

**PROPOSED MARGINAL WHARF EXTENSION  
AND HARBOUR INFILLING – BAY ROBERTS, NL**

**SUBMITTED TO:**

**ENVIRONMENTAL ASSESSMENT DIVISION  
DEPARTMENT OF ENVIRONMENT  
GOVERNMENT OF NEWFOUNDLAND AND LABRADOR  
4<sup>TH</sup> FLOOR, WEST BLOCK CONFEDERATION BUILDING  
P.O. BOX 8700  
ST. JOHN'S, NEWFOUNDLAND  
A1B 4J6**

**SUBMITTED BY:**

**HARBOUR INTERNATIONAL LTD.  
154 WATER STREET  
P.O. BOX 808  
BAY ROBERTS, NEWFOUNDLAND  
A0A 1G0**

**May 28, 2003**

## TABLE OF CONTENTS

		Page No.
1.	<b>NAME OF UNDERTAKING.....</b>	<b>1</b>
	(a) Proponent.....	1
2.	<b>THE UNDERTAKING.....</b>	<b>2</b>
	(a) Nature of the Undertaking.....	2
	(b) Purpose/Need for Undertaking.....	2
3.	<b>DESCRIPTION OF THE UNDERTAKING.....</b>	<b>2</b>
	(a) Geographic Location.....	2
	(b) Physical Features.....	3
	(c) Construction.....	4
	(d) Operations/Employment.....	4
4.	<b>INFORMATION ALREADY SUBMITTED.....</b>	<b>5</b>
	(a) Project –Related Information.....	5
5.	<b>PROJECT SCHEDULE AND FUNDING.....</b>	<b>5</b>
6.	<b>APPENDIX “A”</b>	
7.	<b>LIST OF DRAWINGS/PICTURES</b>	
	a) Site Plan with Proposed Building and Marginal Wharf Extension Drawing E-1.....	6
	b) Bay Roberts Harbour Chart – Site Location (See reference arrow).....	7
	c) Bay Roberts Harbour Drawing with Undertaking Site Location Shown Drawing E-2.....	8
	d) Pictures of Proposed Undertaking Location – Bay Roberts Harbour....	9 to 22

1. **NAME OF UNDERTAKING**

(a) Proponent:

Harbour International Ltd. is a marine service supply company in Bay Roberts. Its' existing operation consist of ship agency business coupled with a stevedoring/cold storage operation. The company's present tide water facilities have operated at Bay Roberts since 1997. The management of our companies have over 50 plus years of experience in the Newfoundland fishery and related marine activity.

Harbour International Ltd. submitted a "bid tender" proposal to Cooper Cameron Canada Ltd. on May 23, 2003. Our proposal, if accepted, would see a major expansion to our company's marine service business.

- i) Name of Corporate Body: Harbour International Ltd.
- ii) Address: P.O. Box 808  
154 Water Street  
Bay Roberts, Newfoundland  
A0A 1G0
- iii) Chief Executive Officer (or Representative):
- Name: R. David Moores
- Official Title: Managing Director
- iv) Principal Contact Person for the Purposes of this Environmental Assessment:
- Name: R. David Moores
- Telephone Number: (709) 786-9093
- Telefax Number: (709) 786-9096

2. **THE UNDERTAKING**

(a) **Nature of the Undertaking**

The company will be required to create a marine service base for Cooper Cameron Canada Ltd. This service base at Bay Roberts, NL will require (A) infilling of the Bay Roberts harbour to create approximately three (3.0) acres of land (B) the construction of four (4) new buildings, and (C) building a 46.5 meter extension to our existing marginal wharf.

(b) **Purpose/Need of Undertaking**

Our company is now in a competitive bidding process to secure a long-term client for the facilities; Cooper Cameron Canada Ltd. This will be an expansion of our company's existing marine service business. If our company is successful with winning the tender it will mark one of the first times that a long term major offshore oil project has come to Conception Bay.

There has been a lot of effort expended by the towns of Conception Bay North to stimulate additional marine related activity. The construction of such an offshore oil industry facility would be a major economic boom to all the Conception Bay North area.

3. **DESCRIPTION OF THE UNDERTAKING**

(a) **Geographic Location**

This new service base will be located to the west of our existing property in Bay Roberts.

Section 7 of the report shows fourteen (14) pictures of Bay Roberts harbour where the construction shall be done.

The next property, west, of our company on Water Street is the Mariner Lounge. The location of this club is shown on the drawing E-1, Section 7, Page 6.

There shall be an approximately 20 meters water gap maintained between the new "in filled" area and the high water mark behind the west properties on Water Street.

The site is also located on the chart of Bay Roberts harbour and the two (2) drawings E-1 and E-2. Please see pages 6, 7, 8, in Section 7 of this report.

(b) **Physical Features**

The estimate of the blasted quarry rock required to do this infilling is 120,000 cubic meters. This material will all come from an existing rock quarry in close proximity of the site. The blasted rock shall be mechanically compacted from low water mark and will be done at one-half meter lifts. The whole “in filled” area will be covered with 20 centimeters of further compacted road gravel “Class A” type.

On the new “in filled” area there will be four (4) buildings to be constructed plus an extension of 46.5 meters to the company’s existing cribbed marginal wharf. All the buildings shall be steel framed with steel cladding.

