

ENVIRONMENTAL ASSESSMENT

PROPERTY:

FOR

FIBREGLASS WORKS LTD.

Mr. Glen Meadus  
Fibreglass Works Ltd.  
Centreville, NL

NAME OF UNDERTAKING:

FIBREGLOSS WORKS LTD.

PROPONENT:

- (i) Name of Corporate Body: Fibreglass Works Ltd.
- (ii) Chief Executive Officer:  
Name: Glen Meadus  
Official Title: President  
Address: 415 Pickersgill Blvd. Centreville, NL A0G 4P0  
Telephone No: 1-709-678-7649
- (iii) Principal Contact Person for Purposes of environmental assessment:  
Name: Glen Meadus  
Official Title: President  
Address: 415 Pickersgill Blvd. Centreville, NL A0G 4P0  
Telephone No: 1-709-678-7649

Date:

THE UNDERTAKING:

- (i) Name of the Undertaking: Fibreglass Works Ltd. (Islander Pools, Fibreglass Works Ltd. Manufacturing Facility)
- (ii) Purpose/Rationale/Need for the Undertaking:  
Purpose of this project is to assist in new expansion matters in the fibreglass parts for Islander Pools and small boat parts for fiberglass Works Ltd. and to meet the increased demand ongoing from Fibreglass Works Ltd.

DESCRIPTION OF THE UNDERTAKING:

- (i) Geographical Location:  
The property is located at 300 Loop Hwy, Dover, NL. A topographic map and aerial photographs of the property site are included in the document. The specific location of the site is 48°53' 44.59" Latitude and -54°00'03.17" Longitude as can be seen on the attached topographic map. Also, see attached photographs of property and surroundings. The property sits on the East shoulder of Loop Highway.
- (ii) Physical Features:

- (iii) There are no properties in the vicinity of this property. The closest body of water is Lockyer's Bay approximately 100m to the East of the property. The lot has a paved parking area on the front to the highway. To the North, East, and South of the building the ground is grass, shrubs, and trees. The site sits at a slightly lower elevation than Loop Highway. Currently there is no municipal water and sewer hookup at this location currently there is an artesian well and septic system in place. There is also a large paved parking area, please refer to aerial photos of this property. Currently there is only one road adjacent to the property which is named as Loop Highway.
- (iv) Construction (if applicable):  
Both Buildings are currently constructed. Parking lot is paved and lot is finished where no further construction is needed. There is sufficient land for operation. Wildlife impacts are minimal to the property as the overall clearing is quite small. Building 1 is heated with electric heating with forced hot air with no cooling present, building 2 has no heating. Each building has its own 200-amp service. Building 2 that is currently with a 200amp serviced will need to be insulated and chip rocked to be operational, also a heating source will need to be added. Hoping to have construction completed within two months.
- (v) Operation:  
Fibreglass manufacturing of Swimming Pools and Small Parts  
Please see following section title "Chemicals used in Manufacturing"  
There are fumes related to the project, in which exhaust fans and clean replacements.  
There are spill kits on site as per OHS requirements to address any malfunctions or spills.  
There will be Propane Infrared Heating in place for manufacturing.  
There will be no finished coats and no paint booths on site.
- (vi) Occupations:  
There are an expected 4-8 employees. All employees will have the skills and expertise with fiberglass. The employees will be NOC Code 94219 Fibreglass Laminators. All Employees will already be existing employees at Fibreglass Works Ltd. Future employees are unknown at this point. Our hiring plan is to hiring new employees as needed, whether it is locally or internationally. Contract length will be 2yrs-5yrs.
- (vii) Project Related Documents:

#### APPROVAL OF THE UNDERTAKING:

No formal approval from the Town of Dover is required. The only approval in which the owner is awaiting will be the Environmental Assessment approval.

#### SCHEDULE:

We anticipate to commence the manufacturing process in the 2024 calendar year.

#### **CHEMICALS USED IN MANUFACTURING:**

There are 3 products used in the manufacturing of fiberglass parts and pools. The process for all products is the same.

- (1) General Purpose resin Class 3
- (2) Mek Hardener (Class 5.1)
- (3) Class 3 Gelcoat for coloring each product

These products are all used with a fiberglass spray gun application. All products used for manufacturing parts are stored in the adjacent building to where these fiberglass parts will be manufactured. All materials used in the manufacturing process are transported via regular transportation methods i.e. Day and Ross. There is no potential adverse environmental effect from the fiberglass manufacturing. All processed are carried out inside the proposed buildings. Waste products from the fiberglass parts are loaded into a trailer at its final state and brought to the local dumping facility. There are also no proctor or land use conflicts at this moment that I am aware of., and the estimated life span of this facility is 30 plus years.

