

Environmental Assessment Registration

Superior Glove

New Springdale Facility

Light Industrial

September 15, 2022

Submitted to: Minister of Environment and Climate Change

P.O. Box 8700

St. John's NL, A1B 4J6

Attention: Director of Environmental Assessment

1.0 Name of Undertaking

Superior Glove, New Springdale Glove Plant

2.0 Name of Proponent

Name and Address of Corporate Body:

Superior Gloveworks, 36 Vimy Street, Acton ON L7J 1S1

Chief Executive Officer: Tony Geng

Official Title: President

Address: Superior Gloveworks, 36 Vimy Street, Acton ON L7J 1S1

Telephone Number: 519 853-1920

E-mail: tony@superiorglove.com

3.0 The Undertaking

3.1 Name of the Undertaking:

Superior Glove, New Springdale Production Facility

3.2 Purpose/Rationale/Need for the Undertaking:

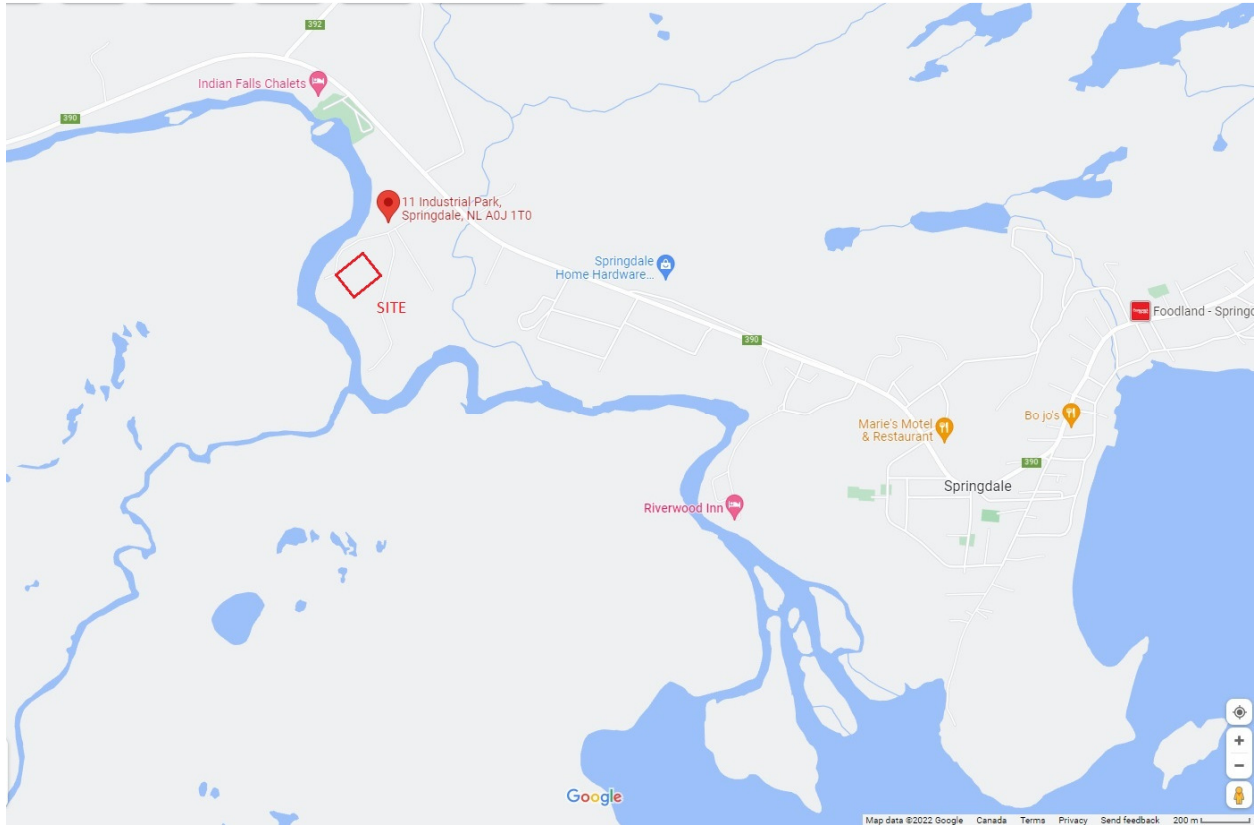
Superior Glove has been operating a production facility in the Springdale area for approximately 6 years in existing rental facilities. As part of the company's expansion plan, the New Springdale Facility will streamline and accommodate all existing operations under one roof. The new building also provides the company with the ability to expand existing operations in Springdale and will provide additional employment in the area for fifty additional jobs. Moving existing operations away from the town and into the zoned industrial park area of town will provide a location that is more in line with local uses.

