

APPENDIX E

MANITOBA CONSERVATION FILE SEARCH RESULTS LETTER

Manitoba



Conservation and Water Stewardship

Administration and Finance
200 Saulteaux Crescent, Box 85
Winnipeg, MB R3J 3W3
T 204-945-7098 F 204-945-2385
www.manitoba.ca

February 7, 2013
File # 13688

Ms. Angela Solinske
AMEC Environment & Infrastructure
440 Dovercourt Drive,
Winnipeg, MB R3Y 1N4

Dear Ms. Solinske:

Re: 2485 Day Street, Winnipeg, MB

Based on our review, the Plasti-Fab, listed at this address, has an active hazardous waste file with generator number 002938. This company is registered to generate UN1760 corrosive liquid and UN3082KC used oil.

Our records indicate that Aero Foam is a registered petroleum storage facility with operation ID 22010. The Department also maintain two contaminated sites files for this address with file numbers 19668 for Aero Foam and 19663 for Markwill Industries. This site is not considered a contaminated site pursuant to *The Contaminated Sites Remediation Act*.

For further information, please contact Warren Rospad, Environment Officer at 204-330-2685.

Yours truly,

A handwritten signature in blue ink, appearing to read "Lorie Saflor", is written over the typed name.

Lorie Saflor
Administrative Services Clerk

Disclaimer attached
(GST registration # R107863847)

DISCLAIMER

Enclosed is the information requested with respect to your recent File Search Request. This response summarizes the information found in current records maintained by Manitoba Conservation and is for informational purposes only. No representation or responsibility is assumed whatsoever as to the completeness of this information as it related to the environmental condition or prior incidents associated with the property in question. In order to obtain more complete information on the property, persons may wish to retain the services of a qualified consultant for the purpose of conducting an environmental audit.



Conservation and Water Stewardship

Administration and Finance
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T 204-945-7098 F 204-945-2385
www.manitoba.ca

February 26, 2013
File # 13715

Ms. Angela Solinske
AMEC Environment & Infrastructure
440 Dovercourt Drive,
Winnipeg, MB R3Y 1N4

Dear Ms. Solinske:

Re: Markwill Industries
2477 Day Street, Winnipeg, MB

Based on our review, the above-mentioned property is registered to generate UN3077JR EHS Solid (Xylenes), UN3082KC EHS Liquid (lead) – used oil, and UN3077KC EHS Solid (lead) – used oil filters. Also, the Department maintain a contaminated site file for this property with file number 19663.

The Department has no records of any outstanding work orders or incidents pertaining to this address. This site is not considered a contaminated site pursuant to *The Contaminated Sites Remediation Act*.

Yours truly,

Lorie Saflor
Administrative Services Clerk

Disclaimer attached
(GST registration # R107863847)

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Manitoba Conservation



FILE SEARCH REQUEST FORM

NOTE: Please **COMPLETE** the questions below in order that Manitoba Conservation can effectively respond to your request for information as to outstanding Licenses, Orders or Violations, etc. against the indicated property. **A cheque or money order, in the amount of \$94.50 (\$90.00 + \$4.50 G.S.T.) made payable to the Minister of Finance, must accompany this request.**

We will endeavor to respond to your request within **30 working days** of receipt. Please direct all inquiries and return the completed form, along with your payment, to:

Environmental File Searches
Manitoba Conservation
Box #85, 200 Saulteaux Crescent
Winnipeg MB R3J 3W3

GST Registration #R107863847

Telephone: 945-7098

Fax: 945-2385

*****BUSINESS NAME (TENANT) & STREET ADDRESS OF PROPERTY INVOLVED MUST BE INCLUDED (SEE QUESTIONS #2A & #3B)**

1. Applicant:

Name:

Angela Solinske

Company Name:

AMEC Environment & Infrastructure

Address:

440 Dovercourt Drive

Winnipeg, MB

R3Y 1W4

Telephone:

(204) 488-2997 Fax: (204) 489-8261

E-mail:

angela.solinske@amec.com

Please refer to
Job #2485 Day St.
in the report.

