

DATE: May 14, 2014

TO: Tania Steele

FROM: Eshetu Beshada, Ph.D., P.Eng.
Environmental Engineer
Mines and Wastewater Section
123 Main Street
Ste. 160 Union Station
Winnipeg, Mb R3C 1A5
Ph:204 945-7023

SUBJECT: **Future Scrap Div. of Xpotential Products Inc. – Information for Public Registries**

Tania,

Please find attached the TAC correspondence related to the **Future Scrap** file (5702.00) for distribution to the public registries. The documents included are:

Public Comments

- May 9, 2014 e-mail from Gerald Matheson, 63 pages
- April 25, 2014 e-mail from RM of Spring Field, 2 pages
- April 25, 2014 e-mail from Wayne King, 1 page
- April 25, 2014 e-mail from Mike Kvern/ Sean Lamont, 1 page
- April 25, 2014 e-mail from Kevin Lansard, 1 page
- April 25, 2014 e-mail from Karen Reid, 1 page
- April 25, 2014 e-mail from Greg Ward, 1 page
- April 25, 2014 e-mail from Gerald Matheson, 1 page
- April 25, 2014 e-mail from Gary V. Cole, 1 page
- April 24, 2014 e-mail from Steven Leckay, 1 page
- April 24, 2014 e-mail from Stephanie Leckay, 1 page

TAC Comments

- May 1, 2014 e-mail from Adara Kaita, 1 page
- April 25, 2014 e-mail from Kim Fedick, 1 page
- April 24, 2014 memo from Muntaseer Ibn Azkar, 1 page
- April 24, 2014 e-mail from James Stibbard, 1 page
- April 14, 2014 e-mail from Jason Kelly, 1 page
- April 7, 2014 e-mail from Cheryl Kubish, 1 page
- March 25, 2014 e-mail from Dan Robert, 3 page
- March 25, 2014 e-mail from Caroline Boissonneault, 1 page
- April 25, 2014 memo from Kevin Jacobs, 1 page

85 pages total

Thank you.

Beshada, Eshetu (CWS)

From: Gerald Matheson [<mailto:bentley1@mts.net>]

Sent: May-09-14 12:29 PM

To: Beshada, Eshetu (CWS)

Subject: RE: AGAINST APPLICATION FOR FUTURE SCRAP DIV. OF XPOTENTAIL PRODUCTS INC. - AUTO WRECKING - FILE: # 5702.00 - Ad No 293EA - For Publication in Winnipeg Free Press Sat. Mar. 22, 2014.

Hi Dr. Beshada

Please find attached a list of our environmental concerns.

I have also included some newspaper articles on the fire located at the General Scrap Wrecking and Shredding Facility and a fire located at the Xpotentail site located on Redonda.

I will also be sending you a couple more emails regarding the newspaper articles and some recent pictures we have taken of the area showing some of the current Auto Wrecking Facilities and some of the current General Scrap facilities as well.

I have also taken picture of current businesses that being run in the area. People have invested time and money into this commercial areas and we do not want to have these impacted because of environmental issues at a later date.

Gerald Matheson

Bentley Homes

Unit 1 - 62 Don Valley Parkway

Box 43003 Kildonan Place, Winnipeg, Manitoba, R2C 5G5

Gerlad@bentleycustomhomes.ca

Phone: (204) 222-3825

Fax: (204) 222-3960

Concerned Citizens in the Springfield Commercial Area

62 Don Valley Parkway

Box 43003 Kildonan Place, Winnipeg, Manitoba R2C 5G5

Phone: (204) 333-2221

Fax: (204) 222-3960

Environmental Approval Branch
Conservation and Water Stewardship
123 Main Street, Suite 160
Winnipeg, Manitoba, R3C 1A5
Phone: (800) 282-8068 ext. 7023
Direct: (204) 945-7023
Fax: (204) 945-5229

Attention: Eshetu Beshada, PhD, P. Eng.
Environmental Engineer

Re: Opposition towards Future Scrap division of Xpotential Products Inc. – Auto Wrecking – File: 5702.00

Dear Dr. Beshada

It has been brought to the attention of many of the commercial residents living and working in the Rural Municipality of Springfield Commercial industrial zone located around Redonda Street, Springfield Road and the Gunn Road area. We have been informed that Xpotential Products Inc.- Auto Wrecking (File: 5702.00) has filed a proposal on behalf of Future Scrap a Division of Xpotential Products Inc. for the construction and operation of a scrap processing and Auto wrecking facility located at 999 Redonda Street in the Rural Municipality of Springfield, Manitoba.

