



Box 10000, 623 Main Street, Neepawa, Manitoba R0J 1H0
p: 1.204.476.3393 f: 1.204.476.3791 www.hylife.com

June 28, 2021

Attention: Ms. Cordella Friesen

Director, Environmental Approvals Branch
Manitoba Conservation and Climate
1007 Century Street
Winnipeg, MB R3H 0W4

Dear Ms. Friesen,

Reference: NOA Request – Licence 2870 RRR R3 Innovations, Neepawa, Manitoba

In accordance with Section 14(1) of *The Environment Act*, by way of this letter and supporting information, R3 Innovations Inc. and the Town of Neepawa jointly submit the attached request for approval of a proposed alteration to the R3 Innovations Industrial Wastewater Treatment Facility (IWWTF) licence for its operations in Neepawa, Manitoba.

R3 Innovations Inc. is in the process of design and construction of the previously approved (October 19, 2020) refurbishment of process equipment at the R3 IWWTF with the addition of a third treatment train and associated buildings (Environment Act Licence 2870 RRR). Through design iterations, and in consideration of future process capacity increases, some desired additions to the previously approved refurbishment project have been identified as follows:

- The addition of approximately 372 metres of 200 mm diameter high-density polyethylene (HDPE) wastewater forcemain from the new Membrane (MBR) Treatment Building Annex to existing Manhole #4 (at the northwest area of the property). This will replace a section of the current gravity-fed line, to re-route the line from beneath a planned building and address a hydraulic restriction.
- The addition of a third 60 cubic metre post-anoxic tank, equal in size and function and adjacent to, the two existing post-anoxic tanks, to improve the ability of the third treatment train to support treatment during refurbishment of the other treatment trains and provide for future treatment capacity.

As indicated in the attached report, the proposed alterations would be entirely completed on the existing R3 Innovations Inc. property, during the course of the ongoing refurbishment construction work, pending regulatory approval. Potential environmental effects of the Project are limited in the construction phase and are considered typical of the ongoing construction activities at the R3 IWWTF. Residual operational effects are considered negligible with no changes proposed to the presently approved discharge rate or effluent quality limits and negligible changes to process inputs and waste production. Accordingly, two completed NOA forms accompany two hard copies and one electronic copy of the NOA submission request package in accordance with the guidance in the Information Bulletin – Alterations to Developments with Environment Act Licences

(<http://www.gov.mb.ca/conservation/eal/pubs/alteration.guidelines.pdf>). A \$500 application fee, to be provided by HyLife, will follow the submission to MCC.

Should you require any additional information or clarifications, please do not hesitate to contact the undersigned or Mr. Stephen Biswanger, P.Eng., Stantec Consulting Ltd.



Sheldon Stott

Senior Director of Corporate Sustainability

HyLife

Head Office

p 204-424-2313 m 204-355-7775





**R3 Innovations Inc. IWWTF
Refurbishment Modification
Notice of Alteration**

FINAL REPORT

July 6, 2021

Prepared for:

HyLife Foods Ltd./R3 Innovations Inc.

Prepared by:


Stantec Consulting Ltd.
500-311 Portage Avenue
Winnipeg, MB R3B 2B9

111440368

R3 INNOVATIONS INC. IWWTF REFURBISHMENT MODIFICATION NOTICE OF ALTERATION

This document entitled R3 Innovations Inc. IWWTF – Refurbishment Modification Notice of Alteration was prepared by Stantec Consulting Ltd. (“Stantec”) for the account of HyLife Foods Ltd./R3 Innovations Inc. (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by 
(signature)
Bill Krawchuk, M.N.R.M., MCIP, RPP

Reviewed by 
(signature)
Stephen Biswanger, P.Eng.


Reviewed by 
(signature)
Jordan Hennig, B.Sc.



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Introduction
July 6, 2021

1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

R3 Innovations Inc./Town of Neepawa (the proponent) operates an Industrial Wastewater Treatment Facility (R3 IWWTF, the Facility) along Provincial Trunk Highway (PTH) 16 in the Town of Neepawa in southwestern Manitoba (Figure 1-1; Appendix A). The proponent seeks approval to proceed with alterations to the planned infrastructure modifications at the R3 IWWTF. The proposed alteration (the Project) is a modification to the current refurbishment work at the Facility (approved October 19, 2020) and includes the construction of an additional post-anoxic tank to improve treatment flexibility, and the replacement/relocation of a section of the final effluent line on the R3 IWWTF site to improve constructability and future servicing. The Facility is governed under *Environment Act* Licence No. 2870 RRR.

