

DATE: August 23, 2023

TO: Public Registry

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

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

Please find attached the TAC correspondence related to Precision Redi-Mix Inc. – Precision Redi-Mix Concrete Batch Plant file (6189.00) for distribution to the public registries. The documents included are:

TAC Comments

- August 8, 2023 a memo from Environmental Compliance and Enforcement Branch, 1 page
- August 8, 2023 a memo from Air Quality Section, 1 page
- August 4, 2023 a memo from Community Planning Municipal Relations, 3 pages
- August 3, 2023 an email from Manitoba Transportation and Infrastructure, 2 pages
- July 20, 2023 an email from Petroleum Branch, 1 page
- July 14, 2023 an email from Inspection and Technical Services, 1 page
- July 12, 2023 an email from Drainage and Water Rights Licensing Branch, 1 page
- July 4, 2023 an email from Forestry and Peatlands Branch, 1 page
- July 12, 2023 an email from Officer of Drinking Water, 1 page

Thank you.

DATE: August 8, 2023

TO: Eshetu Beshada
Environmental Approvals
Environment and Climate 14 Fultz
Blvd
Winnipeg MB R3Y 0L6

FROM: Eastern Region
Environmental Compliance and
Enforcement Environment and Climate
Unit B – 284 Reimer Avenue
Steinbach MB R5G 0R5

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

Environmental Compliance and Enforcement (ECE) Branch has reviewed the above noted environment act proposal and has the following comments.

Section 6: Pollution and By-Product

Since a diesel generator will temporarily run the plant, any hazardous waste generated (used oil, used oil filters etc.) from the operation and maintenance of the diesel generator shall be handled and disposed in accordance with relevant provincial regulations.

Section 8 & 9: Fuel and Admixtures Storage

ECE recommends that the storage area for fuel and other chemicals be provided with secondary containment to prevent any contamination of surface and groundwater in the event of a spill. In the event of a spill, any waste generated from the spill cleanup will be treated as hazardous waste and shall be handled and disposed in accordance with relevant provincial regulations.

Section 11: Water Release and Concrete Washout

The proposal indicates that wash water and concrete washout will be contained in a 2-cell holding pit. ECE requests more information on the type of holding pit to be used onsite (e.g. lined pits, washout containers etc.)

The proposal also indicates that water from the second cell of the holding pit can be used for dust suppression or released into the vegetation if it meets pH standards. ECE wants to clarify if the water in the second cell will be tested for other contaminants besides pH and be treated to meet applicable discharge criteria before recycling or releasing into the vegetation.

Onsite Wastewater

ECE requests confirmation if a washroom facility will be provided at the plant location, and if so, how the wastewater (sewage and grey water) generated onsite be managed.

DATE: 08 August 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: Muntaseer Ibn Azkar
Air Quality - Environmental Approvals
Branch
Manitoba Environment & Climate 14
Fultz Blvd, Winnipeg

SUBJECT: Precision Redi-Mix Inc. – Redi-Mix Concrete Batch Plant (File 6189.00)

Air Quality Section has reviewed the above proposal and provides the following comments:

- It is expected that there will be no significant impact on air quality provided that the plant is equipped with dust filtration/control system to prevent the release of dust into the atmosphere.
- Air Quality Section suggests that the EA Clause regarding noise nuisance be included.

DATE: August 4, 2023

TO: Eshetu Beshada
Senior Environmental Engineer
Environmental Approvals Branch
Department of Environment Climate
and Parks
14 Fultz Blvd, Winnipeg

FROM: Anna McKinnon
Community Planner
Community Planning Branch
Municipal Relations
240-323 Main St
Steinbach, MB R5G 1Z2

PHONE NO.: 204-346-6244

EMAIL: Anna.Mckinnon@gov.mb.ca

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

Precision Redi-Mix Inc. is requesting a Class 1 development licence to install and operate a portable concrete batch plant near the town of Rosa. The proposed site is located at 17007 Road 27E in the Municipality of Emerson-Franklin. The facility is intended to provide concrete for infrastructure projects in the southeast of the province.

Community Planning- Steinbach Region has reviewed the Environmental Act Proposal from a land-use planning perspective.

DEVELOPMENT PLAN

The site is designated Limited Agricultural Policy Area pursuant to The Municipality of Emerson-Franklin Development Plan. The purpose of this designation is to encourage economic growth and development, while protecting the viability of the area's agricultural industry. This designation is also intended to allow the opportunity for commercial and industrial uses that would not be suitable in settlement areas.

