



May 15, 2017

Mr. Rob Boswick  
Environmental Engineer  
Manitoba Sustainable Development  
Environmental Approvals Branch  
2nd Floor, 123 Main Street  
Winnipeg, MB R3C 1A5

Dear Mr. Boswick:

**Subject: Notice of Alteration #3 – Environment Act Licence #2994 – Addition of Agricultural Land to Biosolid Application Program**  
**Client ref.: 15M-00651-01**

## INTRODUCTION

WSP Canada Group Limited (WSP) has been retained by the Rural Municipality of Springfield (RM of Springfield) to complete the removal of sludge solids from the Oakbank and Dugald Wastewater Lagoons as required by Environmental Act License #2994 (EAL #2994). Through the process of planning for the 2017 land application program it has been determined that a Notice of Alteration (NOA) for EAL #2994 is required. The NOA is to request an amendment to Clause 6 to allow for the addition of five agricultural fields that had not been included in the previous Environment Act Proposal submitted by Stantec Inc. or by the February 2016 NOA submitted by MMM Group Limited:

- Environment Act Proposal Report for the Land Application of Sludge from the Oakbank and Dugald Wastewater Lagoons in the R.M. of Springfield, MB; completed on behalf of the R.M. of Springfield and Manitoba Water Services Board. Prepared by Stantec, Winnipeg, MB. December 2009. Project No. 111257009.
- Notice of Alteration – Environment Act Licence #2994 – Addition of Agricultural Land to Biosolid Application Program; completed on behalf of the RM of Springfield. Prepared by MMM Group, Winnipeg, MB. February 22, 2016. Project No. 3315446-000.700.

## BACKGROUND

EAL #2994 was granted to the RM of Springfield for the removal of sludge solids from two separate municipal wastewater lagoons located at NE22-11-5 EPM, east of Oakbank, and SW3-11-5 EPM, north of Dugald. As reported, all land application has been completed for the former Dugald Cells and for nearly half portion of the Oakbank Cell 4. In the fall of 2017 the remaining Cells 1, 2, 3, portion of Cell 4, 5 and 6 are planned to be land applied.

1600 Buffalo Place  
Winnipeg, MB, Canada R3T 6B8

Tel.: +1 204 477-6650

Tel.: +1 204 474-2864  
wsp.com



## SCOPE OF NOA

The scope of this NOA is to provide Manitoba Sustainable Development (MSD) with information regarding changes to EAL #2994 Clause 6.

The approval of this NOA request in a timely manner would be greatly appreciated as the RM of Springfield would like to land apply the remaining biosolid materials in the cells this fall, 2017.

## SCHEDULE OF EVENTS

The project tasks and schedule of events for the proposed project are outlined below in Table 1.

**Table 1. Project Tasks and Schedule**

Task	Timeline
Notice of Alteration submitted to MSD	May 2017
Notice of Alteration approval by MSD	July 2017
Soil sampling of cooperating farm producer land base, prescription land application rates determined and submitted to MSD.	August 2017
Land application of biosolid materials from Oakbank Cells 1, 2, 3 part of 4, 5 and 6.	August through to Early November 2017
Land application of composted vegetation material stockpiled in an Oakbank cell.	Late October – Early November 2018

## CLAUSE 6: FIELDS AVAILABLE FOR BIOSOLID APPLICATION

The original Clause 6 of EAL #2994 designates that sludge only be applied to agricultural land on SE and SW2-11-5EPM; NE, NW and SW5-11-5EPM; NE, NW and SE8-11-5EPM; NE9-11-5EPM; NE and SE 10-11-5EPM; NW and SW 11-11-5EPM; NE, NW, SE and NW 12-11-5EPM; SE and SW16-11-5EPM; NW and SW23-11-5EPM and NE and SE36-11-5EPM.

Cooperating farm producer fields approved in EAL# 2994, Notice of Alteration #1 included NW and NE 10-11-5EPM; NW11-11-5EPM; NW23-11-5EPM; SW26-11-5EPM; NE and SE 36-11-5EPM and SW17-11-5EPM. Attached to this letter are the land use agreements and land title certificates for the newly included lands.

The cooperating farm producer fields confirmed for this NOA are as follows; SW-10-11-5EPM, NW and NE-04-11-5EPM, SE-17-11-5EPM, NW-25-11-5EPM and NE-09-11-5EPM. The addition of these five fields increases the potential applicable land area by approximately 300 ha.



