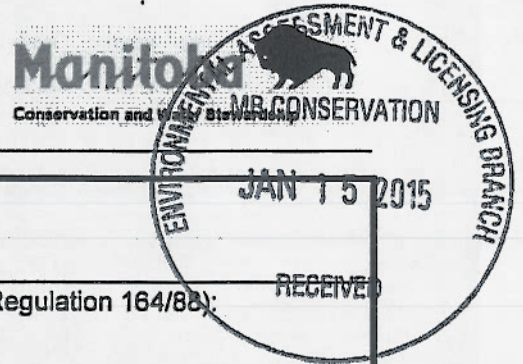


Environment Act Proposal Form



Name of the development:  
**BRANKO DEMOLITION & DISPOSAL LTD.**

Type of development per Classes of Development Regulation (Manitoba Regulation 164/88):  
**CLASS 1**

Legal name of the applicant:  
**BRANKO DEMOLITION & DISPOSAL LTD.**

Mailing address of the applicant: **2320 Bricker Avenue**  
Contact Person: **Zelko Majetic**  
City: **East St. Paul** Province: **MB** Postal Code:  
Phone Number: **204-981-1325** Fax: **204-224-1209** email: **zelko1@mymts.net**

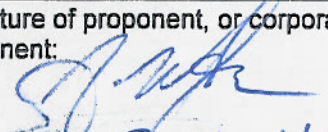
Location of the development: **529 BLUECHER AVENUE**  
Contact Person: **Zelko Majetic**  
Street Address: **529 BLUECHER AVENUE**  
Legal Description: **PARCELS 2 & 3 PLAN 9535 WLTO in SW 1/4 17-11-4 EPM**  
City/Town: **SPRINGFIELD** Province: **MB** Postal Code:  
Phone Number: **204-981-1325** Fax: **204-224-1209** email: **zelko1@mymts.net**

Name of proponent contact person for purposes of the environmental assessment:  
**Zelko Majetic**

Phone: <b>204-981-1325</b> Fax: <b>204-224-1209</b>	Mailing address: <b>2320 Bricker Avenue East St. Paul MB R2E 1E7</b>
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Email address: **zelko1@mymts.net**

Webpage address: **www.brankodemolitiondisposal.com**

Date: <b>Dec 31/14</b>	Signature of proponent, or corporate principal of corporate proponent:  Printed name: <b>Zelko Majetic</b>
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# DEVELOPMENT ENVIRONMENTAL ASSESSMENT (EA) REPORT

## Executive Summary

Branko Demolition & Disposal Ltd. – Directors & Shareholders

Officers & Directors: ZELKO MAJETIC, DAVOR MAJETIC, IVKA MAJETIC

Shareholders: IVKA MAJETIC

## Introduction & Background

Branko Demolition & Disposal is a family owned disposal firm which has been in business for approximately 30 years. The company provides roll off containers from 20-40 cu. Yd. capacity to various construction sites in and around the City of Winnipeg. The construction waste material is brought to either the BFI or Brady Road Landfill.

Recycling has become very prominent in the construction field and many companies are now working on government and/or other projects which encourage the 3R's – reduce, reuse, recycle in an effort to reduce the amount of construction waste being sent to the landfills. Please see attached Construction Industry Waste Recycling and Waste Diversion Forum which took place on Nov. 15, 2012 which we attended.

Due to these guidelines and changing legislations, it is our intention to apply for a Class 1 Development License with respect to the recycling, handling and temporary storage of construction material specifically, wood, concrete, steel only, for job sites that are under the government guidelines for specific projects to recycle/reduce/reuse under the guidelines of Green Manitoba.

Only construction companies which are presently under guidelines to recycle specific construction materials are to be served by this development proposal. If a project is considered LEED under GREEN Manitoba, our firm provides bins to the job site for each material to be recycled. (ie) a bin is provided for wood only, cardboard only, concrete only, steel only.

Roll Off containers are provided to specific job sites for construction waste. Roll off trucks are used to transport the roll off containers to and from job sites and landfill. Branko Demolition & Disposal has accounts set up with the Brady Road Landfill and Prairie Green Landfill. **ALL general waste from construction job sites are taken to either the Prairie Green Landfill or Brady Road Landfill.** Wood, cardboard and concrete are recycled at Prairie Green Landfill. Concrete is also taken to Rakowski Cartage for recycling. Steel is taken to General Scrap, Urban Mine, or Industrial Metals.

