SALFORD

February 6, 2024

Environmental Approvals Branch
Environment and Climate
14 Fultz Boulevard
Winnipeg, MB R3Y 0L6

Re: Environment Act Proposal Submission
Salford Group Agricultural Equipment Manufacturing Facility in Elie, Manitoba

Dear Sir/Madam:

We are pleased to provide you with the enclosed Environment Act License Proposal (EALP) submission, prepared in accordance with the *Information Bulletin – Environment Act Proposal Report Guidelines*. This submission comprises the following documentation.

- This signed cover letter.
- The completed and signed Environmental Act Proposal Form.
- An EALP supporting report prepared by Tetra Tech Canada Inc. provided as two hard copies and an electronic copy in PDF format on a memory stick.
- A cheque payable to the Minister of Finance for the associated Class 2 development Application Fee.

If you have any questions, please do not hesitate to contact me at 204-353-2789 Ext. 3226.

[redacted]

Jason Janzen
Operations Manager
Salford Group Inc.

Address :
70 Main Street East
Elie, Manitoba, Canada R0H 0H0

Phone :
1 (866) 442.1293

Email :
sales@salfordgroup.com

Environment Act Proposal Form

Manitoba

Name of the development:

Salford Group Inc. - Elie Manufacturing Plant Operations

Type of development per Classes of Development Regulation (Manitoba Regulation 164/88):

Class II; Section 4 Manufacturing; Manufacturing and Industrial Plants

Legal name of the applicant:

Salford Group Inc.

Mailing address of the applicant: P.O. Box 100
70 Main Street East

Contact Person: Jason Janzen, Elie Operations Manager

City: Elie Province: MB Postal Code: R0H 0H0

Phone Number: 204-353-2789 ext. 3226 Fax: email: Jason.Janzen@salfordgroup.com

Location of the development: Elie, Manitoba

Contact Person: Jason Janzen

Street Address: 70 Main Street East

Legal Description: Lot 1 Plan 25788 PLTO in SE ¼ 12-11-3 WPM

City/Town: Elie Province: Manitoba Postal Code: R0H 0H0

Phone Number: 204-353-2789 ext. 3226 Fax: email: jason.Janzen@salfordgroup.com

Name of proponent contact person for purposes of the environmental assessment:

Jason Janzen

Phone: 204-353-2789 ext. 3226
Fax:

Mailing address: P.O. Box 100
70 Main Stree East
Elie, MB R0H 0H0

Email address: Jason.janzen@salfordgroup.com

Webpage address: https://salfordgroup.com/contact

Date: February 6/24

Signature of proponent, or corporate principal of corporate proponent:

[redacted]

Printed name:

[redacted]

PRINT

RESET

A complete **Environment Act Proposal (EAP)** consists of the following components:

- ☐ **Cover letter**
- ☐ **Environment Act Proposal Form**
- ☐ **Reports/plans supporting the EAP** (see "Information Bulletin - Environment Act Proposal Report Guidelines" for required information and number of copies)
- ☐ **Application fee** (Cheque, payable to Minister of Finance, for the appropriate fee)

Per Environment Act Fees Regulation (Manitoba Regulation 168/96):

Class 1 Developments	$1,000
Class 2 Developments	$7,500
Class 3 Developments:	
Transportation and Transmission Lines	$10,000
Water Developments	$60,000
Energy and Mining	$120,000

Submit the complete EAP to:

Director
Environmental Approvals Branch
Manitoba Environment, Climate and Parks
1007 Century Street
Winnipeg, Manitoba R3H 0W4

For more information:

Email: EABDirector@gov.mb.ca
Phone: (204) 945-8321
Fax: (204) 945-5229
https://www.gov.mb.ca/sd/permits_licenses_approvals/eal/licence/index.html

Internal Use Only
$1,000.....C1 B-02
$7,500.....C2 B-02
$10,000....TT B-02
$60,000.....WD B-02
$120,000...EM B-02

TETRA TECH

Environment Act License Proposal
Salford Group Inc., Agricultural Machinery Manufacturing
Elie, Manitoba

PRESENTED TO
Manitoba Environment and Climate

JUNE 30, 2023
ISSUED FOR USE
FILE: 734-2345820100-REP-V0001-A

Tetra Tech Canada Inc.
400-161 Portage Avenue East
Winnipeg, MB R3B 0Y4
Tel 204.954.6800 **Fax** 204.988.0546

This page intentionally left blank.

EXECUTIVE SUMMARY

Salford Group Inc. (Salford) is applying for a new Environmental Act License for its manufacturing facility (the Facility) located at 70 Main Street East in the Local Urban District (LUD) of Elie, Manitoba. Following an internal audit and facility management compliance check with environmental licensing and regulation, Salford discovered that the Facility requires a Class II Environmental Act License (EAL) for continued operation. Tetra Tech Canada Inc. (Tetra Tech) was engaged by Salford to prepare the Environment Act Licence Proposal (EALP).

The Facility is located approximately 48 km west of Winnipeg along the Trans-Canada Highway, Manitoba in the Rural Municipality of Cartier. Salford group operates an agricultural equipment manufacturing facility, primarily manufacturing granular applicators. The Facility was formerly known as Valmar Airflo and has been in business at this location since was founded in 1977. The Facility is located on the east side of Elie in a mixed-use area consisting of agricultural, commercial, industrial, and urban residential land use. Valmar Airflo was acquired by Salford Group in May of 2015. Salford Group has subsequently been acquired by Linemar Corporation. Approximately 70 employees are currently employed by Salford.

Tetra Tech conducted a site visit on June 12, 2023, and a review of relevant information relating to daily operation and maintenance of the facility to document the Facility, the agricultural equipment manufacturing processes, including the materials and chemicals used in the processes and the types of waste materials created, the land use of the adjacent properties, and the surrounding environment.

The facility manufactures various models of tow behind granular fertilizer applicators, requiring the use of steel sheets and pipes, polyethylene tanks, hydraulic systems and electronic controls. Raw materials and parts are delivered to the site and then subjected to fabrication, welding, surface preparation and painting, and assembly processes. The main chemical use on site includes compressed gas (nitrogen, oxygen, argon and helium), paint products, cutting and lubricating oils and grease, and hydraulic oil. The products are stored in limited quantities in individual drums and pails, generally stored in the areas of use.

Resulting waste products include particulate emissions form manufacturing, welding and painting processes, all of which are equipped with air handling units with filters and scrubbers, solid wastes which are submitted to the municipal landfill and metal recyclers, and liquid wastes paint and oils which are collected for off-site treatment by hazardous waste management companies.

Potential environmental impacts were reviewed for the Facility and surrounding area. Aspects of the environmental review included air quality, soils, groundwater, surface water quality and quantity, vegetation, wildlife/species at risk, aquatic life, land use, waste management, and socio-economic components.

Based on the existing data and after the application of proposed mitigation measures, the Salford Group Facility is not considered to pose any significant adverse environmental effects.

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

APPENDICES

ACRONYMS & ABBREVIATIONS

Acronyms/Abbreviations	Definition
Salford	Salford Group Inc.
AST	Above Ground Storage Tank
EAL	Environment Act License
EALP	Environment Act License Proposal
ft^2	Square Feet
ha	Hectares
kg	Kilogram
L	Liter
LUD	Local Urban District
m^2	Square Meters
MEC	Manitoba Environmet and Climate
mm	Millimeter
MMF	Manitoba Métis Federation
MSDS	Material Safety Data Sheet
NIOSH	National Institute for Occupational Safety and Health
PLTO	Portage Land Titles Office
RM	Rural Municipality
Elie	LUD of Elie
Tetra Tech	Tetra Tech Canada Inc.

LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Salford Group and their agents. Tetra Tech Canada Inc. (Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Salford Group, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.

1.0 INTRODUCTION

1.1 Overview

Salford Group Inc. (Salford) is an agricultural equipment manufacturer with an industrial facility (the Facility) located at 70 Main Street East in the Local Urban District (LUD) of Elie (Elie), Manitoba, in the Rural Municipality (RM) of Cartier. The Facility is located approximately 1 km east of the community of Elie, in a mixed-use area consisting of agricultural, commercial, industrial, and rural residential land use. The location of the Facilty with respect to surrounding development is presented in Figure 1-1.

Figure 1-1: Facility Location (Google Earth Pro™ 2023)

The Facility was formerly operated by Valmar Airflo and was acquired by Salford Group in May of 2015. Salford Group is a global leader in the engineering and manufacturing of tillage and application equipment, with facilities in Iowa, Georgia, Ontario, and Manitoba. The company dedicates its ongoing innovation efforts to precision, durability, versatility in the field, and improving the economics of farming for producers worldwide. As an agricultural equipment company they design and manufacture granular applicators for fertilizer, herbicide, insecticide, seed, seed inoculant and forage preservatives. Their products are used by farm producers, commercial operators and agriculture research specialists throughout Canada and the United States. Salford Group has recently been acquired by Linamar Corporation, a global manufacturing company that specializes in producing solutions for various industries.