## DOMINANT SOIL SERIES

The dominant soil series identified in the current agricultural fields across the land study area include eight soil series; Colby, Dencross, Glenmoor, Greenwald, Marquette, Niverville, Osborne and Red River. The addition of the five new fields results in the addition of one soil series, Delmar. There is approximately 2.5 ha of this series located in the southeast most portion of quarter NE-04-11-5EPM. The description of the Delmar soil series can be found in the EAP submitted to MSD in 2009.

## CANADA LAND INVENTORY (CLI) – SOIL CAPABILITY FOR AGRICULTURE

There were no changes to the dominant CLI soil capability for agricultural classification with the additions of the five fields. The three dominant classes remain 2M, 2W and 3W. However, there is an addition of approximately 2.5 ha of Delmar soil series in NE-04-11-5EPM, a CLI class of 5W. .

## NUTRIENT MANAGEMENT ZONES

The Water Protection Act (C.C.sMc W65, 2005), Nutrient Management Regulation (62/2008) outlines criteria for the application of nutrients to agricultural land. The addition of the five fields, increases the area of N1 Nutrient Management Zone category approximately 300 ha. With the addition of the 2.5 ha of Delmar soil series in NE-04-11-5EPM it results in 2.5 ha of N3 Nutrient Management Zone area. Due to the nature of this soil and the limitations in Nutrient Management regulatory criteria, this landscape will not be included in the application program, to the best of the applicators ability.

Data for the soil series, CLI and Nutrient Management zones was accessed through the Manitoba Land Initiative (MLI, <http://mli2.gov.mb.ca/>) on January 15, 2016.

## CONCLUSION

WSP was retained by the RM of Springfield to complete the removal of sludge solids from the Oakbank and Dugald Wastewater Lagoons as required by EAL #2994. Through the process of reviewing EAL #2994 and the 2017 planning for the land application program it has been determined that a Notice of Alteration (NOA) for EAL #2994 is required. This NOA is based upon the previously granted EAL #2994 and the accepted Environment Act Proposal submitted by Stantec in 2009.



The land base included in this submission includes five new fields to the current land application program (SW-10-11-5EPM, NW and NE-04-11-5EPM, SE-17-11-5EPM, NW-25-11-5EPM and NE-09-11-5EPM). Within these five additional fields one new soil series addition is Delmar, the CLI classifications or the Nutrient Management Zones. Due to the nature of the Delmar soil and the limitations in Nutrient Management regulatory criteria, this landscape will not be included in the application program, to the best of the applicators ability.

We respectfully request approval from MSD for this NOA request diligently to permit continued planning for the land application program in 2017. Should MSD have any further questions or require further clarification, please contact the undersigned at 204.259.1488 or [Darren.Keam@wsp.com](mailto:Darren.Keam@wsp.com).

Yours sincerely,

**WSP Canada Group Limited**

Prepared by:

-----  
Brian Moons, B.Sc., EPT  
Biologist

Reviewed by:

-----  
Darren Keam, M.Sc., P.Ag.  
Senior Project Manager

BM/dk  
WSP ref.: 15M-00651-01



**Municipality of Springfield**  
Public Works Department  
Box 219, 27055 Oakwood Road  
Oakbank, Manitoba, R0E-1J0  
Phone: 444-2241 Fax: 444-2389

March 22, 2017

Dear Mr. Greg Smith,

The Rural Municipality of Springfield requires agricultural land to apply biosolids from the historic lagoon cells of Oakbank and Dugald. Applying biosolids to agricultural land is a beneficial and sustainable means to manage this organic material. This is a letter agreement to allow land application to occur on the land parcels outlined below. The following outlines the points of this agreement.

