

DATE: July 14, 2020

TO: Public Registry

FROM: Eshetu Beshada, Ph.D., P. Eng.
Environmental Engineer
Municipal and Industrial Section

SUBJECT: File 6058.00 – Fast Brothers (1978) Ltd. – Information for Public Registry

Please find attached the TAC correspondences related to Fast Brothers (1978) Ltd. – Fast Brothers Portable Concrete Batch Plant file (6058.00) for distribution to the public registries. The documents included are:

TAC Comments

- July 9, 2020 a memo from Environmental Compliance and Enforcement Branch, 1 page
- July 9, 2020 a memo from Air Quality Section, 1 page
- July 7, 2020 an email from Wildlife Branch, 1 page
- July 6, 2020 an email from Manitoba Infrastructure, 1 page
- July 6, 2020 an email from Forestry Branch, 4 pages with attachment
- June 26, 2020 an email from Inspection and Technical Services, 1 page
- June 24, 2020 an email from Sport, Culture and Heritage - Historic Resources, 1 page
- June 22, 2020 an email from Parks and Protected Spaces Branch, 1 page
- June 22, 2020 an email from Regional Lands Manager, 1 page
- June 22, 2020 an email from Office of Drinking Water, 1 page

13 pages total

Thank you.

Eshetu Beshada, Ph.D., P. Eng.

DATE: July 9, 2020

TO: Eshetu Beshada
Environmental Approvals
Conservation and Climate
1007 Century St.
Winnipeg MB R3H 0W4

FROM: Eastern Region
Environmental Compliance and Enforcement
Conservation and Climate
Unit B – 284 Reimer Avenue
Steinbach MB R5G 0R5

**SUBJECT: Environment Act Proposal – Fast Brothers (1978) Ltd. Portable Concrete Batch Plant
(Client File No. 6058)**

Environmental Compliance and Enforcement (ECE) Branch has reviewed the above noted environment act proposal for the operation of a portable concrete batch plant in the Town of Emerson, Manitoba and has no comment at this time.

DATE: July 09, 2020

TO: Eshetu Beshada
Environmental Approvals Branch
Manitoba Conservation & Climate
1007 Century Street, Winnipeg

FROM: Muntaseer Ibn Azkar
Environmental Approval Branch – Air
Quality
Manitoba Conservation & Climate
1007 Century Street, Winnipeg

SUBJECT: Fast Brothers (1978) Ltd – Portable Concrete Batch Plant (File 6058.00)

Air Quality Section has reviewed the above proposal and provides the following comments:

- It is expected that there will be no significant impact on air quality provided that the potential dust emission from the plant will be controlled as described in the proposal
- Air Quality Section suggests that the EA Clause regarding noise and odour nuisance be included.

Beshada, Eshetu (CC)

From: Kiss, Brian (ARD) <Brian.Kiss@gov.mb.ca>

Sent: July 7, 2020 4:47 PM

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

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

No wildlife related concerns.

-Brian Kiss

Beshada, Eshetu (CC)

From: +WPG969 - MIT Environmental Services Section (MI) <MITEnviServices@gov.mb.ca>

Sent: July 6, 2020 9:14 PM

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

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

MI has no concern with the proposed development. Thank you for the opportunity to review and comment.

Beshada, Eshetu (CC)

From: Porteous, Marianne (ARD) <Marianne.Porteous@gov.mb.ca>

Sent: July 6, 2020 4:10 PM

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

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

Hello,

No concerns with the initial Emerson location. If any subsequent locations in this proposal are within a Provincial Forest a Forestry General Permit application must be submitted, see attached. In other Crown Land locations the plant should be located in developed/cleared areas and no forested areas are to be disturbed.

Thank you,
Marianne

Forestry Branch

200 Saulteaux Crescent, Box 70

Winnipeg, MB, R3J 3W3, Canada

T 204-945-7989 F 204-948-2671

☐ New Application

☐ Renewal No. _____

Expiry Date Recommended: _____

☐ Lease

☐ **Special Event**

☐ Access Road

☐ Blasting

☐ Camping

☐ Sewage Lagoon

Please check one (✓)

☐ Disposal

☐ Fishing site

☐ Post Peeling

☐ Research

☐ Sediment Pond

☐ Chipperwood

☐ Tower

☐ Trappers Cabin

☐ Warm up Shelter

☐ Stockpile (Timber)

☐ Other _____

1 PRIMARY APPLICANT (Individual):

Renewals only complete section 1 and 3 and list any changes if applicable in sections below.

Name _____

Client # _____ LAST (Please Print) FIRST MIDDLE (no initials)

Company Name _____

Mailing Address _____

Postal Code _____ E-mail address: _____

Telephone: Home: _____ Work: _____ Fax No. _____

GST Registration No. _____ Are you a resident of Manitoba? Yes ☐ No ☐ Canada: Yes ☐ No ☐

- 2 NOTES TO APPLICANT(S)
1. Separate applications and fees are required for each separate or surveyed parcel of land.

2. Applicable fees MUST accompany this form. Additional fees may be charged for preparation of documents and other administrative services in accordance with the Forest Use and Management Regulation and the Crown Land Fees Regulation under *The Forest Act* and *The Crown Lands Act*.