Contact information relating to the Facility in Elie is as follows.

Salford Group Address: Salford Group Inc.
P.O. Box 100
70 Main Street East

	Elie, MB R0H 0H0
Proponent Contact	Jason Janzen, Elie Operations Manager Phone: 204-353-2789 ext. 3226 Email: jason.janzen@salfordgroup.com
Proponent Representative	Brent Horning, P.Eng.. Phone: 204-954-6860 Email: brent.horning@tetratech.com

A general internal review of the on-site operations determined that in accordance with the *Manitoba Classes of Development Regulation (164/88)* under *The Environment Act*, the Facility may be considered as a Class II Development, in accordance with Section 4 Manufacturing, as a Manufacturing and Industrial Plant, and therefore may require an Environment Act License (EAL). Tetra Tech Canada Inc. (Tetra Tech) was engaged by Salford to prepare the associated Environment Act Licence Proposal (EALP).

Tetra Tech conducted a site visit on June 12, 2023, to document the facility, the agricultural machinery manufacturing processes, including the materials and chemicals used in the processes and the types of waste materials created, the land use of the adjacent properties, and the surrounding environment.

This report has been created in accordance with the *Licensing Procedures Regulation (Manitoba Regulation 163/88)* and the Manitoba Sustainable Development Information Bulletin – *Environment Act Proposal Report Guidelines*.

1.2 Title of Land

The Facility is situated on two adjacent parcels of land registered to Salford Group Inc. Under RM of Cartier tax assessment records these properties are located at 60 Main Street East (west portion) and 70 Main Street East (east portion). Details regarding the titles are presented in Table 1-1 below.

Table 1-1: Land Titles

Title Number	Registration Date	Land Description	Civic Address	Tax Roll No.
2858180/3	2016-08-26	Lot 1 Plan 25788 PLTO in SE ¼ 12-11-3 WPM	60 Main Street East	104960.000
2777316/3	2015-05-06	Lot 1 Plan 24085 Portage Land Titles Office (PLTO) in SE 1.4 12-11-3 WPM	70 Main Street East	104970.000

Copy of the certificates of title and survey plans are provided in Appendix A.

1.3 Zoning and Development

In accordance with the RM of Cartier Zoning By-Law No 1658-18, the Facility is located within Industrial – General (MG) land use zoning. The zoning for the immediate area is variable and includes the following.

- The land to the immediate west is Agricultural – Limited followed by Holding Zon (HZ).

- Across the TransCanada highway to the north, the land is zoned as Agricultural Limited (AL).
- The property immediately east is also zoned Industrial General (MG) with the property further east being Comercial Central (CC).
- The property to the south, across the roadway is also zoned as Industrial – General.

Development of the adjacent properties currently consists of the following.

- North – TransCanada Highway and associated ditches followed by an agricultural field.
- East – Commercial and light industrial operations including a woodworking shop and an electronics manufacturing shop.
- South – agricultural land
- West – agricultural farm yard operation including granaries, machine shops and a single private residence.

An aerial view of the Facility and the surrounding properties is presented as Figure 1-2. Additional site photographs showing the surrounding properties and landscape are provided in Appendix B.

Figure 1-2: Adjacent Land Use (Google Earth Pro™ 2023)

1.4 Site Access

Main access points to the Facility are present along the south side of the property, connecting it to Main Street East in three locations. Main Street East access is achieved from Highway 248 at the intersection in Elie 1 km to the west, or at the intersection of Main Street East and the TransCanada Highway #1 at a point 1.1 km to the east.

1.5 Mineral Rights

The owner of the mineral rights beneath the Salford Group property is the Crown and will remain with the Crown.

1.6 Environmental Licensing

The Facility does not currently hold a Manitoba Environment Act Licence.

2.0 DESCRIPTION OF THE FACILITY

The facility consists of two primary structures, an office building and warehouse in the eastern portion and a primary manufacturing plant building in the western portion, surrounded by outdoor parking/ driveway areas and outdoor storage areas. The southern portion of the office building is used for conducting administration and managing production within the shop. These administrative functions are conveyed through supervisors who oversee production. Staff and customer parking lots are located both on the south side of manufacturing plant building and the office building, with the main site access being through the central access road of Main Street East. Heavier vehicles use the east and west entrances for shipping and receiving. There are small sections of landscaped/ grassed areas to along the south and east edges of the property. Additional details regarding the site layout are provided below. Select photographs taken during a site visit conducted on June 12, 2023, are provided in Appendix B.

2.1 Property Layout and Structures

The Facility is listed as being located at 70 Main Street East in Elie, corresponding to the office building address. The Facility is situated on two adjacent properties, with a combined area of approximately 4.1 hectares (ha) and includes two primary structures and one warehouse/ Quonset building.

Office/ warehouse: Southern portion of building is developed as a two story office area, with warehouse operations for small parts in the central portion and a final assembly area in the north portion. The total size of this building is 1120 m^2.

Manufacturing Plant: Production facility used predominantly for the manufacturing of agricultural machinery, including fabrication, assembly and painting. The total size of Building 2 is approximately 3000 m^2.

Quonset: General storage building covering approximately 240 m^2.

Two gravel surface storage areas are present at the Facility.

Storage Area 1; Located north of the office/ warehouse building contains steel racks for dry goods storage including steel and machinery parts, as well as general storage of tires and polyethylene tanks.

Storage Area 2: Located along the north edge of the property is used as general storage for tires and excess supplies.

A facility plan identifying the on-site buildings and general site development is presented in Figure 2-1.

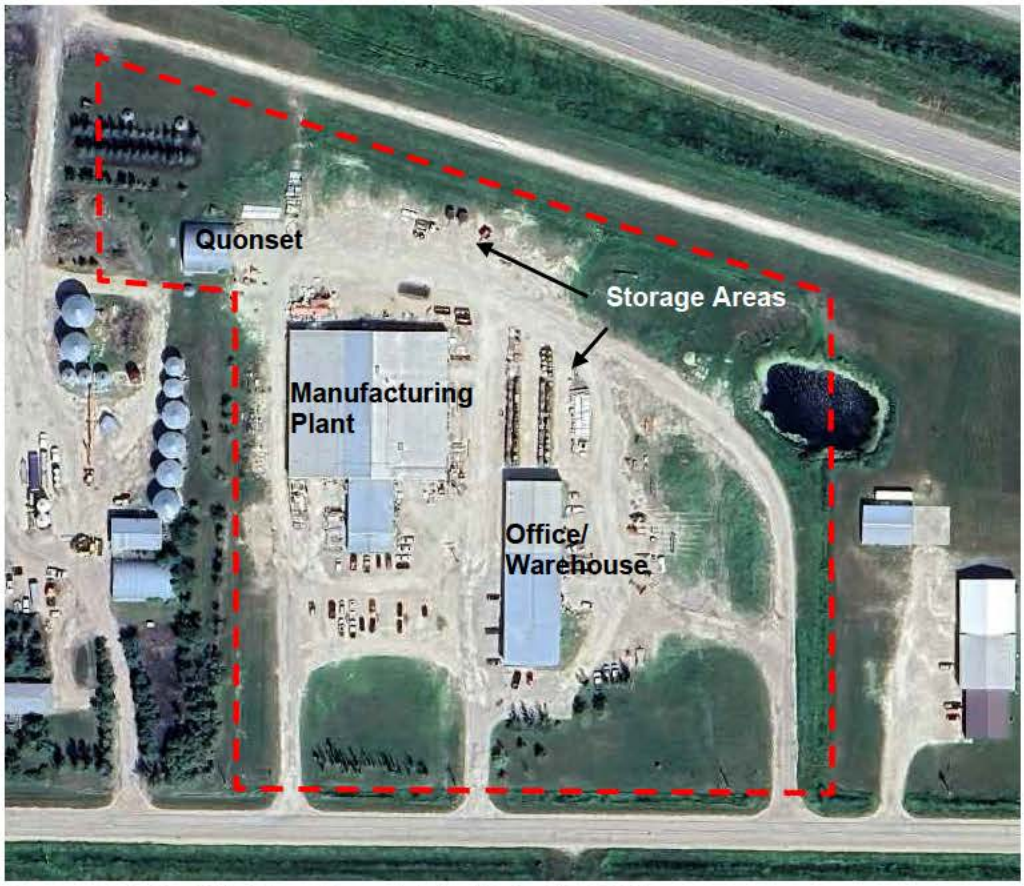


Figure 2-1: Facility Plan (Google Earth Pro™ 2023)

2.2 Agricultural Machinery Manufacturing Processes

Salford designs and manufactures various models of tow behind granular applicators. Raw materials and parts used in the manufacturing processes, includes carbon steel and/ or stainless sheets, round tubing, square tubing, polyethylene tanks, tires and miscellaneous machine parts, hydraulic systems and electronic controls and lighting, which are delivered by large transport trucks to the receiving department. The raw materials and parts are received, sorted, and stored on storage racks of various kinds inside and outside the facility. Chemicals and other materials used in the manufacturing process including, but not limited to, various paints, primers, thinners and final coats, citrus chisel (degreaser), phosphate and sodium hydroxide cleaners, and cutting, lubricating and hydraulic oil, etc., are stored in those areas of primary use in both buildings.

