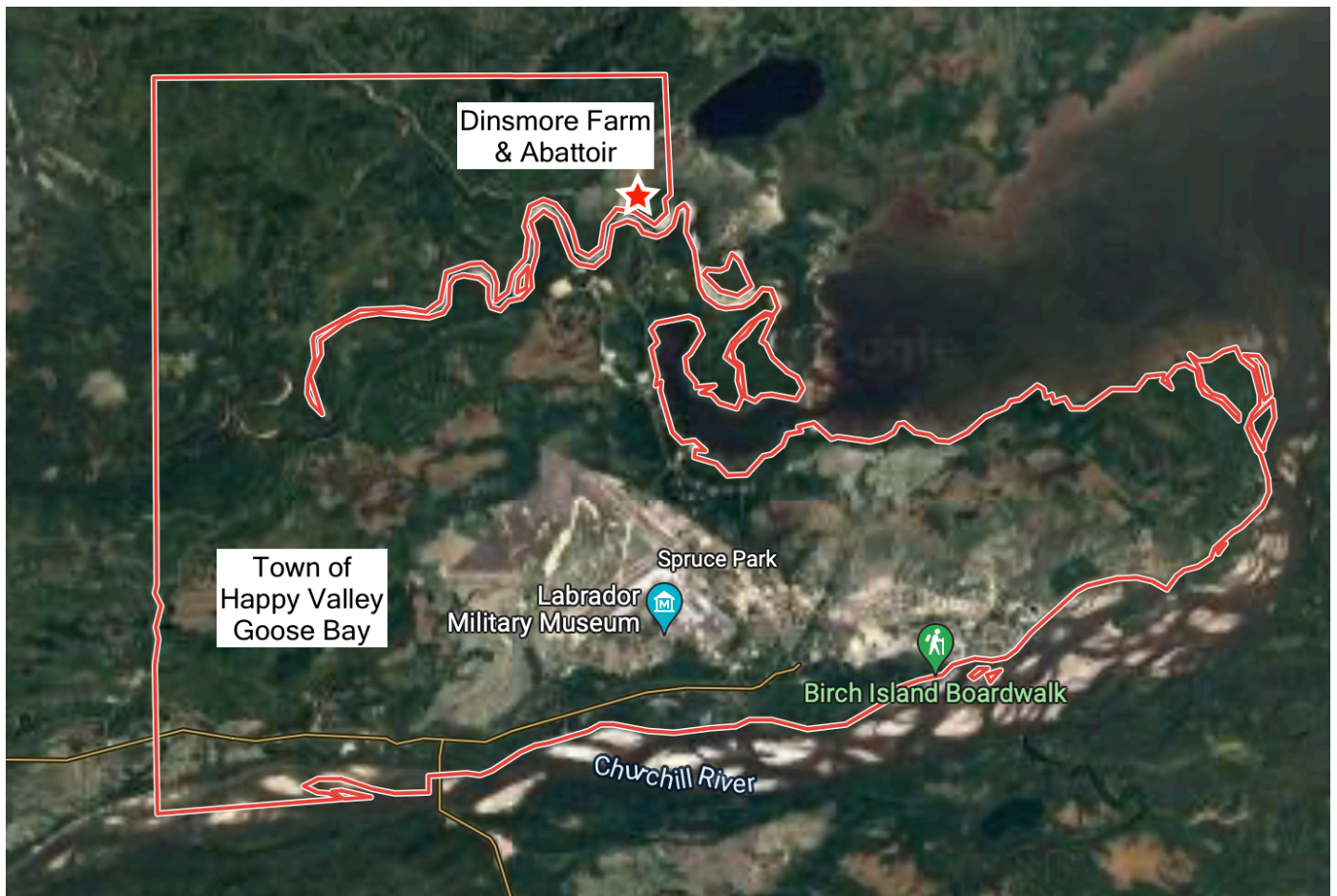
3.1 The Geographic location:

