



OvertonEnvironmental
ENTERPRISES INC

Environmental License Application

Giroux Compost and Bulk Materials Handling Operation

July 20, 2015

Prepared By:

Overton Environmental Enterprises Inc.

Winnipeg, Manitoba

July 22, 2015

Manitoba Conservation
Environmental Assessment and Licensing Branch
Suite 160, 123 Main Street
Winnipeg, Manitoba
R3C 1A5

ATTENTION: Ms. Tracey Braun, M.Sc., Director
RE: ENVIRONMENT ACT PROPOSAL

Dear Ms. Braun:

Overton Environmental Enterprises Inc. is pleased to submit 1 electronic and four paper copies of the Environment Act Proposal and Environment License Application submission for the proposed Compost and Bulk Materials Handling Operation. As part of the licensing process a Manitoba Conservation Environment Act Proposal Form along with the \$1,000.00 application fee has been included with this Environmental Assessment report.

Please do not hesitate to contact me if you have any questions or require additional information.

Yours truly,

Dale Overton, President

EXECUTIVE SUMMARY

Overton Environmental Enterprises Inc. (OEE Inc.) was established by Dale Overton in 2007 with the goal of creating ecologically sound and innovative environmental products and services for industries across all sectors – company activities range from manufacturing organic fertilizers to land reclamation projects to educational seminars on ecology.

OEE Inc.'s goal is to reduce society's dependence on chemical fertilizers and pesticides, while reclaiming land that has been exploited for resource development. The OEE Inc. team has vast experience in ecology, biology, compost manufacturing, engineering, remediation/reclamation, and education. Company values include a commitment to and strong belief in ethics and environmental responsibility in all company operations. This is the inspiration for the company's focus on new research and development and product manufacturing. All team members have a voice and are encouraged to use their creativity and ingenuity in creating new solutions to solve environmental issues. OEE's products are marketed and sold throughout Canada with international aspirations.

The environmental assessment of the proposed composting and bulk materials handling facility was carried out based on project information provided by Premiere Tech Horticulture and the advice document from Manitoba Conservation. Additional considerations included environmental information acquired from literature, internet searches, and publications by the compost industry and environmental organizations; contact with federal and provincial government representatives; consultations with stakeholders; and site investigations by the project team.

Information regarding the proposed composting and bulk materials handling facility project has been provided to stakeholders in the region through various means, including phone conversations and letters. Stakeholders included Manitoba Conservation, the Rural Municipality of Ste. Anne, Manitoba, and residents located within a 10 km radius of the project location.

Potential environmental effects of the proposed composting and bulk materials handling facility were identified using reference to the previous composting operations Environmental Act Proposal, public comments, advice from specialists, and professional judgment. Effects of accidents and malfunctions, effects of the environment on the project, and cumulative environmental effects were also determined. Mitigation measures were identified to eliminate, reduce, and control environmental effects determined to be adverse. Potential adverse environmental effects of the proposed composting and bulk materials handling operation assessed to be a risk factor in the environmental assessment included foul odors arising from the composting materials, risk of fire (and explosions), and potential for accidents during the transportation of compost. Additional environmental effects assessed to be potentially moderate included; increased dust and particulates; clearing of vegetation; loss of wildlife habitat; contamination of soil and surface water; increased traffic and the associated public attitude. Positive effects identified included improvements in economic conditions, business opportunities and employment, as well as the development of sustainable organics management practices

With mitigation and follow-up, the residual effects of the project for all of the potential adverse effects were determined to be not significant. There are no known historic resources or federally protected endangered plants and animals in the vicinity of the proposed composting and bulk materials handling facility development area.

Mitigation for potential adverse effects identified for the proposed composting and bulk materials handling facility development included a wide variety of design and proposed measures, regulatory requirements, and management practices. Some of the more important mitigation measures to address the adverse effects included:

- Moistening stockpiles, regular removal of stockpiled materials, and covering loads being hauled from the site;
- Using low sulphur fuels, muffling vehicles and equipment, and requiring a high standard of maintenance for vehicles and equipment and limiting unnecessary long-term idling;

- Preventing leaks, spills and releases, and requiring drip trays for equipment and secondary containment for fuel storage;
- Designating fuel storage and re-fueling areas and providing spill clean-up equipment and materials;
- Preparing regular updates of emergency response plan including fire;
- Implementing a mine closure plan to restore vegetation and surface water to predevelopment conditions;
- Ensure workers are aware of provincially rare orchid species outside of development area.

The proposed compost and bulk materials handling operation will not likely result in significant adverse environmental effects, based on the available information on the project and the environment, the assessment of environmental effects outlined in this environmental assessment report, and the application of proposed mitigation measures and conducting of required follow up

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- C. Phase 1 EIA 2015 (M.P. Wiebe Environmental Engineering 2015)
- D. Phase 1 EIA 2003 (Stantec 2003)
- E. OEE Inc. Conditional Use Permit (2015)
- F. Bio-Eco Waste Management Report (Ron Alexander Associates 2015)

1.0 INTRODUCTION

The proposed project consists of developing a compost production and bulk materials handling facility on an existing property previously developed and utilized as a peat moss processing/packaging and registered composting facility. The facility is situated in southeast Manitoba near the Town of Giroux which is located about 55 km southeast of Winnipeg, 12 km southeast of the Town of Ste. Anne and 9.5 km northeast of Town of Steinbach (Figure 4.3-8). The Giroux operation is located 3.5 km northeast of the Village of Giroux at approximately 96°31'5"W and 49°35'30"N in the northwest quarter of Township 7, Range 7E, (NW 25 – 7-7 EPM). An Environmental Act Proposal (EAP) is required for all environmentally significant developments within the province of Manitoba, under the Environment Act (C.C.S.M. c. E125). The purpose of this EAP is to ensure that the proposed composting operation is designed, constructed, and operated in an environmentally responsible manner consistent with provincial environmental legislation, policies, and guidance.

1.1 CORPORATE INFORMATION

Overton Environmental Enterprises Inc. (OEE Inc.) was established by Dale Overton in 2007 with the goal of creating ecologically sound and innovative environmental products and services for industries across all sectors – company activities range from manufacturing organic fertilizers to land reclamation projects to educational seminars on ecology.

OEE Inc.'s goal is to reduce society's dependence on chemical fertilizers and pesticides, while reclaiming land that has been exploited for resource development. The OEE Inc. team has vast experience in ecology, biology, compost manufacturing, engineering, remediation/reclamation and education. Company values include a commitment to and strong belief in ethics and environmental responsibility in all company operations. This is the inspiration for the company's focus on new research and development, and product manufacturing. All team members have a voice and are encouraged to use their creativity and ingenuity in creating new solutions to solve environmental issues. OEE's products are marketed and sold in 10 provinces and is aspiring to access international markets.

1.2 ENVIRONMENTAL ASSESSMENT

The purpose of this EAP is to obtain an Environmental Act License for OEE Inc.'s composting operations at approximately 96°31'5"W and 49°35'30"N in the northwest quarter of Township 7, Range 7E Manitoba (NW 25 – 7-7 EPM). An existing environmental assessment was completed upon original construction of the site (Stantec 2003) and is attached in Appendix A.

1.3 PREVIOUS STUDIES AND ACTIVITIES

Previously, the property belonged to Premiere Tech Horticulture and was used as a large-scale peat processing and packaging plant, until it burned in 2005. Previous studies have been prepared regarding the harvesting and processing of peat and on the construction of a mid-scale composting facility (including an environmental impact assessment).

StanTec completed an environmental impact assessment in 2004 (Appendix A) on behalf of Premiere Tech Horticulture. The Assessment reported that the property was being operated as a peat moss processing facility at the time. Information obtained from the historical reviews was consistent with the activities conducted on the property. There were no previous environmental concerns with the property.

A Phase 1 ESA completed by Stantec (2003, Appendix D) and M.P. Wiebe Environmental Engineering for Premier Tech was reported in May 2015 entitled, *PHASE I Environmental Site Assessment Commercial Property Municipal Road 40 North and Municipal Road 41 East, Giroux, Manitoba* (Appendix C). The objective of the Phase I ESA was to identify actual site contamination and assist in reducing uncertainty about potential environmental liabilities and if required, to provide a basis for additional investigation and/or site remediation and provided specific baseline environmental conditions. Based on the findings of the Phase I ESA, no potentially significant environmental issue was identified and no other additional action was recommended.

1.4 REPORT ORGANIZATION

1.4.1 *Project Description*

The proposed composting operation is described in general and specific terms. Project need, purpose and alternatives, as well as the proposed schedule and funding are discussed. The project is broken down into components and activities for the purpose of the environmental assessment.

1.4.2 *Environment Description*

The existing environment at the proposed composting operation and the surrounding area is described in general and specific terms. The environment is broken down into biophysical, social, and economic components for the purpose of the environmental assessment. Valued Ecosystem Components (important, protected, or valued components of the environment) or VECs for short, are identified to focus the assessment of environmental effects.

1.4.3 *Environmental Effect Analysis*

Potential environmental effects of the proposed composting operation on biophysical, social, and economic conditions are identified and assessed. Mitigation measures are proposed, follow-up needs are identified and significance of residual effects are evaluated. The effects of accidents and malfunctions, cumulative effects and effects of the environment on the project are also considered. Sustainability of the proposed composting operation is discussed in relation to Manitoba's principles and guidelines of sustainable development.

1.4.4 *Mitigation Measures*

Measures identified by the environmental assessment to mitigate potential adverse effects of the proposed composting operation are summarized.

1.4.5 *Follow-up Summary*

Follow-up requirements identified by the environmental assessment of the proposed composting operation are summarized.

1.4.6 *Conclusions*

Conclusions on the significance of residual environmental effects of the proposed composting operation are presented.

1.4.7 References

Literature and websites consulted as part of the environmental assessment; as well as contacts with governments, stakeholders, and the public are listed.

The appendices contain background information on the proposed composting operation, existing environment, environmental effects, and public consultation.

2.0 PROJECT DESCRIPTION

2.1 OVERVIEW

The proposed composting operation is situated at the northeast corner of the intersection of Municipal Roads 40 North and 41 East near Giroux, Manitoba. Composting is anticipated to begin in September 2015. The composting operation would see the controlled composting of 100,000 m³ of organic material from various industrial sources. A report completed by Alexander Associates in March 2015 shows the controlled conversion of these organic waste streams into a Class A CCME compost material.

2.2 COMPOST INDUSTRY IN MANITOBA

The Compost industry in Manitoba is moderately established with few registered sites. The Provincial Government has created incentive programs to help generate more compost facilities (Green Manitoba, 2015). The City of Brandon, City of Steinbach, and City of Winnipeg all have initiated municipal compost operations. Privately, Waste Management Company and Penner Waste operate private licensed compost facilities in Manitoba. Zamborski operates a non-licensed facility near the RM of McGregor. Many other small on-farm compost operations exist in Manitoba as well.

2.3 PROJECT LOCATION

The proposed compost and bulk materials handling operation is situated in southeast Manitoba near the Town of Giroux which is located about 55 km southeast of Winnipeg, 12 km southeast of the Town of Ste. Anne and 9.5 km northeast of Town of Steinbach (Figure 4.3-8). The Giroux operation is located 3.5 km northeast of the Village of Giroux at approximately 96°31'5"W and 49°35'30"N in the northwest quarter of Township 7, Range 7E (NW 25 – 7-7 EPM. The operation is located 4 km east of Highway 210 the CN rail line and is accessible from Highway 311.

2.4 NEEDS AND PURPOSE OF PROPOSED DEVELOPMENT

OEE Inc. wishes to become a producer of Class A (CCME) compost in Manitoba and a leader in innovative composting techniques worldwide. OEE Inc.'s advanced composting techniques and recipes enable us to

produce a weed seed free, humus compost product. Covering the windrows throughout the process ensures that no weed seeds enter the compost and ideal conditions are maintained. Allowing windrows to heat up to

65 degrees Celsius daily for one week ensures that seed and human\\ pathogen destruction occurs. In order to accommodate the massive volumes of organic waste generated by various industrial facilities, it is necessary to begin operation on a much larger site with a license that would permit the receiving of the various organic waste streams for the purpose of composting. The purpose of the proposed development is to continue to provide quality compost based products to meet our customer demand.

2.5 PROJECT COMPONENTS AND ACTIVITIES

2.5.1 Project Activities

Site Preparation

Maintenance on the compost pad has been completed and included cutting back vegetation from the pad site, measuring the slope and drainage pattern, grading the site to desired slope and clearing the vegetation from the retention pond.

Maintenance on the materials storage pad included cutting back and collecting vegetation, cleaning ditches and culverts. Road maintenance included removing vegetation and grating.

Operation

OEE Inc. operations follow the best practices developed by the CSPMA. Operational activities for the proposed operation will commence in August 2015:

- ***Site Preparation:*** As described above

Materials Handling: Following pad-site preparation, material handling pads have been cleared of vegetation and leveled. Site maps will be developed to determine the flow of materials through the site (Figure 1).

- ***Materials Storage:*** Raw materials delivered to the site will be labeled and stored in designated raw material storage piles (**Figure 1**)
 - Wood chips stored onsite will be treated with water and checked for moisture and temperature weekly to ensure spontaneous combustion risk is low.

- JR Simplot (and other) Potato Wet Waste will be delivered onto the pad site and treated based on the methods developed in the 2014/2015 pilot project report compiled by Ron Alexander Associates Ltd (Appendix G).
 - Assiniboia Downs (ASD) Waste will be delivered to the site and stockpiled in designated areas on the pad. ASD waste will be composted according to the methods developed in the 2014/2015 pilot project report compiled by Ron Alexander Associates Ltd (Appendix G).
 - Master Feed's animal feed waste will be stockpiled and added to windrows according to the methods developed in the 2014/2015 pilot project report compiled by Ron Alexander Associates Ltd (Appendix G).
 - Other non-volatile waste streams including cardboard, soil, and old hay/straw bales will be utilized in the composting process as well.
- **Compost Stockpiling:** Finished compost will be stored in piles on a designated finished materials pad. Mature compost will be checked weekly to ensure temperatures are within the acceptable guidelines (Figure 1).

Transporting: Excavators or front-end loaders will load stockpiled compost into open-box trailers for transporting. The trailers will be covered by a tarp to prevent compost particles from escaping and minimize financial losses for OEE Inc. Compost will be hauled to OEE Inc.'s Winnipeg packaging location.

- **Maintenance:** Activities will be undertaken at regular intervals, including removing vegetation from pad sites, grading and maintaining proper slope, addition of gravel where required, and other general site maintenance activities.
- **Monitoring:** OEE Inc. will conduct daily monitoring of the compost piles during the composting process. This includes monitoring temperatures, moisture, and possibly CO2 concentrations.

2.6 SCHEDULE

OEE Inc. was granted access to the site by Premiere Tech Horticulture (PTH) for the purposes of site cleanup on June 23, 2015. OEE Inc. took possession of the property on July 1, 2015. Operations are slated to begin upon approval from Manitoba Conservation in the form of an Environmental Act License. The site will be active approximately 365 days a year.

2.7 COMPOST PROCESSING

Organic waste materials (including and limited to potato, animal bedding/manure, dirt and waste feed, cardboard, old straw and hay bales) generated from large agricultural food processors and operations will be collected and delivered to the proposed compost and bulk materials handling facility daily. The volume of truck traffic will increase as the site develops with an estimated timeline of production shown in Table 1.

Materials that can be safely stockpiled will be processed and ready for blending with other more volatile ingredients as they enter the facility daily. Once the materials are combined into windrows on the pad, a compost turner will be used to turn and add water to the windrows until ideal compost conditions have been achieved. Daily temperature and moisture windrow monitoring will help ensure that the material will be composted in the shortest possible timeframe, as described in the Pilot Project (Appendix D).

2.8 EMPLOYEES

Approximately 13 full time jobs and 8 seasonal jobs will be created by 2017.

2.9 WASTE DISPOSAL

There are virtually no wastes produced from the compost operations. Trees, including branches and roots are saved and used as underlay for bog road construction. Petroleum, oils, lubricants, and hazardous wastes are disposed of through licensed companies. Domestic sewage will be retained in registered holding tanks and pumped out on a regular basis by a local licensed contractor. Solid wastes such as paper and organics will be composted. A local licensed contractor will remove plastics, packaging materials, etc. Wastes are taken to local licensed municipal waste disposal grounds for recycling objectives.