2. If you are representing someone else respecting this request, please provide the following information:

(**not the property being searched)

Business/Individual Name: _____

Legal Name (if different from above): _____

Address: _____

Telephone: _____

Fax: _____

(a) BUSINESS NAME OF PRESENT OR PREVIOUS TENANT who is/was actually on the subject property (not numbered company name) MUST BE INCLUDED:

(If this is a shopping centre/strip mall please provide complete list of tenants)

Plasti-Fab, Markwell Industries, Aerofoam, Auto Parts Winnipeg, Vultur Salvage, LKA Action Recycled Parts

3. (a) Legal description of property involved: _____

(b) STREET ADDRESS (INCLUDING CITY/TOWN, RURAL MUNICIPALITY) OF PROPERTY INVOLVED MUST BE INCLUDED:

(Please provide a diagram if civic/numerical address is not available)

2485 Day St. Winnipeg

4. What information is being requested - please be as specific as possible?

Spills, releases, AST's, UST's, Waste Generator Number, PCB use/storage, Permits, Licences, Complaints, Server by-law infractions, other regulatory infractions, Air Emissions, outstanding work orders

Please indicate in the letter any volumes, registration dates, allowances, ~~or~~ locations, frequency ~~for~~ for any indicated.

If known, and if applicable, please indicate what legislation the information being requested pertains to:

The Environment Act	<input checked="" type="checkbox"/>	The Contaminated Sites Remediation Act	<input checked="" type="checkbox"/>
The Dangerous Goods Handling and Transportation Act	<input checked="" type="checkbox"/>	Livestock Manure and Mortalities Management Regulation	<input checked="" type="checkbox"/>

**** we only provide information on the above for Rural properties**

5. For what purpose is the information required (i.e. sale of business/property, financing arrangements, etc.)?

Phase I Environmental Site Assessment

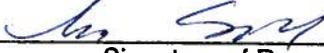
6. Type/description of business/operation presently being carried out on subject property (if not currently in operation, and if known, please identify past business/operation carried out on subject property):

manufacturing

7. Description of intended use of subject property:

Unknown

23 January 2013
Request Date


Signature of Requestor

****** PLEASE NOTE THAT INCOMPLETE FORMS WILL CAUSE A DELAY IN THIS SEARCH BEING PROCESSED. PLEASE BE SURE TO INCLUDE ALL AVAILABLE DETAILS.**

Manitoba Conservation



FILE SEARCH REQUEST FORM

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*****BUSINESS NAME (TENANT) & STREET ADDRESS OF PROPERTY INVOLVED MUST BE INCLUDED (SEE QUESTIONS #2A & #3B)**

1. Applicant:

Name:

Angela Solenske

Company Name:

AMEC Environment & Infrastructure

Address:

440 Dovercourt Drive

Winnipeg, MB

R3Y 1N4

Telephone:

(204) 488-2997 Fax: (204) 489-8261

E-mail:

angela.solenske@amec.com

Please refer to
Job #17077
in the report.

2. If you are representing someone else respecting this request, please provide the following information:

(**not the property being searched)

Business/Individual Name:

Legal Name (if different from above):

Address:

Telephone:

Fax:

(a) BUSINESS NAME OF PRESENT OR PREVIOUS TENANT who is/was actually on the subject property (not numbered company name) MUST BE INCLUDED:

(If this is a shopping centre/strip mall please provide complete list of tenants)

Markwell,

3. (a) Legal description of property involved:

(b) STREET ADDRESS (INCLUDING CITY/TOWN, RURAL MUNICIPALITY) OF PROPERTY INVOLVED MUST BE INCLUDED:

(Please provide a diagram if civic/numerical address is not available)

2477 Day Street, Winnipeg

4. What information is being requested - please be as specific as possible?

Spills, releases, AST's, UST's, Waste Generator Number, PCB use/storage, Permits, Licences, Complaints, Server by-law infractions, other regulatory infractions, Air Emissions, outstanding work orders

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The Environment Act	<input checked="" type="checkbox"/>	The Contaminated Sites Remediation Act	<input checked="" type="checkbox"/>
The Dangerous Goods Handling and Transportation Act	<input checked="" type="checkbox"/>	Livestock Manure and Mortalities Management Regulation	<input checked="" type="checkbox"/>

**** we only provide information on the above for Rural properties**

5. For what purpose is the information required (i.e. sale of business/property, financing arrangements, etc.)?

Phase I Environmental Site Assessment

6. Type/description of business/operation presently being carried out on subject property (if not currently in operation, and if known, please identify past business/operation carried out on subject property):

Industrial Supply

7. Description of intended use of subject property:

unknown

24 January 2013
Request Date

[Signature]
Signature of Requestor

****** PLEASE NOTE THAT INCOMPLETE FORMS WILL CAUSE A DELAY IN THIS SEARCH BEING PROCESSED. PLEASE BE SURE TO INCLUDE ALL AVAILABLE DETAILS.**

12085

12085

Registration Form

New Storage Tank System Installation

Complete
Dec 182

Business Name: AERO FOAM LTD.
 Business Address: 2485 DAY Street
WINNIPEG, MANITOBA.
 Owner: Mr. SMERCHANSKI
 Operator: FOR COMPANY USE ONLY.
 Installer: J.R. STEPHENSON LTD.

