BP & Sons Grain and Storage Inc.
Box 2277 275 South Railway
Morden, MB R6M 1B9

September 19, 2018

Manitoba Conservation and Water Stewardship
Environmental Approvals Branch
1007 Century Street
Winnipeg, MB R3H 0W4

Attention: Krystal Penner, Pesticide and Agriculture Program Specialist

RE: ENVIRONMENTAL ACT PROPOSAL SUBMISSION

Dear Krystal:

Please find attached the following for our EA Proposal submission review and approval:

1. Environmental Act Proposal Form
2. Environmental Assessment dated September 14, 2018 prepared by Pinter & Associates (2 sets)
3. Groundwater Monitoring Report dated August 16, 2012 prepared by AMEC Environment (2 sets)
4. Application Fee issued on cheque 103 dated September 19, 2018

For confidential information we would request not be made public is indicated with a sheet at the front of each applicable section with the wording "Strictly Confidential Information Not for Publication".

Should you have any questions or need additional information please contact our office.

Thank you.

Yours truly,
BP & Sons Grain and Storage Inc.
Per:

Kenneth Thomas
Controller

cc: Tyler Kneeshaw, Regional Supervisor, Environmental Compliance & Enforcement

Environment Act Proposal Form

Manitoba
Sustainable Development

Name of the development:
Grain Elevator

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

Legal name of the applicant:
BP & Sons Grain and Storage Inc.

Mailing address of the applicant: PO Box 2277

Contact Person: Derek Peters

City: Morden Province: MB Postal Code: R6M 1B9

Phone Number: (204) 822-4815 Fax: (204) 822-4816 email: derek@bpgrain.net

Location of the development: Morden

Contact Person: Derek Peters

Street Address: 275 South Railway

Legal Description: Block 1, Plan 31765 MLTO

City/Town: Morden Province: MB Postal Code: R6M 1B9

Phone Number: (204) 822-4815 Fax: (204) 822-4816 email: derek@bpgrain.net

Name of proponent contact person for purposes of the environmental assessment:
Kenneth Thomas

Phone: (204) 822-4815
Fax: (204) 822-4816

Mailing address: PO Box 2277
Morden, MB R6M 1B9

Email address:ken@bpgrain.net

Webpage address:www.bpsonsgrain.com

Date: 2018-09-19

Signature of proponent, or corporate principal of corporate proponent:

Printed name: Derek Peters

PRINT RESET

PROJECT: **Environmental Assessment**
BP & Sons Grain
275 South Railway Street, Morden, Manitoba

PREPARED FOR: **BP & Sons Grain and Storage Inc.**

PINTER
& ASSOCIATES LTD

PINTER & ASSOCIATES LTD

14 September 2018 File: 18-2266

BP & Sons Grain and Storage Inc.
P.O. Box 2277
Morden, MB R6M 189

Attention: Mr. Kenneth Thomas

Subject: Environmental Assessment
BP & Sons Grain
Morden, Manitoba

Please find attached one (1) copy of our Environmental Assessment (EA) report for the above referenced property located at Morden, Manitoba.

If you have any questions, concerns, or require further information, please call the undersigned at (306) 244-1710.

Yours Sincerely,
PINTER & Associates Ltd.

Wesley Wizniuk, E.I.T.
Field Engineer

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710A-48th Street East
Saskatoon, SK S7K 5B4
Email: pintermain@pinter.ca
Ph: 306 244-1710
Fx: 306 933-4986

Environmental Assessment
BP & Sons Grain
Morden, Manitoba

Prepared For:
BP & SONS GRAIN AND STORAGE INC.

Prepared By:
PINTER & Associates Ltd.

14 September 2018
File: 18-2266

PINTER
& ASSOCIATES LTD

Glossary of Terms and Abbreviations

Asbestos	Thin fibrous silicate minerals used historically in building materials such as pipe insulation, spray-on fireproofing, ceiling tiles, and flooring underlay.
Asl	Above Sea Level
ACM	Asbestos containing materials
AST	Aboveground fuel storage tank
Ballast	Provides starting voltage and regulates the current to a lamp in a fluorescent lighting system.
Contaminants	Identified or suspected materials, compounds, chemicals, metals, and other products (usually man-made) that may be present in concentrations that exceed the applicable regulatory criteria or guidelines.
ESA	Environmental Site Assessment
Fire Insurance Maps	Historical city plans that were used to evaluate fire risks and to determine insurance premiums. The maps may include items such as building materials, USTs, ASTs, and land use at the time of publication.
Gun Wash	A specially formulated lacquer thinner designed specifically for cleaning spray guns and lacquer painting equipment.
Hantavirus	Virus found within deer mouse droppings, urine, and saliva. The virus can be transmitted to humans through airborne particles causing flu-like symptoms that may progress to a fatal condition if left untreated.
Henderson/Polk Directories	The Directories list civic addresses and the occupant(s) on a yearly basis. Directories were prepared from 1908 to 2000.
Km	kilometres
M	metres
m^2	Square metres
m bgs	metres below ground surface
PAHs	Polycyclic aromatic hydrocarbons. Compounds created through the incomplete burning of coal, oil, and gas.
PCBs	Polychlorinated biphenyls. Compounds used historically as coolants and insulating fluids in transformers and capacitors.
Petroleum Hydrocarbons	PHC (see below)
ODS	Ozone depleting substances. Substances that deplete the ozone layer such as halons and chlorofluorocarbons (CFCs).
Phase I ESA	Phase I Environmental Site Assessment. The purpose of a Phase I ESA is to review current and historical information to identify potential environmental concerns. No sampling or analysis of samples is carried out during a Phase I ESA.
Phase II ESA	Phase II Environmental Site Assessment. The purpose of a Phase II ESA is to evaluate the environmental concerns identified in a Phase I ESA through the collection of field and laboratory data.

Phase III ESR	Phase III Environmental Site Remediation. The purpose/objective of a Phase III ESR is to obtain an environmental release from either the Authority-Having-Jurisdiction and/or the Consultant. There are many options that can be used to attain this objective.
PHC	Petroleum hydrocarbons. Compounds that result from the refining of crude oil. Typically, these compounds include gasoline, diesel fuel, fuel oil, jet fuels, kerosene, non-synthetic motor and hydraulic oils.
Site or Subject Property	Refers to the land, buildings and appurtenances within the boundary of the property being assessed.
SMOE	Saskatchewan Ministry of Environment
SOPC	Substance of Potential Concern
SWSA	Saskatchewan Water Security Agency
UFFI	Urea Formaldehyde Foam Insulation. Used as an insulation product from the mid-1970s to 1980.
UST	Underground fuel storage tank

Executive Summary

BP & Sons Grain and Storage Inc. (the Client, BP & Sons) retained PINTER& Associates Ltd. to carry out an Environmental Assessment (EA) of their grain processing plant and warehouse operations located at 275 South Railway Street, in the city of Morden, Manitoba (the Site, the Subject Property). Surrounding land use includes a mixture of industrial and commercial properties.

This EA report was commissioned as part of an application for an environmental licence from Manitoba Sustainable Development for the Subject Property. The EA was conducted in accordance to the Environment Act Proposal Report Guidelines based on the Licensing Procedures Regulation (Manitoba Regulation 163/88).

Our assessment did not identify any evidence of actual or potential on-site contamination that could affect the overall condition of the Subject Property. Management practices of current operations should be updated to include the increased frequency and monitoring of spoiled corn compost storage, the regular inspection and removal of spilled corn, and the inspection and maintenance of the existing dust suppression system at the Subject Property.

We note that the following special attention items may be present in the building on the Subject Property and will require proper management and disposal if renovation or demolition occurs: ozone depleting substances may be present in the fire extinguishers; analogue thermostats likely contain mercury, light ballasts may potentially contain PCBs, and floor and ceiling tile may contain asbestos.

Table of Contents

APPENDICES

1.0 INTRODUCTION

BP & Sons Grain and Storage Inc. (the Client, BP & Sons) retained PINTER & Associates Ltd. (PINTER) to carry out an Environmental Assessment (EA) of the Subject Property, located at 275 South Railway Street, Morden, Manitoba (MB) (the Site, the Subject Property). The location of the Subject Property is shown on Figure 1 in Appendix A.

Authorization to complete the EA was provided in writing by the CLIENT on 31 August 2018.

The purpose of the EA was to identify actual and potential impacts the activities on the Subject Property will have on the surrounding environment including the physical and socio-environments.