3.0 ENVIRONMENTAL DESCRIPTION (See Also Appendix A)

3.1 BIOPHYSICAL

3.1.1 Physiography and Climate

The Giroux operation is located in the Manitoba Plain Division of the Interior Plains Region of Canada. Two sub-sections of the Manitoba Plain found in the Giroux area are the South Eastern Plain and the Red River Plain. The South Eastern Plain covers the largest aerial extent. This is a level to gently undulating lacustrine veneer and morainal plain, having surface deposits that are 30 to 80 m deep over bedrock. The surface deposits are dominantly sandy to clayey lacustrine sediments, and local areas of water extremely calcareous, loamy, very stony tills and gravely outwash. The area has no lakes, and a low density, parallel to detritic network of secondary drainage ways flowing northwest to the Red River.

3.1.2 Air Quality

Maximum time-based pollutant concentration levels for the protection and preservation of ambient air quality within the Province of Manitoba can be found on the Government of Manitoba Website (<http://www.gov.mb.ca/conservation/pollutionprevention/airquality/aq-criteria/ambientaire.html?print>).

Maximum Tolerable Levels denote a time-based concentration of air contaminant beyond which, due to a diminishing margin of safety, appropriate action is required to protect the health of the general population.

Maximum Acceptable Levels are deemed essential to provide adequate protection for soils, water, vegetation, materials, animals, visibility, personal comfort, and wellbeing. Maximum Desirable Levels define the long-term goal for air quality and provides a basis for an anti-degradation policy for the pristine areas of Manitoba and for the continuing development of control technology. Maximum Tolerable Levels are only for evaluation purposes to identify the severity of an anthropogenic or natural phenomenon in order to protect human health and institute appropriate corrective action. In general, maximum acceptable Levels are not to be exceeded in any urban center, including areas that are in the vicinity of industries with atmospheric emissions. Within rural areas, it is the goal to maintain pollutant concentrations at or below maximum desirable Levels.

An Air Quality Index (AQI) is a system for rating air quality in urban areas. The Index provides the public with a general idea of air quality in their community. The Index scale provides a number and a description: Good, Fair, Poor or Very Poor. The AQI categories generally correspond to air pollution levels described in the

It considers five common pollutants which affects human health or the environment at specific air concentration levels: Carbon Monoxide (CO), Fine Particulates (COH and PM10), Ground-Level Ozone (O3) and Nitrogen Dioxide (NO2). The objective of the AQI is to describe the current quality of the air and its potential impact on the environment. Air Quality Index values are divided into four ranges. General impacts associated with each range are as follows: "Good" - no effects, "Fair" - noticeable health effect unlikely, some environmental effects may be observed, "Poor" - some people, especially those with pre-existing health problems may notice health effects, some environmental effects may be observed, and "Very Poor" - health effects may be experienced by all and especially those with existing respiratory conditions, some environmental effects may be observed. It is expected that the AQI for the Giroux region is Good to Fair throughout the year except during periods when high winds and forest fires result in high particulates.

There are no known published sources of air quality data for the Giroux operation. Manitoba Conservation does not collect air quality information for the surrounding area and Premier does not conduct air quality monitoring at the Giroux site.

Manitoba Conservation in cooperation with Environment Canada and the Manitoba Lung Association and with the assistance of Manitoba Health and Health Canada developed an Air Quality Index (AQI) for Winnipeg ⁽⁴⁾. The AQI is a system for rating air quality in urban areas to provide a general idea of air quality to the public. It is provided in this EAP for reference purposes only as the study area is a remote location. The objective of the AQI is to provide a current description of air quality and the potential effect on the environment. The AQI considers five common pollutants that typically effect human health or the environment at specific air concentration levels. These include Carbon Monoxide (CO), Inhalable Particulates (PM10), Ozone (O3), Soiling Index (COH) and Nitrogen Dioxide (NO2) ⁽⁴⁾. Manitoba Conservation monitors these pollutants each hour and converts the pollutant levels to the index scale resulting in a sub-index for each pollutant. The highest resulting sub-index value becomes the value for the overall AQI.

Based on the air pollution levels Manitoba Conservation divided AQI values into four ranges with effects described as follows;

- Good (0 - 25) – No effects;
- Fair (26 to 50) – Noticeable health effect unlikely, some environmental effects may be observed;
- Poor (51 to 100) – Some people, especially those with pre-existing health problems may notice health effects, some environmental effects may be observed; and
- Very Poor (> 100) – Health effects may be experienced by all and especially those with existing respiratory conditions, some environmental effects may be observed.

It is expected that the AQI for the regional study area is typically good throughout the year; although there are no published sources of air quality data. Air quality in the area is generally excellent compared to large cities and commercial and industrial areas in Manitoba and Canada. There is no industrial development in the regional study area. The only developments in the regional study area, which is otherwise undeveloped wilderness, include local farming operations. The AQI may be periodically reduced to fair during dry periods resulting in dust along mud road during periods of high winds affecting the compost and materials handling area, or during forest fires that may result in increased particulates.

3.1.3 Geology

The Giroux operation is located in the Steinbach Eco District of the Interlake Plain Ecoregion, which is in the Boreal Plains Eco Zone (Figure 4.3-2). The Boreal Plains Eco Zone extends as a wide bank from the Peace River country of British Columbia in the northwest to the southwest corner of Manitoba. Unlike the neighboring Boreal Shield to the east, the Eco Zone is not bedrock controlled, has few bedrock outcrops and considerably less lakes.

Relief in the region varies from 312 masl in the southeast to 259 masl in the northwest near Ste. Anne (Hopkins 1985). This gives a 0.9 m drop per km going from the southeast to the northwest. The overall landscape is level to gently sloping.

3.1.4 Soils

The Steinbach Eco District is a north-south elongated area extending from the U.S. border to east of Winnipeg. The Eco District has a mean elevation of about 297 mASL. The landform ranges from a smooth, level glaciolacustrine plain to a gently undulating, water-worked glacial till and glaciofluvial, terraced plain. Extensive areas consist of sandy glaciolacustrine veneers overlying extremely calcareous, cobbly and gravely loamy till. Slopes range from level to less than 5% and range in length from about 50 m to more than 150 m. The Eco District slopes gently at about 1.0 m/km northeastward from the eastern edge towards the Red River in the central lowland area (Figure 4.3-9). Some change of relief, approximately 1.0 m to 3.0 m, occurs along the leading edge of a series of sandy and gravely ridged terraces throughout the area. Peatlands are common, and mostly consist of fens and transitional bogs.

4.0 ENVIRONMENTAL EFFECT ANALYSIS (See Also Appendix A)

4.1 SOCIO-ECONOMIC EFFECTS ASSESSMENT

4.1.1 Economic Conditions

The economy in the regional area surrounding the proposed development is dependent on forestry, agriculture, and peat moss industry. The proposed development will have a positive impact in the development area, employing residents from the surrounding communities, supporting local businesses, contracting local companies for service works (e.g. trucking, sewage and waste disposal), and supporting the local economy through payment of property taxes. The proposed project will bring additional employment and money into the regional area. The proposed compost and bulk materials handling operation will create a total of 23 permanent jobs for residents in the surrounding communities and part time seasonal employment opportunities as well (by 2017).

4.1.2 Business Opportunities

Additional business opportunities for local contractors will include the contract for installing plumbing and electrical infrastructure, building construction and other trade work.

4.1.3 Traffic

Daily operational activities will result in a small and temporary increase in traffic while materials transportation during operation will result in long term increased traffic volumes on Mud Road East and Highway 302, south of the highway 1 intersection. Transport trucks will deliver the raw materials from the suppliers to the processing and composting facility. During the first year of operations at the Giroux site, approximately 675 truckloads would be required which is equivalent to approximately 21 trucks/week or 1.8 trucks/day based on the proposed 7 days/week operation schedule from January to December (Table 2). Increased truck traffic along Mud Road will increase dust, which will further degrade the road requiring more frequent road maintenance, and has the potential to increase the number of vehicle accidents and vehicle-wildlife interactions. The potential adverse effects associated with the increased traffic were assessed to be minimal.

Proposed mitigation measures include dust control by using an approved suppressant such as water and by reducing the number of vehicles traveling during high wind events, directing all traffic associated with the development to drive according to road conditions and adhere to the posted speed limits, operating transport trucks during daylight hours, and providing wildlife awareness information to drivers. Follow-up measures proposed include recording the number of vehicles traveling along Mud Road associated with the operation and any public complaints and vehicle accidents. Further action will be considered as warranted.

4.1.4 Noise and Vibration

Construction and operation activities including the use of heavy equipment and machinery will result in increased noise and vibration levels in the local area, as well; the transport trucks along Mud Road will result in increased noise and vibration.

Proposed mitigation includes muffling vehicles and equipment, limiting use of heavy machinery and transport trucks to daylight hours, limiting unnecessary long-term idling and requiring a high standard of maintenance for heavy equipment. Proposed follow-up involves monitoring and periodically tracking noise levels and public complaints.

4.1.5 Human Health

Due to the relatively sparse population density within the vicinity of the proposed compost and bulk materials handling operations, there are very few people that would be affected by the operational activities. With the increased traffic there is an increased risk of vehicle collisions that could adversely affect the public and workers health. Proposed mitigation measures include applying dust control such as water, reducing the number of vehicles traveling along Mud Road during high wind events, driving according to road conditions, adhering to the posted speed limits and operating transport trucks during daylight hours.

Indoor air quality inside the trailer and service garage facilities may potentially be affected by volatile organic carbons (VOCs) and carbon monoxide (CO), propane gas, dust, refrigerants, and moulds. VOCs and CO in the maintenance garage are of particular concern. Mitigation measures proposed include providing adequate ventilation and ensuring a high standard of facility and equipment maintenance.

Construction and operation of the proposed compost and bulk materials handling operation may have adverse effects on public and worker safety. Signs indicating 'No Trespassing' and locked gates will be placed on the main access. The gates will remain locked during off hours at the site. Proposed mitigation to reduce worker safety includes compliance with Manitoba Workplace Safety and Health regulations, development and enforcement of standard operation procedure guidelines, provision of training to employees and ensuring all visitors to the site have reported in and are accompanied by an employee.

4.1.6 Aesthetic Values

The proposed compost and bulk materials handling operation is located in a relatively remote location with very few local residents, it is unlikely that the development area would be seen by regional visitors. Thus, any potential effects of the project on aesthetics are primarily associated with the presence of the access road and transportation of raw materials and finished goods. The increased truck traffic on gravel roads will contribute to covering vegetation in a layer of dust between rain events. Mitigation measures include utilizing dust control methods and covering loads during transport to and from the site.

4.1.7 Areas of Interest

Land use within the Giroux Township includes agricultural operations and homesteads; however, most of the area is vacant crown land.

4.1.8 Recreation/Tourism

The areas that surround the proposed compost and bulk materials handling operation are vacant lands and/or used for agriculture.

4.1.9 Heritage Resources

The Historic Resources Branch of Manitoba Conservation has indicated a low potential to impact significant resources and therefore has no concerns with the project. Therefore, the potential for adverse environmental effects of the project on cultural resources is unlikely and assessed as not significant.

4.2 EFFECTS OF ACCIDENTS AND MALFUNCTIONS

4.2.1 Fires and Explosions

Fires and explosions may result from spontaneous combustion, lightning strikes, equipment malfunctions, improper handling and storage of hazardous materials, as well as various construction and operation activities. Diesel fuel and small quantities of gasoline are stored, transported and dispensed as part of compost and materials handling operations. Small quantities of hazardous materials and potentially flammable materials will be stored on-site. Fires and explosions can cause serious harm to staff, construction workers, contractors, the public and the environment. Project delays and increased costs to OEE Inc. are possible. Potential adverse environmental effects of fires and explosions were assessed to be moderate. Proposed mitigation includes complying with applicable provincial and municipal legislation, codes and guidelines, forming a First Responder Committee, providing and testing fire suppression equipment on-site, preparing, exercising and implementing an emergency response plan that includes fire and explosion prevention, notification and response, regular employee training on use of equipment and notifying Manitoba Conservation immediately if a fire or explosion occurs. Mitigation includes adhering to license terms and conditions, regular inspections, routine examination of fire suppression equipment, and periodic testing and evaluation of the emergency response plan.

4.2.2 Transportation Accidents

Heavy equipment, specialty equipment, large trucks and support vehicles are used during compost and bulk materials handling operational activities. Construction equipment and some materials will be brought onto the project site. Once the compost operation is operational, large trucks will haul raw materials to the compost pad site. There is a risk of accidents involving trucks and other vehicles accessing the compost site(s) operated by OEE Inc. staff, the public and others. Accidents may also occur while transporting fuel and other materials onto the project site.

Mitigation proposed includes safe transportation routes, speed restrictions and signage, compliance with applicable provincial and municipal legislation, an emergency spill response plan that includes transportation accident prevention and response, and notification of Manitoba Conservation immediately if an accident occurs. Follow-up includes adhering to license terms and conditions, periodic testing and evaluation of the emergency response plan, ensuring that dangerous goods carriers are licensed, and inspecting all shipments for compliance with regulatory requirements.

4.2.3 Petroleum Spills

During compost and bulk materials handling operational activities, there is potential for petroleum spills as a result of improper storage, negligent fueling or collision by a vehicle. Spills of petroleum products from leaking vehicles and large trucks are also possible. Contamination of soil, surface water and groundwater, and impaired air quality could result depending on the type of product as well as the nature, size and location of the spill.

Mitigation includes preventing spills, releases and accidents, ensuring compliance with applicable provincial and municipal legislation, using double wall storage tanks, providing protective barriers around fuel storage tanks, using drip trays, preparing and implementing an emergency response plan that includes petroleum spill prevention, notification and response, and notifying Manitoba Conservation immediately if a spill occurs. Follow-up includes remediation of petroleum spills, adhering to license terms and conditions, periodic testing and evaluation of the emergency response plan, inspecting fuel storage tanks for compliance with regulatory requirements, and maintaining records of fuel volumes delivered and used.

4.2.4 Hazardous Substances Release

Hazardous substances may be released during site operation. Common hazardous substances include fuels (diesel, gasoline and propane), waste oils, and lubricants; as well as chemicals, paints and solvents. Releases of hazardous substances may impair air quality, cause soil, surface water and groundwater contamination, and affect worker and public health. Remediation of soil and groundwater contamination would be costly for OEE Inc. and could result in operational delays. Mitigation includes preventing spills, releases and accidents, ensuring compliance with applicable provincial legislation, guidelines, codes and best practices, using licensed

contractors, preparing an emergency response plan that includes hazardous substance release prevention, notification and response, and notifying Manitoba Conservation immediately if a release occurs. Follow-up includes adhering to license terms and conditions, including periodic testing and evaluation of the emergency response plan, inspecting hazardous substance storage for compliance with regulatory requirements, and maintaining waste manifests and tipping receipts.

4.3 EFFECTS OF THE ENVIRONMENT ON THE PROJECT (See Appendix A)

4.3.1 Climate

The cold continental climate of southern Manitoba produces very harsh environmental conditions for buildings, infrastructure and facilities. The Richer weather station, located approximately 20 km north-northwest, is the closest active weather station to the proposed compost and bulk materials handling operation. The mean annual air temperature at the weather station is 1.1 °C and the daily mean temperature ranges between 18.9 °C in July and –19.7 °C in January ⁽¹⁸⁾. The highest temperature ever recorded was 34.4 °C in July 1979 whereas the lowest was –48.9 °C in February 1967 ⁽¹⁸⁾. The proposed infrastructure at the compost and bulk materials handling facility must be designed to withstand extreme high and low temperatures, damaging winds, significant precipitation events and hail, and even tornadoes.

High wind velocities can cause increased dust and blow loose compost materials off the property. Mitigation measures include limiting stockpiled material during high wind events, orienting compost or raw material stockpiles in the prevailing wind direction to minimize the area exposed, observing wind directions before unloading and loading of compost, ensuring compost stockpiles has a crusted layer on top, using a tree or brush buffer to act as a windbreak, modifying and equipping compost machinery to reduce dust emissions, covering compost transport trucks with tarps to eliminate dust emissions during transport.

Heavy rains or abrupt snowmelt can potentially flood the compost pad area, cause soil erosion and create unsafe working conditions, slippery surfaces, and reduced visibility. The resulting high volumes of surface water runoff can erode off-site drainage channels and wash out roads and culverts. Mitigation measures in place include adequate drainage channels, sedimentation pond and additional on-site pumping capacity, suspending work during high precipitation events and including flooding in the emergency response plan.

4.3.2 Flooding

The proposed compost and bulk materials handling operations site is not normally subjected to significant overland flooding during spring runoff, or following significant precipitation events. Mitigation measures are the same as those proposed to deal with heavy rains as noted in Appendix A.

