

Norlantic Processors Ltd.  
% E. J. Green & Co. Ltd.  
P.O. Box 99  
Winterton, Trinity Bay NL  
A0B 3M0

**Registration Pursuant to Section 49  
of The *Environmental Protection Act***

**for the Proposed Construction of a  
Mussel Processing Facility in  
Pleasantview, Notre Dame Bay, Newfoundland**

Phone: (709) 583-2670

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## **Pleasantview Notre Dame Bay Mussel Processing Plant**

Proponent: Norlantic Processors Ltd.

### **Project Description**

The Proponent proposes to construct a fresh mussel processing plant in Pleasantview, Notre Dame Bay. This facility will be a new 6344 square foot building (52' x 122'), with concrete foundations, concrete floor, wood construction and vinyl siding. The building will have three main components:

1. Live holding area, 40' x 39' (1560 square feet) housing 100 holding tanks, 890 litres each
2. Grading and cleaning area, 32' x 39' (1248 square feet)
3. Shipping 32' x 39' (1248 square feet)

The remaining area will house a chill room, carton storage, ice room and office space. The live holding area will be 16' high while the balance will be 12' high. Please refer to the attached drawing.

Three-phase electrical service for the equipment will be provided by a generator while a regular single-phase line to the Newfoundland Power supply will provide lighting and office power.

Salt water for processing will be provided from the waters of Notre Dame Bay directly adjacent to the plant (6" line pumping 250 gallons per minute), while fresh water will be supplied from the town for office use, etc.

The equipment will be provided by a manufacturer from Prince Edward Island and from the existing Charles Arm plant.

The installation and start up of the facility is tentatively scheduled for November 2005.

## **PROPOSER:**

(i) Name of Corporate Body:  
Norlantic Processors Ltd.  
Shareholders: 50% - E. J. Green & Co. Ltd., Winterton, Newfoundland  
50% - Terry & Heather Mills, Botwood, Newfoundland

(ii) Address:  
% E. J. Green & Co. Ltd.  
P.O. Box 99  
Winterton, Trinity Bay NL  
A0B 3M0

(iii) Chief Executive Officer:  
Name: Terry Mills  
Title: President  
Telephone No.: (709) 257-3916

(iv) Principle Contact Person(s) for Purposes of Environmental Assessment:  
Name: Derek Green  
Phone: (709) 583-2670  
Fax: (709) 583-2804  
E-mail: [ejgreen@nf.sympatico.ca](mailto:ejgreen@nf.sympatico.ca)

### Alternate

Name: Greg Brake  
Phone: (709) 583-2670  
Fax: (709) 583-2804  
E-mail: [ejgreen@nf.sympatico.ca](mailto:ejgreen@nf.sympatico.ca)

## **THE UNDERTAKING:**

(i) Name of the Undertaking:  
Construction of a mussel processing facility in Pleasantview, Notre Dame Bay.

(ii) Nature of the Undertaking:  
Construction of a concrete footing and floor with wood frame building covered with vinyl siding for processing aquacultured mussels for the fresh/live market. Live mussels will be harvested from the federally registered farm site and landed directly at the new facility by barge. These mussels will be harvested directly into 890 litre fish tubs that will be taken to the holding room where air and water will be added in order to keep them alive until required for processing.

The tubs are then taken by forklift and rotated into a hopper, which feeds the declumping, and debaird/debyssing equipment. The clean mussels are then graded and packed in mesh bags. These bags are then iced in waxed board boxes and loaded on reefer trucks for delivery to market.

(iii) Purpose/Rationale/Need for the Undertaking:

The facility will accommodate live mussel holding that will be processed for the fresh/live market. The farmer can grow significantly more mussels than he is presently selling.

**DESCRIPTION OF THE UNDERTAKING:**

(i) Geographic Location:

(a) Proposed Location:

The proposed mussel processing facility will be located in Pleasantview Notre dame Bay. The property is leased (see attached). A 1: 50,000-scale location drawing is provided in Appendix A.

(ii) Physical Features:

(a) The Processing Facility

The facility is new concrete, wood and vinyl siding measuring 52' x 122' x 16' high for 40' and 12' high for 82'.

A scale drawing of the building is attached.

(b) Site access:

No new access routes will be required. The existing road to the wharf and fishermen's stages will be utilised. There are no zoning by-laws in Pleasantview.

The facility is being constructed on crown land, Commercial Application # C118793, approved June 6, 2002. This land is directly adjacent to the waters of Notre Dame Bay, which allows the barge to unload directly at the plant and to keep the operations together. The land is vacant and is located near fishermen's property and we have agreements signed by them stating they have no objection to this project. The nearest house is approximately 1000' from the proposed facility.