1.1. BACKGROUND

BP & Sons requested that PINTER complete an EA report for the Subject Property in response to a license to operate application for the Morden facility. BP & Sons requires an Environmental Assessment as part of the Environmental Licensing process to attain a Class I operational license for their Morden Facility. This EA report is to serve as a component of BP & Sons Environmental Act Proposal (EAP).

The EA report was conducted in accordance to Manitoba Regulation 163/88. The EA report contains the following:

- Executive Summary
- Introduction & Background
- A description of the proposed development, including the construction, operation, maintenance, and decommissioning plan (if applicable);
- A description of the existing environment in the project area;
- A description of the potential environmental effects of the proposed development;
- A description of the potential human health effects of the proposed development;
- Mitigation measures to protect the environment and human health and to prevent residual environmental effects;

- Follow-up plans, including monitoring and reporting; and,
- Conclusions.

A Site visit was carried-out by PINTER personnel on 11 September 2018 as part of the information gathering stage for the EA report.

2.0 SITE DESCRIPTION

2.1. GENERAL DESCRIPTION

The Subject Property is an industrial property located at 275 Railway Street in the city of Morden, MB. The legal description of the Site is Lot 2, Block 3, Plan 31765 MLTO in N1/2-05-03-05-WPM. The Site includes a one-storey metal clad building, a grain elevator, and numerous grain bins. Surrounding land use includes a mixture of industrial and commercial properties. A rail line borders the Site to the north. Figure 2, Appendix A presents the adjacent land use.

2.2. ZONING

The Subject Property is zoned Industrial General (MG) (City of Morden, Zoning Bylaw). Permitted uses include: the assembling of semi-finished or finished goods, products or equipment; the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses; or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible with adjacent land uses; the storage or transshipping of materials, goods and equipment; and the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses. A list of the permitted uses is included in the zoning bylaws presented in Appendix B. Figure 3, Appendix A presents a portion of the City of Morden Zoning Map. Table A presents a summary of adjoining and neighboring land uses.

TABLE A – Summary of Adjoining and Neighboring Land Uses

Direction from Subject Property	Present Land Use
North	Canadian Pacific Railway (CP), Commercial Properties
East	Industrial
South	Industrial (Eagleye Printing & Design)
West	Industrial (Scoular Canada Ltd.)

2.3. LOCAL SITE ENVIRONMENT

Located in the City of Morden, the Subject Property occupies an area of approximately 3,680 square metres (m^2). The adjacent property to the north is occupied by Giant Tiger, truck parking to the east, a rented house and printing shop to the south, and Legumex Walker receiving facility to the west of the Subject Property. The Subject Property

borders the CP Railway to the north, South Railway Street to the south, 9th Street South to the west, and 5th Street South to the east.

Approximately four metal product storage bins are located on the Subject Property. Concrete surfaces were observed under some metal bins and in the area of the processing plant.

A surface drainage ditch runs east-west along the south border of the Subject Property. One metal culvert was observed in the ditch to facilitate drainage. A concrete culvert was observed running north south east of the main building, under storage bins. Overhead power lines were observed along the south border of the Subject Property. One pole mounted with transformers was observed on the Subject Property.

2.3.1. Building Descriptions

Most exterior surfaces at the Site are covered in gravel which appeared to be in good condition. There are two buildings on Site. The first is a single-storey office building with two elevators and an attached receiving bay, all located on the west portion of the Subject Property. The second building is a general storage shed and is located further east of the main building.

The office building, the two storage elevators, and the receiving bay occupy approximately 1,200 square metres (m^2) of the Subject Property. Both elevators are metal clad with wood framing. The storage shed on the east area of the Site is approximately 200 m^2 and is a metal clad and vinyl building with a wood frame.

The most recently constructed building was built in the 1980s and the construction date of the second building is unknown. Power to the Subject Property is provided by Manitoba Hydro and the heating system is powered by natural gas. Water and sewer connections to the building are provided by the City of Morden.

2.4. TOPOGRAPHIC MAPS

A review of a topographic map of the area (topographic-map.com) indicates that the Subject Property is at an approximate elevation of between 301 and 302 meters (m) above sea level (asl). The property has a very shallow gradient (<1%) to the south drainage ditch. Surficial drainage of the area is from west to east.

2.5. GEOLOGICAL AND SOIL MAPS

Surficial geology maps for the area of the Subject Property suggest the Subject Property is located on alluvial sediments. Alluvial sediments would include mixtures of sand and gravel, sand, silt, and clay ranging from 1 m to 20 m in thickness. Local geology is expected to be mixed with channel and overbank sediments reworked by rivers and deposited primarily as sand bars.

Further south and southeast of the Subject Property (<10 kilometres), marginal glaciolacustrine sediments including sand and gravel are present. Areas of calcareous silt diamicton till are located south of the Subject Property (Matile *et. al*., 2004).

2.5.1. Hydrology and Groundwater

Anecdotal information has indicated that a relatively shallow groundwater table is present at the Subject Property. Drains are present in the basement of some buildings on the Subject Property to deal with shallow water seepage and a high water table.

3.0 ENVIRONMENTAL & HUMAN HEALTH

The site visit was completed by Mr. James Hnatowich of PINTER on 11 September 2018. Mr. Kenneth Thomas and Mr. Derek Peters of BP & Sons provided site access. Observations of adjoining and neighboring properties were made from the Subject Property and publicly accessible locations. The observations herein are applicable for the date of the site visit only and should not be relied upon to represent conditions at other times. Select photographs taken during the site visit are included in Appendix C. Site assessor notes are presented in Appendix D.

3.1. BIOPHYSICAL ENVIRONMENT

The Site is located central in the city of Morden, MB. Morden is located in the southern region of Manitoba close to the Canada-United States border. Morden is located near the boundary between the Manitoba Upland and Lowland physiographic regions. Residing in the Manitoba Lowland physiographic region, the area is underlain by gently southwestward dipping Paleozoic and Mesozoic sediments consisting mainly of carbonate rocks with some clastic units. Bedrock in the area is overlain by glacial tills and proglacial lacustrine sediments (NHRI, 1995).

The Site is part of the Red River Basin with water systems draining to the Red River before combining with the Assiniboine River at Winnipeg and ultimately discharging into Lake Winnipeg. According to aerial photography, anecdotal information, and Site observations, the closest body of water (Lake Minnewasta) to the Site is over 2 km to the southwest.

The average annual temperature for the region varies from approximately 20.5°celcius (C) in the summer to -18°C in the winter. The average rainfall for the region is approximately 600 millimeters (mm) while the annual snowfall is approximately 120 centimeters (cm).

The Site is located within the city limits of Morden, near the central business area. Terrestrial and aquatic environments are limited to park areas of the city of Morden. Therefore, there are no terrestrial or aquatic environments near the Subject Property. The Subject Property is located in an urban area, therefore no rare, threatened, endangered, or sensitive species or habitats are thought to be present or influenced by the Subject Property.

3.1.1. Pollutant Descriptions

The main potential for pollutants from the Subject Property include the following:

- Dust emissions from product storage and transfers

3.1.2. Hazardous Material Storage

Small amounts (<50 litres) of gasoline are stored at the Subject Property for use in lawn care equipment. Four jerry cans (approximately 20 to 40 litres) were observed in locked storage on the Subject Property.

3.1.3. Heritage Resources

No archaeological or historic sites are located within 150 m of the Subject Property. The Subject Property's operations are not thought to pose a hazard to any archaeological sites in the region.

3.1.4. Socio-Economic Implications

Dust emissions created as part of the processing operations undertaken at the Subject Property could potentially pose a human health risk to those who suffer from respiratory illnesses. Dust suppression equipment is used on the Subject Property to collect and reduce airborne dust emissions from the processing of product at the Site.

A potential public safety risk was identified due to site operations and truck traffic on the Subject Property. Traffic entering, exiting, and crossing South Railway Street could pose a public safety risk.

The closest Indigenous community to the Subject Property is the Swan Lake Reserve. The Swan Lake Reserve is located approximately 56 km to the northwest of the Subject Property.

3.1.5. Climate Change Impacts

Fossil fuels including gasoline, diesel, and propane are used in daily operations on the Subject Property. Currently, greenhouse gas (GHG) requirements stipulate that all persons who operate a facility that emits 50,000 tonnes of carbon dioxide equivalent (CO_2 eq) or more of GHGs in the calendar year are subject to the reporting requirements and must report their emissions information to Environment and Climate Change Canada.