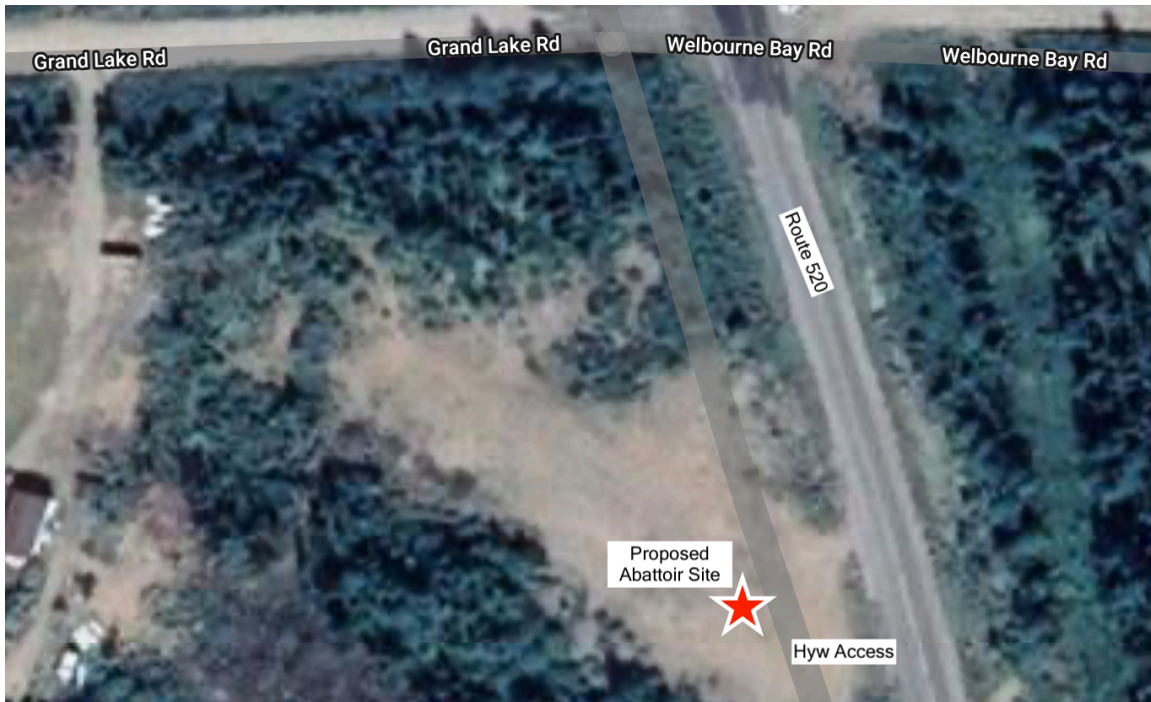
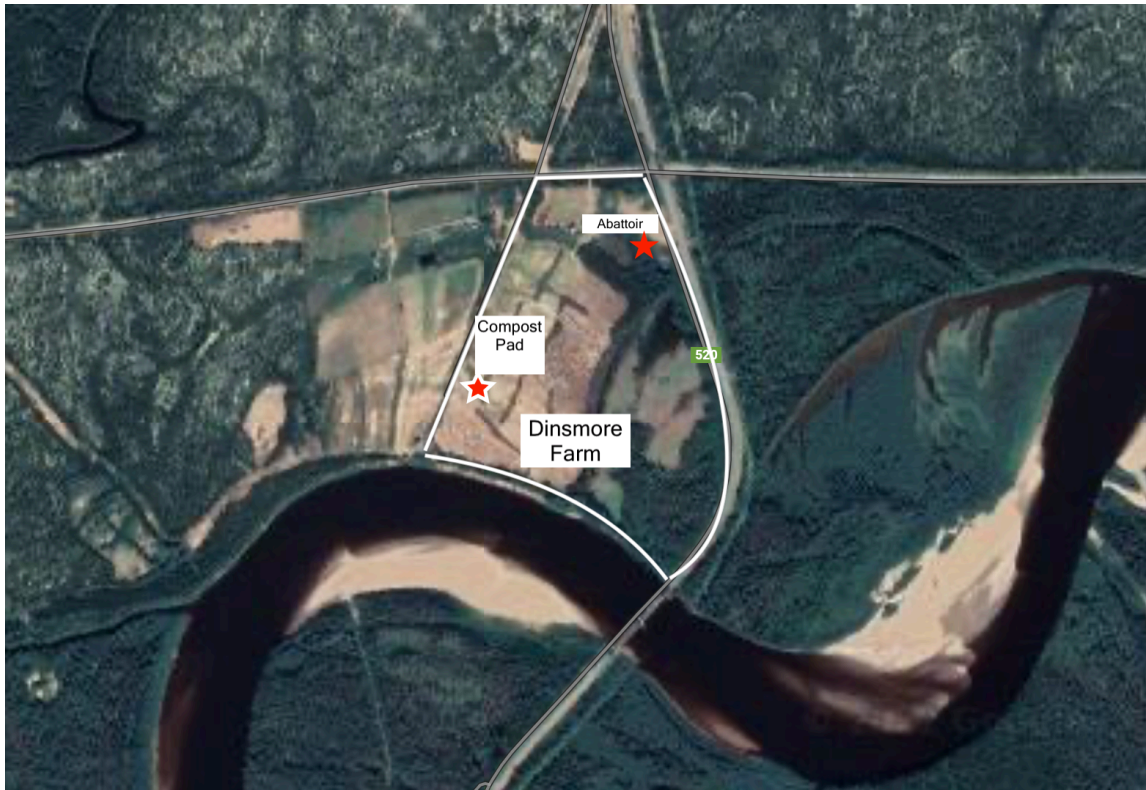
The proposed site of the abattoir will be located on Crown Land (Lease #13911) This property is already in use for agricultural purposes. We propose to build an abattoir approx. 100m south of the intersection at Route 520 North West River Road

