



Conservation and Water Stewardship

Climate Change and Environmental Protection Division
Environmental Approvals Branch
123 Main Street, Suite 160, Winnipeg, Manitoba R3C 1A5
T 204 945-8321 F 204 945-5229
www.gov.mb.ca/conservation/eal



July 8, 2013

Mr. Jamie Dufresne.
6409840 Manitoba (Tritec Concrete) Ltd
Box 207, St. Eustache
MB R0H 1H0
Via Email: tritec.concrete@gmail.com

Dear Mr. Dufresne:

Re: 6409840 Manitoba Ltd (Tritec Concrete) – Environment Act Proposal

We have reviewed the Environment Act Proposal (EAP) submitted on June 14, 2013 for a continued operation of a Concrete Batch Plant at 18 Main Street in St Eustache, MB. The following additional information is required before we start processing the EAP:

1. An application fee of \$500.
2. Proper legal ownership of the property such as Land Title.
3. Source of water for the operation.
4. Methods used to handle and treat wash water, contaminated runoff and wastewater from the site.
5. A proper and legible site plan of the facility.
6. Specification and pictures of the equipment used for the operation.
7. Description of equipment and process upgrade performed from that of Bergeron ready-mix concrete.

Once the above information is received, the EAP will be circulated as per the Environmental Approvals process. Please contact the undersigned at (204) 945-7023 or Eshetu.Beshada@gov.mb.ca if you have any questions.

Yours truly,

Eshetu Beshada, Ph.D., P. Eng.
Environmental Engineer
Environmental Approvals

DATE: 2013/07/09
TIME: 15:20

MANITOBA

TITLE NO: 2607617/3

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	JENNIFER BOUCHARD
ORIGINATING OFFICE...	PORTAGE LA PRAIRIE	ADDRESS.....	
REGISTERING OFFICE...	PORTAGE LA PRAIRIE		
REGISTRATION DATE....	2012/07/16		
COMPLETION DATE.....	2012/07/18		
		CLIENT FILE...	NA
		PRODUCED BY...	PORTAGE LA PRAIRIE

LEGAL DESCRIPTION:

6409840 MANITOBA LTD.

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

LOT 1 PLAN 43489 PLTO
IN SE 1/4 2-12-3 WPM

ACTIVE TITLE CHARGE(S):

34414/3	ACCEPTED	CAVEAT	REG'D: 1968/06/14
	FROM/BY:	THE MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:	NOTES: SLY 16.5' PERP	
37305/3	ACCEPTED	CAVEAT	REG'D: 1976/03/12
	FROM/BY:	THE MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:	NOTES: PART OF SLY 33 FEET	
80-40103/3	ACCEPTED	CAVEAT	REG'D: 1980/11/04
	FROM/BY:	THE MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:	NOTES: PART OF SLY 40 FEET	
1153967/3	ACCEPTED	MORTGAGE	REG'D: 2012/07/16
	FROM/BY:	6409840 MANITOBA LTD.	
	TO:	BUSINESS DEVELOPMENT BANK OF CANADA	
	CONSIDERATION:	\$1,250,000.00	NOTES:

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	6409840 MANITOBA LTD. BOX 58 ST. EUSTACHE MB	ROH OH0

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/07/09 OF TITLE NUMBER 2607617/3



***** STATUS OF TITLE 2607617/3 CONTINUED ON NEXT PAGE *****

DATE: 2013/07/09
TIME: 15:20

MANITOBA

TITLE NO:

2607617/3

STATUS OF TITLE

PAGE: MB 2 CONSERVATION

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... PORTAGE LA PRAIRIE
REGISTERING OFFICE... PORTAGE LA PRAIRIE
REGISTRATION DATE.... 2012/07/16
COMPLETION DATE..... 2012/07/18

PRODUCED FOR.. JENNIFER BOUCHARD
ADDRESS.....

CLIENT FILE... NA
PRODUCED BY... PORTAGE LA PRAIRIE



ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1153966/3	T	2012/07/16	\$255,500.00	\$255,500.00

PRESENTED BY: AMMETER LAW GROUP
FROM: R. BERGERON READY-MIX CEMENT LTD.
TO: 6409840 MANITOBA LTD.