4.3.3 Wildfire

Wildfire is common in the region, with mid-Boreal ecoregion forest composition and succession stages largely controlled by forest fire. Operation and construction of the proposed project can potentially be interrupted in the event of a forest fire burning adjacent to the construction area. Forest fires risk the safety and health of workers and may damage equipment. Potential effects of wildfire on the construction and operation of the project were assessed to be minor. Proposed mitigation measures include providing fire suppression equipment at construction areas and within buildings during operation and implementing an emergency response plan that includes fire prevention, notification and response. Follow-up includes periodic testing of fire suppression equipment during construction and operation, periodic assessment of wildfire risk during construction and operation and periodically updating the emergency response plan.

4.4 SUSTAINABILITY

4.4.1 Principles of Sustainable Development

Integration of Environmental and Economic Decisions

Economic decisions should adequately reflect environmental, human health and social effects, and environmental and health initiatives should adequately take into account economic, human health and social consequences. OEE Inc. is committed to following the principles of sustainable development at their compost and bulk materials handling operation. The site selection process for the proposed facility considered environmental and human health protection issues, social effects, and economics of the site location.

Stewardship

The economy, environment, human health and social well-being should be managed for the equal benefit of present and future generations. Manitobans are caretakers of the economy, the environment, human health and social well being for the benefit of present and future generations. Today's decisions are to be balanced with tomorrow's effects. OEE Inc. is committed to long-term management that provides economic benefit while ensuring the integrity of the development. The proposed compost and bulk materials handling operation will provide up to 5 full time jobs, numerous seasonal positions and additional contracts (transporting) over the next 50 years of composting. The natural and manufactured soil conditions at the site will protect potential underlying groundwater sources. Site design protected surface water quality and surrounding wildlife habitat. Long-term effects on the environment, human health, and social well being are expected to be negligible.

Shared Responsibility and Understanding

Manitobans should acknowledge responsibility for sustaining the economy, the environment, human health and social well being, with each being accountable for decisions and actions in a spirit of partnership and open cooperation. Citizens share a common economic, physical and social environment and should understand and respect differing economic and social views, values, traditions and aspirations. Manitobans should consider the aspirations, needs and views of the people of the various geographical regions and ethnic groups in Manitoba, including Aboriginal peoples, to facilitate equitable management of Manitoba's common resources.

OEE Inc. will be responsible for the day-to-day operations at the compost and bulk materials handling operation and will be responsible for keeping the general public informed about issues, actions, and decisions relevant to the facility.

Prevention

Manitobans should anticipate, and prevent or mitigate, significant adverse economic, environmental, human health and social effects of decisions and actions, having particular careful regard to decisions whose impacts

are not entirely certain but which, on reasonable and well-informed grounds, appear to pose serious threats to the economy, the environment, human health and social well-being.

OEE Inc. takes a proactive approach to prevent environmental and socio-economic effects by developing concrete policies and programs such as fire policy, health and safety and emergency response planning rather than reacting to effects after they occur. OEE Inc. will complete environmental investigations and monitoring at the site as proposed and any additional monitoring specified in the Environmental Act License. Compliance monitoring will enable early detection of potential environmental issues at the site and allow for mitigation measures to be implemented.

Conservation and Enhancement

Manitobans should maintain the ecological processes, biological diversity and life-support systems of the environment, harvest renewable resources on a sustainable yield basis, make wise and efficient use of renewable and non-renewable resources, and enhance the long-term productive capability, quality and capacity of natural ecosystems.

The proposed development will protect existing potential wildlife and fish habitat areas by creating buffer zones around water bodies and watercourses within the development area. Additional measures, such as maintaining low flow connectivity at crossings and ensuring protection against erosion and sedimentation, will be included in all stages of construction and development.

Rehabilitation and Reclamation

Manitobans should endeavor to repair damage to or degradation of the environment, and consider the need for rehabilitation and reclamation in future decisions and actions. The compost and bulk materials handling poses little threat to the surrounding environment.

Global Responsibility

Manitobans should think globally when acting locally, recognizing that there is economic, ecological and social interdependence among provinces and nations, and working cooperatively, within Canada and

internationally, to integrate economic, environmental, human health and social factors in decision making while developing comprehensive and equitable solutions to problem. The proposed development will be operated using sound environmental management practices for the protection of the environment and local ecosystem. Because OEE Inc. is an aspiring international company, environmental, human health, social, and economic issues will be addressed by OEE Inc. to ensure that the needs and concerns of the region are being met, while meeting their market need around the world.

4.4.2 Guidelines for Sustainable Development

Efficient Use of Resources

This means encouraging and facilitating development and application of systems for proper resource pricing, demand management and resource allocation together with incentives to encourage efficient use of resources, and employing full-cost accounting to provide better information for decision makers.

Public Participation

This means establishing forums that encourage and provide opportunity for consultation and meaningful participation in decision making processes by Manitobans, endeavoring to provide due process, prior notification and appropriate and timely redress for those adversely affected by decisions and actions, and striving to achieve consensus amongst citizens with regard to decisions affecting them.

Information regarding the proposed operation has been provided to the public in the region through various means including: telephone conversations with stakeholders and community representatives. The RM of St. Anne has granted OEE Inc. with a conditional use permit for the operation (Appendix E).

Access to Information

This means encouraging and facilitating the improvement and refinement of economic, environmental, human health and social information, and promoting the opportunity for equal and timely access to information by all Manitobans. To promote a greater understanding of their compost operations, OEE Inc. provides relevant information to governments, the public and their employees.

Integrated Decision-Making and Planning

This means encouraging and facilitating decision making and planning processes that are efficient, timely, accountable and cross-sector and which incorporate an inter-generational perspective of future needs and consequences. OEE Inc. encourages involvement from all levels of the organization through team design, which supports decision making at the most appropriate levels. OEE Inc. will continue to work closely with communities, local and provincial governments as with existing bog sites.

Waste Minimization and Substitution

This means encouraging and promoting the development and use of substitutes for scarce resources where such substitutes are both environmentally sound and economically viable, and reducing, reusing, recycling and recovering the products of society. OEE Inc. is committed to the environment and fully embraces these concepts through its operating procedures such as composting, re-using a variety of materials once considered waste and recycling.

Research and Innovation

This means encouraging and assisting the researching, development, application and sharing of knowledge and technologies, which further our economic, environmental, human health and social wellbeing. OEE Inc. will monitor the site as directed in the Environmental Act License for the compost and bulk materials handling operation. The monitoring results submitted to Manitoba Conservation are public documents as is this EAP. Additionally, OEE Inc. continually researches new innovations in composting and soil amendment technology.

5.0 MITIGATIVE SUMMARY

Mitigation is defined under the Canadian Environmental Assessment Act as the elimination, reduction and control of the adverse effects of a project and includes restitution for any damage to the environment caused by such effects through replacement, restoration, compensation or any other means. Mitigation measures for the proposed compost and bulk materials handling operation are identified in earlier sections with the exception of air quality.

5.1 AIR QUALITY

Air quality is the most common concern from the public, neighbors and regulators when considering compost operations. OEE Inc. has developed the Bio-Eco Waste Management Program (Appendix G) in order produce Grade A CCME compost, but also to prevent foul odors and ammonia from entering the environment. In order to maintain low odorous emissions OEE Inc. has developed a proprietary technique to stabilize noxious odors (ammonia and other noxious gases) in the compost and minimize emissions during the composting process.

5.2 REGULATORY REQUIREMENTS

The proposed compost and bulk materials handling operation is subject to various federal and provincial environmental legislations. Regulatory requirements serve to mitigate adverse environmental effects, which may have potentially significant environmental and human health consequences. Environmental legislation applicable to this development includes the following:

Manitoba

- *Environment Act*
 - Litter Regulation
 - Waste Disposal Grounds Regulation
- *Dangerous Goods Handling and Transportation Act*
 - Environmental Accident Reporting Regulations
 - Storage and Handling of Petroleum Products and Allied Products Regulation
 - Generator Registration and Carrier Licensing Regulation

- *Public Health Act*
Atmospheric Pollution Regulation
Protection of Water Sources Regulation
- *Workplace Safety and Health Act and Regulations*
- *Sustainable Development Act*
- *The Endangered Species Act*
- *The Highway Traffic Act and Regulations*
- *Water Protection Act*

Canada

- *Canadian Environmental Assessment Act and Regulations*
- *Canadian Environmental Protection Act and Regulations*
- *Fisheries Act*
- *Species at Risk Act*

Regulatory mitigation applies to site preparation activities, mining operations, transport and storage of hazardous substances, reporting of spills and accidental releases, reporting as a license condition, worker and public safety, etc.

5.3 MANAGEMENT PRACTICES

Good environmental management practices can further protect the environment and human health and safety from potentially adverse effects of compost and bulk materials handling operational activities. While many of the practices are not required by legislation, various policies, guidelines and procedures exist that provide direction in relation to environmental protection, environmental stewardship and sustainable development principles and guidelines.

6.0 CONCLUSIONS

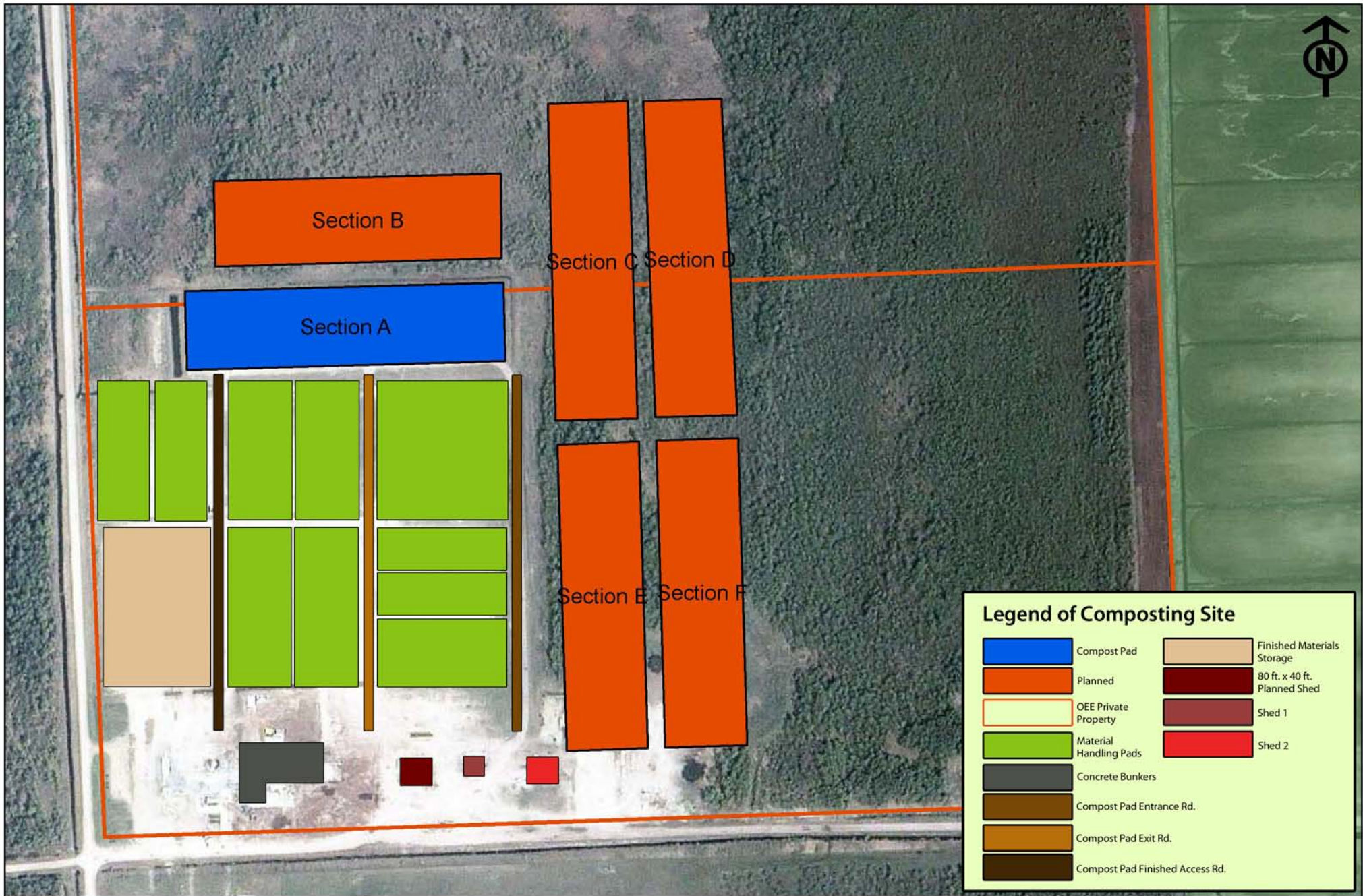
The Environmental License Application for the proposed compost and bulk materials handling operation is prepared based on information gathered from Premiere Tech Horticulture, Manitoba Conservation, RM of St. Anne and other sources.

This ELA was created using information made available biophysical, social and economic information for the regional assessment area from PTH. Potential environmental effects of the existing/proposed compost and bulk materials handling operation were identified during the initial EIA (Appendix A).

The proposed compost and bulk materials handling operation at Giroux, Manitoba, will not likely result in significant adverse environmental effects based on the available information on the project and the environment, the assessment of environmental effects outlined EIA (Appendix A), and the application of proposed mitigation measures and the conduct of required follow-up. The cumulative environmental effects of the project in combination with the effects of other projects or activities that have been and will likely be carried out in the reasonably foreseeable future were determined to be not significant.

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2.6.4 Output

About 218 tonnes or 1,700 m³ of product is processed through the Giroux operation each day. Production per week and per year for the various peat products is summarized in Table 2-8 (Photo 2.6.4-1). Some ten truckloads of peat products are shipped from the Giroux site each day using 10 trucks (one truckload per truck). Each truck carries about 22 tonne or 155 m³ of product. Peat products are also shipped by train.

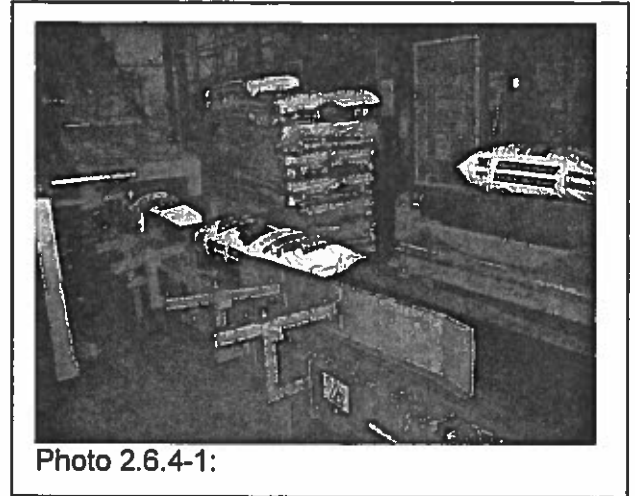


Photo 2.6.4-1:

Products and amounts produced by the Giroux peat processing operation are proprietary, but can be provided upon special request.

2.6.5 Working Environment

The indoor working environment of the peat processing facility is controlled for the purpose of peat production. Temperature is maintained at 15°C in the winter months. The facility is equipped with two exterior mounted air filtration units (Airex baghouse located on south side of plant; Simon Day baghouse located on north side of plant). The units filter about 85 m³/min. Airborne dust is filtered out using a 15 ounce Dacron filter. The system provides an air exchange of 52,680 m³ per hour (Photo 2.6.5-1).

2.6.6 Emissions

All of the particulates that have been removed by the baghouses are recycled back into the mixing line. The baghouse-filtered air is returned to the plant to reduce heat loss during winter. During the summer, the exhaust is redirected outside. No monitoring information is available on particulates released into the environment.

2.7 COMPOSTED BARK AND MANURE FACILITY

No composting is occurring at the Giroux site at this time. All of the composted bark that is being used has been composted elsewhere and brought to the facility.

The bark compost addition process to be used at the Giroux operation is as follows:

The composted bark is received at the Giroux site during the fall and winter and stockpiled in the bark composting area. The entire area is divided into four Phases

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encompassing a total of 21.5 acres (Figure 2.7 - 1). Raw grey pine bark is obtained from Bowater/ Ignase, Ontario and is handled using a front-end loader. Each load is inspected upon delivery for density and moisture content.