The Subject Property does not meet the required threshold to complete reporting to Environment and Climate Change Canada. GHG emissions from operations on the Subject Property are not thought to significantly change in the future and therefore GHG reporting is not expected to be undertaken in the future.

3.1.6. Cultural Impacts

The Subject Property is located within the city of Morden and borders the CP Railway tracks to the south. The current operation of the Site is not thought to have any cultural impacts on the surrounding area.

3.2. PRIOR ENVIRONMENTAL REPORTS

3.2.1. The Subject Property

No historical environmental reports were available for the Subject Property at the time of the writing of this report.

3.2.2. Neighbouring Properties

A Phase I Environmental Site Assessment (ESA) was conducted by Stantec Consulting Ltd. (Stantec) in February 2010 of the property adjacent east the Subject Property. Previously, the site had been used as an agrichemical storage and distribution facility. Historical infrastructure on site included a grain elevator and storage containers, and an agrichemical storage building. Due to the potential environmental concerns of historical fertilizer stored on the property to the east, a Phase II ESA was completed (AMEC Environment & Infrastructure, 2012).

A Phase II ESA was carried-out by Stantec in February 2010. Soil and groundwater conditions on the adjacent east property were established during the Phase II ESA. Five boreholes were completed during the Phase II ESA; this included one along the eastern property line, three along the north edge of the site, and one along the west side of the Crop protection chemical warehouse. Of these five boreholes, four were completed as groundwater monitoring wells: the easternmost, and two of the three northern boreholes. Stantec detected concentrations of Nitrate-N that exceeded the guidelines in two of the monitoring wells. As a result, further delineation of the fertilizer's impact was recommended along with a regular groundwater monitoring program (AMEC Environment & Infrastructure, 2012).

In July 2012, AMEC Environment & Infrastructure (AMEC) completed a groundwater monitoring event at the adjacent property to collect samples and evaluate filed parameters. The assessment followed 2011 Canadian Environmental Quality

Guidelines directing attention towards; exposure pathways, land uses, key receptors and an evaluation of predominant soil texture at the site. AMEC discovered that, "Nitrate concentrations decreased in all wells in comparison to 2011 analytical results. Nitrite concentrations in MW09-02 were the only nitrite concentrations detected above laboratory detection limits and decreased from 3.85 mg/L to 0.94 mg/L" (AMEC Environment & Infrastructure, 2012). AMEC was not able to provide a scientifically substantiated opinion on the impact of the results based on the data to date and long-term trends of detected parameters.

3.3. COMPANY RECORDS

The Client provided a copy of the Groundwater Monitoring Report prepared by AMEC carried out on the property adjacent to the Subject Property.

No historical environmental reports were provided for the Subject Property.

4.0 MITIGATION & RESIDUAL EFFECTS

4.1. MITIGATION

4.1.1. Dust

A dust suppressions system is currently in place and in use on the Subject Property. The suppression system uses a series of fans and filters to reduce dust emissions to the atmosphere resulting from corn processing on the site. The dust suppression system should be inspected on a regular basis to ensure proper operational condition. The suppression system needs to be maintained regularly to ensure optimal performance and effective dust control. The Client should have an alternative solution available to control dust emissions in the event of a failure of the dust suppression system.

4.1.2. Odour

Wet and/or moldy corn is stored in compost bins on the Subject Property. Compost bins should be emptied on a regular basis, and/or at an increased frequency, to ensure odours are controlled near the Subject Property. Regular maintenance on the dust suppression system including the replacement of dust filters will also help to control odours sourced from the Subject Property.

Decomposing corn piles were observed on the west side of the property. All spilled corn product should be cleaned up and disposed of appropriately on a regular basis. Ensuring spilled corn is removed will help control odour and should help control rodent activity.

4.1.3. Hazardous Material Storage

Gasoline is stored in small quantities (<50L) on the Subject Property. The fuel containers are stored in a locked storage room. Access to any hazardous materials stored on Site should be restricted.

4.2. POLLUTANT HANDLING

Dust is collected in large metal bins for disposal. Municipal Waste Management provides solid waste collection service to the Subject Property.

The facility dries corn in the months of September, October, and November. Approximately 1,000,000 bushels of corn are dried each year. The processing/drying of the corn product creates dust and at times emits an odour to the surrounding area.

Wet/moldy corn is stored in compost bins on the Site for disposal. Odours were noted at the time of inspection near the compost bins.

4.3. RESTORATION AND REHABILITATION

Should the Subject Property be decommissioned in the future, a decommissioning plan will be required prior to the initiation of decommissioning activities. Based on the environmental observations made on the Subject Property, further remediation requirements for decommissioning of the site are unlikely. Special attention items including potential PCB-containing light ballasts, mercury-containing thermostats, and asbestos-containing floor and ceiling tile, could pose a hazard during the decommissioning of the Site should the removal of the buildings be deemed necessary.

4.4. RESIDUAL EFFECTS

Some residual dust releases are inevitable during the transfer of product to and from semi-trucks and rail cars. Residual effects of Site operation include trace amounts of product (corn) around storage bins, processing equipment, or the elevator.

4.5. TECHNOLOGY

A series of conveyor belts and augers are utilized at the Subject Property to facilitate product movement across the site. A corn drying system was observed at the Subject Property.

4.6. MONITORING & REPORTING

Historical groundwater monitoring was completed on wells located east of the Site. Water samples were collected from the wells and submitted for laboratory analysis indicative of fertilizer parameters.

There currently is no groundwater monitoring occurring on the Subject Property in relation to current Site activities.

Site management practices should follow any mandatory reporting programs in place with Manitoba Sustainable Development.

5.0 CONCLUSIONS

BP & Sons Grain and Storage Inc. requested PINTER & Associates Ltd. carry out an Environmental Assessment (EA) of their corn processing plant and storage operations located at 275 South Railway Street, in the city of Morden, Manitoba (the Site, the Subject Property). Surrounding properties include a mixture of industrial and commercial properties.

This EA report was commissioned as part of an application for an environmental licence from Manitoba Sustainable Development for the Subject Property. The EA was conducted in accordance to the Environment Act Proposal Report Guidelines based on the Licensing Procedures Regulation (Manitoba Regulation 163/88).

Historical work was conducted on the property immediately east of the Site. No historical environmental work has been conducted on the Subject Property.

Current potential environmental impacts identified with on-site operations include dust emissions associated with the transfer, drying, and processing of corn at the Subject Property. A dust suppression system, which includes filtration, is currently in place at the site.

Our assessment did not identify any evidence of actual or potential on-site contamination that could affect the overall condition of the Subject Property. Management practices of current operations should be updated to include the increased frequency and monitoring of spoiled corn compost storage, the regular inspection and removal of spilled corn, and the inspection and maintenance of the existing dust suppression system at the Subject Property.

We note that the following special attention items may be present in the building on the Subject Property and will require proper management and disposal if renovation or demolition occurs: ozone depleting substances may be present in the fire extinguishers; analogue thermostats likely contain mercury, light ballasts may potentially contain PCBs, and floor and ceiling tile may contain asbestos.

6.0 ASSESSOR QUALIFICATIONS

This report was prepared by Mr. Anthony Farrow, Mr. Wesley Wizniuk, and Ms. Jessica Cutter of PINTER & Associates Ltd. Mr. Farrow is a junior engineer-in-training at PINTER & Associates Ltd. Mr. Wizniuk has 5 years of experience as an environmental engineer in conducting ESAs. Ms. Cutter is an environmental toxicologist and has 5 years of experience in environmental site assessments, contaminated site management, and remediation. Mr. Wizniuk is a professional engineer registered with the Association of Professional Engineers and Geoscientists of Saskatchewan. PINTER's statement of qualifications is located in Appendix E.

7.0 REFERENCES

AMEC Environment & Infrastructure. (2012). Groundwater Monitoring Report. Winnipeg: AMEC Environment & Infrastructure.

Environment and Climate Change Canada. 2017. *Technical Guidance on Reporting Greenhouse Gas Emissions*. Available at: https://www.ec.gc.ca/ges-ghg/default.asp?lang=En&n=47B640C5-1&offset=3&toc=show [accessed: 05 September 2018]

Government of Saskatchewan. 2016. *Grain and Feed Handling Industry Guideline*. Available at: http://www.environment.gov.sk.ca/adx/aspx/adxGetMedia.aspx?DocID=64c3fa92-51ec-4c27-9c28-ff477f40316d [accessed: 05 September 2018].

