

# Registration Request for Environmental Assessment

Submitted to:

Minister of Environment and Conservation  
P.O. Box 8700  
St. John's, NF  
A1B 4J6  
Attention: Director of Environmental Assessment

Name of Undertaking:

Development of Mink Farm in Charlottetown, Labrador.

Proponent:

**Name of Corporate Body:** Labrador Quality Furs Inc. (Incorporation Pending)

**Address:** P.O. Box 103, Charlottetown, Labrador, A0K 5Y0  
**Telephone:** (709) 949-0393  
**Messages:** (709) 949-0278  
**Fax:** (709) 949-0354

**Chief Executive Officer:**

**Name:** Jamie Stone  
**Official Title:** President  
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**Principal Contact for Purposes of the Environmental Assessment:**

**Name:** Jamie Stone  
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## The Undertaking:

**Nature of the Undertaking:** Labrador Quality Furs Inc. (Proponent) will establish a fur farm in Charlottetown, Labrador. The Proponent will construct three wood frame buildings with aluminum siding.<sup>1</sup> These buildings will include two “breeding sheds” which are 350 ft (long) x 22 ft (wide) x 11 ft (high), and one “storage shed” which is 100 ft (long) x 26 ft (wide) x 11 ft (high). The project will also include the construction of cages, a feed kitchen, and fencing of the site. The farm will focus on mink pelt production and will start with an initial breeding stock of 500 pregnant minks.

**Rationale for Undertaking:** The Proponent has examined the economic potential of establishing a fur farm in Charlottetown and found it to be feasible from a business case perspective. The proponents understand the industry and the region has a long association with fur trading in mink, otter, fox, beaver, and some lynx. Research and interviews with industry experts indicate the industry is growing.

## Description of Undertaking:

**Geographic Location:** The business will be located on a 14 acre property on the Pinsent’s Arm Branch Road adjacent to the Town of Charlottetown (map attached). Charlottetown is situated on the south shore of an unnamed bay in St. Michael’s Bay on the southern coast of Labrador, north of Port Hope Simpson.

**Physical Features:** The site is currently forested. There is nothing unique about the site from an environmental perspective.

**Construction:** Three buildings will be constructed on the site; two breeding sheds and one storage shed. Both “breeding sheds” will be 350 ft (long) x 22 ft (wide) x 11 ft (high). The “storage shed” will be 100 ft (long) x 26 ft (wide) x 11 ft (high). Cages and fencing will also be constructed.

The construction will take approximately 16 weeks. The start date will be determined by project approval date, weather, ground conditions, and the availability of building supplies. The work will be carried out in an environmentally responsible manner and environmental impacts, if any, will be minimal.

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<sup>1</sup>Other species may be added at a later date.

## **Operation:**

The facility will breed, raise, pelt, and sell mink for use in fur products. The fur farm will operate year round with minks being killed and sent off site for pelting in the fall.<sup>2</sup> The farm will produce manure, waste fat, some waste fur, pelted carcasses, and some dead kits (fur on).

Fur is a natural fiber and is considered an environment-friendly resource. There are no chemical, non-degradable materials, or environmentally processes involved. Farmed mink eat mostly food waste thereby reducing the environmental impact this waste might otherwise have. Mink products such as coats, wraps, and muff are recyclable in that they can be used in the production of other products. When these furs reach the end of their useful life, they are also biodegradable.

Labrador Quality Fur's Inc. is very sensitive to protecting the environment and will ensure that the project proceeds in an environmentally acceptable manner. The proponents live in the community of Charlottetown; not very far from the selected site. The Company will comply with the Environmental Protection Act and the environmental protection requirements of all regulatory bodies with jurisdiction over issues that may arise during this project.

All waste materials will be disposed of so as to minimize environmental impacts. The Company will ensure that no contamination of soil or water takes place. Very little motorized equipment will be used on site.<sup>3</sup> Any oils, fuels, or solvents that are used will be disposed of according to provincial environmental regulations including the Storage and Handling of Gasoline and Associated Products Regulations. Organic waste will be composted, to the extent possible using industry best practices. Regular household type waste will be disposed of in the Charlottetown landfill.

Mink farms produce small amounts of manure compared to other types of farming operations. The waste is easy to collect. In cages, mink will relieve themselves at the absolute edge of the their cages. This results in a straight line of waste beneath the cages which can be shoveled and removed. The waste will be piled in an outdoor storage area.<sup>4</sup> The waste composts well and tends to be high in nitrogen and phosphorus. Labrador Quality Furs Inc. will explore the potential of trucking its waste to a farm in L'anse Au Clair for use as a natural fertilizer. Any excess manure will be composted and spread over the Company's 14 acre site.