4.2 General Agricultural Area Policies

4.1.10 To provide opportunities for residents in the Municipality to establish commercial/ industrial uses in the Agricultural Policy Areas where the location of such uses is not practical in a Rural Settlement Centre or LUD and which can be accommodated without significant impact on the adjacent provincial highway transportation system.

4.2.7 To conserve the agricultural and rural land base in the Municipality and to minimize public expenditure on servicing and infrastructure, commercial and industrial uses shall be encouraged to locate within areas designated Rural Settlement Centre. However, certain commercial and industrial uses that require a rural location may be allowed to locate within the Rural Areas. The establishment of such uses may be considered for the following reasons:

a. A particular resource related industry may need to be located in close proximity to a specific resource or facility (e.g. gravel crushing operation near a quarry, etc.);

b. A proposed development may need to be separated from settlement areas due to potential danger to public safety or nuisance associated with the operation of the proposed development (e.g. anhydrous ammonia storage facility, etc.);

c. Some commercial or industrial uses require larger site areas not available in settlement areas or may be

- better suited in an agricultural area (e.g. bulk oil, chemical, and fertilizer storage facilities);
- d. Commercial or Industrial uses in the Agricultural Policy Areas should adhere to the Transportation policies identified in Section 10.0 of the Development Plan;
 - e. Sites proposed for commercial or industrial uses in the Agricultural Policy Areas shall require re-zoning to an appropriate commercial/industrial zone identified in the Zoning By-law;
 - f. Prior to final approval, a site(s) proposed for commercial or industrial development will require, as part of the re-zoning process, a full review by the responsible government department when adjacent to a PR or PTH;
 - g. Commercial and industrial uses should be directed away from prime agricultural land or areas where a conflict could arise with agricultural uses; and
 - h. Commercial and industrial uses should only be considered on sites with direct access to existing all weather roads.

10.3 Transportation Policies

10.3.3 Notwithstanding the provisions of this Development Plan, development adjacent to, and/or with access onto, a PTH and/or PR shall comply with provincial regulations adopted under The Highways and Transportation Act and The Highways Protection Act. Municipal roads are subject to the regulations and standards adopted by the Municipality of Emerson-Franklin.

10.3.4 The Municipality recognizes the primary function of PTH 59 and 75 is the high speed movement of traffic and will accordingly limit access in a manner which consolidates local traffic at major points of entry.

10.3.5 For PTH 59 and 75, permits must be obtained from the Highway Traffic Board; for PR's, including PR 200, 201, 217, 218 and 243, permits must be obtained from Manitoba Infrastructure.

ZONING BY-LAW

The subject land is zoned "AG2" Agricultural 2 Zone pursuant to the Municipality of Emerson-Franklin Zoning By-law. Asphalt and Concrete Batching Plants are not permitted uses within this zone. The municipality indicates that the proposed operation has been issued a development permit as a temporary use, and that the property owners have initiated the re-zoning process. Asphalt and Concrete Batching Plants are a conditional use in the "M" Industrial Zone. Asphalt and Concrete Batching Plants have a site area requirement of 15,000 sq ft. and site width requirement of 100 feet.

The subject site complies with the minimum requirements for Asphalt and Concrete Batching Plants in the "M" Industrial Zone.

ANALYSIS AND RECOMMENDATION

The proposed operation is generally consistent with the intent of the Development Plan. The Limited Agricultural Policy Area Designation allows for some industrial uses, provided that they would not be practical in a settlement area, and that they will not have a significant impact on the provincial highway system (Policy 4.1.10). Specifically, this proposal meets the intent of Policy 4.2.7(a) as it is located adjacent to the operation's source of gravel, and Policy 4.2.7(b) in that it directs an industrial use that may cause a nuisance during operation away from a settlement area. As indicated by the applicant, the proposed operation will create dust and noise that may be disruptive in a setting with more residential dwellings. Currently, there is a dwelling located on the subject site, with the next closest residence outside the property line located approximately 240m south of the proposed site.

The proposal to connect a private road to PTH 59 is in conflict with Development Plan Policy

10.3.4,

which states that access to PTH 59 will be limited and that local traffic will be consolidated at major points of entry. Any access to PTH 59 must obtain a permit from the Manitoba Transportation and Infrastructure Department (Highway Planning and Design), and comply with provincial regulations under The Transportation Infrastructure Act. Given that the proposed site is located adjacent to MUN 27E, this road may be more suitable for site access.

