


Notice of Alteration Form

Dangerous Goods Handling and
Transportation Act Licence



Client File No. : 4320.10		DGH&TA Licence No. : 334HW	
Legal name of the Licencee: GFL Environmental Services Inc.			
Name of the FACILITY: Hazardous Waste Transfer Facility - Kenaston			
Type of Activity: Storage, processing, treatment, bulking, blending, and transfer facility.			
Licencee Contact Person: Cameron Prichard			
Mailing address of the Licencee: 4208-84th Avenue NW			
City: Edmonton		Province: AB	Postal Code: T6B 3N5
Phone Number: (780) 805-6107		Fax:	Email: cprichard@gflenv.com
Name of proponent contact person for purposes of the environmental assessment (e.g. consultant): Fiona Scurrah, WSP Canada Inc.			
Phone: (204) 918-3277		Mailing address:	
Fax:		6 High Level Road, Oak Bluff, MB, R4G 0E2	
Email address: fiona.scurrah@wsp.com			
Description of Alteration (<i>max 150 characters</i>): Addition of a new tank farm and removal of an existing tank farm.			
Date: 2025-03-18		Signature: 	
		Printed name: Cameorn Prichard	
A complete Notice of Alteration (NoA) consists of the following components: <input checked="" type="checkbox"/> Cover letter <input checked="" type="checkbox"/> Notice of Alteration Form <input checked="" type="checkbox"/> 2 hard copies and 1 electronic copy of the reports/plans supporting the alteration to the facility		Submit the complete NoA to: Director Environmental Approvals Branch Manitoba Environment and Climate 14 Fultz Blvd. Winnipeg, Manitoba R3Y 0L6 EABDirector@gov.mb.ca For more information: Phone: (204) 945-8321 Fax: (204) 945-5229 http://www.gov.mb.ca/sd/eal	



11 July 2025

Ms. Agnes Wittmann, Director – Environmental Approvals Branch
Environmental Approvals Branch
Manitoba Environment and Climate Change
14 Fultz Blvd
Winnipeg MB R3Y 0L6

Subject: File No.: 4320.10: GFL: Notice of Alteration for *Dangerous Goods Handling and Transportation Act* Licence No. 334 HW – Construction and Operation of a New Tank Farm & Decommissioning, Removal, and Disposal of Existing Tank Farms

Dear Ms. Wittmann:

WSP Canada Inc. was retained by GFL Environmental Ltd., to compile a Notice of Alteration (NoA) related to its *Dangerous Goods Handling and Transportation Act* Licence 334HW (the Licence), for the GFL Hazardous Waste Facility located at 1090 Kenaston Avenue in Winnipeg Manitoba. As per Clause 109 of the licence, GFL is required to obtain approval in writing from the Director for any proposed alteration to the Facility.

This letter report provides an environmental assessment associated with the proposed construction, installation and operation of a new tank farm consisting of 24 x 125,000 L (total volume of 3,000,000 L) aboveground storage tanks (ASTs) to the Facility and the decommissioning, removal and disposal of the existing tank farm (14 tanks with a total volume of 2,797,000 L) and process tank farm (8 tanks with a total volume of 300,920 L), and forms part of the NoA submission along with the NoA application form to MECC.

The construction, installation and operation of new tank farm, at the Facility would be considered a minor alteration to the Licence, given that the environmental impacts would not be significant, as the new tank farm would mean the subsequent removal of the existing tank farm.

As per guidance by MECC, there is a requirement for payment of five hundred dollars (\$500.00) for the NoA fee; however, as the alteration does not alter or change the current environmental effects related to the Development, this fee may be waived by MECC. GFL is requesting that this fee be waived.

1 ALTERATION

The proposed alteration to the Facility is the installation of a new tank farm and the removal of the existing tank farm. Components for each are outlined below.

- A new tank farm consists of 24 x 125,000 L vertical aboveground storage tanks for a total volume of 3,000,000 L.
- Old tank farm consists of 14 vertical aboveground storage tanks with a total volume of 2,747,000 L as identified in Clause 58 of the EAL.

- Removal of eight processing aboveground storage tanks in the process tank farm and Building A (noted in Clause 59 of the EAL with a total volume of 300,920 L), as these are not required for processing operations.

The site plan showing the proposed location of the tank farm is located in Attachment A.

Existing operations at the Facility will not change with the addition of the tank farm and ASTs. The purpose for the installation and operation of the ASTs is to replace the existing tank farm with newer tanks and to slightly expand the facility's holding capacity.

Greater detail and description of both the existing tank farm and processing tanks and the proposed new tank farm is outlined in the sections that follow.

1.1 EXISTING TANK FARM TO BE DECOMMISSIONED

As per the environmental assessment completed for the Facility to obtain its current licence, the Winnipeg Kenaston facility receives shipments of processed oil, waste oil, and waste fuel to be transferred into one of the storage tanks within the main tank farm. Received products are stored, tested, blended, and sold to GFL customers or recyclers to be made into reusable products.

The existing main tank farm, as per Clause 58 of the licence includes:

- Six (6) x 120,000 L vertical storage tanks identified as Tanks K1 to K6;
- Six (6) x 124,500 L vertical storage tanks identified as Tanks K7 to K12; and
- Two (2) x 640,000 L vertical storage tanks identified as Tank F1 and F2.

The total tank volume of the existing tank farm is 2,747,000 L.

Storage tanks in the process tank farm, utilized for the processing of used lubricating oil and other recyclable products, as per Clause 59 of the licence includes:

- Four x 60,000 litre waste oil aboveground storage tank identified as P1 to P4; and
- Four x 15,230 litre waste oil aboveground storage tanks identified as P5 to P8 inside Building A.

The total tank volume of the existing tank farm is 300,920 L.

The total tank volume of the existing tank farm and four processing tanks is 3,047,920.

The current tank farm and associated tanks and the eight processing tanks in the process tank farm will be removed from the Site once the new tank farm and tanks are in place and functioning.

