



Conservation and Water Stewardship

Environmental Stewardship Division
Environmental Approvals Branch
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www.manitoba.ca/conservation

June 9, 2015

Mr. Frank Laba
Box 263
Whitemouth, MB R0E 2E0

Dear Mr. Laba:

Re: 515 Munroe Avenue, Winnipeg Manitoba;
Determination of Responsibility "The Contaminated Sites Remediation Act"

This letter is to advise you that Manitoba Conservation and Water Stewardship (CWS) is in receipt of a letter from Pinchin Ltd. dated May 15, 2015, requesting a Determination of Responsibility for the remediation at 515 Munroe Avenue, Winnipeg Manitoba (the site) as per Section 7.3(1) of *The Contaminated Sites Remediation Act*. CWS has reviewed the letter together with the reports that we have on the site and notes the following:

- Environmental Site Assessments in 2009, 2014 and 2015 by Pinchin Ltd. indicated the presence of soil and groundwater contamination at the site associated with the storage of petroleum product on the site.
- The previous owners/occupiers of the site (Fibreboard Manufacturing Co. Ltd., Building Products of Canada, Welclad Fibre Board, and International Fibreboard Inc.) operated a 2,727 L underground storage tank and a 45,461 L above ground storage tank at the site; bunker oil was also stored at an unknown location on the site.
- International Fibreboard Inc. vacated the site in 2000; Mr. Frank Laba purchased the site as vacant property in 2006 and is the current owner of the property
- Neither Mr. Laba nor his firm Elite Self Storage have stored petroleum product at the site nor have they allowed their tenants to do so.

Based on the facts presented in the letter to CWS, Mr. Frank Laba, the current owner of 515 Munroe Avenue, is not the party responsible for remediation at 515 Munroe Avenue under Section 14.1 of *The Contaminated Sites Remediation Act*.

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CWS designated the site as *impacted* under Section 7.1(1) of *The Contaminated Sites Remediation Act* in a letter issued to Mr. Laba on May 12, 2015. A Remediation Plan to manage the contamination on the site was also approved by CWS in the same letter.

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 the Mr. Frank Laba and his consultant, Pinchin Ltd, and relates only to the matters within the scope of the investigation conducted by Pinchin Ltd. No additional site monitoring was performed by Manitoba Conservation and Water Stewardship.

Should you have further questions regarding this matter, please contact Warren Rospad, Contaminated Sites Program Specialist, at 204-330-2685.

Sincerely,

A handwritten signature in black ink that reads "Tracey Braun". The signature is written in a cursive, flowing style.

Tracey Braun
Director

- c. File # 59016
Joanne Lanoie, Pinchin Ltd.
James O'Brien, Aikins, MacAulay & Thorvaldson LLP
Mark Smerchanski, Former President International Fibreboard Inc.