1. Each land management unit will need to be soil sampled for nutrients, metals and salts. Soil sampling will be completed by truck and required for prescription rates.
2. Soil sampling may need to occur more than one occasion and will occur prior to spring seeding or post-harvest.
3. Land application of biosolids will be completed with heavy field equipment and will need good access to the land parcel(s) after crop harvest or prior to spring seeding.
4. If applicable, buffer zones may be left with no biosolid application near property lines, homes, groundwater wells and surface water features as required by the Manitoba Environment Act.
5. Biosolids will be applied at agronomic prescribed rates.
6. Biosolids / sludge may require tillage incorporation shortly after application depending upon the application method.
7. There are no fees to be paid from the Municipality to the landowner or lessee for:
  - a. Biosolids/sludge or nutrients
  - b. Use of land
  - c. Application process
  - d. Tillage requirements
8. Volume of biosolids is not exact, not all the land may be required for application.
9. The landowner has the right to pull out of the program, with sufficient notice (ie. 2 months).
10. Manitoba Conservation imposes cropping restrictions, the following crops can only be grown; cereal crops, oil seed crop, forage, field peas or lentils.

Legal land location (quarter/section/township/range) for each parcel:

Field Location	Approximate Field Area (ha)
SW-10-11 5EPM	50
NW/NE-04-11 5Epm	80
SE-17-11 5EPM	60

Signature: 

Date: Mar 20/17

**Darren Keam, M.Sc., P.Ag.**  
Senior Soil Scientist  
Environmental Management

**MMM Group Limited | WSP Canada Inc.**  
1600 Buffalo Place  
Winnipeg, MB R3T 6B8  
T +1 204-477-6650 x283  
F +1 204-474-2864  
C +1 204-250-4010  
[keamd@mmm.ca](mailto:keamd@mmm.ca)  
[www.wspgroup.ca](http://www.wspgroup.ca)

2 pages including  
cover.

TO: DARREN KEAM  
MMM Group

FAX 1204-474-2864

HERE IS THE SIGNED AND UPDATED  
INFORMATION:

Thanks

Howard Breen

From HOWARD BRENN

Legal land location (quarter/section/township/range) for each parcel:

NW-25-11 5EPM	26 67
NE-09-11 5EPM	60 147

Signature: Howard Bred

Date: Mar 28/17

**Darren Keam, M.Sc., P.Ag.**  
Senior Soil Scientist  
Environmental Management

**MMM Group Limited | WSP Canada Inc.**  
1600 Buffalo Place  
Winnipeg, MB R3T 6B8  
T +1 204-477-6650 #283  
F +1 204-474-2864  
C +1 204-250-4010



## STATUS OF TITLE

Title Number **1732240/1**  
Title Status **Accepted**  
Client File **15M-00651-01**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SMITHS HONEY AND SEED FARMS LTD.

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

SW 1/4 10-11-5 EPM  
EXC FIRSTLY: ALL THAT PORTION LYING NORTH OF A LINE DRAWN SOUTH OF  
PARALLEL WITH AND 49.5 FEET PERP DISTANT FROM THE CENTRE LINE OF  
RIGHT-OF-WAY PLAN 898 WLTO  
SECONDLY: RIGHT-OF-WAY PLAN 3438 WLTO AND  
THIRDLY: ROAD PLAN 7812 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type:	<b>Easement</b>
Registration Number:	<b>4473003/1</b>
Instrument Status:	<b>Accepted</b>
Registration Date:	2014-04-14
From/By:	MTS INC.
To:	
Amount:	
Notes:	AFFECTS PART
Description:	STATUTORY EASEMENT

### 3. ADDRESSES FOR SERVICE

SMITHS' HONEY AND SEED FARMS  
LTD.  
BOX 4 R.R. 2  
DUGALD MB  
ROE OKO

### 4. TITLE NOTES

No title notes

<b>5. LAND TITLES DISTRICT</b>
Winnipeg
<b>6. DUPLICATE TITLE INFORMATION</b>
Duplicate Produced for: DEELEY, FABBRI, SELLEN 903-386 BROADWAY WINNIPEG MB R3C 3R6
<b>7. FROM TITLE NUMBERS</b>
1566062/1 All
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>
No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>
Instrument Type: <b>Transfer Of Land</b>
Registration Number: <b>2499124/1</b>
Registration Date: 2000-06-21
From/By: SHIRLEY CONSTANCE KINES
To: SMITHS' HONEY AND SEED FARMS LTD.
Consideration: \$120,000.00
<b>10. LAND INDEX</b>
SW 10-11-5E EX PART & EXC R/W PL 3438 & PL 7812

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1732240/1

## STATUS OF TITLE

Title Number **1845814/1**  
Title Status **Accepted**  
Client File **15M-00651-01**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SMITHS' HONEY AND SEED FARMS LTD.

