

SUBMITTED TO MANITOBA CONSERVATION  
ON BEHALF OF XPOTENTIAL PRODUCTS INC, OPERATING AS:

## FUTURE SCRAP

## DANGEROUS GOODS HANDLING AND TRANSPORTATION ACT PROPOSAL

Hazardous Waste Transfer Facility  
999 Redonda Street  
Rural Municipality of Springfield

APRIL, 2014

**Prepared by:**  
*D. Ediger Consulting Services*

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## 1.0 INTRODUCTION

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XPotential Products Inc., operating as Future Scrap, is proposing to develop a new scrap processing and auto wrecking facility at 999 Redonda Street in the Rural Municipality of Springfield.

As part of the auto wrecking operation, the facility will be accepting waste batteries brought in by the public. In addition, batteries and other hazardous materials are removed from vehicles as part of the depolluting process prior to sending the vehicle hulks to the shredder. Hazardous materials will be stored on site pending shipment to end processors.

Since some of hazardous materials to be handled and stored at the Future Scrap facility are regulated hazardous wastes in Manitoba, this proposal is being submitted to Manitoba Conservation pursuant to Section 8(4) of the Dangerous Goods Handling and Transportation Act.

## 2.0 DESCRIPTION OF DEVELOPMENT

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### 2.1 PROPERTY OWNERSHIP

The Future Scrap facility will be situated on approximately 12 hectares of land in the north-west quadrant of the property at 999 Redonda Street in the Rural Municipality of Springfield. The land is owned by XPotential Products Inc. A copy of the current Status of Title is included as Attachment 1.

### 2.2 LAND USE DESIGNATION

The development site and the adjoining properties are designated as Industrial under the R.M. of Springfield Development Plan (February, 2011).

### 2.3 ADJOINING PROPERTIES

The properties immediately adjacent to the parcel of land where the development is being proposed are described as follows:

North:	Heavy equipment storage and maintenance yard
East:	Redonda Street
South:	CPR mainline
West:	Central Manitoba Railway (Pine Falls Line)

### 2.4 PROXIMITY TO RESIDENCES

There are no residential developments in the immediate vicinity of the proposed facility site. Locations of residences in the general area are described below.

Springfield Road	closest individual residence: 850 m closest development (Cox Rd): 1700 m
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Redonda Street	closest individual residence (occupancy unknown): 750 m
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Gunn Road	closest development (4 residences): 1150 m
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Closest Institution:	Harold Hatcher School: 2100 m.
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## 2.5 SITE ACCESS

Access to the auto wrecking yard at Future Scrap facility will be via an entrance gate on Redonda Street as indicated on Figure 1.

## 2.6 HAZARDOUS WASTE STORAGE

The storage area for all hazardous waste materials will be situated within the auto wrecking yard as indicated in Figure 2. All hazardous materials removed from incoming vehicles and appliances will be stored in the depolluting compound within the auto wrecking yard in accordance with applicable regulatory requirements until they are shipped off site. These products will include used oil, fuel, antifreeze, batteries, PCB capacitors, mercury switches and ozone depleting substances (ODS). Automotive batteries brought in by customers will also be stored in the same area.

## 2.7 FIRE PROTECTION

Fire extinguishers will be located at the staff trailer at the entrance to the wrecking yard. A fire plan will be developed in consultation with the Springfield Fire Department and additional fire fighting equipment will be located as required.

## 3.0 SITE OPERATION

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### 3.1 AUTO WRECKING YARD

#### 3.1.1 RECEIVING VEHICLES

Vehicles brought to the wrecking yard will be placed in rows where customers can remove marketable parts on a "self-serve" basis. Customers are instructed to ensure that fluids are not discharged onto the ground surface. Spill containment materials will be kept on site to recover any accidental spillage.