1.2 PROPOSED NEW TANK FARM

The GFL Winnipeg Facility has acquired 24 x 125,000 L Westeel, vertical aboveground, single-walled storage tanks, that will be installed within a new tank farm, northeast of the existing tank farm in proximity to the east property line. The tanks will be used to store waste fuel as per GFL's current licence with a total capacity of 3,000,000 L.

Details of the tanks manufacturer are as follows:

Volume (Litres)	Configuration	Contents	Manufacture Year	Secondary Containment	Manufacturer
125,000	Vertical	Waste Fuels	2024	Steel - Single Walled	Westeel

Specifications for the storage tanks are located in Attachment B.

The table below outlines the numbering of the new tanks and their associated products.

Tank Number	GFL Tank Number	Tank Volume (L)	Contents
1	1	125,000	Waste Oil
2	2	125,000	Waste Oil
3	3	125,000	Waste Solvent, Waste oil, Waste Flammable Liquids
4	4	125,000	Waste Oil
5	5	125,000	Waste Oil
6	6	125,000	Waste Solvent, Waste oil, Waste Flammable Liquids
7	7	125,000	Waste Oil
8	8	125,000	Waste Oil
9	9	125,000	Waste Solvent, Waste oil, Waste Flammable Liquids
10	10	125,000	Waste Oil
11	11	125,000	Waste Oil
12	12	125,000	Waste Solvent, Waste oil, Waste Flammable Liquids
13	13	125,000	Waste Oil
14	14	125,000	Waste Oil
15	15	125,000	Waste Solvent, Waste oil, Waste Flammable Liquids
16	16	125,000	Waste Oil
17	17	125,000	Waste Oil
18	18	125,000	Waste Solvent, Waste oil, Waste Flammable Liquids
19	19	125,000	Waste Oil
20	20	125,000	Waste Oil

Tank Number	GFL Tank Number	Tank Volume (L)	Contents
21	21	125,000	Waste Oil
22	22	125,000	Waste Oil
23	23	125,000	Waste Oil
24	24	125,000	Waste Oil

As per the regulatory requirements, the tank farm will follow all applicable regulations, standards and codes related to the installation and operation of ASTs. The following table outlines the required Manitoba permits or approvals that would be required for the proposed alteration. GFL has retained a qualified third-party service provider to undertake the construction activities associated with the new tank farm and the decommissioning of the old tank farms.

Act, Regulation, Standard or Code	Type of Approval or Permit	Who Responsible to Obtain
Storage and Handling of Petroleum Products and Allied Products Regulation, Man Reg 188/2001	Application for Permit to Construct/Alter a Petroleum Storage Tank System	Licensed Petroleum Technician
	Application for Permit to Operate a Petroleum Storage Tank System	GFL
	Application for Permit to Alter by Removal	Licensed Petroleum Technician
	Petroleum Storage Tank Removal Report	Licensed Petroleum Technician

1.3 CONSTRUCTION

The new tank farm is to be constructed late winter early spring 2025 with the tanks to be installed prior to the end of June 2025. The new tank farm is to be located along the east property line of the Site, northeast of the current tank farm. As per Section 4.3.2 of the National Fire Code (2020), as adopted by the Province of Manitoba (Manitoba), the new tank farm will be located at minimum 3 m from the property line and include 1 m spacing between tanks to allow for accessibility for firefighting purposes.

Installation of the tanks will follow the requirements as outlined in the following Acts, regulations, standards or Codes:

- *Dangerous Goods Handling and Transportation Act*, CSSM c. D12
 - o Storage and Handling of Petroleum Products and Allied Products Regulation, Man Reg 188/2001
- National Fire Code (2020) Part 4, Flammable and Combustible Liquids

- Canadian Standards Association’s (CSA) B139 Series: 19 Installation code for oil burning equipment
- Canadian Council for Ministers of the Environment (CCME) Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products (Redacted Specific to M.R. 188/2001)

It is proposed that the tank farm will be underlain with a 40 mm Low-Density Polyethylene (LLDPE) liner overlain with two layers of Polypropylene Geotextile material and a granular fill. Secondary containment will consist of a metal berm surrounding the tank farm. Design details are in the process of being finalized. A figure outlining the general characteristics of the construction components of a tank farm is included in Attachment A.

The secondary containment system will meet regulatory requirements and follow the *Canadian Council of Ministers of the Environment (CCME) Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products*.

Electrical components required for the tanks such as alarms will be installed as per regulatory requirements and under electrical permit. GFL is currently working with Manitoba Hydro to ensure that the electrical infrastructure is updated to accommodate the new tank farm.

2 DECOMMISSIONING

The existing tank farm as per Clause 58 and the process tanks as per Clause 59 of the existing licence will be removed according to the *Storage and Handling of Petroleum Products and Allied Products Regulation* (MR188/2001).

As per the Dismantling and Removal of Petroleum Product and Allied Product Storage Tank Systems Guideline, a Licensed Petroleum Technician will work to remove the tanks after receiving permission from the Province of Manitoba to do so. The tanks will be purged and serial numbers recorded prior to being removed from the site.

3 GEOTECHNICAL STUDY

The geotechnical investigation was completed on 22 February 2025. The tank farm will be constructed as per the findings from the investigation. The full Geotechnical Investigation report is currently being drafted and will be forwarded to EAB upon completion.

In addition, topographical survey was completed for the site to delineate site drainage and is located in Attachment C. The proposed alteration and decommissioning do not change the overall drainage for the site.

4 SUMMARY OF EFFECTS

The Facility operates as per the Licence terms and conditions. The Operational Plan (OP) and Emergency Response Plan (ERP) for the Facility will be updated to include the location of the new tank farm.

The new tank farm will replace the existing tank farm and does not increase the facility’s capacity or traffic to and from the facility. The addition of the new tank farm does not create any new environmental impacts at the site. GFL will continue to comply with its Licence requirements. Thus, the environmental impacts associated with the proposed Alteration are not significant.

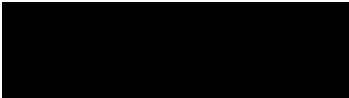
5 CONCLUSION

Based on the information provided, WSP is of the opinion that the proposed Alteration, consisting of the completion of a new tank farm consisting of 24 x 125,000 L aboveground tanks, does not create additional environmental effects at the Site, therefore it would be considered a minor alteration under Section 14(1) of the *Environment Act*.