2.2.1 Fabrication Processes

Several prefabrication processes are performed at the facility to create machine components (used later in the manufacturing process) from raw materials such as steel sheet, and tubing. Prefabrication processes performed at the Facility include the following.

- Laser cutting of components from raw materials.

- Sheering raw materials to desired dimensions.
- Bending and forming of components using hydraulic equipment and tools.

2.2.2 Welding Process

The prefabricated components are then sent to the welding areas of the manufacturing plant where components are welded together manually. The welding assembly connects different components that are ultimately attached to the finished product.

2.2.3 Surface Prep and Painting

After the components have been prepared, they are abrasion cleaned, formerly through sand blasting and washing, with a shot blasting process currently being implemented, to remove any debris. They are then moved to a paint booth for painting, and a heat booth for curing.

2.2.4 Assembly

The various components are then assembled in to the final applicator model, incorporating hydraulic systems and electronics. The unit is then subjected to quality review including a test application using plastic pellets to simulate the granular fertilizer.

2.3 Chemical Use and Storage

Chemical products used on site vary from household cleaning agents to industrial chemical products such as hydraulic oil. Chemicals used on-site are stored in accordance with Workplace Health and Safety and environmental regulations. The majority of the chemical products used at the Facility are stored in various use areas within the manufacturing plant building, consisting primarily of liquid paint in 205 L drums and cutting oil in 20 L pails. In the final assembly area of the office/ warehouse building, hydraulic oil is present in both 170 L (45 gallon) drums and 20 L pails, along with lubricating grease in 20L pails.

A general full list of the primary chemicals used at the Facility is provided in Appendix D. Additional details are available upon request.

2.3.1 Storage Tanks

The Facility does not maintain any significant bulk qualities of liquid fuels. A single 300 L (65 gallon) slip tank is present in the northwest corner of the site for refuelling of a portable on-site generator or other small equipment. Two 20 L containers of portable heater fuel are present in an outdoor storage unit near the southwest corner of the manufacturing plant. A couple of 20 L jerry cans are also present on-site.

A 2000 L micro-buk liquid nitrogen above ground storage tank (AST) is present outside of the north end of the manufacturing plant to supply the Bystronic laser cutting machine, along with two racks of 16 x 50 kg compressed gas cylinders containing nitrogen and oxygen. Additional 50 kg cylinders of compressed gases including argon, oxygen and helium were observed throughout the welding area.

Other clusters of compressed gas cylinders were observed to be store outside the manufacturing plant. All cylinders were stored in the upright position and secure with chains or metal bars in a confined cage with to protect cylinders from falling or becoming damaged.

Photographs of the ASTs observed during the site visit are provided in Appendix B.

2.4 Facility Generated Emissions and Wastes

The following sections identify emissions and wastes generated by the Facility during the manufacturing processes.

2.4.1 Air Emissions

Various sources of air emissions are present at the Facility. Details regarding air emissions are provided in Table 2-1 below. Several air scrubbers/air pollution control systems were observed to be present during the site visit, in different areas of the manufacturing plant, including dust collection for the fabrication department, fume collection system for welding department and fume ventilation for paint department. One additional fume collection and filtration system is currently being installed for the new shot blasting operation. These air scrubber/air pollution control systems are designed to filter out particles present in the air prior to exhausting the air outside of the building. Particulate is collected on filters as well as in 205 L drums connected to the systems. The filters and drums are cleaned/replaced and emptied on a regular basis.

Table 2-1: Air Emissions

Source	Emission Type	Details
Welding area	Welding fumes and fine metal particulates.	Welding area is equipped with a fume collection system exhausted through a bag house filter on the west side of the manufacturing plant. Bag house residue is disposed of through Urban Mines metal recyclers.
Paint Booth	Paint dust and fumes	Paint booth is equipped with filter panels that are removed and replaced on a regular basis. Filtered discharge from the paint booth is exhausted through a stack on the roof. Used filters are disposed of through an approved waste handler.
Heat Booth	Carbon dioxide, general exhaust, paint fumes	Natural gas fired heat booth (oven) is used to dry the painted components. Furnace exhaust and general air exchange from the heat booth is vented through a stack on the roof of the manufacturing building.
Shot blast booth (final stage of construction)	Fine metals particulates	Shot blast booth is equipped with a ventilation and exhaust system connected to a bag house filtration unit on the east side of the manufacturing plant. Bag house residue is planned to be disposed of through Urban Mines metal recyclers.
Building heating systems	Carbon dioxide/ general exhaust	The office and manufacturing building are equipped with natural gas furnaces and hot water tanks venting through stacks on the buildings' roof.
Vehicles	Carbon dioxide / general exhaust	Forklifts, transport trucks, and staff vehicles used throughout the Facility

2.4.2 Solid Waste

Solid wastes generated at the site as part of the facilities day-to-day operations and manufacturing processes include the following.

2.4.2.1 Domestic Waste

Domestic waste produced on-site is disposed of in an on-site metal bin and is transported off-site by Laramee Property Services for disposal at the municipal landfill. General solid waste includes office and domestic waste, and packaging supplies.

2.4.2.2 Scrap Metal

Scrap steel generated during the manufacturing process is disposed of in large metal bins segregated for stainless steel and regular steel, and located north of the office/ warehouse building. The scrap metal is transported off-site and recycled by Urban Mines located in Winnipeg, MB.

2.4.3 Liquid Waste Materials

2.4.3.1 Domestic Wastewater

Non-process wastewater generated at the Facility from toilets, janitorial sinks, lunch rooms, etc., including grey and black water, is disposed of via the underground sewer system operated by the LUD of Elie. Wastewater from each building is directed to a settling tank, which then drains to the municipal sewer system connection line. Solids collected in the tank are treated with a biological degradation agent to improve flow through the sewer line. No adverse environmental impacts are expected from wastewater generated from the facility.

2.4.3.2 Industrial Liquid Wastes

Industrial liquid wastes such as used paint, used oils, etc., are collected, transported, and disposed of off-site by waste Connections of Canada.

2.4.3.3 Wash Liquids

Used water and wash liquids used to clean the agricultural machinery components is disposed of through the municipal wastewater system. Environmentally friendly cleaning agents (Citrus Chisel) are used and discharge water quality has previously been tested to ensure it is suitable for acceptance in the LUD of Elie wastewater system. The pending completion of the shot blast process is expected to significantly reduce the volume of water required for parts cleaning activities.

2.5 Utilities and Potable Water Supply

Details regarding the utilities that service the Facility are provided in Table 2-2 below.

Table 2-2: Utilities and Potable Water Supply

Utility	Service Provider	Details
Electricity	Manitoba Hydro	The facility is connected to the electrical grid via underground cables on the south side of the site.
Water	LUD of Elie	The facility is connected to the LUD of Elie water supply via underground piping.
Sewer	LUD of Elie	The Facility is connected to the LUD of Elie sewer system via underground piping.
Natural Gas	Manitoba Hydro	The facility is connected to underground natural gas lines.

2.6 Odour and Noise

Manufacturing operations at Salford facility are conducted as a closed system to eliminate the chance for adventitious contaminants from the manufacturing environment. The emissions pass through a ventilation scrubber and filtering system to capture particulate matter and their potential odours. Salford is unaware of any complaints regarding odours generated by the Facility.

Noise generated at the Facility is compatible with industrial zoning. All industrial processes are within the site's buildings and are typically not audible to the outside environment. However, the rooftop and wall mounted HVAC and air makeup units produce intermittent sound outdoors, as well as the operation of forklifts, transport trucks, and staff vehicles. Additional noise sources would include the occasional snow removal during the winter months by heavy equipment and the loading and unloading of transport trucks. Salford is unaware of a noise complaint regarding the Facility.

