

**Beshada, Eshetu**

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**From:** Stacey Waldner <stacey@precisionredimix.com>

**Sent:** December 14, 2023 9:32 AM

**To:** Beshada, Eshetu <Eshetu.Beshada@gov.mb.ca>

**Subject:** Revised Conditional Use Permit - File 6189.00

Good Morning Eshetu,

Please see attached revised Conditional Use Permit for File 6189.00

If you have any questions, please let me know.

Sincerely,

--

Stacey Waldner

General Manager

C. 204.396.5124

E. [stacey@precisionredimix.com](mailto:stacey@precisionredimix.com)

Box 46

Rosa, Manitoba

R0A 1N0



**MUNICIPALITY OF EMERSON-FRANKLIN**  
**CERTIFIED RESOLUTION NO. 23-277**

**Date: December 12, 2023**

**Moved By Council Member: Brian Grier**

**Seconded By Council Member: Todd Nichols**

**And Carried**

Whereas Conditional Use Application C-10-23-251900 has been received to allow for a temporary use (Concrete batch plant) in the Ag1 Zone; And Whereas the application proposes to vary the conditional use order C-05-23-251900

And Whereas a public hearing has been held and representations received with respect to the application;

Be It Resolved that Council Approves Conditional Use C-10-23-251900 with the following conditions:

The development and operator comply with all regulatory requirements; Commercial access to site shall be along Rd 27E; The temporary permit shall apply for 12 months with a possible extension of 12 months and pending review of the development and zoning bylaw; The operator shall be responsible for 100% of annual dust control application of 500 ft at Cemetery intersection along Rd 27E.

This is a certified and true copy of a resolution passed by the Council of the Municipality of Emerson-Franklin.



Tracey French, CAO

## Beshada, Eshetu

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**From:** Stacey Waldner <stacey@precisionredimix.com>  
**Sent:** October 11, 2023 11:56 AM  
**To:** Beshada, Eshetu <Eshetu.Beshada@gov.mb.ca>  
**Subject:** File 6189.00 - Concrete Washout

Good Morning Eshetu,

Sorry for the delay with the drawings of the concrete washout area. Please see attached drawing of our two-cell washout pit.

Cell one with the concrete bottom will be the main cell. This cell is where the washout water will be dumped into. As you will see in the drawing, we have poured a 4" thick pad at the bottom and lined the sides with geomembrane material. This cell, once it gets to a high level will run over to the second cell. The second cell is lined by a geomembrane as well. The water will be stored here and possibly re-used for wash water. As well the water in the cell will also evaporate from the sun. If the level of the water in the second cell gets to high, we will then test the pH level and follow the standards which I have used on Manitoba Hydro sites. That standard ensuring the pH level is tested and is in the range of 9.0-11.0 before it gets released into the vegetation. No other tests are required in the industry.

At this time all questions have been answered to my knowledge from all parties that had concerns.

Please let me know if you have any questions.

Sincerely,

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Stacey Waldner  
General Manager  
C. 204.396.5124  
E. [stacey@precisionredimix.com](mailto:stacey@precisionredimix.com)  
Box 46  
Rosa, Manitoba  
R0A 1N0