**Building Required**

All four (4) of the required buildings shall have a concrete foundations and steel frame. The wall covering comprised of 24-gauge pre-painted galvalume steel cladding, insulated with R20 (6 inch) batt attached to reinforced vinyl. The building roofs will be constructed of 24 gauges unpainted galvalume roof panel. The main workshop facility will include two large doors (50 feet wide by 54 feet high) to enable easy movement of materials in and out of the building.

1) Workshop/Warehouse

This to be 70 feet wide by 150 feet long. The overall height of the building shall be 62 feet.

2) Service Area

The service area shall be a “lean too” attached to the workshop. It will be 20 feet wide by 100 feet long. This building again will be steel construction with concrete foundation.

3) Office

Attached to the main structure by means of an above ground walk tunnel will be a small office building. The method of construction shall be the same as mentioned above and will be approximately 2000 square feet.

4) Solid Waste

A separate waste building is required of approximately 400 square feet. This building will contain solid waste that will be handled by the client in a manner that will meet all environmental regulations.

(c) **Construction**

The water area in question will be filled with all blasted rock (approximately 120,000 cubic meters). This material will not contain any organic components.

It is estimated that the “infill” process will take three (3) to four (4) weeks to complete.

Heavy construction techniques will be employed and the work shall all be done by professional local contractors.

The extension to the marginal wharf shall be wood crib construction. The ballast rock used for the cribs shall be “sized” blasted rock. A re-enforced concrete deck will cover this wharf extension area. Each crib shall be approximately 6 meters wide and 12 meters long. The total overall length of the extension shall be approximately 46.5 meters.

This type of wharf construction is identical to past construction projects at the company’s property in Bay Roberts.

(d) **Operations/and Employment**

Harbour International Ltd., as lessor, is to provide a service base that will be constructed to the wishes of the client, Cooper Cameron Canada Ltd. We understand that there shall be an approximately five (5) offshore vessel port calls during the summer months. During the year Cooper Cameron Canada Ltd. will maintain a working crew at the service base.

Their activity will be an expansion of the existing stevedoring/cold storage and ship agency business at Bay Roberts.

Our company will not be involved with the actual operations of the proposed facility. This will be done by our client, Cooper Cameron Canada Ltd. This company will be site operator and therefore totally responsible for the final level of employment at Bay Roberts. As well, Cooper Cameron Canada Ltd., as a responsible corporate citizen shall strictly adhere to all provincial and federal environment standards and regulations.

The construction phase of the undertaking will all be done by hired third party contractors. It is planned that with proper scheduling all this work will be able to proceed in a parallel mode. The construction of the warehouse/workshop can proceed after the required infilling for this building has been done. Also, the marginal wharf construction will start before the infilling has been completed.

4. **INFORMATION ALREADY SUBMITTED**

When our company decided to respond to Cooper Cameron Canada Ltd. "Expression of Interest" for this new facility it started to seek the required governmental approvals. The new undertaking is to be available to the client in January 2004.

(a) **Project-Related Information**

(i) The Town of Bay Roberts was made aware of the proposed undertaking on April 28, 2003. The town **has given their approval in principal** to this undertaking subject to our company being granted the required approvals by the provincial and federal government departments. The letter from the Town of Bay Roberts that we received is enclosed as Appendix "A" of this report.

(ii) On April 29<sup>th</sup> the required applications with applicable fees were submitted to:

(a) Land Management office  
Department of Government Services and Lands

**Note:** This department's application number 124050 has been assigned to this undertaking.

(b) Water Resource Branch  
Department of Environment

(c) Department of Fisheries and Oceans Canada

5. **PROJECT SCHEDULE AND FUNDING**

(i) **Schedule:**

The client is the major sub contractor to the White Rose offshore oil field. Cooper Cameron Canada Ltd. shall need the new site for the assembly and testing of the various sub-sea components. Besides the initial construction and supply of the necessary sub sea material, Cooper Cameron Canada Ltd., is expected to provide the ongoing maintenance of these sub-sea features over the life of the oil production field – 20 years expected.

(ii) **Funding:**

This project is a major financial responsibility for Harbour International Ltd. The financing of the project shall be done from the company's existing financial resources together with the support of its bank - The Bank of Montreal.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Managing Director

## **APPENDIX “A”**





Appendix "A"  
**Town of Bay Roberts**

P. O. Box 114, Bay Roberts, Newfoundland A0A 1G0

**Mayor:**  
Wilbur Sparkes

**Deputy Mayor:**  
Glenn Littlejohn

**Councillors:**  
Perry Bowering  
Dennis Brown  
Gerald Greenland  
Bill Seymour  
Melvin Walsh

**Town Manager:**  
Edwin Fradsham

**Town Clerk:**  
Daphne Earle

**Accts. Rec. Clerk:**  
Shirley Howe

**Director of  
Economic Development,  
Jurisim & Recreation:**  
Ron Delaney

May 22<sup>nd</sup>, 2003.

Harbour International Ltd.  
P.O. Box 808  
Bay Roberts, NL  
A0a 1G0

Att: Mr. David Moores

Dear Mr. Moores:

At a Special meeting of Council held on Wednesday, May 21<sup>st</sup>, 2003 a motion was passed giving your company Harbour International Ltd., approval in principle to proceed with your proposal, as put forth in your letter of April 29<sup>th</sup>, 2003. This approval is given subject to all other regulatory departments and you are advised that further stipulations may need to be put in place if your tender is successful. Proper design drawings must also be submitted for further approval.