#### **CAPITAL COST AND FUNDING:**

Current funding for purchase of this property has been approved by ACOA and BDC pending approval of sale. The purchase price of the facility as it stands today is \$400, 000.00 Projected upgrade cost to building number 2 is in the cost range of \$150,000.0 - \$200,000.00

Dated May 15, 2024

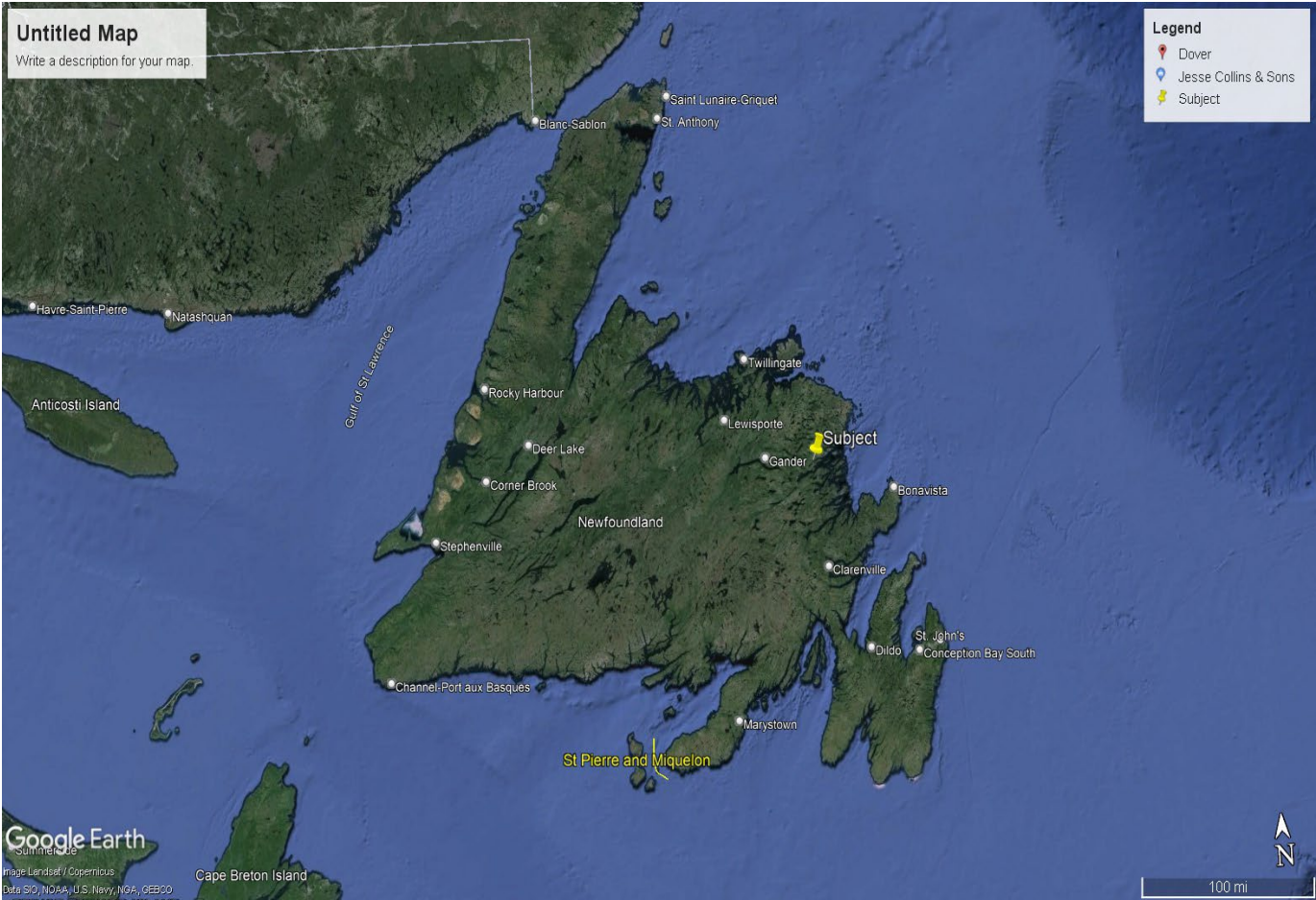
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Signature of Proponent/Chief Executive Officer

Map of Proposed Project



Provincial Map





**Site Photographs- Overall property looking East**





Warehouse looking East



**Site Photographs- Warehouse looking North**



**North Side of Property Looking South East**



## Aerial Photographs

2006



2013

2006



2013

2019





2022



## **SITE PLAN**



**PROPERTY AT  
300 BONAVISTA NORTH HIGHWAY  
PHASE I ESA  
DOVER, NL**



PROJECT



## Legal Survey