The facility will receive white goods, scrap metals and vehicles that are no longer drivable to wreck and shred them. Their application wants your department to consider what the potential environmental effects of the development will be as related to traffic and air emissions.

We believe this facility will impact more than just traffic and air emissions. We believe that there are many related environment issues associated with this facility and we are asking that you review them all by expanding the scope of your review. The residents in the area are extremely worried and honestly believe the negative environment impact to the area far exceeds any possible gains. The resident thoroughly and totally believe this Auto Wrecking and Shredding will have a huge environmental impact on our area and we are formally protesting against any approval of this application what so ever.

We, the residents living and working in the Springfield Commercial area located around Redonda Street, Springfield Road and Gunn Road are affected by the above mentioned operation and wish to make a representation **against the proposal** and we are formally contacting your department in writing with a list of our concerns.

Our concerns are summarized below:

1. Noise Pollution

The shredding facility is located in an area where over 300 business actively operate, this is an area where hundreds of employees work and at the same time clients and customer frequent the area to do business. The noise pollution associated with these operations will be detrimental to the employees who work in these areas and the clients who visit these facilities. Workplace and Safety and COR certification programs have strictly instituted hearing test for people who are subject to loud noise. The local business should not have to tolerate noise pollution and jeopardize the safety of their staff.

2. Traffic

An Auto wrecking/shredding facility of this size will create an excessive amount of additional traffic to the area. The increased traffic to this area will include the usage of large single axle, double axel, semi-trucks and/or B-trains. Two critical intersections in the area will have to handle increased traffic flow. Both the Gunn Runn and Redonda intersection and the intersection located at Gunn Redonda and the Perimeter are stop signed controlled intersections with high traffic counts. Both these intersection have already had a fair share off accidents and by increasing the traffic load in this area, the rate of accidents and fatalities at either intersection are bound to go up. This area was not initially designed for these traffic loads.

The other access road, Springfield road is already a heavily traveled road probably already operating close to capacity and there are many business that directly access Springfield road from their business or home. With all these driveways directly accessing Springfield road plus additional heavy truck traffic in the area, the concern more accidents will occur and fatalities associates with these accidents is likely to raise as well.

Our third concern is when these vehicles are hauling materials to the new auto wrecking/shedding facility the following material may fall off or leak while being transported through the rest of our commercial area. There will be an associated mess while items when they accidently fall of these trucks or when dangerous carcinogenic materials leak will being transferred. Item that could leak or fall off of these vehicles which are not safe for the environment include:

- i) Batteries
- ii) Acid
- iii) Lead
- iv) Plastics
- v) Oils
- vi) Fuels
- vii) Rubber tires
- viii) Car computers
- ix) Anti-freeze
- x) Brake fluid
- xi) Brake pad – asbestos based
- xi) Miscellaneous products and bi-products stored on site

Who is responsible to verify that all goods transported to the shredding site are handle and transported in a safe and controlled fashion and what happens when a truck loaded with scrap cars end up in an accident and overturns. Who is responsible for the cleanup? Who will have to live with the long term effects?

3. Air Emissions

Particles that can become air borne during scrapping operations becomes a huge issue for residents living and working in the area. The Manitoba Environmental Approvals Branch has the responsibility of keeping all Manitobans safe. If toxic or carcinogen particles become air borne during scrapping/shredding activities these pollutants could be inhaled by local workers who are protected under the work place and safety guidelines. It is not the responsibility of local business owners to have to supply themselves, their staff and their clients with masks to protect themselves from carcinogens that are a result of air emissions that are being distributed from this facility. This is an environmental nightmare waiting to happen.

The other side of the equation is what happens when the materials stored on site ignite due to some incidents as: trains running down the rail road tracks and creating fires, accidents occurring on site, petroleum products/fuels igniting to do an explosion of types, malfunction of equipment, human error or even some kids from the area decides to have some fun and light the stock piles or fire. Who gets to deal with these toxic fumes and carcinogens? The local RM fire department, the local residents, workers, employees, owners. Who deals with the aftermath?

4. Fire Emissions

Toxic Chemical are often released into the air due to fires. In the area, we have already had two major fires at Xpotential, one fire was so intense the fire and police department had to evacuate tenants from the area. These fire emissions quite often contain toxic carcinogens that can be inhaled by firefighter and local workers or residents in the area. When these fires occur in a densely populated area the entire environment can be destabilized and these types of facilities have had an historical precedence of bad and uncontrolled events occurring such as carcinogenic fires.