Trusting all is in order.

Sincerely,

Edwin Fradsham  
Town Manager

Telephone:  
(709) 786-2126  
(709) 786-2127  
(709) 786-6203

Facsimile:  
(709) 786-2128

[www.bayroberts.com](http://www.bayroberts.com)

*Proud of the Past. Poised for the Future*

## **LIST OF DRAWINGS/PICTURES**

**Please Open: File ED103-28.dwg  
(File on CD-ROM)**

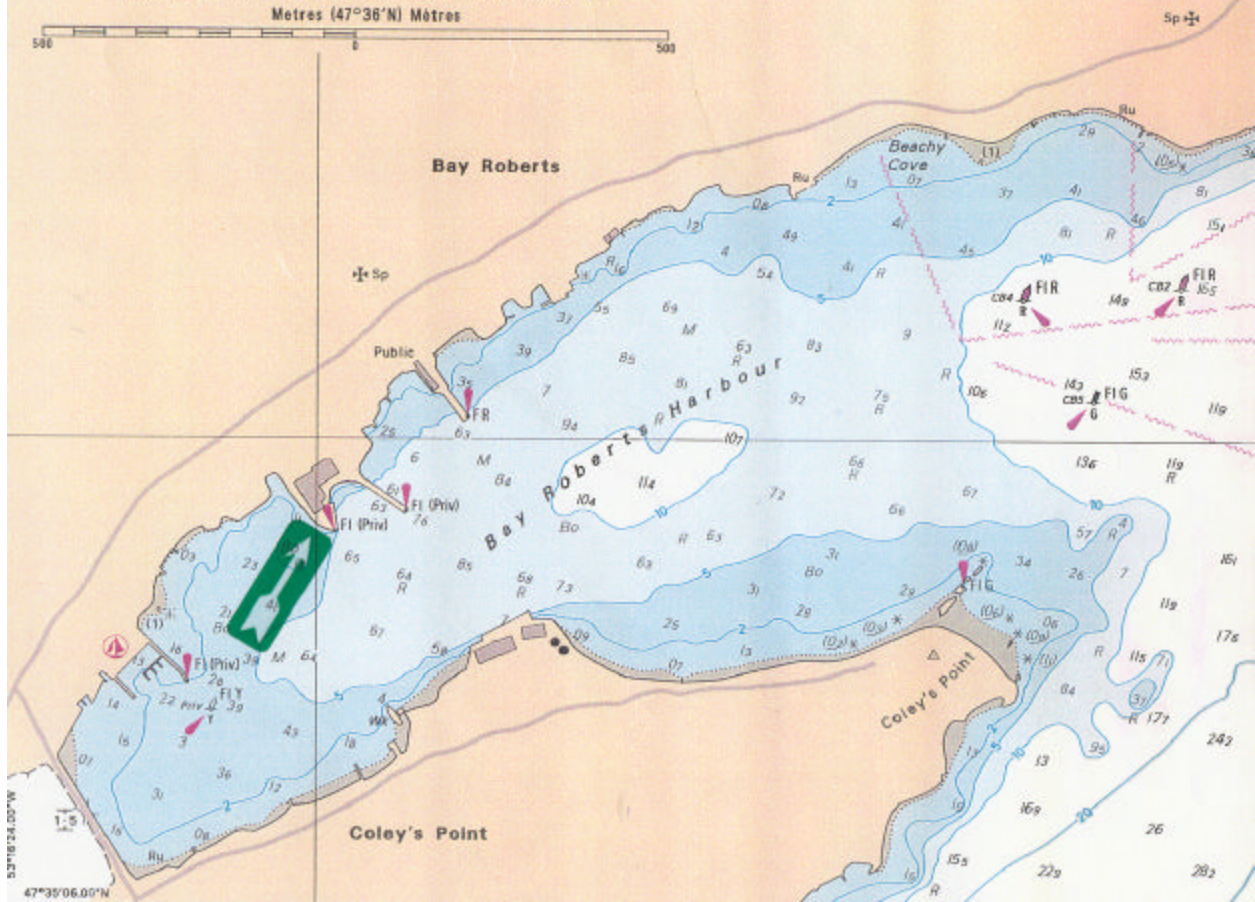
# BAY ROBERTS

Scale 1:10 000 (48°00'N) Échelle

Magnetic Variation 021½°W 2001 (11°E) Déclinaison magnétique

Metres (47°36'N) Mètres

Page 7

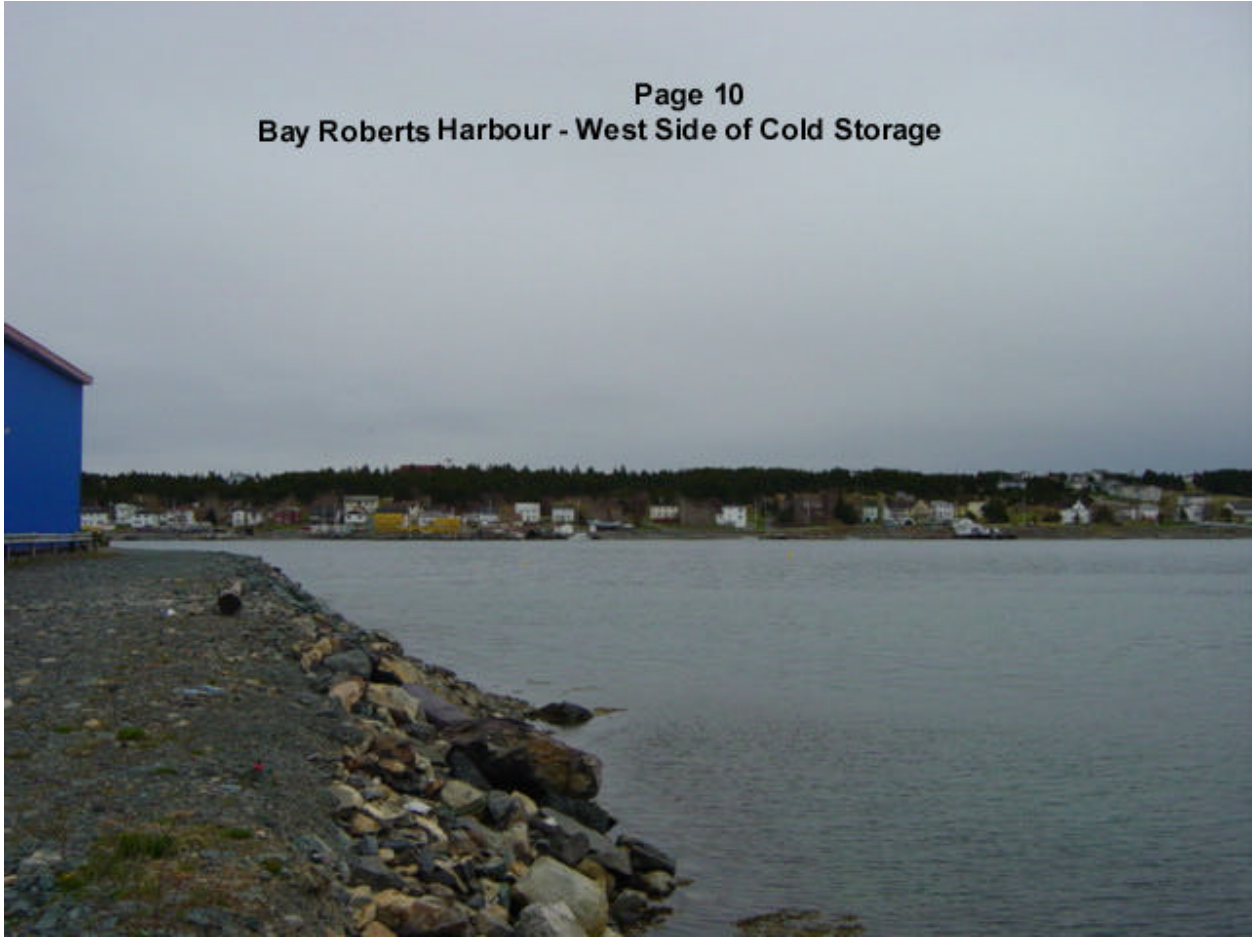


**Please Open: File ED203-28.dwg  
(File on CD-ROM)**

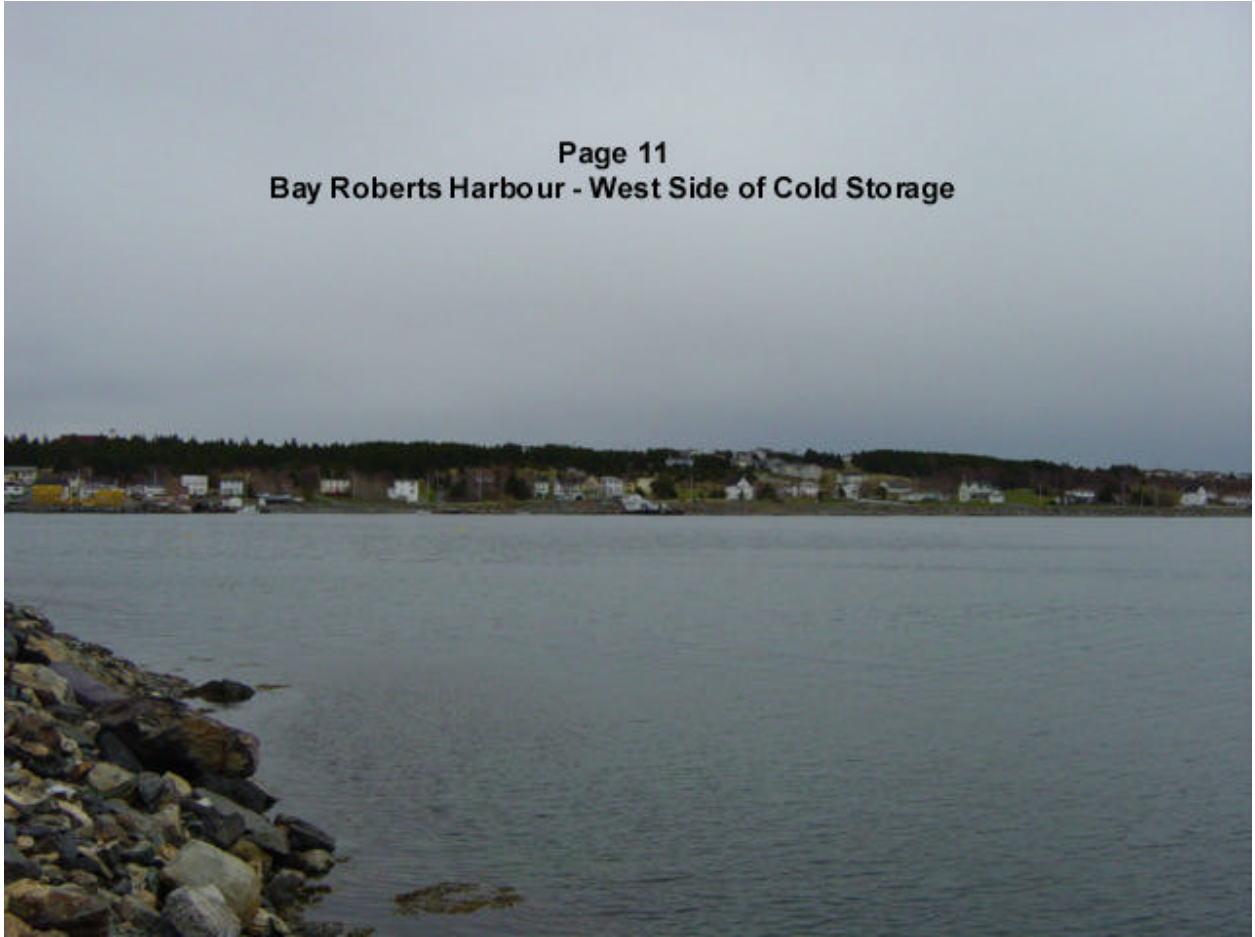
Page 9  
West Side of Existing Cold Storage