Occasionally Branko Demolition & Disposal will handle and/or temporarily store materials from construction job sites at 529 Bluecher Avenue. These materials include:

- WOOD
- CONCRETE
- STEEL

The quantity of the material to be recycle, handled and/or temporarily stored would be approximately:

- 5-15 tonnes per month for wood;
- 20-100 tonnes per month for concrete, and;
- 10-25 tonnes per month for steel .

Roll off containers are temporarily stored on the property (please refer to site plan) until they are transported to construction sites.

Wood is stockpiled by hand and/or with equipment (ie) excavator or skid steer and stored for consumption in the winter months to heat the existing shop. When required the wood is loaded onto bucket and brought into the shop for use.

Steel is stockpiled by load, sorted through by hand or magnet and any debris or waste is reloaded into a roll off container and hauled away to the dump. The sorted steel is stockpiled and when the market permits, re-loaded into container and transported to General Scrap, Industrial Metals or Urban Mine. Equipment used in order to sort/re-load and transport are Cat skid steer/John Deere excavator/Peterbilt, Mack and Freightliner roll off trucks and roll off containers.

Clean fill and clean concrete is brought in by truck and is utilized as a road base to fill in low spots on road only and in our maintenance yard. This concrete base is spread out using our skid steers and loaders. Bricks are cleaned by hand and stockpiled onto pallets and sold to the public or used as road base if they are not suitable for sale.

There are no products which are made on site from any recycled materials. These materials are either stored and re loaded/sorted and taken to the steel scrap processing plant or are for personal use on site as described above.

Day to day operations for Branko Demolition & Disposal also include maintenance and repair for equipment and /or shop. This day to day operation will include some hazardous materials (ie)batteries, tires,paint/solvents, gasoline, diesel fuel, oils, industrial lubricants, propane, oxygen, acetylene. Any hazardous materials on site which are to be disposed of are taken to the appropriate facility and/or landfill.

Batteries which are on site are disposed of through the appropriate disposal facilities and are only stored on a temporary basis. Used tires are stored and piled. Branko Demolition is registered with Tire Stewardship Manitoba (Reg. No: 5302)

Used oil and lubricants are stored in containers re-used on the sliders/rails on the hoist of the roll of truck to easily slide the container onto the hoist. Propane, oxygen and acetelyne are used in the day to day operations for welding and manufacture of roll off containers. Paints and solvents are used for painting trucks/containers and empty containers are disposed of at the appropriate landfill and/or recycled for steel at the appropriate scrap processor.

Branko Demolition & Disposal has applied for and received a Hazardous Waste Generator Registration with respect to the hazardous materials described above. Registration No: MBG13465



## Description of Proposed Development

Certificate of Title of Owner of Land – attached

Existing Land Use on the site and on land adjoining it is RM of Springfield – Zoned MG (Industrial General). The property consists of 14 acres with frontage being Bluecher Avenue, RM of Springfield – which at present is not a public road. To the south of the property is MPI Salvage yard, to the west of the property is Perfanick Trucking, to the east of the property is Kelvin Cartage, and to the north of the property is CP Rail. All properties in and around the subject property are Heavy Industrial and would not be affected by this development in any way.

Existing shop and maintenance yard at present utilize approximately 6 acres of the 14 acre parcel. The remaining 8 acres is not being utilized at present and there is a possibility in the future to utilize and /or develop this area with shops for rental. Please see attached survey sketch of property which is highlighted in orange of existing property as well as site plan which identifies the location of where all materials are stored and/or sorted as well as site layout of potential development in future.

Land use Designation and Zoning Designation in RM of Springfield – Zoned MG (Industrial General)

Proposed development for Class 1 is for the recycling, handling and/or temporary storage of construction material, specifically, wood, concrete, scrap steel and containers.

