

May 21, 2014



Raj Rathamanp

Manitoba Conservation and Water Stewardship

Suite 160, 123 Main St

Winnipeg, MB, R3C 1A5

Hi Raj,

Aaron Strub of MARRC has asked me to apply for a license to receive waste oil from the general public, as we are interested in being an approved location for this purpose. And so, you will find a completed application along with a cheque for \$250.00.

Please call me at 204-326-4997 with any questions.

Best Regards,

A handwritten signature in black ink, consisting of a circular initial followed by a stylized name.

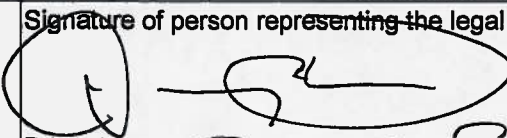
Jeremy Peters,

Owner, Great Canadian Oil Change - Steinbach



**Dangerous Goods Handling and Transportation Act Application Form**

Manitoba  
Conservation and Water Stewardship

Name of facility: Great Canadian Oil Change - Steinbach	
Legal name of the applicant of the facility: 6406009 MB Ltd	
Location (street address, city, town, municipality, legal description): 41 pth 12 N, Steinbach, MB, R5G1T3	
Name of proponent contact person for purposes of the environmental assessment: Jeremy Peters	
Phone: 204-326-4997	Mailing address: same
Fax: 204-326-5035	
Email address: jeremy@gcocltd.ca	
Webpage address: http://steinbach.gcocltd.com/	
Date: May 21, 2014	Signature of person representing the legal applicant  Printed name: JEREMY PETERS

A complete Dangerous Goods Handling and Transportation Act application consists of the following components:

- Cover letter
- Dangerous Goods Handling and Transportation Act Application Form
- Reports/plans supporting the application\*
- Application fee (Cheque, payable to Minister of Finance, for the appropriate fee)

**Submit the complete application to:**

Director  
Environmental Approvals Branch  
Manitoba Conservation and Water Stewardship  
Suite 160, 123 Main Street  
Winnipeg, Manitoba R3C 1A5

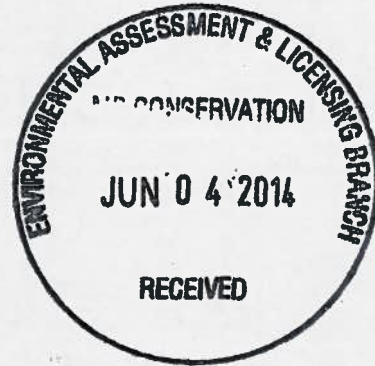
**For more information:**

Phone: (204) 945-8321  
Fax: (204) 945-5229  
<http://www.gov.mb.ca/conservation/eal>

Per Dangerous Goods Handling and Transportation Fees Regulation (Manitoba Regulation 164/2001):  
Hazardous Waste Storage, Handling and/or Treatment ..... \$250

\*The required information, as well as the quantity and types of copies required, are as described in Information Bulletin - Environment Act Proposal Report Guidelines. The applicant should also take facility impacts on environmental and human health into consideration.

Raj Rathamano, M.Sc.  
Hazardous Waste Program Specialist  
Environmental Approvals  
Manitoba Conservation & Water Stewardship  
160-123 Main Street  
Winnipeg MB, R3C 1A5



Hi Raj,

As per your request:

On behalf of 6406009 MB Ltd, operating as "Great Canadian Oil Change" at 41 pth 12 N, Steinbach MB, R5G 1T3, I would like to provide the additional information required:

We are doing business as a fast lube shop, performing oil changes on all makes of passenger vehicle. We already have licensing as a Hazardous Waste Generator (ID #MBG13041), and would like to be an approved depot for waste oil received primarily from the public.

We currently collect approximately 40,000 Liters of waste oil per year, and expect that amount to rise to around 60,000 Liters, due to growth in business but also due to an estimated receipt of around 5,000 Liters from public drop off.