5. Storage of Batteries

Almost all Auto Wrecking operations have to contend with batteries that consist of lead and acid. Both of which are detrimental to the area. The government has already established programs to deal with this. We do not want to contend with acid making its way to our aquifer system or polluting our lands due to uncontrolled run offs into our ditching systems.

6. Carcinogens located in plastics

When plastics are burned in small or large quantities one of the results is the carcinogens make their way into our air system. In times of fire our local residents, employees, employers and clients will be subject to these toxic fumes. Xpotential has already had two giant fires, we do not need to give them an opportunity for a third one.

7. Carcinogens located in rubber Tires

When rubber tires are burned, the carcinogens created from this are some of the worst types known to mankind. Rubber tire fires are extremely difficult to put out because they burn extremely hot and are extremely toxic. Firemen already have a statistically lower average age of life because of the carcinogens they have to deal with on a daily basis. A rubber tire or plastic fire could cause so many carcinogens to be released into the air that it could shut down the area for weeks. Who would be responsible for the loss of business and perhaps even the bankruptcy of business if 70 acres of stored materials caught on fire for any reason what so ever?

8. Storage of Asbestos from Car Breaks

One of the base materials for breaks is asbestos. Storage of Asbestos on the ground can lead to future environmental concerns, especially if it remains piled up for long periods of time and under goes seasonal constraints like snow melting/damming or huge rain falls which can allow toxics the opportunity to run off of the site and pollute the local surrounding area, creating environmental concerns for every business or resident living in that area.

9. Storage of fuel and oils on site

We have a huge concern of petroleum products like fuels, oils, anti-freeze, windshield washer brake fluid and other chemicals associated with the auto motive industry. When a car is hauled to their site where do these chemicals go? These are nasty chemicals that could easily make their way into our environment. These oils and fuels will be stored on site and will probably leak all over their property and make its way off their property onto the property of local business owners. These fluids will mass transport themselves off of their Xpotential property either through rainfalls or snow thawing, or even worse they will make their way to the underground water system polluting the entire underground aquifer system. An environmental disaster waiting to happen

10. Water Pollution and contamination into our underground aquifers (Leachate into the ground water supply)

With the storage of:

- if) Batteries
- ii) Acid
- iii) Lead
- iv) Plastics
- v) Oils
- vi) Fuels
- vii) Rubber tires
- viii) Car computers
- ix) Anti-freeze
- x) Brake fluid
- xi) Miscellaneous products and bi-products stored on site

We are all extremely concerned that carcinogens caused from these items over time could make their way into our ground water system and pollute our underground aquifer systems which we rely on for our water supply. The entire area receives its water supply from underground wells. If leachate from the area contaminates the local water supply and starts mess transporting underground the devastation could be disastrous for our area.

There are probably over 300 business in the area that only have access to well water because we do not have an active sewer and water supply system in the area. Who will be held accountable for these economic disaster caused by environment catastrophic if our aquifer systems become polluted. You department is responsible for our safety and must evaluate the long term environment effects of this proposal and say with utter certainty that this facility will not polluted our water supply? If we have over 300 operating businesses in the area, worth a million dollars each, which is on the low side, this would impact over \$300,000,000.00 worth of business and equity developed in the area and would also impact hundreds of jobs in the area. Who is accountable to the owners, the employees the customer if an economic disaster caused by leachate were to occur in the area?

11. The Xpotential Sites has already incurred two fires, what happens when the Leachate from these fires enters the ground water Supply caused by fires associated with Scrap processing and auto wrecking

The Xpotential site and other scrap yards in the area have already had fire issues in the past. There is also a historical track record that wrecking yards in the area and wrecking yards throughout North America have had a tendency to ignite on fire due to various reasons.

- i) When these fires ignite the toxic fumes and carcinogens make their way into the air and create air pollution that can get inhaled into local residents. These fumes are full of toxins and this facility is located where 100's of people work. This facility should be located in a less densely populated area with less of an environmental impact.
- ii) When these fires ignite, chemicals from fire-fighting equipment are used to help mitigate these fires, but these chemicals interact with the fire and the extreme heat and causes toxic carcinogens to become water soluble. This creates a leachate that can either make its way to the underground water aquifer system or move off site into the local ditching area and contaminate many local surrounding businesses creating an environmental hazard which this area does not need.