(iii) Construction:

(a) Construction Schedule:

The installation and commissioning of the facility will occur in August/September/October/November 2005. We require three months to construct the building and one month to install processing equipment. The facility will start receiving mussels as soon as the installation is complete.

(b) Potential Sources of Pollutants:

The potential sources of pollutants during the construction period would be noise pollution, air pollution, and hydrocarbon leakage from construction equipment.

Noise and air pollution are not considered to have a potential for significant impact, as normal construction type equipment will be utilised.

All equipment will be inspected routinely to ensure that no hydrocarbon leaks occur. Any spill incidents of leaks will be addressed in accordance with the site's Environmental Emergency Response Plan (EERP).

(c) Potential Resource Conflicts:

No resource conflicts are anticipated.

(iv) Operation:

It is anticipated the facility will be used for a significant time (>25 years) or until it has outgrown itself. The waters adjacent can sustain large volumes of aquacultured mussels; consequently the life expectancy is dependent on supply. As with all fish processing facilities, supply and demand will determine the project life.

(a) Inspection and Maintenance Activities:

Any equipment in or around the plant will be inspected regularly and fixed or replaced as required. All site maintenance will be conducted as required.

(b) Potential Sources of Pollutants:

There are no sources of pollutants from the facility. All inspections and maintenance issues with equipment will be carried out as required. This is all normal fish processing equipment.

The risk of fire is low, as there are no high risks associated with construction and/or operation of this mussel processing facility. The facility will be equipped with portable fire extinguishers. A fire control and emergency plan will also be developed in co-ordination with the Point Leamington Fire Department. A fire hydrant is approximately 500' from the proposed facility.

Terry Mills has been a mussel farmer for > 20 years and is very committed to full utilisation of seed and all raw material throughout the total process. In this regard, good husbandry practices on the farm will result in 2% or less of waste from the plant. All undersize mussels will be resocked, utilising the existing continuous socking equipment. All seed is size graded; thus we will sell all sizes and only harvest the particular size required by the customer. This not only reduces waste, but also allows the farm and the plant to maximise production and reduce unproductive harvesting and processing time. Good husbandry practices minimise waste.

The facility will start processing about one million pounds per year and ramp up to three to four million pounds within a two to three year period, depending on market demands.

Any waste (broken shells, etc. estimated at 2%) will be disposed of in the Point Leamington landfill site.

(c) Potential Resource Conflicts:

No resource conflicts are anticipated.

(v) Occupations:

The occupations required to construct the facility are:

- (a) Heavy equipment operator
- (b) Carpenters and cement finishers
- (c) Plumbers
- (d) Electricians

The occupations required to operate the facility are:

|     |                      |           |
|-----|----------------------|-----------|
| (a) | Manager              | 1         |
| (b) | Bookkeeper           | 1         |
| (c) | Forklift operator    | 1         |
| (d) | Farm workers         | 8 workers |
| (e) | Production employees | 4 workers |

(f) Maintenance Utility worker 1

We estimate 16 people will be employed on the farms and at the plant.

**APPROVAL OF THE UNDERTAKING:**

The following is a list of permits, approvals and authorisations that may be necessary for the proposed project:

- (a) Release of the Undertaking under the Environmental Assessment Provisions of the Environmental Protection Act, Department of Environment and Conservation
- (b) Transfer of processing Licence (See letter attached from Department of Fisheries and Aquaculture dated February 9 2005, signed by Minister Taylor)
- (c) Building permit, Town of Pleasantview

**SCHEUDLE:**

Construction could commence immediately after the arrival of materials and the acquisition of appropriate permits and approvals. It is anticipated that the construction of the facility will commence August 1 2005.