The bark is screened, ground and arranged in 9.1 m wide and 3.6 m high piles. Dry 46-0-0 urea (Crystalline solid in 1,500-2,000 rated bags) is added to the bark piles at a rate of 1 kg per m³ to assist in the composting process. The temperature of the bark piles is monitored every two weeks (Photo 2.7-1). As the temperature reaches 55 – 65°C, the piles are turned to create a uniform mixture. The composting process can take up to three months. The piles are turned three times during this period (Figure 2.7-2). Samples of the composted bark are collected and sent to the Rivière-de-loup Premier Laboratory for analysis and quality verification.

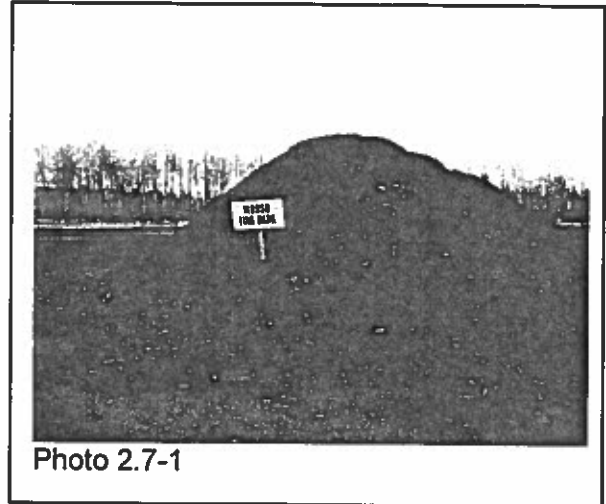


Photo 2.7-1

Once the composted bark reaches maturity, it is screened into different size categories: BRK, NCK, oversize and reject. Oversized bark is ground again to produce BRK or NCK aged bark. The screened bark is then stored in large piles and used over the winter and spring seasons as an additive during peat production.

Composted bark is re-screened before being added to the peat mixture to insure that it is loose for complete mixing. The processed bark is measured by flow through a feeder to insure product quality according to specifications. All product components are measured according to specification using mixing line software. Products must pass Premier's regular quality control.

Pro-Mix BRK or NCK is bagged immediately in 0.085 m³ or 1.70 m³ loose bags and loaded onto pallets. The pallets are capped for storage in the outdoor storage yard away from the raw bark piles.

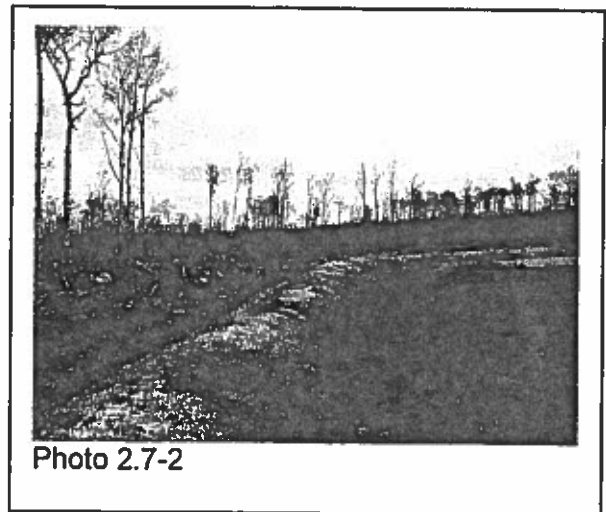
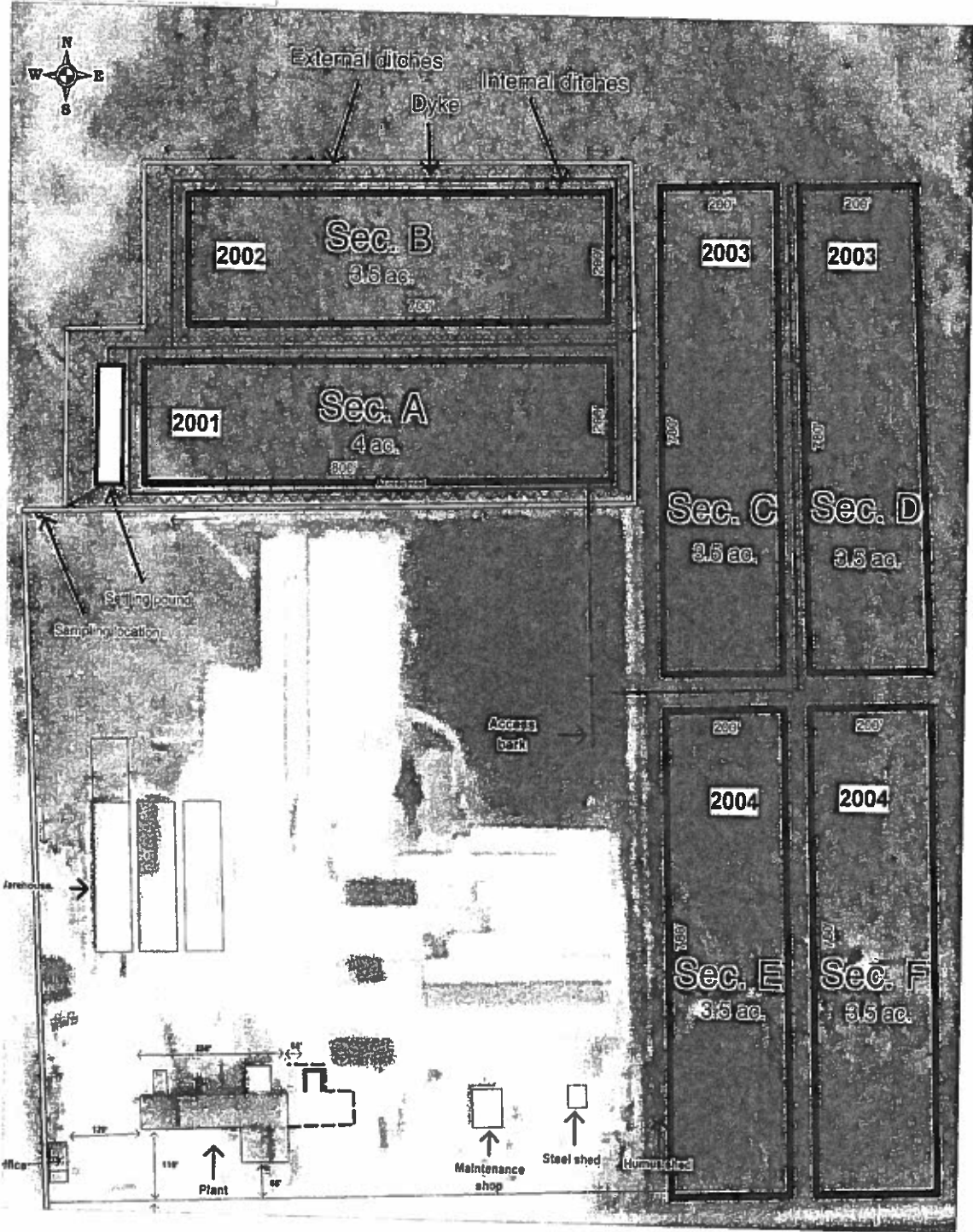


Photo 2.7-2



Composted Bark Facility

Figure 2.7-1



Stantec

PREMIER

45'
20'

25'
10'

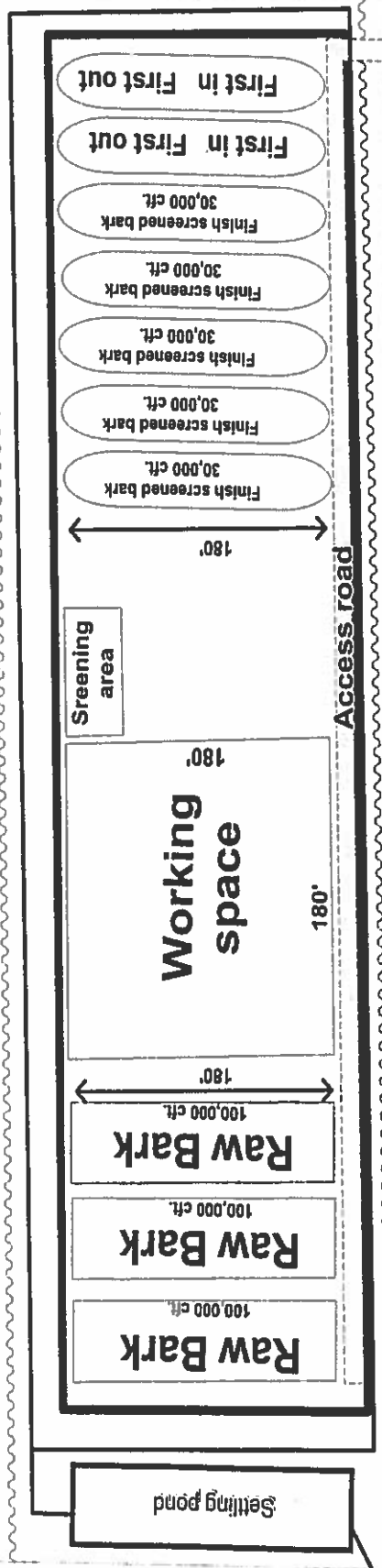


Figure 2.7-2

Composted Bark Inventory Distribution and Process



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The existing composted bark facility is encompassed by a two-tiered ditch system (Photo 2.7-2). The exterior drainage ditch, separated from the interior ditch by a 0.5 m clay hump, will collect water from the adjacent site and will flow independently to the internal ditch. The interior ditch insures that runoff from the bark storage area is contained within the system (Figure 2.7-3). A one percent westerly grade and a 0.5% southerly grade allow this runoff to travel west to a constructed sedimentation pond (Photo 2.7-3). This sedimentation pond will allow suspended particles to be reduced before exiting the system (Appendix Q).

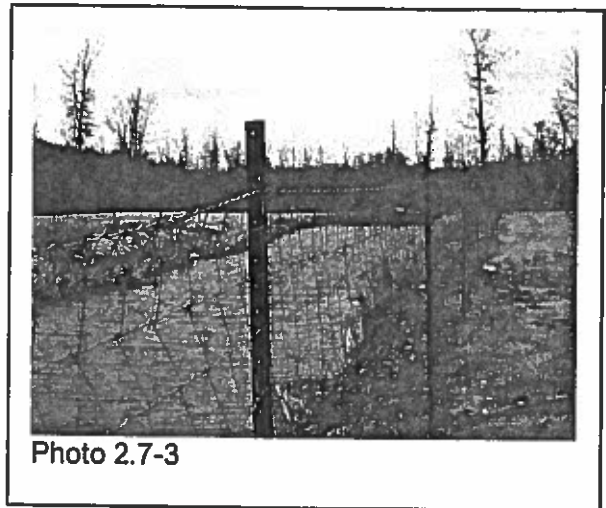


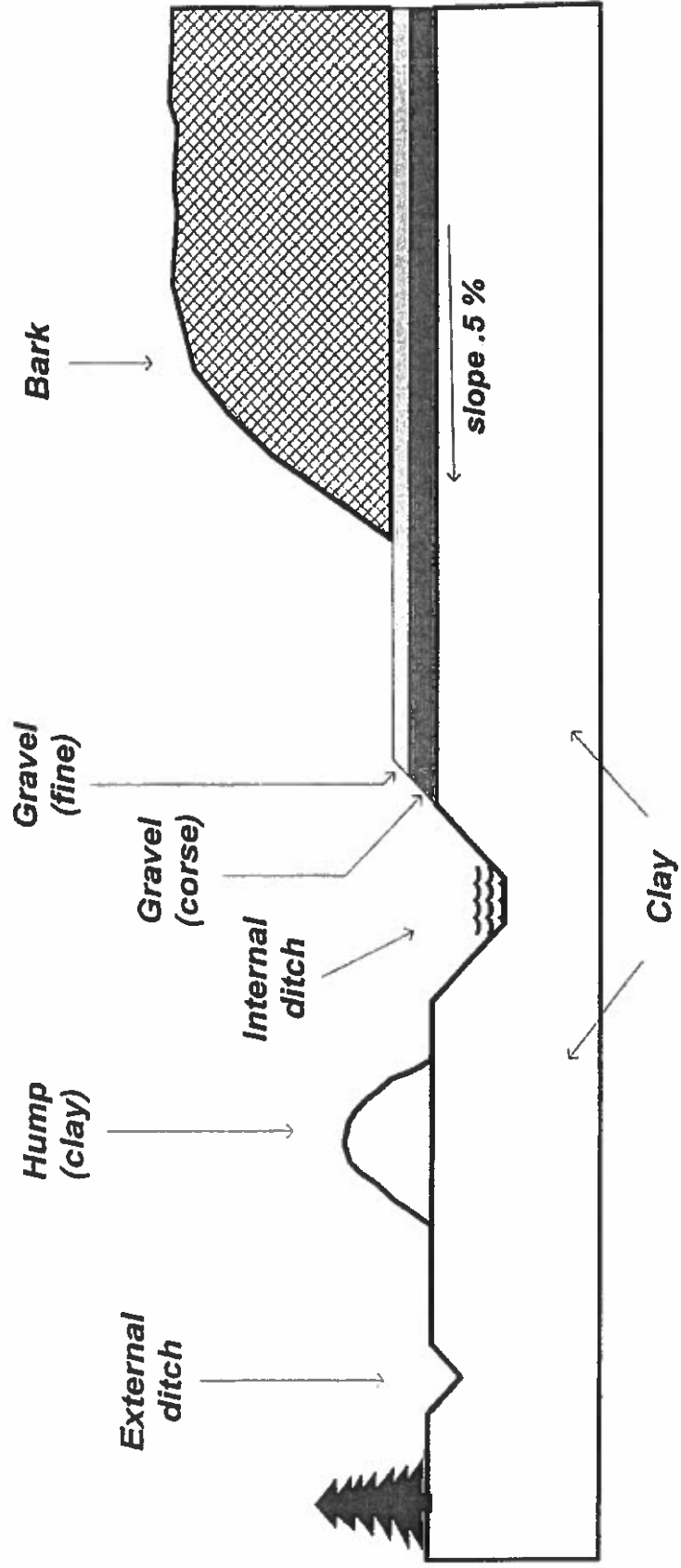
Photo 2.7-3

2.8 FUEL STORAGE

Diesel fuel and gasoline are stored at the Giroux and Caribou locations. Fuel storage tank specifications and registrations are summarized in Table 2-9. Registration documentation is provided in Appendix I.

Table 2-9. Fuel Storage Tank Information for the Giroux and Caribou Sites					
Location	Fuel	No. Tanks	Tank Type	Capacity (L)	File No.
Giroux	Diesel	1	ULC S601	4,000	2310
	Gasoline	1	Portable plastic	20 L	
Caribou	Diesel	5	3 - ULC 5643 in concrete bunkers	1,000	
			1 - Portable for Generator	300	
			1 - Portable for Generator	200	
	Gasoline	2	Portable plastic	20 L	

Startec



Composted Bark Facility Design Drawing Figure 2.7-3

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4.3.2 Giroux Operation

Location

The Giroux peat mining and processing operation is situated in southeast Manitoba near the Town of Giroux which is located about 55 km southeast of Winnipeg, 12 km southeast of the Town of Ste. Anne and 9.5 km northeast of Town of Steinbach (Figure 4.3-8). The Giroux operation is located 3.5 km northeast of the Village of Giroux at approximately 96°31'5"W and 49°35'30"N in the northwest quarter of Township 7, Range 7E. The operation is located 4 km east of Highway 210 the CN rail line and is accessible off of Highway 311.

Impact zones for the Giroux peat harvesting and processing operation are described in Table 4-7.

Name	Description	Impacts
Project	Lease area	Direct effects of the peat harvesting operation.
Local	Area bounded by the NE quarter of Tp. 7 R 7 E and NW quarter of Tp. 8 R 8 E	Direct and indirect (secondary) effects of the peat harvesting operation.
Regional	Area bounded by the RMs of La Broquerie, Hanover and Ste. Anne, part of the RM of Tache, and including the City of Steinbach and Town of Ste. Anne.	Direct and indirect (secondary and tertiary) effects of the peat harvesting operation including socio-economic and cumulative environmental effects. Also, the area of public consultation.

Overview

The Giroux operation is located in the Manitoba Plain Division of the Interior Plains Region of Canada. Two sub-sections of the Manitoba Plain found in the Giroux area are the South Eastern Plain and the Red River Plain. The South Eastern Plain covers the largest aerial extent. This is a level to gently undulating lacustrine veneer and morainal plain, having surface deposits that are 30 to 80 m deep over bedrock. The surface deposits are dominantly sandy to clayey lacustrine sediments, and local areas of waterworked extremely calcareous, loamy, very stony tills and gravely

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outwash. The area has no lakes, and a low density, parallel to detritic network of secondary drainage ways flowing northwest to the Red River.