#### 3.1.2 DEPOLLUTION PROCESS

Once a vehicle in the wrecking yard is deemed to be of no further market value it will be moved to a paved pad in the depolluting compound where any remaining hazardous materials are removed prior to moving the vehicle hulk to the shredder area. The depolluting process will include:

- removal of any remaining fuel
- removal of crankcase oil
- removal of mercury switches
- removal of catalytic converters
- extraction of ODS from air conditioning units
- removal of lead acid batteries
- draining antifreeze from radiators
- checking trunks and interiors for hazardous materials (e.g. propane tanks) which may have been left in the vehicle

### 3.2 SHREDDER AREA

Any incoming white goods not tagged and/or certified as "ODS Removed", compliant with MOPIA, will be placed in a designated spot in the shredder area where the refrigerant will be removed by a certified technician and pumped into appropriate containers. It is anticipated that crushed vehicles and the majority white goods will be received from suppliers who certify ODS has been removed as part of Future Scrap's Acceptance Criteria.

## 4.0 ENVIRONMENTAL SETTING

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### 4.1 TOPOGRAPHY

The proposed development site and adjoining properties are relatively flat prairie with no significant elevation fluctuations. Surface drainage patterns are poorly defined, based on visual observations.

### 4.2 SUBSURFACE DESCRIPTION

Based on well logs produced for various water wells drilled on the property (Appendix B), the average subsurface profile consists of:

11.5 m clay  
3m till/rubble  
Limestone

### 4.3 PREVIOUS LAND USE

The site of the proposed Future Scrap development was used previously by XPotential Products Inc. as an ASR storage site and for storage of finished products from the XPotential Products recycling plant. The bermed ASR storage cells and a holding pond were decommissioned in 2010. Soil samples from all cells were submitted to Manitoba Conservation. The department confirmed that the property was acceptable for occupancy as an industrial site.

Prior to XPotential's acquisition of the property, the land was used for agriculture.

### 4.4 GROUNDWATER POLLUTION HAZARD

The site of proposed development is not identified as being in an aquifer pollution hazard area in a report on groundwater resources in the R.M of Springfield. (Manitoba Natural Resources, M. Rutulis, January, 1990)

### 4.5 SITE DESIGNATIONS

Based on information on the Government of Manitoba website, the proposed Future Scrap site is not in the vicinity of any designated protected areas or historic sites.

## 5.0 HAZARDOUS MATERIALS MANAGEMENT

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All hazardous materials received or recovered at the Future Scrap facility will be stored within the depolluting compound. The major portion of these materials will be removed from vehicles by Future Scrap staff in the depollution process and will be moved directly to the adjacent storage area.

### 5.1 STORAGE METHODS

Several storage areas will be used for various products in order to address their hazardous properties and compatibility with other materials.

#### 5.1.1 *BATTERIES*

Only lead acid batteries will be stored on site. Batteries will be stored outdoors on pallets on a paved pad. Two layers of corrugated cardboard will be placed below the bottom layer of batteries and between subsequent layers. Batteries will be stacked no more than three high on a pallet. When the pallet is complete, it will be strapped and shrink wrapped. Completed pallets of batteries will be shipped to qualified recycling facilities.

#### 5.1.2 *FUEL*

Gasoline and diesel fuel remaining in vehicle fuel tanks will be drained into UL listed portable containers by Future Scrap staff. When not in use, the portable containers will be stored in an NFPA compliant flammable liquid storage cabinet.

#### 5.1.3 *USED OIL*

Oil drained from vehicle engines will be stored in a UL listed double walled storage with a capacity of 990 litres. Oil will be picked up by a licensed collector.

#### 5.1.4 *REFRIGERANT (ODS)*

Future Scrap will explore options for having a licensed technician brought in as required to remove refrigerant from vehicles or white goods. In this case the technician will remove all collected product from the site after the service is complete. In the event that Future Scrap personnel are required to remove refrigerant, the recovered product will be stored in portable containers that meet industry standards. A maximum of two ODS collection containers will be kept on site. The containers will be kept in a storage structure pending removal by a qualified recycler.

#### 5.1.5 *ANTIFREEZE*

Coolant drained from vehicle radiators will be placed in 205 L drums. The drums will be kept in a storage structure pending removal.

#### 5.1.6 *MERCURY SWITCHES*

Where mercury switches are identified in a vehicle, the mercury-containing component will be removed by Future Scrap staff and placed in a plastic lined pail or drum. Full containers will be shipped to a qualified mercury recycling facility.

#### 5.1.7 *PCB CAPACITORS*

Under Future Scrap's Acceptance Guidelines, all suspected PCB containing components must be removed from any incoming scrap shipments by the shipper. In the event that an inadvertent capacitor or ballast is detected by Future Scrap staff, it will be removed and placed in a plastic lined drum or pail. The container will be kept in the storage structure pending shipment to a licensed disposal facility.

