

# Public Notice – Administrative Application Posted

These documents have been submitted with respect to an administrative aquaculture licence / lease application. The information in these documents is provided as part of the routine disclosure of information by the Department of Fisheries and Aquaculture (the “Department”). Some information may be redacted as business confidential information or personal information.

These documents were provided to the Department by the applicant (with the exception of the attached Schedule “A” which was generated by the Department). The Department is not responsible for the content of these documents, including, but not limited to, the accuracy, reliability, or currency of the information contained within.

<b>Applicant:</b> Scotia Seafood Producers Inc.	<b>Type of Application:</b> Assignment
<b>Application File Number:</b> AQ#0129	<b>Species:</b> Atlantic salmon, Rainbow trout
<b>Location:</b> Lingan, Cape Breton County	<b>Method of Cultivation:</b> Land-based Hatchery, Nursery, Grow-out
<b>Application Received On:</b> November 15, 2024	

To learn more about the aquaculture lease and license application process, please visit

<https://novascotia.ca/fish/aquaculture/licensing-leasing/Aqua-Licensing-and-Leasing-Overview.pdf>

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	Enclosure B (Copy of lease contract)	Redacted



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# Aquaculture Assignment Application

Licence/Lease No: 0129

**Current licence/lease holder (Assignor):**

Applicant: Scotia Seafood Producers Inc. Contact Person: Leo Detz

Nova Scotia Registry of Joint Stocks Number: 3273316

Revenue Canada Business Number: [REDACTED]

Telephone No. (Work): \_\_\_\_\_ (Home): \_\_\_\_\_ (Cell): [REDACTED]

Fax No.: \_\_\_\_\_ E-mail: leonard@stavainvest.no

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Civic Address: 1300-1969 Upper Water Street, McInnes Cooper Tower

Purdy's Wharf, Halifax, Nova Scotia B3J 3R7 Canada Postal Code: \_\_\_\_\_

**Proposed licence/lease holder (Assignee):**

Applicant: Canakva Fish Farming Inc. Contact Person: Leo Detz

Nova Scotia Registry of Joint Stocks Number: 4655410

Revenue Canada Business Number: [REDACTED]

Telephone No. (Work): \_\_\_\_\_ (Home): \_\_\_\_\_ (Cell): [REDACTED]

Fax No.: \_\_\_\_\_ E-mail: leonard@stavainvest.no

Mailing Address: PO Box 730, Halifax Nova Scotia B3J 2V1, Canada

\_\_\_\_\_ Postal Code: \_\_\_\_\_

Civic Address: 1300-1969 Upper Water Street, McInnes Cooper Tower

Purdy's Wharf, Halifax, Nova Scotia B3J 3R7 Canada Postal Code: \_\_\_\_\_

Submit completed applications to:

Nova Scotia Department of Fisheries and Aquaculture, Aquaculture Division  
1575 Lake Road, Shelburne, NS B0T 1W0  
E-mail: [aquaculture@novascotia.ca](mailto:aquaculture@novascotia.ca)



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### Application Materials

A complete application includes the following:

- Assignment fee (payable to Minister of Finance) according to Section 77 of the Aquaculture Licence and Lease Regulations for Nova Scotia made under Section 64, Chapter 25 of the Acts of 1996, *the Fisheries and Coastal Resources Act*
- Application Form
- Development Plan from proposed licence/lease holder (assignee)
- Copy of up-to-date Shareholder’s Registers which sets out the shareholdings of the companies (if applicable) for both the assignee and assignor

### Public Notice and Disclosure

As part of the process for deciding on an aquaculture application, the Nova Scotia Department of Fisheries and Aquaculture (“Fisheries and Aquaculture”) will disclose application information to other government bodies, including, if applicable, the Nova Scotia Aquaculture Review Board for use at an adjudicative hearing relating to the application.

In accordance with departmental policy, which seeks to promote public involvement in the process for deciding on aquaculture applications, Fisheries and Aquaculture may disclose application information – not including, however, personal or business confidential information – on the departmental website.

### Privacy Statement

The personal and business confidential information collected as part of an aquaculture application will only be used or disclosed by Fisheries and Aquaculture for the purpose of deciding on the application.

All application information collected is subject to the Freedom of Information and Protection of Privacy Act (“FOIPOP”) and will only be used or disclosed in accordance with FOIPOP.

By signing and submitting this form, I acknowledge that I have read, understand, and accept the above statements regarding the collection, use, and disclosure of the information provided on this form.

[Redacted Signature]

Date  
November 15, 2024

Signature of Assignee  
[Redacted Signature]

Date  
November 15, 2014

Signature of Nova Scotia Department of Fisheries and Aquaculture Designate  
[Redacted Signature]

Date  
November 15, 2024

Submit completed applications to:

Nova Scotia Department of Fisheries and Aquaculture, Aquaculture Division  
1575 Lake Road, Shelburne, NS B0T 1W0  
E-mail: [aquaculture@novascotia.ca](mailto:aquaculture@novascotia.ca)