4.0 Description of the Undertaking

4.1 Geographic Location:

The Superior Glove site is located within the boundaries of the Town of Springdale and specifically located in the Industrial Park adjacent to P&B Trucking. The industrial park is accessed from Route 390 which runs through the Town. Enclosed are aerial photography of the site and large-scale mapping from the Government of NL Surveys and Mapping Services showing its location within the Town of Springdale. The site is adjacent to Indian River (a

designated salmon river) with the developed site approximately 50+m from the high-water mark of the river.



Property Location – Google Maps



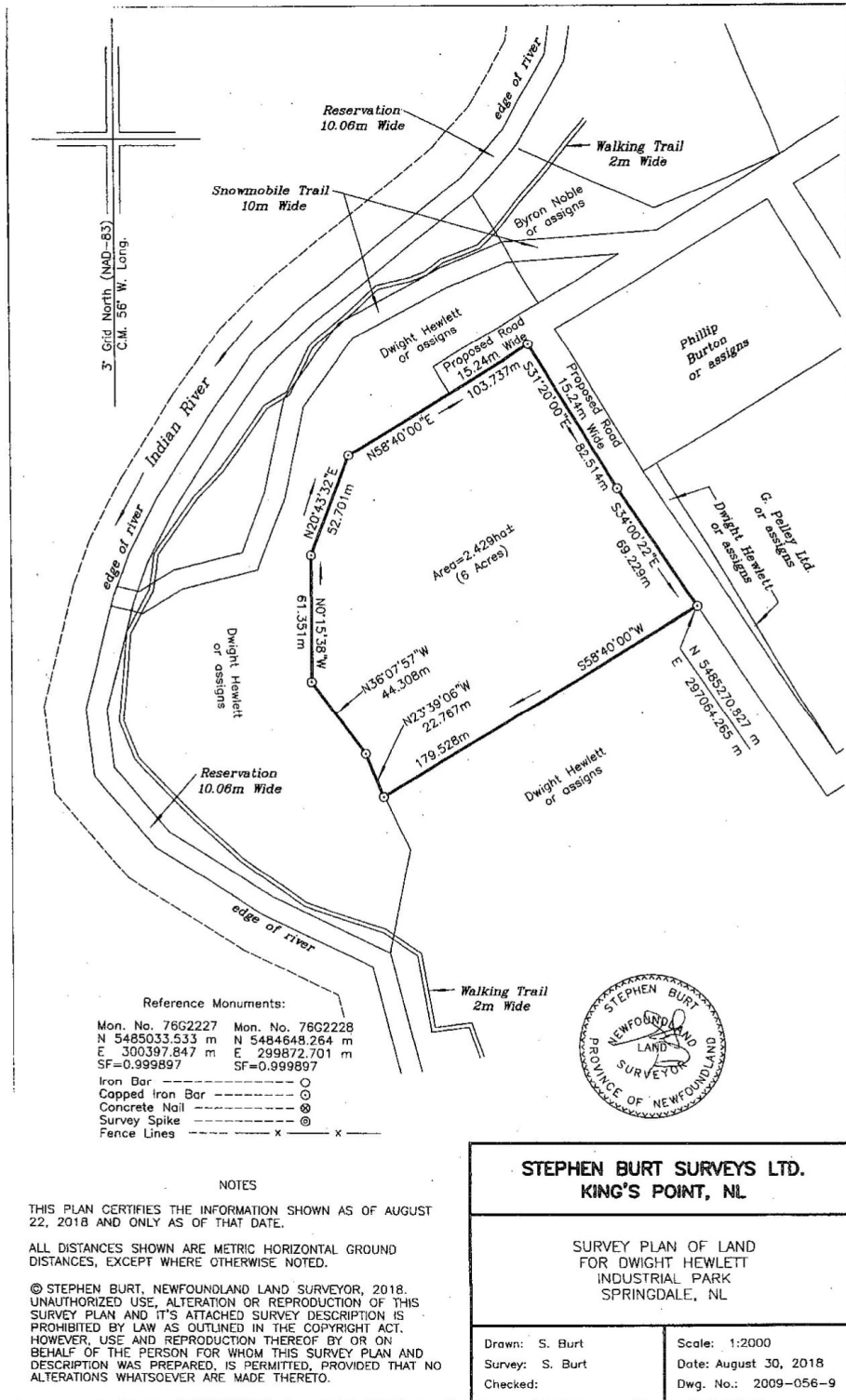
Property Location – Google Satellite Image