(NWRR) and Grand Lake Road. This would be on the upper Northeastern portion of our farm property at 1 Grand Lake Road in the town of

Happy Valley Goose Bay. See figure 3.1 for proposed abattoir location.

Figure 3.1: Aerial Pictures of Site





3.2 Physical Features

The area surrounding is a 2 Acre lot formerly a sand pit. It is situated on the East Side of our farm property. It is next to highway Route #520 with a sand berm on the remaining three sides. The location has sandy soil. The site for the undertaking has route access along with access to electricity and to a drilled well. The Undertaking will also include the design and construction of a septic field for the abattoir coming off the western side of the building. The nearest Body of water is a bog 150m away on a 10m lower grade. With the Goose River 580m away with an additional 10m drop. Our next closest residential neighbour is 520m away to the North.

All Offal waste will be taken to our composting pad to safely decompose without contamination of soil or ground water. (See map for location in SW corner of property). The composting pad will measure 30' X 20' with a canopy over top. It will have a designated compartment for SRM waste.

3.2.1 Septic System

The Septic system will have an approved holding tank connected to a drainage field.

All wastewater and bathrooms will be connected into the septic system with back flow traps installed to prevent any backups. The Septic system will consist of a 2000 Gal tank and the drainage field. (NL Slaughterhouse Construction Regulations 3.9)

3.2.2 Water Supply

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 Act). 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 of operation or each month depending on volume of animals processed. (NL Slaughterhouse Construction Regulations, 3.8)

Daily water demand

Our daily water demand will fluctuate between 500Gal and 1,100Gal of water depending on what is being processed each day. We will be sourcing the water from a drilled well with steel casing.

