

DATE: March 10, 2016

TO: Tania Steele

FROM: Eshetu Beshada, Ph.D., P.Eng.
Environmental Engineer
Municipal and Industrial Section

SUBJECT: **JMT Holdings Inc. – Information for Public Registry**

Tania,

Please find attached the TAC correspondence related to JMT Holdings Inc –Concrete and Asphalt Crushing/Recycling Facility file (5814.00) for distribution to the public registries. The documents included are:

Public Comment:

- February 26, 2016 letter from Rural Municipality of Springfield, 2 pages

TAC Comments

- March 7, 2016 memo from Environmental Compliance and Enforcement Branch, 2 pages
- March 7, 2016 email from Lands Branch, 1 page
- March 3, 2016 an email from Office of Drinking Water, 1 page
- February 26, 2016 letter from Manitoba Infrastructure and Transportation, 1 page
- February 26, 2016 email from Office of Fire Commissioner, 1 page
- February 11, 2016 email from Wildlife Branch, 1 page
- February 11, 2016 email from Water Use Licensing Section, 1 page
- February 8, 2016 email from Parks and Protected Space Branch , 1 page
- February 8, 2016 email from Water Control Work and Drainage Licensing, 1 page
- February 5, 2016 an email from Land Management and Planning Section, 1 page

13 pages total

Thank you.

Eshetu Beshada, Ph.D., P. Eng.



Rural Municipality of Springfield
Planning & Development
Unit 1 27 055 Oakwood Rd 64N
Box 219
Oakbank, Manitoba, Canada
R0E 1J0
Phone: (204) 444-3824
Fax: (204) 444-2389

February 26, 2016

Environmental Approvals Branch
Conservation and Water Stewardship
Attn: Eshetu Beshada, Environment Officer
123 Main Street, Suite 160
Winnipeg MB R3C 1A5

**RE: JMT HOLDINGS INC. – CONCRETE AND ASPHALT CRUSHING /
RECYCLING PLANT – FILE: 5814.00
60 RISQUE AVENUE – RURAL MUNICIPALITY OF SPRINGFIELD
PART OF SE ¼ 17-11-4 EPM
ROLL NO. 93800**

Further to your Notice of Environment Act Proposal in the Winnipeg Free Press edition of Saturday, February 6th, 2016 regarding the above noted proposal, the RM of Springfield has a number of concerns for the proposed new development on the subject site as outlined below:

Current Zoning Status

The subject property is currently zoned “MG” Industrial General Zoning District in the RM of Springfield Zoning By-law No. 08-01, as amended.

Based on our understanding of the proposed development within your Environment Act Proposal of November 30th, 2015, under the current zoning this particular use would fall under the definitions of “Processing Use” and “Portable Asphalt Plant” (definitions stated below):

“Processing Use means a development used for the extraction, treatment, preparation, packaging, transportation, handling and storage of raw materials and other minerals. Typical uses include concrete batching plants.”

“Portable Asphalt Plant means a temporary facility with equipment designed to heat, dry and mix aggregate with asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process.”

“Processing Use” is listed as a “Conditional Use” within the current zoning district. “Portable Asphalt Plant” is not listed as a use in the “MG” zone. Before I consider the “Portable Asphalt Plant” proposal (see Section 7.0.4) below, I would advise to meet with the proponent / owner / yourself and I to review the proposal in depth prior to filing any formal Municipal Conditional Use application.

Section 7.0.4) of Springfield Zoning By-law No. 08-1 states the following:

“Where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Development Officer may deem that the use conforms to and is included in that Use Class which he/she considers to be the most appropriate in character and purpose. In such a case, this use shall be considered a conditional use, whether or not the Use Class is listed as either a permitted use or conditional use within the applicable Zoning District.”

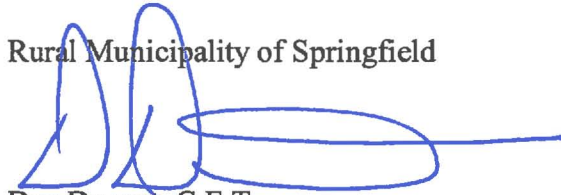
If there are any Environmental Public Hearings on this matter, please address all correspondence to the undersigned listed below.

Consultation with RM of Springfield Officials

Prior to this Application being placed in the Winnipeg Free Press both the development proponent as well as officials with Conservation and Water Stewardship should have contacted the RM of Springfield to determine land use and zoning implications. We question why Conservation and Water Stewardship would accept an Application without obtaining confirmation from the Municipality that this is an allowable use.

We thank you for your consideration of this matter. We look forward to your response.