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

NW 1/4 4-11-5 EPM  
EXC: FIRSTLY: NLY 645 FEET OF WLY 1306.8 FEET AND  
SECONDLY: WATER CONTROL WORKS PLAN NOS. 8481 WLTO AND 18542 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **1868349/1**  
Instrument Status: **Accepted**

Registration Date: 1994-12-07  
From/By: THE MANITOBA TELEPHONE SYSTEM  
To:

Amount:  
Notes: No notes  
Description: EASEMENT

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Instrument Type: **Mortgage**  
Registration Number: **2674534/1**  
Instrument Status: **Accepted**

Registration Date: 2001-12-28  
From/By: SMITH'S HONEY AND SEED FARMS LTD.  
To: OAKBANK CREDIT UNION LIMITED

Amount: \$200,000.00  
Notes: No notes  
Description: No description

<b>3. ADDRESSES FOR SERVICE</b>
SMITHS' HONEY AND SEED FARMS LTD. BOX 4 R.R. 2 DUGALD MB ROE OK0
<b>4. TITLE NOTES</b>
No title notes
<b>5. LAND TITLES DISTRICT</b>
Winnipeg
<b>6. DUPLICATE TITLE INFORMATION</b>
Duplicate not produced
<b>7. FROM TITLE NUMBERS</b>
A69117/1                  Partial
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>
No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>
Instrument Type: <b>Transfer Of Land</b>
Registration Number: <b>2674533/1</b>
Registration Date:                  2001-12-28
From/By:                              STONEACRES FARM LTD.
To:                                        SMITH'S HONEY AND SEED FARMS LTD.
Consideration:                        \$229,101.00
<b>10. LAND INDEX</b>
NW 4-11-5E EX N645' OF W1306.8' EX WCW PLNS 8481 & 18542

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1845814/1

## STATUS OF TITLE

Title Number **1845814/1**  
Title Status **Accepted**  
Client File 15M-00651-01

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SMITHS' HONEY AND SEED FARMS LTD.

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

NW 1/4 4-11-5 EPM  
EXC: FIRSTLY: NLY 645 FEET OF WLY 1306.8 FEET AND  
SECONDLY: WATER CONTROL WORKS PLAN NOS. 8481 WLTO AND 18542 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **1868349/1**  
Instrument Status: **Accepted**

Registration Date: 1994-12-07  
From/By: THE MANITOBA TELEPHONE SYSTEM  
To:

Amount:  
Notes: No notes  
Description: EASEMENT

---

Instrument Type: **Mortgage**  
Registration Number: **2674534/1**  
Instrument Status: **Accepted**

Registration Date: 2001-12-28  
From/By: SMITH'S HONEY AND SEED FARMS LTD.  
To: OAKBANK CREDIT UNION LIMITED

Amount: \$200,000.00  
Notes: No notes  
Description: No description

<b>3. ADDRESSES FOR SERVICE</b>
SMITHS' HONEY AND SEED FARMS LTD. BOX 4 R.R. 2 DUGALD MB ROE OK0
<b>4. TITLE NOTES</b>
No title notes
<b>5. LAND TITLES DISTRICT</b>
Winnipeg
<b>6. DUPLICATE TITLE INFORMATION</b>
Duplicate not produced
<b>7. FROM TITLE NUMBERS</b>
A69117/1                  Partial
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>
No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>
Instrument Type: <b>Transfer Of Land</b>
Registration Number: <b>2674533/1</b>
Registration Date:                  2001-12-28
From/By:                              STONEACRES FARM LTD.
To:                                        SMITH'S HONEY AND SEED FARMS LTD.
Consideration:                        \$229,101.00
<b>10. LAND INDEX</b>
NW 4-11-5E EX N645' OF W1306.8' EX WCW PLNS 8481 & 18542

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1845814/1

## STATUS OF TITLE

Title Number **1845814/1**  
Title Status **Accepted**  
Client File **15M-00651-01**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SMITHS' HONEY AND SEED FARMS LTD.