This NoA Report has been prepared for the exclusive use of GFL Environmental Ltd. and their agent(s) for specific application to the property identified in this report. The NoA was compiled in accordance with generally accepted assessment practices. No other warranty, expressed, or implied, is made. General limitations are provided in Attachment D.

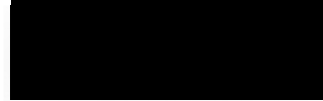
We trust that this report meets your present requirements. Should you have any questions, or concerns, please do not hesitate to contact WSP.

Prepared by



Christa De Blaere, B.A., C.E.T.
Senior Environmental Professional

Reviewed by

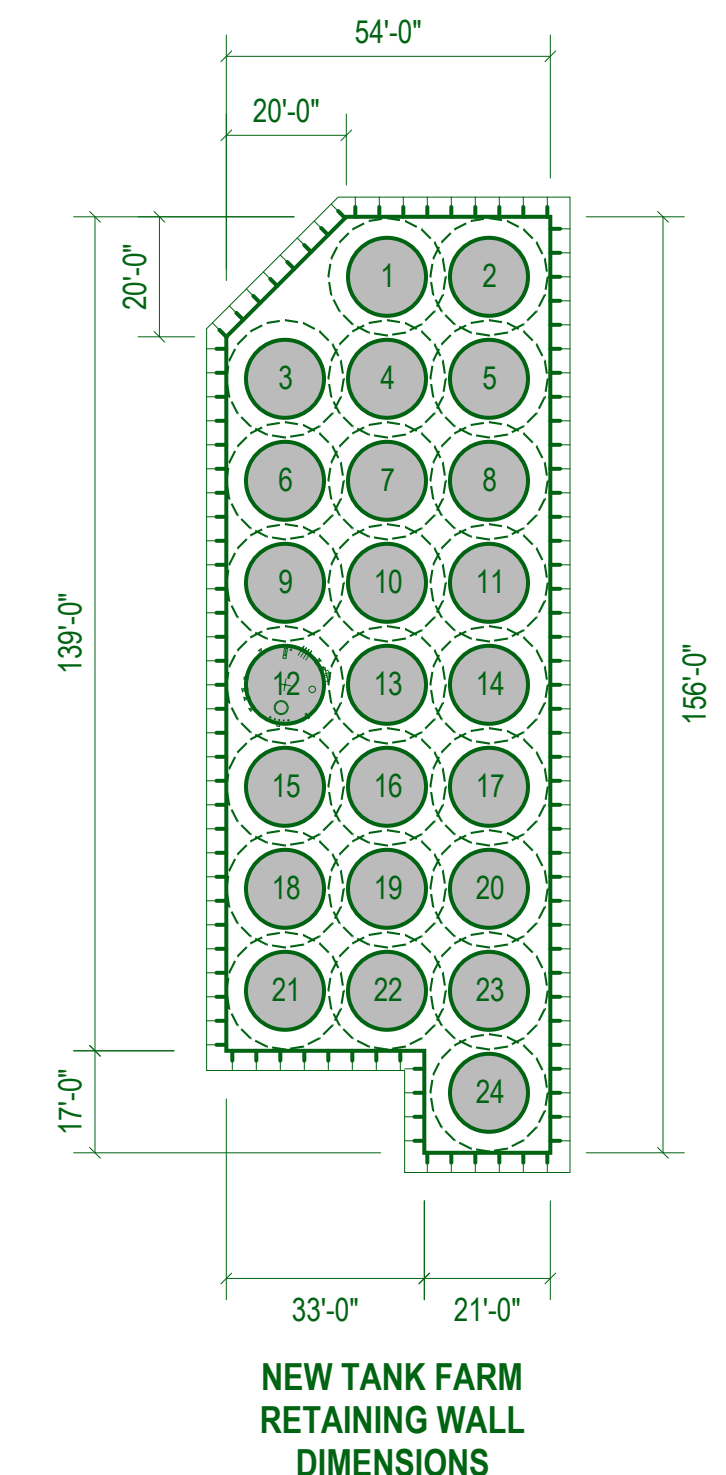
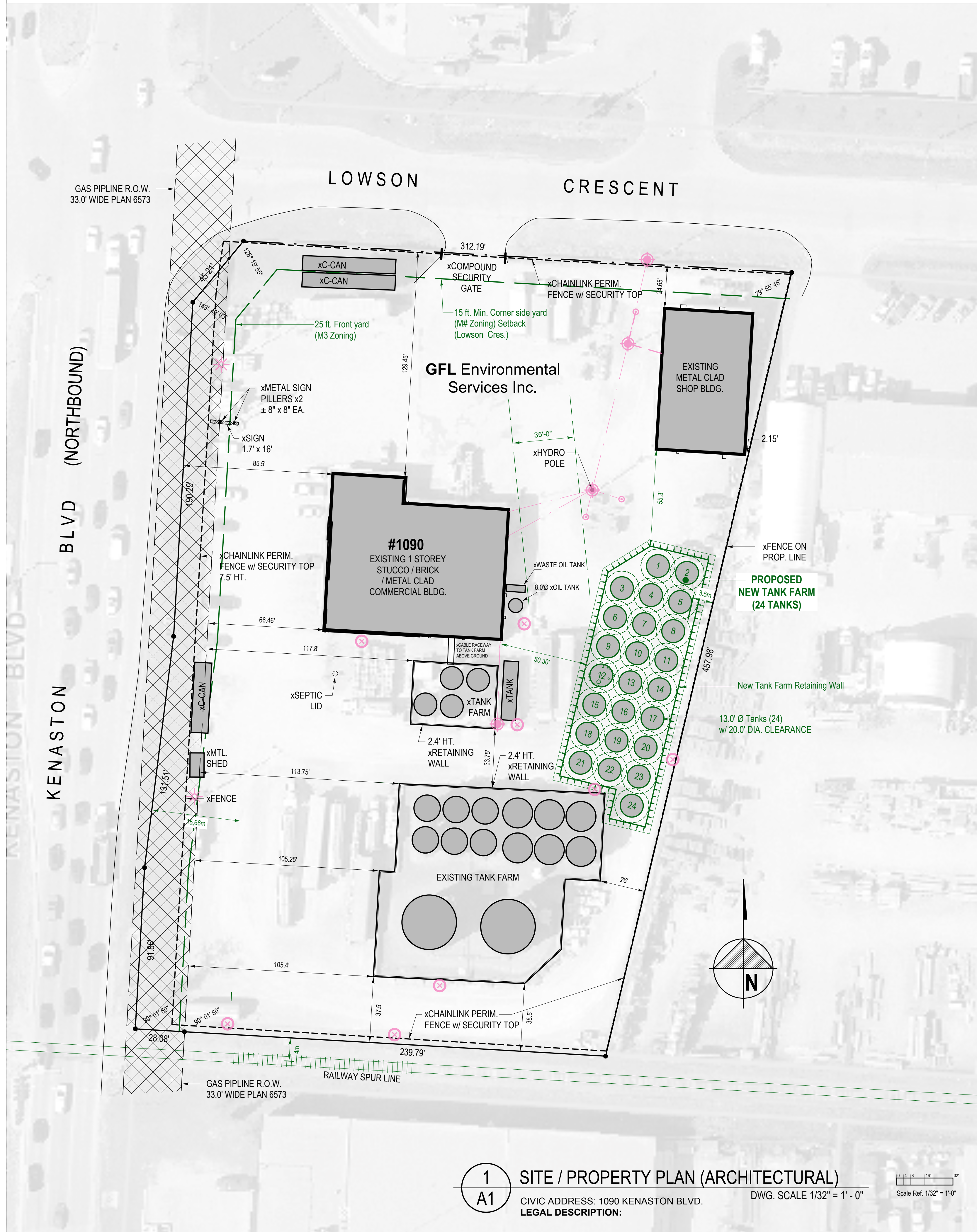