Section 14(1) of *The Environment Act* requires a proponent to notify the Director (for Class 1 and 2 developments) if the proponent intends to alter a licensed development so that it no longer conforms to licence conditions or has the potential to change the environmental effects (Manitoba Sustainable Development [MSD] 2016). The key consideration for assessing a Notice of Alteration (NOA) is the significance of the environmental effects and human health effects as a result of the alteration and whether there is sufficient detail to allow the Director to determine whether the effects of the alteration are significant, insignificant, or nonexistent (MSD 2016).

This NOA request has been prepared by Stantec Consulting Ltd. (Stantec) on behalf of the proponent and is submitted to Manitoba Conservation and Climate (MCC [formerly MSD]) in support of a request for NOA to the existing licence. This NOA application is submitted further to advice provided by MCC to HyLife Foods in a meeting on June 9, 2021. The existing R3 IWWTF is considered a Class 2 Development under the Classes of Development Regulation (MR 164/88).

This report documents the relevant portions of the currently licensed R3 IWWTF, the proposed alterations, and the potential environmental effects and planned mitigation measures. The works proposed would be incremental to the presently ongoing refurbishment construction works and future operation of the facility.

1.2 THE PROPONENT

For the purposes of development licensing, the proponent is R3 Innovations Inc./Town of Neepawa (hereafter “R3 Innovations”). For further information regarding the R3 Innovations IWWTF please contact the following:

Mr. Sheldon Stott
Senior Director of Corporate Sustainability
HyLife Foods
PO Box 100
La Broquerie, MB R0A 0W0



R3 INNOVATIONS INC. IWWTF REFURBISHMENT MODIFICATION NOTICE OF ALTERATION

Introduction
July 6, 2021

Ms. Colleen Synchyshyn, CAO
Town of Neepawa
Box 339, 275 Hamilton Street
Neepawa, MB R0J 1H0

This Notice of Alteration was prepared by Stantec Consulting Ltd. The local contact is:

Mr. Stephen Biswanger, P.Eng.
Senior Project Manager, Environmental Engineer
Stantec Consulting Ltd.
500-311 Portage Avenue
Winnipeg, MB R3B 2B9
Telephone: (204) 924-7061
Email: stephen.biswanger@stantec.com

1.3 LAND OWNERSHIP AND PROPERTY RIGHTS

The existing R3 IWWTF is located in the Town of Neepawa on property owned by R3 Innovations. The legal description for the subject property is described as Parcels A and B, Plan 48468 (NLTO) (the Site). Current Certificates of Title for the property are for R3 Innovations Inc., as noted in CT# 2421295 and CT# 2421294 (Appendix B). The existing R3 IWWTF currently occupies approximately 2.0 ha on the site (land and buildings).

1.4 PREVIOUS ALTERATIONS

Since 2008, after acquiring the former Springhill Farms processing plant, HyLife Foods and R3 Innovations have progressively made modifications to the IWWTF. Several alterations have occurred at the IWWTF since then with the more recent refurbishment work (presently under construction) approved in October 2020 (Stantec 2020).

1.5 SCOPE OF THE ASSESSMENT

1.5.1 Spatial and Temporal Boundaries

The existing R3 IWWTF property (the Project Site) is located north of PTH 16 on the east side of the Town of Neepawa in southwestern Manitoba. For the purposes of this environmental assessment, the Project Site (PS), Local Assessment Area (LAA), and Regional Assessment Area (RAA) are consistent with boundaries as defined in Stantec 2020. The temporal boundaries for the assessment are defined as construction phase, operation phase, and decommissioning phase. The effects of the subject alterations are expected to be limited to the PS (R3 IWWTF property) and the construction phase of the previously approved refurbishment project with negligible operational effects.



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1.5.2 Assessment Approach

This assessment was completed to meet the requirements of a request for NOA as generally described in Manitoba Sustainable Development's Information Bulletin – Alterations to Developments with Environment Act Licences, June 2016, and includes assessing project-specific environmental effects. The assessment focuses on valued components (VCs), which are environmental components of certain value or interest to regulators and other parties and are identified based on the potentially affected biophysical and socio-economic elements. Project-related effects on these VCs are assessed sequentially in the assessment and described in term of direction, magnitude, geographic extent, frequency, duration and reversibility according to the terms provided in Stantec 2020. VCs considered in the assessment included:

- Air quality/
Greenhouse
gas emissions
- Soils/terrain
- Health and
safety
- Property and
land use
- Infrastructure
and services
- Vegetation
- Wildlife and
wildlife habitat
- Heritage
resources
- Aesthetics
and noise
- Surface water/
groundwater
- Employment
and economy

1.6 PUBLIC ENGAGEMENT

The existing R3 IWWTF is located on one privately-owned parcel of land within an area that is appropriately zoned for heavy industrial land use. The R3 IWWTF has been operated at this location by R3 Innovations since 2009. No formal public engagement is planned beyond the placement of the NOA on the Public Registry for public review and comment if required by MCC.