The Giroux operation is located in the Steinbach Ecodistrict of the Interlake Plain Ecoregion, which is in the Boreal Plains Ecozone (Figure 4.3-2). The Boreal Plains Ecozone extends as a wide bank from the Peace River country of British Columbia in the northwest to the southwest corner of Manitoba. Unlike the neighboring Boreal Shield to the east, the Ecozone is not bedrock controlled, has few bedrock outcrops and considerably less lakes.

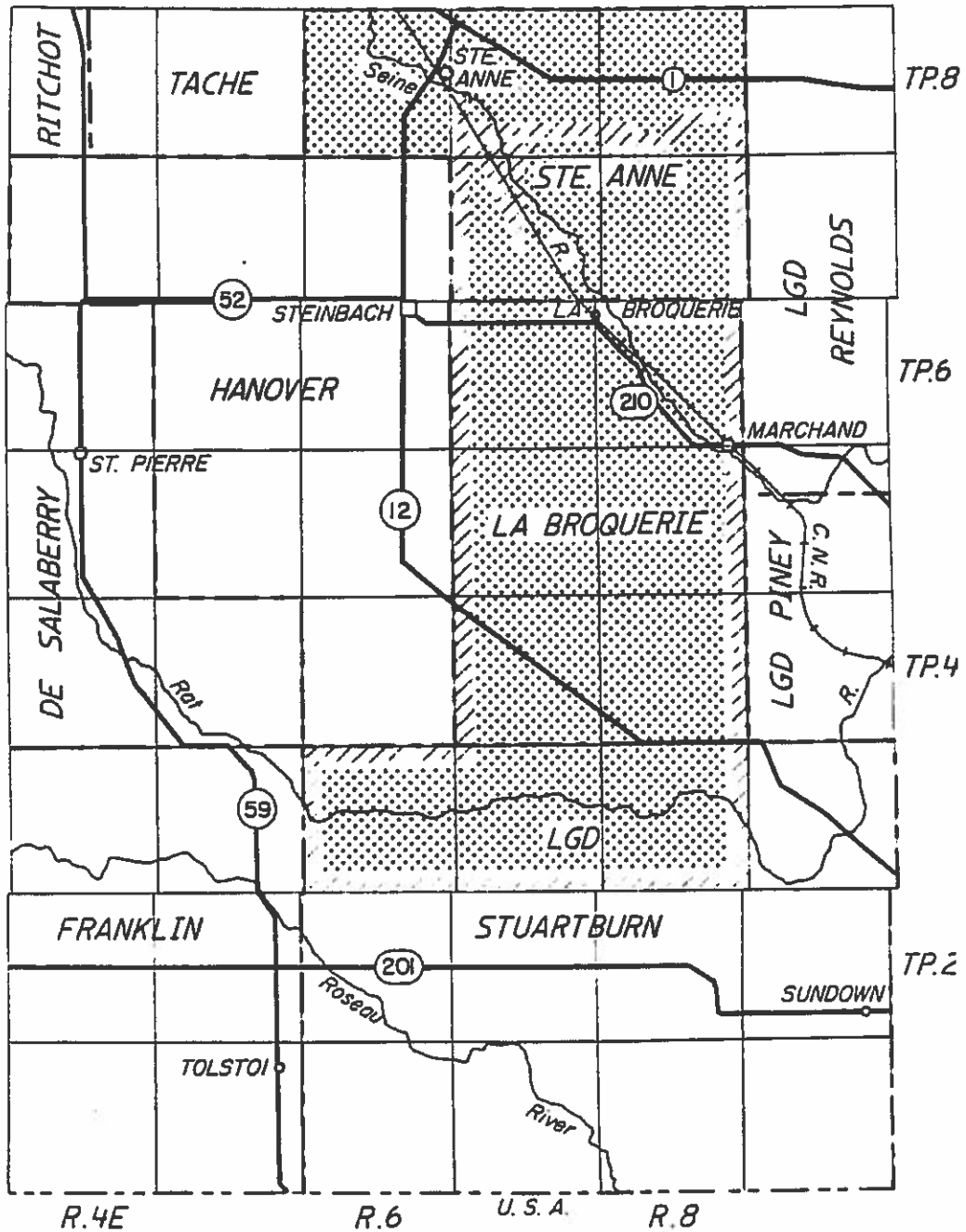
The Steinbach Ecodistrict is a north-south elongated area extending from the U.S. border to east of Winnipeg. The Ecodistrict has a mean elevation of about 297 masl. The landform ranges from a smooth, level glaciolacustrine plain to a gently undulating, water-worked glacial till and glaciofluvial, terraced plain. Extensive areas consist of sandy glaciolacustrine veneers overlying extremely calcareous, cobbly and gravely loamy till. Slopes range from level to less than 5% and range in length from about 50 m to more than 150 m. The ecodistrict slopes gently at about 1.0 m/km northeastward from the eastern edge towards the Red River in the central lowland area (Figure 4.3-9). Some change of relief, approximately 1.0 to 3.0 m, occurs along the leading edge of a series of sandy and gravely ridged terraces throughout the area. Peatlands are common, and mostly consist of fens and transitional bogs.




Relief in the region varies from 312 masl in the southeast to 259 masl in the northwest near Ste. Anne (Hopkins 1985). This gives a 0.9 m drop per km going from the southeast to the northwest. The overall landscape is level to gently sloping.

Atmosphere


Both the Caribou and Giroux operations are located in the Sub-humid Low Boreal Ecoclimatic Region in southern Manitoba. The climate is characterized by short, warm summers and long, cold winters, and extreme summer and winter temperatures. Summer temperatures are higher, winter temperatures are lower and the annual range is much greater than the world average for the latitude. The area is sub-humid and has a definite summer precipitation maximum. Approximately 70% of the precipitation falls as rain from April to October and 30% as snow during November to March.

Hazardous weather is common in Manitoba at all times of the year. Manitobans are susceptible to severe weather that can bring normal activities to a standstill, cause severe property damage and economic loss, and injure or kill many people. The list of potentially hazardous weather-related events is diverse, reflecting the variable nature of the climate as a whole. The hazards include severe cold, severe heat,



-  Area Reported
-  Area Resurveyed
-  Municipalities & Local Government Districts

Location of Giroux Study Area Figure 4.3-9



Stantec Premier Horticulture Ltee. - Environmental Impact Assessment

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extreme wind chill factors, frost, blowing dust, blowing snow, fog, windstorms, blizzards, etc. and include waterspouts and tornadoes.

The closest climate station to the Giroux operation is Steinbach (49°32'N 96°46'W). Long-term climate data are available for most parameters. The Ecodistrict lies within the more humid and cooler subdivision of the Sub-humid Low Boreal Ecoclimatic Region of Southern Manitoba. The climate is characterized by short, warm summers and cold winters. The mean annual temperature is 2.4 C, the average growing season is 184 days, with about 1,700 growing degree-days. January is the coldest month. The mean annual precipitation is approximately 510 mm, of which about one-fifth falls as snow. Precipitation varies generally from year to year and is highest from spring to early summer. Average soil moisture deficit over the growing season is about 200 to 250 mm. The Ecodistrict has a humid, moderately cold Cryoboreal to sub-humid, cool Boreal soil climate.

Air Quality

Maximum time-based pollutant concentration levels for the protection and preservation of ambient air quality within the Province of Manitoba are listed in Table 4-3. Maximum Tolerable Levels denote a time-based concentration of air contaminant beyond which, due to a diminishing margin of safety, appropriate action is required to protect the health of the general population.

Maximum Acceptable Levels are deemed essential to provide adequate protection for soils, water, vegetation, materials, animals, visibility, personal comfort and well-being. Maximum Desirable Levels define the long-term goal for air quality and provides a basis for an anti-degradation policy for the pristine areas of Manitoba and for the continuing development of control technology. Maximum Tolerable Levels are only for evaluation purposes to identify the severity of an anthropogenic or natural phenomenon in order to protect human health and institute appropriate corrective action. In general, Maximum Acceptable Levels are not to be exceeded in any urban centre including areas that are in the vicinity of industries with atmospheric emissions. Within rural areas, it is in the goal to maintain pollutant concentrations at or below Maximum Desirable Levels.

An Air Quality Index (AQI) is a system for rating air quality in urban areas. The Index provides the public with a general idea of air quality in their community. The Index scale provides a number and a description: Good, Fair, Poor or Very Poor. The AQI categories generally correspond to air pollution levels described in the objectives. It considers 5 common pollutants which effects human health or the environment at specific air concentration levels: Carbon Monoxide (CO), Fine Particulates (COH and PM₁₀), Ground-Level Ozone (O₃) and Nitrogen Dioxide (NO₂). The objective of the AQI is to describe the current quality of the air and its potential impact on the

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environment. Air Quality Index values are divided into four ranges. General impacts associated with each range are as follows: "Good" - no effects, "Fair" - noticeable health effect unlikely, some environmental effects may be observed, "Poor" - some people, especially those with pre-existing health problems may notice health effects, some environmental effects may be observed, and "Very Poor" - health effects may be experienced by all and especially those with existing respiratory conditions, some environmental effects may be observed. It is expected that the AQI for the Giroux region is Good to Fair throughout the year except during periods when high winds and forest fires result in high particulates.

There are no known published sources of air quality data for the Giroux operation. Manitoba Conservation does not collect air quality information for the surrounding area and Premier does not conduct air quality monitoring at the Giroux site.

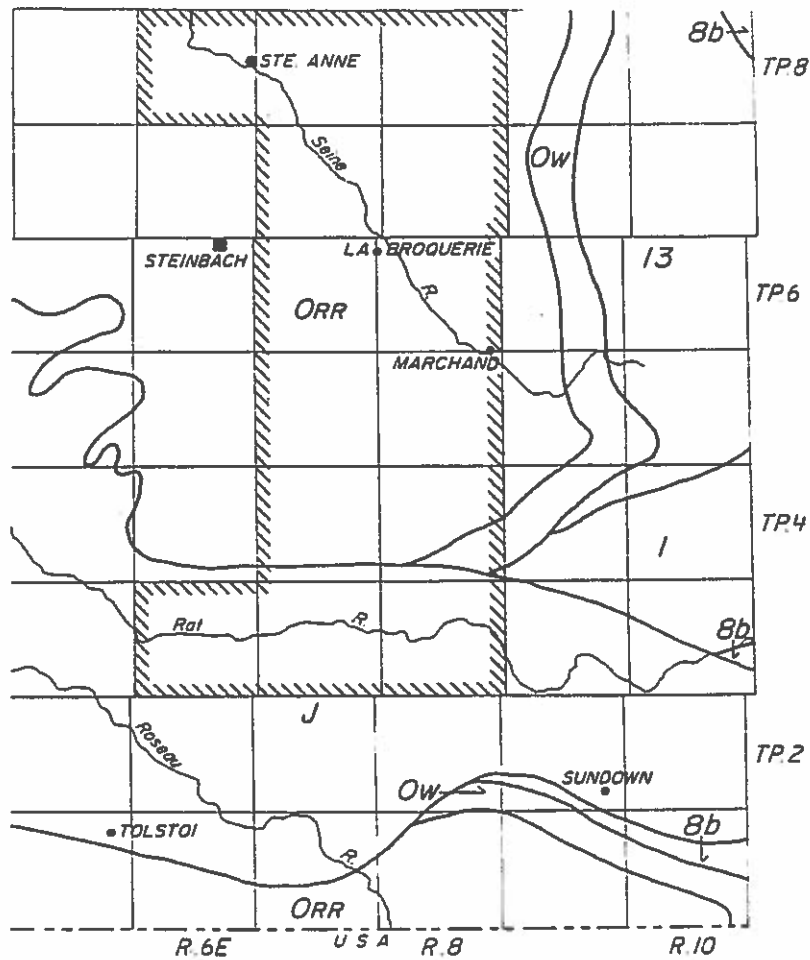
Geology/Soils

The majority of the area surrounding the Giroux operation is underlain by Paleozoic era dolomites, limestones and cherty dolomites (Red River formation) of the Ordovician period (Figure 4.3-10). A very small part of the area is underlain by Ordovician sandstones, quartzose sandstone and shale (Winnipeg formation).

The Steinbach Ecodistrict contains well to imperfectly drained soils which are dominantly Dark Gray Chernozems that have developed on thin, variably calcareous, discontinuous, sandy to loamy glaciolacustrine veneers overlying extremely calcareous, loamy to clayey textured, water-worked glacial till. In the southwest, Black Chernozems are found on similar materials. In the eastern sector, imperfectly and well-drained Luvisols are found on sandy deposits and till ridges, respectively. Some Eutric Brunisols have also developed on sandy materials in the eastern sector. Most soils in the depressional lowland are poorly drained peaty Gleysols and shallow to moderately deep, moderately decomposed organic Mesisols.

Soils underlying the Giroux belong to the Julius Series while soils to the east and south belong to the Stead and Kircro series, respectively (Hopkins 1985).

The Julius Series consists of deep, poorly drained organic soils developed on thick, fibric sphagnum peat overlying forest or fen peat or both. They are underlain by lacustrine sediments of various textures. The Julius soils area Typic Fibrisols composed dominantly of extremely acid, uniform deposits of fibric sphagnum peat greater than 130 cm deep occurring on treed, domed or raised bog landforms. This soil develops on drainage divide in central parts of peatlands away from the influence of minertropic groundwaters. Under such conditions, the rapid growth of sphagnum mosses as well as their fairly high resistance to decomposition, results in significant accumulation of peat and the formation of a raised organic landform. Water samples



MESOZOIC

Jurassic

J Amaranth, Reston, Melita Formations: Dolomite, Gypsum, Anhydrite, Limestone, Sandstone, Shale, Siltstone.

PALEOZOIC

Ordovician (Upper)

ORR Red River Formation: Mottled Dolomitic Limestone, Cherty Dolomite.

OW Winnipeg Formation: Basal Sandstone Over By Complex Sequence Of Quartzose Sandstone And Shale.

PRECAMBRIAN

Archean

Late Intrusive Rocks

13 Granite, Minor Granodiorite

Metamorphosed Early Intrusive Rocks, Gneisses And Migmatites

8b Tonalite, Minor Granodiorite, Granite, Related Gneiss, 8b Undifferentiated Granitic Rocks.

Early Metavolcanic And Metasedimentary Rocks

1 Basalt, Minor Andesite, Minor Sedimentary And Mafic Intrusive Rocks And Differentiated Ultramafic/mafic Intrusions

Geology of Giroux Study Area

Figure 4.3-10



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ENVIRONMENT ACT PROPOSAL – PREMIERE HORTICULTURE LTD. – PEAT HARVESTING AND PROCESSING FACILITIES, GIROUX AND CARIBOU, MANITOBA

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from these areas are very ombotrophic (nutrient deficient) as the site is above the regional water table and moisture is provided mainly by precipitation. Native vegetation on Julius soils is stunted Black Spruce, Labrador Tea, Leatherleaf and Sphagnum moss.

The Stead Series consists of very deep organic soils developed on greater than 160 cm of mesic herbaceous peat with little or no fibric Sphagnum peat in the surface. These very poorly drained soils are generally underlain by moderately to strongly calcareous loamy to clayey lacustrine sediments at depths below 160 cm. Stead soils, located in depressional to level areas, support native vegetation which is dominantly sedges, reeds, brown mosses and meadow grasses with scattered clumps of swamp birch and willow.

Soils of the Kircro Series are very poorly to poorly drained Terric Mesisol soils developed on shallow deposits of moderately decomposed peat fen. Little or no fibric Sphagnum moss occurs at the surface. Kircro soils are underlain by strongly calcareous sandy or gravely sediments within 160 cm of the surface. The soils occur in high nutrient (eutrophic), very poorly to poorly drained depressional to level areas. Native vegetation is dominantly sedges, brown mosses and reeds, with will and swamp birch occurring on local sites having better drainage.

Lock and Doering (1996) report that the 684 km² upstream from Ste. Anne, about half has been developed for agricultural purposes while the remainder is bush, forest and peatlands. The area of agriculture cropland, forage cropland and grassland centre on the Seine River and the developed drainage network. The Giroux operation is located in Sub-basin 7, which is characterized by drained, sandy, agricultural soil. Soils are loamy sand to sandy loam, over till, with drainage improvements for agricultural development. The area has a mix of agricultural cropland, forage cropland, grassland and forest. The soils are considered "droughty" because they have an available water retention capacity of less than 25 mm per 150 mm of depth, and because the bare soil is easily eroded by wind (Canada-Manitoba Soil Survey 1953).