FROM TITLE NUMBER(S):

2065925/3 ALL

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
1		43489

NOTE:

ACCEPTED THIS 16TH DAY OF JULY, 2012
BY G.WIESE FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF PORTAGE LA PRAIRIE.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/07/09 OF TITLE NUMBER 2607617/3.

***** END OF STATUS OF TITLE 2607617/3 *****

3) Source of water for the operation

The water that supplies the batch plant comes from a well. There are a few pictures of the well found below. There is a letter from Manitoba Conservation and Water Stewardship stating that Tritec Concrete (6409840 Manitoba Ltd.) does not utilize more than 25,000L/day therefore Tritec Concrete does not require a *water rights license*.



Manitoba



Conservation and Water Stewardship

Water Use Licensing Section
Box 16, 200 Saulteaux Crescent
Winnipeg MB R3J 3W3

Telephone : (204) 945-6118
Fax : (204) 945-7419

May 24, 2012

Mark R. Beard
Ammeter Law Group
7 Donald Street
Winnipeg, MB R3L 2S6

Dear Mr. Beard:

Thank you for your letter dated May 22, 2012 and your recent phone call regarding a water well associated with the purchase of the assets and business of R. Bergeron Ready-Mix Cement Ltd. located at 18 Main Street, in the Village of St. Eustache, Manitoba by your client Jamie Dufresne.

It is my understanding that the water drawn from the well is used to mix cement and it is also my understanding that the amount of water used on a daily basis does not exceed 1000 gallons. Based on the information provided in your letter your client does not require a water rights licence as the volume of water abstracted from the well does not exceed the Domestic Purposes exemption of 25,000 L/day provided for under *The Water Rights Act*.

Should the nature of your client's business change in the future he should check back in with us at that time to determine if he will need to apply for a water rights licence as a result of the change in the business.

If you have any questions or concerns regarding this letter please feel free to contact me directly at (204) 945-6118.

Yours truly,

A handwritten signature in black ink, appearing to read "Rob Matthews".

Rob Matthews
Manager
Water Use Licensing Section

4) Methods used to handle and treat wash water, contaminated runoff and wastewater from the site

When it comes to washing out the trucks, the water and dirt/concrete is held in a holding area which is 100' x 80' with a 1' brim to control out of yard discharge (this was also an upgrade that was done after the purchase of Bergeron ready-mix concrete). Once the water has been evaporated, the gravel and dirt is scrapped up which is then recycled into fill (gravel) for buildings. Note that when full the area does not exceed the 25,000L/day of water use.

5) A proper and legible site plan of the facility

Mill Creek



Site Map

- ① Office
- ② Shop/Truck Garage
- ③ Sand, Gravel, Fly Ash Storage
- ④ Batch Plant
- ⑤ Fuel Tanks
- ⑥ Washout Holding Area.

Main Street St. Eustache

~~Mill Creek~~

6) Specification and pictures of the equipment used for the operation



There are a total of 6 concrete trucks, 1 pumper truck, and a CAT loader. There is also a super B semi. Please note that some of the equipment is missing simply because they were off at a job site.



This is the batch plant. Some material such as fly ash is held in the holding tanks which you see above the plant.



These pictures show the area where the gravel, sand, and fly ash is stored. As you can see, the shop is on the left and the batch plant is on the right.

*The fuel tanks and well can be seen in pictures below

7) Description of equipment and process upgrade performed from that of Bergeron ready-mix concrete

Tritec Concrete has replaced the fuel tanks since the purchase of Bergeron ready-mix concrete with a remediation of soil test done at the location of the fuel tanks (part of the project findings were provided in original application). A containment wall along with a pad for spilled fuel has been put in place around the fuel tanks. An enviro-tank has been installed for waste oil collection. The tank is double walled to minimize an oil spill.

There is an oil/fuel spill barrier around the gas tanks (pictures below). Oil is collected in an enviro-tank then it is collected by another company to be disposed of in an environmentally friendly way.