1.7 FUNDING

HyLife Foods/R3 Innovations will provide funding for all undertakings related to the Project.



Project Description
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2.0 PROJECT DESCRIPTION

2.1 EXISTING LICENSED DEVELOPMENT

The R3 IWWTF has been in operation since 2009, occupying approximately 2.0 ha west of the pork processing plant site. A site plan showing the R3 IWWTF is provided as Figure 1-2, illustrating the existing and presently planned layout of the alteration at the Project site. The subject property is appropriately zoned “MH – Industrial Heavy” under the Town of Neepawa Zoning By-law No. 3184-18.

The annual average daily effluent volume generated by the R3 IWWTF is provisionally licensed at 1,960 m³/day (Environment Act Licence No. 2870 RRR). The R3 IWWTF continually treats the HyLife pork processing plant wastewater, consistently discharging effluent treated to a higher (better) quality than licence limits. Additional information on the existing treatment process can be found in Stantec 2020.

2.2 PROPOSED ALTERATION

The Project will be incorporated incrementally to the current refurbishment work, providing additional treatment flexibility and improved constructability, while continuing to meet the limits in the R3 IWWTF licence.

The Project includes the construction of a new post-anoxic tank and replacement of an intermediate portion of the existing gravity fed discharge line that would be located beneath one of the recently approved additional treatment buildings (i.e., Treatment Building Annex). The segment of new effluent forcemain would be installed from the new Membrane (MBR) Treatment Building Annex to existing Manhole #4 within the existing R3 IWWTF property (see Figure 2-1). The new post-anoxic tank will be located adjacent, and approximately equal in size and function, to the two existing post-anoxic tanks. The details of the proposed changes are discussed in the following subsections.

2.2.1 New Post-Anoxic Tank

A new 60 m³ tank (Post Anoxic Tank 3, see Figure 2-1) will be constructed to provide additional treatment flexibility for the third treatment train (presently under construction as part of the refurbishment project). The tank will be installed adjacent to/west of the two existing post-anoxic tanks south of the existing membrane building on the R3 IWWTF property. The third post-anoxic tank will function similarly to the two existing post-anoxic tanks.

2.2.2 New Section of Effluent Line

A portion of the existing gravity-fed 250 mm diameter effluent discharge line presently underlies the planned location of one of the recently approved Treatment Building Annex (see Figure 2-1). In addition, examination of the existing pipe has revealed a hydraulic flow limitation in an intermediate section of the line due to its existing gravity flow capacity. A portion of the line is proposed to be upgraded to a low



R3 INNOVATIONS INC. IWWTF REFURBISHMENT MODIFICATION NOTICE OF ALTERATION

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pressure forcemain to address the capacity issue and rerouted to avoid the building for improved constructability and maintenance.

A 372 m segment of new 200 mm high-density polyethylene (HDPE) wastewater effluent forcemain will be installed to accommodate the required peak instantaneous flow rate of 45 litres per second. The new effluent forcemain will be directionally drilled northwest from the new Membrane (MBR) Treatment Building Annex to existing Manhole #4 on the R3 IWWTF property (Figure 2-2).

Flow from Manhole #4 will continue to discharge by gravity to an existing wetland area, via the remaining portion of effluent line, the existing outfall, and on to the Whitemud River. With the installation of the new forcemain, the replaced intermediate segment of the existing effluent line will be capped at both ends and abandoned in place.

2.2.3 Construction Inputs and Outputs

As construction of the proposed infrastructure is planned to be incremental and coincide with the existing refurbishment construction work (and involve similar construction processes), construction input materials (such as concrete, steel, rebar, lumber, fuel and other materials) and outputs generated from construction work (spent packaging materials, solvents, used oils, surplus materials, etc.) will be similar and managed consistent with those of the refurbishment project.

The change in onsite construction staff will be incremental to the existing project and expected to add less than 10 additional workers on-site at peak construction. Equipment utilized on-site will be typical for construction, including cranes, loaders, skid-steers, drill rig, etc.

2.2.4 Operation Inputs and Outputs

The Project will not change water use, wastewater production or related wastewater generation at the R3 IWWTF. No changes are proposed to the approved treatment capacity (1,960 m³/day as an annual average) or licensed effluent quality limits. In addition changes to chemical, fuel, electricity and natural gas usage will be negligible and no incremental changes in terms of waste production, traffic volumes, or health and safety issues are anticipated.