3. Attach separate information sheet or business plan, or other information that may assist us in evaluating your application.

4. Ensure you include a map as requested with this application.

5. Forms that have not been completed in full will be returned.

3 SIGNATURE

I hereby certify that all information given in this application is true in substance and in fact; that I am over the age of eighteen years, and that I will not commence any construction development on the site until I have received written approval of this application.

Date _____

Signature of Applicant _____

Witness Signature _____

Applicant Name (printed) _____

FOR REGION & DISTRICT OFFICE USE ONLY:

Previous Permit #	
Region	
District	
District Approval	
Forester Approval Date	
Application Fee	
Current Permit Fee	
Current Permit GST	
Total Paid (incl renewals)	
IRMT Approved	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Paid	MRO # _____
	Date _____
Forester Approval _____	

FOR CASHIER USE ONLY:

(Rev Code: 2-16)

4 LOCATION AND LEGAL DESCRIPTION OF LAND APPLYING FOR:
(Choose one)

☐ Part ☐ OR All ☐ OR Legal Subdivision _____ of ☐ NW¼ ☐ NE¼ ☐ SW¼ ☐ SE¼

of Section _____ Township _____ Range _____ ☐ West ☐ East ☐ East of the 2nd (Principal Meridian)

OR

☐ Latitude: _____ ° _____ ' _____ " N Longitude: _____ ° _____ ' _____ " W

Degrees Minutes Seconds Degrees Minutes Seconds

5 OTHER REQUIRED INFORMATION

Site Dimensions: Area Requested: _____ (hectares)

Name of Municipality/Community: _____

Provincial Forest: _____

Date of Special Event or Activity Planned to occur: _____

6 MAP

You are required to provide a map of the land to scale and attach it to this application. Include the information and features listed below.

a) A full geographical description, complete detail and a Land Ownership Map (available at most Municipal offices), a 1:50000 Topographical map (available at most Regional offices) or an air photo must be attached.

b) Identify and label all existing and proposed structures and features on the land and in the immediate vicinity, including: buildings, roads (including road name or number), lakes, rivers, creeks, swamps, wooded areas, wells, holding tanks, septic fields, sewage ejectors, driveways, etc; and

c) Indicate uses of all land shown on your map and show dimensions of buildings and approximate distance from buildings to shoreline, boundary of lot, etc.

d) Include a KML file, or provide spatial information such as a shape file.

Site Development Plan Example

7 LAND USE (Check appropriate boxes and describe as indicated)

a) What is your **intended** use of the requested land?

☐ Agriculture

☐ Residential

☐ Seasonal Recreation (Cottage)

☐ Commercial

☐ Industrial

☐ Other _____

b) Are there any existing Buildings/Structures on the requested land? Yes ☐ No ☐ Describe:

(Year built/# of Buildings/Total area of Buildings):

c) Are you proposing any Buildings/Structures on the requested land? Yes ☐ No ☐ Describe:

(Size/Type of Construction/Value of each):

Under the Highways and Transportation Act, signs adjacent to a provincial highway require a permit from Manitoba Infrastructure. <https://forms.gov.mb.ca/highway-permits/>

8 ROADS

Is there public road access to the proposed lot(s) or parcels(s)

Yes ☐ No ☐

Is there industrial or operational trails/roads access to the proposed lot(s) or parcels(s)

Yes ☐ No ☐

Proposed Roads description: _____

Under the Highways and Transportation Act, any new, modified or relocated access connection onto a provincial highway will require a permit from Manitoba Infrastructure. <https://forms.gov.mb.ca/highway-permits/>

9 SERVICES (Check appropriate boxes and describe as indicated)

- a) **SEWAGE DISPOSAL**

Present: ☐ Municipal Sewer ☐ Holding Tank ☐ Septic Field ☐ Ejector ☐ Other

Proposed: ☐ Municipal Sewer ☐ Holding Tank ☐ Septic Field ☐ Ejector ☐ Other
- b) **WATER SUPPLY**

Present: ☐ Piped Water ☐ Community Well ☐ Individual Well ☐ Cistern ☐ Other

Proposed: ☐ Piped Water ☐ Community Well ☐ Individual Well ☐ Cistern ☐ Other

If you answered "Other" to any of the above, please describe _____

On your sketch, show the location of any existing or proposed septic field, ejector system, or well, and show approximate distance of such to property lines and buildings.

10 STOCKPILE - Specific to Timber (Please show on map pile location)

- a) Size (Ha) _____
- b) Timber Sale or Permit #, Private _____
- c) Volume by Species and Product _____
- d) Duration of Use _____
- e) Strategy to keep piles separate _____
- f) Theft Deterrent Strategy _____
- g) Rehabilitated plan _____

11 PERSONAL INFORMATION PROVISIONS

The personal information is being collected under the authority of section 36(1)(a),(b),and (c) of *The Freedom of Information and Protection of Privacy Act* (FIPPA) in that it is collected under the authority of an enactment of Manitoba. The information collected relates directly to and is necessary for an activity of the Department and it is collected for law enforcement purposes. The personal information collected is protected under the privacy provisions of FIPPA. It will be used to issue permits, for enforcement, and to allow for financial transactions. If you have any questions about the information collected, please contact the departmental Access and Privacy Coordinator at 200 Saulteaux Crescent, Box 90, Winnipeg, MB, (204) 945-4170.