Rural Municipality of Springfield



Dan Doucet, C.E.T.
Development Officer

c. Reeve and Council

Colleen Draper, Assistant Chief Administrative Officer
J.M.T. Holdings Inc. c/o Mr. Tony Teixeira
4144784 Manitoba Ltd. c/o Mr. James Petkau
Manitoba Municipal Government c/o Mr. David Neufeld
Manitoba Municipal Government c/o Mr. Grant Melnychuk



DATE: March 7, 2016

TO: Eshetu Beshada PhD, P.Eng.
Environmental Engineer
Environmental Approvals Branch
Conservation and Water Stewardship
123 Main St., Ste. 160
Winnipeg, MB R3C 1A5

FROM: Krista Olafsson/Nada Suresh
Environmental Compliance and
Enforcement
Conservation and Water Stewardship
1007 Century Street
Winnipeg MB R3H 0W4
P: (204) 945-7976
F: (204) 948-3833

SUBJECT: Environment Act Proposal – J.M.T. Holding Inc. Concrete and Asphalt Crushing/Recycling Plant (File No. 5814.00)

Manitoba Conservation and Water Stewardship, Environmental Compliance and Enforcement Branch has reviewed the above noted Environmental Act Proposal for the proposed operation of a concrete and asphalt crushing/recycling plant at 60 Risque Avenue in RM of Springfield, and has the following comments to provide:

1. The EAP notes that part of the property is in a low lying area and under Section 6.1 the proposal states grading will take place. However, EAP has not assessed the offsite impacts of land grading especially to the adjacent properties.
2. No diagram is provided in the EAP to show the proposed locations of the different components of the project to be installed at the site.
3. Under the Biophysical environment section, it states that a good number of white Tailed deer are presently inhabiting the property. What will happen to the deer population once the site is developed? Have any discussions taken place with local wildlife officials to determine the impacts to the deer population or the mitigatory measures?
4. One of the potential environmental impacts from the development will be dust emissions. It is not clear how different components of the crushing plant will be sited within the property and whether barriers (i.e. trees) will be installed to prevent high winds from aggravate the dust on site. If any conveyor belts are exposed to the wind, it is not clear whether they will be enclosed to minimize the dust emissions.
5. In assessing the dust emissions under Section 6.2 in EAP, what is the viability of implementing mitigatory measures such as ground pavement (with a hard impervious materials) for the entire plant compound navigated by vehicles; and will raw materials delivered to the site arrive in dampen state and if dried will watering of the truck loads and stockpiles occur?
6. Under Section 6.2, it is mentioned that fuel transfer will be taking place within the site. Further, it is not stated the capacity or type of fuel storage system to be installed at the site. The proponent should be advised that petroleum storage systems must meet the requirements of the Storage and Handling of Petroleum Products and Allied Products Regulation (MR 188/2001). A permit will be required from Manitoba Conservation and Water Stewardship (CWS) to construct and operate aboveground petroleum storage tank systems of 5,000 L capacity or greater and underground systems of any size.
7. The consent letter attached to the EAP states that the owner is consenting to 414784 Manitoba Ltd to setup a concrete and Asphalt plant. However, the proposal states the proponent of this development is J.M.T. Holdings Inc.

8. As per Manitoba Heavy Construction Association's Best Management Practices the proponent is requested to:
 - Minimize run-off from the site;
 - Install curtains or socks in high dust areas; and
 - Minimize surface area of aggregate piles.

9. Wastewater management was not addressed in the proposal please advise the proponent of the requirement to comply with the *Onsite Wastewater Management Systems Regulation MR 83/2003*.

10. The proponent notes that waste will be collected and removed from site; CWS requests the types of wastes and waste haulers to be listed in proposal.

11. Public concern and complaints have been received from adjacent properties with similar industrial activities. The proposed property location is sited 400 m away from a residential area, how will the proponent address public complaints once in operation?

Beshada, Eshetu (CWS)

From: +WPG1212 - Conservation_Circulars (CWS)
Sent: March-07-16 8:25 AM
To: Beshada, Eshetu (CWS)
Subject: Request for review/comment - EAP JMT - Concrete/Asphalt crushing -
Attachments: eap.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Eshetu,

Good morning

Lands branch MCWS has no comments to offer as the land proposed for use is under private tenure.