Fiona Scurrah, M.Sc., R.P. Bio., P.Biol.
Senior Principal Environmental Scientist

Attachment A

Site Plan





1 SITE / PROPERTY PLAN (ARCHITECTURAL)
 A1 CIVIC ADDRESS: 1090 KENASTON BLVD. DWG. SCALE 1/32" = 1' - 0"
 LEGAL DESCRIPTION: Scale Ref. 1/32" = 1'-0"

PRELIMINARY ONLY

Design-Build:

VALLEY BUILDERS
 Box 157 Morris, MB. R0G 1K0
 Ph: 204.746.8792
 Email: info@valleybuilders.ca

+white architecture Inc.
 MAA REG. CORP. NO. 168
 113 Chestnut St., Winnipeg, Manitoba, R3G 1R4
 email: twhitedesign@shaw.ca
 Cell: 204.890.5800

MAR. 05 / 2025 DRAFT 02 Revised
 FEB. 20 / 2025 DRAFT 02 Revised
 FEB. 18 / 2025 DRAFT 01 New Tank Farm @ East Side
 FEB. 14 / 2025 DRAFT 01 (REV.) 50ft. Special Frnt Yard
 FEB. 06 / 2025 DRAFT 01 (REV.)
 FEB. 05 / 2025 DRAFT 01
 Revision Date Description By

