

Beshada, Eshetu (SD)

From: Biswanger, Stephen <Stephen.Biswanger@stantec.com>

Sent: August-16-19 11:16 AM

To: Beshada, Eshetu (SD) <Eshetu.Beshada@gov.mb.ca>

Cc: Josee Nazarkiewicz <JNazarkiewicz@vitahealth.ca>

Subject: RE: File 6026.00 Vita Health Products Inc. - EAP Additional Info Request

Hello Eshetu,

Please see below for responses to your questions on behalf of Vita Health:

1. The legal description of the facility indicated in the proposal includes Parcels A to D Plan 29058, however the Status of Title refers only Parcels C & D Plan 29058. Please confirm which one is correct? If Parcels A & B plan 29058 are part of the legal description, you need to provide the Status of title for that portion.

Vita Health provides the following information in response:

Status of title:

Lots 1 and 2 Plan 16587 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1603780/1

- Land index – lot 1 survey plan 16587 in RL 197 & 200 RCMP
- Land index – lot 2 survey plan 16587 in RL 197 & 200 RCMP

Parcels C and D Plan 29058 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1718961/1

Parcel A Plan 38342 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1718961/1

From title numbers 1416835/1 part and 127790/1 All

- Land index – lot C survey plan 29058
- Land index – lot D survey plan 29058
- Land index – lot A survey plan 38342

Parcels A and B Plan 29058 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1603779/1

From title numbers 1499497/1 All

- Land index – lot A survey plan 29058
- Land index – lot B survey plan 29058

A copy of the status of titles is attached.

2. The manufacturing process that involves coating utilizes hot air blow to dry the product. However, there is no discussion with respect to potential air emissions from the drying process.

As noted in the EAP Section 3.3.1, “certain types of tablets (ie. colored, hard to swallow, slow-dissolving) require coating. These batches proceed to the coating area. The facility has six rooms dedicated to product coating. The coating pans coat the tablets in a pre-made or in-house prepared coating liquid and dry them in the pan using an electric powered hot air blower.” Vita Health has examined their tablet coating drying process and confirms that all of the coating liquids applied are water-based solutions and the air in the coating rooms is collected and filtered through the dust collection system prior to venting to the plant exterior. No additional air treatment is provided.

3. Please confirm that there is no drying stage used to attain a required moisture content of the tablets after the compression process. If any drying is taking place, please address how potential air emissions are mitigated.

Vita Health confirms that there is no drying stage used to attain required moisture content of tablets after the compression stage. The compression process involves blending of dry materials and compressing product into tablets using compression force. This process is mechanical in nature and no moisture is intentionally added to aid the process. As indicated in Section 7.1.1 of the EAP, the compression rooms are served by dust collection systems and air is recirculated internally with negligible external emissions.

If you require any further information or clarifications please do not hesitate to contact us.

Best regards,

Stephen Biswanger P.Eng.
Environmental Engineer, Associate

Direct: 204-924-7061
Mobile: 204-290-5651
Fax: 204-942-2548
stephen.biswanger@stantec.com

Stantec
500–311 Portage Avenue
Winnipeg MB R3B 2B9



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From: Beshada, Eshetu (SD) <Eshetu.Beshada@gov.mb.ca>
Sent: Friday, August 16, 2019 11:13 AM
To: Josee Nazarkiewicz <JNazarkiewicz@vitahealth.ca>; Biswanger, Stephen <Stephen.Biswanger@stantec.com>
Subject: RE: File 6026.00 Vita Health Products Inc. - EAP Additional Info Request

Hello Josee,

I am just following up a response for question #2 below.

Regards

*Eshetu Beshada, PhD, PEng.
Environmental Engineer
Municipal and Industrial Section
Environmental Approvals Branch*

Ph: (204) 945-7023

From: Josee Nazarkiewicz <JNazarkiewicz@vitahealth.ca>
Sent: August-08-19 11:18 AM

To: Beshada, Eshetu (SD) <Eshetu.Beshada@gov.mb.ca>; Biswanger, Stephen <Stephen.Biswanger@stantec.com>

Subject: RE: File 6026.00 Vita Health Products Inc. - EAP Additional Info Request

Here are the status of titles copies.

From: Josee Nazarkiewicz

Sent: August-08-19 11:16 AM

To: Beshada, Eshetu (SD); Biswanger, Stephen

Subject: RE: File 6026.00 Vita Health Products Inc. - EAP Additional Info Request

And now I got an answer to question #1.