- Wood material to be utilized for pallets, shelving and/or used as alternative heating source for maintenance building. At present our building has a wood furnace which we use in the winter months to heat. We also use natural gas radiant overhead heat. All other wood is sorted, stockpiled and sent to either landfill or any designated approved recycling facility that will accept wood scrap (BFI and/or FINMAC). At present there are no firms located in the City of Winnipeg that accept wood for recycling. Approximately 10 tonnes of clean wood is consumed as a source of heat in the winter months.
- At present, clean fill and clean concrete is utilized as a road base to fill in low spots on road only and in our maintenance yard. Bricks are cleaned and stockpiled and sold to the public or used as road base. In the future, we intend to purchase a concrete crusher in order to be able to better utilize clean concrete in our operation. Proposed development for future are the construction of an addition to the existing shop and/or the construction of a further shop adjacent to the existing shop which will be utilized to store equipment, machining and manufacturing of bins.
- Scrap steel is sorted and sent to scrap recycling facility (ie) General Scrap, Urban Mine or Industrial Metals or stored until it can be handled and sent to recycling facility. It is also dependent on the price being paid for steel at the time that it is received. Repair and maintenance of steel roll off bins is also done at our site and any steel that is utilized and/or obtained for that purpose is stored outside on shelving units.
- Roll Off containers are provided to specific job sites for construction waste. Roll off trucks are used to transport the roll off containers to and from job sites and landfill and are stored on site

when they are not on specific job sites. Please refer to attached site plan as to the location of the temporary storage of these containers.

Funding for the development which has been requested: **NONE**

Other federal, provincial or municipal approvals, licenses, permits, authorizations etc known to be required for the proposed development – **NONE**

Results of any public consultations undertaken or to be undertaken in conjunction with project planning- **NONE**

### Description of Existing Environment in the Protect Area

The biophysical environment as related to the development are as follows:

- 14 acres of land with no special features (ie) hills, valleys , lakes, rivers or shorelines
- Climate is as what prevails within the City of Winnipeg, Province of Manitoba, spring, summer, fall & winter
- There are no regional waterbodies within the 14 acres. There is a well on the property which is not used for drinking
- There is no aquatic environment within the property
- Vegetation and wildlife within the property include weeds, grass, deer, rodents, etc. – normal wildlife that you would come across in the province of Manitoba – none of which would be affected by the development
- There are no threatened or endangered species within the development area
- The existing land is zoned MG within the RM of Springfield and does not include agriculture, forestry, mining, hydroelectric, oil, gas, recreation or tourism.

We foresee minimal impact on the biophysical environment resulting from the development license. If in the future, as proposed, we will crush concrete such process will create dust which will be released into the air. In order to mitigate any dust that is released during the crushing process, it would be our intention to introduce a dust collection system. We will also refrain from crushing and backfill/grading concrete on windy days and/or water down the site. Dust created from cleaning/sorting/loading bricks is minimal as it is done by hand and stacked onto pallets.

The operation of equipment such as a concrete crusher will also produce some noise while operating and such noise pollution will be minimal. At present trucks and heavy equipment which operate on site do create noise but it is restricted to daytime use and is minimal. Pollution from oil or fuel leakage from equipment is always a possibility. To help prevent any possibility of such pollution, all equipment is regularly maintained on a daily basis. Any leakage at that time is corrected.

There will be no impact on wildlife or fisheries as the site is located in an industrial area not near any rivers or waterways.

At present there is an existing retention pond on site which is utilized for potential storm/rainwater run off.

All properties in and around the subject area are considered Heavy Industrial.

The socioeconomic environment as related to the development are as follows:

- There are no public safety health risks in the development area
- There are no protected areas in the development area
- There are no heritage resources in the development area
- There are no First Nation communities in the vicinity of the development area.

We foresee no impact on heritage resources and socio-economic implications resulting from the environmental impacts. All properties in and around the subject area are considered Heavy Industrial.

#### **Description of Environmental Effects of the Proposed Development**

The environmental effects or impacts by the proposed development will be minimal. The temporary storage of wood materials, steel and concrete would not create any adverse effect on the environment. The use of clean wood materials for heat source purposes only will produce a small amount of smoke. Concrete used as road base will not affect the environment as it will be used on existing road area on the subject property to fill in low spots on road base as well as stockpile for use in future development on property. Temporary storage of steel material will not have impact on environment as it will be stockpiled and sorted and then taken to scrap processor as indicated in this proposal.