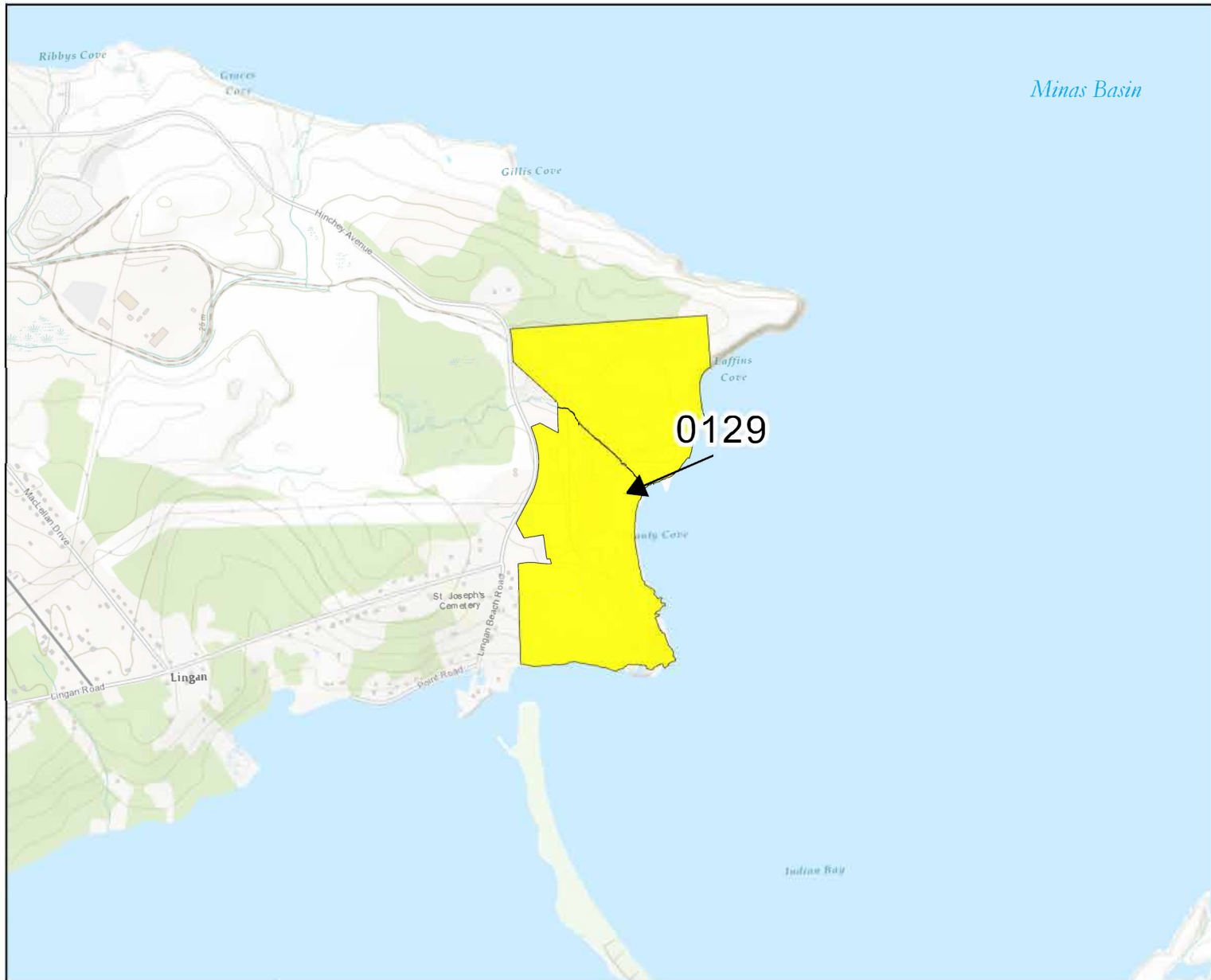
# SCHEDULE A




## Aquaculture Site 0129

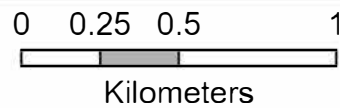
Latitude	Longitude
46° 13' 51.840"	-60° 2' 10.330"

DATUM NAD 83 CSRS UTM Zone 20  
The above coordinates are not from a legal survey



Assignee	County	Species Type
Canakva Fish Farm Inc.	Cape Breton	Finfish

 Proposed Assignment



**Disclaimer**  
This map should not be used for navigation  
NSDA Page 3 of 29  
intended for general  
reference use only.

Date: 2024-12-20

Created By: MK

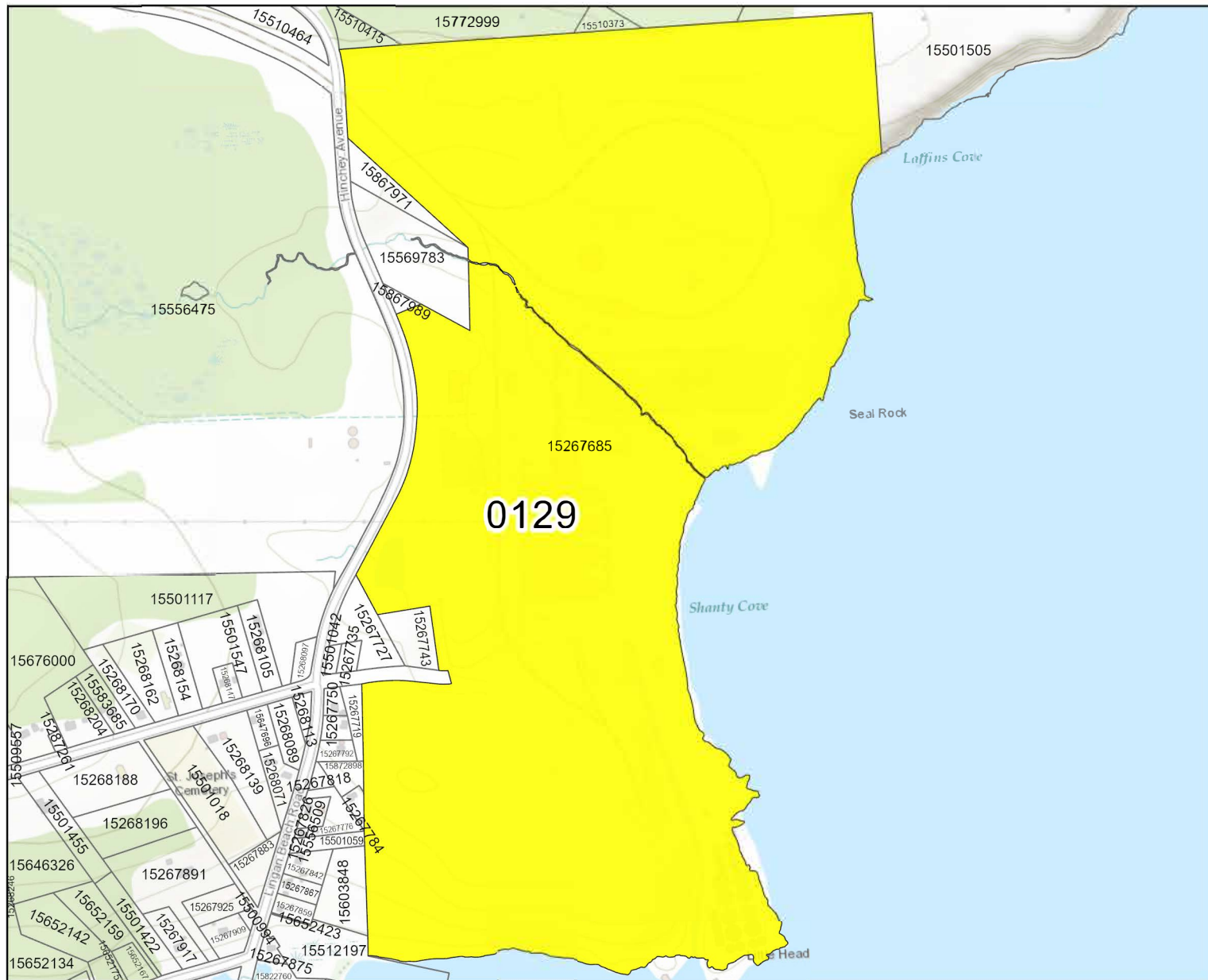
# SCHEDULE A



## Aquaculture Site 0129

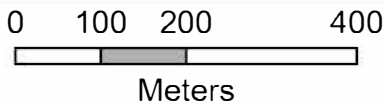
Latitude Longitude  
46° 13' 51.840" -60° 2' 10.330"