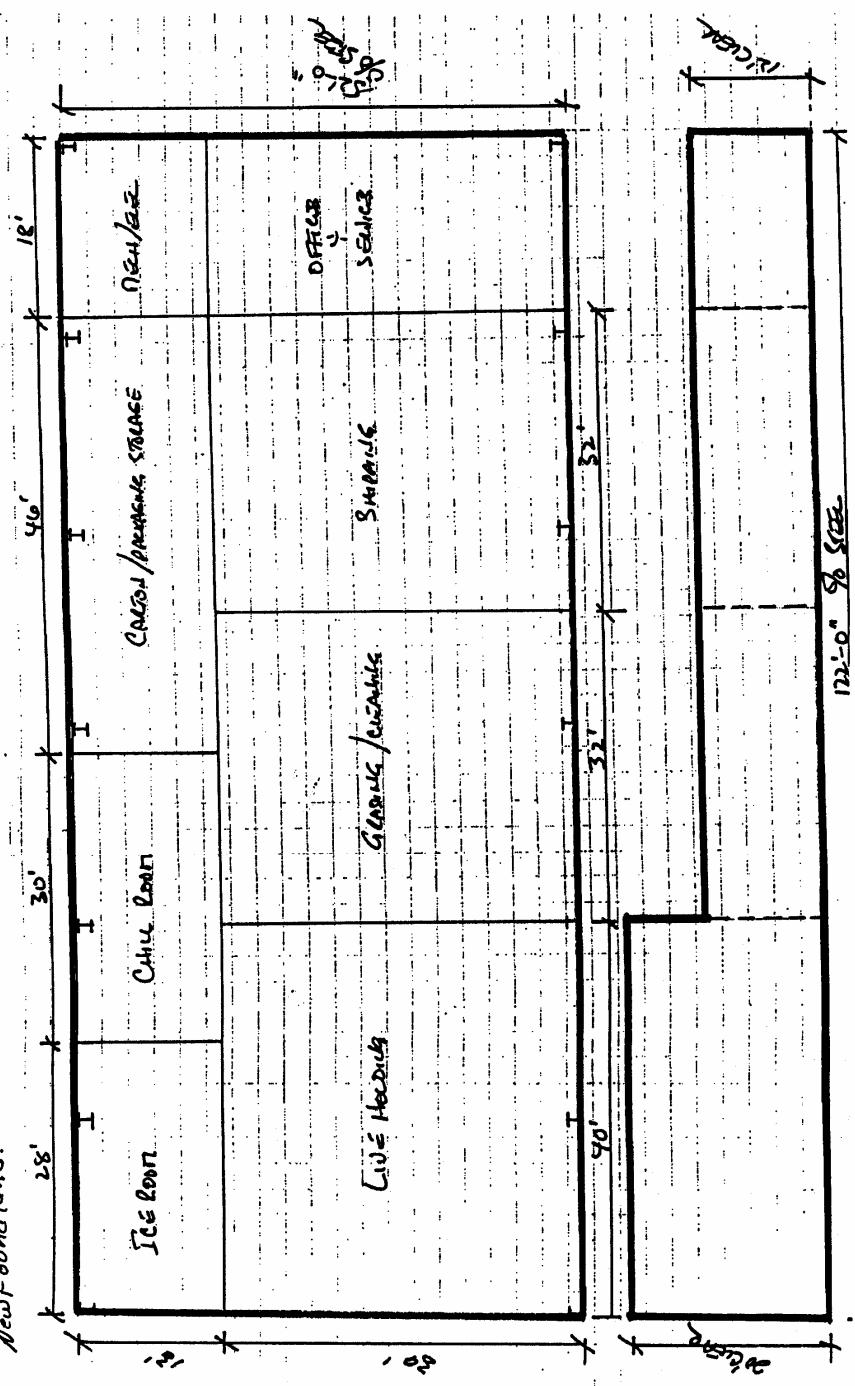
**FUNDING:**

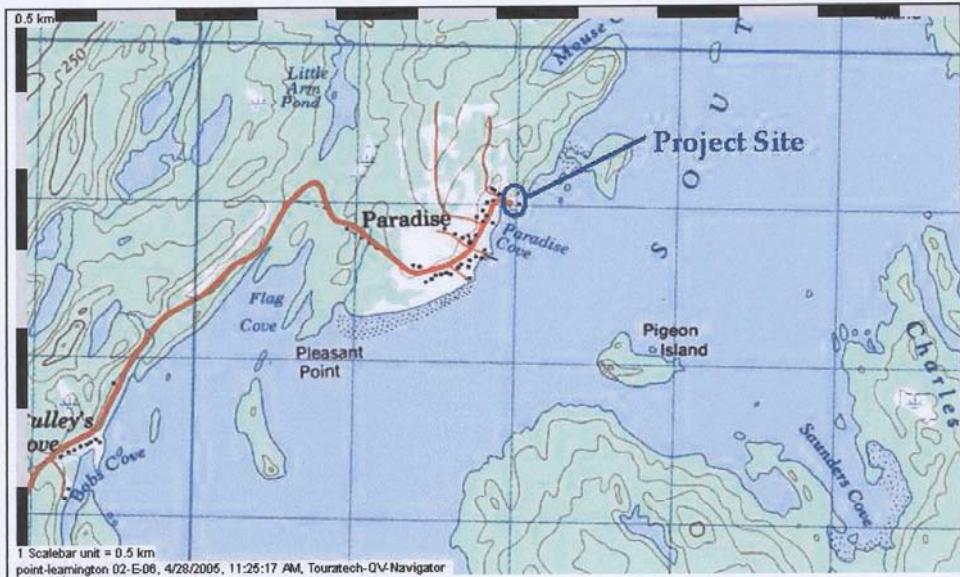
The total project will cost approximately \$900,000.00.