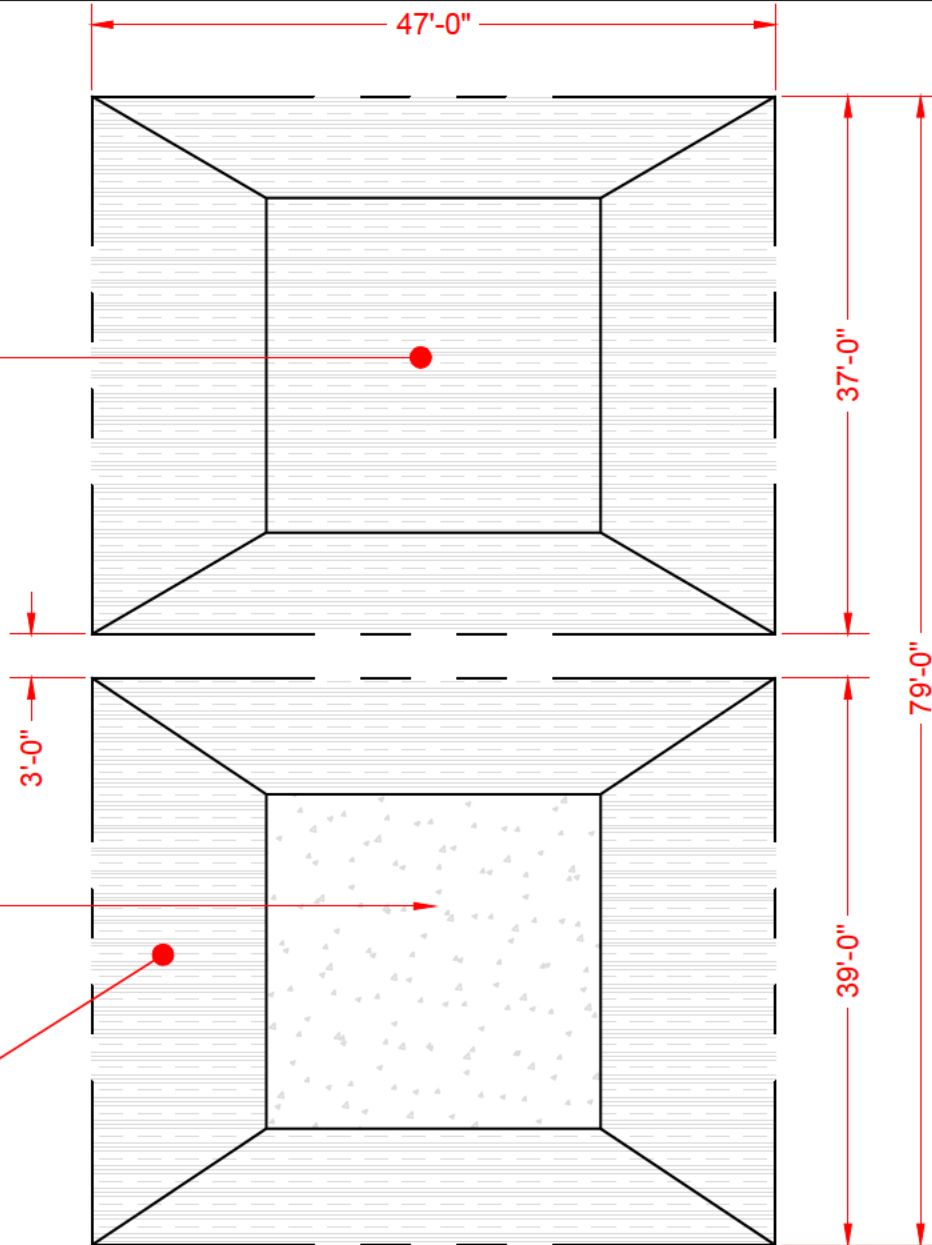


CLAY WITH SAND FILL  
GEOMEMBRANE  
FULL LINER



4" CONCRETE PAD

5' HIGH  
3-1 SLOPE  
LINED BIRM (TYP.)



PROPOSED PLOT PLAN

DRAWN  
S.D.

CHECKED  
S.W.

STACEY WALDNER -GEN. MAN.

STACEY@PRECISIONREDIMIX.COM

**PRECISION**  
**REDI-MIX**

SCALE- TO EXTEND

DATE: 2023-10-06

No. 1 of 1

**IMPERIAL**

**Beshada, Eshetu**

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**From:** Stacey Waldner <stacey@precisionredimix.com>  
**Sent:** October 2, 2023 10:19 AM  
**To:** Beshada, Eshetu <Eshetu.Beshada@gov.mb.ca>  
**Cc:** Nathan Giesbrecht <ngiesbrecht@jdbprojects.ca>  
**Subject:** File 6189.00 - Traffic Summary for Precision Redi-Mix

Eshetu,

Please see the attached file for 6189.00 regarding a traffic summary for our development.