Panorama of Site – view looking east.



Aerial Photograph of the Area – National Topographic Survey 210819-220 (2021)



4.2 Physical Features:

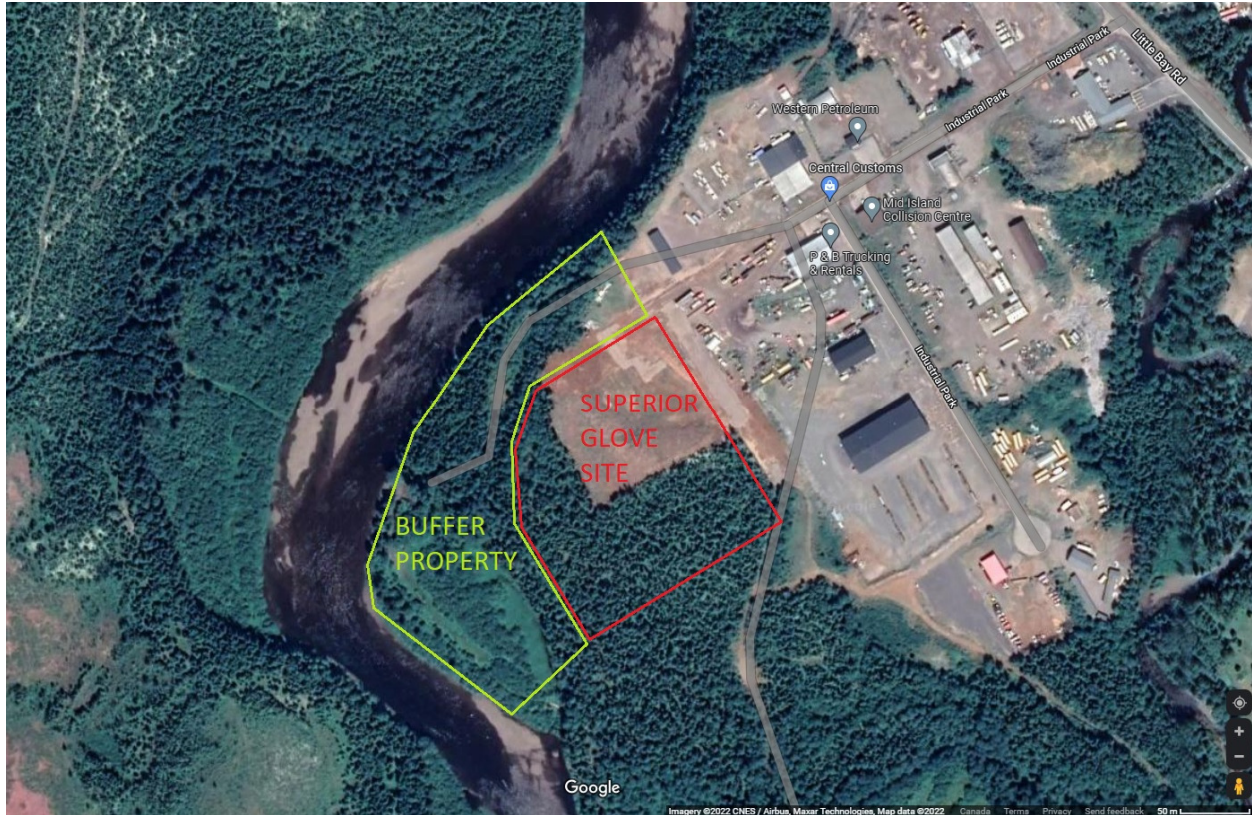
The project entails the development of a site to accommodate the construction of a glove manufacturing facility complete with Building, parking lot, road access, commercial septic field and Supply/Delivery services. The building is of pre-engineered steel construction on reinforced concrete foundations, is approximately 26000 sf in area and situated on a developed site that is 175,000 sf in total. The existing access road, within the industrial park, is being extended to the new developed site. The existing site that is to be developed is relatively level and covered in thin low-lying vegetation of shrubs and grasses over a silty sandy soil composition typical for the Springdale area. Surrounding the proposed developed area is a forested perimeter of spruce and fir trees. Beyond this forested area the land drops significantly to Indian River.

