

“The Gateway to the North”

*Our Port Shaped Our Past ~
Our Port Can Shape Your Future*



Deepsea Port Portfolio

September 2020



Town of Lewisporte

Newfoundland and Labrador, Canada

The seaport town of Lewisporte is located at the head of Burnt Bay in Notre Dame Bay. It is named for Lewis Miller, an enterprising Scotsman who operated a logging company in Central Newfoundland. Its strategic location resulted in the community becoming a transportation center with links to rail, marine, and aviation modes.

By taking advantage of the natural resources, population base, and strategic location, a variety of industries established themselves in Lewisporte. Oil companies began their operations in the community and harbour facilities were constructed to provide docking and large storage facilities.

During the war years, Lewisporte was an important base of operations for the Canadian Forces. Gander's strategic location as a 'jumping off' point for flights going to Europe brought a larger population to Lewisporte. Three army sites were constructed in Lewisporte to protect the oil supply lines to Gander. Lewisporte's population increased as the town's transportation and distribution function became more important. Distribution has been the life blood of the community and has served to make Lewisporte the hub of Newfoundland and Labrador.

A key component of this role was the link Lewisporte provided to Labrador as the base of the Labrador Coastal Service of the Government of Newfoundland and Labrador for more than 75 years. Many of the communities of Labrador have been primarily serviced by marine links for most of their supplies. The freight service to coastal Labrador stood as an engine of Lewisporte for generations. It's where the town got its moniker of "Gateway to the North" and signs and artifacts of Lewisporte's shipping legacy are seen throughout the community. Not untypical were the activity levels of 1975 when 20,000 tons of freight were shipped, employing more than 100 full time and seasonal employees and generating direct wages in 1975 dollars approaching \$750,000. This led to the growth of considerable private sector businesses and public sector presence and infrastructure in the town.



Steering the course

The Community of Lewisporte was established and grew as a result of its strategic location with a large and accessible harbour. The town believes the re-organization of the Labrador service will provide many opportunities; it is being established as a multi-dimensional Marine Center. This Marine Center will involve separate but related initiatives across the broader “Marine” theme including:

Marine Transportation

There remain opportunities to transport goods on an “as required” or regular basis from the Island of Newfoundland to Coastal Labrador, Canada’s north and ports worldwide. The strategic location and facilities that currently exist make Lewisporte the logical terminal for this activity.

Marine Servicing

The Labrador Ferry Service required substantial infrastructure to facilitate the movement of goods and people. This included well maintained and structurally sound wharves and buildings. These are well suited to serve the needs of ship owners/operators for regular or emergency repairs and maintenance.

Marine Training

DieTrac Training Institute historically and currently offers several programs in the marine-related field. It is co-located with the Marine Institute of Memorial University which has an outreach campus in Lewisporte. Programs of both institutions could be

enhanced and expanded with appropriate support and certification with a view to establishing the facility as a “Center of Excellence” for marine training.

Marine Safety

Lewisporte’s unique position in support of many facets of the marine sector (fishing, transport, recreation) make it a logical choice for activities related to marine safety. When combined with the availability of training capacity, the links become even more obvious.

Marine Tourism

The existing Lewisporte Marina is the largest of its kind in Atlantic Canada. With the natural competitive advantage of the marine region of Notre Dame Bay including numerous islands, inlets and tickles, it will become the cornerstone of marine-centered tourism development.

Marine Offshore Services

As the offshore oil and gas sector continues to mature and expand, particularly in the north and west of the current production areas, additional service ports will be required. Lewisporte’s strategic location, natural and built infrastructure, and existing capability make it a logical option for this activity.

Overview of



Lewisporte

The modern shipping port of Lewisporte is located on the shipping lanes of Newfoundland's northeast coast in the Bay of Exploits, the heart of Notre Dame Bay. A seaport town, Lewisporte historically known as the "Gateway to the North" with a deep seaport, served as the critical link between the island of Newfoundland and Labrador for decades and currently has many assets available to provide services for the transport and storage of many products and commodities.

With a population of 3410 people (Statistics Canada 2016), Lewisporte is the service hub for 16 outlying communities within a 20 km commute in the Notre Dame Bay south region. It's also a popular destination for our inland neighbours, Grand Falls-Windsor and Gander.

Lewisporte continues to build on its strengths:

- A year-round deep-water port
- An experienced and available workforce
- Large tracts of land available for development
- Central location with easy access to most destinations
- 30 minutes to Gander International Airport
- A seaside town with many natural scenic trails, parks and recreation facilities

Today Lewisporte is a diversified business center with a skilled workforce. Infrastructure investments in industrial and residential land developments and recreation facilities have created a dynamic, modern community.