12. Leachate moving of site during spring thaw or during extreme storms into our ditching system

We are concerned that leachate can mix with snow melting and create a mass run-off of leachate into the local drainage system during the spring. This area is known to have substantial water storage on site during the spring thaw. We are extremely concerned that the leachate created from the scrap storage and shredding will interact with snow run off in the spring and make its way into our ditches contaminating lands downstream which is not acceptable.

We are also concerned what will happen when we get a hundred year storm, the chemicals, acids, oils, fuel, brake oil, acid will all interact with run-off water and makes its way downstream. This water/leachate will carry these carcinogens and pollute the downstream local area.

13. High Wind tunnel area due to topography of land, materials being blown off of their property

During extreme wind conditions we are worried that junk, fluff, plastics and miscellaneous materials can be blown onto our property and we will have to clean up their mess. Who knows what type of carcinogens could be attached to this junk, which we will have to clean up and who could be impacted by carcinogens attached to this contaminated junk.

14. Rat Infestation

A big concern for people in the area is rats. Scrap yards can become great breeding grounds for these little animals which are known to cause destruction to private property and can often spread dangerous diseases if not kept in check. We do not want a rat breeding ground in our area because we will have to deal with the consequences. When we use poisons to kill rats we still have to contend with their decomposing bodies which once again is not good for our area.

15. Aesthetically unpleasing to the eyes

Historically speaking most scrap processing and shredding facilities are completely unpleasing to the eyes. The local residents have spent a lot of money constructing nice clean buildings and creating an aesthetically pleasing neighbourhood for people to work in. Cities spend millions if not billions of dollars trying to maintain pleasing aesthetics in both the residential and commercial area. When Planning departments work with developers on new projects, aesthetics of the neighbourhood is always a critical time. What we see becomes part of our environment. Aesthetics is an environmental concern and people in the past have made this known. We do not want any more eye sores in our area. We take pride of where we work and it is your obligation to support us in creating a beautiful neighbourhood where we can work, be proud of and call home.

16. Development Agreement for the Matheson Industrial Park Established no more scrap yards are to be located in this area.

Precedents have already been set by previous Councillors because they firmly believed there were huge environmental concerns associated with these types of operations. When the Matheson Industrial Park was established and the Development Agreement between: The Rural Municipality of Springfield and Diamond J Farm Ltd. Was signed in November 30, 2004, Council at that time strictly stated in Section 14 of the development Agreement:

a. **Clause 14. Zoning**

- b. **Clause 14.1** Except as otherwise provided, any construction or other development within the Planned Area shall comply with the terms of the within Agreement and with the permitted uses listed in Table V "The Industrial Use and Bulk Table", including any permitted or conditional uses listed in Table III (General Commercial Use and Bulk Table) and Table IV (Highway Commercial Use and Bulk Table) as set out in Springfield Zoning By-Law No 85-26, as amended from time to time, other than those uses specifically prohibited hereunder:

- c. **Clause 14.2** The following uses are prohibited and shall not be permitted within the Planned Area:

- d. **Clause 14.2.1** Automobile wrecking and recycling establishments;
- e. **Clause 14.2.2** Junk yards, scrap yards and salvage operations;
- f. **Clause 14.2.3** Recycling yards for bailing, collection, sorting and storing of scrap automobile bodies and parts, iron, junk metal, paper or rags.
- g. **Clause 14.2.10** Manufacture, sale, storage, bulk storage, or distribution of dangerous goods including explosives, fertilizers, chemicals and gases (in any form whether it be liquid, gas or solid form) and petroleum products;
- h. **Clauses 14.2.11** Warehouse facilities for the storage of fertilizers (does not include mixing) and explosives, flammable or toxic goods;

Based on over 7 clauses between The Rural Municipality of Springfield and Diamond J Farm Ltd. Development agreement signed in November 30, 2004 are being violated with this application. This in itself indicates this application has some huge environmental concerns for the Municipality of Springfield and should not be approved based on establish precedent for the area.

Recent Fires located at General Scrap (June 13, 2012) and Xpotential Products Inc. 10/8/2006

We have also had a chance to review several articles relating to a fire located at the General Scrap Facility which is an auto wrecker and shredder in the Springfield area located on Springfield Road and an article of a fire relating to Xpotential plastics recycling plant (please find included). Within the last 10 years we have had two major fire events caused by these associated businesses and obviously with us living and working in the area many residents and employees have been personal witness to both major events. I am not an environmental expert but the potential carcinogens that were released in the air due to both events was probably substantial, the other issue of these fires spreading to other associated businesses as also a huge concern for and the environment.