50% will be financed internally.

50% will be financed by ACOA loan.

Norlandic Processors Ltd  
Please and view N.D.B  
Newfoundland.





#### Description

Topographic map of Pleasantview (Point Leamington, 02/E/08) showing the proposed site. Each square represents 1 km<sup>2</sup> (above).



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7-25-2004

THIMBLE BAY FARMS LTD.  
FISHERIES AND AQUA

PAGE 01  
PAGE 02/02



GOVERNMENT OF  
NEWFOUNDLAND AND LABRADOR

GL-19871

Department of  
Fisheries and Aquaculture  
Office of the Minister

February 9, 2005

Mr. Terry Mills  
Black Gold Inc.  
P.O. Box 381  
St. John's, NL A0H 1E0

Dear Mr. Mills:

Further to your letter of February 2, 2005, this will confirm approval in principle has been given for the transfer of the aquaculture processing licence previously issued to your company at Charles Arm to a new processing facility to be constructed at Pleasantview. Once this transfer process has been finalized, your facility will retain the same complement of species licences held at Charles Arm. The licence to commence processing operations will be issued subject to your facility meeting the inspection requirements of the Canadian Food Inspection Agency and a Certificate of Registration being issued.

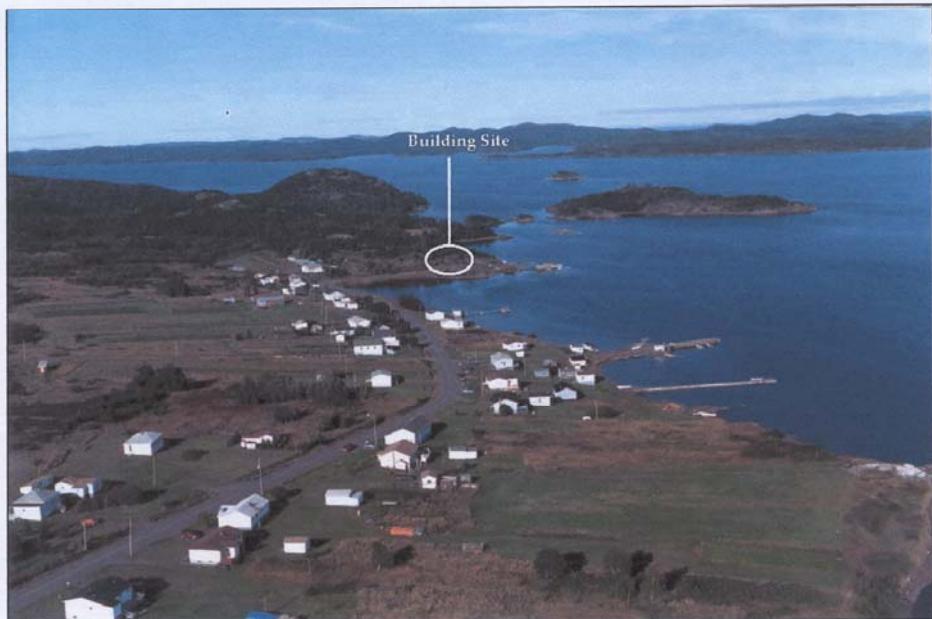
You are advised that, in accordance with my Department's revised licensing policy, all processing licences and production capacity associated with the processing facility in Charles Arm will be cancelled once this transfer has been finalized.

I trust that this is satisfactory, and I wish you continued success with your operation.

Sincerely yours,

  
Trevor Taylor, M.H.A.  
Minister

Ms. Joyce Noseworthy, CFIA  
Mr. Nelson Higdon



**Figure 1: Proposed site for building construction.**

## ANNEX 2

## TERRY MILLS - PLEASANTVIEW

After Plant is Working!  
Area we will be applying for.  
Storage of Ropes - Florts etc.  
Construct a warehouse.

LAND GRANTED TO MARK  
BRETT (Vol 65; Fol 137)  
(NOW ARTHUR BRETT)

CROWN LAND

WATERS OF  
PLEASANTVIEW

Main Road  
PLEASANTVIEW

GRANTED LAND OWNED BY  
TERRY MILLS

Turn-a-round

Area Applied For

Proposed Building  
(15m x 36.5m)

Area applied for  
(Infill Area)

Proposed Parking Lot

Scale: 1:1800