

**REGISTRATION FORM**

**Pursuant to Part cE-142 of the Environmental Protection Act**

**NAME OF UNDERSTANDING:** Commercial Spray Painting  
booth

**Island Propane  
Ltd. a Division of  
Newlab Oxygen  
Ltd.**

19 Sagona Avenue  
Mount Pearl, NL  
A1N 4R2

**PROPONENT:**

- (i) Name of Corporate Body: Island Propane Ltd.  
19 Sagona Avenue,  
(ii) Address: Mount Pearl, NL  
A1N 4R2
- (iii) Chief Executive Officer: Sean Kearsey  
19 Sagona Avenue, Mount  
Pearl, NL  
A1N 4R2
- (iv) Principal Contact: Sean Kearsey  
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## **1.0 The Undertaking:**

### **1.1 Background:**

NewLab Oxygen Ltd. was established in 2002 by Sean Kearsey and Jim Eustace to provide products and services in the welding sector in Newfoundland and Labrador. Since that time it has grown to become a distributor for Linde, ESAB, Lincoln Electric, Techniweld and a number of other significant suppliers in the welding field. They currently have sales approximating \$2 million and employ six people selling oxygen, other gases, and parts to industrial welding operations.

### **1.2 Nature of the undertaking:**

One of our suppliers is Rapid Gaz Inc of Granby, PQ. This supplier relationship diversified to include NewLab becoming the distributor for Rapid Gaz's domestic propane tank refill service in Newfoundland and Labrador. This service involves the exchange of propane tanks at local gas stations and retail stores. The customer brings an empty tank to the retail location, and exchanges it for a full one at a price set by the retailer of \$30-35, depending on location. Each returned tank has to be inspected, de-labelled, cleaned, sandblasted, repainted, leak -tested and re-valved if necessary, re-sleeved and refilled before being put back into service. All of these activities currently take place in Granby, PQ. This results in considerable freight and logistics costs which could be eliminated if the work were done in Newfoundland.

### **1.3 Purpose / Rationale / Need for the Undertaking:**

NewLab has been in discussions with Rapid Gaz about the current relationship and approach. Rapid Gaz have indicated a willingness to consider other options for the current practice as they have found it to be marginally viable at present. This has included assisting NewLab to establish a refurbishing center in Newfoundland and forming a joint venture between NewLab and Rapid Gaz to carry on the activity.

There are a number of economic benefits to establishing such an operation in Newfoundland. These include:

It supplements the viability of an existing Newfoundland operation which employs six people.

- It would result in an estimated five new jobs in the Province.
- With the elimination of the unnecessary transportation costs from the shipping of empty containers, the cost to consumers may be reduced.
- It offers an opportunity to prolong the life of propane containers in the Province thereby eliminating hazardous waste
- We will be a drop off and recycling center for all expired or damaged 20lb cylinders
- There is currently no one in the Province refurbishing small propane tanks in a commercial basis, so this adds value and employment without impacting existing Newfoundland businesses.
- It represents a new market for North Atlantic Petroleum, the only refinery in the Province, since the tanks and those of the other tank replacement operator are currently filled outside the Province.

## **2.0 Description of the Undertaking:**

### **2.1 Geographical Location:**

The civic address of the proposed facility is 19 Sagona Avenue, Donovan's Industrial Park, Mount Pearl. There are two main renovations / additions to be undertaken. The first is the addition of the 25' X 40' outsource building at the rear of the present building. The second is the installation of a paint booth inside the outsource building.

## **2.2 Physical Features:**

The physical features of the building at 19 Sagona Avenue will pretty much stay the same. The addition, which will only be visible from the rear of the building, will be the only exterior change, other than some dust collection units. Figure 2 shows the current façade of the building.

The nearest residential home to 19 Sagona Avenue is approximately 350 meters, straight line distance. (see attached maps)

The adjacent buildings (looking from the road) are:

Left Side – ProDive Marine Services

Right Side – Sunserve Windows

Directly Behind – Open area

Across the street – OP Fishing and Capital Crane

Donovan’s Industrial, where the site is located, is zoned by the city as “Industrial Light Use”. The definition as the city defines it is:

“Light industry, service station, restaurant, take-out food service, recreational open space, general garage, educational and shop use in association with light industrial use, office, general service, communications, taxi stand, police station, indoor market (auction hall), automotive sales, and health club, furniture and appliance showroom, existing dwellings, and civic use.”