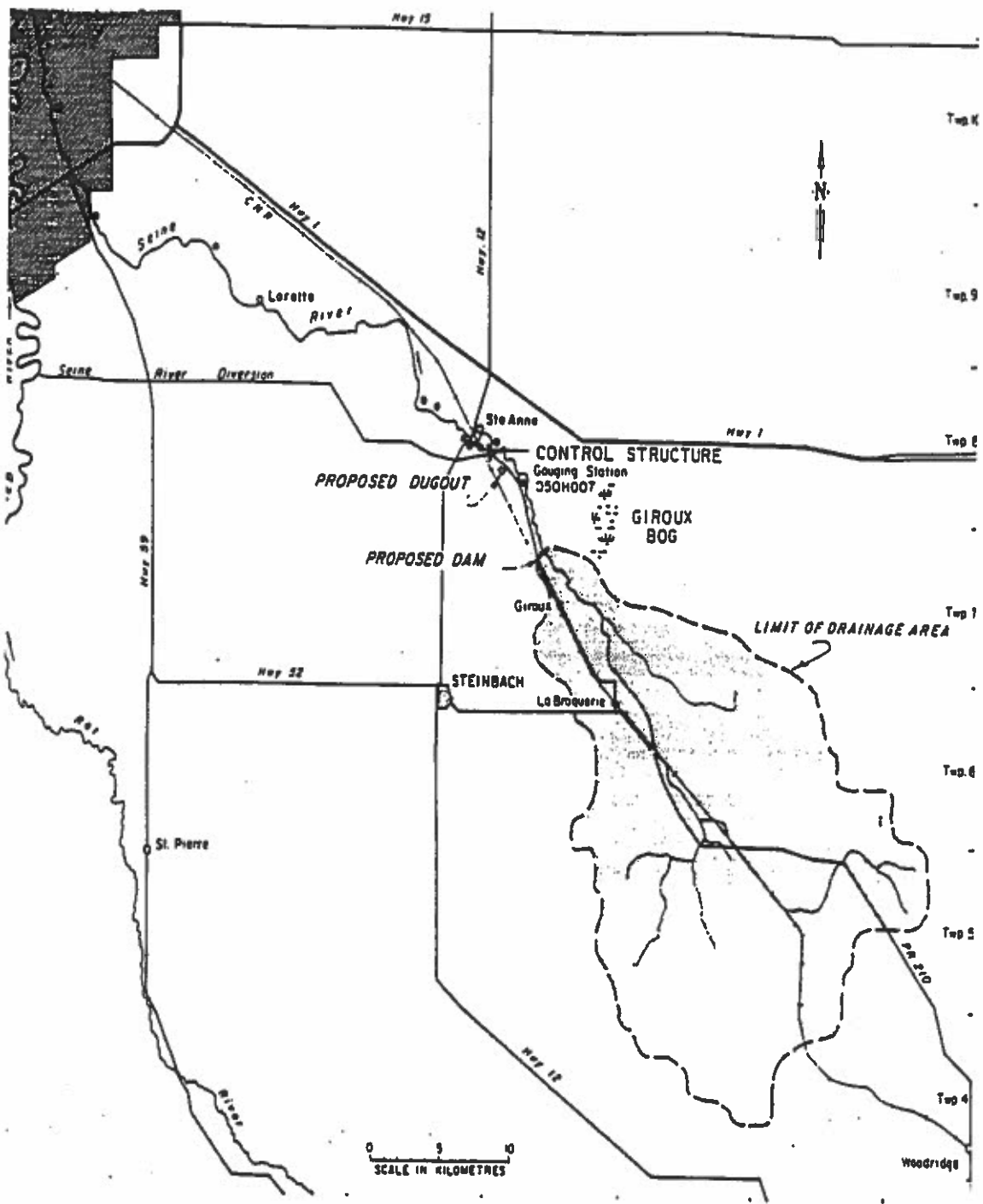
Bannatyne (1980) provides information on peat reserves at the Giroux bog. The southwest part of the oval-shaped bog consists of 2 m of good Sphagnum moss with an absorptive value of 16.3 (221.1 dry), overlying 1 m of partially humified sedge-Sphagnum peat. The bog may have a thicker layer of Sphagnum towards the centre. With a 2 m layer of Sphagnum over 18.2 ha reserves were estimate 3,640,000 m³ of peat moss, equivalent to 360,000 tones of product.

Surface Water

The region is drained by the Seine River, Rat River, Joubert Creek and the Vita drain (Figure 4.3-11). The headwaters for the Seine River are located in the Marchand

May 2004

4.35



Seine River Water Supply Area
 Source : PFRA (1989)

Figure 4.3-11



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area and provide drainage for agricultural lands along the river. In times of high water the Seine also drains the wetlands. The area to the south is flatter (low relief wetlands), is drained by Joubert Creek which empties into the Rat River, the Rat River and the Vita drain empties into the Roseau River. The lack of good land drainage is a major impediment to agricultural development in these areas. The existing rivers and creeks cannot take the water off these areas quickly enough to permit the production of crops on a sustained basis. Major drainage ways including the Seine River drain west and northwest toward the Red River. The Ecodistrict is part of the Red River drainage division of the Nelson River drainage system.

The Seine River is located in southeast Manitoba with its headwaters near the Village of Marchand, approximately 95 km southeast of the City of Winnipeg (Figure 4.3-12). Soils in the headwater area are sand to sandy loam. From there the river flows in a northwest direction, where it eventually connects to the Red River in central Winnipeg. Topography is typical of lowland stream with low gradients along its length (Photo 4.3.2-1). Approaching downstream reaches, soils become loam and clay-loam, which are common in the Red River valley. The Seine River is subjected to a variety of human structures that regulate flows. The structure include a 30 km diversion that provides flood protection to the Town of Ste. Anne and downstream areas, an inverted siphon which allows the Seine River to pass beneath the Red River Floodway and a 2 km channel approximately 3 km north of the Town of Ste. Anne.

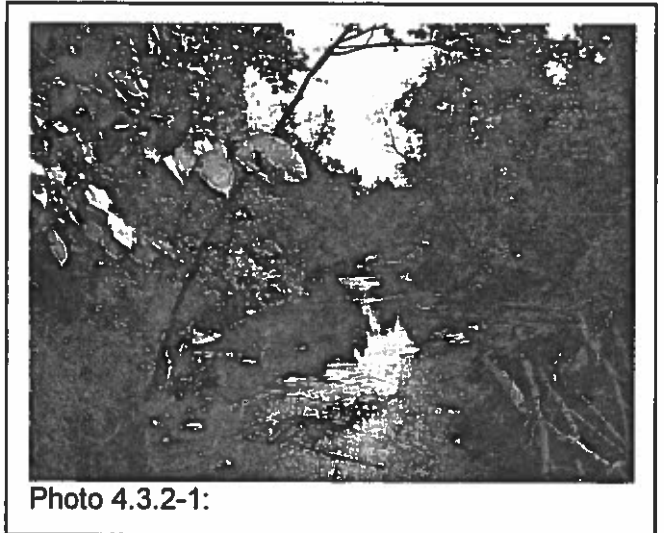
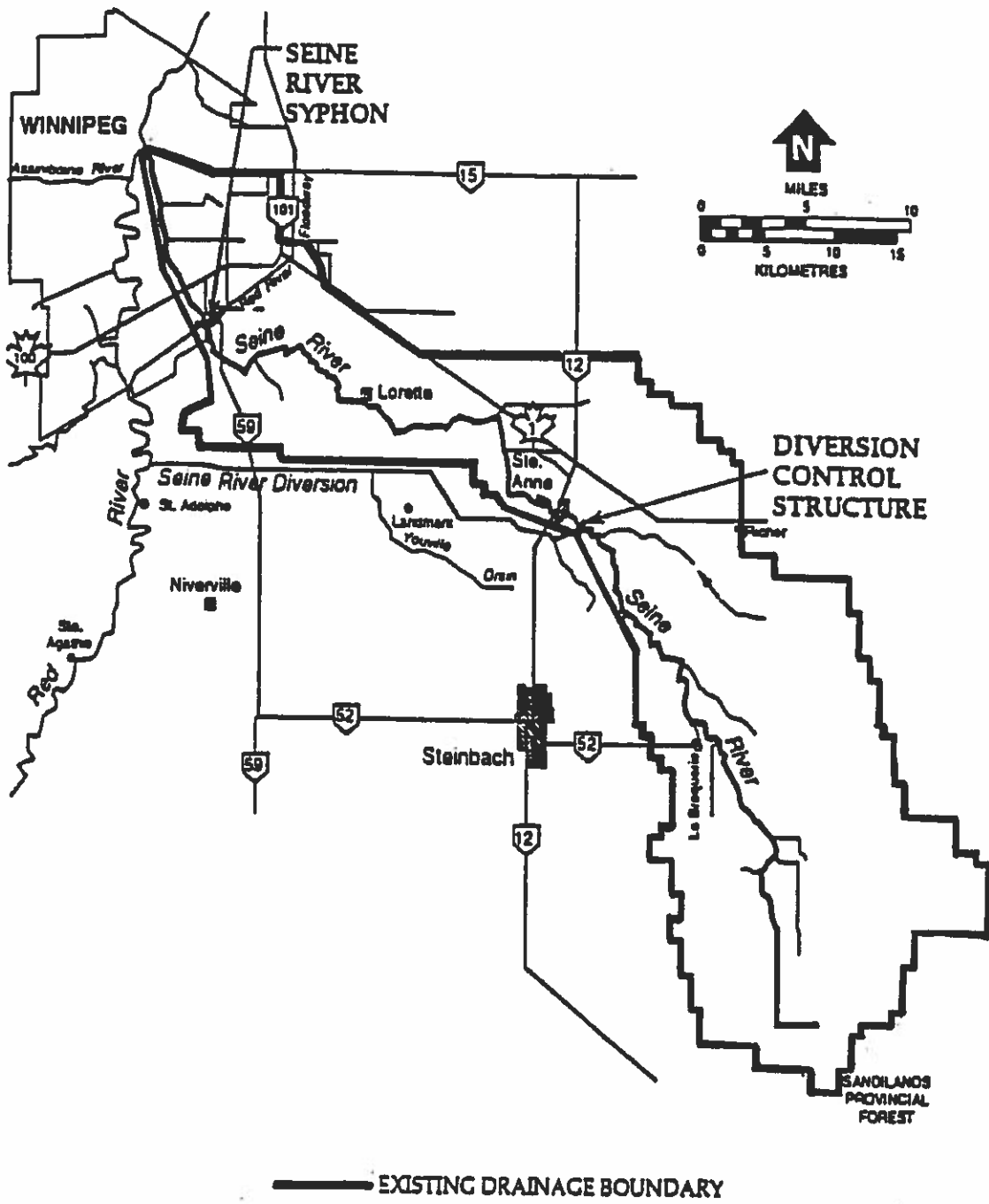


Photo 4.3.2-1:

Mean flows in the Seine River near Ste. Anne, Manitoba are highest during April ($5.91 \text{ m}^3/\text{s}$) and May ($4.39 \text{ m}^3/\text{s}$) and lowest during August ($0.43 \text{ m}^3/\text{s}$) and September ($0.40 \text{ m}^3/\text{s}$) (Table 4-8). Maximum flows tend to occur in April corresponding to the spring freshet but can occur as late as October in any given year. Maximum daily discharges tend to occur in April and May with values ranging from $1.93 \text{ m}^3/\text{s}$ (October 1981) to $84.0 \text{ m}^3/\text{s}$ (April 1997). No flow information is available from November to February. The average annual flow for the Seine River over a 36-year period from 1964 to 2000 is $2.01 \text{ m}^3/\text{s}$ (range – 0 to $98.3 \text{ m}^3/\text{s}$).



Seine River Study Area
 Source : Smith (1992)

Figure 4.3-12



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ENVIRONMENT ACT PROPOSAL – PREMIERE HORTICULTURE LTD. – PEAT HARVESTING AND PROCESSING FACILITIES, GIROUX AND CARIBOU, MANITOBA

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Table 4-8 Mean Flow Information for the Seine River Near Ste. Anne, Manitoba (Hydat 2001)

1964-2000	Month (m ³ /s)							
	March	April	May	June	July	August	Sept.	Oct.
Mean	0.82	5.91	4.39	1.80	1.09	0.43	0.40	0.73
Max.	6.55	29.60	16.20	6.21	9.89	3.00	3.00	3.61
Min.	0	0.50	0.44	0.13	0.02	0	0	0.02

Suspended sediment information for the Seine River near Ste. Anne, Manitoba is summarized in Table 4-9.

Table 4-9 Sediment Information for the Seine River Near Ste. Anne, Manitoba (Hydat 2001)

Year	Period	Sampled Concentration				Suspended Sediment Load		
		Maximum		Minimum		Maximum		Total
		mg/L	Date	mg/L	Date	t	Date	t
1972	M-A	2480	Apr. 16	11	Apr. 03	-	-	-
1973	M-O	84	Jun. 22	0	Mar. 01	18.1	Oct. 15	231
1974	M-O	827	Apr. 18	0	Mar. 01	4060	Apr. 19	28400
1975	M-O	214	Jul. 01	0	Mar. 01	302	Jul. 02	1570
1976	M-O	78	Apr. 26	0	Mar. 01	29.2	Apr. 22	494
1977	M-O	0	Mar. 01	0	Mar. 01	0	Mar. 01	0
1978	M-O	137	Apr. 15	0	Mar. 01	178	Apr. 10	1750
1979	M-O	101	Apr. 21	0	Mar. 01	264	Apr. 20	2200

Daily, summary and extreme flow and discharge information for the Seine River near Ste. Anne, Manitoba is provided in Appendix N.

The Seine River and Seine River watershed have a long history of human intervention to adapt them to the needs of the people affected by them. Changes to the Seine River began prior to 1900 when early settlers excavated shovel ditches through two large bogs near Ste. Anne and near Lorette, creating a continuous river from Ste. Anne to Winnipeg. Additional ditches were dug over time to drain marshes to create viable farmland. Drainage Districts were formed and organized under a

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Drainage Management Board composed of representatives of the provincial government and the municipalities (PFRA 1956).

Summer flows in the Seine River fluctuate with recent runoff because of the entire watershed of the Seine River is within 120 km of the City of Winnipeg and experiences only localized weather conditions. The flow in the Seine River will peak about two days after a large rainfall and then steadily decline until the next rainfall, because of the relatively small size the watershed (Lock and Doering 1996).

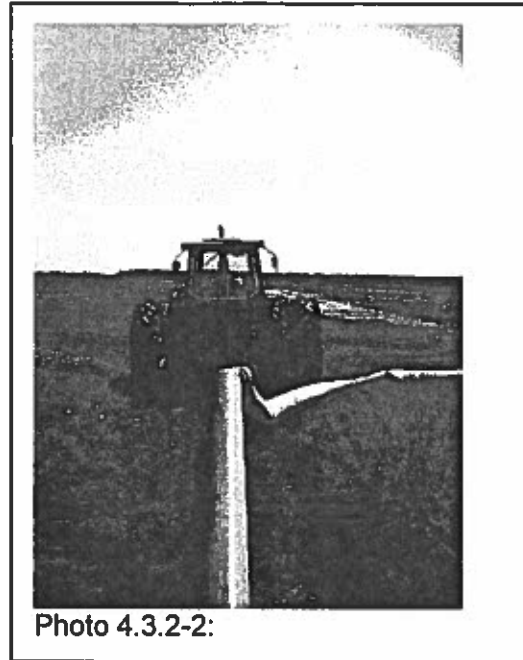


Photo 4.3.2-2:

Lock and Doering (1996) divided the Seine River watershed into three main areas which are hydraulically connected through control structures: 1) area upstream of the Diversion Control Structure at Ste. Anne (684 m²), area between Ste. Anne and the Floodway (413 km²), and are within the Floodway (89 km²) (Figure 4.3-13). The area upstream of the floodway was divided into eight sub-basins with similar soils, topography and land use, and grouped into three general types. Sub-basin 1 is deep sand, sub-basins 2, 3 and 8 are peatlands, while sub-basins 4 through 7 are agricultural soil.

