

Environmental Stewardship Division  
Environmental Approvals Branch  
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[www.manitoba.ca/conservation](http://www.manitoba.ca/conservation)

April 13, 2017

Rick Lemoine, M.Sc., P. Geo. FGC  
Senior Advisor - Site Remediation/Asset Management  
Suncor Energy Products Partnership  
3380 Roblin Blvd.  
Winnipeg MB R3R 0C5

Dear Mr. Lemoine:

Re: Former Petro-Canada Service Station,  
208 St. Anne's Rd, Winnipeg, MB, Outlet No. 63955;  
Designation under The Contaminated Sites Remediation Act

This letter is to advise that the above-noted property (the site) has been designated as an *impacted site* under section 7.1(1) of The Contaminated Sites Remediation Act, C.C.S.M, c. C205 (the CSRA).

This site has been designated because:

1. The report *Phase II Environmental Site Assessment 208 St. Anne's Rd, Winnipeg, Manitoba* by Parsons dated April 17, 2013 indicated that concentrations of benzene and petroleum hydrocarbon (PHC) fraction F1 and F2 in both soil and groundwater exceeded the applicable criteria; concentrations of lead and arsenic in soil samples also exceeded the applicable criteria.
2. The applicable criteria for soil at the site are the Canadian Council of Ministers of the Environment (CCME) "*Canadian Soil Quality Guidelines for the Protection of Environment and Human Health*" and the CCME "*Canada-Wide Standards for Petroleum Hydrocarbon (PHC) in Soil*" on commercial land use sites with fine grained soils. The "*Alberta Tier 1 Soil and Groundwater Remediation Guidelines, Surface Soil Remediation Guidelines Values for Commercial Land Use – All Exposure Pathways*" were also used for the parameter 1,2 dichlorethane.
3. The applicable criteria for groundwater at the site were the "*Alberta Tier 1 Soil and Groundwater Remediation Guidelines, Groundwater Remediation Guidelines for Commercial/Industrial – All Water Uses*" and the Ontario "*Soil, Ground Water and*

*Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Full Depth Generic Site Condition Standards, Non-Potable Ground Water Conditions."*

4. A Remedial Action Plan developed by Parsons for the site was approved by Manitoba Conservation and Water Stewardship (now Manitoba Sustainable Development) May 1, 2013.
5. In a communication dated May 10, 2016, Suncor Energy Products Partnership indicated to Manitoba Sustainable Development that they did not proceed with the Remedial Action Plan approved May 1, 2013 since this is an active service station.
6. Since there are concentrations of contaminants that exceed the applicable criteria, it is the position of Manitoba Sustainable Development that a Remediation Plan is still required to address the risks associated with those contaminants.

Pursuant to section 14.1(1) of the CSRA, you are required to submit a Remediation Plan within 90 days after the date of this letter to the Director of the CSRA. Failure to submit a Remediation Plan before the deadline may result in enforcement actions by Manitoba Sustainable Development (the Department).

The Remediation Plan should be prepared by a qualified environmental professional. You may not proceed with remediation without authorization from the Department. You may refer to the Department guideline: "*Contaminated Sites in Manitoba, Submission of Remediation Plans*" for more information on submitting a Remediation Plan.

If you believe that you are not responsible for the remediation of the site or if one or more other persons should also be responsible for remediation of the site, you may make an Application for Determination of Responsibility under section 7.3(1) of the CSRA. The Application for Determination of Responsibility must:

- a. be made in writing;
- b. be filed with the Director no later than 90 days after the site was designated as an impacted site, or such longer time as the Director may authorize by written notice; and
- c. contain any information about the persons the owner believes should be responsible for the remediation of the site.
- d. comply with the information requirements outlined in the Department's Information Bulletin *Requirements for Determination of Responsibility* (this Information Bulletin is available at our website:  
<http://www.gov.mb.ca/conservation/envprograms/contams/guidelines.html>).

If, in the Director's opinion, the site is no longer contaminated at a level that may pose a threat to human health or safety or to the environment, the Director shall revoke the designation by written order as per section 7.2 (1) of the CSRA.

If you have any questions regarding this letter, please contact Warren Rospad, Contaminated Sites Program Specialist at 204-330-2685 or [warren.rospad@gov.mb.ca](mailto:warren.rospad@gov.mb.ca). Please note that electronic submissions are preferred for all documents and correspondence.

Sincerely,

A handwritten signature in cursive script that reads "Tracey Braun".

Tracey Braun  
Director

c. File No. 18606