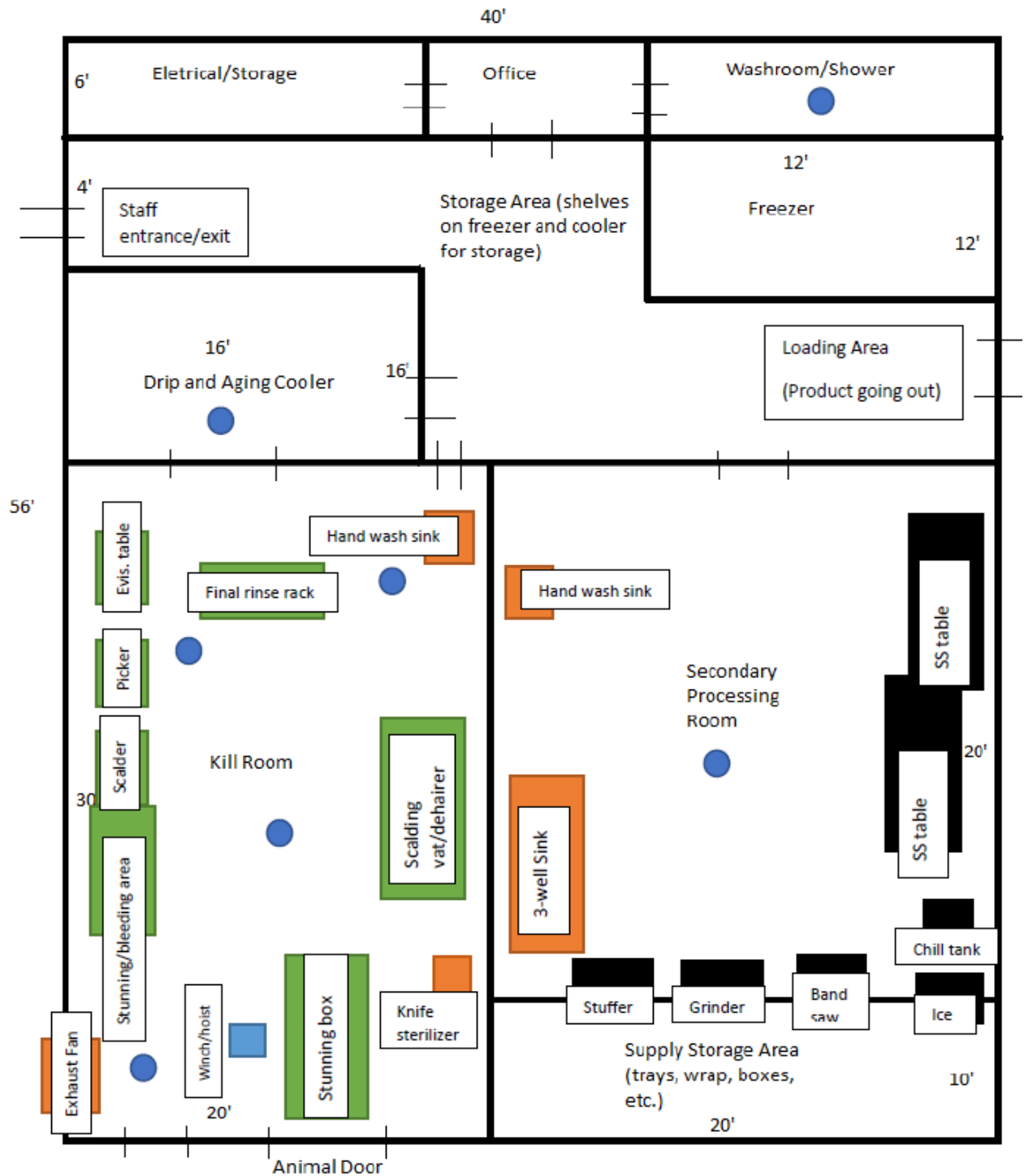


Figure 3.2.3 Proposed Abattoir Floor Plan

Stage 1	Construction of septic, water, hydro and concrete slab. (Full Time) July 15 - July 31st
Stage 2	Construction of main structure. (Full Time) Aug 1st - Sept 15th
Stage 3	Installation of walk-in cooler, freezer and processing equipment. (Full Time) Sept 1st - Sept 21st

3.3 Construction Process

We propose to build a new wood framed structure on a concrete slab measuring 56' by 40' with a 16' ceiling (NL Slaughterhouse Construction 3.4.2) that will meet all standards within the NL Meat Inspection Regulations and Produce under the Animal Protection Act. (See figure 2 Above for proposed abattoir floor plan.

(NL Meat Inspection Act And Regulations Guide attached)

3.3.1 Construction Work

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

Stage 2 will employ 3 (Full Time) construction workers to build main structure of the building for 6 weeks.

Stage 3 will employ 2 (Full Time) workers to install cooler and freezer for 1 week. It will employ 2 (Full Time) workers to assembler and install processing equipment for 1 week.