The property boundaries are approximately 80m from river to the north and approximately 110m to the west.

The subject property does not border the river. There is a separately owned property between the subject property and the river's edge. This 'buffer' property contains a dedicated trail system with natural vegetation, and it is not affected by this project.



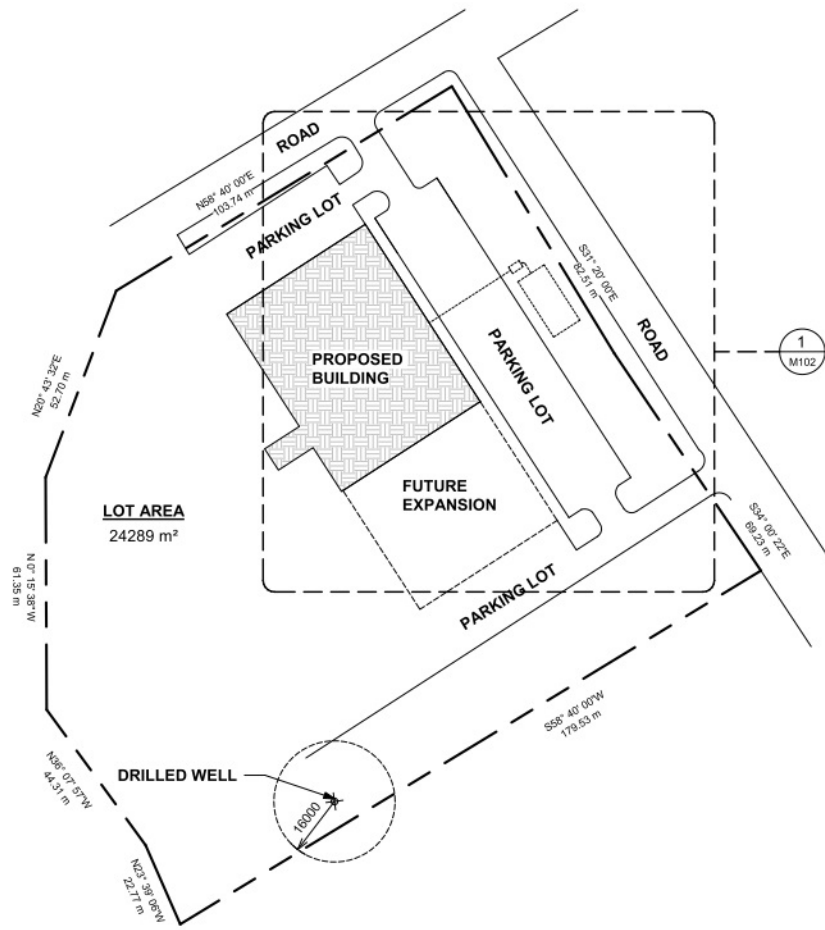
Photo taken from Site entry.