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

NW 1/4 4-11-5 EPM  
EXC: FIRSTLY: NLY 645 FEET OF WLY 1306.8 FEET AND  
SECONDLY: WATER CONTROL WORKS PLAN NOS. 8481 WLTO AND 18542 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **1868349/1**  
Instrument Status: **Accepted**

Registration Date: 1994-12-07  
From/By: THE MANITOBA TELEPHONE SYSTEM  
To:

Amount:  
Notes: No notes  
Description: EASEMENT

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Instrument Type: **Mortgage**  
Registration Number: **2674534/1**  
Instrument Status: **Accepted**

Registration Date: 2001-12-28  
From/By: SMITH'S HONEY AND SEED FARMS LTD.  
To: OAKBANK CREDIT UNION LIMITED

Amount: \$200,000.00  
Notes: No notes  
Description: No description

<b>3. ADDRESSES FOR SERVICE</b>
SMITHS' HONEY AND SEED FARMS LTD. BOX 4 R.R. 2 DUGALD MB ROE OK0
<b>4. TITLE NOTES</b>
No title notes
<b>5. LAND TITLES DISTRICT</b>
Winnipeg
<b>6. DUPLICATE TITLE INFORMATION</b>
Duplicate not produced
<b>7. FROM TITLE NUMBERS</b>
A69117/1                  Partial
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>
No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>
Instrument Type: <b>Transfer Of Land</b>
Registration Number: <b>2674533/1</b>
Registration Date:                  2001-12-28
From/By:                              STONEACRES FARM LTD.
To:                                        SMITH'S HONEY AND SEED FARMS LTD.
Consideration:                        \$229,101.00
<b>10. LAND INDEX</b>
NW 4-11-5E EX N645' OF W1306.8' EX WCW PLNS 8481 & 18542

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1845814/1



## STATUS OF TITLE

Title Number **1845816/1**  
Title Status **Accepted**  
Client File **15M-00651-01**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SMITHS' HONEY AND SEED FARMS LTD.

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

NE 1/4 4-11-5 EPM

EXC FIRSTLY: SLY 624 FEET OF ELY 208 FEET

SECONDLY: ALL THAT PORTION OF ELY 726 FEET PERP WHICH LIES BETWEEN 2 LINES DRAWN WLY AT RIGHT ANGLES TO EASTERN LIMIT OF SAID QUARTER SECTION FROM POINTS IN SAME DISTANT SLY THEREON 1307.8 FEET AND 1607.8 FEET RESPECTIVELY FROM NORTHERN LIMIT OF SAID QUARTER SECTION AND

THIRDLY: WATER CONTROL WORKS PLAN NOS. 8481 WLTO AND 18542 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **184888/1**  
Instrument Status: **Accepted**

Registration Date: 1962-05-01  
From/By: MANITOBA TELEPHONE SYSTEM  
To:

Amount:  
Notes: AFFECTS PART  
Description: No description

Instrument Type: **Caveat**  
Registration Number: **1868349/1**  
Instrument Status: **Accepted**

Registration Date: 1994-12-07  
From/By: THE MANITOBA TELEPHONE SYSTEM  
To:

Amount:  
Notes: No notes  
Description: EASEMENT

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Instrument Type: **Mortgage**  
Registration Number: **2674534/1**  
Instrument Status: **Accepted**

Registration Date: 2001-12-28  
From/By: SMITH'S HONEY AND SEED FARMS LTD.  
To: OAKBANK CREDIT UNION LIMITED

Amount: \$200,000.00  
Notes: No notes  
Description: No description

**3. ADDRESSES FOR SERVICE**

SMITHS' HONEY  
AND SEED FARMS LTD.  
BOX 4 R.R.2  
DUGALD MB  
ROE OK0

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

A67263/1          Partial

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Transfer Of Land**  
Registration Number: **2674533/1**  
  
Registration Date: 2001-12-28  
From/By: STONEACRES FARM LTD.  
To: SMITH'S HONEY AND SEED FARMS LTD.  
Consideration: \$229,101.00

**10. LAND INDEX**

NE 4-11-5E  
PART EXC PLNS 8481 & 18542

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 1845816/1

## STATUS OF TITLE

Title Number **2401344/1**  
Title Status **Accepted**  
Client File **15M-00651-01**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE RURAL MUNICIPALITY OF SPRINGFIELD