*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

3.3.2 Resource Conflict & Mitigation

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.

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

Noise Cows and other animals can be noisy at times.

Mitigation

Our distance from Happy Valley Goose Bay proper and our location in a known agricultural area make our location well suited for animal noises.

Odour No one wants to live, work or buy food near a place that smells.

Mitigation

We will have our composting pad 1000m away from any residence. We will also be adding lime as well as high carbon materials such as wood chips to help absorb the liquids that create the bad smell and to aid the composting process. (NL Slaughterhouse Regulation 3.6)

Pests They can be an issue anytime food is involved.

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.

3.3 Operational mitigation of waste

The General operation of the Abattoir facility.

3.3.1 Flow-through

First, we will receive the livestock to be process 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 hole carcass into our chill room to hang for 14 days. The Abattoir will operate to provide custom red and white meat processing for all local farmers. The Abattoir will be open permanently and we will be using an approved septic system designed by Parrott Surveyors and a composting pad for all offal animal waste. The goal of the facility would be to produce red meat, white meat, and swine but never in the same day. Based on the demand the numbers of animals estimated to be processed during a year would be 100-200 beef animals, 1000 chickens, 100 sheep or 400 pigs. (These are long term forecasted numbers) This undertaking will be a permanent facility and will operate year-round. During the operation pollutants such as blood, bone, animal trimmings and solid water such as Specific Risk Material (SRM) and non SRM material will be disposed of on our composting pad. Good manufacturing practices will be necessary to minimize potential effects of abattoir waste and all appropriate measures will be implemented to control and reduce risk. The abattoir will be built on a farm property in a rural area.

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

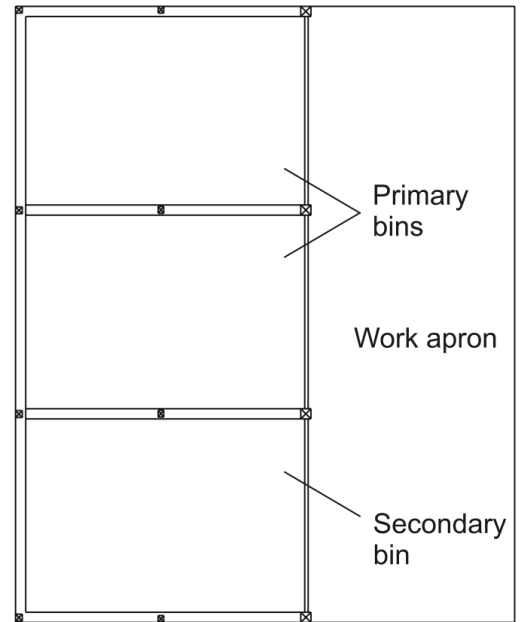
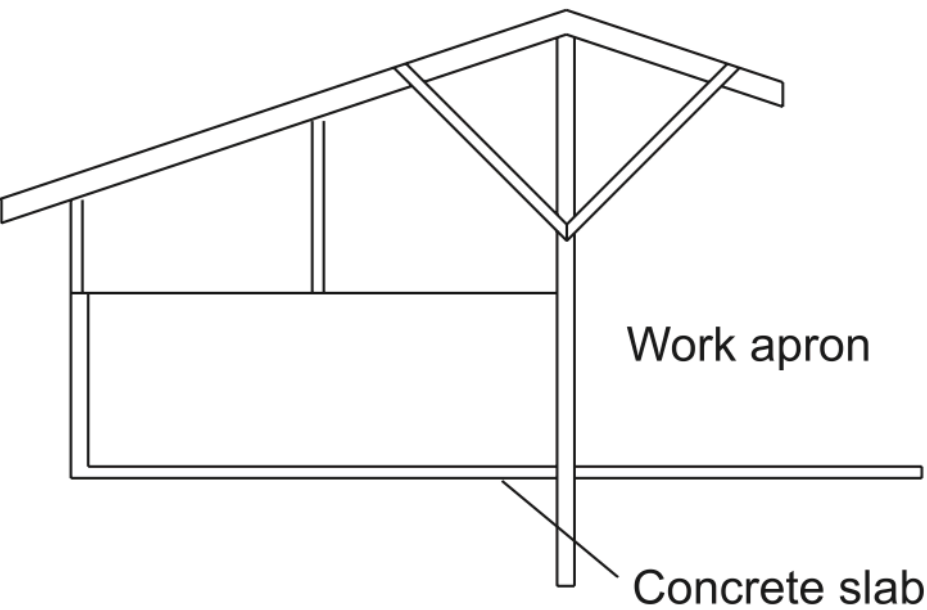
- Lighting/Heating
- Ventilation
- Cooling/Humidity control
- Septic Design/ Composting pad
- Access and egress