Please check one of the following:

- New Installation, no existing tankage at this location
- New Installation, all existing tankage to remain
- Tank Replacement, some or all existing tanks/piping to be removed

Provide information as outlined below:

Tank No.	1				
Tank Type aboveground/underground steel/fiberglass	UNDER GROUND STEEL.				
Tank Capacity	(1 ONLY 5000 GALLONS)				
Tank Manufacturer	WESTEEL ROSCO				

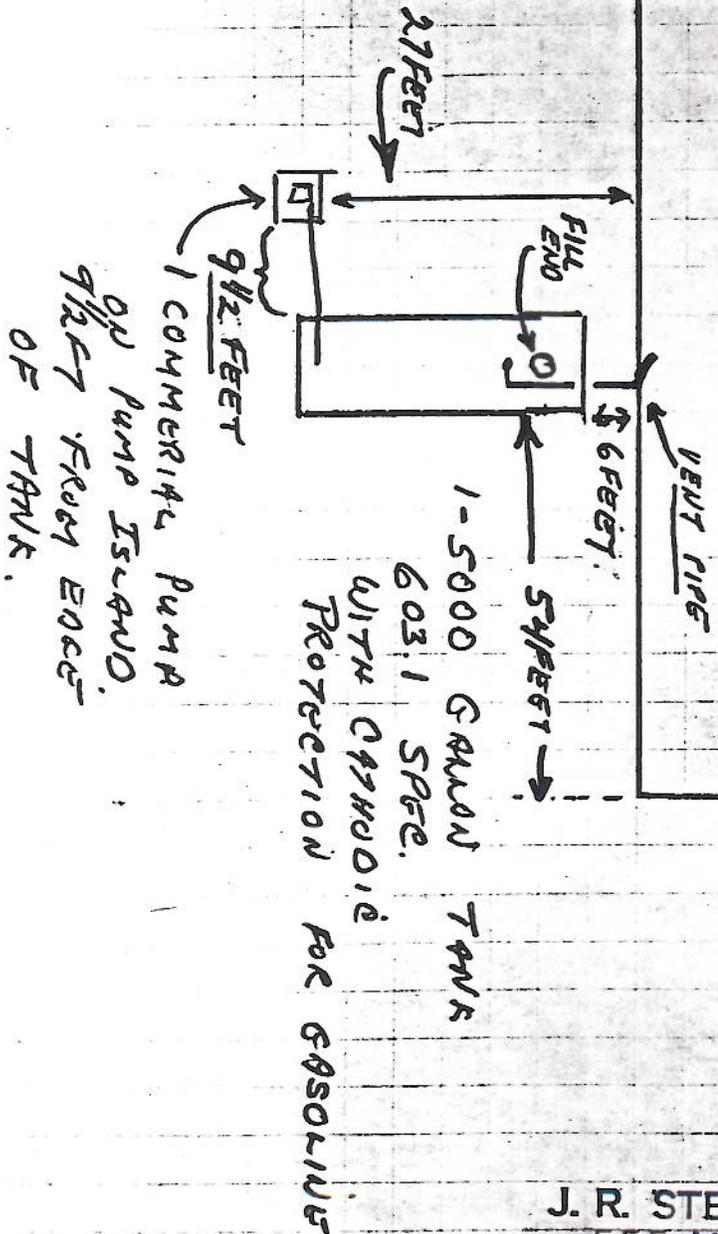
RECEIVED
 DEC 12 1982
EM

C.P. Check #1 - ZINC } July 6/81
#2 - .51 }

DAY ST

FRONT OF BUILDING.

AERO FORM
2485 DAY ST.