Thank you kindly for the opportunity to review

Winifred Frias

Crown Land Programs Administrator
Lands Branch
Manitoba Conservation and Water Stewardship



Please consider the environment before printing this e-mail

Beshada, Eshetu (CWS)

From: Stibbard, James (CWS)
Sent: March-03-16 8:46 AM
To: Beshada, Eshetu (CWS)
Subject: RE: 5814.00 JMT Concrete Crushing Plant, EAP Review

Follow Up Flag: Follow up
Flag Status: Flagged

Dr. Beshada,
ODW reviewed the above noted EAP and has no concerns with it respecting drinking water quality or safety.
If you have any questions, please call.
Regards,

James Stibbard P. Eng.
Approvals Engineer
Office of Drinking Water
1007 Century Street
Winnipeg MB R3H 0W4
phone: (204) 945-5949
fax: (204) 945-1365
email: James.Stibbard@gov.mb.ca
website: www.manitoba.ca/drinkingwater

Manitoba



Infrastructure and Transportation

Highway Planning and Design Branch
Environmental Services Section
1420 – 215 Garry St., Winnipeg, MB R3C 3P3
T (204) 619-4359 F (204) 945-0593

February 26, 2016

Tracey Braun, M. Sc.
Director, Environmental Approvals Branch
Manitoba Conservation and Water Stewardship
123 Main St., Suite 160
Winnipeg, MB R3C 1A5

RE: JMT - Concrete Asphalt Crushing
Client File No. 5814.00

Dear Ms. Braun:

MIT has reviewed the proposal under the *Environment Act* noted above and we do not have any concern with the proposed development.

Thank you very much for providing us the opportunity to review the proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Coulter", is written over a light blue horizontal line.

Ryan Coulter, M. Sc., P. Eng.
Manager of Environmental Services

Beshada, Eshetu (CWS)

From: Akinpelu, Ola (OFC)

Sent: February-26-16 9:24 AM

To: Beshada, Eshetu (CWS)

Subject: FW: Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00

Hello Eshetu,
The OFC has no comments or concerns at this time.

Thank you,

Ola Akinpelu,

Administrative Assistant

Office of the Fire Commissioner

508 - 401 York Avenue

Winnipeg MB R3C 0P8

Ph: (204) 945-1661

Fax: (204) 948-2089

E-mail: Ola.Akinpelu@gov.mb.ca



Beshada, Eshetu (CWS)

From: Kiss, Brian (CWS)

Sent: February-11-16 3:36 PM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00

No wildlife related concerns.

-Brian Kiss

Beshada, Eshetu (CWS)

From: Matthews, Rob (CWS)

Sent: February-11-16 1:17 PM

To: Beshada, Eshetu (CWS)

Cc: Thibert, Lorraine (CWS); Wiseman, Kylene (CWS); McCombe, Christopher (CWS)

Subject: RE: Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00

Eshetu,

We noticed the following statement on Page 9 of the EAP:

1. apply water to road surface or general travel routes in the yard (no contaminated water will be used in road applications – **batch plant process water** or settling pond waters)

The phrase “batch plant process water” got us wondering what this is about.

What is the “batch plant”? [Is it the same as the crushing plant or are these two different things?]

And how much “process water” is used in the batch plant?

And what is the source of the process water?

A well or municipal water?

Comment – as a general rule such operations should be directed to state in their EAP what their water source is even if water is not a big input into their operation. It just helps to clarify if they are on a municipal water source or not. [It has been my past experience with facilities in this part of Springfield that they are not on any municipal water source.] Often when we know these details up front we can come to the conclusion that they will not trigger our process (or in some cases, already have triggered our process by past operations but we were not aware of their existence

Cheers,

Rob (and Lorraine)

Beshada, Eshetu (CWS)

From: +WPG1212 - Parks Circulars (CWS)

Sent: February-08-16 3:06 PM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00

Parks and Protected Spaces Branch has reviewed the proposal submitted pursuant to *The Environment Act* for Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00. The Branch has no comments or concerns to offer as it does not affect any provincial parks, park reserves, ecological reserves, areas of special interest, or proposed protected areas.

Beshada, Eshetu (CWS)

From: Roberts, Dan (CWS)
Sent: February-08-16 11:27 AM
To: Beshada, Eshetu (CWS)
Subject: Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of the *Water Control Works and Drainage Licensing Section*, there are no concerns.

Dan Roberts

Water Resource Officer
Water Control Works and Drainage Licensing Section
Conservation and Water Stewardship
Box 6000, Building #1180, 75 - 7th Avenue,
Gimli, MB R0C 1B0
Cell: (204) 641-1331

Beshada, Eshetu (CWS)

From: Sobkowich, Dale (CWS)

Sent: February-05-16 9:43 AM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - EAP JMT - Concrete/Asphalt crushing - File: 5814.00

Land Management & Planning Section of Lands Branch has no comment as no impacts to Crown Lands are expected by the project intent.

Dale Sobkowich
Lands Branch