2.3 PROJECT SCHEDULE

The proposed changes will be incorporated into the refurbishment project, presently under construction, with completion anticipated in the spring of 2022, pending regulatory approvals.



3.0 ENVIRONMENTAL EFFECTS AND MITIGATION

Biophysical and socio-economic VCs that could be affected through interactions of the environment and the Project were identified to scope the assessment. The rationale for selecting each VC is explained and potential general interactions between the Project and VCs are identified in Table 3-1.

Table 3-1 Designation of Valued Components

Valued Component	Potential Project/ Environment Interaction	Rationale for Exclusion or Inclusion and Project Potential Effect
Air quality/Greenhouse gas emissions	x	Negligible-Minor air emissions are anticipated from incremental construction activities related to on-site vehicle and equipment use and will be reduced using standard mitigation measures (e.g., limiting idling, dust suppression). Operational increases in air emissions will be negligible with no additional buildings or infrastructure to heat. Both construction and operational emissions are expected to result in a negligible net change overall in the context of existing site emissions and operational traffic at the site. Air quality/greenhouse gas emissions have been excluded from further assessment of environmental effects.
Soils/terrain	x	Alteration of the footprint on the PS (addition of the post anoxic tank) will result in limited disturbance of soils that have been previously disturbed during past developments on the PS. The proposed new portion of the effluent line will be directionally drilled from the membrane treatment building annex (previously approved) to an existing manhole MH#4 on the PS. Accordingly, interaction with soils/terrain is considered negligible and excluded from further assessment of environmental effects.
Surface water/ groundwater	x	<p>The proposed alterations/additions will be located on the existing developed property. During construction, stormwater will continue to be managed by surface ditching. The potential for surface runoff and erosion at the PS to affect water quality of the Whitemud River (approximately 930 m away) is considered very low and mitigable with implementation of industry-accepted practices such as silt fences and erosion control measures to manage surface drainage flow, as required. With groundwater in the area 2-3 m or more below surface, groundwater is not expected to be used or affected by the construction of the Project. Substantial additional dewatering of excavations for the Project is not likely required.</p> <p>Operationally, the proposed alterations will continue to allow for wastewater treatment and effluent discharge. No change in licence conditions for daily effluent discharge (annual average) or effluent quality are proposed.</p> <p>Surface water/Groundwater effects are therefore excluded from further assessment of environmental effects.</p>



R3 INNOVATIONS INC. IWWTF REFURBISHMENT MODIFICATION NOTICE OF ALTERATION

Environmental Effects and Mitigation
July 6, 2021

Table 3-1 Designation of Valued Components

Valued Component	Potential Project/ Environment Interaction	Rationale for Exclusion or Inclusion and Project Potential Effect
Vegetation	x	No native vegetation is present at the PS and the planned location of the new post-anoxic tank is amongst other tanks and buildings in the developed area of the PS. Directional drilling of the new forcemain effluent line from the treatment buildings to the existing manhole will not substantially affect vegetation. Vegetation is therefore excluded from further assessment of environmental effects.
Wildlife and wildlife habitat	x	No substantive wildlife or natural wildlife habitat is present on the PS. Effects on wildlife and wildlife habitat have been excluded from further assessment of environmental effects.
Property and land use	x	Site activities occur within an existing industrial area in an area that has supported the current land use for many years. The PS is zoned for the existing/proposed land use. No negative interaction is anticipated and the VC is excluded from further assessment of environmental effects.
Infrastructure and services	✓	The proposed Project will generate a negligible increase in traffic in the LAA due to the addition of construction-related vehicles. There will be no need for changes in the provision of municipal infrastructure and services (i.e., external roads, sewer, water) to the site. The IWWTF itself is a utility that provides wastewater treatment for the HyLife Pork Processing plant. Alterations to the R3 IWWTF will be made to accommodate continued treatment of wastewater and represents a potential project/environment interaction.
Employment and economy	x	Benefits related to employment and tax generation in the LAA from construction and operation of the R3 IWWTF will continue. No adverse effects related to employment and economy in the LAA are anticipated and resultant effects are not considered further.
Heritage resources	x	The PS is located within an existing industrial area that is already disturbed; there are no heritage concerns on the PS. Heritage resources are therefore not considered further in the assessment.
Aesthetics and noise	x	The PS is located within an existing industrial area; the proposed alterations remain consistent with the current buildings and there will be no substantial change to LAA visual aesthetics. Noise generation will continue to be typical of historic use in the area and no noise complaints have been received by HyLife in several years of operation including during previous construction and facility expansions. The Project will not substantially affect aesthetics or noise in the LAA. Aesthetics and noise have therefore been excluded from further assessment of environmental effects.