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

THE NE 1/4 OF SECTION 9-11-5 EPM  
EXC FIRSTLY ALL THAT PORTION CONTAINED WITHIN THE FOLLOWING LIMITS:  
COMMENCING AT THE SE CORNER OF SAID 1/4 SECTION, THENCE WLY ALONG  
THE SOUTHERN LIMIT OF SAID 1/4 SECTION 2000 FEET, THENCE NLY AT RIGHT  
ANGLES TO SAID SOUTHERN LIMIT 73.3 FEET, THENCE ELY IN A STRAIGHT  
LINE TO A POINT IN THE EASTERN LIMIT OF SAID 1/4 SECTION DISTANT  
NLY THEREON 71.8 FEET FROM SAID SE CORNER, THENCE SLY ALONG SAID  
EASTERN LIMIT TO THE POINT OF COMMENCEMENT  
SECONDLY: POWER TRANSMISSION LINE PLAN 2903 WLTO  
THIRDLY: THE ELY 16.5 FEET AND  
FOURTHLY: PLAN 49212 WLTO  
TOGETHER WITH A RIGHT-OF-WAY FOR ALL PURPOSES AND AS APPURTENANT  
TO ALL THAT PORTION OF THE LAND ABOVE DESCRIBED WHICH LIES EAST OF  
THE STRAIGHT PRODUCTION NLY OF THE WESTERN LIMIT OF THE LAND FIRSTLY  
ABOVE EXCEPTED OVER AND UPON THE SLY 30 FEET PERP OF THE NLY 1340  
FEET PERP OF THE LAND THIRDLY ABOVE EXCEPTED

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **3729371/1**  
Instrument Status: **Accepted**

Registration Date: 2009-01-27  
From/By: TM MOBILE INC.  
To:

Amount:  
Notes: No notes  
Description: LEASE AGREEMENT

<b>3. ADDRESSES FOR SERVICE</b>
R.M. OF SPRINGFIELD BOX 219 628 MAIN STREET OAKBANK MB R0E 1J0
<b>4. TITLE NOTES</b>
No title notes
<b>5. LAND TITLES DISTRICT</b>
Winnipeg
<b>6. DUPLICATE TITLE INFORMATION</b>
Duplicate not produced
<b>7. FROM TITLE NUMBERS</b>
1937355/1          Balance
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>
No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>
Instrument Type: <b>Transfer Of Land</b>
Registration Number: <b>3838510/1</b>
Registration Date:          2009-10-02
From/By:                    HOWARD DALE BREDIN AND PAMELA LEE BREDIN
To:                            THE RURAL MUNICIPALITY OF SPRINGFIELD
Consideration:              \$317,550.00
<b>10. LAND INDEX</b>
NE 9-11-5E EXC PT & EXC PL 2903, 49212

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2401344/1

## STATUS OF TITLE

Title Number **2546142/1**  
Title Status **Accepted**  
Client File 15M-00651-01

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

LORNE CAMPBELL KYLE AND JOHN LAWRENCE KYLE  
BOTH OF OAK BANK IN MANITOBA

ARE EACH REGISTERED OWNER OF AN UNDIVIDED 1/2 INTEREST  
SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND:

PARCEL ONE: THE SE 1/4 OF SECTION 17-11-5 EPM  
EXC: FIRSTLY: WLY 1120 FEET OF ELY 2168 FEET OF SLY 389 FEET  
SECONDLY: DRAIN PLAN 51747 WLTO

PARCEL TWO: THE E 1/2 OF NE 1/4 OF SECTION 17-11-5 EPM  
EXC FIRSTLY: WLY 330 FEET OF THE NLY 660 FEET  
SECONDLY: ALL THAT PORTION THEREOF BORDERED GREEN ON PLAN 7338 WLTO  
THIRDLY: DRAIN PLAN 51747 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**  
Registration Number: **K48618/1**  
Instrument Status: **Accepted**

Registration Date: 1971-12-29  
From/By: LORNE CAMPBELL KYLE & JOHN LAWRENCE KYLE  
To: EUGENE OSGOOD KYLE & EDNA KLYE

Amount: \$18,895.55  
Notes: No notes  
Description: No description

Instrument Type: **Caveat**  
Registration Number: **222012/1**  
Instrument Status: **Accepted**

Registration Date: 1972-04-05  
From/By: EUGENE O. KYLE, ETAL  
To:

Amount:  
Notes: AFF: SE 1/4  
Description: No description

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Instrument Type: **Caveat**  
Registration Number: **86-53258/1**  
Instrument Status: **Accepted**