Let me know if there are any questions or concerns.

Regards,

--

Stacey Waldner  
General Manager  
C. 204.396.5124  
E. [stacey@precisionredimix.com](mailto:stacey@precisionredimix.com)  
Box 46  
Rosa, Manitoba  
R0A 1N0



Good afternoon Eshetu,

Regarding the concern brought forward by Karen Toews representing Manitoba Infrastructure please see my response below.

Traffic projections related to our concrete operation can be broken down into three categories: personal employee vehicles, concrete mixers, and supplier traffic. Our peak season will range from May - November where I will base our numbers on.

#### 1. Personal employee vehicles

- We can expect to operate Monday through Saturday with Sunday being a day of rest
- Precision Redi-Mix projects 8-10 employees will be stationed out of this location during our peak season and as little as 2-3 employees during the off season. Majority of the employees will be coming from the St. Malo/Rosa area where they would be taken PTH 59 to turn onto municipal rd 17N at the junction of PTH 59 and PTH 216 to arrive at the development. This intersection is designed to handle large volumes of traffic as it has turning lanes. Majority of the employees will arrive between 5:30am and 9:00am with leaving the development between 5:00pm and 8:00pm.

#### 2. Concrete mixer trucks

- Can be expected to operate Monday to Saturday
- During our peak season Precision Redi-Mix projects to operate 6 mixer trucks. The concrete mixer trucks will enter and leave the development between 3-5 times a day on a random schedule, with a vast majority of these trips falling between the hours of 6:00am and 7:30pm. During the off season we project 2-3 mixer trucks traveling in and out of the development 1-3 times a day on a random schedule. Our mixer trucks will be entering and exiting the development at the junction of PTH 59 and PTH 216. We will see 33% of our trucks turning south onto PTH 59, 33% of our trucks turning North onto PTH 59, and 33% of our trucks crossing over PTH 59 to travel on PTH 216 to get to their destination.

#### 3. Supplier's traffic

- Supplier's traffic can be comprised of 3 types of bulk materials deliveries;
  - Aggregate deliveries can be expected Monday to Friday during peak season. With the batch plant property attached to the quarry where we will be receiving 75% of our material. We will see little to know traffic for aggregate material being hauled in. We have created a haul road from the quarry to the batch plant site on our property to eliminate traffic concerns.
    - The remaining 25% of the aggregate deliveries would be at a rate of 6-9 deliveries per week during peak season and mostly

nonexistent deliveries during the off season. These deliveries will be entering and exiting the development at the junction of PTH 59 and PTH 216. The delivery trucks will be entering from the east, crossing straight over PTH 59. With some deliveries entering from the north turning west off PTH 59 onto municipal rd 17N.

- Between the hours of 9:00am – 5:00pm
- Deliveries will vary between triple axel trailer end dump units and B-train with side and end dump units.

- Cementitious material delivery can be expected Mon to Saturday
  - At a rate of 0-2 deliveries per day during the peak season and 0-2 during the off season per week.
  - Between the hours of 9:00am and 6:00pm
  - Delivery vehicles will consist of super b trucks coming from the north on PTH 59 turn west on municipal rd 17N into the development.
- In addition to these we anticipate other random traffic on a semi regular basis i.e. customers on a weekly basis, couriers weekly, etc...

**Beshada, Eshetu**

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**From:** Stacey Waldner <stacey@precisionredimix.com>

**Sent:** October 2, 2023 8:31 AM

**To:** Beshada, Eshetu <Eshetu.Beshada@gov.mb.ca>

**Subject:** Re: File 6189.00 - Precision Redi-Mix Inc. - Additional Information Request

Good morning Eshetu,

Please see attached drainage report created by a third party engineer firm.