Please find attached a list of some of the local residents/workers/business men (Attached Schedule "A") that we have had an opportunity to discuss this proposal with and they are **against the application and proposal** brought forth by: Xpotential Products Inc. - Auto Wrecking – File: 5702.00

We want to thank you in advance for reviewing our concerns and we look forward to the opportunity to discuss these concerns with you.

In the near future we will also be contacting the Reeve and Councillors of the Rural Municipality to discuss our objections with the above mentioned proposal as well.

Yours Truly:

Don Matheson
Concerned local business Resident

Schedule "A"

Opposition towards Future Scrap Division of Xpotential Inc
Auto Wrecking located at 999 Redonda - File # 5702.00

May 7, 2014

We the hereby signed resident in the area want to formally object to the above application

#	Name	Address	Phone Number
	<i>[Signature]</i>	<div style="border: 1px solid black; height: 600px; width: 100%;"></div>	
	Karen Reid		
	Dore Borsc		
	WAYNE McDONAGH		
	GENE GIESBECHT		
	Willy DUECK		
	Shelley Wood		
	Jesse Trapp		
	Jim Salt		
	<i>[Signature]</i>		
	<i>[Signature]</i>		
	Chelle Toy		
	<i>[Signature]</i>		
	W. Waldman		
	Capitol		
	A. Neppm		
	<i>[Signature]</i>		
	<i>[Signature]</i>		

Schedule "A"

Opposition towards Future Scrap Division of Xpotential Inc
Auto Wrecking located at 999 Redonda - File # 5702.00

May 7, 2014

We the hereby signed resident in the area want to formally object to the above application

#	Name	Address	Phone Number
	Rob Rad		
	BERRI KUNY		
	Pat Chute		
	C. Vrabak		
	D. Dally		
	A. Dally		
	Hunter		
	McKain		
	Ryan Porter		
	James Brancini		
	WINDECK LTD.		
	Sherry McCall		
	Trent Houston		
	JOSHUA DVECH		
	Brandon Dweck		
	St. ...		
	Jessica Ward		
	Orin Orr		
	Karen Kuchner		
	Devon Good		

Schedule "A"

Opposition towards Future Scrap Division of Xpotential Inc
Auto Wrecking located at 999 Redonda - File # 5702.00

May 7, 2014

We the hereby signed resident in the area want to formally object to the above application

#	Name	Address	Phone Number
	Gerrick Matheson		
	MICHAEL P FRIESEN		
	Sandy Wall		
	Sommer Cranen		
	Jake Wall		
	Craig Wierowich		
	Robert Gray		
	kelsey Tuer		
	Cynthia Gray		
	Fred Faran		
	Johnathon Hall		
	Cory Gray		
	K/ SLATS		
	DOUG SABLETS		
	Alan Bell		
	[Signature]		
	[Signature]		
	[Signature]		
	[Signature]		
	[Signature]		
	[Signature]		
	Kevin Wirones [Signature]		

Schedule "A"

Opposition towards Future Scrap Division of Xpotential Inc
Auto Wrecking located at 999 Redonda - File # 5702.00

May 7, 2014

We the hereby signed resident in the area want to formally object to the above application

#	Name	Address	Phone Number
	Sean Lamont		
	Kendra Sitka		
	Mike Kocou		
	D Kerr		
	JAMES ^{Trucking} MINSKY		
	JAMES MINSKY ^{Trucking}		
	Debbie Morton		
	DAVID BIRDA		
	BRAD MORTON		
	C. SANDON		
	BOB Pellack		
	MARVIN THORSTEINSON		
	Justin Thorsteinson		
	JOHN VAN DER MEULEN		
	MARK VAN DER MEULEN		
	HENRY SCAA		
	Tamara Vankammen		
	Maryn Whyte		
	Margie Kelson		
	R. W. ...		