Registration Date: 1986-06-05  
From/By: MANITOBA TELEPHONE  
To:

Amount:  
Notes: S16.5'P OF E1048'P PCL 1  
Description: No description

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Instrument Type: **Caveat**  
Registration Number: **3113618/1**  
Instrument Status: **Accepted**

Registration Date: 2005-04-04  
From/By: MTS ALLSTREAM INC.  
To: W.F. JOHNSTONE, AS AGENT

Amount:  
Notes: SLY 5 M PERP OF PARCEL 1  
Description: EASEMENT

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**3. ADDRESSES FOR SERVICE**

LORNE CAMPBELL KYLE  
GENERAL DELIVERY  
OAKBANK, MB  
R0E 1J0

JOHN LAWRENCE LYLE  
GENERAL DELIVERY  
OAKBANK, MB  
R0E 1J0

**4. TITLE NOTES**

NO FURTHER DEALING WITH ANY PART OF THIS LAND WILL BE ACCEPTED FOR REGISTRATION UNTIL A PLAN IS REGISTERED JULY 20, 1977 (TITLE NOTE ENDORSED ON THIS TITLE ON JANUARY 17, 2007 BY I. SIMMONDS, DEPUTY DISTRICT REGISTRAR.  
PLANNING FILE 4189-16-7291

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2078802/1          Partial

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type:	<b>Request To Issue Title</b>
Registration Number:	<b>4110063/1</b>
Registration Date:	2011-08-12
From/By:	LORNE CAMPBELL KYLE AND JOHN LAWRENCE KYLE
To:	
Amount:	

**10. LAND INDEX**

NE 17-11-5E  
E 1/2 EXC WLY 330' OF NLY 660' & PLS 7338 & 51747

SE 17-11-5E  
EXC WLY 1120' OF ELY 2168' OF SLY 389' & PLAN 51747

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2546142/1



## STATUS OF TITLE

Title Number **2845636/1**  
Title Status **Accepted**  
Client File 15M-00651-01

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

HOWARD DALE BREDIN AND DARYL RONALD BREDIN

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES  
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

FIRSTLY: ALL THOSE PORTIONS OF LEGAL SUBDIVISION 11 AND ELY 350 FEET  
OF LEGAL SUBDIVISION 12 OF SECTION 25-11-5 EPM WHICH LIE TO THE NORTH  
OF RAILWAY RIGHT-OF-WAY PLAN 1068 WLTO  
EXC DRAIN PLANS 9796 WLTO AND 40835 WLTO

SECONDLY: LEGAL SUBDIVISION 14 AND ELY 350 FEET OF LEGAL  
SUBDIVISION 13 OF SECTION 25-11-5 EPM  
EXC FIRSTLY: DRAIN PLAN 9796 WLTO AND  
SECONDLY: PLAN 54562 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**  
Registration Number: **81-34255/1**  
Instrument Status: **Accepted**

Registration Date: 1981-05-20  
From/By: MAN. TELEPHONE SYSTEM  
To:

Amount:  
Notes: AFF: PART  
Description: AFFECTING PART

Instrument Type: **Caveat**  
Registration Number: **2617393/1**  
Instrument Status: **Accepted**

Registration Date: 2001-07-16  
From/By: MTS COMMUNICATIONS INC.  
To:

Amount:  
Notes: AFF: N 12 M.P. LS 13 & 14  
Description: RIGHT-OF-WAY

**3. ADDRESSES FOR SERVICE**

HOWARD BREDIN  
BOX 6 GROUP 10 RR 1  
OAKBANK MB  
R0E 1J1

DARYL BREDIN  
BOX 6 GROUP 10 RR 1  
OAKBANK MB  
R0E 1J1

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2680894/1      All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Transfer Of Land**  
Registration Number: **4732024/1**

Registration Date: 2016-06-15  
From/By: TERRENCE PETER CHABLUK AND ANGELA DIANE CHABLUK  
To: HOWARD DALE BREDIN AND DARYL RONALD BREDIN  
Consideration: \$200,000.00

**10. LAND INDEX**

NW 25-11-5E  
PT LS 11 & 12 N PL 1068 &LS14 & PT LS13 EX DR PL40835

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2845636/1