

ENVIRONMENTAL ASSESSMENT REGISTRATION DOCUMENT

NAME OF UNDERTAKING:

Installation of a Paint Booth

PROPONENT:

- (i) Wärtsilä Canada Inc.
- (ii) 27 Sagona Avenue, Mount Pearl, NL, A1N 4P8
- (iii) Managing Director of Wartsila Canada Inc.
 - Name: Rumi Mistry
 - Official Title: Managing Director- Canada
 - Address: 1771 Savage Road, Richmond, BC, V6V 1R1, Canada
 - Telephone No.: +1 604 2448181
- (iv) Principal Contact Person for purposes of environmental assessment:
 - Name: Barry Broderick
 - Official Title: Branch Manager & Sales Manager St. John's
 - Address: 27 Sagona Ave. Mount Pearl, NL, A1N 4P8, Canada
 - Telephone No.: +1 709 7474600

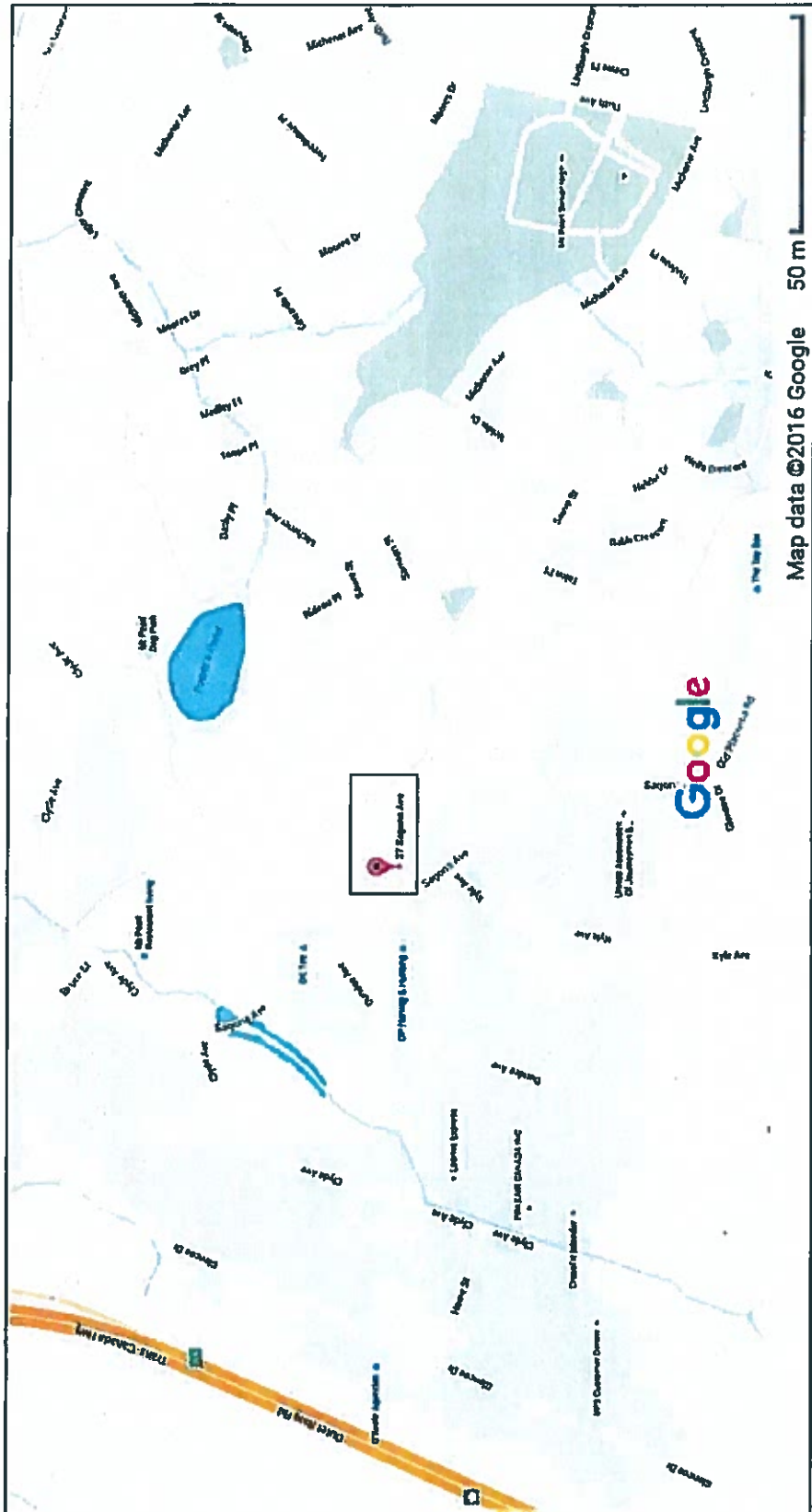
THE UNDERTAKING:

- (i) **Name of the Undertaking:** Installation of a Paint Booth
- (ii) **Purpose/Rationale/ Need for the Undertaking:** The proposed Paint Booth is required for operational requirements for painting of small parts that have been cleaned, refurbished and/or repaired in the workshop. The objective is to minimize the use of aerosol cans currently used for painting purposes, thus reducing the generation and disposal of solid waste and improving indoor air quality in the workshop.

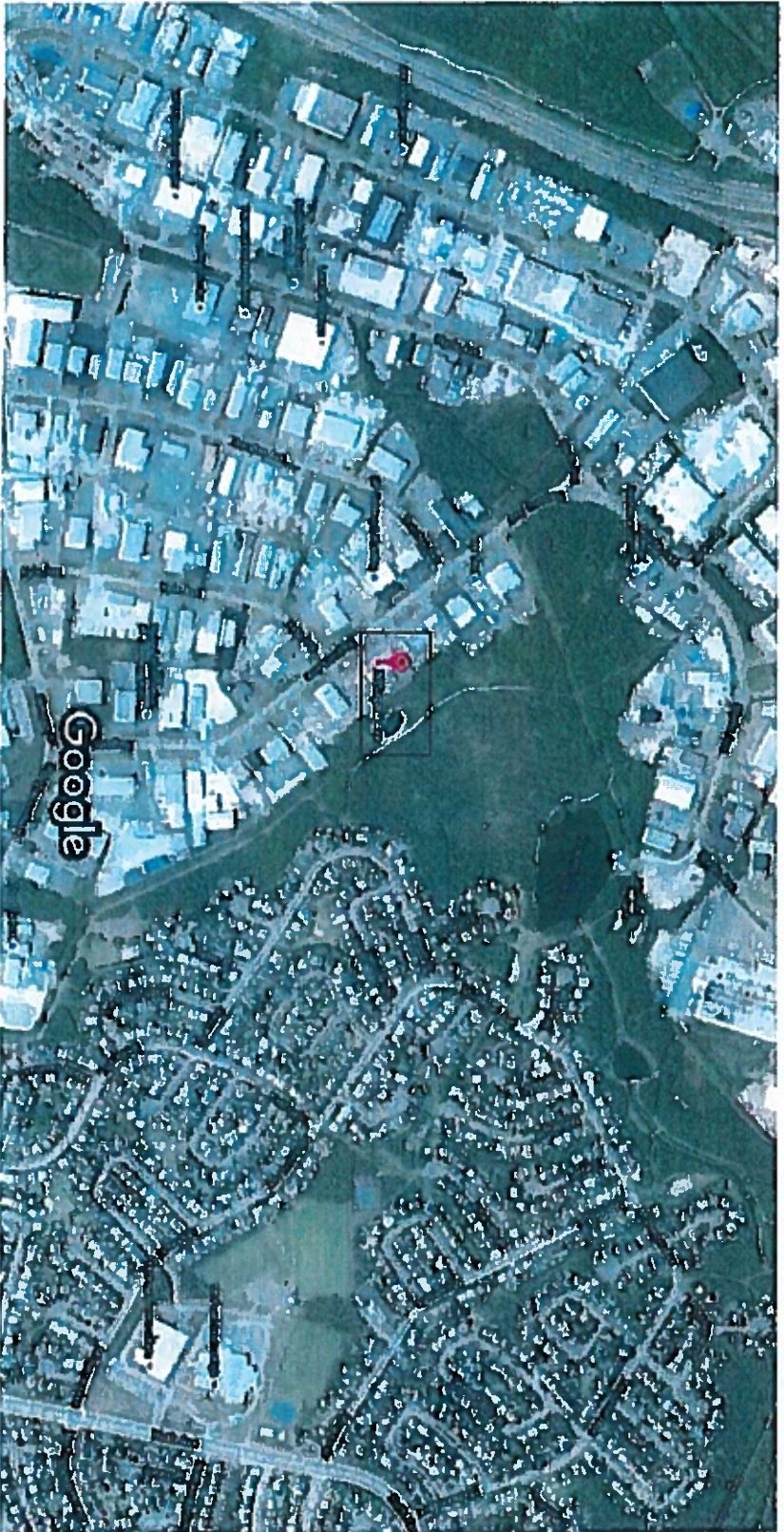
DESCRIPTION OF THE UNDERTAKING:

Geographical Location: The booth will be installed inside the existing Wärtsilä Canada Inc. facility, 27 Sagona Avenue, Mount Pearl, NL and will occupy a footprint of approximately 75 square feet. The Building in which the Paint Booth will be located is leased by Wärtsilä from NKG Holdings Inc. The land is bounded by light industrial/commercial uses and forested land (see Google Maps on following pages).