Project Title
GFL Environmental Services Inc.
 1090 KENASTON BLVD.
 Winnipeg, MB

Sheet Title
SITE PLAN
 PRELIMINARY PROPOSED
 NEW 2025 TANK FARM

Drawn By: TW
 Drawing Date: MAR. 05 / 2025
 Checked By: TW

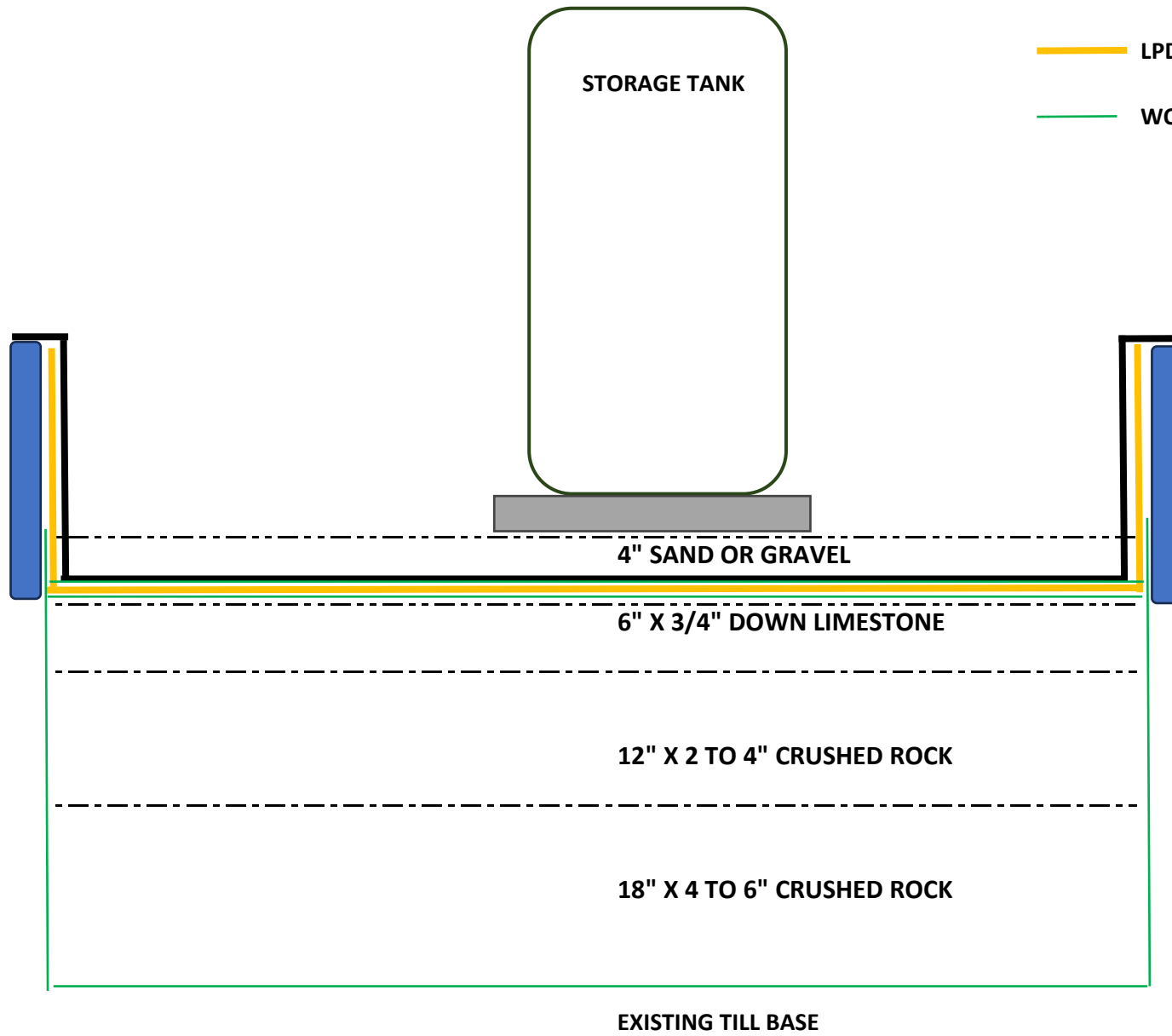
Sheet No.
A1

Print Data: 100% ARCH D paper, 24" x 36"

— UV RATED POLY COVER

— LPDM POLY LINER

— WOVEN FILTER CLOTH W/ GRID



Attachment B

Storage Tanks Specifications



CONTACT: CHAD WOOD
 PURCHASE ORDER No.: 14-03600
 PROJECT NAME:
 WESTEEL QUOTE No.: 25003479

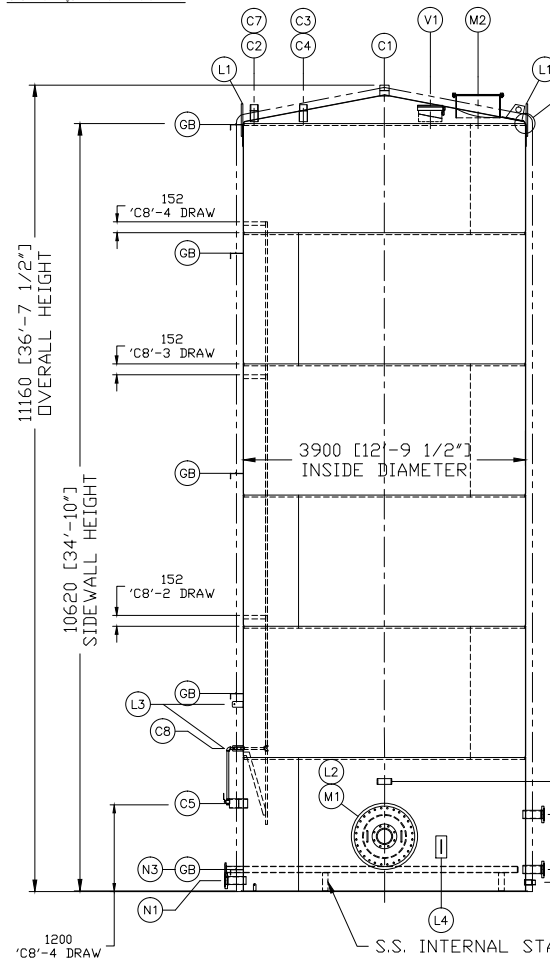
102mm (4") THICK POLAR FOAM INSULATION APPLIED TO ROOF AND SHELL ONLY.

** SUPPLIED AND INSTALLED ON-SITE BY OTHERS **

316SS FLATBAR GUIDE CABLE ANCHORS '2' SPACED 229 OFF 180 Deg.

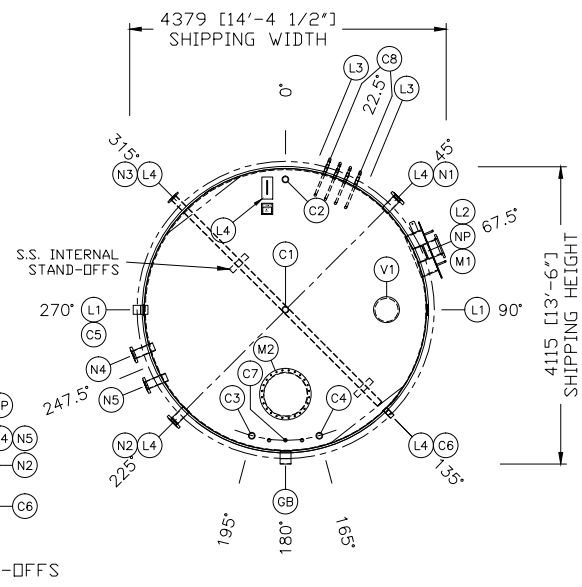
GAUGE GUIDE CABLE MOUNT DETAIL SCALE: 4:1 SIDE VIEW