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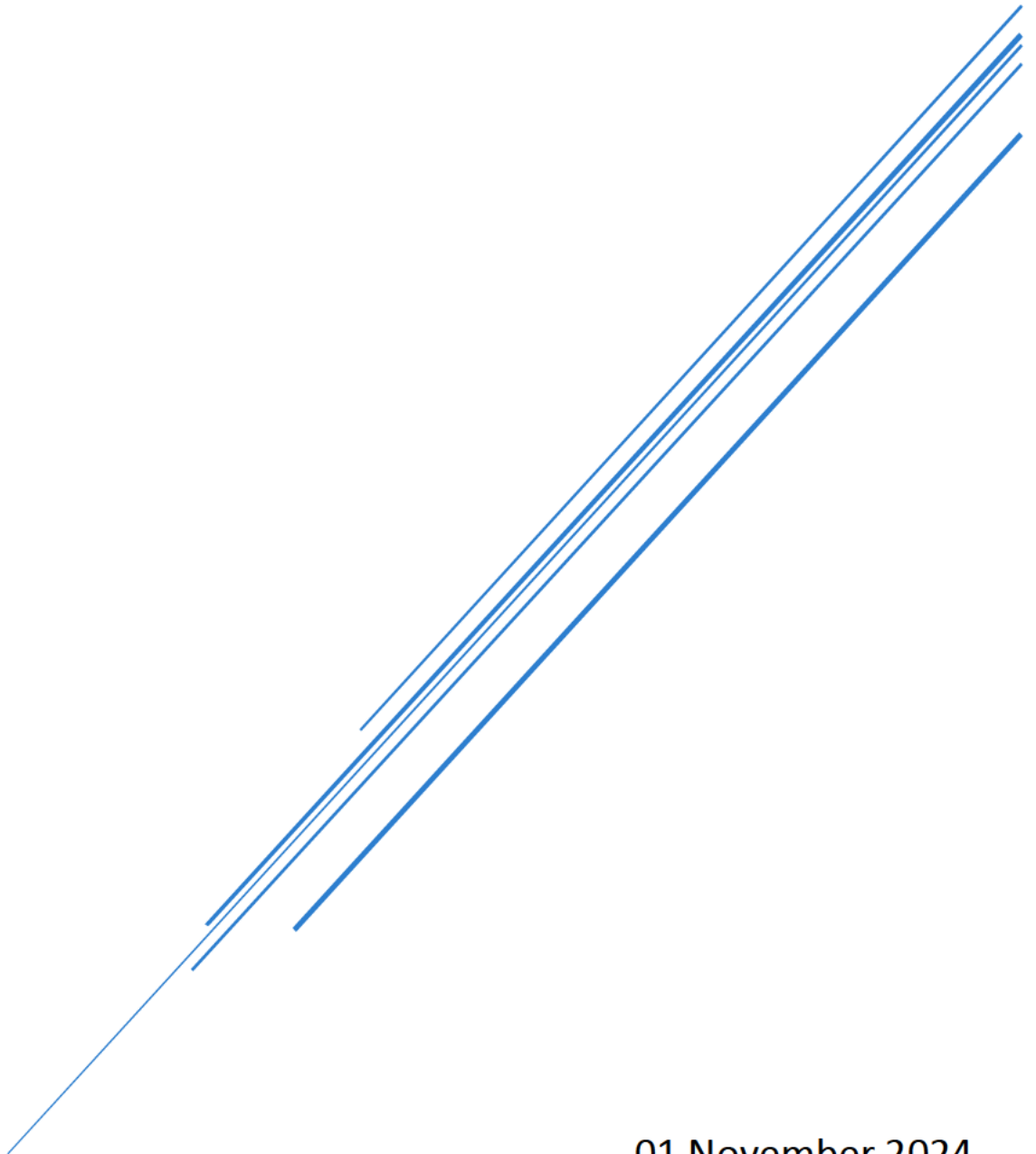
Assignee	County	Species Type
Canakva Fish Farm Inc.	Cape Breton	Finfish

- Proposed Assignment
- Property Boundary



**Disclaimer**  
This map should not be used for navigation or intended for general reference use only.  
NSDA Page 4 of 29  
Date: 2024-12-20 Created By: MK

# SCOTIA SEAFOOD PRODUCERS Development Plan



01 November 2024

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- 4.3 Navigation Protection Act (NPA) approval

## Section 1:

### Project Overview

Scotia Seafood Producers Inc. was granted license number 0129 to conduct land based aquaculture in Nova Scotia. The administrator granted Scotia Seafood Producers a licence for the culture of Atlantic salmon (*Salmo salar*) and Rainbow trout (*Oncorhynchus mykiss*) at a land based facility located in Lingan, Cape Breton County.

The term of the licence is for ten years and commenced on the 1<sup>st</sup> day of March 2018. The licence is valid to the 1<sup>st</sup> day of March 2028, with the right of renewal, in accordance with the terms of the Act and the Regulations.

Article 6 of the licence states “This licence must not be assigned except with the written approval of the Administrator. If the Licensee is a corporation, any change in the right to control the corporation shall be deemed to be an assignment. No assignment shall be binding on the Administrator until approved by him in accordance with the Regulations”.

The right to control Scotia Seafood Producers Inc. has transferred to Stava Invest AS in Norway on October 14, 2024.

Stava Invest AS has incorporated a new company in Nova Scotia under the name Canakva Fish Farming Inc. and would like to ask for your cooperation to assign the licence 0129, presently held by Scotia Seafood Producers to Canakva Fish Farming Inc.

The technical viability, the scale, the species, the location and the technology used all remain the same as in the application for the licence granted in 2018 to Scotia Seafood Producers. The concept of the farm is not changing. The reasons to apply for assignment of licence 0129 to Canakva Fish Farming Inc. are driven by commercial challenges we are facing.

As the company needs to go through the re-assignment process for the licence (due to change of control clause) and in order to avoid another re-assignment process in the very near future, Stava Invest AS would like to make use of this opportunity to transfer the licence to a company better suited for the purpose (Canakva Fish Farming Inc.).

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The only changes on the application for the assignment, are related to a changed time schedule of the project (impacting the production plan of the existing application) and the financial ability (updated financial forecasts).

## Canakva Fish Farming Inc. – A Brief Introduction:

Canakva Fish Farming Inc. aims to leverage existing infrastructure, strategic location, market demand, environmental pressures, and modern technology to develop a strongly locally rooted salmon farm.

The land based farm is located in Lingan, Cape Breton and is expecting to start production of salmon in 2026. The basis of the necessary infrastructure is already in place based on investments done in the late 1980's. These prior investments are what allow the facility to quickly and with a relatively low investment to be transformed into a modern land based salmon farm.

Strategically located near the largest salmon consuming market in America, Canakva has unlimited access to oxygen rich seawater as well as tempered water from nearby industry, providing a significant competitive advantage. The existing flow through system combines the best of traditional and land-based aquaculture.

By utilizing existing infrastructure, the upgraded farm will have a minimal ecological impact. Today, the facility has a tank capacity of 19,000 m<sup>3</sup> and a 9-month production period. With planned upgrades, tank capacity will be increased, and the production period will be extended to 12 months. The maximum yearly production capacity is expected to reach 2,500 tons.



Lingan farm is a brownfield project, leveraging established infrastructure from a dedicated land-based fish farm constructed in the early 1990s (investment of 190 MNOK, MCAD 25).

## Section 2:

### Technical Viability:

#### 2.1 Production plan:

Canakva has engaged consultancy company Multiconsult from Norway to provide a production plan for the farm in line with the capacity development plans. The production plan was updated in April 2024. Multiconsult has over 40 years' involvement in fisheries and aquaculture.

Species:	Atlantic Salmon	<b>(no change to existing license)</b>
Source/strain:	Saint John River	<b>(no change to existing license)</b>
Maximum site biomass (kg)	2.500.000	<b>(reduced compared to existing license)</b>
Maximum feed (annual total):	1.800 tons	
Maximum tank density:	40-70 kg/m <sup>3</sup>	<b>(no change to existing license)</b>
Maximum tank volume:	19.000 m <sup>3</sup>	<b>(reduced compared to existing license)</b>
Intended initial stocking date:	May 1, 2026	<b>(changed compared to existing license)</b>
Expected FCR:	0,95-1,05 range	<b>(no change to existing license)</b>
Expected time to achieve maximum production at the site:	5 years	
Expected production or grow out periods:		See Enclosure A.