This definition is far from accurate, as there are numerous industrial and heavy industrial facilities operating in the park. There are three other blasting and painting facilities within a 1/2km Radius of 19 Sagona Avenue alone.



Figure 2 – 19 Sagona Avenue, Street View

### **2.3 Construction:**

The construction of the outsource building will start as soon as a permit is issued from the city. The time is estimated to take 2 - 3 weeks.

### **2.4 Operation:**

#### **2.4.1 Description of Operation**

The operation at this facility will typically involve sandblasting, painting and re-packaging tanks for shipment. Items being processed will be 20 lb Propane tanks. The hours of operation are Monday to Friday, 8:00 am to 5 pm.

At any one time there will be approximately 600 – 700 20 lb propane tanks on site. This number includes both full and empty tanks.

The estimated paint usage per year will be 2600 liters. There will 150 liters kept on site.

Please see the attached specifications on the paint booth and the sand blast unit.

The development of this facility is subject to a discretionary use permit from the City of Mount Pearl as well as this environmental assessment.

#### **2.4.2 Estimated Period of Operation**

This facility will be a permanent operation and be in operation approximately 8 months of the year from April through to and including October.

#### **2.4.3 Potential Source of Pollution**

The paint that will be used is a standard industrial maintenance coating for metallic equipment. (Please see attached MSDS sheet) The paint booth is fitted with filters which can remove up to 99% of particulates in the air. The particulates will then be collected in a dedicated container and collected by a certified waste management company. All paint will be stored in accordance with government policies for similar materials.

The blast media we will be using is steel shot with no silica. As previously mentioned, dust will be collected by a unit designed for this purpose.

The bottom line is, because of the industry we are in and our concern for the environment in general, we aim to have ZERO discharge.

#### **2.4.4 Occupants and Job Creation**

There will be a total of approximately 4, possibility 5 persons working at the 19 Sagona Avenue Facility. Three sandblaster / painters and one or two laborers. All administrative and management will be run from our Sagona Avenue location. These 4 positions will be new. The NOC identifiers for the positions would be NOC 9496-C for the Painters and Blaster, and NOC 9612 for the Laborer.

Island Propane is an equal opportunity employer.

#### **2.4.5 Equipment operating times**

The plant will sand blast approximately 2000 20 lb tanks per year. Each cylinder requires 2 minutes each in the sand blaster for a yearly total of 4000 minutes of operating time or 66 hours per year.

The paint booth will paint approximately 22,000 20 lb cylinders per year. It will take 25 liters of paint to paint 160 20 lb cylinders. Total monthly usage for paint will be 215 liters. We estimate that the paint booth will be in operation for 16 – 20 hours a week.

### **3.0 Project Related Documents:**

Please find attached the paint booth and sand blaster specifications.

### **3.1 Permits:**

This operation will require the following permits:

- Building construction and occupancy permit from the City of Mount Pearl.
- Certificate of Registration with Transport Canada (see attached)
- Gas Plant License (see attached)
- Approval from the Environmental Assessment Division Provincial Government
- Permit from Service NL Engineering division. Propane tank and piping design.

### **4.0 Schedule:**

An application is filed with the City of Mount Pearl. We are ready to proceed with the erection of the outsource building, and have all equipment sourced with some that has arrived on site. We are estimating approximately 2 - 3 weeks for completion once all permits are in place.

### **5.0 Funding:**

There are two Government bodies involved in this project ACOA and Department of Business, Tourism, Culture and Rural Development as well as our own bank and personal investment. The total capital investment for this project is \$750,000.00

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Sean Kearsey  
President  
Island Propane  
3-May-2016

Environmental Assessment Registration  
Island Propane Ltd. Building Renovations

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19 Sagona Avenue, Mount Pearl, NL A1N  
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**5.1  
Copies of  
permits  
and  
maps**

Environmental Assessment Registration  
Island Propane Ltd. Building Renovations

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