Let me know if you have any questions. As well, I am working on the traffic report which I hope to have submitted early this week.

Also finalizing the drawing for our washout pit, which I hope to have completed this week as well.

Sincerely,  
Stacey Waldner



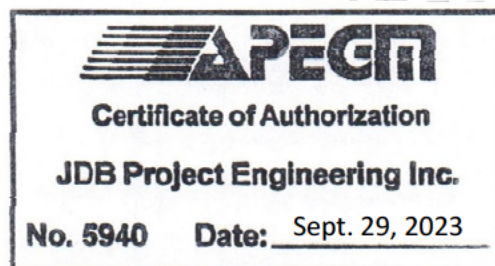
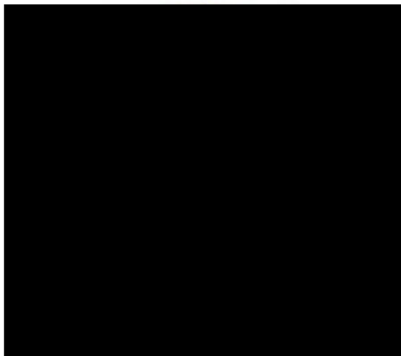
# PRECISION REDI MIX

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## DRAINAGE SUMMARY

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September 2023



# Precision Redi Mix

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## Drainage Summary

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### 1. DESCRIPTION

A number of requirements/questions were presented to *Precision Redi Mix* in order for them to obtain the necessary permits/licenses for their planned concrete batch plant operations. Manitoba Transportation and Infrastructure (MTI) has asked for confirmation that drainage from this new site does not adversely affect the provincial highway drainage system, or that a submittal of a detailed drainage plan be submitted.

*Precision Redi Mix* is located in the NE quadrant of Road 27E and Road 17N, inside SW 34-3-5E. Inside this quarter section of land exists a quarry from which materials for batching concrete are produced. This quarry land is highly permeable, consisting of a thin layer of topsoil atop a deep vein of gravel and limestone material. Very little runoff is ever seen in this area as nearly all rainfall is directly infiltrating downwards as opposed to running off and forming streams, creeks, and rivers. The surrounding roads have little to no formal ditches, as no need for ditches has been observed due to the exceedingly small runoff ever generated by the surrounding land.

### 2. SITE DETAILS

A site survey was completed on September 29<sup>th</sup>, 2023 in order to check elevations of the site and confirm any runoff patterns. Details of the survey are shown in the plan in [Appendix A](#). While little to no runoff would be generated from this site to begin with based on the soils that it is constructed on top of, any runoff that would make it into the Road 27E and/or Road 17N ditches would continue to drain South or East – away from any PTH 59 ditches. There are high points in the ditches both North and East of the site that prevent any runoff that may get to the intersection of Road 27E and Road 17N from ever running to the PTH 59 ditches. As it is impossible for any runoff generated by this site to cause detrimental effects at PTH 59, no runoff calculations, flowrates, or volumes are necessary as the drainage patterns alone satisfy the requirements of MTI – that no detrimental effects be seen on the provincial highway drainage system.

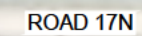
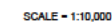
To confirm, drainage from the Precision Redi Mix site will have no adverse affect on the provincial highway drainage system.