The Giroux operation is located about 2.5 and 2.0 km east and north of the Seine River, respectively. The Seine River flows in from the southeast to northwest past the operation. Water drainage water from the Giroux operation flows along a municipal drain, which flows south and west before entering the Seine River. Site drainage for the Giroux operation is shown in Figure 2.5-1. In the north portion of the property, drainage is east and west to perimeter ditches. The west perimeter ditch flows north while the east perimeter ditch flows south. Drainage water then flows west along a collector ditch, which traverses the property. In the south

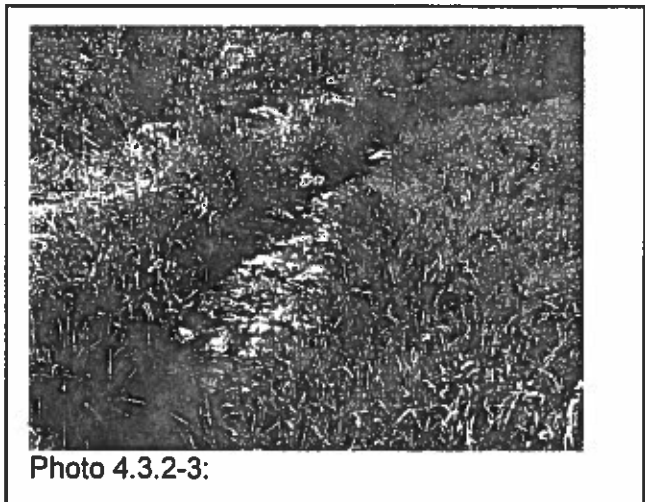
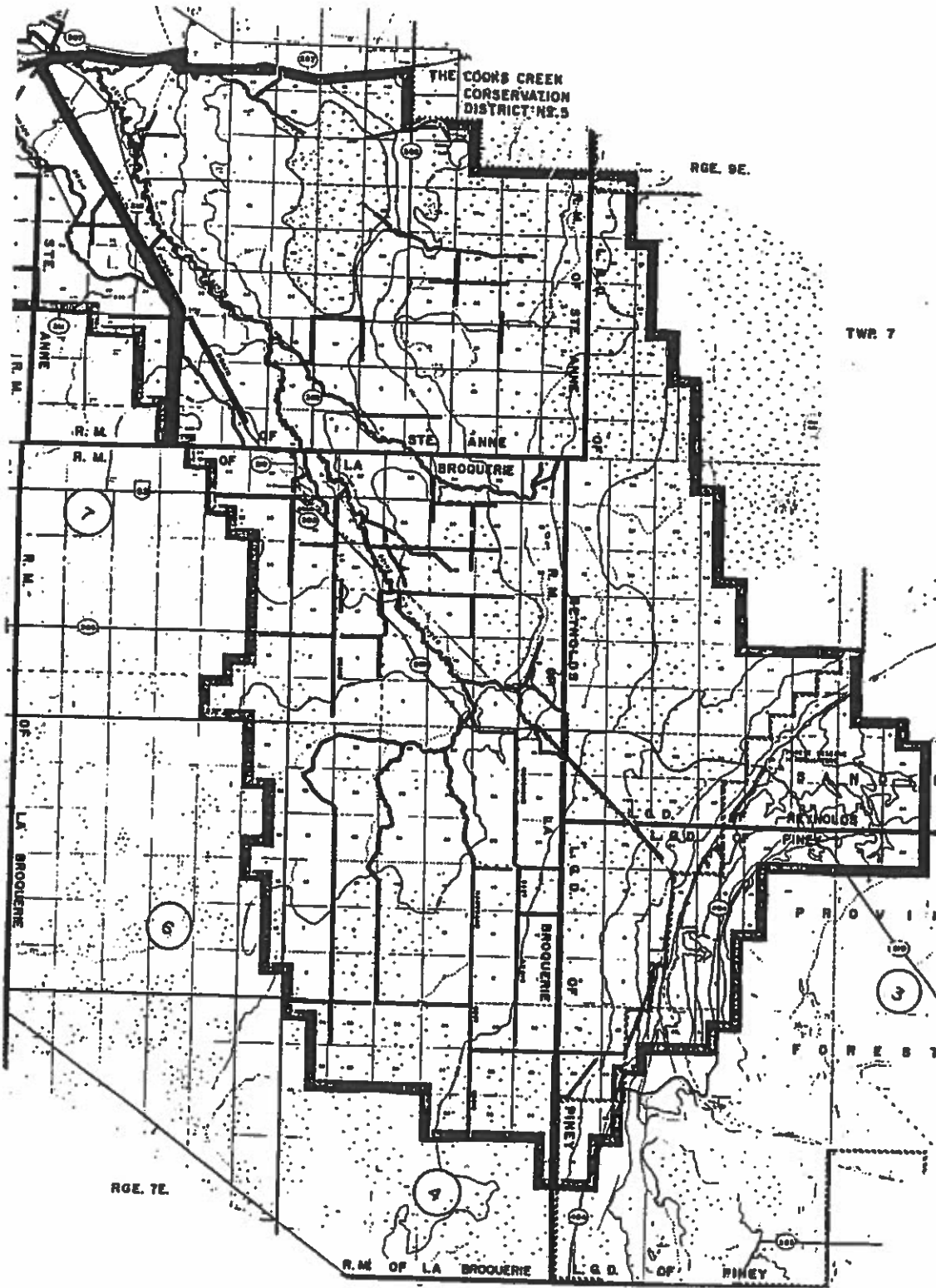


Photo 4.3.2-3:

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Seine River Watershed - Designation of Drains

Figure 4.3-13



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portion of the property water is pumped into the collector ditch (Photo 4.3.2-2). Drainage water in the collector ditch then flows west 800 m towards the Municipal Road 41E.

After exiting the property the drainage water flows south along a ditch (2-4 m deep, 4-10 m wide at the top and 1.5 m wide at the bottom) on the west side of Municipal Road 41E for about 1.6 km (Photo 4.3.2-3). The water crosses under Provincial Road 311 through two 91 cm culverts (aligned vertically). The water then flows west about 0.6 km along the south side of Provincial Road 311 in a drainage ditch (2 m deep, 2.5 m wide) before veering southwest to discharge into the Seine River. The drop in elevation over the 2.2 km distance is about 10 m (Photo 4.3.2-4).

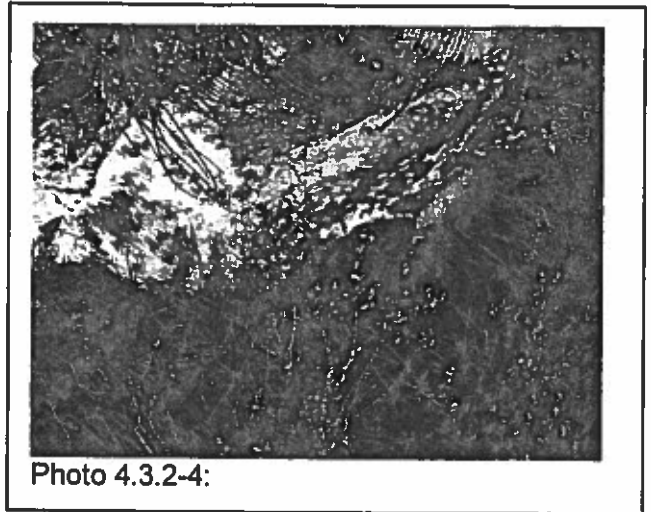


Photo 4.3.2-4:

At the Seine River there is an additional drop of about 2 m.

Water samples were collected at the Giroux operation on June 2 and July 26, 2002 (Photo 4.3.2-5). Sample locations are shown in Figures 4.3-14A & 4.3-14B. Note that some sampling locations and numbers differ between sampling dates. Results from laboratory analysis of a full range of water quality parameters are summarized in Table 4-10. Laboratory reports including methods and detection limits are provided in Appendix J.

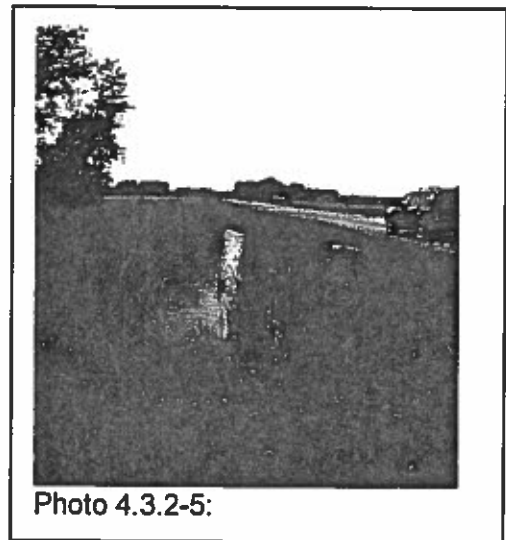
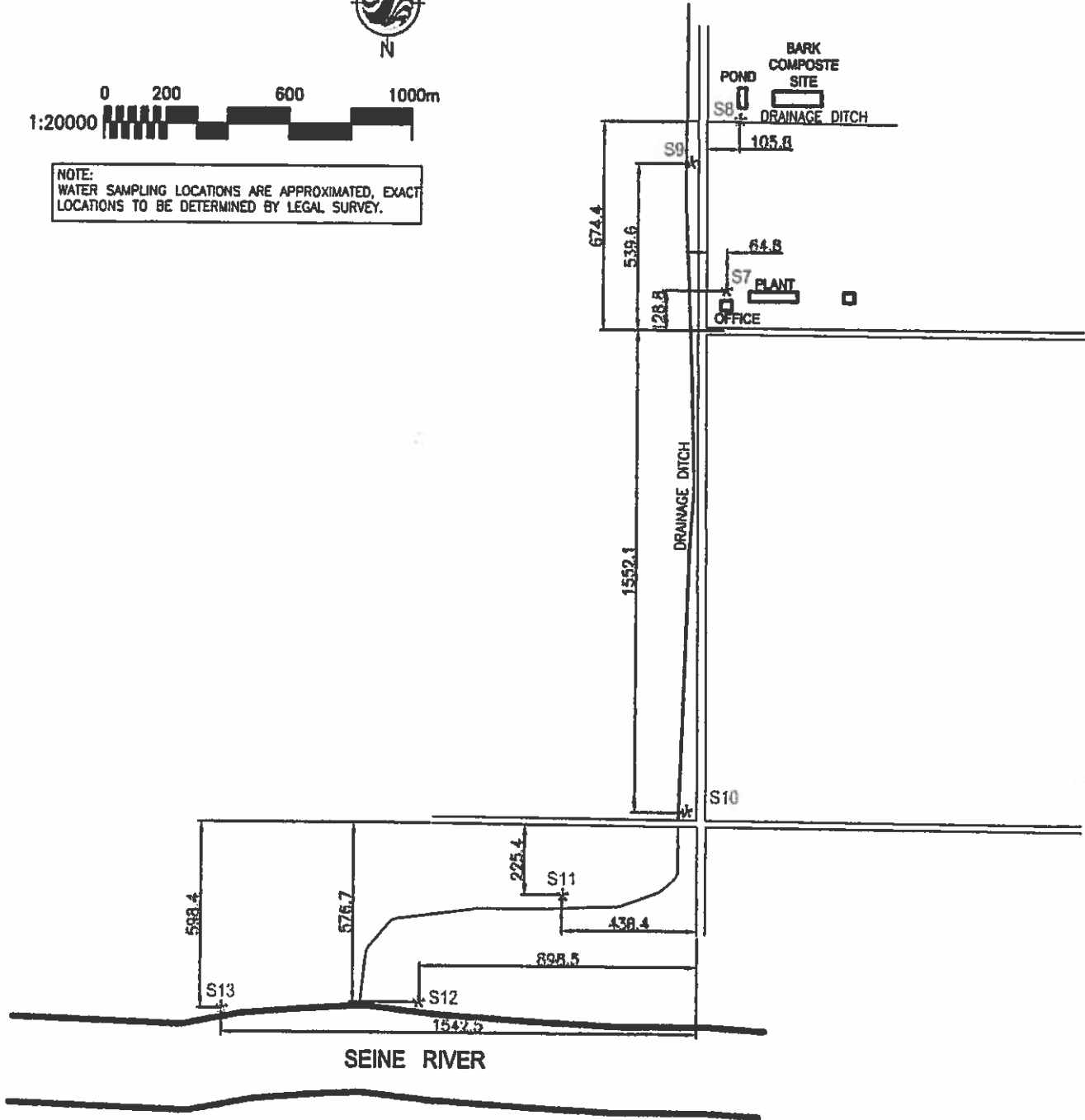


Photo 4.3.2-5:



NOTE:
WATER SAMPLING LOCATIONS ARE APPROXIMATED, EXACT
LOCATIONS TO BE DETERMINED BY LEGAL SURVEY.



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2004-05-12 02:30PM By: tgall

NOVEMBER, 2002
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ORIGINAL S - ANSI A



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Stantec Consulting Ltd.
905 Waverley Street
Winnipeg MB Canada
R3T 5P4
Tel. 204.489.5900
Fax. 204.453.9012
www.stantec.com

Client/Project

PREMIER HORTICULTURE
ENVIRONMENTAL ACT PROPOSAL
GIROUX DISTRICT SITE

Figure No.

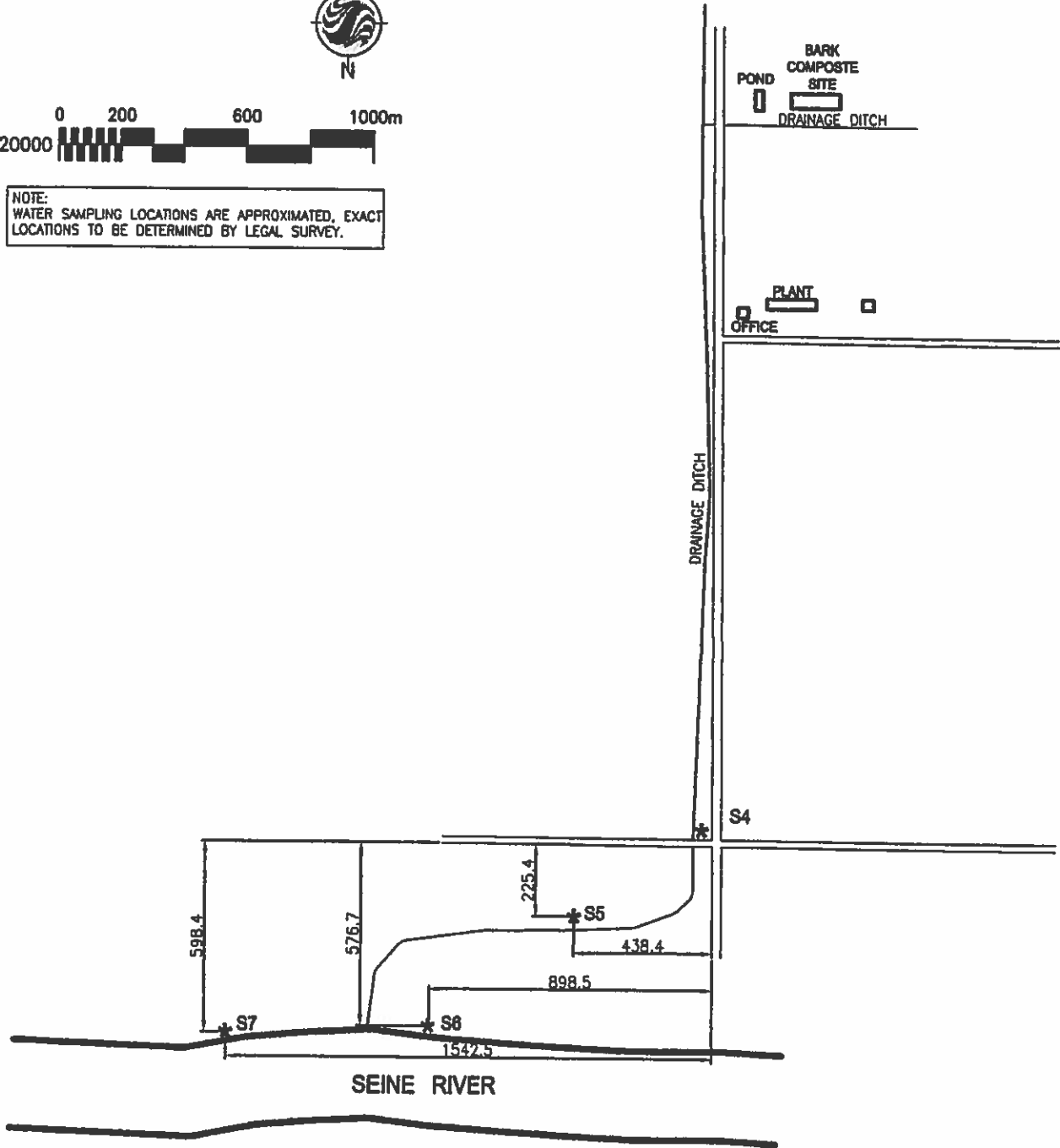
4.3 - 14A

Title

WATER SAMPLING
PRELIMINARY



NOTE:
WATER SAMPLING LOCATIONS ARE APPROXIMATED, EXACT
LOCATIONS TO BE DETERMINED BY LEGAL SURVEY.