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Matile, G.L.D. and Keller, G.R. 2004: *Surficial Geology of the Brandon Map Sheet (NTS 62G)*, Manitoba; Manitoba Industry, Economic Development and Mines, Manitoba Geological Survey, Surficial Geology Compilation Map Series, SG-62G, scale 1:250,000.

Topographic-map.com. 2017. *Manitoba*. Available at: http://en-ca.topographic-map.com/places/Manitoba-688265/ [accessed 05 September 2018]

8.0 LIMITATIONS

In conducting this investigation on the Subject Property and in rendering our findings and conclusions on the presence and/or level of actual and potential contamination, PINTER gives the benefit of its best judgment based on its experience and in accordance with generally accepted professional standards for this type of assessment. Our conclusions are limited by the following considerations.

- The scope of work requested to be undertaken.
- The scope of work for the EA was non-intrusive. No samples of soil, groundwater or building materials were collected for laboratory analysis.

PINTER has relied in good faith on information provided by the interviewees. We accept no responsibility for any deficiencies or inaccuracies contained in this report resulting from omissions, misinterpretations or fraudulent acts of the persons interviewed. Our conclusions are drawn from the information provided to PINTER, in whole or in part, during the course of this environmental site investigation and which have been included in this report.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental site assessment is intended to reduce, but not wholly eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost.

PINTER will not be responsible or held liable for any existing contamination or adverse impacts on the study area that have not been caused by its activities. Actions at the site without PINTER's knowledge may influence the environmental status of the property. No warranty, expressed or implied is given concerning the current environmental condition of the site following the submission of this report dated 14 September 2018.

No warranty, expressed or implied, is given concerning contamination at the Subject Property. This report has been prepared for the exclusive use of ***BP & Sons Grain and Storage Inc.*** Any use that a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PINTER

& Associates Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

PINTER & Associates Ltd.

Wesley Wizniuk, P.Eng.
Environmental Engineer

Jessica Cutter, M.Sc.,
Project Manager

Date: 14 September 2018

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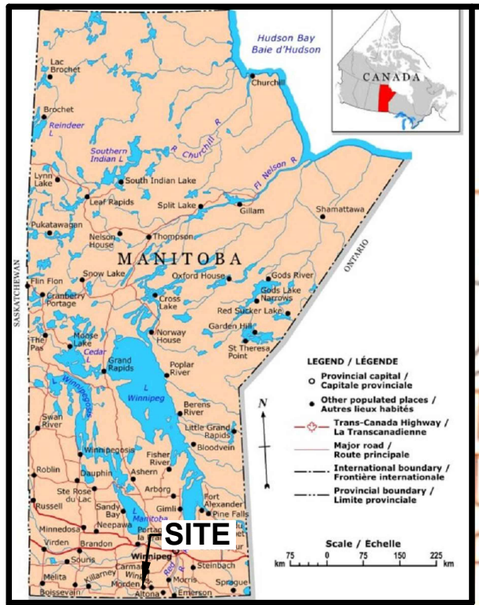
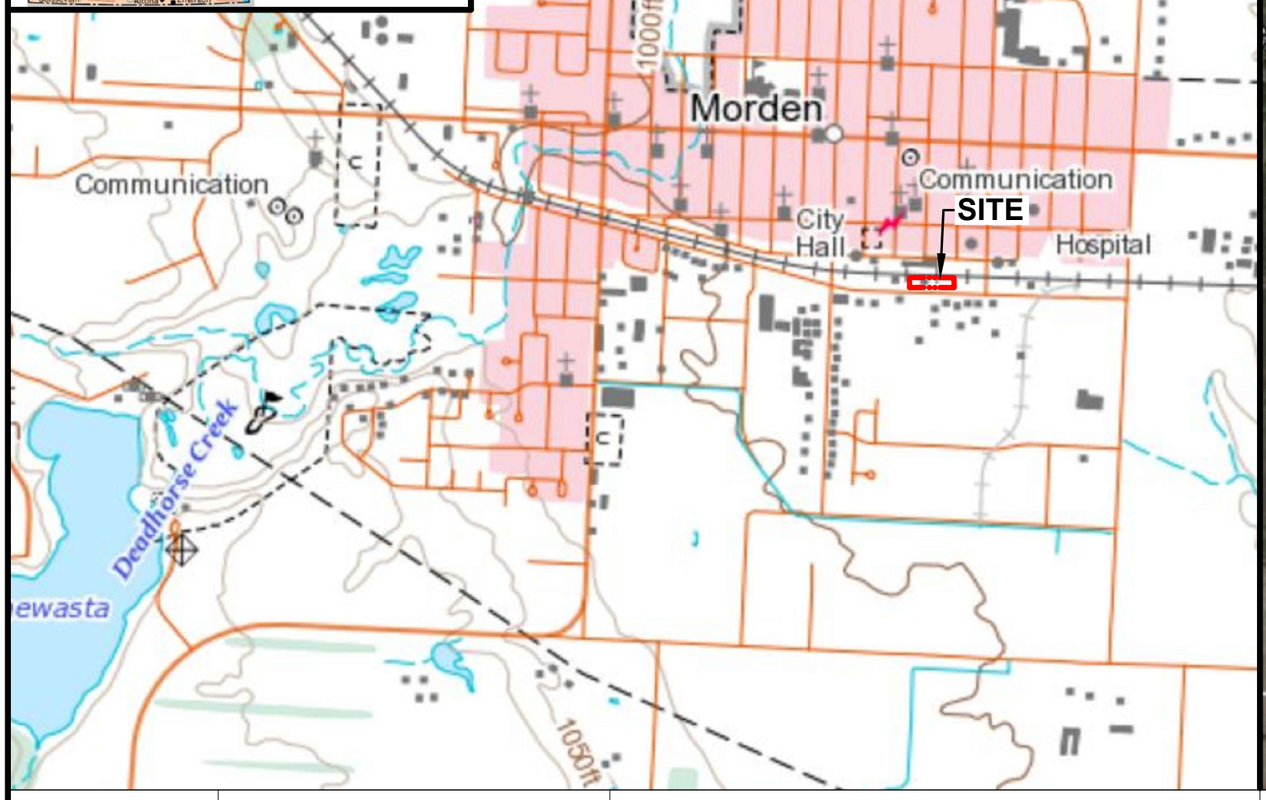
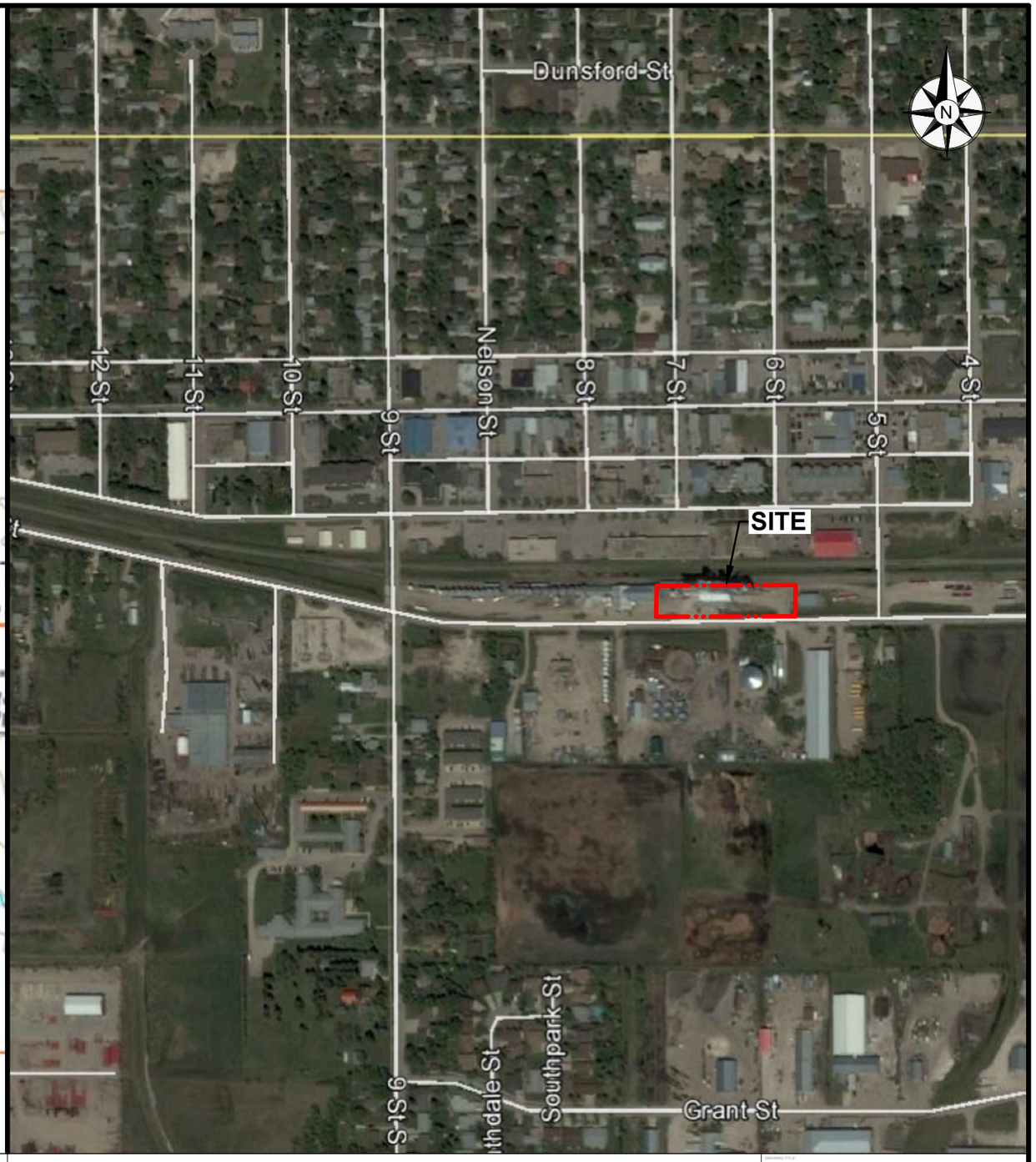
Appendix A