Environmental Effects and Mitigation
July 6, 2021

Table 3-1 Designation of Valued Components

Valued Component	Potential Project/ Environment Interaction	Rationale for Exclusion or Inclusion and Project Potential Effect
Health and safety	x	Contractors engaged in the construction phase of the Project will be subject to site specific health and safety plans and worker protection standards and procedures under <i>The Workplace Safety and Health Act</i> (Manitoba). Existing worker health and safety programs will be maintained as part of the operations at the PS. The requested alteration is not anticipated to change the risks for worker/public Health and Safety. Health and Safety is therefore excluded from further assessment of environmental effects.
Notes: PS – Project Site (R3 IWWTF Property) LAA – Local Assessment Area (3k radius from PS)		

3.1 ASSESSMENT OF ENVIRONMENTAL EFFECTS

This section outlines the assessment of environmental effects for the VC identified in Table 3-1 as having potential project/environment interactions. Namely Infrastructure and Services.

3.1.1 Infrastructure and Services

During the construction phase, the increment in construction vehicles/traffic already accessing the site for the existing refurbishment project will be minor (i.e., less than 10 construction vehicles per day) and will be a negligible increase in the number of vehicles travelling to and from the Project site. Vehicular access to the construction area will be limited to existing access points to reduce potential conflicts with local traffic from turning vehicles. The proposed alteration will not change the operational traffic to and from the R3 IWWTF. The potential adverse effects of the increase in vehicle traffic along PTH 16 over existing levels (i.e., 3,260 veh/day maximum AADT (MI and University of Manitoba 2018), from the proposed Project are expected to be negligible, limited to the LAA, short-term in duration, irregular in frequency, and reversible upon construction completion.

The existing electrical service has sufficient capacity to supply the additional power demands of the Project. Other existing utility services on-site, including natural gas and potable water from the Town of Neepawa, are sufficient for the Project. The Project will not alter the existing level of service provided by the R3 IWWTF and no changes to its capacity or treatment levels are proposed.

3.1.2 Summary of Mitigation Measures

Proposed mitigation measures incorporated as part of this NOA include those standard practices and procedures identified in the previous refurbishment NOA submission (Stantec 2020) as well as other general mitigation measures that are typically applied in the course of project construction and operation.



R3 INNOVATIONS INC. IWWTF REFURBISHMENT MODIFICATION NOTICE OF ALTERATION

Environmental Effects and Mitigation

July 6, 2021

Ongoing mitigation of the potential HyLife Foods operational surface water quality effects is achieved by operation of the R3 IWWTF. The proposed alteration to the R3 IWWTF refurbishment, as stated above, will continue to provide the necessary mitigation of surface water effects for the HyLife Foods pork processing plant.

As the Project is an increment to the current refurbishment work and would be incorporated in the refurbishment construction, mitigation measures outlined for the previously approved refurbishment NOA will be applied to this Project. No new environmental effects are anticipated that were not previously considered for the refurbishment project.



Conclusion
July 6, 2021

4.0 CONCLUSION

Stantec has prepared this environmental assessment report on behalf of R3 Innovations Inc. in support of the NOA application for modification to the current R3 IWWTF refurbishment. The NOA application is filed in accordance with Section 14(1) of *The Environment Act* which requires a proponent to notify the Director (for Class 1 and 2 developments) if the proponent intends to alter a licensed development (MSD 2016). Potential interactions of the Project and the environment were evaluated with likely interactions examined to assess residual effects on the assumption of typical mitigation measures representative of best practices and previous construction methods employed at the site. On the basis of information available to date and as presented in this report, adverse effects of the proposed refurbishment modifications to the biophysical and socio-economic environment are expected to be not significant. It is anticipated that the proposed alterations will be considered as a minor alteration to the licensed development.



References
July 6, 2021

5.0 REFERENCES

5.1 LITERATURE CITED

Intergovernmental Affairs. 2006. The Neepawa and Area Planning District Development Plan By-law No. 78. Community Planning Services Branch. Brandon, MB.

Manitoba Infrastructure and University of Manitoba Transport Information Group. 2018. Traffic on Manitoba Highways 2018. Manitoba Highway Traffic Information System. May 2019. Winnipeg, MB.

Manitoba Sustainable Development (MSD). 2016. Information Bulletin – Alterations to Developments with Environment Act Licences. Available at: http://www.gov.mb.ca/sd/eal/pubs/alteration_guidelines2016.pdf. Accessed December 12, 2019.