**Page 10**  
**Bay Roberts Harbour - West Side of Cold Storage**

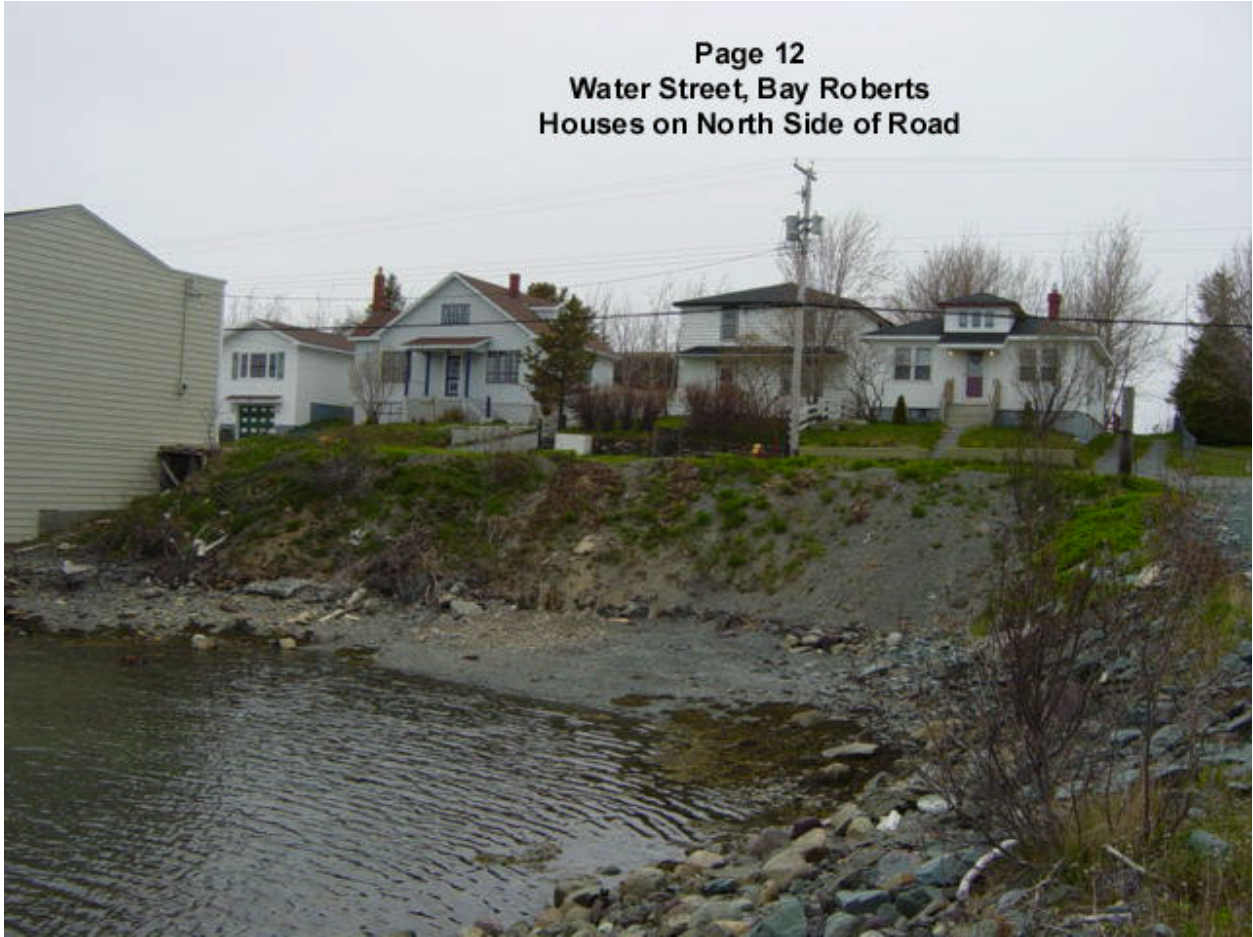


**Page 11**  
**Bay Roberts Harbour - West Side of Cold Storage**





**Page 