#### 2.2 Location:

- The farm is located in New Waterford, Cape Breton, Nova Scotia. **No change to the existing license.**
- Centre coordinate:

Latitude	N43° 13 51
Longitude	W60° 2 10
- Area of the site: 26.35 hectares
- Dimensions of the site: 475 meter long, up to 100 meter wide
- Location description: Located within the grounds of Nova Scotia Power generating plant. Land area is known as Little Head, east of the cooling water inlet.
- Land ownership: The property is leased from Nova Scotia Power Inc. with a lease period until March 31, 2044.
- Changes vs. existing license: **None, except that lease period is extended from 2030 to 2044.**

Enclosures B:                Topographic map (2005 version courtesy Nova Scotia Geomatics Centre)  
                                      Orthophoto maps (2021 version courtesy Nova Scotia Geomatics Centre)  
                                      Diagram of site layout (**from existing license**)  
                                      Copy of lease contract Nova Scotia Power

## 2.3 Water source:

**There are no changes to the water source mentioned in the existing license.** In the existing license the following is mentioned:

- Water supply system: **no change to existing license**
  - Electric power is available on site
  - 3-phase electrical power is available on site
  - Supply pump system:  
Pumps will bring water up from the intake canal (mixing area for warm and cold water) into the supply canal that is feeding the tanks. In addition, there will be a separate pump for each tank with a back-up pump as redundancy measure.
  - Size of the pumps: 2 (two) 37 KWA supply pumps for intake canal.
  - Manufacturer: Grundfos
  - Anticipated capacity: 20 m<sup>3</sup> per minute
  - Maximum system head: 10 meters
  - Size of suction line: Concrete box submerged in the seawater in the intake canal. The pumps will be installed there, below the water line, to facilitate maintenance and avoid minor risk of gas supersaturation.
  - Pipeline materials: PEH pipes (polyethylene)
  - Back-up pumps and alternate power supplies: All pumping systems will have complete redundancy. We will have a third pump as back-up but normally we will use two pumps in a rotational cycle for effective use and to ensure each pump is fully operational when in use.
- Rearing facilities: **tank volume changes (reduced) compared to existing license, no other changes**
  - Eight (8) tanks 23.7 meter by 4 meter deep. Ten (10) tanks 13 by 4 meters deep. Made of concrete. Multiconsult confirmed the good quality and design of the fish tanks.
  - Maximum combined volume of tanks: 19.000 m<sup>3</sup>
  - In the existing license the volume is set at 34.000 m<sup>3</sup>, this was based on a plan to enlarge the existing tanks but this will not be done. Potential expansion will be based on additional new tanks, once production in the existing farm has proven to be viable.

- Water flow, Individual water sources and volumes: **no change to existing license**
  - Unlimited fresh seawater supply from the surrounding ocean.
  - Waste water (cooling water) from the Nova Scotia Power plant; 60,000 gallons of tempered water for use during the colder months of the year. With the fish farm at full capacity it will use only 5 % of the waste water volume.
  - Total combined water flow capacity: 20 m<sup>3</sup> per minute (IGPM)
  - Total combined water flow, monthly demand (IGPM):
    - January 20 m<sup>3</sup> per minute
    - February 20 m<sup>3</sup> per minute
    - March 20 m<sup>3</sup> per minute
    - April 20 m<sup>3</sup> per minute
    - May 20 m<sup>3</sup> per minute
    - June 20 m<sup>3</sup> per minute
    - July 20 m<sup>3</sup> per minute
    - August 20 m<sup>3</sup> per minute
    - September 20 m<sup>3</sup> per minute
    - October 20 m<sup>3</sup> per minute
    - November 20 m<sup>3</sup> per minute
    - December 20 m<sup>3</sup> per minute
  - Is the water supply to be aerated: yes, when the water is released from the pipe, 10 meters above the intake canal, it will be aerated in a vacuum aerator.
  - Is the water to be heated: No
  - Is the water to be degassed: Yes, The degassing and aeration process of intake water is done through the same process, i.e., while pumping water from the intake canal (see description under aeration). Additionally, there will be an aerator or oxygenation system in each tank at the facility.

The water supply system has been evaluated and the technical viability has been confirmed during three technical site visits.

- November 2022: Multiconsult (Norwegian aquaculture consultancy company)
- December 2022: CS Pipe Solutions (Danish installation company for land-based Aquaculture.
- June 2023: CS Pipe Solutions



Water temperature:

- a) Annual water temperature:
  - Minimum: 0.4 C°
  - Maximum: 21.7 C°
- b) Are temperature records available for the site: Yes
  - Source: Lingan Power Station
- c) Has there been an occurrence of super chill at the site: No

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Seawater, -4 meter (°C)	1	1	1	3	6	9	14	18	18	14	11	6
Seawater, -15 meter (°C)	3	1	1	5	6	8	9	15	15	11	10	6
Heated water (°C)	13	12	13	13	16	19	24	28	28	24	21	26

Salinities:

- a) Is the salinity consistent from top to bottom. Yes
- b) Average salinity: 33 ‰
- c) Maximum salinity: 34 ‰
- d) Minimum salinity: 32 ‰

Ground water:

- a) Is ground water to be used: No

## 2.6 System:

**There are no changes to the system design that was approved in the existing license.** For system details from the existing license, see information already mentioned in this document under:

### 2.3 Water source

- Water supply system
- Rearing facilities
- Water flow system, water sources and volumes

## 2.7 Containment:

**There are no changes to the fish containment procedures that were approved in the existing license** (appendix 9 of existing license, enclosed in this plan as enclosure.....).

From appendix 9 of the existing license:

*“As a first measure, we will avoid breach of containment by using competent companies for design and construction. Furthermore, we also train our competent staff very well and we will implement sound and well-proven standard operational procedures. If, in spite of these measure we have an accident, the three (3) barriers protecting the environment from receiving any fish will in all likelihood work extremely well, especially considering they are well apart (distance wise).*

*It is recognized that no matter how effectively we plan and train that there will always be some residual risk given our human activity. Conceivably, though unlikely, there could be a major disaster, e.g., terrorism, huge explosion, etc., that strikes all three barriers at the same time. Highly unlikely, but it is a contingency that we have much experience with and will plan for. First, we will report immediately to the authorities. Second, we will establish an escape recapture program. It will feature 200 salmon gill nets ready for use in the recovery of any escaped fish.*

*Research has shown that escaped fish have a strong tendency to remain nearby for a few days before they travel far. The salmon gillnets are the same construction as used for catching wild salmon, and widely used in contingency plans for limiting salmon escapee situations. We do not think any salmon can physically escape from our farm, but more one contingency is the escapee recapture program.*

*We will use gillnets with meshes from 10 to 110 mm, and they will be 30 meters long each, 10 meters deep”.*