The subject land is not zoned for the proposed use. The municipality has indicated that they have granted the operation a development permit as a temporary use, and that the property owners have applied to rezone the property. Once rezoned, the proposed operation will require a conditional use order granted by council. Provided that these steps are implemented, Community Planning has no concerns with this Environment Act proposal from a land-use planning perspective.

Community Planning notes that there is an existing residence on the subject property. If the applicant intends for the residence to remain in use, rezoning will create a lawfully existing non-conforming use, subject to sections 86 to 93 of The Planning Act.

Thank you for the opportunity to comment. Please contact me at the above number if you have any questions or require further information.

DATE: August 3, 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: MIT Environmental
Services Section

PHONE NO.: 204-945-2369

EMAIL: MITEnviServices@gov.mb.ca

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

The following are comments from MTI's **Capital Region** and **Roadside Development**:

We note the subject property has frontage along PTH 59 and a municipal road with an existing access onto PTH 59.

We understand that the existing access onto PTH 59 will be used for the new batch plant.

- There is currently a significant amount of truck entering and exiting this site, as well as a significant amount of water being pumped from this site into the highway right of way;
- We have no record of a permit for the existing access nor a permit for an increase in use of the existing access;
- We have concerns regarding the increase in truck traffic and the potential impact to traffic safety along PTH 59.

Therefore, please have the proponent provide the following:

- The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer, Archie Miller at 1-204-346-6266 or Archie.Miller@gov.mb.ca to allow him to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revisions to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer;
- The developer provides written confirmation from our department that we have received and approved a Traffic Impact study for this development. The Traffic Impact Study will have to be prepared by a qualified transportation engineer. It will identify the amount and type of traffic that will be generated by the development and its potential impact on the adjacent road network. The study will identify the type of on highway improvements that will be required to safely accommodate the traffic generated by this development. The cost of the Traffic Impact Study and any required on-highway improvements would be the responsibility of the developer (the applicant will have to enter into an agreement with the department for the construction of the on-highway improvements). The contact person with MTI concerning the Traffic Impact Study is Karen Toews at 204-794-2733 or Karen.Toews@gov.mb.ca;

- The proponent obtain a permit from Manitoba Transportation and Infrastructure for the increase in use of the existing access onto PTH 59. For permit information, please contact Erica Paulo at 431-338-9897 or by email at Erica.Paulo@gov.mb.ca. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>;
- Confirmation from the proponent that no additional water is to be directed to the highway PTH 59 right-ofway.

Please note the following statutory requirements for PTH 59.

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **38.1** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the right-of-way of this highway.

DATE: July 20, 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: Leonardo Leonen
Mining, Oil and Gas
Petroleum Engineer, Economic
Development, Investment and
Trade

PHONE NO.: 204-945-6570

EMAIL: Leonardo.leonen@gov.mb.ca

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

There are no known petroleum deposits and oil/gas infrastructure in the area. Petroleum Branch has no concerns.

DATE: July 14, 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: Hong Ji
Building and Fire Safety Engineer
Inspection and Technical Services
Labour and Immigration
508-401 York Avenue Winnipeg
MB R3C 0P8

PHONE NO.: 204-792-2336

EMAIL: Hong.Ji@gov.mb.ca

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

The ITS has no comments or concerns for the above proposal.

DATE: July 12, 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: Kylene Wiseman
Drainage and Water Rights
Licensing Branch
Environment and Climate

PHONE NO.: 431-337-7946

EMAIL: Kylene.Wiseman@gov.mb.ca

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

Based on the description of water use, this proponent is required to apply for a Water Use Licence under The Water Rights Act. An application can be submitted via our online portal – www.manitoba.ca/waterlicensingportal

DATE: July 4, 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: +WPG569
Planning and Development,
Dept. of Natural Resources and
Northern Development

PHONE NO.: 204-793-4109

EMAIL: FPB.circulars@gov.mb.ca

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

Forestry and Peatlands advises the following:

Trees removed during the construction of access road of Hwy 59 to site, must be disposed of properly to prevent the spread of insects and disease.

DATE: July 4, 2023

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Environment & Climate
14 Fultz Blvd, Winnipeg

FROM: Cory Vitt
P.Eng. M.Eng. CPPA CMMA
Acting Senior Approvals Engineer
Office of Drinking Water

PHONE NO.: 204-806-1363

EMAIL: drinkingwater.approvals@gov.mb.ca;

SUBJECT: File 6189.00 – Precision Redi-Mix Inc. – Information for Public Registry

No concerns.

Office of Drinking Water (ODW)