12**  
**Water Street, Bay Roberts**  
**Houses on North Side of Road**



Page 13

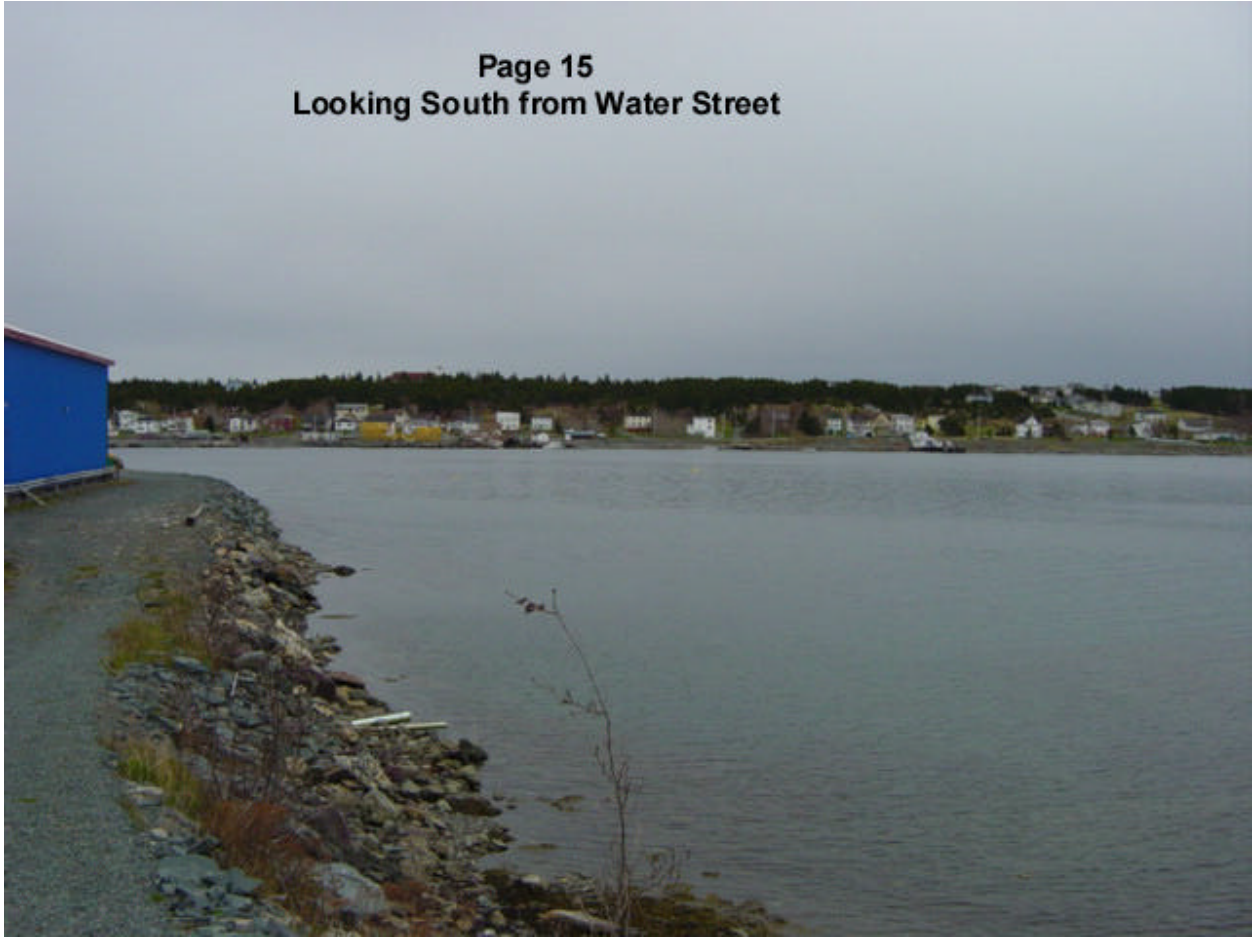
Marinar Lounge - West of Harbour International Property