Our business is located on a major artery, PTH 12, and the site is zoned C1, as are neighboring sites. There are no potential impacts to surface or ground water, as the waste oil will be received directly into our approved double-walled steel storage tanks, which are located on the basement floor of our facility. We have two tanks, each with a 2000 Liter Capacity. Green For Life Ltd. is the company that we employ to remove the oil for further processing at their facility, and they come to pick up oil every two weeks, with an average of 1500 Liters picked up each time. They use a vacuum truck, with a vacuum hose attached to the outlets of our tanks.

Our hours of operation are Monday to Friday, 8am to 8pm, and Saturdays 8am to 6pm. We will only accept drop offs from the public during business hours. There will be signage on our property to that effect, as well as the message that the property is monitored 24/7 by video surveillance, to discourage after hours drop offs.

2 x 2000 L

I have attached a site plan with the location of the building relative to the street and adjacent properties for your review.

Please contact me at 204-326-4997, or [Jeremy@gcocltd.ca](mailto:Jeremy@gcocltd.ca) with any questions or concerns.

Best Regards,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a large, rounded 'P'.

Jeremy Peters,

Owner, Great Canadian Oil Change

41 12 HWY North , Steinbach MB

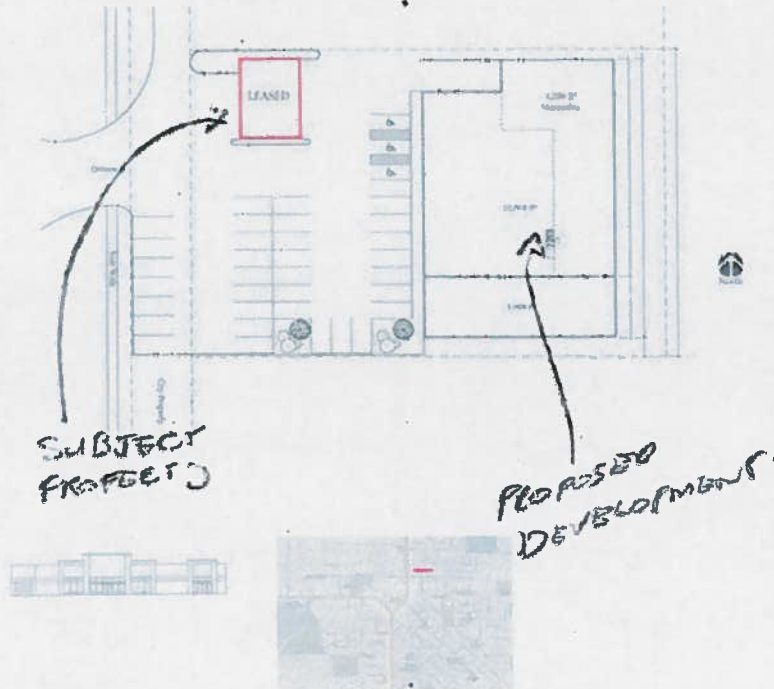
Sale \$16.00 | Lease \$16.00 / Square Feet | MLS® 1313864



**Bob Schinkel**  
Sales Representative

Mobile: 204-392-9988

bobschinkel@royallepage.ca



**Royal LePage Riverbend Realty, Brokerage (Independently owned and operated)**

10 Brandt STREET  
Steinbach, MB R5G1Y2

Phone: 204.326.9844  
Fax: 204.326.2429

**Remarks:**

R16//Steinbach/Up to 10,000 sq ft retail space available for lease. Will build to suit, will size to your needs. High traffic area on Hwy 12 in Steinbach. Easy access. L/A has interest in property.