2.7 Health and Safety

2.7.1 Health and Safety Policy

Salford is committed to workplace health, safety, and wellness in accordance with the overall Linamar Health and Safety Policy Statement, as presented in Appendix E. Consequently, Salford has developed a robust health and safety plan for the site, ensuring compliance with legislated health and safety standards. The on-site safety documents include an emergency response plan, safe work practices, and procedures. Facility emergency response plan documents including emergency evacuation responsibilities, severe weather program, muster point map, evacuation record listing of all on-site personnel, etc., are available upon request.

2.7.2 Indoor & Outdoor Air Quality

Salford Group ensures indoor air quality conditions meet Workplace Health and Safety standards. The Facility employes different measures to control air quality in different departments, including fume collection system for welding department, dust collection for fabrication, and fume ventilation for paint department. Salford is unaware of any significant air pollution created by its operations.

2.8 Hours of Operation & Site Security

Salford management and office administrative operations are typically 8:00 AM to 4:30 PM from Monday to Friday. Salford production staff work in two distinct shifts. The morning shift works from 7:30 AM to 4:00 PM from Monday to Friday. The evening shift works from 4:00 PM to 2:30 AM from Monday to Thursday.

The Facility has only limited security requirements. It is not fenced and is not subject to video surveillance at the time of the site visit but there is a plan to install a security camera system.

2.9 Decommissioning

There are no plans to decommission the facility.

3.0 EXISTING ENVIRONMENT

The Facility is located in the Lake Manitoba Plain Ecoregion of the Portage Ecodistrict in the Prairies Ecozone. The following information is derived from Tetra Tech's observation at the Facility, Smith *et al.* 1998, and various Provincial Databases and publications.

3.1 Climate

The climate of south central Manitoba is characterized by short, warm summers and long, cold winters typical of a prairie climate. The region has a mean annual precipitation of 515 millimetres (mm) with most precipitation (80%) occurring between May and September. The temperature varies greatly from month to month with mean annual temperature of 2.5°C (Smith et al. 1998). Prevailing wind direction is from the North with the occurrence of wind from the south increasing in summer/fall seasons (Government of Canada 2023).

3.2 Topography

The topography of the area is relatively flat, with the Facility having an elevation of approximately 242 m above sea level (ASL) and a slight increase in elevation to the west of the Facility to approximately 246 m ASL.

3.3 Geology

The stratigraphy of the region consists of a 0 m to 75 m thick glaciolacustrine drift. Most of the glaciolacustrine areas within the region have been drained and converted to farmland. This Ecoregion is underlaid by lacustrine sediments, including glacial till, silts, and clays deposited by glacial Lake Agassiz. Surficial soils in the Ecodistrict are predominantly Black Chernozems and Humic Gleysols, with significant Vertisols. (Government of Manitoba 2023). The underlying bedrock consists of fossiliferous dolomite with several sandy/ argillaceous maker beds of the Silurian aged East Arm Formation. This formation extends north through the interlake region of Manitoba.

3.4 Surface Water

The nearest permanent surficial water body is the La Salle River, located approximately 1.5 km to the west of the Facility and flows in a north to south direction (Google Earth Pro 2023). The runoff from the Salford facility drains into the roadway ditches to the south or the small slough area in the northeast corner of the site.

3.5 Groundwater

Groundwater development in the Elie area has historically relied on water bearing sand and gravel features in the till deposits, the most prevalent being an outwash deposit located approximately 3 km north of the subject site. Near surface granular deposits were excavated for commercial use, but the area also serves as the primary recharge zone for additional subsurface deposits. Historically this area has been used for both public groundwater withdrawal from a community well and as a source of municipal water for the Town of Elie. The underlying dolomite bedrock is fractured and water bearing, but contains poor quality saline water, unsuitable for domestic use. Groundwtaer development throughout the area is therefore limited.

No groundwater wells currently exist at the facility. The Groundwater Information Network (GIN) Water Well database search identified three abandoned test wells; one in the quarter sections to the south of the Facility and two in the quarter section to the northeast of the Facility. According to the associated well logs, total depths of the

water wells range from 17.07 m to 146.30 m below ground surface (bgs). Based on available completion information, bedrock in the area was identified between 72.54 m and 100.58 m bgs. The locations and completion information of the water wells have not been field verified by Tetra Tech personnel. Details regarding the identified groundwater wells are presented in Table 3-1 below.

Table 3-1: Groundwater Wells within 1000 m of the Facility

Well ID	Location	Purpose	Stratigraphy	Depth to Groundwater
5205	NW07-11-02 WPM (northeast of site)	Test Well	0.0 m to 8.84 m mud; 8.84 m to 11.58 m mud; 11.58 m to 12.80 m diamicton; 12.80 m to 13.11 m mud; 13.11 m to 17.68 m mud; 17.68 m to 18.29 m Carbonate sedimentary rock	2.74 m (1964-11-05)
5206	SW 07-11-02 WPM (northeast of site)	Test Well	0.0 m to 10.67 m mud; 10.67 m to 14.94 m diamicton; 14.94 m to 16.46 m mud; 16.46 m to 17.07 m carbonate sedimentary rock	2.44 m (1964-11-05)
332	01-11-03 WPM (south of site)	Test Well	0.0 m to 14.94 m mud; 14.94 m to 15.85 m diamicton; 15.85 m to 72.54 m carbonate sedimentary rock; 72.54 m to 83.52 m bedrock; 83.52 m to 94.49 m carbonate sedimentary rock; 94.49 m to 100.58 m bedrock; 100.58 m to 122.53 m carbonate sedimentary rock; 122.53 m to 136.25 m sand; 136.25 m to 146.30 m mud	Unknown depth (1905-06-03)

3.6 Vegetation

The native vegetation of the Local Urban District of Elie has largely been replaced with cultivated fields. The remainder of the ecodistrict was mainly tall-grass prairie with some aspen groves. The Salford facility was cleared for development and is therefore limited to some grass along the south and east edges, and a few planted trees and shrubs along the west edge acting as a boundary between the Facility and the adjacent farm yard.

3.7 Wildlife

No wildlife was observed in the surrounding areas during the time of visit to the Facility, although the limited brush on the surrounding areas, will undoubtedly contain animal and plant life. The wildlife in the area is expected to be similar to a typical local wildlife, or squirrels, birds, and small mammals.

3.8 Socio-Economic Environment

3.8.1 LUD of Elie

Elie is located approximately 48 km west of Winnipeg. The Local Urban District of Elie is located within the Rural Municipality (RM) of Cartier and has a population of approximately 705 people (Statistics Canada 2021). The primary industry of Elie is agriculture, but industrial and other commercial businesses are present. Significantly, Elie is known for its accomplishments in the industrial sector. Industries such as Salford Group in Elie provides agricultural equipment services. A health care centre, a grocery shop, a petrol station, an automotive service centre, and recreational vehicle sales and servicing are some of the businesses in this town.

3.8.2 Rural Municipality of Cartier

The RM of Cartier is situated on the rich prairie landscape approximately 20 km west of Winnipeg, Manitoba's capital city. The seat of administration for the RM is the Town of Elie. The RM of Cartier is a growing agricultural, commercial and industrial community with a population of 3,344 as of 2021. Other Communities located in the RM of Cartier include St. Eustache, Dacotah, Springstein, and the area north and south of Trans-Canada Highway 1 along Lido Plage Road and within Golden Oak Cove. (RM of Cartier 2023).

3.8.3 Indigenous Communities

The nearest First Nation Community to the Salford facility in Elie is the Long Plain First Nation, located approximately 45 km west of Elie and 14 km southwest of Portage la Prairie, along the Assiniboine River. Long Plain First Nation has a registered population of 1,230 people living on the reserve in 2016 (Statistics Canada 2016). Long Plain First Nation is an Ojibway and Dakota community in the central plains region of Manitoba, occupying a territory, also known as Treaty 1 territory. The Long Plain First Nation is an Ojibway-speaking people, and its main reserve is Long Plain Reserve No. 6. Other reserve lands include the Keeshkeemaquah Reserve near Portage La Prairie, and the Madison Indian Reserve No. 1, which is the first urban reserve in Winnipeg.

3.8.4 Employment

Salford employs approximately 70 people, with a majority of the staff residing in Winnipeg and with some staff residing in Elie and the surrounding communities.

3.8.5 Traffic

Traffic associated with the Facility includes daily employees and periodic shipping of products into / out of the Facility. All facility traffic enters the property through access points off of Main Street East, located on the south side of the Facility.

4.0 ENVIRONMENTAL EFFECTS

A brief description of existing environmental components, project-environment interactions, mitigation measures to be implemented in ongoing operation of the Facility, and resulting residual effects are provided in Table 4-1.

5.0 CONCLUSIONS AND RECOMENDATIONS

Based on the existing data and after implementation of the mitigation measures proposed in Table 4-1, the Salford Facility poses no significant adverse environmental effects.

Table 4-1: Facility-Environment Interactions, Proposed Mitigation, and Residual Effects.