3.3.2 Maintenance

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

- SRM 810lbs annually
- Non SRM waste 73,750 lbs annually.
- Note: figures based on an estimated yearly harvest of 200 Cattle, 1000 Chickens, 100 sheep and 400 pigs.

Composting pad



3.3.2.1 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 run off due to rain water. (NL Slaughterhouse Regulation 3.13)

3.3.2.2 Odour mitigation Plan

We will have our composting pad over 800m away from any residence. We will also be adding lime as well as high carbon materials such as wood chips and soil to help absorb the liquids that create the bad smell and to aid the composting process. (NL Slaughterhouse Regulation 3.6)

3.3.2.3 Pest 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.

3.3.2.4 Drinking & Recreational Water impact Response Plan

The drilled well for the Abattoir will be greater 30m from the septic field. The water from this well 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 75 acres 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. Our Neighbour to the West is a farm with a cabin more than 1000m from the abattoir.

3.3.2.5 Country food impact response plan

We will keep documented records of all our water tests and soil test to ensure zero contamination of surrounding areas as a result of the Abattoir operation. These will be kept on file for anyone should they every be future concerns. (NL Slaughterhouse Construction , 3.8)

3.3.2.6 Spill Response Plan

If there should every 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.

_ 3.3.2.7 SRM Disposal

All SRM waste will be taken to the compost pad. Compost from the SRM compartment of the compost pad would not be removed for the recommended time- 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)

3.3.2.8 Potential Environmental Effects and Mitigation

Potential problem #1: *The most obvious result of having animal waste on the property is the Odour and potential for increased animal traffic looking for food*

Mitigation for problem #1 By having the composting pad at the other end of the property set back a safe distance from any water way. It would reduce the unlikely event of encountering an animal looking for food. By spreading lime, wood chips and then soil on top of the composting

material we greatly reduce the smells that would attract animals. It also makes it harder for them to access the waste. (NL Slaughterhouse Construction 3.6)

Potential problem #2: *Contamination of surrounding soil or water*

Mitigation for problem #2 By having a completely contained systems at the main Abattoir site with the only outlet being the septic field for grey water. (We will be collecting the blood in a separate holding tank to then moved to the compost pad for compost.) 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. We will also be recording regular water and soil test to ensure no escaped contaminants as per (NL Slaughterhouse Construction , 3.8)

Our Septic system will handle 1250Gal of waste water a day which is more than we anticipate needing.

Potential problem #3: *Leachate generation*

Mitigation for problem #3 We will have all SRM and non SRM Offal waste moved to our composting pad for composting. 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)

Neighbours

Currently our only neighbour is a Farm with no permanent residence on sight. However we will diligently enquire about the rights of any neighbours and how the operation may affect or interfere with their rights. The next closes residential neighbour is over 520m North of the Abattoir. No land directly connects us and it is 825m away from the Compost pad.

Decomissioning

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.

3.4 Employees

3.4.1 Abattoir Operation

Once the Abattoir is completed, we will be hiring 2 part time staff and 2 full time.

- 1 position for slaughter/ butcher – Full Time
- 1 position for meat cutter/manager- Part time
- 1 position for wrapper/ cleaner- Part time
- 1 position for value adding prep/ sales- Full Time

Once demand increases from other farmers to have meat processed these positions would become full time.