MARK	QTY	ORIENTATION	ELEV.	PROJ.	DESCRIPTION	REMARKS
L1	2	90, 270	-	254	VERTICAL LIFT LUGS (TOP)	25 PL. x 152 x 400 Lg. - 64 Dia. - LUG/REPAD
L2	1	67.5	762	152	GROUNDING LUG	75 x 152 x 4.8 PL.
L3	4	381 off 22.5	1980-2590	152	SAMPLE TRAY MOUNT TABS	75 x 152 x 4.8 PL.
L4	5	0,45,135,225,315	-	203	LIFT / TAILING / HOLD-DOWN LIFT LUGS	25 PL. x 203 x 205 Lg. - 76 Dia. - LUG/REPAD
GB	5	180	-	178	GAUGE BOARD BRACKETS	
NP	1	67.5	1524	120	NAMEPLATE MOUNT BRACKETS	- NAMEPLATE INSTALLED
M1	1	67.5	762	204	610 SIDE MANHOLE - REPAD	c/w BOLTED COVER - NITRILE GASKET
					203 150# ANSI R.F. FLANGED NOZZLE - AGIT.	AGITATOR BY OTHERS
M2	1	180	ROOF	204	610 ROOF MANHOLE	c/w BOLTED COVER - NITRILE GASKET
V1	1	90	ROOF	204	EMERGENCY VENT	c/w GASKET - BOLT ON COVER
N1	1	45	152	254	100 150# ANSI R.F. FLANGED NOZZLE - DISCH.	c/w NYLON FLANGE PROTECTOR
N2	1	225	305	254	100 150# ANSI R.F. FLANGED NOZZLE - FILL	c/w NYLON FLANGE PROTECTOR
N3	1	315	305	254	75 150# ANSI R.F. FLANGED NOZZLE - HEATER	HEATER - SUPPLIED BY OTHERS
					HEATER TUBE x 4050 (159 1/2") INSIDE LENGTH	
N4	1	229 off 247.5	1067	254	100 150# ANSI R.F. FLANGED NOZZLE	c/w NYLON FLANGE PROTECTOR
N5	1	229 off 247.5	1067	254	100 150# ANSI R.F. FLANGED NOZZLE	c/w NYLON FLANGE PROTECTOR
C1	1	T.D.C.	ROOF	120	75 NPT 150# COUPLING - NORMAL VENT	c/w NYLON PLUG
C2	1	0	ROOF	120	75 NPT 150# COUPLING - SPARE	c/w M.I. PLUG
C3	1	195	ROOF	120	75 NPT 150# COUPLING - SPARE	c/w M.I. PLUG
C4	1	165	ROOF	120	75 NPT 150# COUPLING - SPARE	c/w M.I. PLUG
C5	1	270	1220	120	100 NPT COUPLING - SPARE	c/w M.I. PLUG
C6	1	135	152	120	50 NPT 150# COUPLING - WATERDRAW	c/w M.I. PLUG
C7	3	180	ROOF	120	19 NPT 150# COUPLING - GAUGE	c/w M.I. PLUG
C8	4	off 22.5	1980	120	19 NPT 150# COUPLING - SAMPLE PORTS	c/w S.S. INT. DRAW PIPES - SUPPORTED
					STAGGERED ON 22.5 / SPACED 152 c-c Typ.	c/w S.S. EXT.DOWNCOMERS - BALL VALVES



ELEVATION VIEW

** SIDE VIEW SHOWS ELEVATIONS ONLY, NOT ORIENTED AS SHOWN **

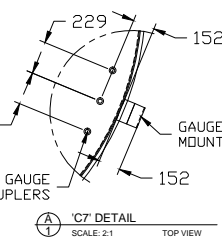


PLAN VIEW

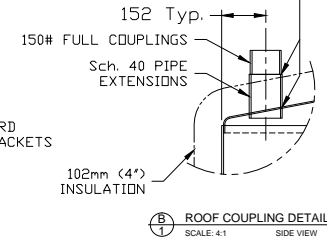
** PLAN VIEW SHOWS EXACT FITTING ORIENTATIONS **

NOTES:

- 1 - TANK DESIGN, FABRICATION, AND TESTING TO ULC S601-07 SPECIFICATIONS. 10 - 20 kPa. (1.5 - 3.0 psi) AIR TEST AS REQUIRED. ULC LABEL INSTALLED.
- 2 - ALL DIMENSIONS ARE IN SI UNITS AND MAY VARY DUE TO MANUFACTURING TOLERANCES.
- 3 - ALL FITTINGS AND ATTACHMENT ELEVATIONS ARE FROM B/O FLOOR PLATE TO CENTER OF ITEM. FITTINGS AND NOZZLES ARE EXTENDED FOR 102mm (4") INSULATION.
- 4 - SIDEWALL FLANGES AND MANHOLES ARE "2-HOLE" TO VERTICAL CENTERLINE. ROOF FLANGES AND MANHOLES ARE "2-HOLE" TO RADIAL DEGREE MARKS.
- 5 - FLANGES AND FITTINGS MATERIALS ARE C.S. CLASS 150#.
- 6 - SHELL SEAMS ARE OFFSET 180deg. SHELL HEIGHT TOLERANCE: (-0 / +75)
- 7 - ALL EXTERIOR SURFACES ARE COMMERCIAL BLAST PREPARED TO SSPC-SP6 SPECIFICATIONS AND COATED WITH PPG GREY PRIMER 591 SERIES. INTERIOR SURFACE PREPARATION / COATING: FLOOR AND BOTTOM COURSE ARE BLAST PREPARED TO SSPC-SP10 SPECIFICATIONS AND COATED WITH DEVOE 236. DECALS ARE SHIPPED LOOSE AND TO BE INSTALLED BY END USER AFTER UNITS ARE INSULATED.
- 8 - SIDEWALL MANHOLE c/w NITRILE GASKET x 1/8" Thk.



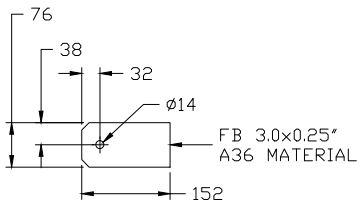
A C7 DETAIL SCALE: 2:1 TOP VIEW



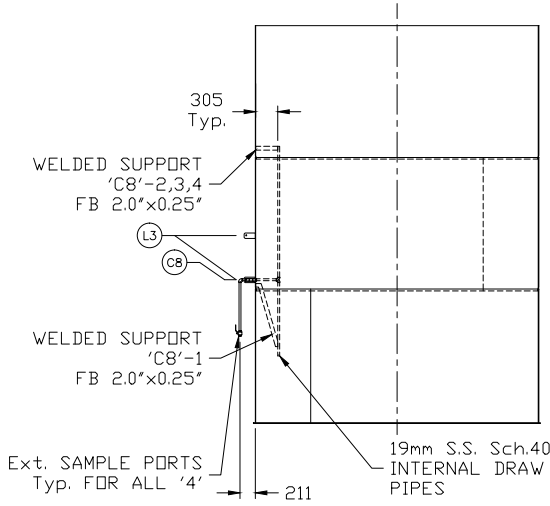
B ROOF COUPLING DETAIL SCALE: 4:1 SIDE VIEW

TANK THEORETICAL CAPACITY: - 126,800 L. (27,898 Imp.Gal.)