Environmental Component	Baseline Condition	Type of Interaction	Project Phase	Required Mitigation	Residual Effect(s)
Air Quality	In general, the LUD of Elie and surrounding area has excellent air quality. The sources of airborne pollutants typically include industrial operations, vehicle and equipment emissions, fires, and other specific activities.	Emissions from heavy equipment / facility stacks	Operation	• Ensure all equipment is in good working order and is maintained according to manufacturer specifications • Ensure all equipment is fitted with standard air emission control devices (e.g., scrubbers) and that these devices are cleaned regularly • Avoid unnecessary idling of vehicles and/or heavy machinery • Do not burn materials that will negatively affect air quality (e.g., plastic, rubber) • Comply with all permit conditions issued by Manitoba Environment and Climate or other authority (including emissions monitoring and reporting, if required)	None
		Dust	Operation	• Employ non-toxic dust control measures (e.g., spraying water) as required • If necessary, cover stockpiles or spray with water to prevent wind erosion and airborne dust • Avoid outdoor activities during extremely windy periods • Re-vegetate site if areas are no longer required (e.g., grass seed, shrubs) • Comply with all permit conditions issued by Manitoba Enviornment and Climate or other authority	None
Soils	The property consists of a packed gravel surfaced driveway and parking lot, and gravel surfaced outdoor storage areas.	Contamination	Operation	• Ensure all equipment is in good working order, is free of fluid leaks, and is well maintained • Ensure storage containers for hazardous goods are equipped with secondary containment as required by Provincial or municipal regulations or zoning requirements • Ensure emergency spill kits are kept on site and strategically located where chemicals are used and stored • Ensure operators are properly trained to use spill kits so that any spills can be contained and cleaned up • All spills will be reported to the Manitoba Environment Emergency Response Team at 204-944-4888. • Comply with all permit conditions issued by Manitoba Environment and Climate or other authority	None
Groundwater	No groundwater wells were recorded in proximity to the Facility. The Facility does not utilize groundwater in its operation so there would be no impact to other users in terms of drawdown or quantity of water available for existing users.	Contamination	Operation	• Please refer to mitigation measures for Soils Contamination.	None
Vegetation	Very limited vegetation occurs within the property boundary. No additional clearing is proposed.	None	Not Applicable	• No mitigations measures required	None
Wildlife/ Species at Risk	No wildlife species were observed during Tetra Tech's site visit or reported by Salford through project-related correspondence. Due to noise and minimal available habitat, the occurrence of species at risk within the Facility property is highly unlikely. It is possible that noise from the facility, in combination with noise from neighbours and unrelated traffic, may discourage wildlife from inhabiting adjacent properties.	Sensory disturbance	Operation	• Record observation or signs of rare species and implement appropriate mitigation (e.g., avoidance, stop work) when necessary • Comply with all permit conditions issued by Manitoba Environment and Climate or other authority	None
Surface Water Quality and Quantity	Surface water in the immediate vicinity of the site is limited to a small slough in the northeast corner, which acts as a drainage area for surface runoff from the site and adjacent properties. The nearest flowing surface water feature is the LaSalle River located approximately 1.4 km west of the Facility. A drainage ditch is located on the south side of the property and collects surface runoff which is ultimately absorbed into the soil.	Contamination	Operation	• Please refer to mitigation measures under Soils, Contamination • Store hazardous materials (e.g., fuel) at least 100 m from waterways • Comply with all permit conditions issued by Manitoba Environment and Climate or other authority	None

Environmental Component	Baseline Condition	Type of Interaction	Project Phase	Required Mitigation	Residual Effect(s)
Aquatic Life	Surface water quality and flow will not be impacted by the project therefore no adverse effects on aquatic life are anticipated.	None	Not Applicable	• Please refer to mitigation measures under Soils and Surface Water Quality	None
Land Use	The property is zoned Industrial and Salford remains in compliance with all municipal zoning by-laws. No additional clearing is proposed outside of the current property, therefore there is no potential interaction with cultural heritage or other designated sites.	Land Use	Operation		
Waste Management	Waste collection bins are placed throughout the Facility and yard collection. Waste generated by the project is contained and disposed of off-site at an approved facility.	Waste Generation	Operation	• Waste must be collected, sorted, transported and disposed of based on its unique characteristics (e.g., reusability, recyclability, dangerous good classification) at a licenced facility • Comply with all permit conditions issued by Manitoba Environment and Climate or other authority	None
Socio-Economic	Salford employs 70 residents of Manitoba in its operation. The employees are largely based in Winnipeg or surrounding communities. Traffic is generated as a result of the operation via employee commute and shipping of products to/from the Facility. Salford strives to maintain good corporate relations with its residential and industrial neighbours, the LUD of Elie, and the RM of Cartier.	Noise Disturbance, Traffic Management, Employment	Operation	• Salford has not received any documented complaints about noise, dust, air quality, etc. • No additional community engagement is proposed outside of public notification of the EALP submission by Manitoba Environment and Climate. • Salford will continue to act as a socially responsible corporate citizen within the LUD of Elie and surrounding areas. • Salford will respond to questions and concerns as they arise from neighbours or other concerned citizens.	None

REFERENCES

Environment Canada (2020). 2020 Daily Data Report for Emerson Auto, MB Station (Stn ID WEX). https://climate.weather.gc.ca. Accessed on March 4, 2021.

Government of Canada. (2013). *Roseau River Anishinabe First Nation Government – Connectivity Profile*. Roseau River Anishinabe First Nation Government (aadnc-aandc.gc.ca). Accessed on March 2, 2021.

Government of Canada. (2021). *The Atlas of Canada – Toporama.* https://atlas.gc.ca/toporama/en/index.html. Accessed on March 2, 2021.

Groundwater Information Network. (2021). https://gin.gw-info.net/service/api_ngwds:gin2/en/gin.html. Accessed on March 1, 2021.

Government of Manitoba 2023 https://www.manitoba.ca/iem/info/libmin/MAP81-1.pdf .

Manitoba Metis Federation (MMF). (2021). http://www.manitobametis.com/. Accessed June 2023.

Manitoba Mineral resources 2013: *Bedrock Geology, Manitoba 2007 – 2011: in Map Gallery – Geoscientific Maps, Manitoba Mineral Resources*, https://www.gov.mb.ca/iem/geo/gis/index.html, accessed June 2023.

Manitoba Water Resources Branch, *Aquifer Enhancement Investigations 1980 -1986, Elie Aquifer*, 1986.

Rural Municipality of Cartier (RM of Cartier). (2023). Rural Municipality of Cartier - Home (rmofcartier.ca) Accessed June 2023

Smith, R.E., H. Veldhuis, G.F. Mills, R.G. Eilers, W.R. Fraser, and G.W. Lelyk. 1998. Terrestrial Ecozones Ecoregions, and Ecodistricts, An Ecological Stratification of Manitoba's Landscapes. Technical Bulletin 98-9E. Land Resource Unit, Brandon Research Centre, Research Branch, Agriculture and Agri-Food Canada, Winnipeg, Manitoba. Report and Map at 1:1 500 000 scale. Publication CD-ROM October 1, 2001.

Statistics Canada. (2016). *Census Profile, 2016 Census, Rosenort, Local Urban District, Manitoba*. Census Profile, 2016 Census - Rosenort, Local urban district [Designated place], Manitoba and Manitoba [Province] (statcan.gc.ca). Accessed on March 2, 2021.

APPENDIX A

LAND TITLES

STATUS OF TITLE

Title Number **2777316/3**
Title Status **Accepted**
Client File

Manitoba Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SALFORD GROUP INC.

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

LOT 1 PLAN 24085 PLTO
IN SE 1/4 12-11-3 WPM

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:	**39460/3**
Instrument Status:	**Accepted**
Registration Date:	1966-01-26
From/By:	
To:	THE RURAL MUNICIPALITY OF CARTIER
Amount:	
Notes:	No notes
Description:	REGISTRATION DATE IS 1979 10 23 AND NOT 1966 01 26

Instrument Type:	**Caveat**
Registration Number:	**1033648/3**
Instrument Status:	**Accepted**
Registration Date:	2000-02-10
From/By:	MTS COMMUNICATIONS INC.
To:	BY WILLIAM F. JOHNSTONE AS AGENT
Amount:	
Notes:	SLY 12 M P
Description:	RIGHT-OF-WAY AGREEMENT, EASEMENT FOR TRANSMISSION LINES

3. ADDRESSES FOR SERVICE

SALFORD GROUP INC.
364018 MCBETH ROAD
SALFORD ON
N0J 1W0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Portage

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

1938352/3 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:	**1174810/3**
Registration Date:	2015-05-06
From/By:	ELIE AIR SPRAY LTD.
To:	SALFORD GROUP INC.
Consideration:	$950,000.00

10. LAND INDEX

Lot 1 Plan 24085

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2777316/3

STATUS OF TITLE

Title Number **2858180/3**
Title Status **Accepted**
Client File

Manitoba Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SALFORD GROUP INC.