**Vacant Land : Commercial Mix**

Building Style:  
Bathrooms: 0

**Property Features:**

Lease Type: Net  
Lot Size: Unknown  
Title: Freehold  
Real Estate Type: Vacant Land



**Additional Information Submitted on September-03-14**

**From:** MARRC [mailto:marrc@mymts.net]  
**Sent:** September-03-14 1:27 PM  
**To:** Rathamano, Raj (CWS)  
**Subject:** Fw: DGHTA Licence Application - Great Canadian Oil Change, Steinbach

Hi Raj... further to our earlier conversation and after having spoken to Jeremy Peters today, I have attempted to answer the remainder of your questions.

Please advise if this is sufficient.

Regards  
Aaron Strub  
MARRC

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**From:** Rathamano, Raj (CWS)  
**Sent:** June-10-14 2:57 PM  
**To:** 'Jeremy Peters'  
**Subject:** RE: DGHTA Licence Application - Great Canadian Oil Change, Steinbach

Dear Mr. Peters,

Thank you for submitting the additional information pertaining to your DGHTA Licence proposal for a used oil collection facility at 41 HWY 12 N, Steinbach. I have reviewed this information and would like to request you to provide some further clarifications or details on the following:

**Description of Proposed Development**

- **A copy of the Certificate of Title** showing the owner and legal description of the land / facility upon which the development will be developed.
- **2014 Property Tax Bill Attached. Will this suffice? It is proving difficult to obtain the Certificate of Title.**
- Indicate whether used oil (and used oil filters/used oil containers) is collected only from public or **from other commercial generators**
- **All used oil products are only collected from the general public. No commercial generators' products will be accepted.**
- Description of
  - the types of hazardous waste to be handled: **in addition to used oil, are used oil filters and used oil containers collected?** (this could arise from onsite oil change activities and received from offsite generators) **Used oil filters, containers and antifreeze and its containers are all accepted.**
  - *[if used oil filters and used oil containers are not collected, the rest of the details except the drawing are not required]*

- quantity handled per month/per year (for each type of wastes); **Approximately 1/2 drum of filters extra per month and 6 drums per year. 1000 litres of oil per year.**
- storage location within the facility / building; Directly below where the cars park to have their oil changed in the basement.
- duration of storage prior to shipping; **GFL picks up materials every 2 weeks or so.**
- methods and locations involved in unloading and loading of wastes; **GFL picks up materials from the back door of the building located on the west side.**
- types of containers used for handling/storage with capacity. **2 big double walled 2000 litres each steel tanks store the oil which are kept in the basement below where the cars park to have their oil changed. Steel drums for filters. Bags for containers.**

**Please include a drawing of the site that clearly shows the location of the site entrance/exit, offloading point, loading point, buildings, storage tank, storage containers, etc.**

*[a drawing or sketch indicating the above details is required]*

**To the North is Ben R Used Autos**

**To the South is a commercial building on 185 Stonebridge Crossing. There is a chiropractor and a law office in the building.**

**The entrance door is on the east side (see picture attached)**

**The exit is on the west side. The west side has a frontage road which is in front of the Highway.**

- Other federal, provincial or municipal approvals, licences, permits, authorizations, etc. known to be required for the proposed development, and **the status** of the project's application or approval. **[Fire commissioner approval, Petroleum Storage Permit, etc.]**  
**No other approvals are pending or required.**

*[A statement indicating the status whether approvals/permits obtained or pending]*

#### **Description of Existing Environment in the Project Area**

- Please attach a **clear, legible base map** showing the location of the project and the adjacent properties.

*[the attached map/ site plan is illegible; in addition, it indicates "subject property and proposed development – this leads to confusion]*

**(see picture attached)**

#### **Mitigation Measures and Residual Environmental Effects**

- Precautionary measures used to prevent spills from occurring when the used oil is loaded and unloaded. If spillage occurred, containment methods used.