Handwritten signature or initials in blue ink.



Imagery ©2016 DigitalGlobe, Map data ©2016 Google 100 m

1029



Imagery ©2016 DigitalGlobe, Map data ©2016 Google 100 m

Handwritten signature or initials in blue ink.

PHYSICAL FEATURES:

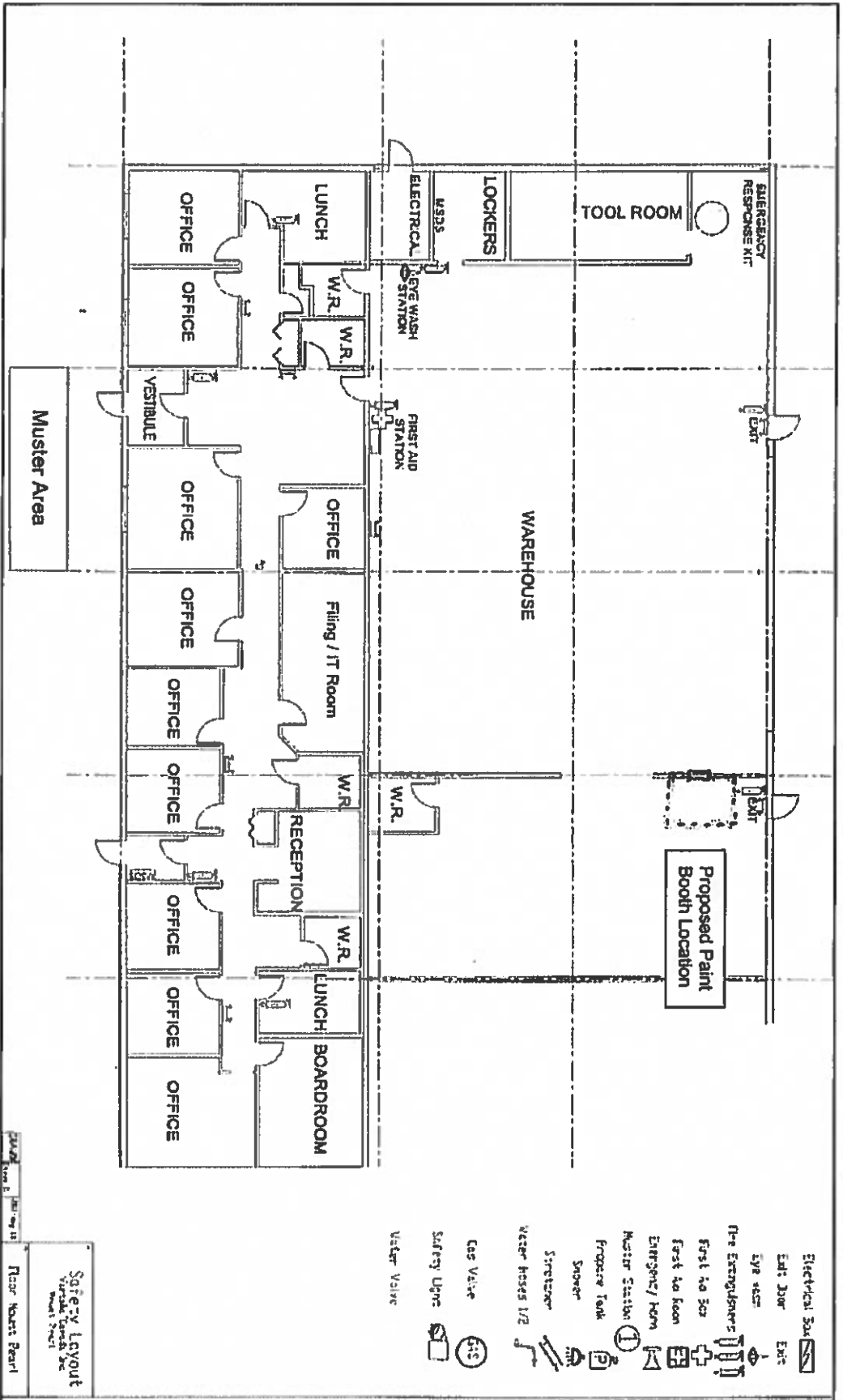
(I) Building:

The building in which the proposed Paint Booth is to be located is a one storey (slab on grade construction) building. The facility houses an office/shop complex with approximately 6750 square feet of service space, comprising 3750 square feet of shop space and 3000 square feet of office space. There are other tenants in the building - the square footage quoted is for the area which is occupied by Wärtsilä Canada Inc. There are parking areas adjacent to the building. The Paint Booth is estimated to occupy a footprint of approximately 75 square feet - or 2% of the total shop space.

The building is occupied by a staff of approximately 11 during core operational hours. The building is open during core business hours (0800 to 1600 hours) from Monday to Friday each week.

There is a reception desk at the main entrance to the building and visitors must report there before entering the facility. The building is also protected by an alarm system which is monitored after hours. A floor plan for the Facility indicating the proposed location for the Paint Booth is presented on the page following.



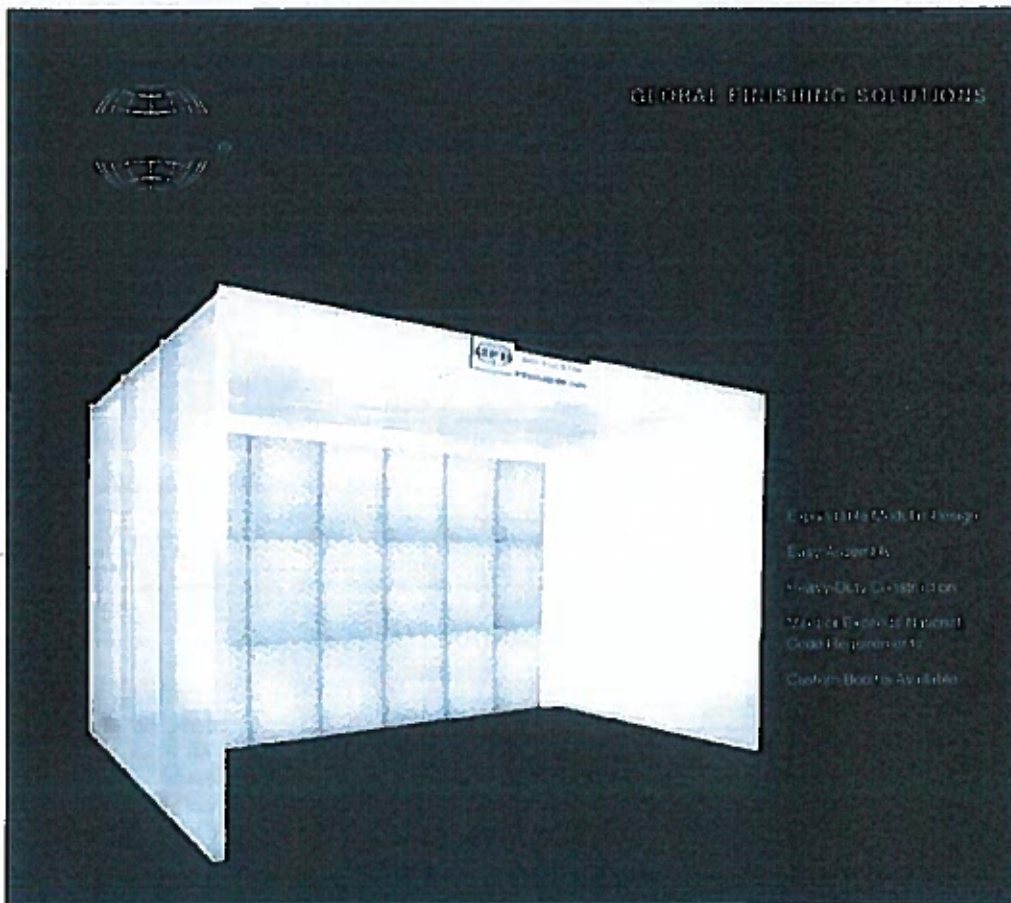


[Handwritten signature]

(ii) Paint Booth

The proposed Paint Booth is an open face, modular design, manufactured to specifications by Global Finishing Solutions (GFS). The GFS Booths are constructed with single skin, 18-gauge G-90 galvanized steel, with pre-punched panels and nut and bolt assembly which provides effective structural integrity. Fully constructed the Paint Booth will occupy a footprint of 8 feet- 4inches wide, 8 feet-2 inches high and 9 feet-2 inches deep.