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

LOT 1 PLAN 25778 PLTO
IN SE 1/4 12-11-3 WPM

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:	**39460/3**
Instrument Status:	**Accepted**
Registration Date:	1966-01-26
From/By:	
To:	THE RURAL MUNICIPALITY OF CARTIER
Amount:	
Notes:	No notes
Description:	REGISTRATION DATE IS 1979 10 23 AND NOT 1966 01 26

Instrument Type:	**Caveat**
Registration Number:	**1033649/3**
Instrument Status:	**Accepted**
Registration Date:	2000-02-10
From/By:	MTS COMMUNICATIONS INC.
To:	BY WILLIAM F. JOHNSTONE AS AGENT
Amount:	
Notes:	SLY 6M P
Description:	RIGHT-OF-WAY AGREEMENT, EASEMENT FOR TRANSMISSION LINES

3. ADDRESSES FOR SERVICE

SALFORD GROUP INC.
364018 MCBETH ROAD
R.R.1
SALFORD ON
N0J 1W0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Portage

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

1781972/3 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Request To Issue Title**
Registration Number:	**1184562/3**
Registration Date:	2016-08-26
From/By:	SALFORD GROUP INC.
To:	
Amount:	

10. LAND INDEX

Lot 1 Plan 25778

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2858180/3

APPENDIX B

SITE PHOTOGRAPHS

Photo 1: General view of Salford Group Inc. facility in Elie, Manitoba. View looking northeast. (Tetra Tech, June 2023)

Photo 2: General view of office/ warehouse building. View looking north. (Tetra Tech, June 2023)

Photo 3: General view of Manufacturing plant building. View looking north. (Tetra Tech, June 2023)

Photo 4: General view of Quonset storage building in northwest corner of site. View looking west. (Tetra Tech, June 2023)

Photo 5: General view of outdoor storage area north of office/ warehouse building. View looking south. (Tetra Tech, June 2023)

Photo 6: General view of outdoor storage area on north edge of site. View looking east. (Tetra Tech, June 2023)

Photo 7: General view of highway ditch area north of subject site. View looking northwest. (Tetra Tech, June 2023)

Photo 8: General view of off-site commercial development to the east of the site. View looking north. (Tetra Tech, June 2023)

Photo 9: General view of agricultural land south of subject site. View looking south. (Tetra Tech, June 2023)

Photo 10: General view of farm yard development west of subject site. View looking southwest/ (Tetra Tech, June 2023)

Photo 11: General view of typical Health & Safety Program development. (Tetra Tech, June 2023)

Photo 12: General view of typical warehouse operations. (Tetra Tech, June 2023)

Photo 13: General view of typical granular fertilizer applicator product nearing completion. (Tetra Tech, June 2023)

Photo 14: General view of typical granular fertilizer applicator product nearing completion. (Tetra Tech, June 2023)

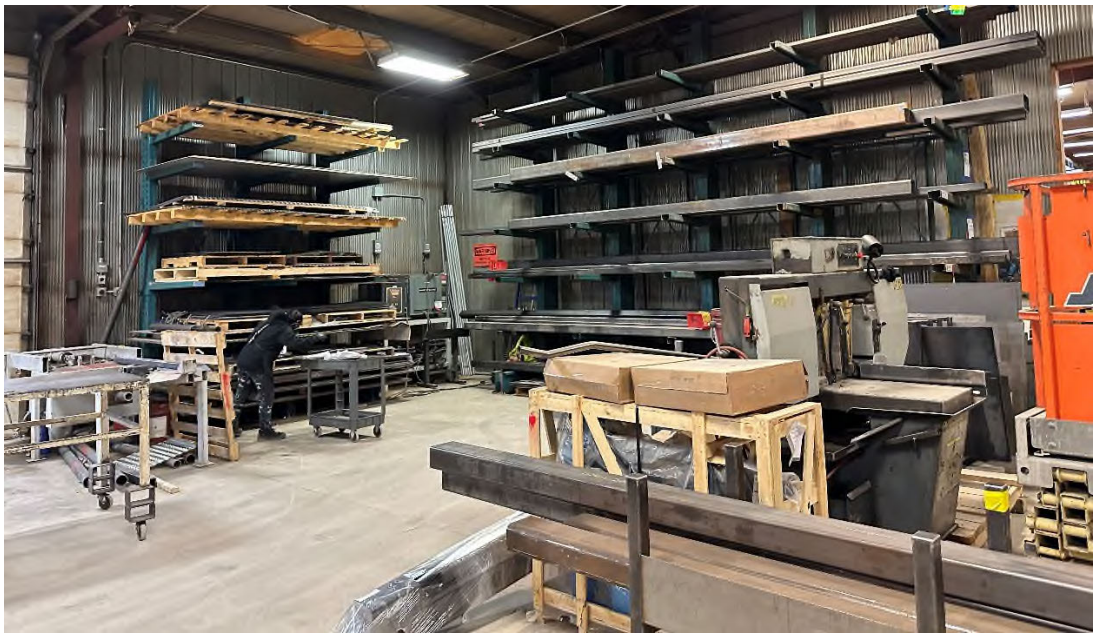


Photo 15: General view of raw material receiving area. (Tetra Tech, June 2023)

Photo 16: General view of Bystonic lazer cutting machine. (Tetra Tech, June 2023)

Photo 17: General view of fabrication area. (Tetra Tech, June 2023)

Photo 18: General view of welding area. (Tetra Tech, June 2023)

Photo 19: General view of paint booth. (Tetra Tech, June 2023)

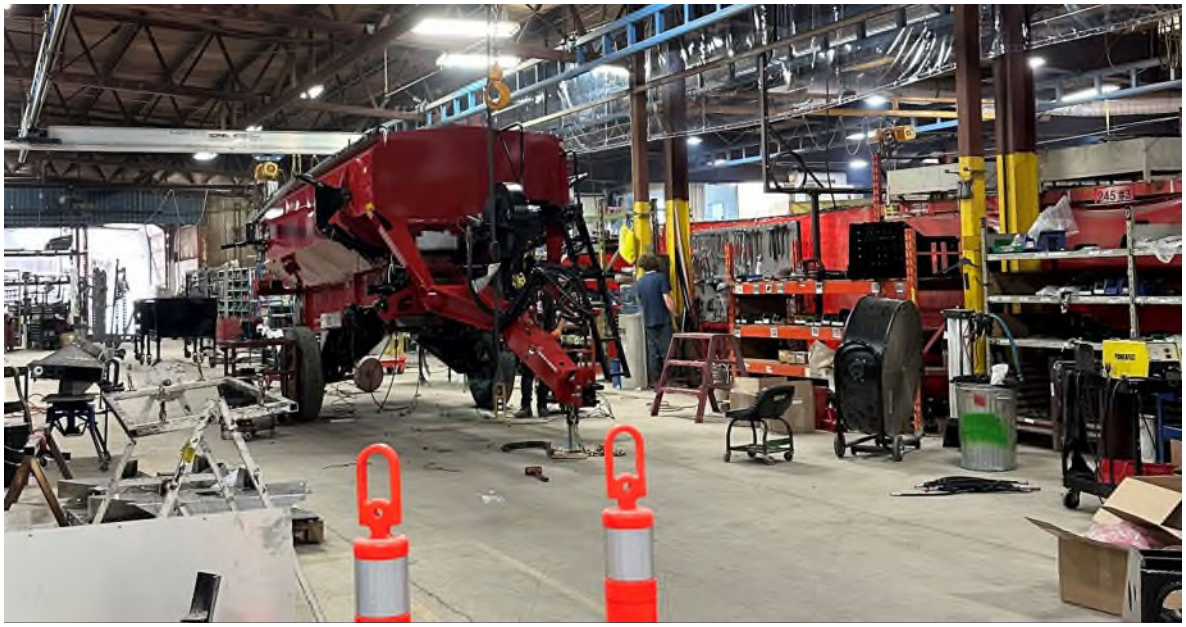


Photo 20: General view of assembly area. (Tetra Tech, June 2023)

Photo 21: General view of typical hydraulic oil storage and use. (Tetra Tech, June 2023)