Figures







PINTER & ASSOCIATES LTD

710A-48TH STREET EAST
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pintermain@pinter.ca

NOTES:

1. IMAGE SOURCE FROM GOOGLE EARTH 2018 IMAGE DATED 2015 (ACCESSED SEPTEMBER 2018).
2. MAP FROM NATURAL RESOURCES CANADA GEOGRATIS.
3. THIS DRAWING IS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

SITE- APPROXIMATE LOCATION

NOT TO SCALE

0 150 300
METRES

SCALE: 1: 5,000

FILE: H:\2) Projects\2266 Morden EA BP Grain\2266 Drawings

FIGURE 1
SITE LOCATION

DATE: 14 SEPTEMBER 2018

PROJECT: 2266 - BP & SONS EA, MORDEN, MANITOBA

DRAWN BY: DRAWN BY: AF, NA

CHECKED BY: CHECKED BY: JC

PINTER & ASSOCIATES LTD

710A-48TH STREET EAST
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306.244.1710
pintermain@pinter.ca

NOTES:

1. IMAGE SOURCE FROM GOOGLE EARTH 2018
   IMAGE DATED 2015 (ACCESSED SEPTEMBER 2018).
2. THIS DRAWING IS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY.
3. THIS IS NOT A LEGAL SURVEY.
4. ALL MEASUREMENTS ARE IN METRES.

LEGEND

SITE - APPROXIMATE LOCATION

0 25 50

METRES

SCALE: 1: 1000

FILE: H:\2) Projects\2266 Morden EA BP Grain\2266 Drawings

FIGURE 2

SITE LAYOUT

DATE: 14 SEPTEMBER 2018

PROJECT: 2266 - BP & SONS EA, MORDEN, MANITOBA

DRAWN: DRAWN BY: AF, NA

REVIEWED: CHECKED BY: JC

PINTER & ASSOCIATES LTD
710A-48TH STREET EAST
SASKATOON SK S7K 5B4
306.244.1710
pintermain@pinter.ca

NOTES:

1. IMAGE SOURCE FROM CITY OF MORDEN, PLANNING & ENGINEERING (ACCESSED SEPTEMBER 2018).
2. THIS DRAWING IS PREPARED FOR ILLUSTRATIVE PURPOSES ONLY.
3. THIS IS NOT A LEGAL SURVEY.

LEGEND
SITE - APPROXIMATE LOCATION

FIGURE 3
ZONING MAP

DATE: 14 SEPTEMBER 2017
PROJECT: 2266 - BP & SONS EA, MORDEN, MANITOBA

NOT TO SCALE
FILE: H:\2) Projects\2266 Morden EA BP Grain\2266 Drawings

DRAWN BY: AF, NA
REVIEWED BY: CHECKED BY: JC

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Appendix B

Zoning Bylaws

		Residential						Commercial					Industrial		Community Educational Recreational Cultural					Use Specific Standard
Use Class	**Page Ref.**	RS-1	RS-2	**RT**	**RM**	**RC**	**RMH**	**CC**	**CH**	**CN**	CHR	CH-1	MB	**MG**	**PR**	**I**	**SL**	**CR** CR-1	**CRI**	
Agricultural Use Class																				
Abattoir	37													C						
Agri-Business	37								C				C	P						
Agricultural Activities	37																C	P		
Agricultural Crop Protection Warehouse	38												C	C						
Agricultural Implement Sales and Service	38								C				P	P				C		
Farmstead Dwelling	38																	P		
Specialized Agriculture	38																C	C		
Basic Service Use Class																				
Cemetery	39															C		C		
Extended Medical Treatment Services	39							C			C					P			C		
Government Service	39							P	P		P	C	P	P	C	P			P	
Protective and Emergency Service	39	P	P	P	P	P	P	P	P		P	C	P	P	P	P		P	P	
Public Utility	39	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	C	P	P	
Commercial Use Class																				
Aircraft Landing Field	30												C	C				C		Sec. 38.11
Airport and Related Facilities	31													C				C		Sec. 38.11
Amusement Establishment	31							C	C		C	C	C	C					C	
Animal Hospitals and Shelters	31													C						
Auctioneering Establishment	31								C				C	C						
Automotive & Equipment Repair Service	31							C	P		C	C	C	C						
Automotive and Recreational Vehicle Sales	31							C	P		C	C	C	C						
Broadcasting and Motion Picture Studio	31							P	P		C	C	C	C						

		Residential						Commercial					Industrial		Community Educational Recreational Cultural					Use Specific Standard
Use Class	**Page Ref.**	RS-1	RS-2	**RT**	**RM**	**RC**	**RMH**	**CC**	**CH**	**CN**	CHR	CH-1	MB	**MG**	**PR**	**I**	**SL**	**CR** CR-1	**CRI**	
Commercial Use Class continued																				
Business Support Service	31							P	P		P	C	P	P					P	
Carnival	31							C	C			C			P	C				
Commercial School	32							C	C		C	C	P	P						
Convenience Retail Store	32				C			P	P	P	P	C							P	
Convenience Vehicle Rental	32							C	P		C	C	P	P						
Custom Manufacturing Establishment	32							C	P		C	C	P	P						
Drive-Through Food Service	32							C	P		C	C	P	P						Sec. 42
Eating and Drinking Establishment	32				C			P	P	C	P	P	P	P	C	C			P	
Equipment Rental and Sales	32							P	P		C	C	P	P						
Fleet Service	32							P	P		C		P	P						
Funeral Service	33							C	C		C	C	P	P		C				
Gas Bar	33							C	P	C	C	C								Sec. 42
General Contractor	33								C				C	P						
General Retail Store	33							P	P		P	P	C	C					C	
General Storage	33								C				P	P						
Greenhouse, Plant & Tree Nursery	33							C	C		C	C	P	P			C	C		
Health Service	33				C			P	P	P	P	P	P			P			P	
Hotel	34							P	P			P							C	
Household Repair Service	34							P	P		C	C	P	P						
Mobile Catering Food Service	34							C	C				P	P						
Motel	34							P	P			P								
Non-Accessory Parking	34							C	P		C	C	P	P					C	
Outdoor Amusement Establishment	34								C				C	C				C		
Pawn Shop	34							C	C		C									
Personal Service Shop	34				C			P	P	P	P	P	C						P	
Planned Unit Development, Commercial	34							P	P		C	C								Sec. 45