The Town of Lewisporte is currently engaged in a ten-year Master Plan to revitalize and enhance the indoor and outdoor Parks and Recreation facilities to ensure the current and future generations of Lewisporte can rely on and participate in all it has to offer.

Contributing to Lewisporte's diversified economy are local and international businesses ranging from manufacturing and retail to health, education and tourism. The strength and stability of the community is reinforced by Lewisporte's medical and assisted care facilities, trades college, its core financial and retail services, recreational amenities and affordable real estate in a natural, picturesque environment.

Lewisporte is also the staging site for business interested in eco and nature tourism opportunities. It offers an adventure into one of the province's most scenic bays with its renown constellation of islands, inlets, marine and land wildlife and an intriguing natural history.

From its beginnings as a shipbuilding and logging community to its development as a major seaport, distribution center and tourist destination, Lewisporte continues to navigate its growth as a prime location for new business and as a desirable, safe community in which to live.

Canada

Strategic Location

Lewisporte is on the northeast coast in the central part of Newfoundland, Canada's most easterly province. A strategic location for both domestic and global business opportunities. Centrally located with mainstream access, Lewisporte is an important service hub for the region.

Home to over 170 businesses and service industries that include a diversity of active business sectors from marine transportation, service and retail, printing, wholesale and distribution, manufacturing, logging, education, health and tourism.

Newfoundland
& Labrador



The thriving seaport town is situated 11 kms north of the Trans Canada Highway (TCH), just 40 minutes west via the TCH to Grand Falls-Windsor and 30 minutes east to Gander International Airport. Lewisporte businesses have direct access to markets anywhere in the world by ground, air and sea.

Located on Route 340, Lewisporte has one of the finest sailing bays on the island and has the largest marina in Atlantic Canada. Known for its deep seaport, central proximity to major centers and an international airport, Lewisporte offers expedient access to markets both locally and abroad.



Welcome to the *Lewisporte* Port

Our History ~ Your Future

Located at the head of Burnt Bay in the Bay of Exploits, the Port of Lewisporte has long been a regional economic centre for shipping to the rest of Notre Dame Bay and beyond. From this port, local and international companies have exported lumber, fish and other products worldwide. The port was also an important boat building centre. And, from here, large-scale wholesale operations distributed foodstuffs and other goods to retail operations in many regions of the province.

By taking advantage of the natural resources, population base, and strategic location, a variety of industries have established themselves in Lewisporte. Imperial Oil and other oil companies began their operations in the community and harbour facilities were constructed to provide docking and large storage facilities. Since the early 1900s the port has played an increasingly important role as a major distribution centre for people, material, and supplies headed to Canada's north. And today, Lewisporte is a "Gateway to the North."

Lewisporte is located in Notre Dame Bay. The deep-water port can be navigated year-round. The Town of Lewisporte's Port Facilities are strategically located to support the marine industry for commercial shipping opportunities along with potential future offshore oil and gas development for Northeastern NL and Southern Labrador. Port Facilities are positioned to accommodate Exploration projects Forward Supply Base, Laydown Area, Storage, and Project Specific marine support; also, with potential for addition of dry bulk and liquids handling. The port also serves as the base operation for bulk fuel transport and storage for the Woodward Group of Companies, Coastal Shipping Limited.





Enclosed Warehousing:

Direct access to 11,148m² warehouse
(largest available in NL)

Laydown Area: 4.5 Hectares

Position

Latitude: 49° 14.8'N | Longitude: 55° 03'W



What our port has to offer:

- Fresh water
- Supplies
- Minor repairs
- Stevedoring
- Shore power supply
- Warehousing,
- Lay down area,
- Paved wharfage,
- Customs service
- Wi-Fi internet access
- Truck service
- Marine fuelling services
- Harbour pilotage.
- Side and stern loading with roll-on/roll off



Public Wharf:

North Side: 180m

South Side: 152m with roll on roll off
ramp, width 38.7m

Water Depth: 7 m (minimum)