Schedule "A"

Opposition towards Future Scrap Division of Xpotential Inc
Auto Wrecking located at 999 Redonda - File # 5702.00

May 7, 2014

We the hereby signed resident in the area want to formally object to the above application

#	Name	Address	Phone Number
	Kelly Menard		
	ROMULO CALOTES		
	Michael With		
	Tracy Johnson		
	Lillian Benjamin		
	Barry James		
	Scott Galloway		
	KENT CURCH		
	Dane Puddifant		
	Tyrene Anderson		
	Gary Mittermayer		
	STAN WICKERLEY		
	Robert McInnis		
	Nadine McKenzie		
	RANDY SEBASTIAN		
	Lyle Cleary		
	John Krueger		
	Bill Fecio		
	MARGO GUNTER		
	WAYNE KING		

June 12, 2012

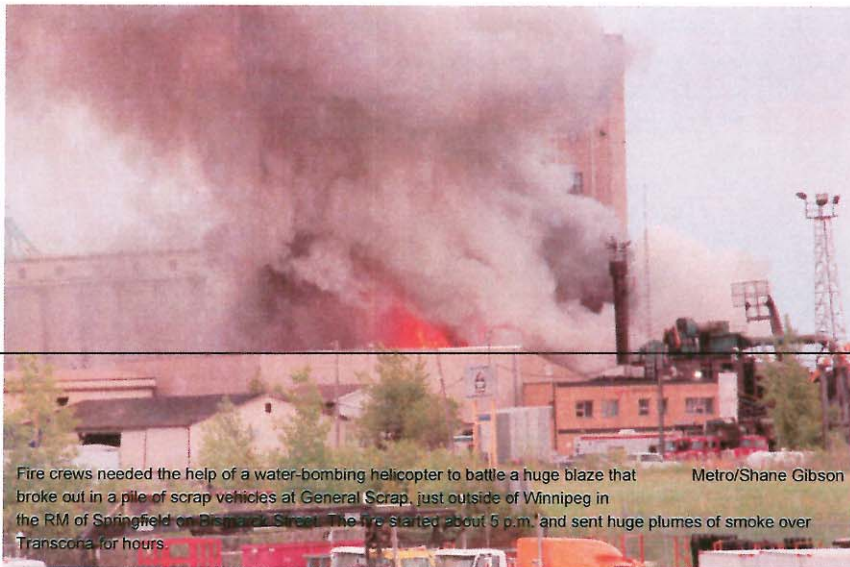
Updated: June 13, 2012 | 4:48 pm

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Scrap yard blaze ruled accidental, damage estimated at \$300,000



(<http://metronews.ca/author/metroshane/>)By Shane Gibson (<http://metronews.ca/author/metroshane/>)
Metro Winnipeg



Fire crews needed the help of a water-bombing helicopter to battle a huge blaze that broke out in a pile of scrap vehicles at General Scrap, just outside of Winnipeg in the RM of Springfield on Bismarck Street. The fire started about 5 p.m. and sent huge plumes of smoke over Transcona for hours. Metro/Shane Gibson

Crews spent the better part of Wednesday putting out hotspots at the huge scrap yard fire off Springfield Road that kept volunteer firefighters from a number of rural departments busy for more than 24 hours straight.

"We worked really hard on it over night breaking it apart to try and get to the main fire in the middle of the pile, which was burning white hot," said RM of Springfield fire chief Dick Vlaming going on no sleep at his day job Wednesday afternoon. "We were actually seeing the steel dripping back on to the fire—that's how hot the metal was."

The Office of the Fire Commissioner said the fire started accidentally around 5 p.m. when hot shards of metal from the shredding process landed near combustible items in the yard at General Scrap on Bismarck Street in the RM of Springfield.

The fire quickly grew as crews had trouble bringing in water to fight the at times 30-40-foot flames that sent up a huge plume of smoke into the sky visible across south Winnipeg.

Firefighters from Winnipeg were on notice throughout the night, but weren't needed as a water-bombing helicopter was brought in to repeatedly dump its 200-gallon water tank on the fire.

Water was also pumped over from a City of Winnipeg hydrant at Harbour View Golf Course to douse the fire, and Mother Nature helped out with a rain shower overnight.

Amazingly Vlaming said General Scrap was able to open for business as usual Wednesday morning while firefighters were still on scene dousing flare-ups.

Crews were expected to be all wrapped up by 7 p.m. Wednesday.

[More from Winnipeg: \(http://metronews.ca/news/winnipeg/\)](http://metronews.ca/news/winnipeg/)

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Birchwood
CREDIT SOLUTIONS

Scrap fire out, finally

BY ROSS ROMANIUK, WINNIPEG SUN

FIRST POSTED: WEDNESDAY, JUNE 13, 2012 12:56 PM CDT | UPDATED: WEDNESDAY, JUNE 13, 2012 09:09 PM CDT

Blaze burns at general scrap

IMAGE 1 OF 23

3 sec.

