

DATE: May 11, 2016

TO: Tania Steele

FROM: Eshetu Beshada, Ph.D., P.Eng.  
Environmental Engineer  
Municipal and Industrial Section

SUBJECT: **JMT Holdings Inc. – Information for Public Registry**

Tania,

Please find attached additional correspondences related to JMT Holdings Inc –Concrete and Asphalt Crushing/Recycling Facility file (5814.00) for distribution to the public registries. The documents included are:

- May 3, 2016 letter from Rural Municipality of Springfield, 2 pages
- March 20, 2016 email from Water Use Licensing Section, 1 page
- March 11, 2016 email from Proponent with attachment, 3 page

6 pages total

Thank you.

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Eshetu Beshada, Ph.D., P. Eng.



Rural Municipality of Springfield  
Planning & Development  
Unit 1 27 055 Oakwood Rd 64N  
Box 219  
Oakbank, Manitoba, Canada  
R0E 1J0  
Phone: (204) 444-3824  
Fax: (204) 444-2389

May 3, 2016

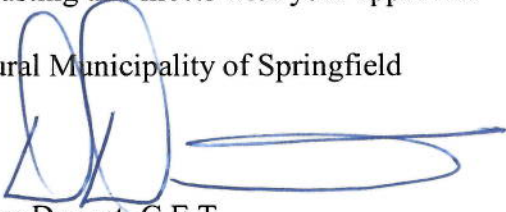
Environmental Approvals Branch  
Conservation and Water Stewardship  
Attn: Eshetu Beshada, Environment Officer  
123 Main Street, Suite 160  
Winnipeg MB R3C 1A5

**RE: JMT HOLDINGS INC. – CONCRETE AND ASPHALT RECYCLING PLANT –  
FILE: 5814.00  
60 RISQUE AVENUE – RURAL MUNICIPALITY OF SPRINGFIELD  
PART OF SE ¼ 17-11-4 EPM  
ROLL NOS. 93700 and 93800**

Enclosed is a copy of Conditional Use Order No. 16-17 which was granted conditional municipal approval on April 26<sup>th</sup>, 2016 to establish a “Processing Use” (concrete and asphalt recycling facility) on the subject site.

Trusting this meets with your approval.

Rural Municipality of Springfield

  
Dan Doucet, C.E.T.  
Development Officer

Encl.

c. Colleen Draper, Assistant Chief Administrative Officer  
J.M.T. Holdings Inc. c/o Mr. Tony Teixeira  
4144784 Manitoba Ltd. c/o Mr. James Petkau  
Manitoba Municipal Government c/o Mr. David Neufeld  
Manitoba Municipal Government c/o Mr. Grant Melnychuk

THE RURAL MUNICIPALITY OF SPRINGFIELD  
UNDER THE PLANNING ACT  
CONDITIONAL USE ORDER BY THE COUNCIL OF  
THE RURAL MUNICIPALITY OF SPRINGFIELD

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CONDITIONAL USE ORDER No. 16-17

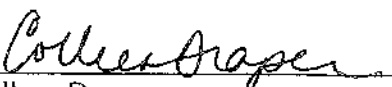
WHEREAS JMT Holdings Inc. on behalf of 4144784 Manitoba Ltd., owner of property legally described as Part of SE ¼ 17-11-4 EPM, or as otherwise described within Certificate of Title #2065568, located at 60 Risque Avenue, in the Rural Municipality of Springfield, applied to the Council of the Rural Municipality of Springfield for approval of a Conditional Use Order under Section 69, "MG" Industrial General Zoning District, of the Springfield Zoning By-law No. 08-01, as amended, as provided within Part 7 "Conditional Uses" of The Planning Act in order to establish a "Processing Use" (concrete and asphalt recycling facility), and related signage on the land;

AND WHEREAS after careful consideration of the application, and any representations made, for or against the Conditional Use Order sought by the applicant, the Council of the Rural Municipality of Springfield, in meeting duly assembled in Oakbank this 26<sup>th</sup> day of April A.D. 2016 **APPROVED** the said application subject to the following conditions:

1. The Owner shall obtain the required Provincial Environmental approvals, and provide a copy of the final approval to the Municipality.
2. The Owner/Applicant is responsible for complying with and / or carrying out the development in accordance with any other Federal, Provincial or Municipal legislation and regulations, affecting all buildings and land use.
3. The Owner shall provide a Fire Safety Plan acceptable by our Municipal Fire Chief.
4. That a Drainage Plan be prepared and sealed by a professional engineer and approved by the Public Works Engineering Dept., as per the municipal drainage policy and Manitoba Conservation and Water Stewardship requirements; and any drainage improvements shall be constructed prior to the issuance of any building permits for the property.
5. This order shall expire and become null and void on the date the business ceases to be in operation.
6. This order shall not be transferable to any other lessee.

**This Conditional Use Order will expire and cease to have any effect if it is not acted upon within 12 months of the date of the decision.**

  
\_\_\_\_\_  
Bob Bodnaruk, Reeve

  
\_\_\_\_\_  
Colleen Draper  
Assistant Chief Administrative Officer

Resolution of Council No. 16-218

c. Environment Approvals Branch c/o Eshetu Beshada Environment Officer  
Assessment Branch

## **Beshada, Eshetu (CWS)**

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**From:** Matthews, Rob (CWS)

**Sent:** March-20-16 11:41 AM

**To:** Beshada, Eshetu (CWS)

**Cc:** Toma, Bob (CWS); McCombe, Christopher (CWS); Wiseman, Kylene (CWS); Thibert, Lorraine (CWS); Matthews, Rob (CWS); Miranda, Ronaldo (CWS); Butterfield, Tamara (CWS)

**Subject:** RE: File 5814 JMT - Concrete/Asphalt Recycling Plant EAP Comment Response

Eshetu,

That is fine. We do not need to licence this use of water as it falls below the Domestic Use threshold and we can make the case that the use of water for dust control on their own property is a form of Domestic Use as it serves to help keep the place clean and tidy!