		Residential						Commercial					Industrial		Community Educational Recreational Cultural					Use Specific Standard
Use Class	**Page Ref.**	RS-1	RS-2	**RT**	**RM**	**RC**	**RMH**	**CC**	**CH**	**CN**	CHR	CH-1	MB	**MG**	**PR**	**I**	**SL**	**CR** CR-1	**CRI**	
Commercial Use Class continued																				
Professional, Financial and Office Support Service	35							P	P		P	C	P			C			P	
Rapid Drive-Through Vehicle Service	35								P		C	C	P	P						Sec. 42
Recycling Depot	35												C	C						
Service Station	35							C	P		C	C	P	P						Sec. 42
Shopping Centre	35							C	C		C	C							C	
Small Animal Breeding and Boarding Establishment	35																	C		
Tattoo Parlour	35							C	C			C	C							
Spectator Entertainment Establishment	35							C	P		C	P	P		P	P				
Truck and Mobile Home Sales and/or Rentals	36								P			C	P	C						
Trucking Operation	36								C				P	P						
Truck Stop	36								P			C	P	C						
Veterinary Sales	36							C	C		C	C	C	P						
Warehouse Sales	36							C	P		C	C	P	P						
Community, Educational, Recreation and Cultrual Services																				
Child Care Service	39	C	C	C	C		C	P		P	P		C		P	P			P	
Community Recreation Service	40	C	C	C	C	C	C								P	P				
Community Service Club	40							C	C	P	C	C			P	P				
Indoor Participant Recreation Service	40							C	C		C	C	P	P	P	C				
Outdoor Participant Recreation Service	40								C			C			P	C	C	C		
Private Club	40							C	C	C	C	C				C				
Private Education Service	40	C	C	C	C											P				
Public Education Service	40	C	C	C	C											P				
Public Library and Cultural Exhibit	41	C	C	C	C			P		P	P				P	P			P	
Public Park	41	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	
Religious Assembly, Home-Based	41	C	C	C	C	C	C													
Religious Assembly, Non Home-Based	41	C	C	C	C			C	C		C		P			P			C	
Tourist Campsite	41								C						P			C		

		Residential						Commercial					Industrial		Community Educational Recreational Cultural					Use Specific Standard
Use Class	**Page Ref.**	RS-1	RS-2	**RT**	**RM**	**RC**	**RMH**	**CC**	**CH**	**CN**	CHR	CH-1	MB	**MG**	**PR**	**I**	**SL**	**CR** CR-1	**CRI**	
Industrial Use Class																				
Automobile Wrecking	36													C						
Bulk Storage Facility	36													C						
General Industrial	36													P						
Industrial Vehicle and Equipment Sales and/or Rentals	37												C	C						
Light Industrial	37							C	C				P	P						
Mobile Phone Tower	37												C	C						
Planned Unit Development, Industrial	37												P	P						Sec. 45
Portable Asphalt Plant	37													C						
Processing Use	37													C						
Storage Compound	37													C						
Transport Terminal	38												C	C						
Wayside Pit and Quarry	38													C						
Natural Resource Development Class																				
Wildlife and Conservation Reserve	38														P		P	P		
Residential Use Class																				
Institutional Residence	29	C	C	C	P	C		C	C		C	C				P			P	
Mobile Home Dwelling	29						P													Sec. 58
Multiple Family Dwelling	29				P			C			C								C	Sec. 56
Planned Unit Development, Residential	29	C	C	C	C			C	C		C									Sec. 45
Semi-Detached Dwelling	29	C	C	P	P	P														
Single Attached Dwelling	29				P	C														
Single Family Dwelling	29	P	P	P	C	P *		P										C		Sec. 55
Townhouse Dwelling	29				P														P	
Two Family Dwelling	30	C	C	P	P															
Residential Related Use Class																				
Bed & Breakfast	30	C	C	C	C			P			P									Sec. 44
Boarding or Rooming House (1 unit)	30				P															
Boarding or Rooming House (more than 1 unit)	30				C															
Garden Suite	30	C	C																	Sec. 50
Group Home	30	C	C	C	C			C								C				
Home Occupation	30	P	P	P	P	P	P	P			P								P	Sec. 43
Secondary Suite	30	C	P	P	P															Sec. 47

* See Schedule “F” Attached

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Appendix C

Select Subject Property Photographs

Photograph #1: The Site, looking north.

Photograph #2: A drainage culvert observed on the site, looking north.

Photograph #3: The northern portion of the Site, looking east.

Photograph #4: The southern portion of the site, looking east.

Photograph #5: Jerry Cans used to store gasoline. The cans are stored in a locked storage shed.

Photograph #6: Spilled corn observed on a concrete pad on the northern portion of the site.

Appendix D

Site Visit Notes

PINTER & ASSOCIATES LTD

PHASE I ESA
Site Visit Form

SECTION I – GENERAL INFORMATION

PINTER Field Personnel
1. James Hnatowich 2.

Date: 11 Sept 2018
Project #: 2266

Accompanying Site Personnel
1. Kenneth Thomas 2. Derek Peters

Owner of Property (Individual/Company Name)
BPB Sons Grain & Storage Inc

Civic Address of Property	Town/City/Municipality	Postal Code
275 South Railway Street	Morden	R6M 1G7

Client Name & Address (if different from above)

Contact Person	Position	Telephone No.(s)	Email Address
Ken Thomas	Controller	(204) 822-4815	ken@bpbgrain.net

Property Occupied By (if different from above)

Number of Buildings On-Site
2 (storage & 1 main one with seperate parts, office, & driveway/storage)

Present Use of Site
Special Crops Storage and shipping facility
, 11 acres

Services (underground, overhead) affecting the Site and/or surrounding properties (inc. pipelines, manholes, roads, right-of-ways)
corn storage & shipping, lots of dust from operations

SECTION II – PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA

Site Elevation

Surface Runoff / Topographic Gradient
water runs off into ditch on the south, slowly moves east

Closest Surface water

Site Water Source
City of Morden

PHASE I ESA - Site Visit Form

Date: 11/09/2018
Project #: 2966

SECTION III – SITE INSPECTION

A. BUILDINGS ON SITE

Building 1 Storage shed

Description and Current Use
General storage

Construction Materials
Flooring: Concrete
Walls:
Ceiling: Vinyl one side, insulation the other
Foundation:
Framing:

Heating and Cooling System
Natural gas
Water and Sewer Connections
Nope
Drains and Sumps
No
Designated Substances (i.e., PHCs, chemicals, solvents)
None

Building 2

Description and Current Use
Main Elevator office

Construction Materials
Flooring:
Walls:
Ceiling:
Foundation:
Framing:

Heating and Cooling System
no cooling, baseboard heat upstairs
Water and Sewer Connections
Sewer pipes, water & sewer from Morden
Drains and Sumps
Crack not in drain
Designated Substances (i.e., PHCs, chemicals, solvents)
small cans of grease

SECTION III CONT'D– SITE INSPECTION

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2268

A. BUILDINGS ON SITE CONT'D

Building 3

Description and Current Use

Driveway building used to screen materials & load into trucks, office located to south of this

Construction Materials

Flooring:

Walls:

Ceiling:

Foundation:

Framing:

Heating and Cooling System

Water and Sewer Connections

Drains and Sumps

~~not~~ none

Designated Substances (i.e., PHCs, chemicals, solvents)

newest 1980s, oldest unknown - all wood & tin, concrete floors

Building 4

Description and Current Use

Construction Materials

Flooring:

Walls:

Ceiling:

Foundation:

Framing:

Heating and Cooling System

Water and Sewer Connections

Drains and Sumps

Designated Substances (i.e., PHCs, chemicals, solvents)

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266

B. EXTERIOR INDICATIONS (Signs of Contamination)	Yes	No	Unknown	Comments
Recently replaced/removed gravel or concrete	☐	☑	☐	add a bit of gravel each year
Degraded concrete/asphalt	☐	☑	☐	concrete pad in reasonable shape
Truck or rail loading/unloading areas	☐	☑	☐	
Stained or discolored ground surface (soil, asphalt, etc.)	☐	☑	☐	
Stressed vegetation	☐	☑	☐	
Evidence of soil deposit/removal	☐	☑	☐	
Odours	☑	☑	☐	Rotting corn piles on West side of site
Noise	☐	☑	☐	Complaint w. th old dryers get a new one
Former buildings (e.g. footings)	☐	☑	☐	
Surface water - discoloration	☐	☑	☐	
Contamination evident in catch basins	☐	☑	☐	
Pits, ponds, or lagoons	☐	☑	☐	
Other debris piles (describe)	☐	☑	☐	
Pesticides/herbicides (evidence of use or storage)	☐	☑	☐	

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266

C. STORAGE TANKS (Age, quantity, integrity, & contents)	Yes	No	Unknown	Comments
1) Above Ground Tanks *Tanks in use*	☐	☑	☐	
Any indication of tank(s) previously on site and removed/abandoned	☐	☐	☑	don't believe so
Evidence or records of spills, leaks	☐	☑	☐	
Tank testing (what, when)	☐	☑	☐	
Description of Tank(s) (age, type, capacity, contents, etc.)				
2) Underground Tanks *Tanks in use*	☐	☑	☐	
Any indication of tank(s) previously on site and removed/abandoned (e.g. fill pipes, vent pipes, concrete pads)	☐	☑	☐	
Evidence or records of spills, leaks	☐	☑	☐	
Tank testing (what, when)	☐	☐	☑	
Description of Tank(s) (age, type, capacity, contents, etc.)				

