

## Beshada, Eshetu (CWS)

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**From:** Beshada, Eshetu (CWS)  
**Sent:** November-18-13 12:15 PM  
**To:** Dan Bartel  
**Cc:** 'Weiss, Alison'  
**Subject:** Barkman Concrete - EAP Review  
**Attachments:** ECEB.pdf; MLG.pdf; OFC.pdf

Hello Dan,

Attached are some comments from the TAC members. Please address two of the attached TAC comments and send back your response to me. The third comment is from the Office of the Fire Commissioner, it is just for your information, you do not need to replay to this comment. If you have any question regarding these comments, please do not hesitate to contact me.

Regards

**Eshetu Beshada, PhD, P. Eng.**  
*Environmental Approvals Branch*  
*Manitoba Conservation and Water Stewardship*  
**REGULAR MAIL - 160-123 Main Street (BOX 80)**  
**COURIERS - 2<sup>d</sup> Floor 123 Main Street**  
*Winnipeg, MB R3C 1A5*

*Phone: (204) 945 7023*  
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DATE: November 15, 2013

TO: Eshetu Beshada

FROM: **Conservation & Water Stewardship**  
Environmental Compliance & Enforcement  
Eastern Region  
Unit B – 284 Reimer Avenue  
Steinbach, Manitoba Canada R5G 0R5

PHONE NO.:

SUBJECT: Barkman Concrete Ltd. – Concrete Mfg. File: 5679.00

Please find the following concerns regarding the noted Environment Act License proposal.

1. While it is true that, as indicated numerous times throughout the proposal, Environmental Compliance and Enforcement Branch – Eastern Region does not have record of any formal complaints regarding daily operation at the Barkman facility, it is important to note that the subject site has residential development on all four sides that may be affected by an increase in traffic, dust and noise associated with the proposed expansion.
2. Floor drains within the main plant are directed to settling pits, which release into the City of Steinbach's storm water collection system, which eventually flows to the Manning Canal. This is an issue because:
  - a. The proposal indicates that approximately 1,658 m<sup>3</sup> of washwater from pressure washing hopper buckets, work stations and some machinery, etc., is directed to these floor drains annually. The proposal also indicates that washwater from the main plant has the potential to increase pH and may contain a number of other contaminants, some of which may contain ingredients considered harmful to aquatic organisms. The only solution presented to address pH and other potential contaminants is dilution from additional inputs to the storm water system, such as precipitation. There is no data presented that quantifies pH or harmful constituents of the wastewater prior to release to the City's storm water system.
  - b. 23 forklifts on site reportedly use approximately 72,470 L of diesel annually (and this is projected to increase by 15% with the proposed expansion). Accidental releases of diesel in the main plant from this equipment may result in diesel entering the floor drains, and eventually the storm water system.
  - c. Appendix C lists materials used during production, some of which may contain ingredients considered harmful to aquatic organisms. While the proposal indicates that these materials will be stored away from surface water drains, there remains potential for accidental release of any of these materials during handling or production activities in the main plant, where floor drains, and eventually surface water, could be threatened.
  - d. Hydraulic and other fluids accidentally released from process equipment in the main plant also threaten floor drains and the storm water system.

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

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**From:** Kaita, Adara (CWS) on behalf of +WPG1212 - Conservation\_Circulars (CWS)  
**Sent:** November-13-13 8:48 AM  
**To:** Beshada, Eshetu (CWS)  
**Subject:** EA Proposal - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Eshetu,

The Watersheds and Protected Areas Branch have no concerns. The Lands Branch defers comment to the Environmental Programs Branch.

