



Conservation and Water Stewardship

Environmental Stewardship Division

Environmental Approvals Branch

1007 Century Street, Winnipeg, Manitoba R3H 0W4

T 204- 945-7084 F 204-948-2420

www.manitoba.ca/conservation

May 12, 2015

Frank Laba
Box 163
Whitemouth, MB R0E 2E0

Dear Mr. Laba,

Re: Remedial Plan, 515 Munroe Avenue, Winnipeg, MB;
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").

Manitoba Conservation and Water Stewardship (CWS) acknowledges receipt of a Remediation Plan (site management plan) for the site in the report "Remedial Plan, 515 Munroe Avenue, Winnipeg, MB, prepared by Pinchin Ltd. on April 30, 2015.

The Remediation Plan states:

- The asphalt is in good condition and covers approximately 1,960 m² of the site that has identified subsurface and groundwater impacts thus eliminating the ecological contact pathways in these areas;
- Gravel fill covers approximately 50 m² of the metal impacted soil on the north portion of the site. The gravel area is not vegetated and would not be conducive to supporting ecological life nor would this area support significant carbon cycling and nitrogen mineralization by soil biota;
- The site buildings that are located within the impacted area are storage lockers that are not intended to be occupied for any appreciable length of time and therefore do not represent exposure scenarios consistent with those considered in the development of guidelines protective of vapour inhalation in commercial buildings. A site office is located on the west portion of the site in an area where no impacts have been identified;
- All soil samples collected at the site met the off-site migration check/guideline values;

- Potable water for the site and surrounding area is supplied by the City of Winnipeg and as such, groundwater is not a potable source on-site or in the vicinity;
- The site is located more than 30 m from the nearest water body, therefore the freshwater aquatic life pathway is not applicable to the site;
- No free phase PHCs were observed within soil or groundwater samples on-site and impacts were not at concentrations that would be considered explosive hazards;
- Measured concentrations of all volatile and semi-volatile exceedances noted in groundwater samples are below guideline components protective of vapour inhalation for industrial/commercial properties;
- The current owner understands that no soil will be excavated or removed from the site without first contacting Manitoba Conservation for approval;
- The site operations will remain the same after the divestiture of the site; and
- If the future use of the site changes, a modified Remedial Plan/management strategy will need to be approved by Manitoba Conservation.

Manitoba Conservation and Water Stewardship concurs with the Remediation Plan (site management plan) submitted for the site.

This letter constitutes written authorization as specified under *The Contaminated Sites Remediation Act*, C.C.S.M, c. C205, s. 17.1 (1) for Frank Laba to proceed with the remediation of the site as described in the Remediation Plan. Any change to the Remediation Plan must be approved by the undersigned prior to initiating the change. A Summary Report documenting the remediation should be submitted to this office for review at the completion of the 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.

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.

It should be noted that the position of Manitoba Conservation and Water Stewardship as stated in this letter is based on the information provided to this office by Pinchin Ltd. and relates only to the matters within the scope of the investigation conducted by Pinchin Ltd.

If you have any questions regarding this letter, please contact Warren Rospad, Contaminated Sites Program Specialist at 204-330-2685.

Sincerely,

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

Tracey Braun
Director

c. File: 59016
Joanne Lanoie (Pinchin Ltd.)