## 2.8 Site history:

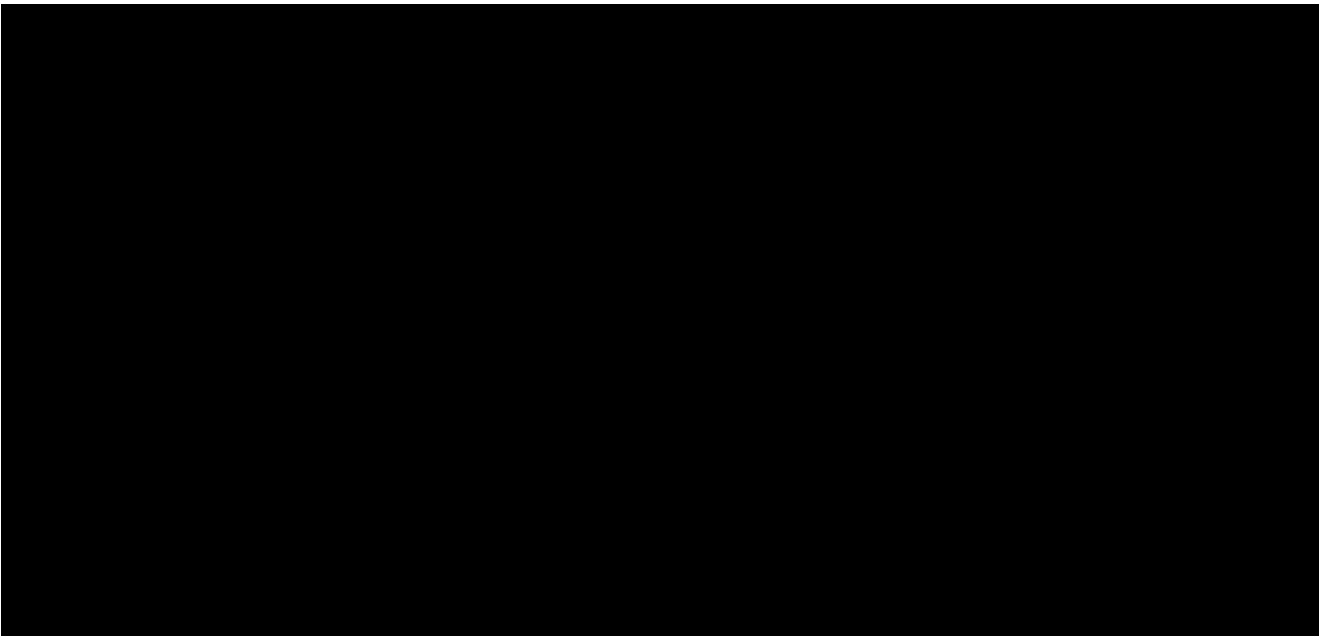
<b>Period</b>	<b>Operator</b>	<b>Results</b>
1989 – 199?	Farm established by the company Selmer Sande from Norway (construction company entering the salmon farming business in the late 1980’s).	Lack of success due to biological challenges. Existing technology not adequate. Selmer Sande exit from salmon farming and refocus on general construction.
199?-2013	Different local initiatives.	No initiative has resulted in a sustainable business model, mainly due to the fact that land-based fish farming was still in early development stage.
2013-2024	Scotia Seafood Producers Inc	Agreed on lease with Nova Scotia Power, applied and received production license for Trout and Salmon for the period 2018-2028. Lacking sufficient resources to move from development to operational phase.
2024-onwards	Canakva Fish Farming Inc	Brought together a team of shareholders with long term experience in Norwegian and Canadian fishery and aquaculture. Securing financing to bring the farm to the operational phase.

## 2.9 Technical ability:

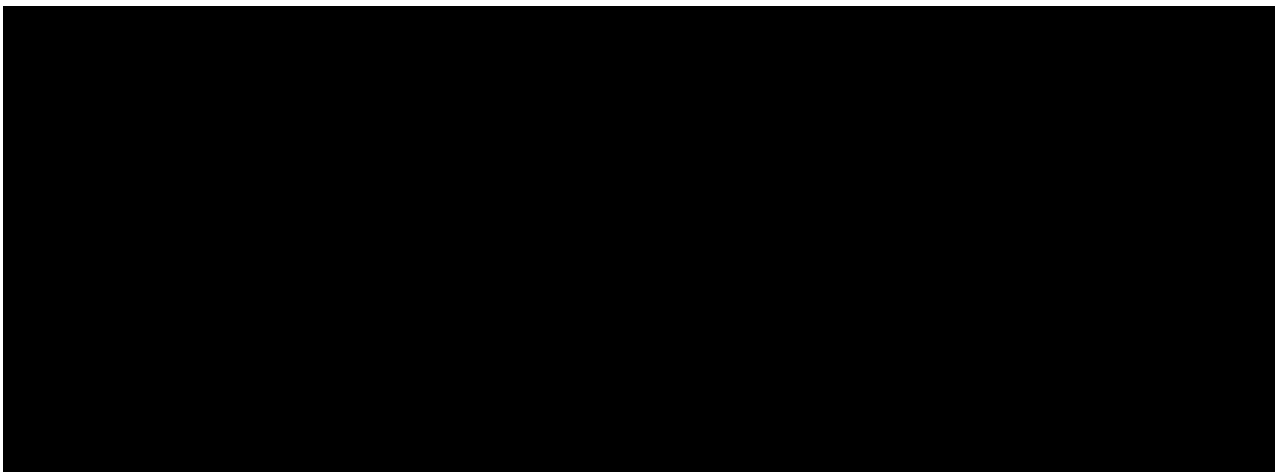
A key difference versus the existing license is the level of expertise that is added to the project through Stava Invest AS and Canakva Fish Farming Inc. Scotia Seafood Producers was until recently dominated by the majority owner [REDACTED], a Norwegian citizen. During his tenure, he preferred to work alone, resulting in insufficient resources allocated to the project.

Canakva has established a group of investors equipped with broad experience in aquaculture in Norway, Denmark and Iceland as well as experience with Canadian fishery business. The investors will besides their financial contribution, be actively involved in different phases of the project. The board of Canakva combines aquaculture know how with extensive business experience.

