

Refer to File: 97297-04a Corr

L:\work\97000\97297\04a-Corr\Ltr to MB Cons 30 07 2008 additional information.doc

July 30, 2008

Environmental Assessment and Licensing Branch  
Manitoba Conservation  
Suite 160, 123 Main Street  
Winnipeg, Manitoba

Attention: Ms. Tracey Braun, M.Sc., Director

Dear Ms. Braun:

**Re: Additional Information for Request for Alteration to the Town of Neepawa's  
Industrial Wastewater Treatment Facility in Neepawa, Manitoba**

As per recent communication with Mr. Clem Moche of Manitoba Conservation, Earth Tech | AECOM (Earth Tech) is pleased to provide additional information to the Request for Alteration to the Town of Neepawa's Industrial Wastewater Treatment Facility submitted to Manitoba Conservation by Earth Tech on behalf of the Town of Neepawa on July 16, 2008.

The following table summarizes the locations(s) of the information required as noted on the Environment Act Proposal Form. Where possible, applicable document sections or figures are indicated in the table and reference the previously submitted Request for Alteration.

**Table 1: Environment Act Proposal Form Summary Table**

<b><u>Item</u></b>	<b><u>Reference</u></b>
Certificate of Title	Please see attached for existing Certificate of Title for the proposed site location. A Surveyor's Certificate has also been included showing the land proposed for subdivision.
Owner of Mineral Rights	According to the Interactive Exploration Activity Map produced by the Mineral Resources Division of Science, Technology, Energy and Mines, there are no Mining Claims, Mineral Leases or Mineral Exploration Licences for the proposed site location and therefore the owner of the mineral rights is the same as the surface owner.
Description of existing land use on the site and adjoining land and proposed changes for the purposes of the development	Please refer to Sections 2, 3 and 4 in the previously submitted Request for Alteration.
Land use designation and zoning designation for the site	According to the Neepawa and Area Planning District Development Plan (Map 4), the proposed site is located on land designated for industrial use. The zoning designation of the site is MH – Industrial Heavy Zone as indicated in Section 2.0 and as shown in Figure 2.1 in the previously submitted Request for Alteration.
Previous studies and activities relating to feasibility, exploration or project siting or prior authorization received from other government agencies	As the proposed development is an upgrade to an existing facility, previous studies were included as part of the original application for approval for the project.
Description of proposed development, method and hours of operation	Please refer to Sections 3 and 4, Figures 3.1 and Figures 4.1 to 4.4 in the previously submitted Request for Alteration.
Identification of any storage of gasoline or associated products	Please refer to Section 5.2.2 and 5.4.6 in the previously submitted Request for Alteration.
Description of potential impacts of the development on the environment	Please refer to Section 5 and 6 in the previously submitted Request for Alteration. Please note that as post mitigation impacts were anticipated to be negligible to minor in magnitude or positive, no socio-economic implications resulting from environmental impacts were anticipated.
Description of the proposed environmental management practices to be employed to prevent or mitigate adverse impacts	Please refer to Section 7, 8, 9, 10 and 11 in the previously submitted Request for Alteration.
Schedule	Please refer to Section 3.5 in the previously submitted Request for Alteration.
Funding	Funding will be provided for the project by Community Development Trust and the Canada- Manitoba Economic Partnership Agreement.

July 30, 2008

Page 3

We hope that the provided information meets Manitoba Conservation's requirements. Please feel free to contact the undersigned in the event that additional information is required at 477-5381.

Sincerely,

**EARTH TECH | AECOM**

Per:



Stephen Biswanger, P.Eng  
Senior Environmental Engineer

AW/td

Encls. Certificate of Title and Surveyor's Certificate

cc: Town of Neepawa  
Springhill Farms L.P.

DATE: 2008/02/28  
TIME: 09:11

MANITOBA  
STATUS OF TITLE

TITLE NO: 2279919

PAGE: 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE..... NEEPAWA  
REGISTERING OFFICE..... NEEPAWA  
REGISTRATION DATE..... 2008/02/06  
COMPLETION DATE..... 2008/02/22

PRODUCED FOR.. THOMPSON DORFMAN SWEATMAN  
ADDRESS..... TD CENTRE  
2200-201 PORTAGE AVENUE  
WINNIPEG MB R3B 3L3  
PRODUCED BY... L.MISANCHUK  
LTO BOX NO.... 166

LEGAL DESCRIPTION:

SPRINGHILL FARMS INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SW 1/4 35-14-15 WPM  
EXC FIRSTLY: SP PLAN 7402 NLTO  
SECONDLY: PLAN 23208 NLTO  
AND THIRDLY: ROAD PLAN 4611 NLTO