**Page 14**  
**Marinar Lounge - West of Harbour International Property**



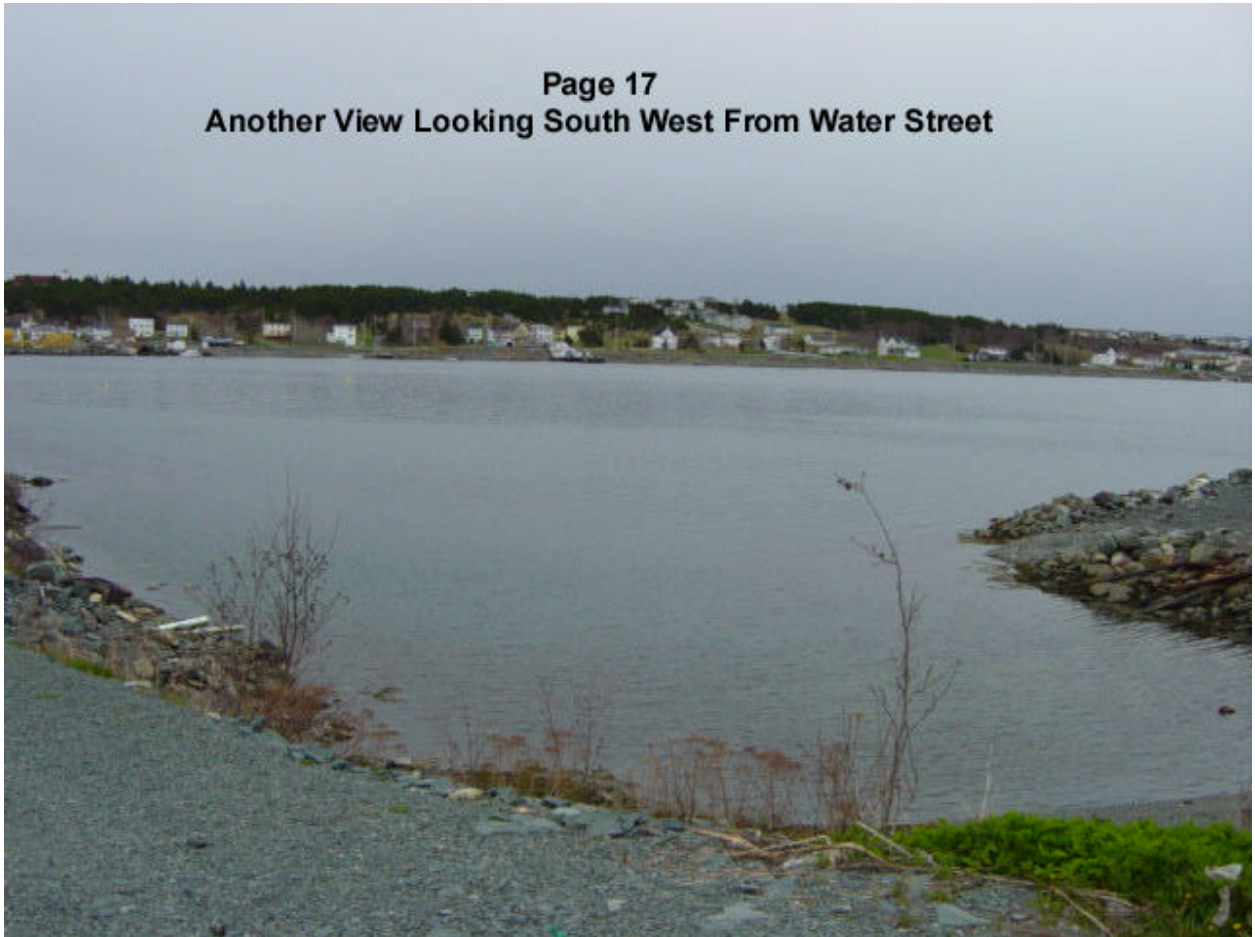
**Page 15**  
**Looking South from Water Street**



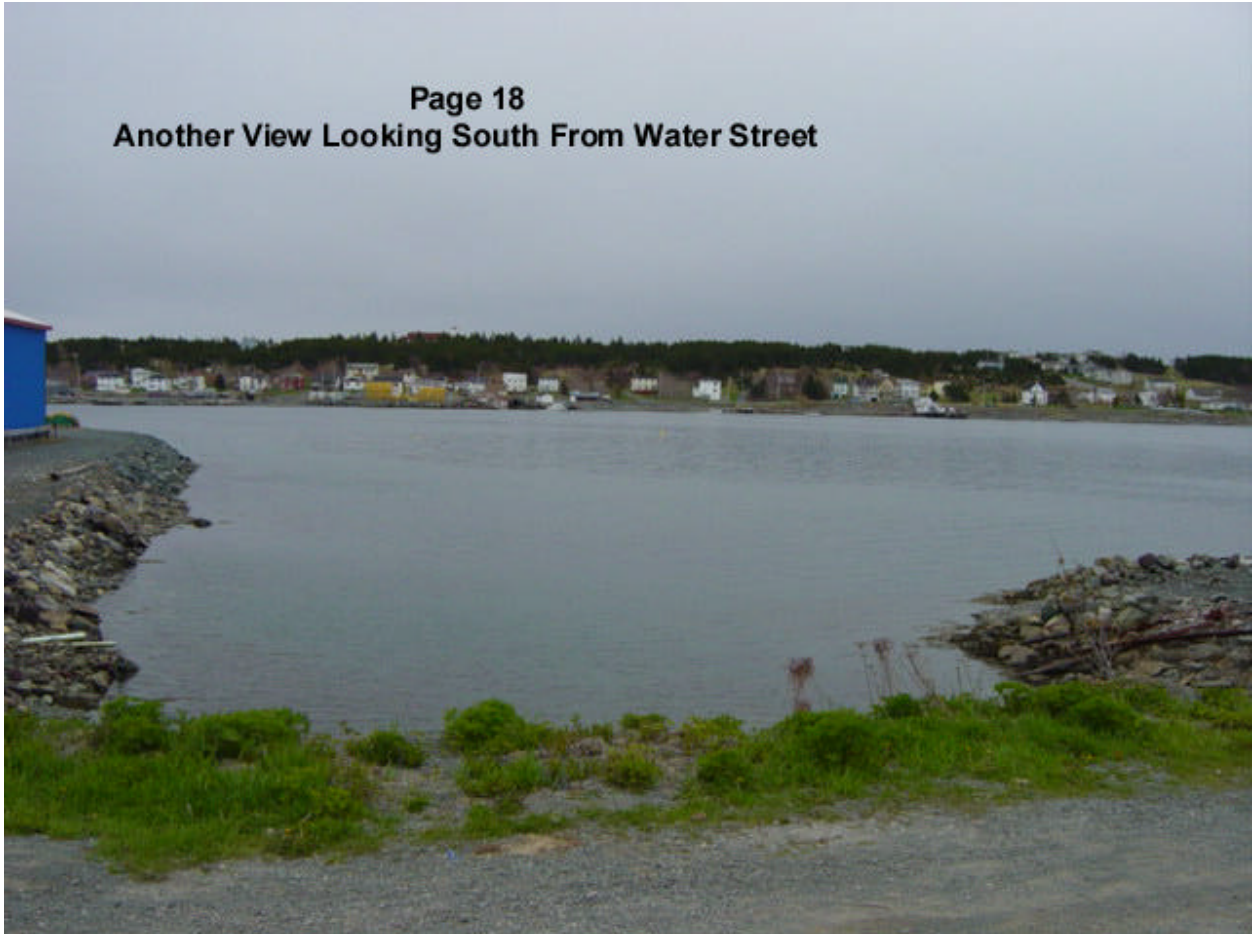
**Page 16**  
**Looking South West from Water Street**