Thanks,

**Adara Kaita**

Crown Land Programs and Policy Manager  
Conservation and Water Stewardship  
Box 25, 200 Saulteaux Crescent  
Winnipeg, MB R3J 3W3  
Cell: (204) 945-6301  
F: (204) 948-2197

## Beshada, Eshetu (CWS)

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**From:** Stibbard, James (CWS)  
**Sent:** November-13-13 9:50 AM  
**To:** Beshada, Eshetu (CWS)  
**Subject:** Re: 5679.00 Barkman Concrete Expansion EAP

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dr. Beshada,

I reviewed the above noted EAP. The EAP notes the concrete plant obtains water from the City of Steinbach public water system. I assume the public water system is protected from cross connection by appropriate devices as called for in *The Manitoba Plumbing Code*. Beyond this, I have no concerns with the EAP respecting safety of drinking water systems or sources.

If you have any questions, please call.

Regards,

**James Stibbard P. Eng.**

Approvals Engineer

Office of Drinking Water

1007 Century Street

Winnipeg MB R3H 0W4

phone: (204) 945-5949

fax: (204) 945-1365

email: [James.Stibbard@gov.mb.ca](mailto:James.Stibbard@gov.mb.ca)

website: [www.manitoba.ca/drinkingwater](http://www.manitoba.ca/drinkingwater)

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## Beshada, Eshetu (CWS)

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**Attachments:** Comments on Barkman Concrete.docx

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**From:** Molod, Rommel (CWS)

**Sent:** November-13-13 11:37 AM

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

**Cc:** Ibn Azkar, Muntaseer

**Subject:** FW: Request for review & comment - Due Nov. 15, 2013 - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00

Eshetu, attached is AQ's comment on the above proposal.

Thank you for the opportunity to review.

Rommel

## **Comments on Barkman Concrete Ltd.**

The air quality section has the following comments on the proposal:

- Provided that the cyclone filtration system as well as other mitigation system (e.g., baghouse, socks, and cartridge) are appropriately operated and maintained to minimize the potential dust pollution. It is expected that concerns regarding air pollution will be addressed.
- It is suggested that the EA Clause regarding noise nuisance be included.



# Memorandum

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**DATE:** November 13, 2013

**TO:** Eshetu Beshada  
Environmental Approvals  
Manitoba Conservation  
123 Main Street  
Winnipeg, MB R3C 1A5

**FROM:** Krysti Horton  
Community Planner  
Community Planning Services  
Municipal Government  
240-323 Main St.  
Steinbach, MB R5G 1Z2  
**PHONE:** 204-346-6245  
**FAX:** 204-346-7305

**SUBJECT:** Barkman Concrete Ltd. Concrete Mfg. File 5679.00

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Steinbach Community and Regional Planning reviewed this application for any potential areas of concern to be addressed as part of the environmental evaluation pursuant to *The Environment Act*. The proposal is for Barkman Concrete Ltd. to expand their concrete product production through the establishment of a new paver plant on the west side of their existing site. The new plant would also require a new retention pond to the north of the site on leased City of Steinbach land.

The Barkman Concrete Ltd. Plan is designated partly "Industrial" partly "Commercial" and partly "Residential Policy Areas" in the City of Steinbach Official Community Plan. The proposed new paver plant will be located in the "Residential Policy Area" designation. This use does not meet the intent of the Official Community Plan. The subject land is zoned "M1" Light Industrial in the City of Steinbach Zoning By-law. Light Manufacturing is considered a permitted use in this Zone.

The Official Community Plan is the long term vision for how the land is to be developed and used. This office questions if allowing the expansion to an industrial use in a designated Residential Policy Area complies to the overall long term vision. As such we recommend that the Official Community Plan be amended to align with the Zoning Bylaw.

There are a number of residential properties as well as a church use in close proximity to the proposed application sites. There are 2 duplexes residences approximately 190 feet from the proposed aggregate dumping area. There are 2 duplexes residences approximately 130 feet from the proposed receiving Silos. Furthermore there are 3 four-plex residential dwellings within approximately 30 feet, directly adjacent, to the proposed retention pond. This raises concerns about separation distances and the impact of noise, aesthetics, odour and dust on adjacent dwellings.

Thank you for the opportunity to comment.

Sent by email  
Krysti Horton

## Beshada, Eshetu (CWS)

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**From:** Boissonneault, Caroline (CWS)  
**Sent:** November-12-13 10:07 AM  
**To:** Beshada, Eshetu (CWS)  
**Subject:** Barkman Concrete file 5679

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello:

The Wildlife Branch does not have any concerns with this license proposal.