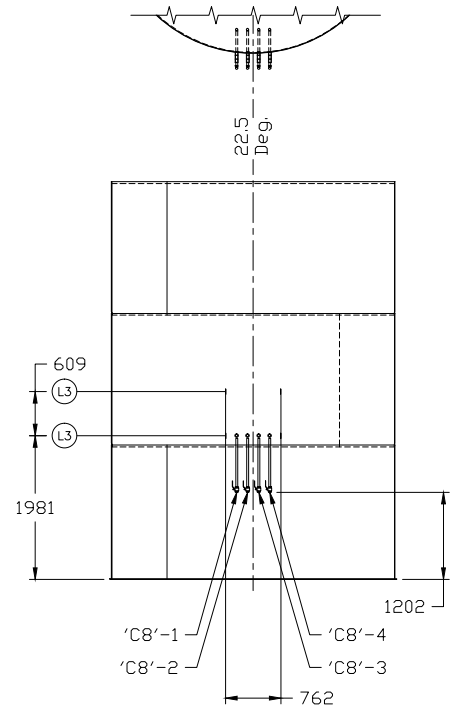
WORK ORDER				THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WESTEEL STORAGE SOLUTIONS. ANY REPRODUCTION, OR DISCLOSURE, IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM WESTEEL STORAGE SOLUTIONS IS PROHIBITED.				DRAWN BY: LCS		CREATION DATE: 11 MAR 15		WESTEEL STORAGE SOLUTIONS			
WEIGHT: 8,550 kg. (18,800 lbs.)				UNLESS OTHERWISE SPECIFIED: 1. ALL DIMENSIONS ARE IN mm 2. DIMENSION TOLERANCES ARE: - LINEAR +/- 10mm. - ANGLES +/- 1°. DONOT SCALE THIS DRAWING				CHECKED BY: JRN		CHECKED DATE: 17 MAR 15					
TANK SIZE: 125,000 L				DRAWING REVIEW / STATUS				APPROVED BY: B.DUEK		APPROVED DATE: 13 MAR 15		DRAWING DESCRIPTION: GENERAL ASSEMBLY			
0	18 MAR 15	RELEASE FOR PRODUCTION	LCS	FABRICATION SCHEDULING OF THIS PRODUCT IS PENDING FULL DESIGN APPROVAL.				PDF BY: LCS		PDF DATE: 12 MAR 15		CUSTOMER: ENVIROTECH SERVICES			
B	12 MAR 15	DELETE PREVIOUS C7 - C9 SAMPLE PORTS, OLD C10 IS NOW C8	LCS					DXF BY: LCS		DXF DATE: 12 MAR 15		DRAWING / FILE No.: VSW 125000 25003479		SHEET OF 1 5	
A	11 MAR 15	RELEASE FOR APPROVAL	LCS					PAINT SPEC: SEE NOTE '7'							
No.	DATE	REVISION DESCRIPTION	ECR#	BY	CHK'D										



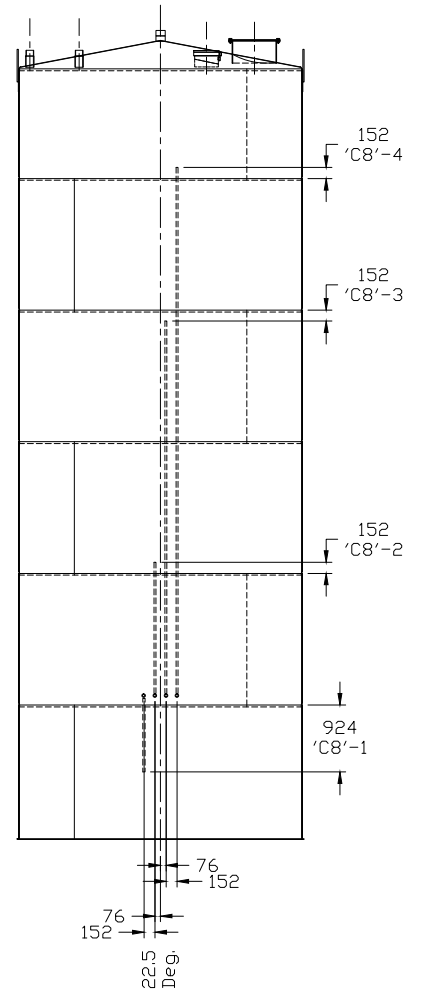
L3 DETAIL
SCALE: 8:1
SIDE VIEW



DRAW PORT DETAIL
SIDE ELEVATION VIEW



DRAW PORT DETAIL
EXTERNAL FRONT ELEVATION VIEW



DRAW PORT DETAIL
INTERNAL FRONT ELEVATION VIEW

					WORK ORDER: WEIGHT: 8,550 kg. (18,800 lbs.) TANK SIZE: 125,000 L MATERIAL: PAINT SPEC: SEE NOTE '7'		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WESTEEL STORAGE SOLUTIONS. ANY REPRODUCTION, OR DISCLOSURE, IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM WESTEEL STORAGE SOLUTIONS IS PROHIBITED. UNLESS OTHERWISE SPECIFIED: 1. ALL DIMENSIONS ARE IN mm 2. DIMENSION TOLERANCES ARE: - LINEAR +/- 10mm. - ANGLES: +/- 1'. DONOT SCALE THIS DRAWING		DRAWN BY: LCS CHECKED BY: JRN APPROVED BY: B.DUEK PDF BY: LCS DXF BY:		CREATION DATE: 11 MAR 15 CHECKED DATE: 17 MAR 15 APPROVED DATE: 13 MAR 15 PDF DATE: 12 MAR 15 DXF DATE:		WESTEEL STORAGE SOLUTIONS		DRAWING DESCRIPTION: SUPPLEMENTARY VIEWS CUSTOMER: ENVIROTECH SERVICES DRAWING / FILE No.: VSW 125000 25003479		LOCATION: 5064 REV.: 0 SIZE: SHEET 1.1 OF 5	
0	18 MAR 15	RELEASE FOR PRODUCTION		LCS														
B	12 MAR 15	DELETE PREVIOUS C7 - C9 SAMPLE PORTS, OLD C10 IS NOW C8		LCS														
A	11 MAR 15	RELEASE FOR APPROVAL		LCS														
No.	DATE	REVISION DESCRIPTION	ECR#	BY	CHK'D													