Google Satellite Image Illustrating the Buffer Property.

4.3 Construction:

The project entails the development of a site to accommodate the construction of a glove manufacturing facility complete with Building, parking lot, road access, commercial septic field and Supply/Delivery services. The building is of pre-engineered steel construction, with metal siding construction and a preformed metal roofing system, on reinforced concrete foundations. The total building is approximately 44,000 sf in area and situated on a developed site that is 175,000 sf in total. Phase one of construction is planned to be 26,352 sf with a future Phase two construction of an additional 17,713 sf. The existing access road, within the industrial park, is being extended to the new development site. The site is to be developed such that surface runoff is to be collected in perimeter ditching around the parking area and depositing over surrounding vegetation, but it is more likely to get absorbed into the ground. A Geotechnical Report with the results of the percolation tests is available on request. Outlying ditching outlets are to be complete with silt fencing during the early stages of development to ensure loose silt can be collected and filtered out of the runoff. The site development will include parking for approximately 50 staff parking, 4 visitor parking, and 2 barrier free parking spaces. The proposed facility is planned to include for two loading docks to be located at the rear of the facility. Water will be supplied by a drilled well and sanitary will be provided by an environmentally sensitive septic system (refer to Appendix B for details).

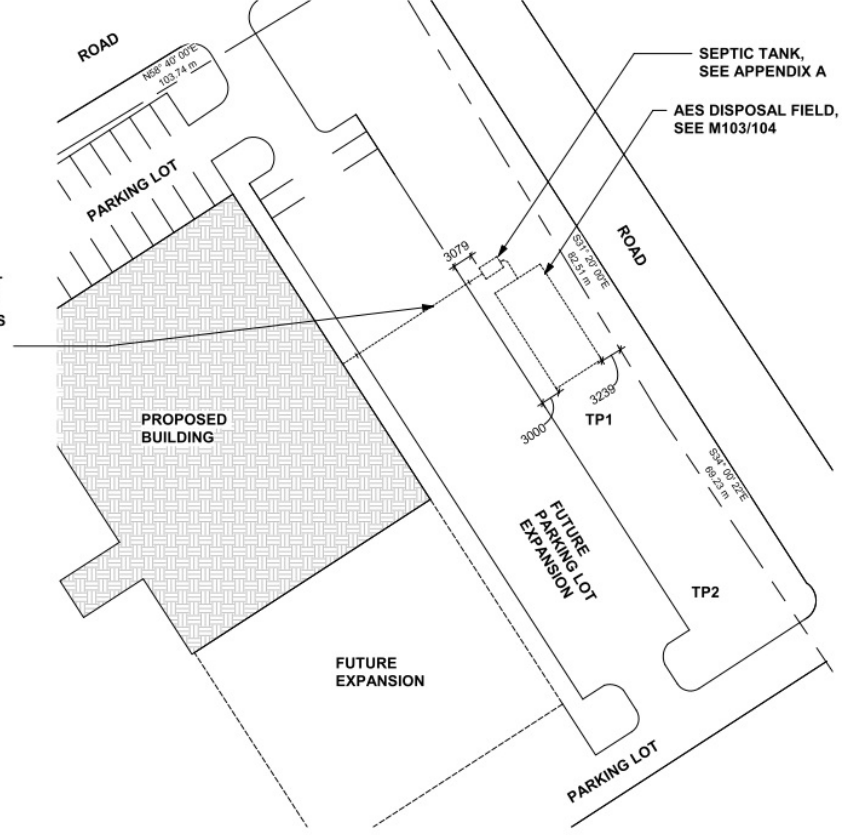


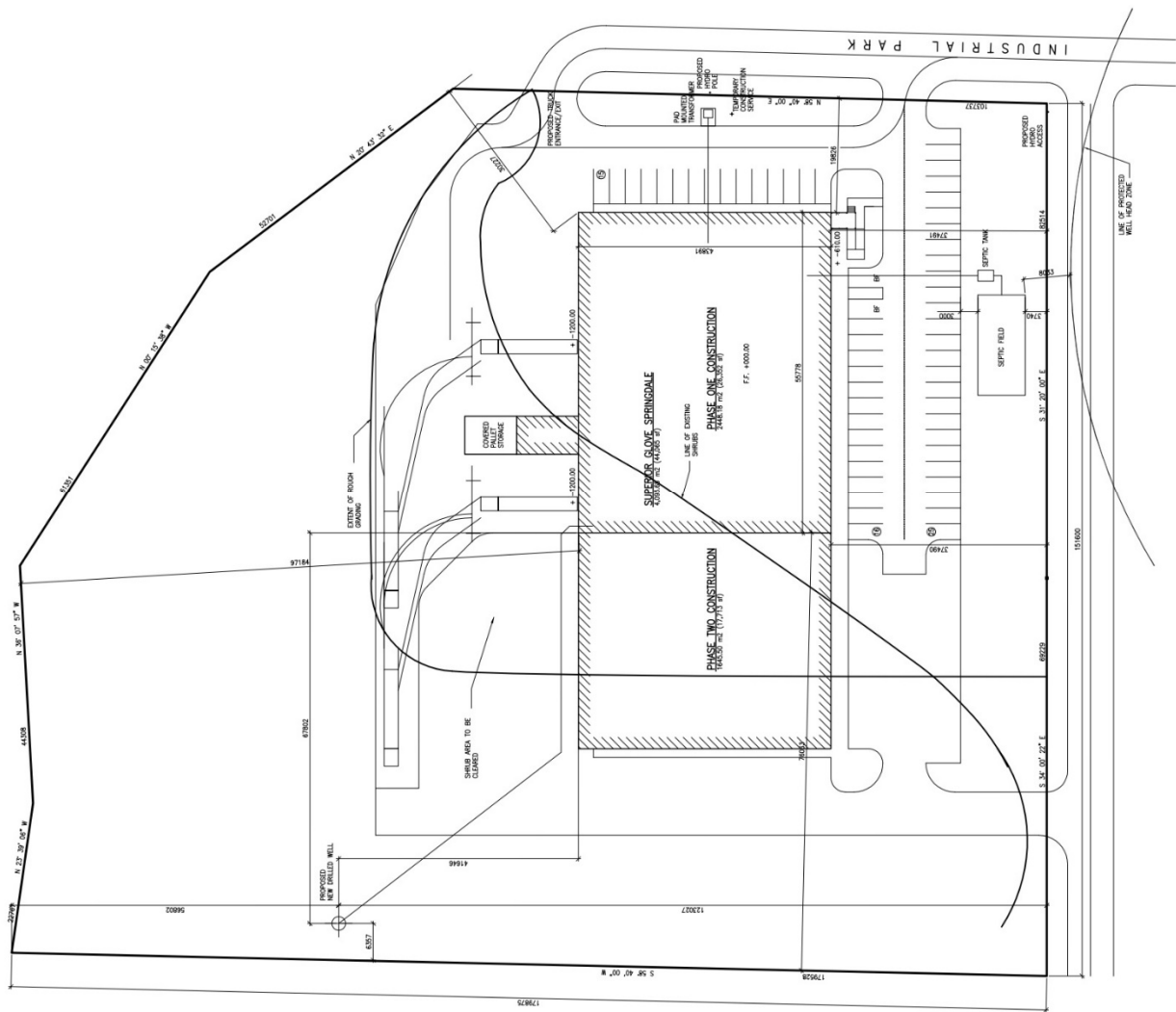
1 AES Site Plan
M101 1 : 1000

AES Site Plan as taken from Septic Design Proposal Prepared by Enviroseptic.