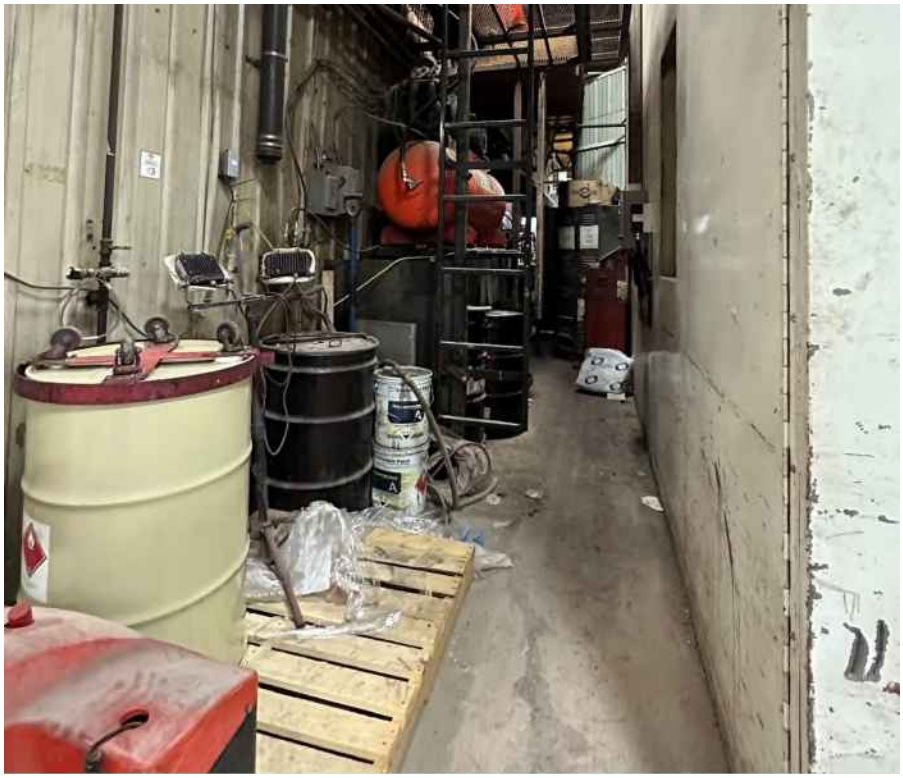


Photo 22: General view of typical pain drum storage. (Tetra Tech, June 2023)

Photo 23: General view of microbulk nitrogen tank and associated compressed gas cylinders. (Tetra Tech, June 2023)

Photo 24: General view of bag house filtration system associated with the welding area. (Tetra Tech, June 2023)

Photo 25: General view of steel waste storage area. (Tetra Tech, June 2023)

APPENDIX C

SURVEY PLANS

DEP. 1023/90

PLAN OF SUBDIVISION

OF PART OF

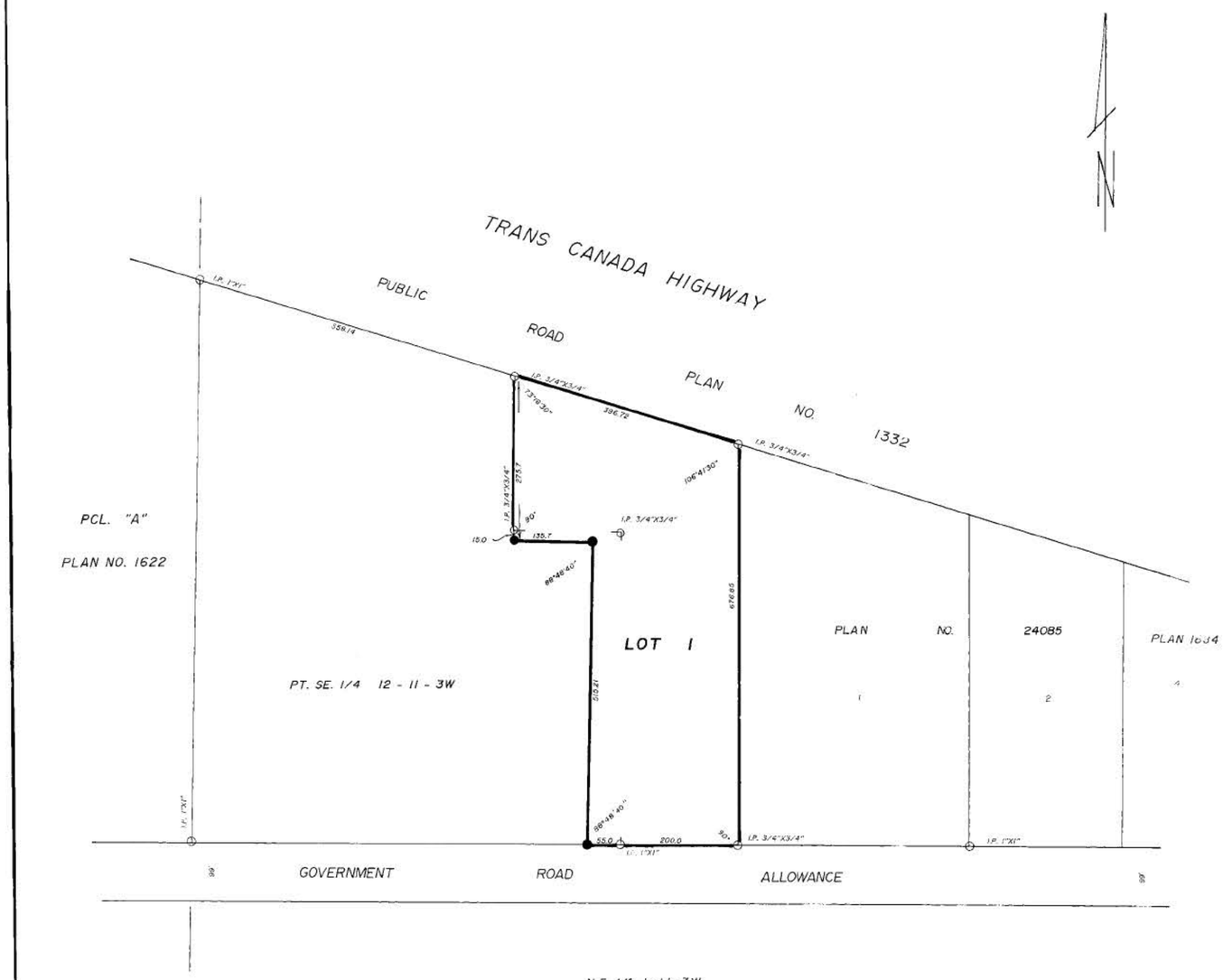
S.E. 1/4 SEC. 12 ; TWP. 11 ; RGE. 3 W.P.M.

INCLUDING LOT 1 PLAN NO. 1884

RURAL MUNICIPALITY OF CARTIER

MANITOBA

SCALE: 1 INCH = 100 FEET



NOTES

ALL DISTANCES ARE IN FEET AND DECIMALS OF A FOOT.

SURVEY MONUMENTS FOUND ON THE GROUND ARE DESCRIBED AND SHOWN THUS ——— ——— ——— ○

IRON POSTS 3/4" X 3/4" X 30" MARKED M.L.S. ARE PLACED AT ALL POINTS SHOWN THUS ——— ——— ——— ●

ALL PLANS REFERRED TO ARE OF RECORD IN THE PORTAGE LA PRAIRIE LAND TITLES OFFICE.

LAND AFFECTED BY THE REGISTRATION OF THIS PLAN IS SHOWN BORDERED THUS ——— ———

AFFIDAVIT

I, DAVID SINCLAIR McBURNEY, OF THE CITY OF PORTAGE LA PRAIRIE, MANITOBA LAND SURVEYOR, MAKE OATH AND SAY THAT I DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY WAS MADE ON THE DATE OF JULY 4, 1990, AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[redacted]
MANITOBA LAND SURVEYOR

SWORN TO BEFORE ME AT THE CITY OF PORTAGE LA PRAIRIE

THIS 16th DAY OF July AD 19 90.

[redacted]
A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA.
MY COMMISSION EXPIRES JUNE 29, 1991.

APPROVALS

APPROVED BY PLANNING CERTIFICATE OF APPROVAL NO. [redacted]

THIS 12th DAY OF September AD 19 90.

[redacted]
FOR THE MINISTER OF RURAL DEVELOPMENT

OWNERS WALMART CANADA INC.

[redacted]

[redacted]
DENIS LEGAULT

THIS APPROVAL IS VALID FOR 60 DAYS UNLESS REGISTERED.

APPROVED

THIS 21st DAY OF September AD 19 90.

[redacted]
REGISTRAR-GENERAL

ENTERED AND REGISTERED IN THE PORTAGE LA PRAIRIE LAND TITLES OFFICE

THIS 1st DAY OF October AD 19 90

AS PLAN NO. 25778

[redacted]
FOR DISTRICT REGISTRAR

REGISTRATION NO. 90 - 7096

THIS APPROVAL IS VALID FOR 12 MONTHS UNLESS REGISTERED.