Attachment C

Site Survey



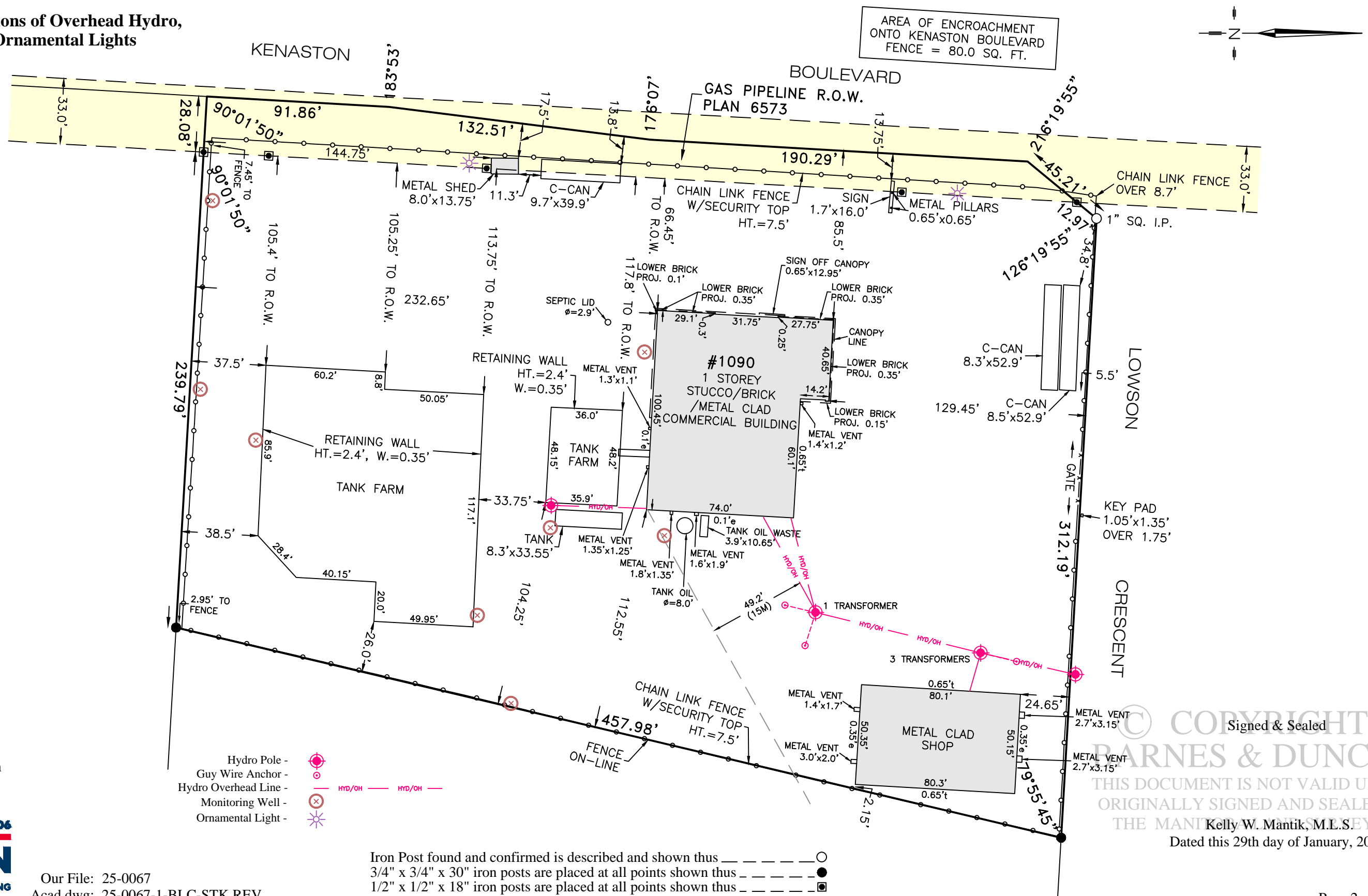
Surveyor's Partial Staking and Building Location Certificate

1090 Kenaston Boulevard, Winnipeg

Revised to show Locations of Overhead Hydro,
Monitoring Well and Ornamental Lights

February 20, 2025

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. The acts and by-laws that regulate the land surveying profession prevents Barnes & Duncan from issuing copies of documents older than 6 months or where the document is not up-to-date. Documents are considered not up-to-date if any changes have been made to the property or the status of title since the date of survey.



AREA OF ENCROACHMENT
ONTO KENASTON BOULEVARD
FENCE = 80.0 SQ. FT.



SKETCH - all distances are in feet and decimals of a foot.



6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 25-0067
Acad dwg: 25-0067-1-BLC-STK REV
Field Book: B&D 1621-47, 51
Drafter: AN

- Hydro Pole -
- Guy Wire Anchor -
- Hydro Overhead Line -
- Monitoring Well -
- Ornamental Light -

- Iron Post found and confirmed is described and shown thus
- 3/4" x 3/4" x 30" iron posts are placed at all points shown thus
- 1/2" x 1/2" x 18" iron posts are placed at all points shown thus

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BARNES & DUNCAN
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED BY
THE MANITOBA LAND SURVEYOR
Kelly W. Mantik, M.L.S.E.YOR
Dated this 29th day of January, 2025

Attachment D

Limitations



Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
 - b. The Scope of Services;
 - c. Time and Budgetary limitations as described in our Contract; and
 - d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
11. Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.