Thank you.

Caroline Boissonneault

Wildlife Branch

Conservation and Water Stewardship

Tel.: 204-945-6810

[Caroline.boissonneault@gov.mb.ca](mailto:Caroline.boissonneault@gov.mb.ca)



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

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**From:** Kubish, Cheryl (OFC)

**Sent:** November-08-13 2:52 PM

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

**Subject:** RE: Request for review & comment - Due Nov. 15, 2013 - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00

The Office of the Fire Commissioner (OFC) recommends that with respect to the expansion of this concrete products manufacturing facility, a building permit and an occupancy permit for the addition be obtained from the authority having jurisdiction, that being the City of Steinbach Building Permit Office .

The OFC also recommends that an updated Fire Safety /Emergency Response Plan be filed with the local fire authority, the Steinbach Fire Department.

Cheryl Kubish  
Administrative Assistant  
Office of the Fire Commissioner  
508-401 York Avenue  
Winnipeg MB R3C 0P8  
Phone: 945-3328  
Fax: 948-2089

E-Mail address: [Cheryl.Kubish@gov.mb.ca](mailto:Cheryl.Kubish@gov.mb.ca)

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

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**From:** Jacobs, Kevin (CWS)

**Sent:** November-06-13 10:55 AM

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

**Subject:** RE: Request for review & comment - Due Nov. 15, 2013 - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00

Hello Eshetu:

I reviewed the above noted file with respect to surface water quality on behalf of the Water Quality Management Section of Manitoba Conservation and Water Stewardship.

To protect downstream water bodies from potential deleterious effects of sedimentation and concrete wash water, inclusion of standard license conditions found in licenses recently issued for concrete batch plants such as files: 5637.00 and 5644.00 and 5560.00 regarding waste water is recommended.

Thank you,

Kevin.



**Infrastructure and Transportation**

Highway Planning and Design Branch  
Environmental Services Section  
1420 – 215 Garry St., Winnipeg, MB R3C 3P3  
T (204) 619-4359 F (204) 945-0593

October 29, 2013

Tracey Braun, M. Sc.  
Director, Environmental Approvals Branch  
Manitoba Conservation and Water Stewardship  
123 Main St., Suite 160  
Winnipeg, MB R3C 1A5

RE: Barkman Concrete Ltd. - PCC Products Manufacturing Facility  
Client File No. 5679.00

Dear Ms. Braun:

MIT has reviewed the proposal under the Environment Act noted above and we do not have any concern.

Thank you very much for providing us the opportunity to review the proposal.

Sincerely,

for Ryan Coulter, M. Sc., P. Eng.  
Manager of Environmental Services

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

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**From:** Kelly, Jason (CWS)

**Sent:** October-18-13 3:39 PM

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

**Subject:** RE: Request for review & comment - Due Nov. 15, 2013 - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00

Parks and Natural Areas Branch has the Request for review & comment - Due Nov. 15, 2013 - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00 filed pursuant to the *Environment Act*. The Branch has no comments to offer as this does not impact any parks or ecological reserves.

Jason Kelly, M.N.R.M.

Ecological Reserves and Protected Areas Specialist

Parks and Natural Areas Branch

Conservation and Water Stewardship

Box 53, 200 Saulteaux Cres

Winnipeg, MB R3J 3W3

Phone: 204-945-4148

Cell:

Fax: 204-945-0012

Email: [Jason.Kelly@gov.mb.ca](mailto:Jason.Kelly@gov.mb.ca)

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

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**From:** Sobkowich, Dale (CWS)

**Sent:** October-18-13 12:48 PM

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

**Subject:** RE: Request for review & comment - Due Nov. 15, 2013 - Barkman Concrete Ltd.- Concrete Mfg. File: 5679.00

Land Management & Planning Section has no comment as the land to be utilized is privately owned.

Dale Sobkowich

Lands Branch