D. MATERIAL HANDLING *Describe nature and quantities of materials handled (including process details)*				
Shop areas (hoists, separators)	☑	☐	☐	strictly composted & screening
Floor drains, sumps (indicate whether full)	☐	☐	☑	
Containment areas (liquid storage, transfer)	☑	☐	☐	contained in grain elevators
Petroleum liquids (fuels, oils, lubricants)	☑	☐	☐	Fuels/oils comes hauled in with jerry can, nothing kept on site except a few jerry cans of gas, stored in storage bin, that is locked

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266

SITE

E. MATERIAL HANDLING (CONT'D)	Yes	No	Unknown	Comments
Liquid Chemicals	☑	☑	☐	gasoline (3 jerry cans)
WHMIS controlled substances	☐	☑	☐	basic grease / spray paint cans.
MSDSs available/reviewed	☐	☑	☐	
Solids handling	☐	☑	☐	
Evidence or records of leaks, spills	☐	☑	☐	
Unidentified drums, containers	☐	☑	☐	
Fume hoods	☐	☑	☐	
Dust collection systems	☑	☐	☐	~~test~~ picture
Exhaust vents/systems	☐	☐	☐	
Incinerators	☐	☑	☐	No safety programs for contaminants
Other	☐	☐	☐	
Further comments:				

F. WASTE MANAGEMENT: Accumulation, Storage, Disposal				
Waste handling/disposal areas	☑	☐	☐	waste in compost bin, to east of site.
Secondary containment	☐	☑	☐	
Waste generation/disposal records	☐	☑	☐	
Description, source, quantity of waste:				corn, 2 bins / year
Solid	☑	☐	☐	corn that got wet, needs to be thrown out
Liquid (chemical, hazardous)	☐	☑	☐	
Unidentified/unlabelled wastes	☐	☑	☐	
Permits/approvals (municipal, Provincial, Federal)	☐	☑	☐	

G. WATER/WASTEWATER MANAGEMENT				
Potable water – site (describe source)	☑	☐	☐	city
Potable water – adjacent properties (describe source)	☑	☐	☐	
Neighboring waterways, streams or creeks (within 500 m)	☐	☑	☑	dead horse closest, 4-5 blocks East down
Apparent groundwater flow direction	☑	☐	☐	water flows east
Sanitary discharge (describe)	☑	☐	☐	Treated by city
Storm sewer discharge (describe)	☑	☐	☐	storm runoff to open ditch, no storm sewer systems

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266

G. WATER/WASTEWATER MANAGEMENT CONT'D	Yes	No	Unknown	Comments
Waste water discharge(s):				
I) to sanitary sewer	☑	☐	☐	~~Not~~ drains straight to ditch
II) to storm sewer	☐	☑	☐	
Oil water separators	☐	☑	☐	
Septic tanks and/or leach fields	☐	☑	☐	
Sumps, cisterns, catch basins	☑	☐	☐	Sump & well outside
Interior floor drains	☑	☐	☐	Drains in basement no waste water from operations

H. AIR EMISSIONS	Yes	No	Unknown	Comments
Roof access	☑	☐	☐	
Process stacks/vents	☐	☑	☐	
Unidentified stacks/vents	☐	☑	☐	
Apparent contamination issues (e.g. visible or odorous emissions)	☑	☑	☐	dried out corn, very light, Flies everywhere

I. BUILDING MATERIALS				
Suspect Asbestos				
Sprayed on fire-proofing	☐	☑	☐	not aware of asbestos on site
Pipe wrap	☐	☑	☐	
Ceiling materials (tiles, plaster)	☐	☐	☐	~~day to~~ tile in basement, drywall elsewhere
Flooring materials (linoleum)	☑	☐	☐	linoleum upstairs, vinyl everywhere else
Apparent friable fibres	☐	☑	☐	
Other potential sources	☐	☑	☐	
Reason to suspect asbestos (building age 1985 ; for half of it	☐	☑	☐	later for other, all just wood built on top of eachother
Urea Formaldehyde Foam Insulation (UFFI)				
Any insulation retrofits	☐	☑	☐	Office only place
Reason to suspect UFFI (date of renovation _____)	☐	☑	☐	with insulation
Lead-based paints				
Evidence of peeling, cracking or flaking paint	☐	☑	☐	all wood, nothing painted. wood & tin
Reason to suspect lead-based paint (building age _____)	☐	☑	☐	

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266

J. PCBs				
Any containers or equipment (capacitors, transformers) containing PCBs now on site (pole or pad mounted)	☐	☑	☐	
Evidence of leakage	☑	☐	☐	an powerline pole on front of building
PCB containing fluorescent light ballasts	☐	☑	☐	
Hydraulic hoists, elevators, lifts installed prior to 1978	☐	☑	☐	
Any PCBs previously on site and removed	☐	☑	☐	
Any reason to suspect PCB contamination	☐	☑	☐	

K. MISCELLANEOUS ISSUES	Yes	No	Unknown	Comments
Reason to suspect radon	☐	☑	☐	
Poor housekeeping	☐	☑	☐	
Emergency procedures (posted, known)	☐	☑	☐	
Fire suppression systems	☐	☐	☐	
Site security	☐	☑	☐	
Environmentally sensitive areas in close proximity (wetlands, habitat)	☐	☑	☐	

Current Use

North: Giant Tiger

East: rented lot to park trucks

South: house to rent out / printing shop

West: Edible beans

Apparent Environmental Issues Associated with Current Use of adjacent properties:

Describe any known or suspected potential environmental concerns (risks) relating to the site or adjacent properties based on Sections I to IV above.

the only potential concern is the dust coming off from storage / screening / transport

1) Field Personnel Signature

2) Field Personnel Signature

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 3266

drains goes to well, well pump out

drains dont do anything in basement

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266

2 Grain Storage
1 chemical storage shed (not used for chemicals)
1 Main building with basement
1 train shed for storage

The only waste produced on site is corn, any corn that gets wet & moldy is put into a compost bin. there are drums in the basement that are strictly for emergency reasons, that get ~~pp~~ moved to a well outside.

there were 3 Jerry cans found on site, & a few small cans of grease. No other contaminants/substances were found. They do not store anything on site (other than jerrycans) & any vehicles that may need something get it from off site.