Future new development on the subject site as indicated on site plan will have minimal environmental effects. We intend to utilize as much recycled material in order to develop and construct new shops on the property (ie) steel I beams, concrete/bricks for base. We intend to reduce the ecological footprint on the environment in each consumption category by choosing sustainable building materials in this future development.

#### **Mitigation Measures and Residual Environmental Effects**

Proposed environmental management practices to be employed to prevent or mitigate adverse implications from the impacts identified above:

In order to create construction waste diversion from landfills and possible solutions to the challenges that currently exist in the construction industry, it is our intention to ensure that any construction materials that are brought to the site are handled, stored or recycled properly and in accordance with the guidelines to ensure minimal environmental effects as referred to in the within application.

**LIST OF ALL EQUIPMENT UTILIZED IN THE DAY TO DAY OPERATION OF BRANKO  
DEMOLITION & DISPOSAL LTD.**

2 Peterbilt Roll off trucks with hoist

2 Mack Roll off trucks with hoist

1 Freightliner roll off truck with hoise

1 John Deere Excavator

1 Cat skidsteer

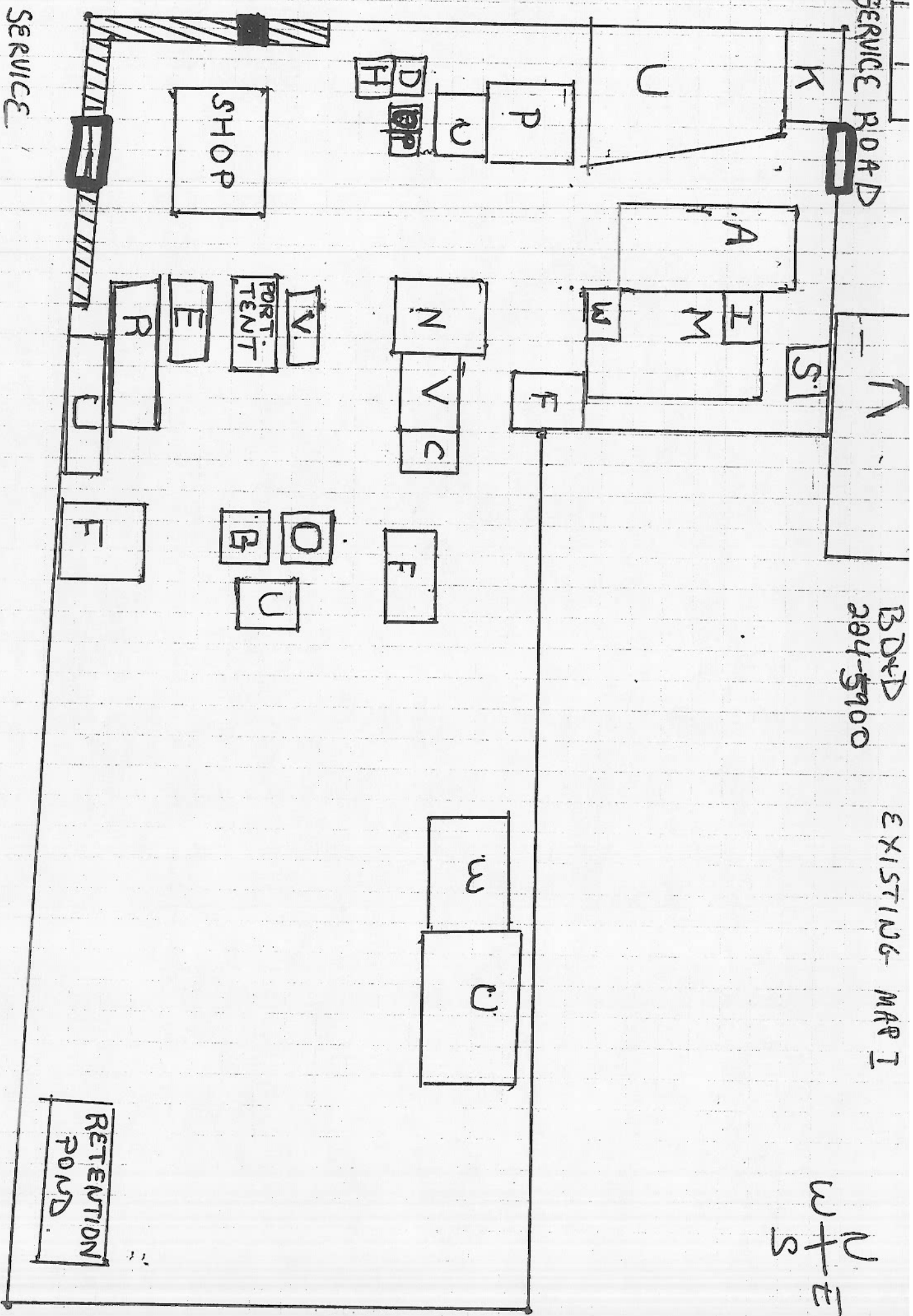
Miscellaneous steel containers in various sizes – 20-40 cu. Yd.