Stantec Consulting Ltd. 2020. R3 Innovations Inc. IWWTF Refurbishment Notice of Alteration. Final Report. Prepared for HyLife Foods Ltd./R3 Innovations Inc. Neepawa, MB.

The Stover Group. 2021. R3 Innovations IWWTF Redundancy Requirements – Technical Memorandum. Prepared for HyLife Foods. April 2021. Neepawa, MB.

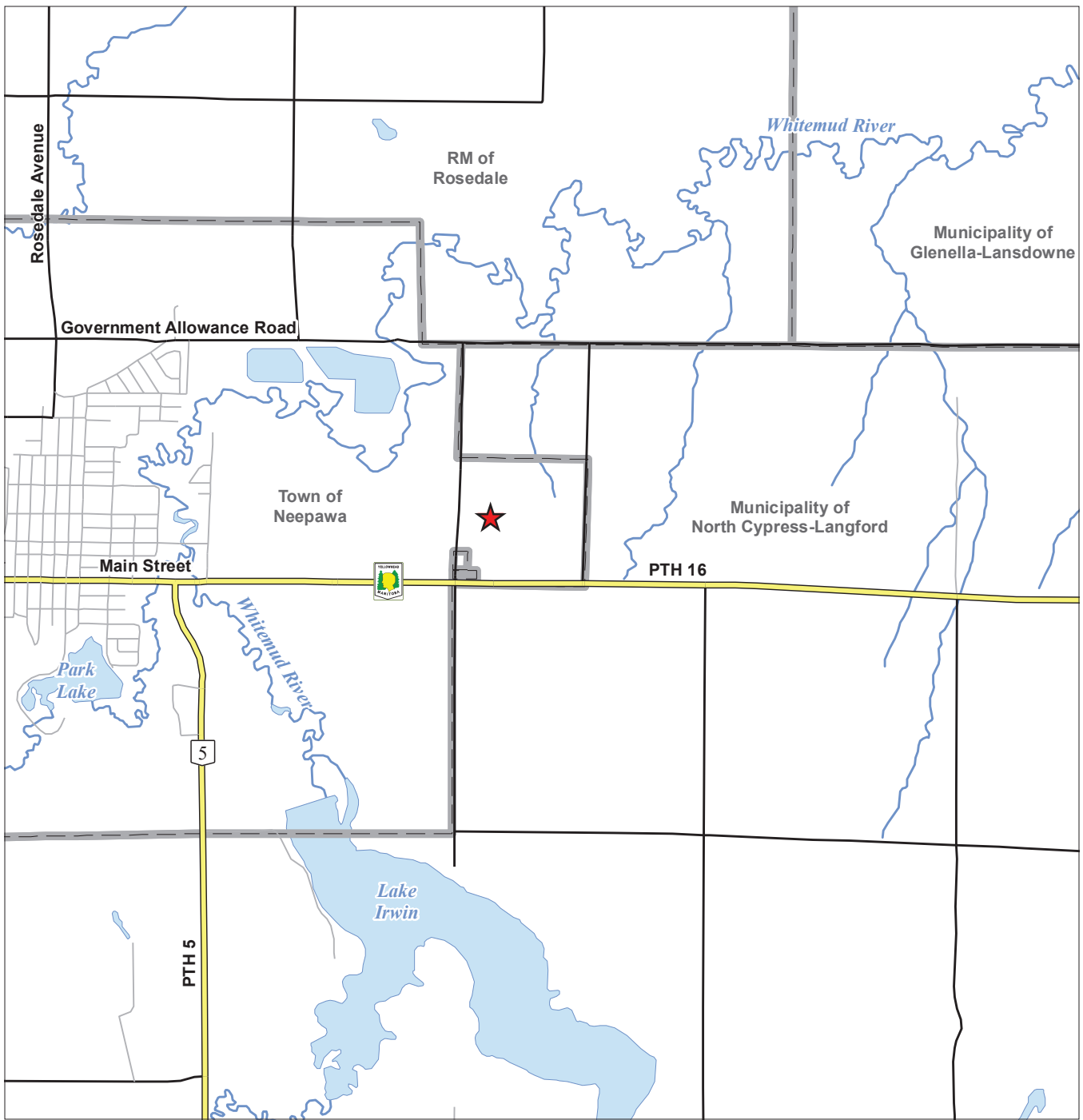
The Town of Neepawa. 2018. Town of Neepawa Zoning By-law No. 3184-18, Part 6 Zoning Map. Prepared for the Neepawa and Area Planning District by WSP. November 2018. Neepawa, MB.



