



**MULDER CONSTRUCTION  
& MATERIALS LTD.**

555 Kapelus Drive, West St. Paul  
Manitoba R4A 5A4

Environmental Approvals Branch  
Manitoba Conservation  
123 Main St.  
Winnipeg, MB  
R3C 1A5

Attention, Eshetu Beshada, Environmental Engineer

Re: Environmental Act Proposal for Concrete Batch Plant, Permanent Site

In response to your letter Feb. 26, 2013, find the following required information.

1. Proper address for the proposed site as requested on the Environment Act Proposal Form.  
Answer: 2245 Brookside Blvd.
2. The Certificate of Title for the proposed site.  
Answer: Copy of title attached.  
Note: The property is titled to a numbered company that belongs to the owners of Maple Leaf Construction.
3. Letter of confirmation from the Crown Lands Registry regarding a mineral right beneath the land.  
Answer: Copy letter from Crown Lands Registry attached
4. Detail information regarding the following as requested in section (iii) of the form.
  - a. Current activity at the site  
Answer: Maple leaf currently operates an asphalt plant at this location. Activities include stockpiling aggregate and storing equipment necessary for completing any contracted works.
  - b. Distance to neighboring commercial, industrial and residential properties.  
Answer: Copy of Google Earth map attached.
  - c. Land use of the adjoining land.  
Answer: As can be seen on the attached Google Earth map the adjoining land uses do not conflict with this application, or the present asphalt plant operation.
5. The land use designation of the proposed site as per the city of Winnipeg zoning by-law.  
Answer: M3, Industrial

If further information is required please contact Derek Walker at 958-7425.

Thank You

Derek Walker  
Mulder Construction & Materials Ltd.

DATE: 2013/03/04  
TIME: 11:26

# MANITOBA

TITLE NO: 1658440/1

## STATUS OF TITLE

PAGE: 1

|                       |            |                |             |
|-----------------------|------------|----------------|-------------|
| STATUS OF TITLE.....  | ACCEPTED   | PRODUCED FOR.. | X           |
| ORIGINATING OFFICE... | WINNIPEG   | ADDRESS.....   |             |
| REGISTERING OFFICE... | WINNIPEG   |                |             |
| REGISTRATION DATE.... | 1999/06/18 |                |             |
| COMPLETION DATE.....  | 1999/06/23 |                |             |
|                       |            | CLIENT FILE... | N/A         |
|                       |            | PRODUCED BY... | STUDENT.ONE |

### LEGAL DESCRIPTION:

3906559 MANITOBA LTD.

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

N 1/2 OF LEGAL SUBDIVISION 13 OF 26-11-2 EPM  
EXC ROAD PLAN 34585 WLTO

### ACTIVE TITLE CHARGE(S):

|           |                |                           |                   |
|-----------|----------------|---------------------------|-------------------|
| 242254/1  | ACCEPTED       | CAVEAT                    | REG'D: 1976/11/25 |
|           | FROM/BY:       | THE CITY OF WINNIPEG      |                   |
|           | TO:            |                           |                   |
|           | CONSIDERATION: | NOTES:                    |                   |
| 2496955/1 | ACCEPTED       | CAVEAT                    | REG'D: 2000/06/14 |
|           | DESCRIPTION:   | ZONING AGREEMENT          |                   |
|           | FROM/BY:       | THE CITY OF WINNIPEG      |                   |
|           | TO:            | SHARRON L. MAHON AS AGENT |                   |
|           | CONSIDERATION: | NOTES:                    |                   |
| 2496956/1 | ACCEPTED       | CAVEAT                    | REG'D: 2000/06/14 |
|           | DESCRIPTION:   | SERVICING AGREEMENT       |                   |
|           | FROM/BY:       | THE CITY OF WINNIPEG      |                   |
|           | TO:            | SHARRON L. MAHON AS AGENT |                   |
|           | CONSIDERATION: | NOTES:                    |                   |
| 2517075/1 | ACCEPTED       | CAVEAT                    | REG'D: 2000/08/15 |
|           | DESCRIPTION:   | RIGHT-OF-WAY AGREEMENT    |                   |
|           | FROM/BY:       | MTS COMMUNICATIONS INC.   |                   |
|           | TO:            |                           |                   |
|           | CONSIDERATION: | NOTES: PART               |                   |

## Derek Walker

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**From:** Little, Karen (CLPA) [Karen.Little@gov.mb.ca]  
**Sent:** March-01-13 1:14 PM  
**To:** Derek Walker  
**Subject:** Under-rights - N 1/2 of LS 13 in NW 26-11-2 EPM

Good afternoon Derek,  
According to our records, this date, in 1873 the Dominion of Canada originally granted NW 26-11-2 EPM to The Hudson Bay Company along with the mines & minerals and sand & gravel. The Crown owns no interests.

To determine current ownership of these mineral under-rights you will need to do title searches at The Winnipeg Land Titles Office. (Note: Under-rights may have reverted back to the Crown by way of tax sale, which we are not aware of).

Sincerely,

*Karen Little*

**Supervisor of Crown Lands Registry**

Crown Lands and Property Agency

308 - 25 Tupper Street North

Portage la Prairie MB R1N 3K1

P (204) 239-3805 F (204) 239-3560

Toll Free 1-866-210-9589

[karen.little@gov.mb.ca](mailto:karen.little@gov.mb.ca)



*An Agency of MB Infrastructure and Transportation*



Google earth



\* SITE ADDRESS : 2245 BROOKSIDE BLVD.

ZONING : M3, INDUSTRIAL.