Status of title:

Lots 1 and 2 Plan 16587 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1603780/1

- Land index – lot 1 survey plan 16587 in RL 197 & 200 RCMP
- Land index – lot 2 survey plan 16587 in RL 197 & 200 RCMP

Parcels C and D Plan 29058 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1718961/1

Parcel A Plan 38342 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1718961/1

From title numbers 1416835/1 part and 127790/1 All

- Land index – lot C survey plan 29058
- Land index – lot D survey plan 29058
- Land index – lot A survey plan 38342

Parcels A and B Plan 29058 WLTO in lots 197 and 200 Roman Catholic Mission Property – status of title # 1603779/1

From title numbers 1499497/1 All

- Land index – lot A survey plan 29058
- Land index – lot B survey plan 29058

Let me know if you want a copy of the status of titles.

From: Beshada, Eshetu (SD) [<mailto:Eshetu.Beshada@gov.mb.ca>]

Sent: August-01-19 12:57 PM

To: Biswanger, Stephen

Cc: Josee Nazarkiewicz

Subject: [EXTERNAL] File 6026.00 Vita Health Products Inc. - EAP Additional Info Request

Hello Stephen,

I have reviewed the subject Proposal and I would like you to address the following two comments:

1. The legal description of the facility indicated in the proposal includes Parcels A to D Plan 29058, however the Status of Title refers only Parcels C & D Plan 29058. Please confirm which one is correct? If Parcels A & B plan 29058 are part of the legal description, you need to provide the Status of title for that portion.
2. The manufacturing process that involves coating utilizes hot air blow to dry the product. However, there is no discussion with respect to potential air emissions from the drying process.
3. Please confirm that there is no drying stage used to attain a required moisture content of the tablets after the compression process. If any drying is taking place, please address how potential air emissions are mitigated.

Regards

***Eshetu Beshada, PhD, PEng.
Environmental Engineer
Municipal and Industrial Section
Environmental Approvals Branch***

Ph: (204) 945-7023

From: Beshada, Eshetu (SD)
Sent: July-30-19 11:13 AM
To: jnazarki@vitahealth.ca
Cc: Biswanger, Stephen <Stephen.Biswanger@stantec.com>; Burland Ross, Siobhan (SD) <Siobhan.BurlandRoss@gov.mb.ca>; Winsor, Jennifer (SD) <Jennifer.Winsor@gov.mb.ca>
Subject: File 6026.00 Vita Health Products Inc. EAP Acknowledgment

Hello Josee,

Thank you for your Proposal submitted on July 3, 2019 pursuant to The Environment Act. The proposal will be a Class 2 Development as a manufacturing facility. I am the contact person assigned to co-ordinate the review and assessment of your Proposal. I may be in contact with you for further information as required.

Please contact me if you have any questions.

Regards,

***Eshetu Beshada, PhD, P. Eng.
Environmental Engineer
Municipal and Industrial Section
Environmental Approvals Branch
Manitoba Sustainable Development
1007 Century Street
Winnipeg, MB R3H 0W4***

***Phone: (204) 945 7023
Fax: (204) 945 5229
E-mail: Eshetu.Beshada@gov.mb.ca***

DATE: 2012/09/24
TIME: 09:23

WINNIPEG LTO
MANITOBA

Fax 2049482140

Sep 24 2012 02:36pm P003/008
TITLE NO: 1603779/1

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... WINNIPEG
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 1998/10/27
COMPLETION DATE..... 1998/10/30

PRODUCED FOR.. ATTN: RACHEL
ADDRESS.....

CLIENT FILE... FAX: 663-8386
PRODUCED BY... A.GUZMAN

LEGAL DESCRIPTION:

VITA HEALTH PRODUCTS INC.

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

PARCELS A AND B PLAN 29058 WLTO
IN LOTS 197 AND 200 ROMAN CATHOLIC MISSION PROPERTY

ACTIVE TITLE CHARGE(S):

247942/1 ACCEPTED CAVEAT REG'D: 1977/10/07
FROM/BY: MANITOBA HYDRO ELECTRIC BD & MANITOBA TELEPHONE SYSTEM
TO:
CONSIDERATION: NOTES:

1622503/1 ACCEPTED CAVEAT REG'D: 1992/12/04
DESCRIPTION: PURCHASE AGREEMENT
FROM/BY: THE CITY OF WINNIPEG
TO:
CONSIDERATION: NOTES:

1622504/1 ACCEPTED CAVEAT REG'D: 1992/12/04
DESCRIPTION: NON-SUBDIVISION AGREEMENT
FROM/BY: THE CITY OF WINNIPEG
TO:
CONSIDERATION: NOTES:

2480207/1 ACCEPTED CAVEAT REG'D: 2000/04/18
DESCRIPTION: PURCHASE AND SALE AGREEMENT
FROM/BY: THE CITY OF WINNIPEG
TO: DIANE MCMENEMY PAPST, AS AGENT
CONSIDERATION: NOTES:

2480208/1 ACCEPTED CAVEAT REG'D: 2000/04/18
DESCRIPTION: PURCHASE AND SALE AGREEMENT
FROM/BY: THE CITY OF WINNIPEG
TO: DIANE MCMENEMY PAPST, AS AGENT
CONSIDERATION: NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2012/09/24 OF TITLE NUMBER 1603779/1

***** STATUS OF TITLE 1603779/1 CONTINUED ON NEXT PAGE *****

DATE: 2012/09/24
TIME: 09:23

WINNIPEG LTO
MANITOBA

Fax 2049482140

Sep 24 2012 02:36pm P004/008
TITLE NO: 1603779/1

STATUS OF TITLE

PAGE: 2

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... WINNIPEG
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 1998/10/27
COMPLETION DATE..... 1998/10/30

PRODUCED FOR.. ATTN: RACHEL
ADDRESS.....

CLIENT FILE... FAX: 663-8386
PRODUCED BY... A.GUZMAN

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	VITA HEALTH PRODUCTS INC. 150 BEGHIN AVE WINNIPEG, MB	R2J 3W2

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2317192/1	TREQ	1998/10/27	\$0.00	\$0.00
PRESENTED BY: BUCHWALD, ASPER, GALLAGHER				
FROM: VITA HEALTH COMPANY (1985) LTD.				
TO: VITA HEALTH PRODUCTS INC.				

FROM TITLE NUMBER(S):

1499497/1 ALL

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
A		29058
NOTE:		
B		29058
NOTE:		

ACCEPTED THIS 27TH DAY OF OCTOBER, 1998
BY W.KNIGHT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2012/09/24 OF TITLE NUMBER 1603779/1.

***** END OF STATUS OF TITLE 1603779/1 *****

DATE: 2012/09/24
TIME: 09:24

WINNIPEG LTO
MANITOBA

Fax 2049482140

Sep 24 2012 02:36pm P005/U08
TITLE NO: 1718961/1

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	ATTN.RACHEL
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	
REGISTERING OFFICE...	WINNIPEG		
REGISTRATION DATE....	2000/04/18		
COMPLETION DATE.....	2000/04/26		
		CLIENT FILE...	663-8386
		PRODUCED BY...	A.GUZMAN

LEGAL DESCRIPTION:

VITA HEALTH PRODUCTS INC.

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

FIRSTLY:

PARCELS C AND D PLAN 29058 WLTO
IN LOTS 197 AND 200 ROMAN CATHOLIC MISSION PROPERTY

SECONDLY:

PARCEL A PLAN 38342 WLTO
IN LOTS 197 AND 200 ROMAN CATHOLIC MISSION PROPERTY

ACTIVE TITLE CHARGE(S):

247942/1	ACCEPTED	CAVEAT	REG'D: 1977/10/07
FROM/BY:		MANITOBA HYDRO ELECTRIC BD & MANITOBA TELEPHONE SYSTEM	
TO:			
CONSIDERATION:		NOTES: AFF: FIRSTLY	
2480207/1	ACCEPTED	CAVEAT	REG'D: 2000/04/18
DESCRIPTION:		PURCHASE AND SALE AGREEMENT	
FROM/BY:		THE CITY OF WINNIPEG	
TO:		DIANE MCMENEMY PAPST, AS AGENT	
CONSIDERATION:		NOTES:	
2480208/1	ACCEPTED	CAVEAT	REG'D: 2000/04/18
DESCRIPTION:		PURCHASE AND SALE AGREEMENT	
FROM/BY:		THE CITY OF WINNIPEG	
TO:		DIANE MCMENEMY PAPST, AS AGENT	
CONSIDERATION:		NOTES:	
2660860/1	ACCEPTED	CAVEAT	REG'D: 2001/11/16
DESCRIPTION:		EASEMENT - RIGHT OF WAY	
FROM/BY:		THE MANITOBA HYDRO-ELECTRIC BOARD	
TO:			
CONSIDERATION:		NOTES: ELY 4M PERP PCL A	

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2012/09/24 OF TITLE NUMBER 1718961/1