ACTIVE TITLE CHARGES:

30550	NEP ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT CROWN TRUST COMPANY	REG'D: 1952/08/01  NOTES:
83-4838	NEP ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA TELEPHONE SYSTEM	REG'D: 1983/06/29  NOTES: AFF: PART
85-3172	NEP ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA TELEPHONE SYSTEM	REG'D: 1985/05/27  NOTES: AFF: PART
86-1191	NEP ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT THE TOWN OF NEEPAWA	REG'D: 1986/03/21  NOTES:
86-2833	NEP ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT THE RM OF LANGFORD	REG'D: 1986/06/24  NOTES:
86-5122	NEP ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA HYDRO-ELECTRIC BOARD	REG'D: 1986/11/14  NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2008/02/28 OF TITLE NUMBER 2279919 THIS IS NOT A DUPLICATE TITLE.

X   
FOR THE DISTRICT REGISTRAR

\*\*\*\*\* STATUS OF TITLE 2279919 NEP CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2008/02/28  
TIME: 09:11

MANITOBA  
STATUS OF TITLE

TITLE NO: 2279919

PAGE: 2

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE..... NEEPAWA  
REGISTERING OFFICE..... NEEPAWA  
REGISTRATION DATE..... 2008/02/06  
COMPLETION DATE..... 2008/02/22

PRODUCED FOR.. THOMPSON DORFMAN SWEATMAN  
ADDRESS..... TD CENTRE  
2200-201 PORTAGE AVENUE  
WINNIPEG MB R3B 3L3  
PRODUCED BY... L.MISANCHUK  
LTO BOX NO.... 166

ACTIVE TITLE CHARGES:

1017447	NEP ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT EASEMENT AGREEMENT MTS COMMUNICATIONS INC.	REG'D: 2001/08/23	NOTES: AFF: PART
1063384	NEP ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	MORTGAGE \$200,000,000.00 DEBENTURE SPRINGHILL FARMS INC. ROYAL BANK OF CANADA	REG'D: 2008/02/15	NOTES:
1063444	NEP ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT AGREEMENT FOR SHACKLE SPACE BY AGENT DAVID B. KOVNATS 5559406 MANITOBA INC.	REG'D: 2008/02/21	NOTES:

ACCEPTED THIS 6TH DAY OF FEBRUARY, 2008  
BY E.SIMS FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF NEEPAWA.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2008/02/28 OF TITLE NUMBER 2279919.  
THIS IS NOT A DUPLICATE TITLE.