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**END OF DRAINAGE SUMMARY**

# **Appendix A**

## Drainage Patterns



01	PERMIT APPROVALS	2023.09.29	
REVISION	ISSUED FOR	DATE	
PROJECT: PRECISION REDI MIX DRAINAGE			
TITLE: DRAINAGE PATTERNS			
DRAWN BY: NG	REVIEWED BY: JB	FIELD BOOK: NONE	SHEET NO: 01
DRAWN BY: NG	DATE: 2023.09.29	SCALE: 1:1000	DRAWING NO: 205



## Beshada, Eshetu

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**From:** Stacey Waldner <stacey@precisionredimix.com>  
**Sent:** September 10, 2023 12:13 PM  
**To:** Beshada, Eshetu <Eshetu.Beshada@gov.mb.ca>  
**Cc:** Burland Ross, Siobhan <Siobhan.BurlandRoss@gov.mb.ca>  
**Subject:** Re: File 6189.00 - Precision Redi-Mix Inc. - Additional Information Request

Dear Eshetu,

First of all I would sincerely apologize for the late reply to your email. I was hoping to have all the answers before replying. Due to the shortage of available engineers to consult with, it's been a challenge to provide all the correct information. I want to assure you that I take my company and the environment very seriously. The people and communities that support us are far more in favor than the 1% who are opposed. Our company has been harassed by a couple of individuals to a point where we may have to get the authorities involved.

We are currently exploring the possibility of exiting our property via Rd 17 to the Junction of PTH 59 and PTH 216, rather than exiting directly onto PTH 59, with the RM of Emerson/Franklin. We will consult with Manitoba Transportation and Infrastructure in this regard.

Precision Redi-Mix will continue to follow our proposal and is open to the guidance of your office to see that all aspects are covered for approval of our permit file 6189.00.

Please see attachments for details on the inquiries you had in regards to file 6189.00

I have also included our water licence from the branch.

Sincerely,

Stacey Waldner  
Vice-President

On Wed, Aug 23, 2023 at 4:04 PM Beshada, Eshetu <[Eshetu.Beshada@gov.mb.ca](mailto:Eshetu.Beshada@gov.mb.ca)> wrote:

Hello Stacey,

The review period for the subject proposal has been closed. I have reviewed the comments and concerns and I would like you to provide the following additional information. I have also attached some comments for your information.

1. Provide more information regarding the wash water holding pit to be used onsite.
2. The proposal indicates that water from the second cell of the holding pit can be released into the vegetation if it meets pH standards. Does this water will be tested for other contaminants besides pH and be treated to meet applicable discharge criteria before releasing into the vegetation.
3. confirm if a washroom facility will be used onsite, and if so, how this domestic wastewater is managed.
4. Provide a conditional use permit from the Rural Municipality to install and operate the proposed plant.
5. provide a confirmation that a drainage from this site does not adversely affect the provincial highway drainage system or submit a detailed drainage plan prepared by qualified experts to Manitoba Transport and Infrastructure. Please contact regional Technical Services Engineer, Archie Miller at 1-204-346-6266 or [Archie.Miller@gov.mb.ca](mailto:Archie.Miller@gov.mb.ca) for any further clarification.

6. provide a confirmation from Manitoba Transport and Infrastructure that a Traffic Impact Study prepared by a qualified transportation engineer is approved for this development. If you need additional information on this requirement contact Karen Toews at 204-794-2733 or [Karen.Toews@gov.mb.ca](mailto:Karen.Toews@gov.mb.ca).
7. confirm that a permit is obtained from Manitoba Transportation and Infrastructure for the increase in use of the existing access onto PTH 59. For further information, please contact Erica Paulo at 431-338-9897 or by email at [Erica.Paulo@gov.mb.ca](mailto:Erica.Paulo@gov.mb.ca).
8. confirm that no additional water will be directed to the highway PTH 59 right-of way.
9. Any potential noise mitigation in place from the nearby residents.

After we posted on the public registry, you can find the detail comments and concerns received on the of your proposal at the following link.

<https://www.manitoba.ca/sd/eal/registries/6189/index.html>

If you have any question on the above request please do not hesitate to contact me at any time.

Regards

Eshetu Beshada, PhD., P. Eng.  
Senior Environmental Engineer  
Industrial and Wastewater Section  
Ph: 204 250-1932

**Please Note starting March 1 our address changes to Box 35, 14 Fultz Blvd, Winnipeg, MB R3Y 0L6**

Hello Stacey,

The review period for the subject proposal has been closed. I have reviewed the comments and concerns and I would like you to provide the following additional information. I have also attached some comments for your information.