Rob

## **Beshada, Eshetu (CWS)**

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**From:** Bryan Millar [<mailto:millar.envirosafety@gmail.com>]  
**Sent:** March-11-16 3:44 PM  
**To:** Beshada, Eshetu (CWS)  
**Cc:** Tony Teixeira  
**Subject:** Re: File 5814 - JMT Concrete and Asphalt Crushing/Recycling - EAP

Hi Eshetu - Tony and I met this morning to discuss the concerns regarding EAP File 5814. Please find attached our response to the concerns. We look forward to hearing back from you.

Sincerely,

Bryan

Bryan Millar, MNRM, CHSC, CSO  
Millar Safety & Environmental Services, Winnipeg, MB

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Re: Concerns regarding Concrete Asphalt Crushing/Recycling Plant EAP File: 5814

Response by J.M.T. Holdings Inc.

R.M. of Springfield  
Mr. Dan Doucet, C.E.T.  
Development Officer

Following our receipt of the letter from the R.M. dated February 16, 2016 we have been in contact with Mr. Dan Doucet to confirm the proposed project does not include a portable asphalt plant or a concrete batch plant. Mr. Doucet is currently reviewing the R.M. By-Laws to confirm what has to be done for the crushing/recycling of waste concrete and asphalt. We hope to hear back from him in the near future and we will follow his directions in order to be in compliance with the By-Laws.

CWS – WUL Rob Matthews (email dated February 11, 2016)

We inadvertently included the statement Mr. Matthews has referred to (on page 9 of our EAP File 5814). This was a comment accidentally left in the document from a previous application stating that batch plant process water would not be used to control dust – this project proposal File: 5814 is only for the crushing/recycling of waste concrete and asphalt. We apologize for the error and resulting confusion. We did include in the EAP File: 5814 that we will source water from a well at our nearby property – we will not be drilling a well at this proposed location. During dry and windy conditions we will use up to 4500 litres of water per day to control dust by watering roadways, stockpiles, etc.

Environmental Compliance and Enforcement  
Manitoba Conservation and Water Stewardship  
Krista Olafsson/Nada Suresh

1. All grading work will not alter the existing drainage pattern that is towards the municipal drainage ditch north of the property.
2. The components of the crushing operation are described in the EAP but the crushing set up will often change based on stockpiling needs and type of material (concrete or asphalt) being recycled so we didn't provide a detailed diagram for the jaw, cone, or conveyor locations.
3. We noted a fair amount of deer sign (tracks, beds, feces) throughout the property. Our figures on page 6 of the EAP are not to scale but approximately 5 acres of the property (total area of the property is approx. 30 acres) will be

- used for the crushing and stockpiling. The rest of the property will not be impacted by our operations other than by the access road. There is a small bluff of trees in the middle of the property that will not be impacted by our work. The travel routes and bedding areas of the deer will likely change but they have plenty of habitat left on the property and surrounding area. It is not expected that our operations will move the existing deer population to another area potentially causing conflict with other landowners or cause an increase in wildlife-vehicle collisions.
4. We chose the NW location on the property to be as distant as possible from occupied areas near the property. There are some existing trees on the North boundary of the property that will provide some wind breaks and another bluff of trees to the east of the proposed work area. We will ensure materials are wetted to minimize dust emissions from conveyor belts and especially drop points of the material.
  5. We will use asphalt chips for the travel areas to reduce dust emissions. Trucks delivering materials will be monitored for dust emissions and if necessary the loads can be watered before dumping – stockpiles will also be watered.
  6. We have decided no fuel will be stored on site – a fuel truck will be delivering diesel fuel as needed.
  7. The consent letter is not that clear but it is from Mr. James Petkau, authorized signing officer for 414784 Manitoba Ltd. (property owner). The letter is to Mr. Teixeira of J.M.T. Holdings Inc. If required we can provide a revised consent letter.
  8. The BMPs referred to here are from a MHCA document regarding redi-mix concrete plants? But we will minimize run-off, develop controls for high dust areas, and minimize surface area of aggregate piles.
  9. We apologize for omitting this in our EAP - will be using a self-contained portable toilet on the site.
  10. Waste re-bar from the concrete will be hauled from site by end dump trucks owned and operated by J.M.T. Holdings Inc. Domestic wastes such as drink cans, food wrappers, etc. will be taken from site on a regular basis by employees using their pick up trucks. Due to the infrequent use of the area it is not expected that we will be doing equipment maintenance resulting in pails/barrels of used oil but if so we'll properly store the used oil and have a registered carrier come to the site and remove any used oil, filters and empty oil containers.
  11. There is one residence in the area and we will ensure a good relationship with that property owner and other property owners in the area. We will also have a sign posted in a visible area identifying our company name and contact information so that we may be contacted with any complaints. Complaints will be documented as to the complaint and what we did to rectify the matter.