### Canakva Investors (active):



### Canakva Board and Officers:



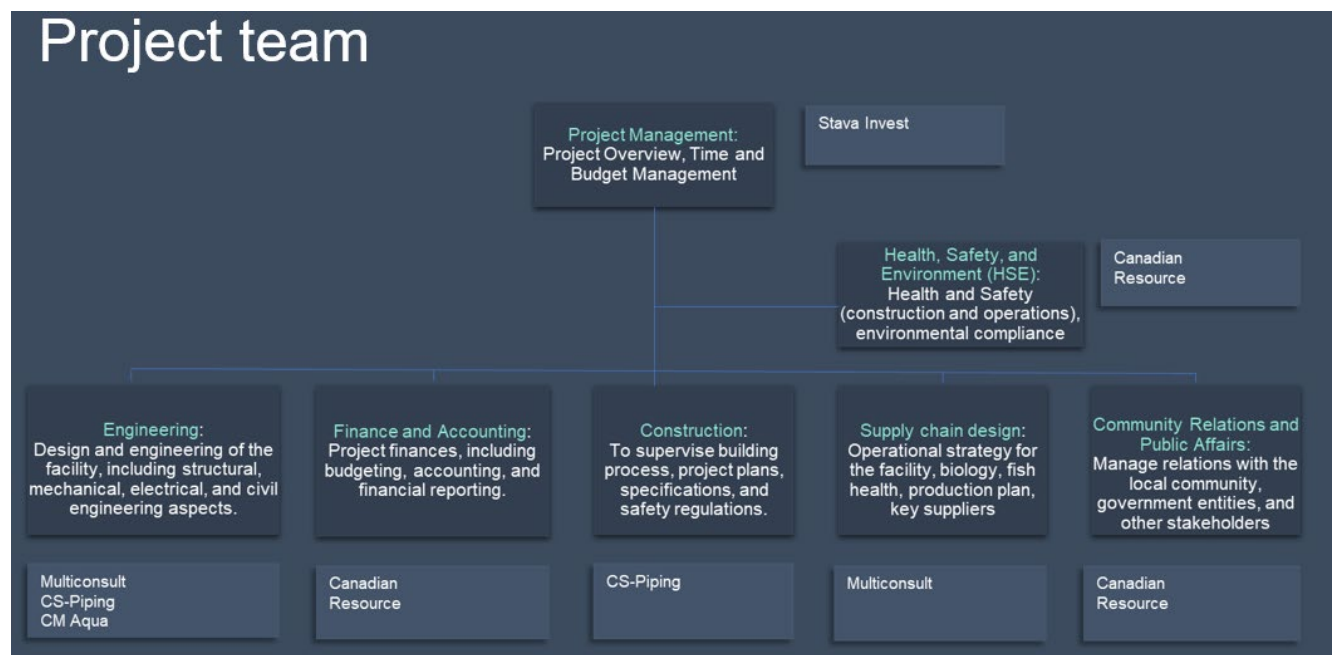




Canakva has developed a strategy plan for the Lingan farm including a project plan and project team to handle the different project phases.

## Project Plan

Phase 0 (12 months) Groundwork & Establishment	Phase 1 (year 1-2) Initial Capacity Utilization	Phase 2 (year 3-4) Capacity expansion	Phase 3 (year 5-6) Grow out expansion	Phase 4 (year 7-8) Grow out expansion	Forward integration Slaughter capabilities
Project team assembly	Supply chain relationships with key suppliers for oxygen, feed, smolt and other	Evaluate cold water access to enable 12-month capacity utilization. Secure regulatory compliance.	Evaluate new tank construction, build 18 new tanks specifically designed for harvest-size fish. Secure regulatory compliance.	Secure operational efficiency and fish welfare	Establish on-site slaughter capabilities
Engineering and design	Staff training on best practices fish health, feeding, system maintenance	Upgrade tanks and systems to handle increased production	Secure operational efficiency and fish welfare during building project		Establish on-site processing and packaging capabilities
Regulatory compliance	Operational protocol for 9-month capacity utilization	Develop marketing and sales strategy for harvest-size fish production	Staff expansion to manage larger scale of operation as well as new functions within sales and marketing		Expand distribution network and sales and marketing capabilities to handle increased production volume
Start upgrading of the farm infrastructure.	Start production				



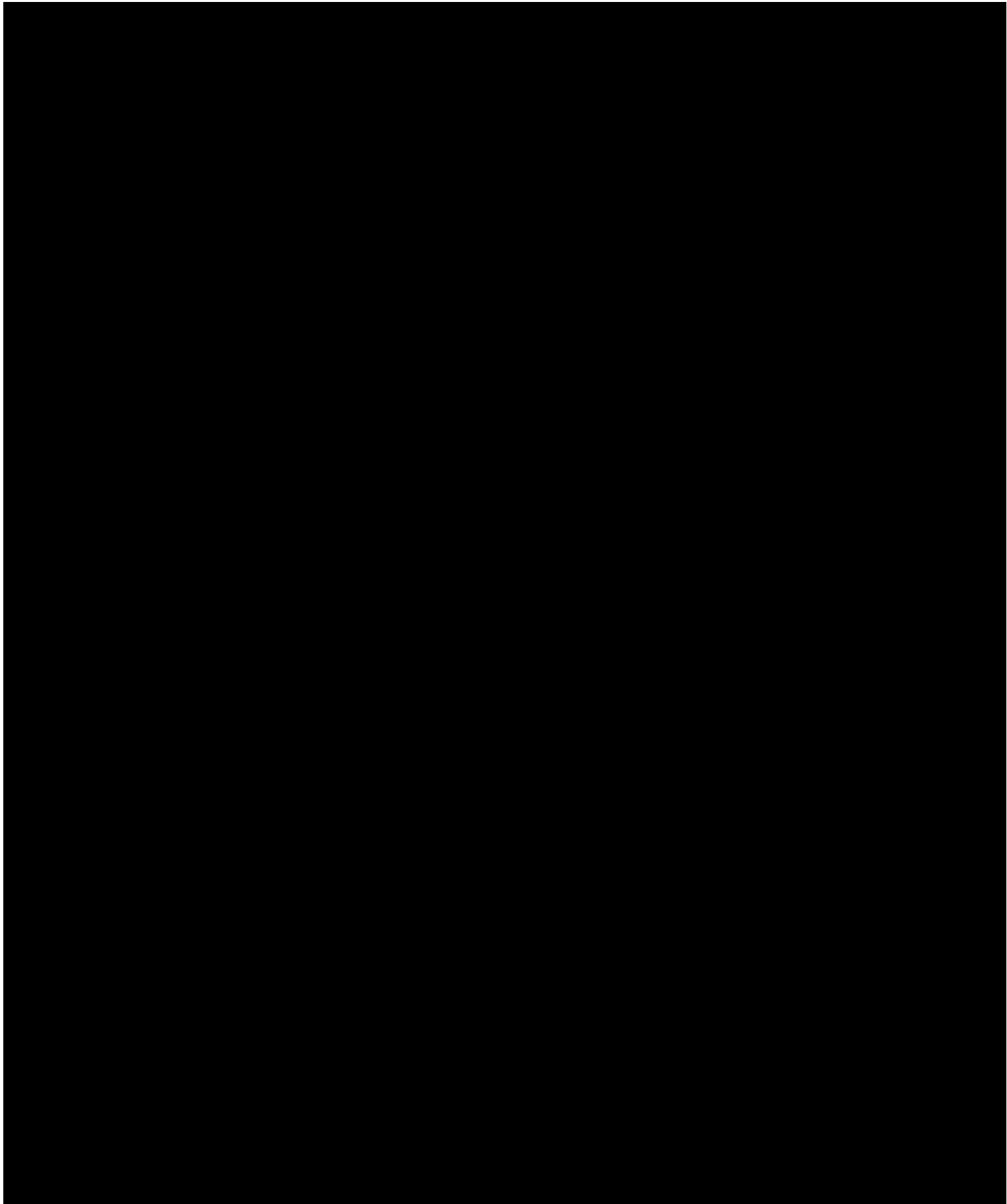
## 2.10 Compliance history:

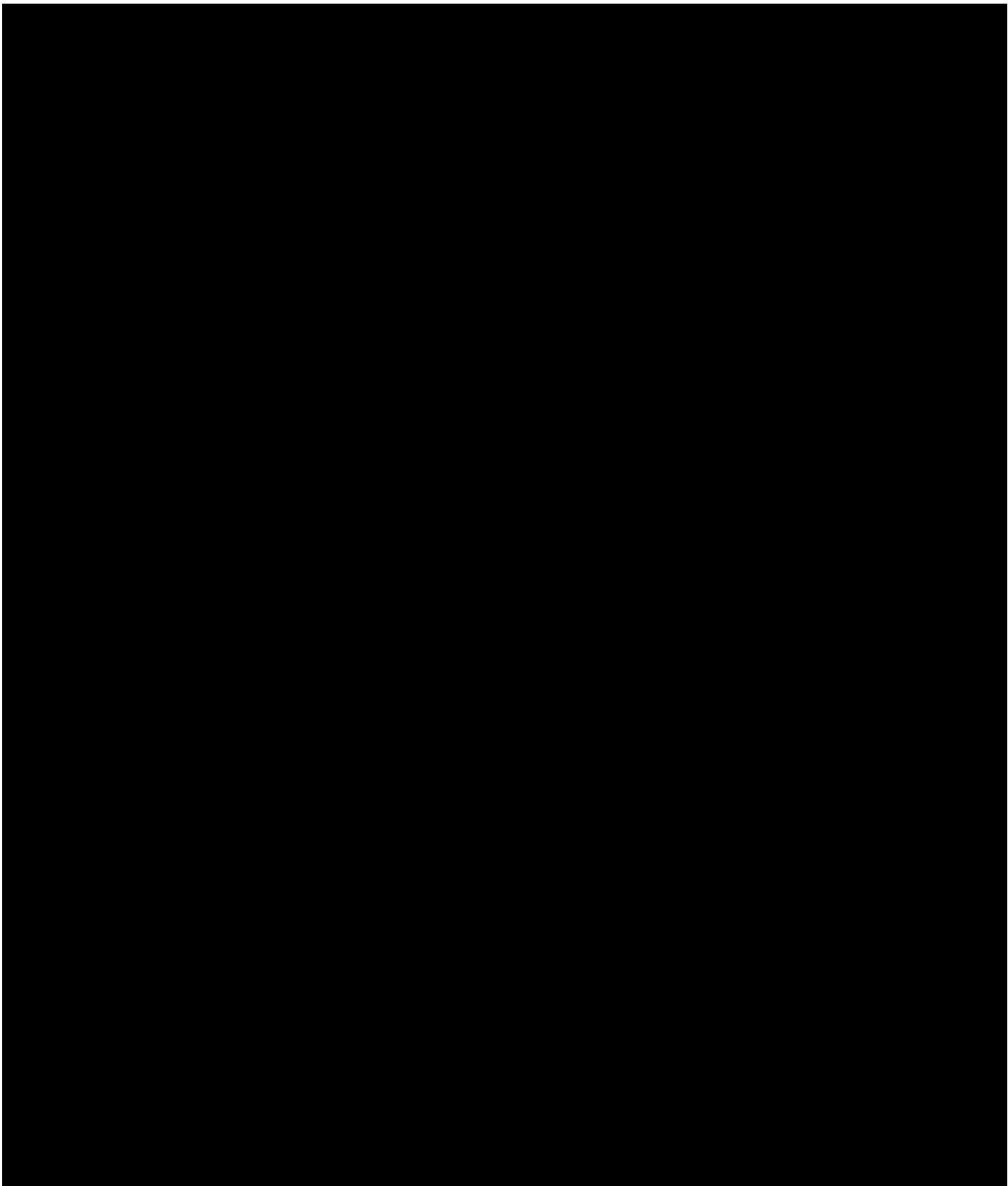
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Section 3:

Financial Viability:

3.1 Financial ability:





## Section 4:

### Other users of area surrounding the proposed aquacultural operation.

#### 4.1 Impacts to other users including wildlife.

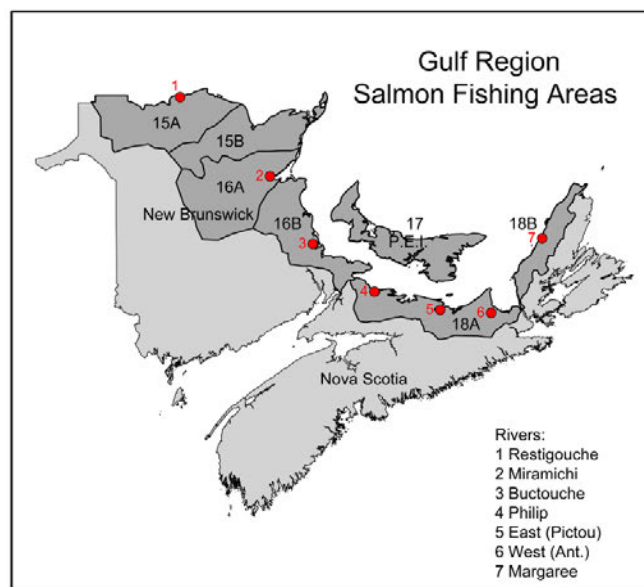
There are **no changes in impact to others compared to the existing license**. The farm operation will be exactly as described in the existing license.

There is **no change in knowledge of local species at risk** since the existing license was approved.

#### Salmon run rivers:

The distance between the Lingan location and the defined salmon rivers in Salmon Fishing Areas 15-18, 19-21 and 23, remains the same. Most rivers at long distance from Lingan (> 120 km) and there are no indications in reports that any changes occurred in salmon rivers related to the Lingan plant. **This has not changed from the existing license.**

All rivers flowing into the southern Gulf of St. Lawrence are included in DFO Gulf Region. Atlantic Salmon management areas in DFO Gulf Region are defined by four Salmon Fishing Areas (SFAs 15 to 18) that encompass portions of three Maritime provinces (New Brunswick (NB), Nova Scotia (NS), and Prince Edward Island (PEI); Figure 1).



*Figure 1: Salmon Fishing Areas in DFO Gulf Region and locations of rivers where indices of salmon abundance are presented for 2022. Note the Buctouche point represents the following southeastern New Brunswick rivers: Buctouche, Cocagne, Richibucto/Coal Branch, Kouchibouguacis and Kouchibouguac.*

Source: DFO. 2023. Update of stock status indicators of Atlantic Salmon (*Salmo salar*) in DFO Gulf Region Salmon Fishing Areas 15 - 18 for 2022. DFO Can. Sci. Advis. Sec. Sci. Resp. 2023/035.