## 6.0 EMERGENCY PLANNING

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An Emergency Response Plan (ERP) will be prepared for the facility. The MIAC Industrial Emergency Response Planning Guide will be used as the reference for preparing the ERP.

All Future Scrap employees working at the facility will be trained on the contents of the ERP. The ERP will be reviewed and updated as required on an annual basis.

One section of the ERP will address procedures for dealing with accidental releases of hazardous materials at the Future Scrap facility. Absorbent materials will be stored in strategic locations on site to be used for containing and recovering spilled liquids. A neutralizing agent will also be kept on site to treat any accidental spills of battery acid.

In the event of a spill, all absorbent, neutralizing agents and impacted soil will be placed in appropriate containment and shipped to qualified treatment or disposal facility.

Class ABC fire extinguishers will be placed in strategic locations in the depolluting compound to allow rapid response in the event of a fire which any impact the stored hazardous materials. Additional firefighting measures may be added following consultation with the R.M of Springfield Fire Department on the development of the fire plan for the Future Scrap facility.

## DISCLAIMER

This report was prepared by D. Ediger Consulting Services. Although all reasonable efforts were made to ensure the scientific accuracy and completeness of the information provided, D. Ediger Consulting Services makes no warranty, expressed or implied, as to the overall impact of the Development described in this proposal.