J. R. STEPHENSON LTD.
555 MADISON STREET
WINNIPEG, MAN. R3H 0L6
Tel. 775-8561 Telex 07-57544

Don Stephenson





ENVIRONMENTAL SCIENCES CENTRE
 W. M. WARD BUILDING
 745 LOGAN AVENUE
 WINNIPEG, MANITOBA R3E 3L5
 TEL: (204) 945.3705 FAX: (204) 945-0763
 An Operation of the Economic Innovation and Technology Council

ATT: FALU

From Clark
WPC

Chartrand W
 Western Petroleum Construction Ltd.
 1165 Sanford St
 Winnipeg MB R3E 3A1

Date Received :94/ 8/22
 Date Reported :94/ 8/25

CHEMICAL ANALYSIS OF Soil

Submitted By: Chartrand W
 COPIES TO: Environment/McEachern D

Lab. No.	Analyte	Results	Date Analysed
94-A13495	Sample I.D. South Wall Location Aero Foam Date Sampled/Collected 94/ 8/19		
	Total Purgeables C1 to C8	390 mg/kg	94/ 8/22
	Benzene	1.3 mg/kg	94/ 8/22
	Toluene	5.5 mg/kg	94/ 8/22
	Ethyl Benzene	1.4 mg/kg	94/ 8/22
	Xylenes	160 mg/kg	94/ 8/22
94-A13496	Sample I.D. South Bottom Location Aero Foam Date Sampled/Collected 94/ 8/19		
	Total Purgeables C1 to C8	1600 mg/kg	94/ 8/22
	Benzene	6.5 mg/kg	94/ 8/22
	Toluene	59. mg/kg	94/ 8/22
	Ethyl Benzene	11. mg/kg	94/ 8/22
	Xylenes	620 mg/kg	94/ 8/22
94-A13497	Sample I.D. East Wall Location Aero Foam Date Sampled/Collected 94/ 8/19		
	Total Purgeables C1 to C8	220 mg/kg	94/ 8/22
	Benzene	0.70 mg/kg	94/ 8/22
	Toluene	1.9 mg/kg	94/ 8/22
	Ethyl Benzene	0.76 mg/kg	94/ 8/22
	Xylenes	39. mg/kg	94/ 8/22

Chemist Signature

Paul Nicolae

Date

Aug 26/94



ENVIRONMENTAL SCIENCES CENTRE
 W. M. WARD BUILDING
 745 LOGAN AVENUE
 WINNIPEG, MANITOBA R3E 3L5
 TEL.: (204) 945-3705 FAX: (204) 945-0763
 An Operation of the Economic Innovation and Technology Council

2

CHEMICAL ANALYSIS OF Soil

Lab. No.	Analyte	Results	Date Analysed
94-A13498	Sample I.D. West Wall Location Aero Foam Date Sampled/Collected 94/ 8/19		
	Total Purgeables C1 to C8	400 mg/kg	94/ 8/22
	Benzene	< 0.5 mg/kg	94/ 8/22
	Toluene	3.9 mg/kg	94/ 8/22
	Ethyl Benzene	2.0 mg/kg	94/ 8/22
	Xylenes	48. mg/kg	94/ 8/22
94-A13499	Sample I.D. North Bottom Location Aero Foam Date Sampled/Collected 94/ 8/19		
	Total Purgeables C1 to C8	1000 mg/kg	94/ 8/22
	Benzene	4.4 mg/kg	94/ 8/22
	Toluene	9.0 mg/kg	94/ 8/22
	Ethyl Benzene	3.4 mg/kg	94/ 8/22
	Xylenes	160 mg/kg	94/ 8/22
94-A13500	Sample I.D. North Wall Location Aero Foam Date Sampled/Collected 94/ 8/19		
	Total Purgeables C1 to C8	280 mg/kg	94/ 8/22
	Benzene	< 0.5 mg/kg	94/ 8/22
	Toluene	2.1 mg/kg	94/ 8/22
	Ethyl Benzene	1.3 mg/kg	94/ 8/22
	Xylenes	14. mg/kg	94/ 8/22

Chemist Signature

Paul Nicolas

Date

Aug 26/94

Geokwan Environmental Ltd

ENVIRONMENTAL ENGINEERS

Markwill Industries
2147 Portage Avenue
Winnipeg, MB

October 21, 1994

ATTENTION: Ms. Rhonda Smerchanski

Dear Rhonda:

**RE: Report on Environmental Subsurface Investigation
Markwill Industries, 2477 Day Street, Winnipeg, MB
Our Project No.E308**

1.0 INTRODUCTION

In accordance with our proposal dated September 30, 1994 and as authorized by Ms. Rhonda Smerchanski of Markwill Industries, Geokwan Environmental Ltd. conducted a subsurface hydrocarbon contamination investigation at the above noted site.