SECTION OF PVC CROSSING PARKING LOT TO BE IPEX DR35 (TYPE PSM) 150mmØ AS PER DEPT. TRANSPORTATION AND WORKS MASTER SPECIFICATION SECTION 02530 SANITARY SEWAGE - PART 2.1 (1) WITH 1/2" MINUS BEDDING AS PER SECTION 02530 -PART 2.4.1 (2). SLOPED AT 2%

NOTE: DUE TO THE LENGTH OF THE PIPE FROM THE BUILDING TO THE SEPTIC TANK, CLEAN OUTS WILL BE REQUIRED. THERE SHALL BE A 150mm CLEANOUT LOCATED WITHIN THE BUILDING NEAR SEWER OUTFALL AND A 150mm CLEANOUT LOCATED NEAR THE SEPTIC TANK.





Total Development of 44,065sf in Phase One and Phase Two Construction.



Superior Glove - Pt Leamington Location - Prefabricated Steelway Building

4.4 Operation:

The existing operation in Springdale is currently for safety sleeve production. In the Phase 1 expansion the company is planning to add operated knitting to the manufacturing process. This will consist of the inclusion of approximately 100 automated glove knitting machines to the existing operation. Some additional automated production of other safety products may be added on an ongoing basis.

The plant will receive either raw materials or semi-completed goods from other Superior Glove locations for inclusion in the manufacturing process. Finished goods will be shipped out of the Springdale facility to be warehoused in other Superior Glove locations. A small amount of warehousing will be in the plant to house raw materials, finished, and semi-finished products. There is no planned storage for hazardous goods.

The proposed light industrial facility will be designated F2 under the NBC. Approximately 24,000 sf of the facility will be dedicated to manufacturing and warehousing with an approximate additional 2,500 sf being dedicated to administration and plant management offices. The facilities include two staff washrooms and two banks of three fixture washrooms for the production staff. There are no industrial processes planned for this location that use water resources as part of the industrial processes.



Existing Springdale Operation



Point Leamington Knitting Room

4.5 Occupations:

Construction Phase: The construction phase will be standard light industrial construction. It is expected that several local contractors will be retained throughout the construction period. Excavations and civil construction are being contracted by P&B Trucking, a long-standing business in the Springdale community. Building foundations have been contracted by Nobles Construction, another immediate neighbor to the site and a long-standing business in the community. Additional resources to the construction are being provided by miscellaneous contractors from the existing Pt Leamington Superior Glove operation. The maximum on-site construction staff is expected to range between six and twelve construction labour employees of various skill sets for the duration of construction. Superior Glove was one of 50 Canadian companies honored with the prestigious “Canada’s Best Managed Companies” award in 2012 and has since requalified the last 10 years running. In 2021, Superior Glove was selected as one of “Canada’s Top 100 Employers” In the under 500 employee categories. Also last year, Superior Glove was shortlisted as one of the top 5, for “Canada’s Safest Manufacturing Employer Award”.

5.0 Approval of the Undertaking:

Superior Glove has been working closely with the Town of Springdale for the past four years in this undertaking. Mr. Jason Sparkes, Town CAO and his staff have been instrumental in helping to get this plant started.

Superior Glove has been granted a building permit from Services NL as well as a well drilling permit.

6.0 Schedule:

Fall 2022: Start of Construction

March 2023: Opening of Phase One Superior Glove Springdale

March 2025: Planned opening for Phase Two Superior Glove Springdale

7.0 Funding:

This project is has received approval from the federal (ACOA) government for a repayable loan to help with the building construction and machinery purchase.

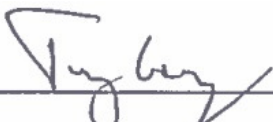
The project costs are covered in this ratio:

ACOA Loan \$2,525,000.00

Superior Glove Works \$2,685,000.00

Total Project Costs \$5,210,000.00

Sept 12/22



Date

Signature of Proponent/Chief Operating Officer

8.0 Attachments:

Appendix A – Septic Design Documents