**Page 17**  
**Another View Looking South West From Water Street**



**Page 18**  
**Another View Looking South From Water Street**

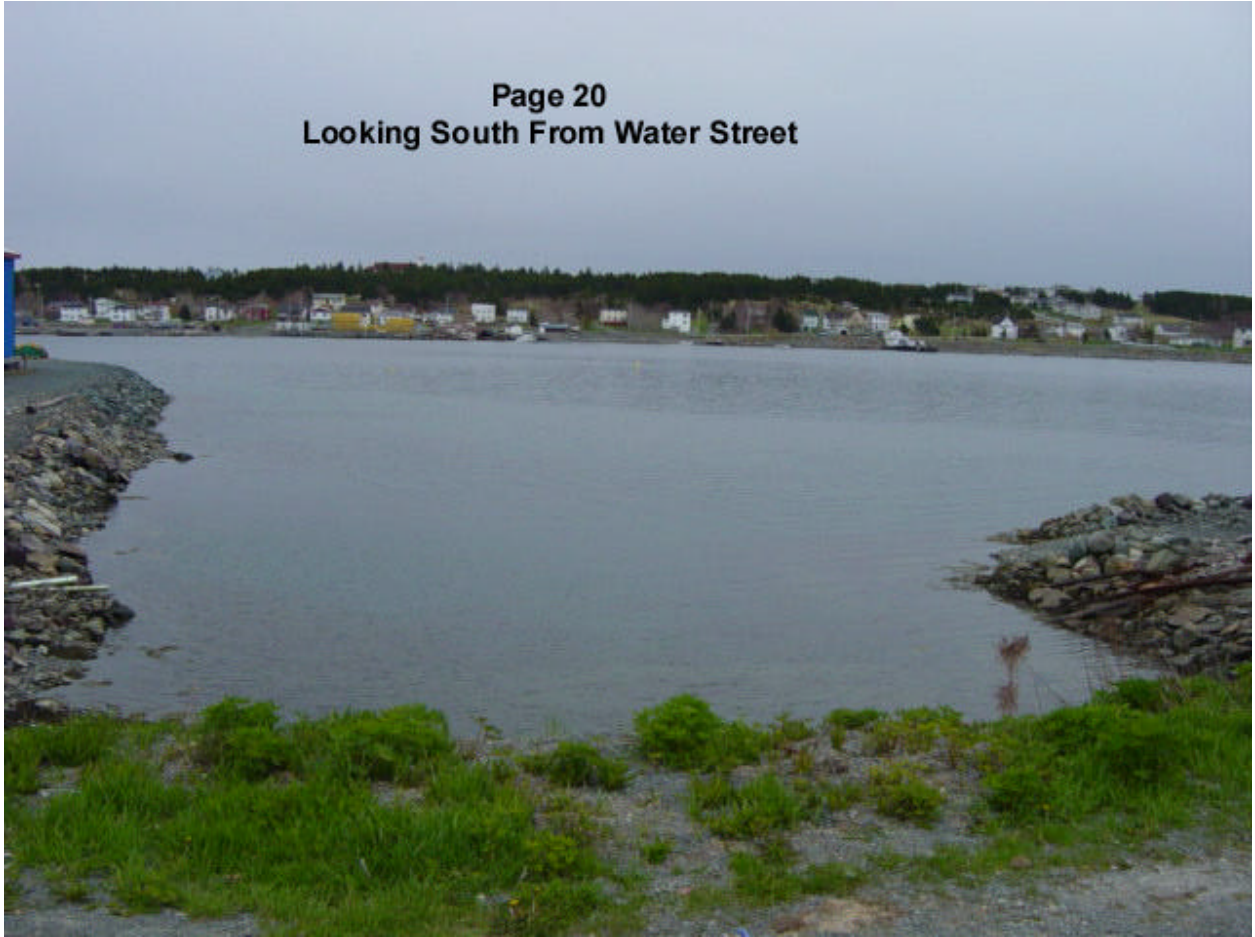


**Page 19**  
**Looking South From Water Street**  
**Cold Storage Building To The Left**





**Page 20**  
**Looking South From Water Street**



**Page 21**  
**Cold Storage To The Left**



**Page 22**  
**Marinar Lounge To The Right**