The primary objective of this investigation was to put down four exterior testholes and two interior concrete cores (with one hand auger hole and monitoring well) at and near the former underground storage tank (UST) site, conduct chemical testing of 2 representative soil samples and based on this information, evaluate the degree and extent of any subsurface hydrocarbon contamination detected, and comment on the significance of the contamination detected relative to the applicable federal and provincial soil remediation guidelines.

We were also authorized by Ms. Smerchanski to monitor the dewatering process of the former UST excavation by A-1 Sewage, in order to obtain extra soil samples on the side walls and bottom of the said excavation. In the course of the field investigation, two additional testholes (TH8 & 9) were authorized by Mr. Tom Smerchanski Jr. and two testholes (TH2 & 3) were advanced using a hand auger, to better define the lateral extent of the contamination.

2.0 SITE CHARACTERIZATION

2.1 Procedures

The procedures engaged in this study include site reconnaissance, a field exploration and sampling program, a flammable soil vapour survey and chemical testing of 2 representative soil samples.

2.2 Existing Land Use

The land use of the area surrounding the subject property consists of a mixture of commercial, industrial and recreational developments. Immediately south of the property is a light industrial building. West of the property is a large treed area with residential houses located approximately one kilometre away. North of the site is the Aero Foam building while immediately east but separated by Day Street is Griffin Steel and an open field with a baseball diamond. Further details can be seen on the present land use map on Plate 1C.

The property is presently occupied by Markwill Industries and located at 2477 Day Street in the Transcona area of Winnipeg, Manitoba. The site is relatively flat where approximately the easterly 1/3 is occupied by buildings with the remainder of the area being used for storage and open space. The general site location is shown on Plate 1A. A small guard house is present on the property to the north of the northeast corner of the building.

2.3 Field Work

A total of 9 testholes were put down across the site, three (MW1, TH2 & 3) using a hand auger and six with the aid of a 6" diameter truck-mounted power auger, on October 6, 1994. The testholes were advanced into the subsoils to a maximum depth of 15' below grade. Refer to Plate 1B for the testhole locations.

The subsoils encountered in the testholes were visually classified to their full depths. Soil samples were recovered at regular intervals and checked for visual hydrocarbon stains and pungent petroleum odors. All soil samples were tested for flammable vapour concentrations using our organic vapour analyzer and the headspace empirical technique. Any caving and seepage encountered in the testholes during drilling were noted.

Upon completion of each testhole, it was immediately capped for a minimum duration of 45 minutes and then measured downhole for total flammable vapour concentrations. Each testhole was also rechecked for ground water seepage and caving conditions.

The monitoring well, MW1, consisted of a 2" diameter PVC pipe with a short solid section followed by a slotted unit extending to the bottom of the drill hole. The annulus was backfilled with free draining sand over the slotted section of the pipe, followed by a bentonite seal within the solid pipe section to about 1' below grade. At this depth, the pipe was fitted with a clean out and then



Environment

Environmental Operations
Division

Building 2
139 Tuxedo Avenue
Winnipeg, Manitoba, CANADA
R3N 0H6

May 29, 1991

GUIDELINE FOR DEVELOPMENT OF TREATMENT AREAS FOR PETROLEUM CONTAMINATED SOILS

The following guideline is issued by Manitoba Environment as an interim document for determining if a specific piece of property is suitable for the treatment of petroleum contaminated soils by spreading, tilling, biofarming or other similar techniques. The sites to which this guideline will be applied are only those which will be used to treat soil from one specific source (i.e. one service station or one spill site). Soil treatment facilities which are proposed to treat soil from more than one location will be processed by the department's hazardous waste approvals section.

The owner of the site from which the contaminated soil is being removed is normally considered to be responsible for ensuring that the terms of this guideline are observed. Where appropriate, Manitoba Environment may assign this responsibility to another party. For example, where contamination has resulted from a leaking storage tank, the owner of the tank may be responsible, if the tank owner is different than the owner of the property on which the tank is located.

NOTE

This guideline has been prepared to assist Manitoba Environment personnel and any other involved parties in ensuring that petroleum contaminated soils are handled and treated in an environmentally sound manner. Although this document has no legal validity, the Dangerous Goods Handling & Transportation Act gives the department authority to issue orders for site remediation and waste treatment. This guideline may be referenced in any orders that may be issued. The contaminant levels referred to in the guideline are based on interim criteria currently being used by Manitoba and are subject to change.