SERVICE ROAD

BDD  
204-5900

EXISTING MARI

N  
E  
S  
W



SERVICE

RETENTION POND

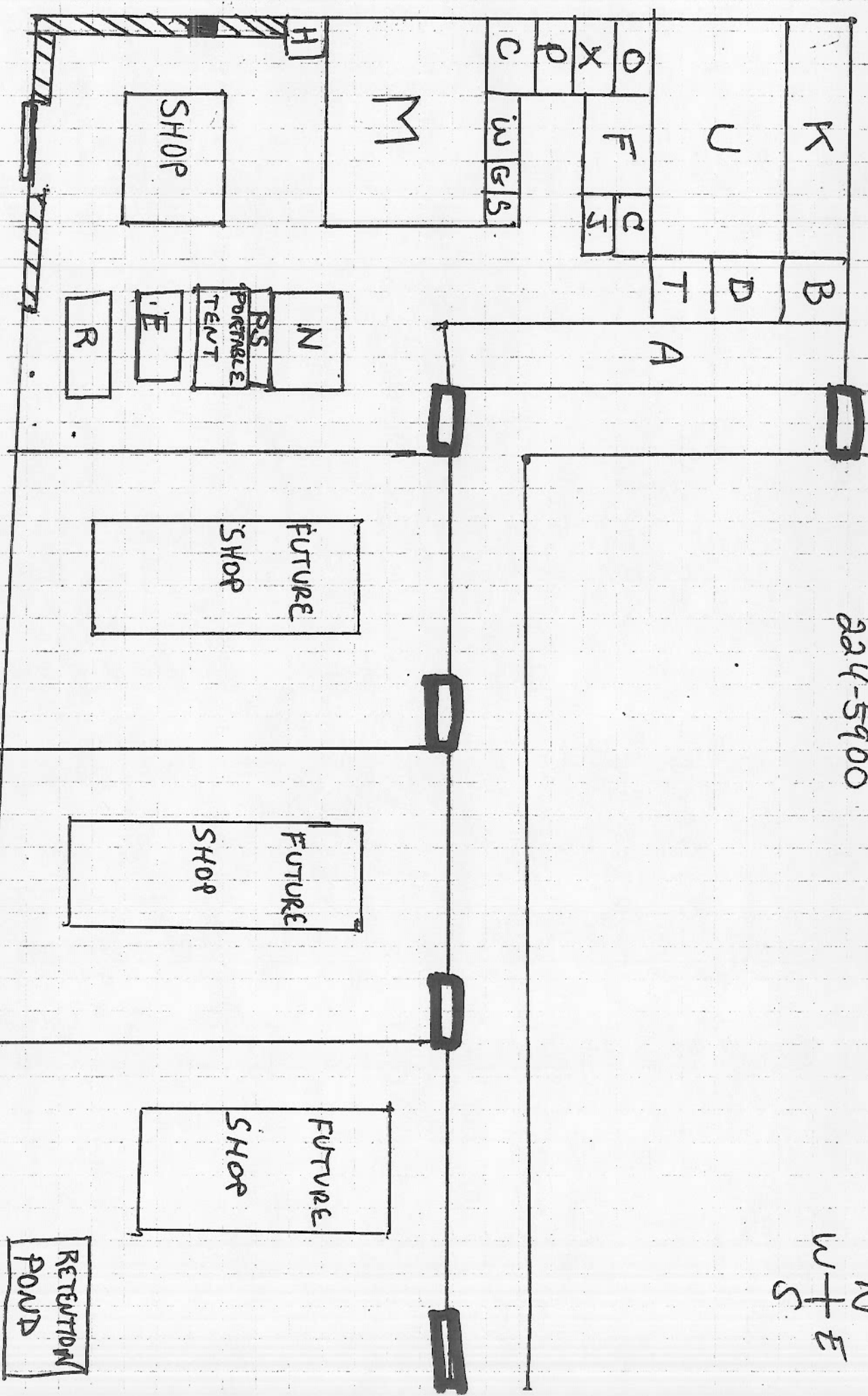


SERVICE ROAD

BIDD FUTURE SITE MAP II  
224-5900

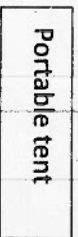
N  
W + E  
S

SERVICE ROAD



# BRANKO DEMOLITION & DISPOSAL – EXISTING SITE MAP DIRECTORY

## SITE SYMBOL SECTIONS



## DESCRIPTIONS

Yard Entrance

Portable storage bins (eg 8'hx20'l x8'w) used for truck parts, engines, batteries, snow fence etc.

Storage area – jerry cans for fuel

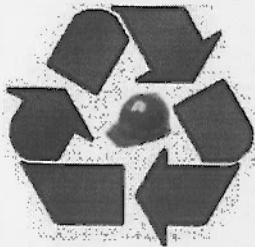
Portable canvas tent size – used for trucks

- SECTION A
- SECTION B
- SECTION C
- SECTION D
- SECTION E
- SECTION F
- SECTION G
- SECTION H
- SECTION I
- SECTION J
- SECTION K
- SECTION L
- SECTION M

- Temporary storage/parking of roll off containers
- Machinery & Machinery tools
- Construction materials (ie) plastic sheets, Styrofoam, insulation, 2x4, plywood etc.
- Stored materials used for demolition (fencing, equipment, signage etc.)
- Equipment and (running equipment) area
- Firewood (storage of pallets etc.)
- Brick, concrete, gravel pile
- Hazardous materials storage (eg propane tanks)
- Parts equipment storage
- Construction roof panelling material ]
- Temporary storage of vehicle/truck parts
- n/a
- Material sorting area

SECTION N  
SECTION O  
SECTION P  
SECTION Q  
SECTION R  
SECTION S  
SECTION T  
SECTION U  
SECTION V  
SECTION W  
SECTION X  
SECTION BR  
SECTION PS

New steel tubing  
New /used rebar for construction  
used plywood  
n/a  
Storage racks - sed/new steel materials  
Excavation pile  
Temporary storage of recyclable tires  
Temporary storage of used steel materials (pipes, tubing, trusses, lbeams)  
Steel building materials  
Temporary storage of scrap steel to be shredded  
New building materials  
Bin (container) Repair area  
Portable scale



FIRST ANNUAL

## CONSTRUCTION INDUSTRY WASTE RECYCLING AND WASTE DIVERSION FORUM

Thursday November 15, 2012

### Construction and Demolition Waste Management

In Manitoba, construction and demolition (C&D) waste is currently managed in the same way as other residential and commercial waste, under the existing provincial environmental legislation.

It has been reported that these wastes, in NA, represent about 33% of the non-hazardous solid waste stream.

Antex Western, a leading commercial construction company and Green Manitoba have partnered to hold the first Manitoba Forum to discuss and exchange information about construction waste recycling, construction waste diversion and possible solutions to the challenges that currently exist in the construction industry.