Appendix

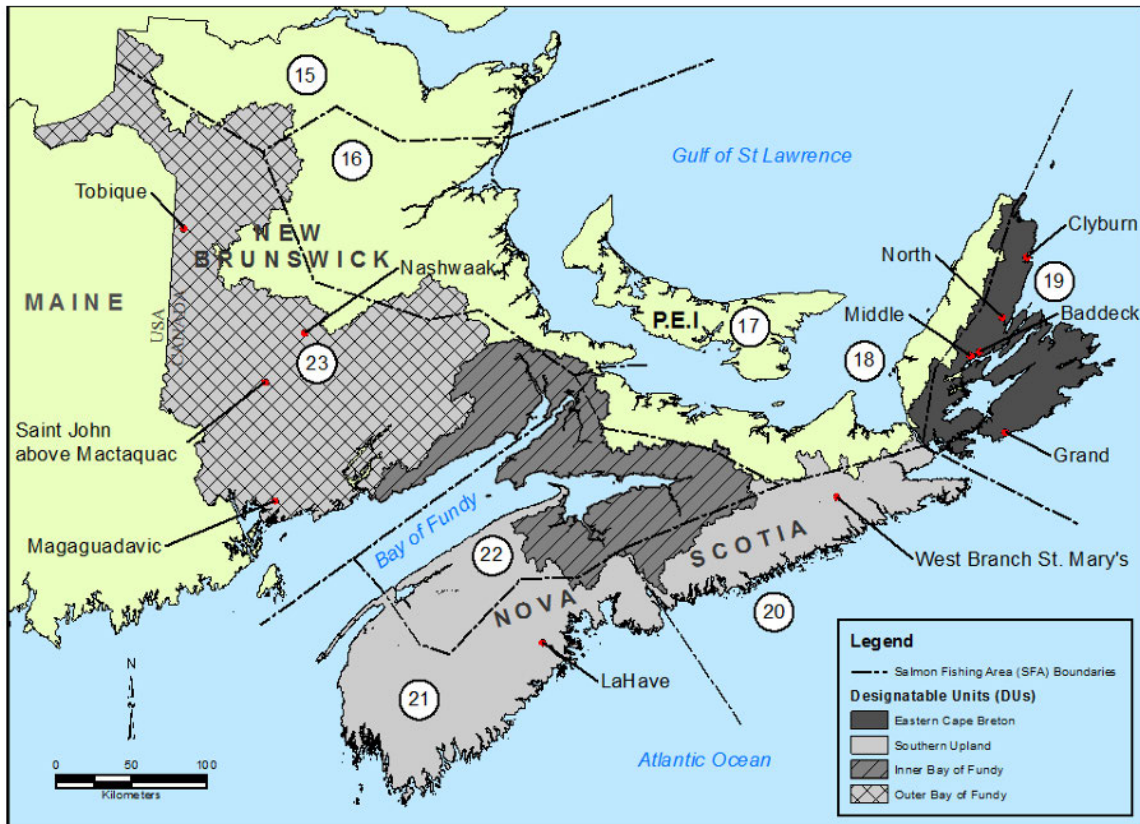


Figure A1. Map showing the locations of Salmon rivers where monitoring predominately occurred, Salmon Fishing Areas (SFAs), and Committee on the Status of Endangered Wildlife in Canada (COSEWIC) Designatable Units (DUs) mentioned in this update. SFA numbers are labeled inside the white circles. Data Source for DUs derived from NS Secondary Watershed Layer (NS Dept. of Environment) and NB Watershed Level 1 Layer (NB Dept. of Natural Resources).

Source: DFO. 2021. Stock Status Update of Atlantic Salmon in Salmon Fishing Areas (SFAs) 19–21 and 23. DFO Can. Sci. Advis. Sec. Sci. Resp. 2021/032.

4.2 Impacts by other users including wildlife.

There are **no changes in impact by others compared to the existing license**. The farm operation will be exactly as described in the existing license.

4.3 Navigation Protection Act (NPA) approval.

There are **no changes or additions of, or to, any structure, device or thing – temporary or permanent – made by humans, that is in, on, over, under through or across any navigable water compared to the existing license**. The farm operation will be exactly as described in the existing license.

This document was prepared by Stava Invest AS.

Stava Invest AS is the majority shareholder in Scotia Seafood Producers Inc. and in Canakva Fish Farming Inc.

Contact person:

Leo Detz

[leonard@stavainvest.no](mailto:leonard@stavainvest.no)







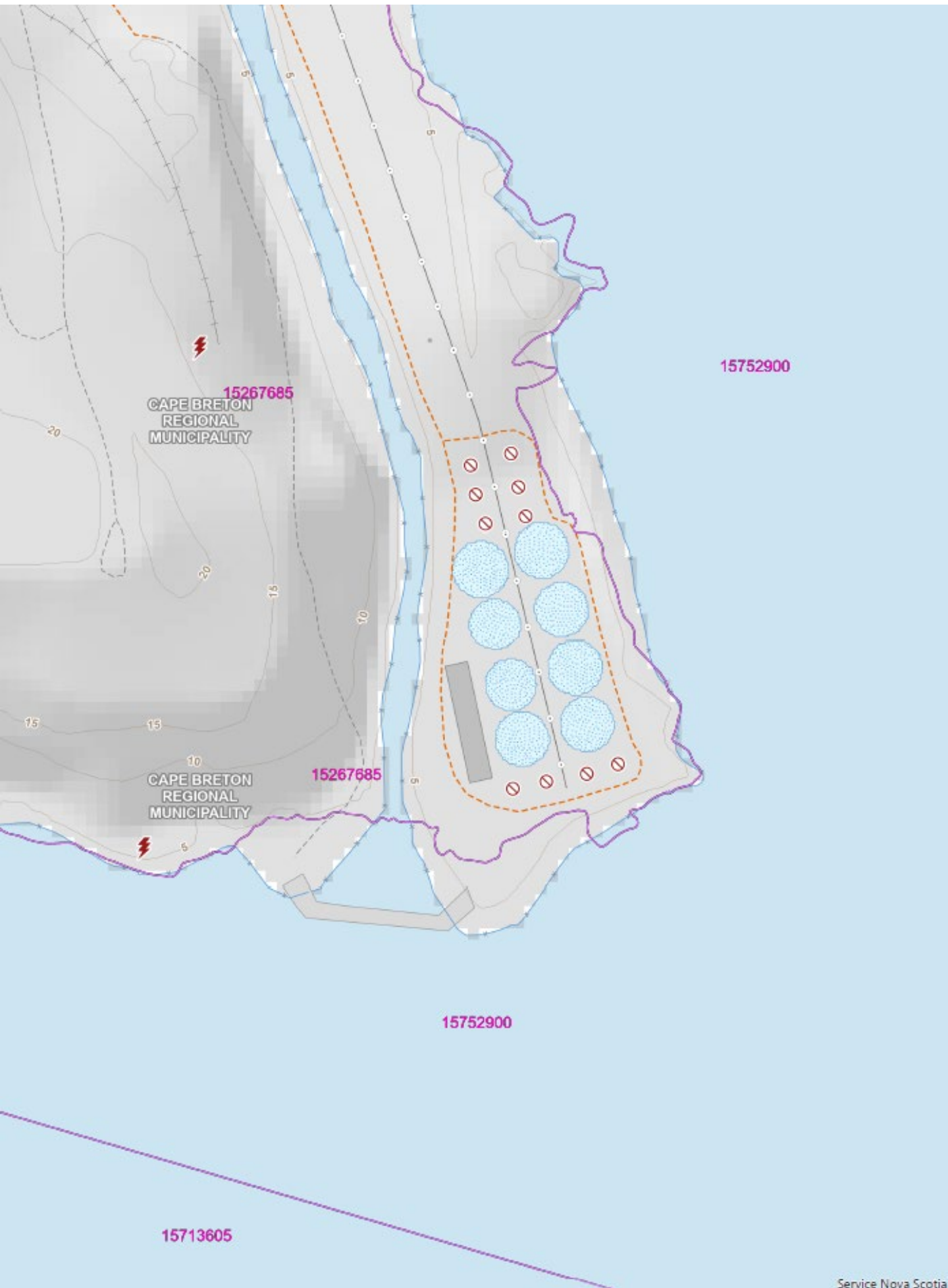
Enclosure: B







Enclosure: B



Enclosure: B