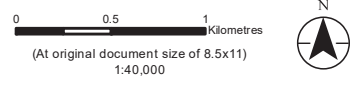
Appendix A Figures
July 6, 2021

Appendix A FIGURES





- Legend**
- ★ Site Location
 - Major Road
 - Minor Road
 - Local Road
 - Watercourse
 - Waterbody
 - Rural Municipality



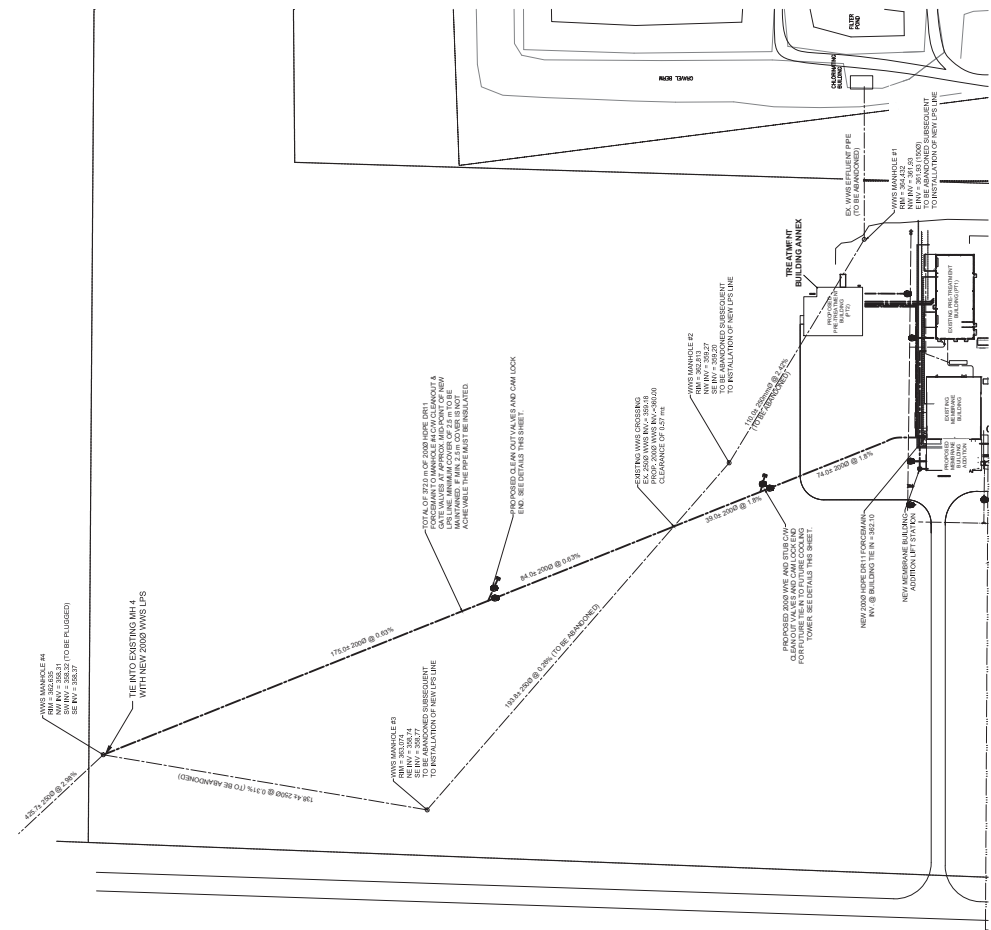
Project Location: Town of Neepawa, Manitoba
 Prepared by ACampigotto on 2020-04-16
 Reviewed by BKrawchuk on 2020-04-16

Client/Project: R3 Innovations Inc. IWWT Notice of Alteration
 111440368

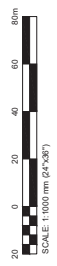
Figure No. 1-1

Title Location Plan

Notes
 1. Coordinate System: NAD 1983 UTM Zone 14N
 2. Base Data Sources: Government of Manitoba

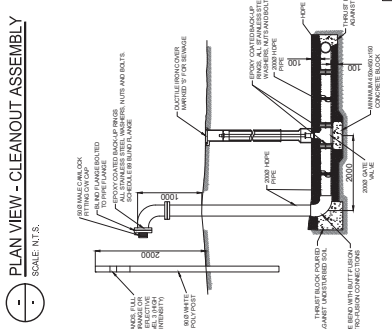
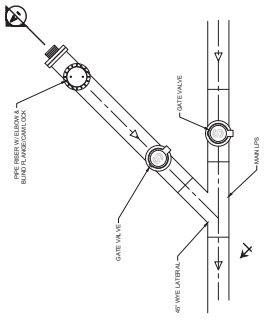