- Please provide information on the emergency response and oil spill cleanup procedures. Document the emergency procedures. It should include not just response to a major incident such as a tank rupture but also how minor leaks and spills will be managed. Emergency plan should also detail your response to a fire. **We are already a waste used oil Generator MBG13041 and are looking for an MBR Receiver number in order to accept small quantities of used oil products from the general public. All precautionary measures and emergency response procedures were documented when obtaining the Generator number and because there will not be a significant increase in the total amount of used oil products collected, no additional plans have been created.**

*[an existing plan prepared and maintained for current operation can be expanded to include the proposed activity]*





**2014 PROPERTY TAX BILL**

3739

**CITY OF STEINBACH**

225 REIMER AVE STEINBACH MB R5G 2J1  
 Phone : 204-326-9877 Fax : 204-346-6235  
 Website : www.steinbach.ca E-mail : Info@steinbach.ca

MUNICIPALITY # 451  
**ROLL NUMBER 0002022.000**

**Multiple Statement**

SCHINKEL PROPERTIES INC. 1/2 R  
 8C BRANDT ST  
 STEINBACH MB R5G 1Y2

REAL PROPERTY INFORMATION				
Lot/Section	Blk/Twp	Plan/Range	Frontage/Area	Dwelling Units
2	51043		158.00 F	
Civic Address : 41 PTH #12 HWY N				

ASSESSMENT	Title or Deed	Tax Status	Assessment			Class	Portion %	Portioned Assessment
			Land	Building	Total			
	2514385	Taxable	433,500	263,100	696,600	Other Property	65.00	452,800

	GENERAL MUNICIPAL GENERAL MUNICIPAL AT LARGE	Assessment	Mill Rate	Taxes Owng
		452,800	7.595	3,439.02
<b>MUNICIPAL TAXES</b>	<b>By-Law</b>	<b>End Year</b>	<b>Levy</b>	
	L IMP LOCAL IMPROVEMENT	N/A	452,800	0.965 436.95
	115A WATER DISTRICT	N/A	452,800	0.610 276.21
	1886 WASTEWATER DISTRICT	N/A	452,800	1.130 511.66
	SPC SER SPECIAL SERVICES	N/A	452,800	4.000 1,811.20
	<b>NET MUNICIPAL TAXES</b>			<b>6,475.04</b>
<b>SCHOOL TAXES</b>	<b>SCHOOL DIVISION</b> Inquiries : 204-326-6471 Hanover	452,800	15.593	7,060.51
	<b>NET SCHOOL DIVISION LEVY</b>			7,060.51
	<b>PROVINCIAL EDUCATION SUPPORT LEVY</b> Inquiries : 204-945-6910			
	Other	452,800	11.390	5,157.39
	<b>PROVINCIAL EDUCATION SUPPORT LEVY</b>			5,157.39
	<b>NET SCHOOL TAXES</b>			<b>12,217.90</b>
	<b>CURRENT TAXES</b>			<b>18,692.94</b>
	<b>BALANCE OWING</b>			<b>18,692.94</b>

**Important Messages:**

**DUE DATE : Sep 30, 2014**

**Manitoba Education/Property Tax Credit Advance:** If you do not reside at this residence you may be ineligible for Manitoba Education Property Tax Credit Advance. For eligibility rules, please call Toll Free 1-800-782-0771, Winnipeg 204-948-2115.  
**Manitoba Farmland School Tax Rebate:** Applications and more information is available at your local MASC and MAFRI offices and www.masc.mb.ca. For additional information email: fstr@masc.mb.ca or telephone 204-726-7068.

DETACH AND RETURN WITH PAYMENT TO : 225 REIMER AVE STEINBACH MB R5G 2J1

# 451

<b>ROLL NUMBER</b> 0002022.000	<b>ARREARS/CREDITS</b> 0.00	<b>BALANCE OWING</b> 18,692.94	<b>AMOUNT PAID</b>
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PLEASE MAKE CHEQUES PAYABLE TO  
CITY OF STEINBACH

SCHINKEL PROPERTIES INC. 1/2 R  
 8C BRANDT ST  
 STEINBACH MB R5G 1Y2

**REAL PROPERTY**

**DUE DATE : Sep 30, 2014**