**Your Input is Needed...Be a part of the solution...please JOIN US**

Date: Thursday November 15, 2012

Location: Antex Western, 1340 Church Avenue

Time: 10:00 am to 1:00 pm (lunch will be provided)

Attendees will include:

*industry leaders and stakeholders* in Manitoba who currently recycle construction waste, manufacturer construction materials, process / recycle / dispose of industrial and demolition waste

Others in attendance will include

*architecture firms    industry associations*  
*government representatives    education sector representatives*  
*construction industry representatives*

Please RSVP to Christine Paquette: [christine@antexwestern.com](mailto:christine@antexwestern.com) or call 204-633-4816  
By Monday November 12, 2012

Sponsored by:



**Green Manitoba**  
An Agency of the Manitoba Government





DATE: 2011/06/28  
TIME: 10:00

# MANITOBA

TITLE NO: 1274005

## STATUS OF TITLE

PAGE: 1

STATUS OF TITLE..... ACCEPTED                      PRODUCED FOR.. X  
ORIGINATING OFFICE... WINNIPEG                      ADDRESS.....  
REGISTERING OFFICE... WINNIPEG  
REGISTRATION DATE.... 1992/12/03  
COMPLETION DATE..... 1992/12/15

CLIENT FILE... NA  
PRODUCED BY... S.WALL

### LEGAL DESCRIPTION:

BRANKO DEMOLITION & DISPOSAL LTD.

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

PARCELS 2 AND 3 PLAN 9535 WLTO  
IN SW 1/4 17-11-4 EPM

### ACTIVE TITLE CHARGE(S):

2323963 WPG ACCEPTED	MORTGAGE	REG'D: 1998/11/16
FROM/BY:	BRANKO DEMOLITION & DISPOSAL LTD.	
TO:	BRANKO MAJETIC AND IVKA MAJETIC	
CONSIDERATION:	\$180,000.00	NOTES:

### ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	BRANKO DEMOLITION & DISPOSAL LTD. 483 GLENWAY AVENUE WINNIPEG MB	R2G 1H5

### ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1621707 WPG	T	1992/12/03	\$100,000.00	\$100,000.00
PRESENTED BY:	MONK, GOODWIN			
FROM:	M.S.L.J. HOLDINGS LTD.			
TO:	BRANKO DEMOLITION & DISPOSAL LTD.			

### FROM TITLE NUMBER(S):

H46456 WPG ALL

### LAND INDEX:

LOT	BLOCK	SURVEY PLAN
2		9535
NOTE:	SW 1/4	17-11-4E
3		9535
NOTE:	SW 1/4	17-11-4E

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2011/06/28 OF TITLE NUMBER 1274005





The Corporations Act /  
Loi sur les corporations

RETURN TO:  
Companies Office  
1010-405 Broadway  
Winnipeg, MB R3C 3L6  
WITH THE FEE OF

RETOURNER LA FORMULE  
Office des Compagnies  
405, Broadway - bureau 1010  
Winnipeg, (MB) R3C 3L6  
ACCOMPAGNÉE D'UN DROIT DE :

2014 ANNUAL RETURN OF INFORMATION /  
RAPPORT ANNUEL DE RENSEIGNEMENTS

\$ 50.00  
Payable to Minister of Finance of Manitoba by: 2014/07/31  
Payable au ministre des Finances du Manitoba par :

2307065

1. BUSINESS NUMBER / NUMÉRO D'ENTREPRISE	2. JURISDICTION / RESSORT	3. DATE OF INCORPORATION OR AMALGAMATION / DATE DE CONSTITUTION EN CORPORATION OU DE FUSION	4. LAST ANNUAL RETURN / DERNIER RAPPORT ANNUEL
124170317MC0001	MANITOBA	1988/06/24	2013
5. CORPORATION NAME & MAILING ADDRESS / DÉNOMINATION SOCIALE ET ADRESSE POSTALE			
BRANKO DEMOLITION & DISPOSAL LTD. 2320 BRICKER AVE. WINNIPEG MB R2E 1E7			

THE FOLLOWING INFORMATION IS ACCURATE FOR THE CORPORATION AS OF THE LAST DAY OF ITS ANNIVERSARY MONTH IN THE YEAR FOR WHICH THIS ANNUAL RETURN IS FILED (SEE INSTRUCTION SHEET).  
LES RENSEIGNEMENTS CI-DESSOUS REFLÈTENT FIDÈLEMENT LA SITUATION DE LA CORPORATION EN DATE DU DERNIER JOUR OU MOIS D'ANNIVERSAIRE DE L'ANNÉE AU COURS DE LAQUELLE LE RAPPORT ANNUEL A ÉTÉ DÉPOSÉ (VOIR LA FEUILLE D'INSTRUCTIONS).