***** STATUS OF TITLE 1718961/1 CONTINUED ON NEXT PAGE *****

DATE: 2012/09/24
TIME: 09:24

WINNIPEG LTD
MANITOBA

Fax 2049482140

Sep 24 2012 02:36pm P006/008
TITLE NO: 1718961/1

STATUS OF TITLE

PAGE: 2

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... WINNIPEG
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 2000/04/18
COMPLETION DATE..... 2000/04/26
PRODUCED FOR... ATTN.RACHEL
ADDRESS.....
CLIENT FILE... 663-8386
PRODUCED BY... A.GUZMAN

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	VITA HEALTH PRODUCTS INC. 150 BEGHIN AVENUE WINNIPEG MB	R2J 3W2

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2480206/1	T	2000/04/18	\$1.00	\$159,659.00
PRESENTED BY: AIKINS, MACAULAY & THORVALDSON				
FROM: THE CITY OF WINNIPEG				
TO: VITA HEALTH PRODUCTS INC.				

FROM TITLE NUMBER(S):

1415835/1	PART	1277940/1	ALL
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LAND INDEX:

LOT	BLOCK	SURVEY PLAN
C		29058
NOTE:		
D		29058
NOTE:		
A		38342
NOTE:		

ACCEPTED THIS 18TH DAY OF APRIL, 2000
BY J.MOFFAT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2012/09/24 OF TITLE NUMBER 1718961/1.

***** END OF STATUS OF TITLE 1718961/1 *****

DATE: 2012/09/24
TIME: 09:22

WINNIPEG LTO
MANITOBA

Fax 2049482140

Sep 24 2012 02:36pm P007/008
TITLE NO: 1603780/1

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... WINNIPEG
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 1998/10/27
COMPLETION DATE..... 1998/10/30

PRODUCED FOR.. ATTN: RACHEL
ADDRESS.....

CLIENT FILE... 204-663-8386
PRODUCED BY... A.GUZMAN

LEGAL DESCRIPTION:

VITA HEALTH PRODUCTS INC.

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

LOTS 1 AND 2 PLAN 16587 WLTO
IN LOTS 197 AND 200 ROMAN CATHOLIC MISSION PROPERTY

ACTIVE TITLE CHARGE(S):

82-36037/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT THE CITY OF WINNIPEG	REG'D: 1982/06/02
		NOTES:	
82-49451/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MAN. HYDRO ELECTRIC BOARD & MAN. TELEPHONE SYSTEM	REG'D: 1982/07/22
		NOTES:	
1622594/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT NON-SUBDIVISION AGREEMENT THE CITY OF WINNIPEG	REG'D: 1992/12/04
		NOTES:	
2480207/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT PURCHASE AND SALE AGREEMENT THE CITY OF WINNIPEG DIANE MCMENEMY PAPST, AS AGENT	REG'D: 2000/04/18
		NOTES:	
2480208/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT PURCHASE AND SALE AGREEMENT THE CITY OF WINNIPEG DIANE MCMENEMY PAPST, AS AGENT	REG'D: 2000/04/18
		NOTES:	

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2012/09/24 OF TITLE NUMBER 1603780/1

***** STATUS OF TITLE 1603780/1 CONTINUED ON NEXT PAGE *****

DATE: 2012/09/24
TIME: 09:22

WINNIPEG LTD
MANITOBA

Fax 2049482140

Sep 24 2012 02:36pm P008/008
TITLE NO: 1603780/1

STATUS OF TITLE

PAGE: 2

STATUS OF TITLE..... ACCEPTED PRODUCED FOR.. ATTN: RACHEL
ORIGINATING OFFICE... WINNIPEG ADDRESS.....
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 1998/10/27
COMPLETION DATE..... 1998/10/30

CLIENT FILE... 204-663-8386
PRODUCED BY... A.GUZMAN

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	VITA HEALTH PRODUCTS INC. 150 BEGHIN AVE WINNIPEG, MB	R2J 3W2

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2317192/1	TREQ	1998/10/27	\$0.00	\$0.00
PRESENTED BY: BUCHWALD, ASPER, GALLAGHER				
FROM: VITA HEALTH COMPANY (1985) LTD.				
TO: VITA HEALTH PRODUCTS INC.				

FROM TITLE NUMBER(S):

1499489/1 ALL

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
1		16587
NOTE:	IN RL	197 & 200 RCMP
2		16587
NOTE:	IN RL	197 & 200 RCMP

ACCEPTED THIS 27TH DAY OF OCTOBER, 1998
BY W.KNIGHT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2012/09/24 OF TITLE NUMBER 1603780/1.

***** END OF STATUS OF TITLE 1603780/1 *****