## *FIGURES*



**LEGEND**

- - - Security Fence
- +--+ Gate
- ==== Road

Figure 1  
**FUTURE SCRAP**  
 999 Redonda St.  
**Site Location**

**ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE**

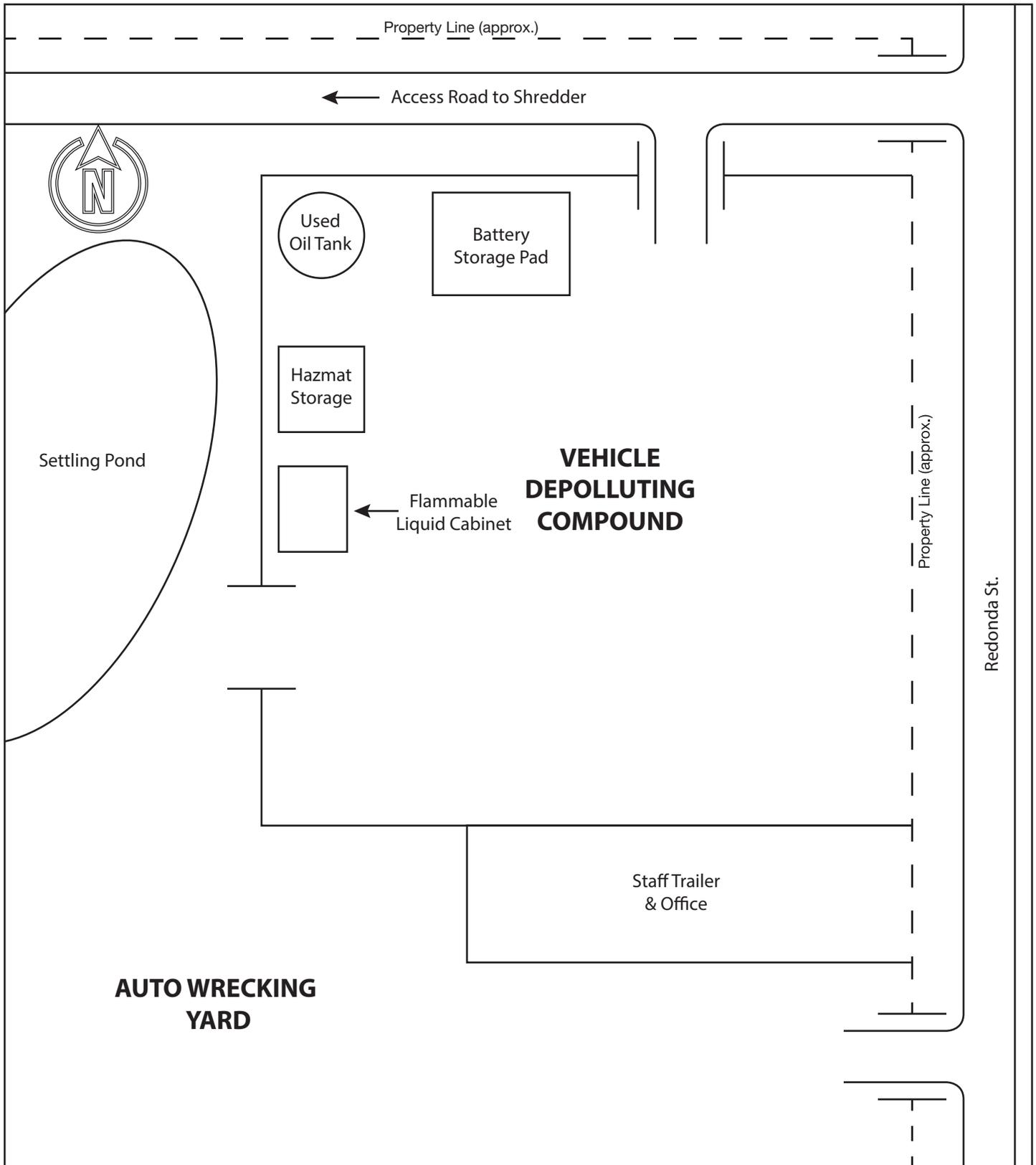


Figure 2  
**FUTURE SCRAP**  
**Vehicle Depolluting Compound**  
999 Redonda St.

# APPENDIX A

Certificate of Title

DATE: 2013/12/24  
TIME: 10:57

# MANITOBA

## STATUS OF TITLE

TITLE NO: 2005569/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	FILLMORE RILEY LLP
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	1700-360 MAIN ST.
REGISTERING OFFICE...	WINNIPEG		WINNIPEG MB R3C 3Z3
REGISTRATION DATE....	2004/03/15	LTO BOX NO....	51
COMPLETION DATE.....	2004/03/22	CLIENT FILE...	420947-21/GRP
		PRODUCED BY...	M.DERKSEN

### LEGAL DESCRIPTION:

XPOTENTIAL PRODUCTS INC.

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

LOT 1 PLAN 29953 WLTO  
IN E 1/2 16-11-4 EPM

### ACTIVE TITLE CHARGE(S):

240829/1	ACCEPTED	CAVEAT	REG'D: 1976/09/09
	FROM/BY:	MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:	NOTES: AFF: ELY 25 FEET PERP	
2606108/1	ACCEPTED	MORTGAGE	REG'D: 2001/06/14
	FROM/BY:	XPOTENTIAL PRODUCTS INC.	
	TO:	JACOB LAZARECK	
	CONSIDERATION:	\$10,000,000.00	NOTES:

### ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	XPOTENTIAL PRODUCTS INC. 999 REDONDA STREET WINNIPEG, MB	R3C 3R9

### ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2960481/1	TREQ	2004/03/15	\$0.00	\$0.00
PRESENTED BY:	THOMPSON DORFMAN SWEATMAN			
FROM:	XPOTENTIAL PRODUCTS INC.			
TO:				

### FROM TITLE NUMBER(S):

1601932/1 ALL

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2013/12/24 OF TITLE NUMBER 2005569/1

\*\*\*\*\* STATUS OF TITLE 2005569/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2013/12/24  
TIME: 10:57

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2005569/1

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	FILLMORE RILEY LLP
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	1700-360 MAIN ST.
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REGISTRATION DATE....	2004/03/15		
COMPLETION DATE.....	2004/03/22	LTO BOX NO....	51
		CLIENT FILE...	420947-21/GRP
		PRODUCED BY...	M.DERKSEN

**LAND INDEX:**

LOT	BLOCK	SURVEY PLAN
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1		29953
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NOTE:

ACCEPTED THIS 15TH DAY OF MARCH, 2004  
BY A.GWIZON FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2013/12/24 OF TITLE NUMBER 2005569/1.