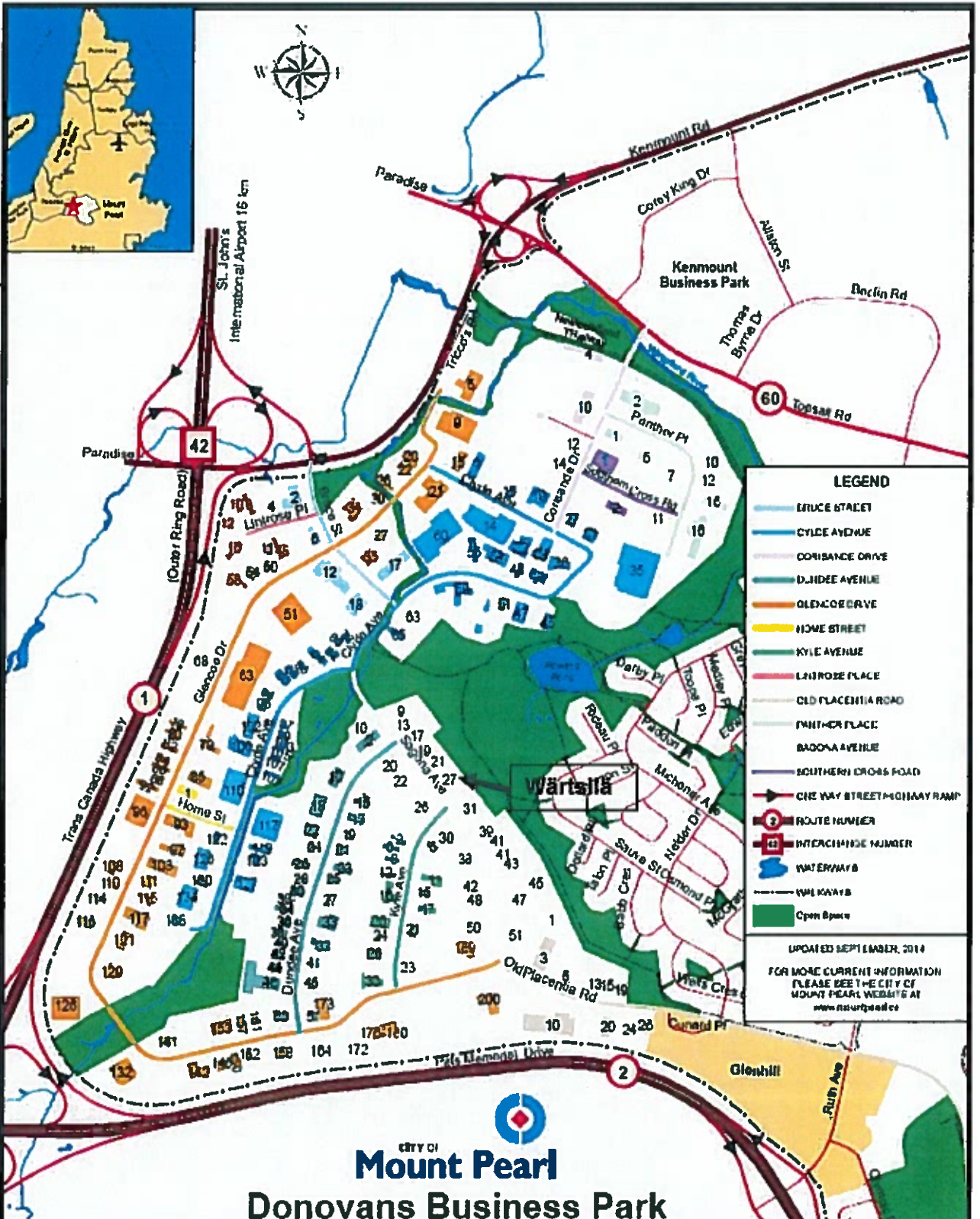
The unit comes equipped with an engineered Exhaust Chamber which filters the air (removing 99.85% of particulate matter) as it exits the booth. An exhaust stack will be installed to ventilate the booth to the exterior of the building. Each booth is supplied with a full set of GFS Wave 20 inch by 20 inch exhaust filters and a manometer to indicate when filters need to be replaced. The Unit is also supplied with standard sized, explosion proof light fixtures and high powered fans and motors sized to create adequate airflow within the booth. Each booth is equipped with a non-sparking, tube axial exhaust fan with belt guards and duct connector ring, and a 3 phase, TEFC tri voltage motor with a variable pitch pulley. A photo of the Paint Booth from the GFS brochure is shown below.