The disposal of the remains of pelleted animals and naturally occurring mortalities are part of the fur farming business. The company will ensure the proper disposal of any dead animals/ remains. This is absolutely necessary to ensure that the health of remaining breeders is protected. The Company will strictly adhere to the Waste Materials Disposal Act and secure all

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<sup>2</sup>The company plans to pelt on site eventually but not for at least three years.

<sup>3</sup>A mechanical feed spreader, a pressurized washer, and a small forklift, and a 1 1/4 ton truck.

<sup>4</sup>Size and depth requirements will be followed.

remains to avoid attracting scavengers. No rendering facilities are available within the region. Dead animals, fat, and scrap fur will be buried in a deep pits which will be backfilled as animals are added. Not less than 3 feet of soil will cover the carcasses. Hydrated lime will be added to speed up decomposition. All dead animals will be buried within 24 hours.

Spent medicines, containers and needles will be disposed of in the same fashion as household waste. Needles and other “sharps” will be placed in rigid plastic containers such as cleaner bottles to remove the any risk to those who may handle the waste.

The site selected is not near any other business or residential areas. Additionally, the site characteristics, with respect to vegetation, are to those of the region as a whole. No potential resource conflicts have been identified. Environmental monitoring will occur throughout the project and, after completion, the Company will integrate sound environmental practices into its operations.

**Occupations:** The farm will utilize three staff. Based on the National Occupational Classification 2001, the three positions can be broken down as follows:

- 2 “*Fur Farmers*”: Classification 8251 Farmers and Farm Managers. “Farmers and farm managers manage the operations and functions of a farm. They are responsible for growing crops, raising and breeding livestock, poultry and other animals and marketing farm products.”
- 1 “*Administrator / Book Keeper*”: Classification 1231 Bookkeepers. “Bookkeepers maintain complete sets of books, keep records of accounts, verify the procedures used for recording financial transactions, and provide personal bookkeeping services. They are employed throughout the private and public sectors, or they may be self-employed”

**Project Related Documents:** Attached documents include:

- Map of Site
- Building Sketches (side, roof, & interior)
- Application to Town of Charlottetown
- Application for Crown Lands

## Approval of the Undertaking:

Various regulatory approvals are required for the project to proceed.

- Crown Land Acquisition: The provincial Department of Environment and Conservation. An “Application for Crown Lands” has been submitted and referred to various government departments for feedback.
- Municipal Recommendation Form: The Town of Charlottetown. Form has been submitted for Crown Land Applications within Municipal and Planning Area Boundaries.
- Building Permits: The Town of Charlottetown. Necessary building approvals have been obtained.
- Electrical Permit: An Application for Electrical Permit must be submitted to the Government Service Centre. The Company need a Commercial / Industrial Permit which requires the submission of the electrical contractor’s name, contact information, and class code.
- Building Accessibility Registration: The Application for Building Accessibility Registration and three copies of the design drawings must be forwarded to the Government Service Centre prior to construction.
- Disposal Site Approval: The Department of Government Services and Lands must approve the development of a “burial pit” pit for the disposal of mink carcasses, fat, and scrap fur.
- Commercial Septic System Approval: The septic plan will have to be designed by a government approved engineer. The plans will then be submitted to the Government Service Centre for approval.

**Schedule:** The project will take approximately 16 weeks. The start date will be determined by project approval date, weather, ground conditions, and the availability of building supplies. The activity duration is based on four workers.

Task	Project Schedule																			
	Month 1				Month 2				Month 3				Month 4				Month 5			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Working Drawings	X																			
Site clearing		X																		
Shed Construction					X	X	X	X	X	X	X	X								
Foundation/Footings			X	X																
Artesian Well																X				
Septic / Wastewater System																	X			
Plumbing																		X	X	
Electrical																			X	
Landscaping		X																		
Parking Lot / Turn Around			X																	
Burial Pit (Animal Remains)																			X	
Fencing																		X	X	

**Funding:**

**Sources of Government Funding:**

- Aboriginal Business Canada: P.O. Box 940, Station M, 1505 Barrington Street, Halifax, NS, B3J 2V9
- Atlantic Canada Opportunities Agency: 2 Hillcrest Road, P.O. Box 430 STN C, Happy Valley-Goose Bay, NL, A0P 1C0
- Department of Innovation, Trade, and Rural Development: 2 Hillcrest Road, P.O. Box 3014 STN B, Happy Valley-Goose Bay, NL, A0P 1EO
- Dept. of Forest Resources and Agrifoods (Agricultural Policy Framework Agreement): Goudie Building, P.O. Box 3014, Station B, Happy Valley-Goose Bay, NL, A0P 1E0

**Estimated Capital Cost:** \$500,000

The application is not subject to cost recovery.

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**Date**

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**Signature of Chief Executive Officer**