\*\*\*\*\* END OF STATUS OF TITLE 2005569/1 \*\*\*\*\*

# APPENDIX B

Well Logs

Well PID: 111324  
 Location: NE16-11-4E  
 UTMX:644608.1 UTM Y:5532407.8 XY Accuracy:No Accuracy  
 Owner: X-POTENTIAL  
 Driller: Paul Slusarchuk Well Drilling LTd.  
 Well Name: 12 INCH SUPPLY WELL  
 Date Completed: 1998 Jul 15  
 Well Use: PRODUCTION  
 Water Use: Industrial  
 Well Status: ACTIVE Aquifer: LIMESTONE OR DOLOMITE

REMARKS:

999 REDONDA, WATER USED FOR INDUSTRIAL COOLING

WELL LOG (Imperial units)

From To(ft.) Log

0.0 45 CLAY

45.0 55 TILL

55.0 148 LIMESTONE, MAJOR FRACTURE ZONE 59-65 FEET

WELL CONSTRUCTION

Inside Outside Slot

From	To(ft)	Const.Method	Dia.(in)	Dia.(in)	Size(in)	Type	Material
0.0	58.0	CASING	12.0				STEEL

58.0	148.0	OPEN HOLE	11.0				
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0.0	40.0	CASING GROUT					CEMENT
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Top of Casing: 2.0 ft. above ground

PUMPING TEST

Date : 1998 Jul 20 Pumping 641.0 Imp. gallons/minute

Water level before test : 37.0 ft below ground

Water level at end of test : 50.7 ft below ground

Test duration: 24:00:00

Test Zone: from 58.0 ft to 148.0 ft

Well PID: 110162  
 Location: NE16-11-4E  
 UTMX:644608.1 UTM Y:5532407.8 XY Accuracy:No Accuracy  
 Owner: X POTENTIAL  
 Driller: Paul Slusarchuk Well Drilling LTd.  
 Well Name: RETURN WELL #8  
 Date Completed: 1998 Aug 06  
 Well Use: RECHARGE  
 Water Use: Industrial  
 Well Status: ACTIVE Aquifer: LIMESTONE OR DOLOMITE

REMARKS:

99 REDONDA, FRACTURE START AT 52-56 FT

WELL LOG (Imperial units)

From To(ft.) Log

0.0 36 CLAY  
 36.0 47 TILL  
 47.0 50 LIMESTONE RUBBLE  
 50.0 148 LIMESTONE

WELL CONSTRUCTION

Inside Outside Slot

From	To(ft)	Const.Method	Dia.(in)	Dia.(in)	Size(in)	Type	Material
0.0	51.0	CASING	7.0				STEEL
51.0	148.0	OPEN HOLE	6.3				
0.0	45.0	CASING GROUT					CEMENT
45.0	51.0	CASING GROUT					BENTONITE

Top of Casing: 2.0 ft. above ground

PUMPING TEST

Date : 1998 Aug 12 Pumping 360.0 Imp. gallons/minute

Water level before test : 33.7 ft below ground

Water level at end of test : 40.2 ft below ground

Test duration: 4:00:00

Well PID: 111323  
Location: NE16-11-4E  
UTMX:644608.1 UTM Y:5532407.8 XY Accuracy:No Accuracy  
Owner: X-POTENTIAL  
Driller: Paul Slusarchuk Well Drilling LTd.  
Well Name: 12 INCH SUPPLY WELL  
Date Completed: 1998 May 26  
Well Use: TEST WELL  
Water Use: Industrial  
Well Status: ABANDONED Aquifer: LIMESTONE OR DOLOMITE

REMARKS:

999 REDONDA, PULLED CASING ON TEST HOLE & 12 INCH WELL INSTALLED

WELL LOG (Imperial units)

From To(ft.) Log

0.0 45 CLAY

45.0 55 TILL

55.0 138 LIMESTONE

WELL CONSTRUCTION

Inside Outside Slot

From	To(ft)	Const.Method	Dia.(in)	Dia.(in)	Size(in)	Type	Material
0.0	56.0	CASING	5.0				GALVANIZED
56.0	138.0	OPEN HOLE	4.5				

Top of Casing: 2.0 ft. above ground

PUMPING TEST

Date : 1998 May 26 Pumping 80.0 Imp. gallons/minute

Water level before test : 34.7 ft below ground

Water level at end of test : 35.3 ft below ground

Test duration: 1:00:00

Test Zone: from 56.0 ft to 138.0 ft