1. MAIN TYPE OF BUSINESS (MAKE CHANGES IF NECESSARY) / ACTIVITÉ PRINCIPALE (PRIÈRE DE MODIFIER, SI NÉCESSAIRE)

MISC SERVICES

2. REGISTERED OFFICE ADDRESS (IF CHANGED, INDICATE THE DATE OF CHANGE (DAY, MONTH, YEAR) AND THE NEW ADDRESS) /  
ADRESSE DE BUREAU ENREGISTRÉ (EN CAS DE CHANGEMENT, PRIÈRE D'INDIQUER LA DATE DU CHANGEMENT (JOUR, MOIS, ANNÉE) ET LA NOUVELLE ADRESSE)

2320 BRICKER AVE.  
WINNIPEG MB R2E 1E7

3. DIRECTORS (IF CHANGED, DATES MUST BE SHOWN (E.G. APPOINTED FEB. 1, 1990 OR CEASED DECEMBER 4, 1990) /  
ADMINISTRATEURS (LA DATE DES CHANGEMENTS SURVENUS EN COURS D'ANNÉE DOIT ÊTRE INDICÉE (P. EX. FONCTION DÉBUT 1<sup>er</sup> FÉVR. 1990 OU FIN 4 DÉC. 1990)

FULL NAME / NOM AU COMPLET	RESIDENCE ADDRESS / ADRESSE RÉSIDENIELLE	DATE OF CHANGE / DATE DES CHANGEMENTS
BRANKO MAJETIC	483 GLENWAY AVENUE WINNIPEG MB R2G 1H5	
IVKA MAJETIC	483 GLENWAY AVENUE WINNIPEG MB R2G 1H5	

4. OFFICERS / DIRIGEANTS

FULL NAME / NOM AU COMPLET	RESIDENCE ADDRESS / ADRESSE RÉSIDENIELLE	OFFICE HELD / POSTE
BRANKO MAJETIC	483 GLENWAY AVENUE WINNIPEG MB R2G 1H5	PRESIDENT
IVKA MAJETIC	483 GLENWAY AVENUE WINNIPEG MB R2G 1H5	SECRETARY

ONLY SHARE CORPORATIONS COMPLETE SECTION C / SEULES LES SOCIÉTÉS PAR ACTION REMPLISSENT LA SECTION C

1.  SHARES ARE DISTRIBUTED TO THE PUBLIC / LES ACTIONS FONT L'OBJET D'UN PLACEMENT AUPRÈS DU PUBLIC

SHARES ARE NOT DISTRIBUTED TO THE PUBLIC / LES ACTIONS NE FONT PAS L'OBJET D'UN PLACEMENT AUPRÈS DU PUBLIC

2. THE FOLLOWING HOLD 10% OR MORE OF ISSUED VOTING SHARES / ACTIONNAIRES DÉTENANT 10% OU PLUS DES ACTIONS EN CIRCULATION ASSORTIES DU DROIT DE VOTE

FULL NAME / NOM AU COMPLET	NO. & CLASS OF SHARES / CATÉGORIE ET NOMBRE D' ACTIONS	FULL NAME / NOM AU COMPLET	NO. & CLASS OF SHARES / CATÉGORIE ET NOMBRE D' ACTION
BRANKO MAJETIC (Estate)	1 COM A	IVKA MAJETIC	1 COM A

ATTORNEY FOR SERVICE / PROCURATION  
FULL NAME AND ADDRESS OF INDIVIDUAL APPOINTED IN MANITOBA / NOM ET ADRESSE AU COMPLET DE LA PERSONNE NOMMÉE AU MANITOBA

NOT APPLICABLE / SANS OBJET

THE ABOVE INFORMATION IS CORRECT / LES RENSEIGNEMENTS FIGURANT CI-DESSUS SONT EXACTS  
DUPLICATE - KEEP FOR YOUR RECORDS /  
DUPLICATA - POUR VOS DOSSIERS

CONTACT PERSON & PHONE NO (8 00 TO 4 30)  
PERSONNE-RESSOURCE ET N° DE TÉLÉPHONE (8 H 00 - 16 H)

DATE SIGNATURE OFFICE HELD / POSTE