SITE PLAN
SCALE: 1:1000



- LEGEND**
- NEW 600mm DUCT GRAVEL
 - NEW CONCRETE
 - EXISTING ASPHALT
 - NEW ASPHALT
 - EXISTING VALVE
 - NEW VALVE
 - EXISTING WATERMAIN
 - NEW WATERMAIN
 - EXISTING UNDERGROUND PIPES
 - EXISTING UTILITY GAS LINE
 - EXISTING NATURAL GAS LINE
 - EXISTING WASTE WATER SEWER
 - PROPOSED WASTE WATER SEWER

- NOTES:**
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION LIMITED TO:
 - DRY 2 - 02700 SEWERS
 - DRY 2 - 02800 WATER MAINS
 - DRAWING DEVELOPED FROM LGAR SURVEY DATA.
 - ALL PROPERTY LINES SHOWN ARE APPROXIMATE AND FIELD SURVEY DATA SHOULD BE REFERRED TO FOR MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL PIPES TO BE INSTALLED WITHIN 2.5m COVER UNLESS NOTED OTHERWISE.
 - MANHOLES TO HAVE ALL PIPE INLETS PLUGGED WITH BRK-AP AND MANHOLE BACKFILLED UP TO GRADE WITH PIT RUN OR OTHER SUITABLE MATERIAL.



Source: KGS Group, Drawing Number R320.C.PLN.103

Client/Project
R3 Innovations Inc.
IWWTF Notice of Alteration

Figure No.
2-2

TITLE
R3 IWWTF Proposed Low Pressure Wastewater Sewer



Page 1 of Location
Town of Neepawa,
Manitoba

11/14/2018
Prepared by JH on 2021-06-18
Technical Review by BK on 2021-06-18

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases, Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of this data.

Appendix B Certificates of Title
July 6, 2021

Appendix B CERTIFICATES OF TITLE



STATUS OF TITLE

Title Number **2421295/5**
Title Status **Accepted**
Client File **general**

The Property Registry

A Service Provider for the Province of Manitoba



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

R3 INNOVATIONS INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARCEL "A" PLAN 48468 NLTO
IN SW 1/4 35-14-15 WPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **30550/5**
Instrument Status: **Accepted**

Registration Date: 1952-08-01
From/By: CROWN TRUST COMPANY
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **86-1191/5**
Instrument Status: **Accepted**

Registration Date: 1986-03-21
From/By: THE TOWN OF NEEPAWA
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **86-2833/5**
Instrument Status: **Accepted**

Registration Date: 1986-06-24
From/By: THE RM OF LANGFORD
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **86-5122/5**
Instrument Status: **Accepted**

Registration Date: 1986-11-14
From/By: MANITOBA HYDRO-ELECTRIC BOARD
To:

Amount:
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

R3 INNOVATIONS INC.
BOX 10000, 623 MAIN ST. EAST
NEEPAWA MB
R0J 1H0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2357476/5 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transfer Of Land**
Registration Number: **1076408/5**

Registration Date: 2009-12-17
From/By: SPRINGHILL FARMS INC.
To: R3 INNOVATIONS INC.
Consideration: \$1.00

10. LAND INDEX

Lot A Plan 48468
IN SW 35-14-15W

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2421295/5

STATUS OF TITLE

Title Number **2421294/5**
Title Status **Accepted**
Client File **general**

The Property Registry

A Service Provider for the Province of Manitoba



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

R3 INNOVATIONS INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARCEL "B" PLAN 48468 NLTO
IN SW 1/4 35-14-15 WPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **30550/5**
Instrument Status: **Accepted**

Registration Date: 1952-08-01
From/By: CROWN TRUST COMPANY
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **86-1191/5**
Instrument Status: **Accepted**

Registration Date: 1986-03-21
From/By: THE TOWN OF NEEPAWA
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **86-2833/5**
Instrument Status: **Accepted**

Registration Date: 1986-06-24
From/By: THE RM OF LANGFORD
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **86-5122/5**
Instrument Status: **Accepted**

Registration Date: 1986-11-14
From/By: MANITOBA HYDRO-ELECTRIC BOARD
To:

Amount:
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

R3 INNOVATIONS INC.
BOX 10000, 623 MAIN ST. EAST
NEEPAWA MB
R0J 1H0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2357477/5 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transfer Of Land**
Registration Number: **1076409/5**

Registration Date: 2009-12-17
From/By: SPRINGHILL FARMS INC.
To: R3 INNOVATIONS INC.
Consideration: \$1.00

10. LAND INDEX

Lot B Plan 48468
IN SW 35-14-15W

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2421294/5**