Submit Approved Application, map and fees to:
Forestry Branch
200 Saulteaux Crescent, Box 70
Winnipeg, MB, R3J 3W3, Canada

Please do not send cash.
Cheque or money order should be made
payable to: The Minister of Finance

Inquiries/Assistance:
Contact the Forester at the applicable Regional Office

- Regional Forestry Offices:**
- Central - Gimli: (204) 642-6070
 - Eastern Region – Lac du Bonnet: (204) 345-1444
 - Eastern Region – Steinbach : (204) 346-6110
 - Western Region – Swan River: (204) 734-3429
 - Northwest Region – The Pas: (204) 627-8215
 - Northeast Region – Thompson: (204) 677-6648

Beshada, Eshetu (CC)

From: Garcia, Norman (MR) <Norman.Garcia@gov.mb.ca>

Sent: June 26, 2020 2:07 PM

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

Cc: Morhun, Lisa (MR) <Lisa.Morhun@gov.mb.ca>

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

Good Eshetu,

Thank you for the opportunity to review this file and provide comments.

The ITS recommends that:

- the applicant obtain the required building and occupancy permits from the Authority Having Jurisdiction for any new buildings and the alteration, reconstruction, demolition, removal, relocation, and occupancy of all existing buildings, and
- an Emergency Plan be filed and approved by the local Fire Department prior to Occupancy in accordance with the Manitoba Fire Code.

Regards,

Norman A. Garcia, P.Eng., LEED AP BD+C

Building and Fire Safety Engineer

Inspection and Technical Services

Municipal Relations

norman.garcia@gov.mb.ca / 204-794-3840

508-401 York Ave., Winnipeg, MB R3C 0P8

From: Morhun, Lisa (MR) <Lisa.Morhun@gov.mb.ca>

Sent: June 19, 2020 4:02 PM

To: Garcia, Norman (MR) <Norman.Garcia@gov.mb.ca>

Subject: FW: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

Beshada, Eshetu (CC)

From: +WPG574 - HRB Archaeology (SCH) <HRB.archaeology@gov.mb.ca>

Sent: June 24, 2020 9:32 AM

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

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

Hi Eshetu,

The AASU has finished the review of the Portable Concrete plant located near Emerson for heritage concerns.

Further to your request for the above noted plant, the Historic Resources Branch has examined the location in conjunction with Branch records for areas of potential concern. There are known sites in the area around the proposed development, including the Fort Daer Historic Log Cabins, but the potential to impact significant heritage resources at the proposed location is believed to be low and, therefore, the Historic Resources Branch has no concerns with the proposed development at this time.

If at any time, however, heritage resources are encountered in association with these lands during testing and development, the Historic Resources Branch may require that an acceptable heritage resource management strategy be implemented by the developer to mitigate the effects of development on the heritage resources.

If you have any questions or comments, please feel free to contact the Branch as below.

Thanks,

Reid Graham

Impact Assessment Archaeologist
Historic Resources Branch | Manitoba Sport, Culture and Heritage
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
Reid.Graham@gov.mb.ca
t. 204.945.2118

Beshada, Eshetu (CC)

From: Kelly, Jason (CC) <Jason.Kelly@gov.mb.ca>

Sent: June 22, 2020 2:52 PM

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

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

Parks and Protected Spaces Branch has reviewed the Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant and has no comments or concerns to offer.

Jason Kelly

Beshada, Eshetu (CC)

From: Kowalchuk, Sheldon (ARD) <Sheldon.Kowalchuk@gov.mb.ca>

Sent: June 22, 2020 8:50 AM

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

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

Hi,

I have no concerns as the Regional Land Manager. The lot where the project will be established appears to be partially Crown land under the administration and control of another Department. The land also appears to be used for stockpiling material and has been cleared of natural vegetation.

Sheldon Kowalchuk

Land Manager

Agriculture and Resource Development

Government of Manitoba

75 - 7th Avenue, Gimli, MB

204-641-1176

Sheldon.Kowalchuk@gov.mb.ca

www.manitoba.ca



Beshada, Eshetu (CC)

From: Barlishen, Kim (CC) <Kim.Barlishen@gov.mb.ca>

Sent: June 22, 2020 7:44 AM

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

Cc: Vitt, Cory (CC) <Cory.Vitt@gov.mb.ca>

Subject: RE: Request for Environment Act Proposal Review - File 6058.00 - Fast Brothers (1978) Ltd. - Portable Concrete Batch Plant

No concerns.

Office of Drinking Water (ODW)

Kim Barlishen, P.Eng.

Senior Approvals Engineer, Office of Drinking Water

Manitoba Conservation and Climate

1007 Century Street, Winnipeg, Manitoba R3H 0W4

Kim.Barlishen@gov.mb.ca / Tel: 204-945-5936

www.manitoba.ca/drinkingwater



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