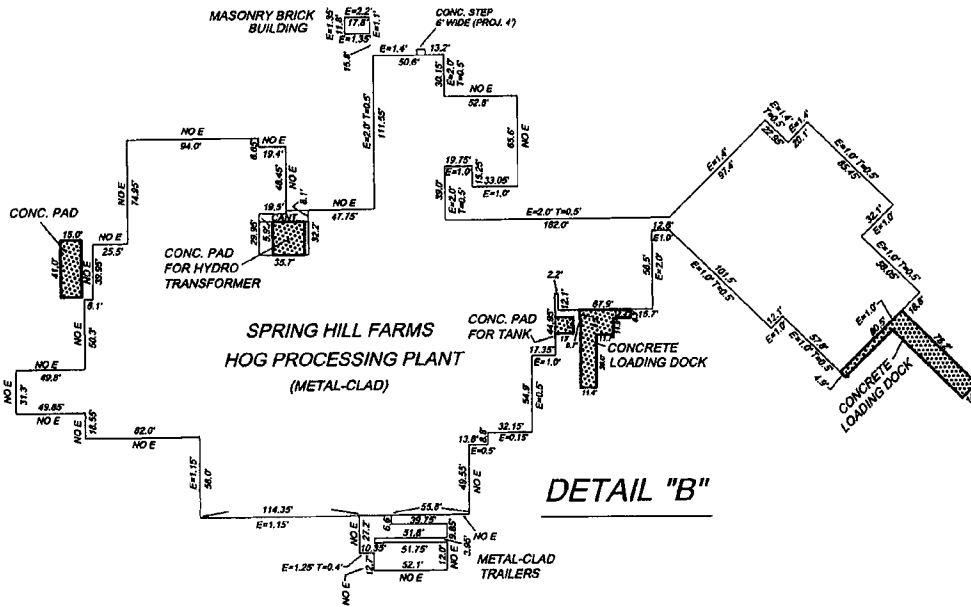
x   
FOR THE DISTRICT REGISTRAR

\*\*\*\*\* END OF STATUS OF TITLE FOR TITLE 2279919 NEP \*\*\*\*\*

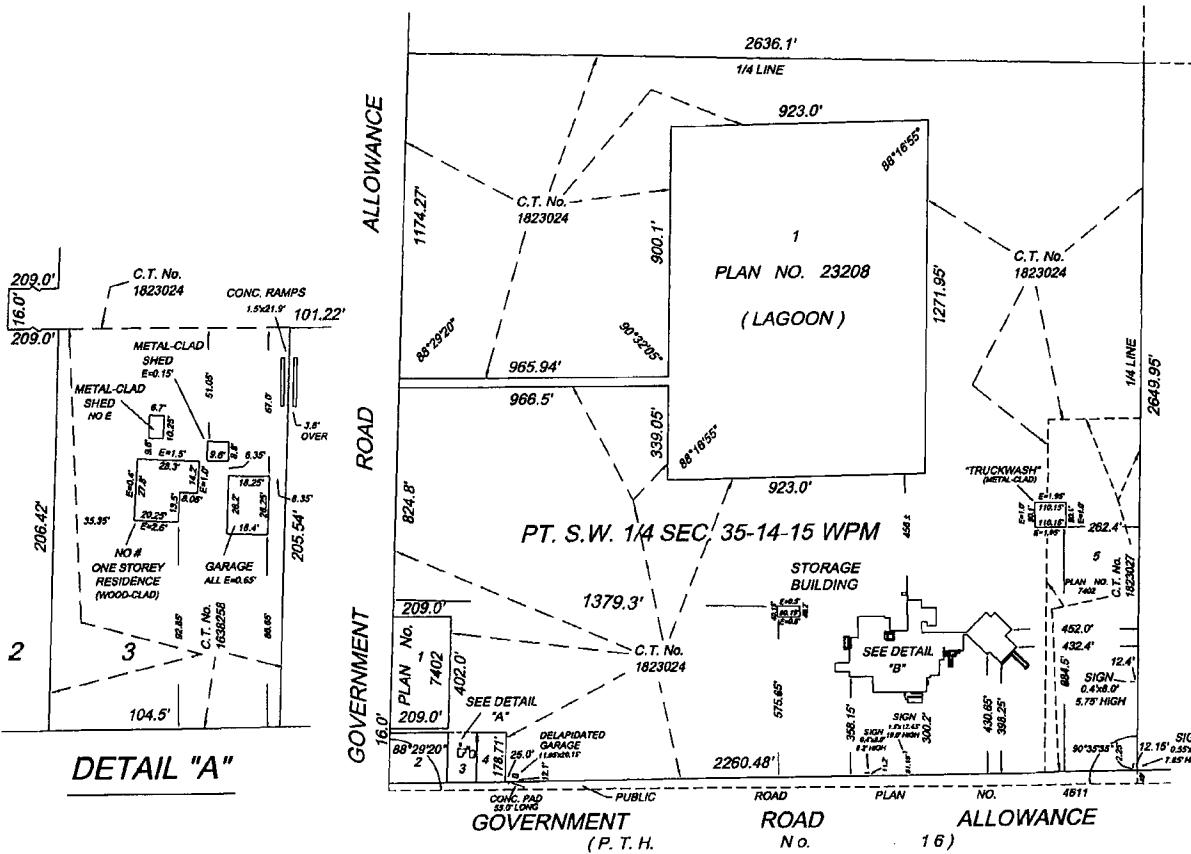
**SURVEYOR'S BUILDING LOCATION CERTIFICATE**  
**SPRINGHILL FARMS, NEEPAWA, MB.**  
**PT. S.W. 1/4 SEC. 35-14-15 WPM**  
**FILE NUMBER: 07-254**



NOTE: E=EAVE  
T=TROUGH



**DETAIL "B"**



**DETAIL "A"**

Fb/Pg 432/15  
GL  
Page 2 of 2

Manitoba Land Surveyor authorized to practice  
under the "Land Surveyors Act" of Manitoba  
Signed and Sealed this 13th day of December, 2007



100 - 158 11TH STREET  
BRANDON, MB R7A 4M  
PHONE: (204)727-0651  
TOLL FREE: 1-800-368-9755  
FAX: (204)727-5247  
EMAIL: info@lennontrilogy.com WEB: www.lennontrilogy.com

280 ASHBURTON STREET E.  
VRDEN, MB R0M 2C0  
PHONE: (204)749-6880  
TOLL FREE: 1-877-748-6880  
FAX: (204)748-6155  
WEB: www.lennontrilogy.com

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