SUBMISSION OF INFORMATION

Manitoba Environment must be provided with the following information in writing before an authorization will be considered for the establishment of a soil treatment site:

- legal description or street address of the proposed treatment site
- name and contact number for property owner
- brief description of the site (size, type of terrain, current land use)
- a summary of the actions taken to address the site selection criteria listed below
- confirmation that the municipal authority for the area in which the proposed site is located has been advised of the proposal and is in agreement with use of the property



SITE SELECTION CRITERIA

Before a site will be considered for a soil treatment area, all of the following criteria must be taken into account. Any variations from the criteria must be approved by Manitoba Environment.

- a site cannot be in a groundwater pollution hazard area unless an impermeable base is being prepared prior to soil spreading. Where regional groundwater conditions cannot be adequately determined, on-site testing may be required
 - a 500 metre separation distance must be maintained from residences, institutional or commercial buildings on other properties or from any body of surface water
 - the location must be adequately separated from neighboring occupancies to minimize the potential for objectionable odours detectable beyond the property line
- the site must be in an area with the appropriate zoning for the intended land use

DESIGN & OPERATIONAL STANDARDS

- the soil treatment area must be capable of preventing run-off from the surrounding area from contacting the contaminated soil. Also, run-off water originating from within the soil treatment area must be controlled to prevent migration of contaminants.
- soils to be treated must be spread in a layer no more than 30 cm thick (preferably 15 cm). The most heavily contaminated soils should be placed in the centre of the treatment area
- a record must be maintained of the volume of soil delivered to the site and the contaminant levels present
- unless other treatment methods are to be used, the soil must be turned or tilled at least every 4 to 6 weeks to promote natural aeration
- (after the the soil has been in place for at least 90 days, a series of samples should be taken from the area which originally had the highest concentration of contamination. The samples must be analyzed for ~~total extractable hydrocarbons~~. If the initial test shows contaminant levels below ~~800 mg/kg~~, Manitoba Environment should be contacted. A decision will then be made on the need for further treatment. Additional samples may be required before the soil is released)*
- no soil may leave the treatment area without the permission of Manitoba Environment. When all soil is removed a series of samples of the undisturbed soil below the treatment must be taken to confirm that no residual contamination has been left on site

SEE ①
BELOW
see ②
below

***(SUBJECT TO REVISION)**

- ① Samples to be analyzed for BTEX, total volatile, total semi-volatile hydrocarbons, and total lead.
- ② If initial tests are below Level III criteria

a steel, protective service box, which was grouted with concrete and flush with top of the existing concrete floor.

The monitoring well and testholes were checked for ground water levels and total flammable soil vapour levels on October the fifth and sixth, 1994. The monitoring well, MW1, was also checked for free product thickness.

Two soil samples, one at TH3, 6.5' and one at TH9, 5', were obtained for determining the BTEX and gasoline concentrations using GC/FID technique. These samples were selected on the basis of the elevated soil vapour concentrations detected.

3.0 SOIL & GROUNDWATER CONDITIONS

A detailed description of the soil profile and ground water levels encountered in the testholes and the monitoring well can be found in the enclosed testhole logs, Plates 2 to 4.

4.0 FORMER UST EXCAVATION

We understand that a 5000 gallon gasoline storage tank was recently removed from the site. Chemical testing results of typical soil samples forwarded to Mr. Dale McEachern, Environment Officer of Manitoba Environment, by Western Petroleum Construction Ltd., indicated that excessively high concentrations of petroleum hydrocarbon compounds were present within in-situ soils in the immediate area of the former fuel storage tank.

To facilitate our field exploration and soil vapour detection, A-1 Sewage was retained to dewater the former underground storage tank excavation on October 5, 1994. The time spent on site by A-1 Sewage was approximately 1 hour with about 1.5 hours travelling. Approximately 7500 gallons of contaminated water were removed from the excavation before it was reasonably dry and soil sampling could take place.

Once the excavation was dewatered, representative soil samples were taken from the four side walls of the excavation at approximately 2.5' intervals, and from the excavation bottom. These samples were tested for flammable vapour concentrations. In addition, two hand augered holes (TH2 & 3) were put down at two hot spots (i.e. the former pump island and southeast corner of the UST excavation), to evaluate the degree and vertical extent of the contamination.