(iii) Physical and Biological Environments in the Area

The Wärtsilä Canada Inc. facility is located in Donovan's Business Park in Mount Pearl, NL. The map on the following page indicates that the facility is surrounded by light industrial and commercial land use as well as Open Spaces (indicated in Green on the map), walkways (indicated in Black) and waterways (indicated in Blue).

A handwritten signature or set of initials in black ink, located in the upper right quadrant of the page. The signature is stylized and appears to consist of several overlapping loops and lines.



CITY OF
Mount Pearl
 Donovans Business Park

[Handwritten signature]

(III) CONSTRUCTION

The Paint Booth is a modular design with all required parts supplied by the manufacturer and will take approximately 2 days to install in the workshop area of the 27 Sagona Avenue facility. The installation includes assembly of the booth with the supplied parts, installation of the required electrical work and ductwork for the exhaust fan.

It is expected that the installation process will begin in August 1st of 2016 and be completed by August 5th of 2016, depending on the status of the permitting process at that time.

During the "Construction" period (encompassing the installation of the booth and required ancillary equipment (e.g. electrical, fan and ductwork) minimal pollutants will be generated. It is anticipated that only non-hazardous solid waste will be generated, mainly from packing materials used in the shipping of the goods from the manufacturer.

Any non-recyclable solid waste will be deposited in a dumpster on the property (which is leased from Newfoundland Disposal). The waste is periodically collected by Newfoundland Disposal Systems and disposed of at the Robin Hood Bay landfill. Recyclable materials (e.g. wood pallets, metals) will be segregated and appropriately managed in conformity with local requirements.

(IV) OPERATION

The Paint Booth will be used in the workshop to paint small parts and components which have been repaired, refurbished and/or cleaned in the workshop. It is anticipated that the booth will be used only 5% of the working hours (over a year this would amount to periodic use for approximately 2 hours a day in 13 working days).

During the Operations phase the ducting and exhaust fan will ventilate to the roof - after removal of the particulates through the installed filters. The air emissions will be minimal as the filters remove 99.85% of the particulates. The paint to be used will be thinned latex (thinning is required to ensure smooth delivery through the paint sprayer) so that there will be minimal volatile emissions.

The solid hazardous waste generated during the operation of the Booth will consist of paint cans containing paint residue. These will be disposed of as hazardous waste along with the other wastes generated at the facility through a licensed hazardous waste company (currently Crosby provides these services).

Non-recyclable solid waste (empty paint cans with minimal dried residue) will be deposited in a dumpster on the property (which is leased from Newfoundland Disposal). The waste is periodically collected by Newfoundland Disposal Systems and disposed of at the Robin Hood Bay landfill.

No resource conflicts are anticipated. No adverse environmental impacts are expected.



(V) OCCUPATIONS

There will be no requirement for additional skilled employees to operate the Paint Booth. In-house training for existing employees who will be using the Booth will be provided by other Wärtsilä Canada Inc. employees who have experience with this equipment.

(VI) PROJECT RELATED DOCUMENTS

The following documents are submitted in support of this application:

1. Mount Pearl Environmental Emergency Response Plan, Rev#3, March 2016
2. Wärtsilä-Mount Pearl Waste Management Plan – September 2008
3. Identification of Legal and Other Requirements_2015
4. Mount Pearl Environmental Compliance Audit Report_2015
5. Mount Pearl Operational Exercise Report_2015
6. Global Finishing Solutions Brochure on Industrial Open Face Booths

APPROVAL OF THE UNDERTAKING

A Permit has been requested from the City of Mount Pearl, Planning and Development Department as required in Section 4.2 of the Mount Pearl Development Regulations under the Urban and Rural Planning Act.

(Note that a permit has been requested even though the operation of the Paint Booth is an ancillary activity to the main Wärtsilä Canada Inc. activities at the Mount Pearl location. It has been designated as a "Discretionary Use" by the city officials even though the Regulations specifically exclude from the definition of a Development "the carrying out of works for the maintenance, improvement or other alteration or any building, being works which affect only the interior of the building or which do not materially affect the external appearance or use of the building).

FUNDING

This project does not depend upon a grant or loan of capital funds from a government agency.

May 19th 2016
Date


Signature of Managing Director, Canada