(National Occupation Code 6331)

3.5 Project Related Documents:

- Site map
- Location Map
- Municipal approval in principle letter
- Letter of support
- Building floor plan
- Environmental Farm plan certificate
- National Occupation Code
- NL Slaughterhouse Construction Regulations
- NL Meat Inspection Guide

4.0 APPROVAL OF THE UNDERTAKING:

The proposed construction of this Abattoir is in response to the Department of Fisheries , Forestry and Agriculture call for the development of regional abattoirs.

4.1 Municipal Permits and Application

- Municipal Building permit
- Municipal Change of use permit
- Municipal Application for discretionary use

4.2 Government departments

- Crown Land Building permit - Provincial Government
- Application to install water and septic- Provincial Government
- Application for food license- Provincial Government
- National Building code of Canada form- Federal Government
- Electrical Permit- Provincial Government
- Application for building accessibility design- Provincial Government
- Protective Roads-Provincial Government
- Processing License- Provincial Government
- Preliminary application to develop land- Provincial Government
- Retire of Tags- Federal Government (Canadian Food Inspection Agency)

5.0 SCHEDULE

July 15th would be the earliest that work could start as it is the typical last chance of frost for proper curing of cement.

The latest I would want to start would be mid Sept. If we have Stage one complete before September's end. We can work on the rest of the building regardless of weather conditions.

6.0 FUNDING

The total projected cost of the undertaking is estimated at **\$347,300**

Sources of funding:

- Farm Credit Canada, NL. 103-6 Mt Carson Ave, Mount Pearl, NL A1N 3K4.
(709) 772-4635 E-mail: jason.codner@fcc-fac.ca

- Canadian Agricultural Partnership Program Department of Fisheries and Land Resources
Agriculture Business Development Division P.O. Box 2006 Corner Brook, NL A2H 6J8
Fax: 709-637-2589 Email: CAP@gov.nl.ca



Newfoundland and Labrador Young Farmers' Forum

February 17, 2021

Darren Dinsmore
Aldercroft Farm
1 Grand Lake Rd
Goose Bay, NL A0P 1C0

Dear Darren:

The Newfoundland and Labrador Young Farmers' Forum (NLYFF) would like to express its support for your construction of a new abattoir in your community in the Happy Valley-Goose Bay region of the province.

Adequate processing facilities can represent a key barrier to food security in the province, especially in more remote areas like Labrador. The work of groups like Aldercroft Farm in increasing our processing capacity is very important in making a difference in our food production capacity and making progress toward the provincial government's goal of doubling food self-sufficiency by 2022.

Seeing young farmers like yourself succeed also helps fulfil our vision of 'Young farm leaders preserving the future of a sustainable agriculture industry and working towards food self-sufficiency'.

This work will help contribute to food security across the province and help to build and grow the rural economy.

We wish you success in moving forward with your application and are pleased to offer our support.

Best regards,

A handwritten signature in blue ink, appearing to read "Matthew Carlson".

Matthew Carlson
Coordinator



Town of Happy Valley-Goose Bay

P.O. Box 40 Station B • Happy Valley-Goose Bay, Labrador, Newfoundland • A0P 1E0 • 709-896-3321 • 709-896-9454

November 6, 2020

Darren Dinsmore
1 Grand Lake Road
PO Box 2277 Stn B
Happy Valley-Goose Bay, NL
A0P 1E0

Re: Application for Discretionary Land Use "Build an Abattoir" at 1 Grand Lake Road.

Your request for permission to develop a Abattoir at 1 Grand Lake Road was received and reviewed at the Town Office.

At the 71st meeting of Town Council held on October 27, 2020 your request was Approved subject to the following condition/for the following reasons;

- 1) A Fire and Life safety inspection as per NFPA 101 be satisfactorily completed at the applicant's cost
- 2) Compliance with all the Town's Development Regulations.
- 3) Applicant to complete a Building development application at the applicants cost.
- 4) That the applicant provides an application for a change of use at the applicants cost.
- 5) Any required approvals by Governing authorities having jurisdiction for this type of product be obtained.

If you have any questions or concerns, please feel free to contact me at 896-3321.

Regards,

DJ Elliott
Municipal Technologist
Town of Happy Valley-Goose Bay
muntech@townhvgb.com

Visit our website at www.happyvalley-goosebay.com