Tidal Range: 1 m

Wharf Elevation: 2.1 m

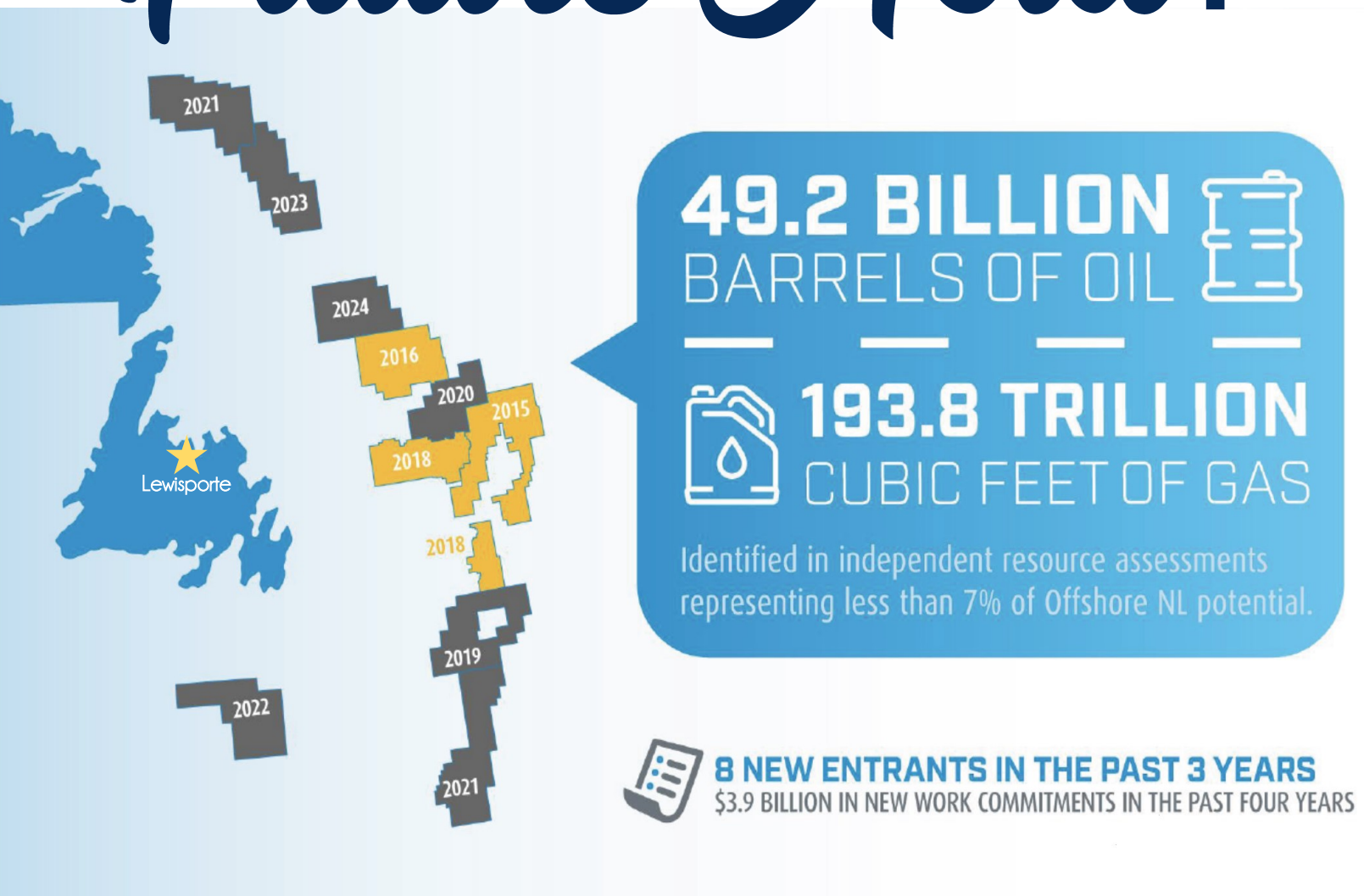


The Lewisporte Industrial Park

In addition to the seaport and marina, Lewisporte has a developed industrial park, with many available hectares ideally suited to a range of industry sectors fully serviced and customized lots at reasonable rates.

Strategically located at the town entrance, just 11 kms from the Trans Canada Highway and 52 kms from Gander Airport, businesses located at Lewisporte's Industrial Park have easy access to the province and the world.

What does the Future Hold?



Future offshore oil and gas projects for Newfoundland and Labrador

“The Gateway to the North”

The Town of Lewisporte has attracted many businesses, including big names from the oil industry. With a century of involvement in marine shipping, the port (recreational, commercial and industrial) has grown in recent years and has tremendous potential. Our central location and admirable docking facilities offers a dynamic and diverse waterfront perfect for all types of business.



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