1. Provide more information regarding the wash water holding pit to be used onsite.

**Precision's concrete washout pit is currently under construction. We are currently using an existing pit which was part of the landscape of the property. We have lined the bottom of the pit with concrete to hold our wash water. I have attached some options of what our new wash water pit may look like. We are exploring the best and most cost-effective way to line the pit. We are also currently seeking an outside consulting company to help assist in the best method to design our washout pit.**

2. The proposal indicates that water from the second cell of the holding pit can be released into the vegetation if it meets pH standards. Does this water will be tested for other contaminants besides pH and be treated to meet applicable discharge criteria before releasing into the vegetation.

**We are following the same standards that have been implemented in other companies in this industry that I have worked with. We test the wash pit water for a Ph balance and ensure that it falls between 9.5 and 11.**

3. confirm if a washroom facility will be used onsite, and if so, how this domestic wastewater is managed.

**The washroom facilities being used are on existing property that is being rented by the company.**

4. Provide a conditional use permit from the Rural Municipality to install and operate the proposed plant.

**Please see attached conditional use permit from the RM of Emerson Franklin.**

5. provide a confirmation that a drainage from this site does not adversely affect the provincial highway drainage system or submit a detailed drainage plan prepared by qualified experts to Manitoba Transport and Infrastructure. Please contact regional Technical Services Engineer, Archie Miller at 1-204-346-6266 or [Archie.Miller@gov.mb.ca](mailto:Archie.Miller@gov.mb.ca) for any further clarification.

**We are seeking an engineer to help us with the drainage of the property, which was previously farmland. Modifications to this property have been very minimal up to this point.**

6. provide a confirmation from Manitoba Transport and Infrastructure that a Traffic Impact Study prepared by a qualified transportation engineer is approved for this development. If you need additional information on this requirement, contact Karen Toews at 204-794-2733 or [Karen.Toews@gov.mb.ca](mailto:Karen.Toews@gov.mb.ca).

**We are seeking a third party to provide services to evaluate traffic impact.**

7. confirm that a permit is obtained from Manitoba Transportation and Infrastructure for the increase in use of the existing access onto PTH 59. For further information, please contact Erica Paulo at 431-338-9897 or by email at [Erica.Paulo@gov.mb.ca](mailto:Erica.Paulo@gov.mb.ca).

**We are seeking a third party to provide services to evaluate increased access onto PTH 59.**

8. confirm that no additional water will be directed to the highway PTH 59 right-of way.

**Precision Redi-Mix will not be directing any additional water to the highway PTH 59.**

9. Any potential noise mitigation in place from the nearby residents.

**Our location is surrounded by bush. The nearest neighbor is upwards of 1.5 km away from our facility. The noise levels at that range are very minimal if any.**

After we posted on the public registry, you can find the detail comments and concerns received on the of your proposal at the following link.

<https://www.manitoba.ca/sd/eal/registries/6189/index.html>

If you have any question on the above request please do not hesitate to contact me at any time.

Regards



**MUNICIPALITY OF EMERSON-FRANKLIN**  
**CERTIFIED RESOLUTION NO. 23-138**

**Date: June 27, 2023**

**Moved By Council Member: Todd Nichols**

**Seconded By Council Member: Dennis Weiss**

**And Carried**

Whereas application C-05-23-251900 has been received to allow for a temporary use(portable concrete plant) at SW 34-3-5E; And Whereas after careful consideration of the application and any representations made for or against the application; Therefore Be It Resolved that Council approves the application subject to the following conditions:  
The development and operator comply with all regulatory requirements;  
The commercial access to the site shall be along the property to existing access on PTH59;  
The approval shall be in effect for the temporary time period as per the zoning bylaw

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**Reeve**  
**Municipality of Emerson-Franklin**