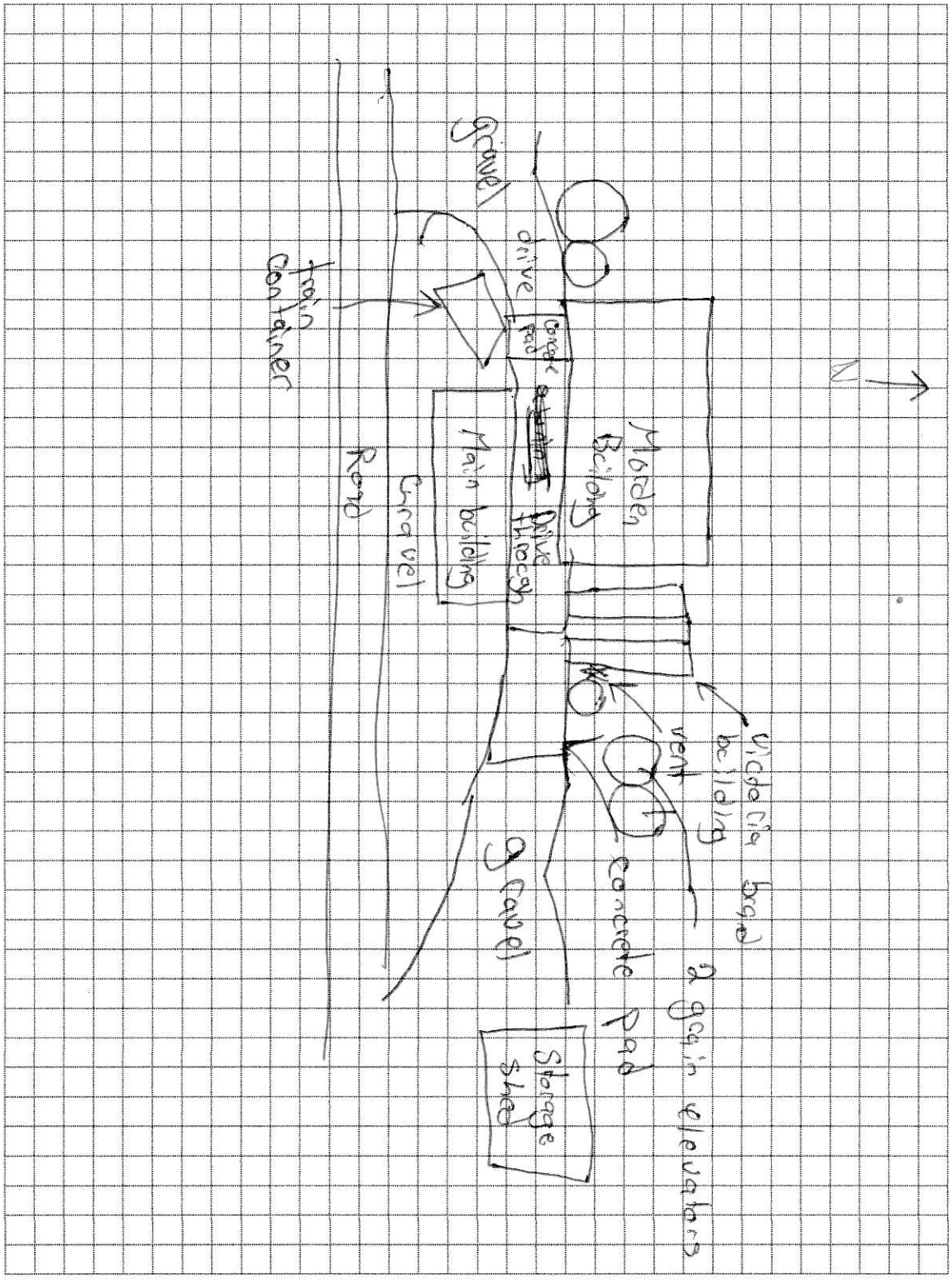
The only notable issues are dust from corn (see debris in pictures) which apparently there is a lot of. There is a ventilation system installed, & filters, but dust does go elsewhere. Some stench of old corn on site.

small black spot in swamp, but may just be swamp material, as vegetation looks unstressed.

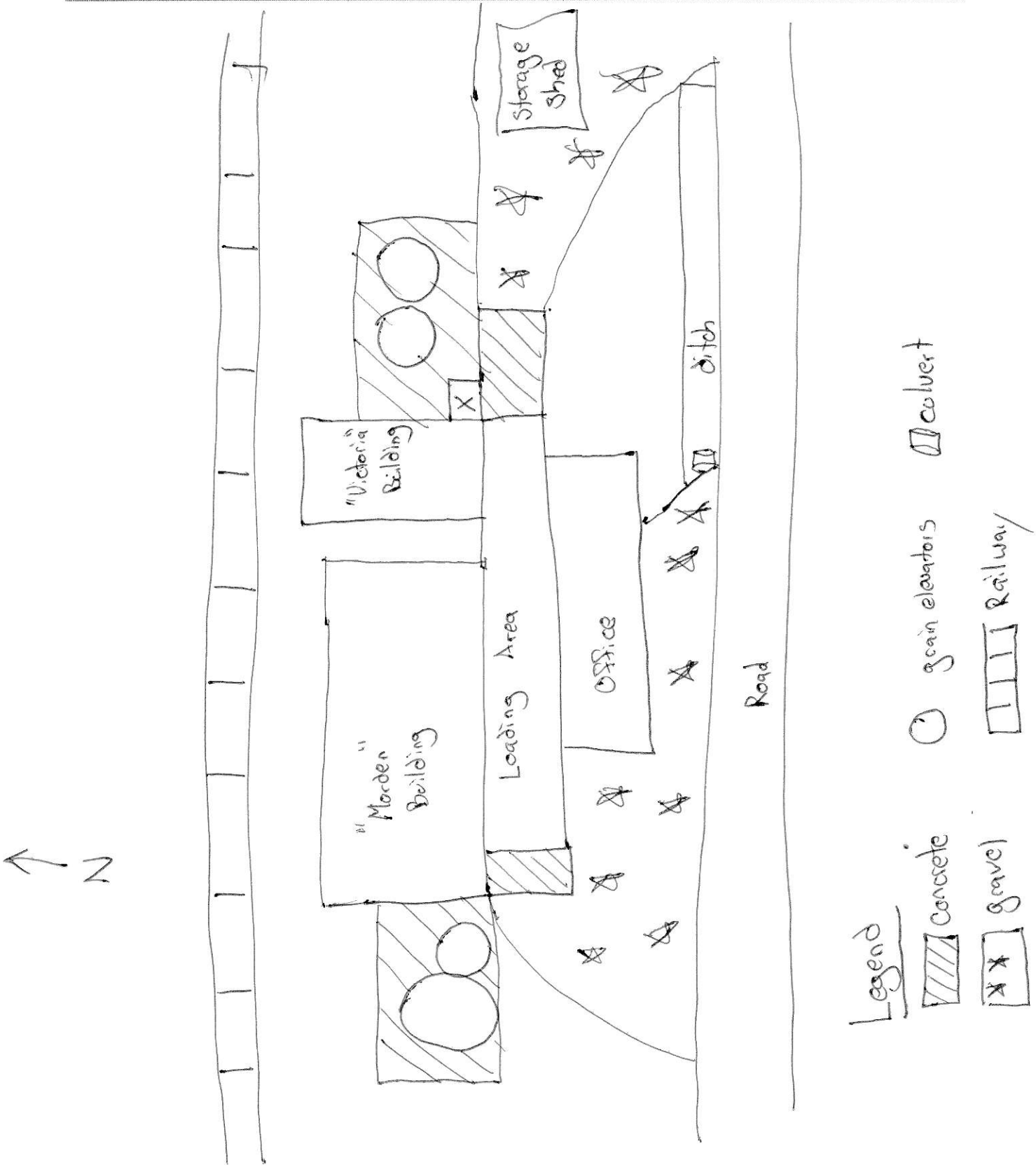
Dust associated with drying corn in the months of september to November (approximately a 2 month season). They dry approximately 1,000,000 bushels of corn/year

PHASE I ESA - Site Visit Form

Date: 11/09/18
Project #: 2266



Rough drawing


Storage Shed
"Victoria" Building
"Morden" Building
Loading Area
Office
Road
ditch
culvert
grain elevators
Railway
Legend
Concrete
Gravel
N

PINTER & ASSOCIATES LTD

Appendix E

Statement of Qualifications

PINTER & ASSOCIATES LTD

Statement of Qualifications,
Environmental Site Assessment

This is a brief statement of qualifications as requested. The statement is specific to the background of PINTER & Associates Ltd. (PINTER) and PINTER personnel.

PINTER has performed hundreds of environmental site assessments (ESA). These studies include Phase I ESAs to the follow-up Phase II and Phase III studies. PINTER has over thirty years of cumulative experience in conducting ESAs. PINTER provides a fully insured environmental site assessment service.

Our team has experience with a broad range of environmental issues and contaminants including moulds and fungi, agricultural chemicals, petroleum hydrocarbons, heavy metals, PCBs, dioxins and furans, asbestos, etc. They have assessed a variety of commercial, industrial and agricultural enterprises including; chemical plants, pulp mills, sawmills, OSB plants, farming operations, gas bars, scrap and salvage yards, commercial malls, schools, residential high rises, etc.

The skills and knowledge basis of the individual members of our team range from geotechnical engineering, environmental engineering, biology, geology, analytical chemistry, soil sciences, and soil reclamation.

PINTER has acted as a turnkey project manager for many clients in phase III remediation projects. We find that our expertise in working with senior technical and engineering people assist clients unfamiliar with the environmental industry to obtain the most cost effective price.

Our client list includes: private individuals, first nations, government agencies, industrial clients and commercial enterprises.

Lawrence G. Pinter, P.Eng.
Principal/Project Manger

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