APPROVED

THIS 12th DAY OF September AD 19 90

[redacted]
EXAMINER OF SURVEYS

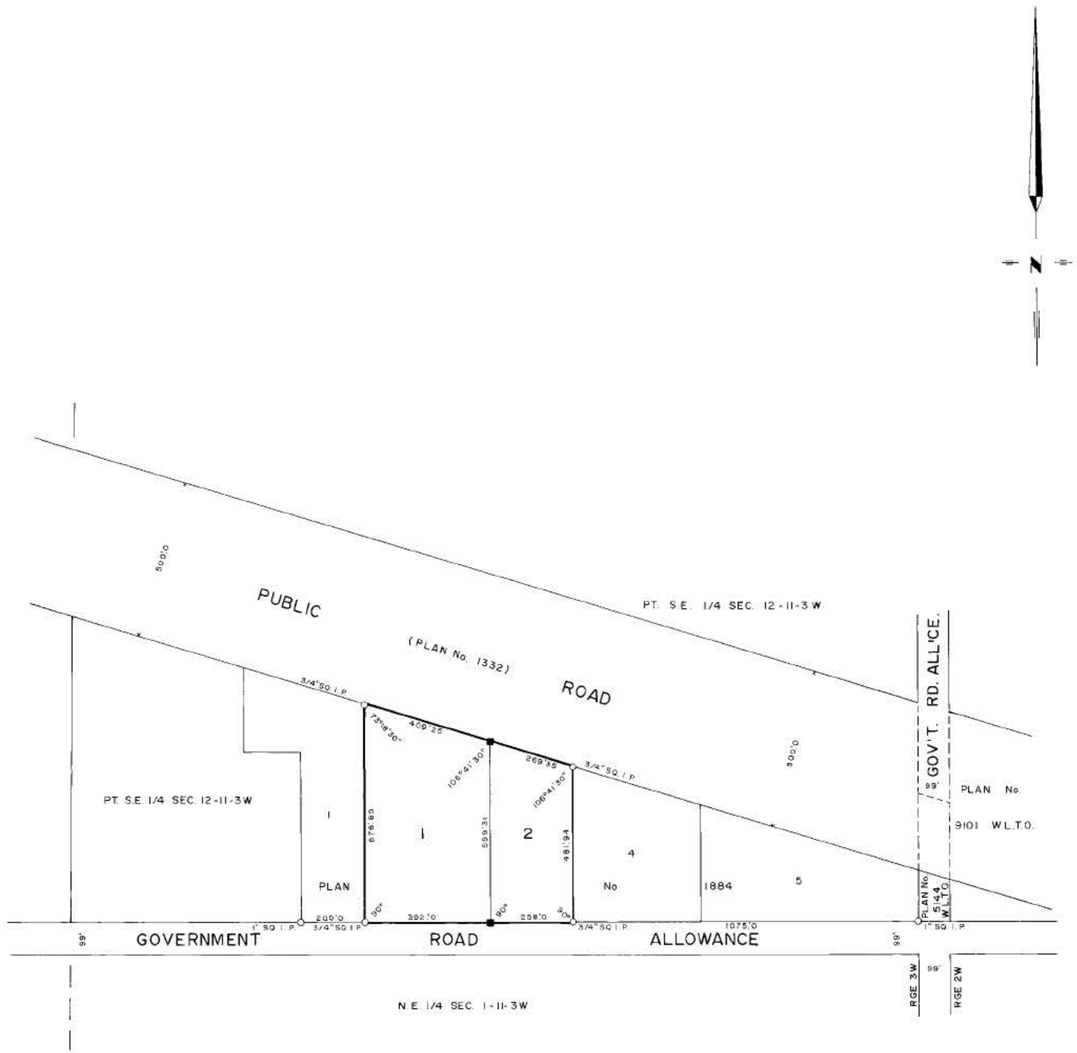
RE-APPROVED _____

RE-APPROVED _____

McBURNEY LAND SURVEYS
P.O. BOX 518
PORTAGE LA PRAIRIE, MANITOBA.

MUNICIPAL PLANNING FILE NO. 4112 - 89 - 3152

L 2631



PLAN OF SUBDIVISION

OF PART OF

S.E. 1/4 SEC. 12, TWP. 11, RGE. 3 W.P.M.

BEING LOTS 2 AND 3, PLAN 1884

R.M. OF CARTIER
MANITOBA

SCALE : 1 INCH = 200 FEET

NOTES

All distances are in feet and decimals thereof.
All plans referred to are on record in the Portage la Prairie Land Titles Office unless otherwise noted.
Land affected by the registration of this plan is shown bordered thus: ———
Survey monuments found on the ground are described and shown thus: . . . . . ○
Iron posts 0.025 x 0.025 x 0.914 marked "M. L. S." are placed at all points shown thus . . . . . ■

AFFIDAVIT

I, Cecil Noel Duncan, of the City of Winnipeg, Manitoba Land Surveyor,
make oath and say that I did personally superintend the survey represented by this plan,
that the survey was made between the dates of January 3 and 17, 1989 and
that the survey and plan are correct and true to the best of my knowledge and belief.

[redacted]
Manitoba Land Surveyor

Sworn to before me at Winnipeg, this 20th day of January, 1989.

[redacted]
A Commissioner for Oaths in and for the Province of Manitoba.
My Commission expires on the 1st day of October, 1990

APPROVALS

Approved by Planning Certificate
of Approval No. B 4416

This 26th day of July, 1989

[redacted]
Minister of Municipal Affairs

OWNERS: VALMAR MANUFACTURING LTD.

[redacted]

Approved
this 31 day of July, 1989

[redacted]
Registrar General

Entered and registered in the
Portage la Prairie Land Titles Office
this 4th day of August, 1989
as Plan No. 24085

[redacted]
District Registrar

Priority No. 89-5290

This approval is valid for
12 months unless registered

Approved
this 31 day of July, 1989

[redacted]
Examiner of Surveys

Re-approved _____

Re-approved _____

Mun. P.F. No. 4112 - 88 - 3031

APPENDIX D

FACILITY CHEMICAL LISTING

FACILITY CHEMICAL USE- LIST

Product Name	Supplier PN#	Supplier Name	Container Type
BLACK PAINT	-	CLOVERDALE	PAIL
RED PAINT	-	CLOVERDALE	PAIL
PRIMER	-	CLOVERDALE	PAIL
#17 THINNER	7801744	CLOVERDALE	DRUMS
GEMINI THINNER	C7601	CLOVERDALE	DRUMS
ACTIVATOR(PART B)	EF10200P2	CLOVERDALE	DRUMS
CAR MASK	-	NOTHART	PAIL
CITRUS CHISEL	-	A MIRACLE	DRUMS
PHOSPHATE	IST 833L	-	DRUMS
SODIUM HYDROXIDE 1.0N	CH-1102-1.0	DEAN CO	1 LITER
STRIPPABLE BOOT COATING	000-030	UNISCIENCE LAB	PAIL
FINAL WIPE SOLVENT	RX 123	PPG	1 GAL
RED (PAINT)	-	RONDEX	DRUMS
ARMOUR SHEILD URETHANE CATAKYST(PART B)	-	-	DRUMS
ARMOURSHIELD CATALYST	-	-	PAIL
URETHANE OFF-WHITE PRIMER	-	-	PAIL
DURAPRIME URETHANE PRIMER (5:1)	-	-	PAIL
SPRAY CAN	-	-	-

APPENDIX E

FACILITY HEALTH AND SAFETY DOCUMENTS

Linamar Corporation
Health & Safety Policy Statement

Linamar Corporation is committed to workplace health, safety and wellness.

Our objective is to focus on continual improvement in order to enhance our health, safety and wellness performance. We will focus on meaningful actions designed to meet applicable legal and other requirements.

We believe a safe and healthy workplace is created through the combined effort and participation of management, supervisors, and employees.

Management is responsible for establishing and maintaining occupational health, wellness and safety programs; ensuring compliance with Linamar Corporation's defined practices, policies and providing resources to support this commitment at every Facility, for every person.

Supervisors ensure employees understand and comply with safe work practices and procedures and are responsible for maintaining safe and healthy work conditions.

Employees actively participate in health and safety by taking responsibility to work safely by learning and applying safety procedures and practices.

Joint Health and Safety Committees work in cooperation with all workplace parties and actively participate in, contribute to, and support Linamar Corporation's health, safety and wellness programs.

Prevention of occupational injuries and illnesses is the goal and all parties will work together to ensure a safe and healthy workplace and the successful implementation of this Policy.

[redacted]

Linda Hasenfratz
Chief Executive Officer

[redacted]

Jim Jarrell
President and Chief Operation Officer

January 2023

LINAMAR
Power to Perform