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905 Waverley Street
Winnipeg MB Canada
R3T 5P4
Tel. 204.489.5900
Fax. 204.453.9012
www.stantec.com

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GIROUX DISTRICT SITE

Figure No.

4.3 - 14B

Title

**WATER SAMPLING
SECONDARY**

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ENVIRONMENTAL DESCRIPTION

Table 4-10 Water Quality Parameters for Water Samples Collected at the Giroux Operation									
Parameter	Units	Date	Sample Location						
			SP	DD(8)	9/-	-/4	11/5	12/6	13/7
Laboratory pH	pH units	6.2.02	7.85	7.59	8.10	-	8.21	8.22	8.25
	pH units	7.26.02	-	-	-	7.67	7.80	8.08	7.74
Ammonia	mg/L	6.2.02	0.30	0.01	0.03	-	0.02	0.02	0.02
BOD	mg/L	6.2.02	< 6	< 6	< 6	-	< 6	< 6	< 6
Nitrate-Nitrite-N	mg/L	6.2.02	0.02	0.02	0.02	-	0.01	0.02	0.02
Nitrogen-Total	mg/L	6.2.02	4.6	1.4	1.5	-	1.5	1.4	0.8
Conductivity	mg/L	6.2.02	501	464	481	-	476	478	452
	mg/L	7.26.02	-	-	-	344	345	448	343
Total Alkalinity	mg/L	6.2.02	256	253	264	-	264	265	245
	mg/L	7.26.02	-	-	-	167	165	227	167
Bicarbonate Alk.	mg/L	6.2.02	312	309	323	-	322	323	299
	mg/L	7.26.02	-	-	-	204	201	277	204
Carbonate Alk.	mg/L	6.2.02	< 20	< 20	< 20	-	< 20	< 20	< 20
	mg/L	7.26.02	-	-	-	<	<	<	<
Hydroxide Alk.	mg/L	6.2.02	< 10	< 10	< 10	-	< 10	< 10	< 10
	mg/L	7.26.02	-	-	-	<	<	<	<
Total Hardness	mg/L	6.2.02	289	248	266	-	263	268	245
	mg/L	7.26.02	-	-	-	173	181	234	195
Total Diss. Solids	mg/L	7.26.02	-	-	-	236	314	313	296
Aluminum	mg/L	7.26.02	-	-	-	0.051	0.12	0.12	0.27
Arsenic	mg/L	7.26.02	-	-	-	0.002	0.003	0.002	0.002
Barium	mg/L	7.26.02	-	-	-	0.033	0.036	0.053	0.039
Calcium	mg/L	6.2.02	69.5	55.7	60.5	-	59.1	61.0	66.8

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**ENVIRONMENT ACT PROPOSAL – PREMIERE HORTICULTURE LTD. – PEAT
HARVESTING AND PROCESSING FACILITIES, GIROUX AND CARIBOU,
MANITOBA**

ENVIRONMENTAL DESCRIPTION

Table 4-10 Water Quality Parameters for Water Samples Collected at the Giroux Operation

Parameter	Units	Date	Sample Location						
			SP	DD(8)	9/-	-14	11/5	12/6	13/7
	mg/L	7.26.02	-	-	-	38.8	40.7	57.3	0.039
Copper	mg/L	7.26.02	-	-	-	<	<	0.001	<
Iron	mg/L	7.26.02	-	-	-	0.49	0.63	0.46	0.87
Lithium	mg/L	7.26.02	-	-	-	0.008	0.008	0.008	0.008
Magnesium	mg/L	6.2.02	28.0	26.4	28.0	-	28.0	28.1	18.9
	mg/L	7.26.02	-	-	-	18.4	19.2	22.0	20.8
Manganese	mg/L	7.26.02	-	-	-	0.026	0.036	0.044	0.011
Nickel	mg/L	7.26.02	-	-	-	<	<	0.001	0.001
Phosphorus	mg/L	6.2.02	0.431	0.031	0.043	-	0.038	0.043	0.052
	mg/L	7.26.02	-	-	-	0.21	0.25	0.27	0.42
Potassium	mg/L	7.26.02	-	-	-	2.03	2.14	2.11	2.22
Silicon	mg/L	7.26.02	-	-	-	12.9	13.6	18.5	14.4
Sodium	mg/L	7.26.02	-	-	-	4.15	4.27	5.56	4.34
Strontium	mg/L	7.26.02	-	-	-	0.10	0.10	0.12	0.11
Titanium	mg/L	7.26.02	-	-	-	0.003	0.006	0.005	0.011
Vanadium	mg/L	7.26.02	-	-	-	<	0.001	0.001	0.001
Zinc	mg/L	7.26.02	-	-	-	<	<	<	0.006

> = LESS THAN DETECTION LIMIT - = NO SAMPLE

Other parameters: Antimony, Beryllium, Bismuth, Boron, Cadmium, Cobalt, Chromium, Lead, Mercury, Molybdenum, Selenium, Silver, Tellurium, Thallium, Thorium, Tin, Uranium and Zirconium were below detection limits.

Analytical results from well water sampled by Premier are provided in Appendix J. A well water sample collected on June 2, 2002 did not contain detectible Coliforms or *Escherichia coli* bacteria (Appendix J).

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**ENVIRONMENT ACT PROPOSAL – PREMIERE HORTICULTURE LTD. – PEAT
HARVESTING AND PROCESSING FACILITIES, GIROUX AND CARIBOU,
MANITOBA**

ENVIRONMENTAL DESCRIPTION

Groundwater

The carbonate bedrock that underlies most of the Rural Municipality of Ste. Anne constitutes the principal aquifer. Water in the carbonate aquifer is of good to excellent quality with TDS less than 400 ppm and hardness less than 350 ppm. In the eastern part of the Municipality, sandstone layers of the shale-sandstone formation constitute another important aquifer. The water quality is good with TDS being 400 ppm and hardness of 200 ppm. In the sand and gravel aquifer is common in the Municipality within the glacial till deposits east of Highway 12. Water quality is similar to or better than the carbonate aquifer. This aquifer is subject to pollution.

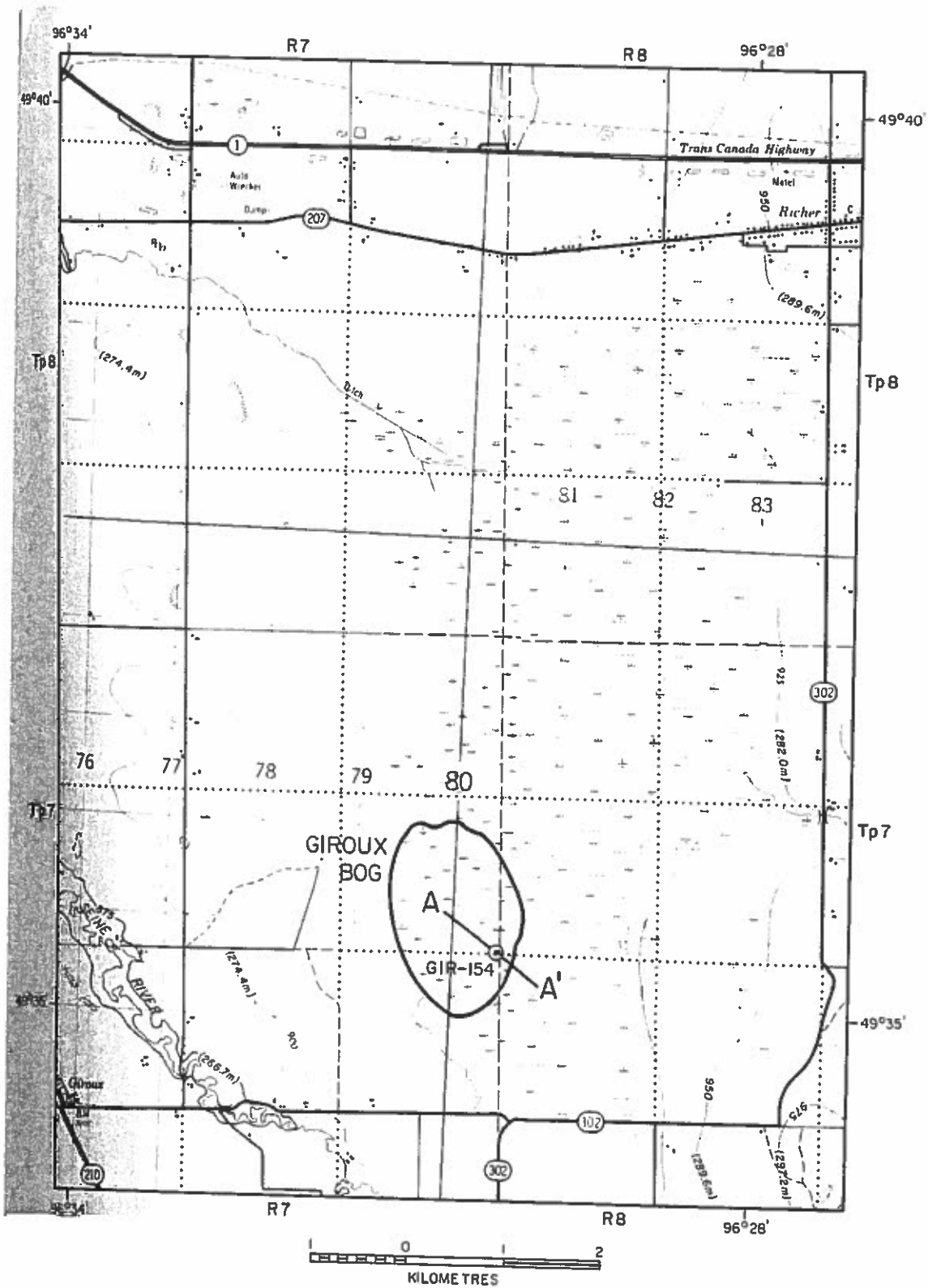
The principal source of water is variable quality groundwater available from small, sand and gravel aquifers associated with the glacial till, inter-till, beach and fluvioglacial deposits. Limited supplies of variable quality groundwater under artesian pressure are available from Ordovician and/or Silurian limestone bedrock. High groundwater levels as a result of regional hydrologic conditions compound the drainage problems of the region.

There is one existing well on the Giroux site. Water quality and level information are included in Appendix J. There are no other potable water wells located in the vicinity of the Giroux property.

Vegetation

The Giroux operation is in the Manitoba Lowlands Section of the Boreal Forest Region of Canada. Stands of White Spruce, Trembling Aspen and Balsam Poplar, sometimes mixed with Balsam Fir and White Birch occur on better-drained sandy lacustrine and alluvial areas along rivers and creeks. Trembling Aspen and Balsam poplar are the dominant species in the area. Jack Pine is the dominant species on the well-drained sandy and gravelly ridges. The prevailing vegetation on the poorly drained wetlands consists of Black Spruce, Tamarack and White Cedar can be found in the tree, nutritionally rich peatland areas. Treeless peatland areas (fens) are characterized by grass and sedge species (Figure 4.3-15).

Vegetation in the Steinbach Ecodistrict is dominated by trembling aspen with some Balsam Poplar. Understory vegetation is normally willow and red-osier dogwood with a ground cover of grasses and herbs. Poorly drained areas have dominantly willow and sedge vegetation, while well-drained sandy areas in the eastern sector have a Jack Pine cover. The peatlands have generally fen vegetation dominated by sedges and reed grasses, and also varying willow shrub. Transitional bogs have generally clumped Tamarack and Black Spruce, increasing moss ground cover interspersed with fen vegetation components.



Giroux Bog
 B. B. Bannatyne (1980)

Figure 4.3-15



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Premier Horticulture Ltee. - Environmental Impact Assessment

APPENDIX Q

Storage Site for Bark and Bark Compost

Description of a
**STORAGE SITE FOR BARK
AND BARK COMPOST**

Giroux Manitoba

**Premier West
Division of
PREMIER HORTICULTURE LTD.**

(01/04/09)

PREMIER
PREMIER HORTICULTURE

**Project Description for a
Storage Site of Bark and Bark Compost**

1. Identification:

Mr. Jacques Gagnon
Premier Horticulture Ltd.
1, avenue Premier
Rivière-du-Loup (Québec)
G5R 6C1 CANADA

2. Location of the project:

The project will be done on Twp 7, Range 7, East of principal meridian, i.e. on titles no. 1435881 and 1435884. The prospected site for the storage of bark and bark compost will be located on the Western part of the titles (See Drawing no 1 at Appendix I.). The total area of the storage site for the first year (2001) will be (4) acres. The year 2002 (3.5) acres, 2003 (7) acres and 2004 (7) acres for a total of 21.5 acres. See the Location plan, (See Drawing no 2 at Appendix I)

3. Physical aspects of the storage site:

The ground of the storage site is base on mineral soul, composed of clay. The ground is said to be naturally permeable. We can therefore assume that it is a leak-proof surface that offers a proper protection against infiltration in the underlying ground water.

The land has a slight slope of about 1% lengthwise going West and .5% widthwise going South. Access to the storage site is provided by a access road behind our peat inventory area. As inside the composing pad a working area will be located inside Section A. Its dimensions will be 180 x 180 feet. This area will be use to screen the material. See Drawing no 3. at Appendix I.

4. Nature of the project:

The aim of the project is to allow the storage of bark and bark compost. The bark is mainly from pine and spruce from Manitoba (Pine Falls) and also from North West Ontario (Ignace) as some example.

No manure, seaweed will be stored on this stored site. For this year, we plan on putting up a first section (A) of 65 x 245 meters (215 x 800 feet) or 1.6 hectares (4 acres) and store a maximum of about 300,000 cft of raw bark and 200,000 cft bark compost. By 2002, the site should have gotten to a total storage capacity.

5. Development of the storage site:

Phase 1: Section A (2001)

Section A will be located on the North end of our existing plant site and will have a surface area of 1.6 hectares or 215 x 800 meters.

Water harnessing system:

At Appendix I, you will find Drawing no 2 & 4 that illustrates the water retention system. This system will be developed in conformity with the same criteria as we do in existing approve site in Quebec.

We will put up a collecting (internal) ditch around the composting pad in order to collect all runoff. The ditches will be run into a settling pond. The internal ditch will be dug out in clay and will have a deepness of about 0.75 to 1 meter. The materials removed from the ditch will be used for the construction of a (hump) outside the internal ditch. The hump will allow proper delimitation of the storage site and control of access by having only one entrance.

The surface water drainage (external) ditch will be put in the surrounding of the composing site to collect all the surface water from lands adjacent to the site. This ditch will be less deep and will flow independent to the collecting water of the site.

The composting site will be entirely surrounded by an internal ditch to control the flows of lixiviats and a outside ditch to limit the surface water coming towards the storage site. However, the two ditches will not be connected together in order to prevent the increase of effluent flows. The internal ditches will be dug out in clay in order to efficiently prevent the water going in or out of the site. The internal ditch will be connected by a settling pond to allow a control exit of lixiviat waters to the receptive environment.

In order to regulate the flow of the effluent and reduce the charge of suspended matters in the water, a settling pond will be put at the exit of the collecting ditch. All the lixiviat waters will go through this pond.

Dimensions:

The dimensions of the settling tank have been calculated on the basis of studies done for the exploitation of bogs in New Brunswick. According to the method developed as part of the study of the Pigeon Hill bog, for a surface of 50 ha, a tank of 70 meters long by 5 meters wide and 2 meters deep is considered necessary. Whereas in the study from Gemtec Ltd., 1993, of the bog 567, it is said that the minimum volume for a pond is calculated with a ratio of 25 m³ by hectare of bog drained. The drainage surface used by a settling pond should then not exceed 100 ha.

In our case, the tank will collect drainage waters from a surface area of about 7 ha. so according to the calculations of the first study we would need a pond of 126 m³. whereas according to the second study the volume of the pond would be of 175 m³. However, since we not only have peat dust to settle, we would like to get a more significant settling pond. Therefore, we have decided to build a tank with a capacity of 350 m³, 50 meters long. 13 meters wide at the base. 9 meters wide at the opening and 2 meters deep. the slope of the inner walls will be of 1 in 1.

Also, the water accumulated in the settling pond will be used and sprayed on the stacks to allow a good compost and to prevent auto-combustion, which should reduce the flows towards the receptive environment.

Development of the platform

As for the conception of the platform, we will first have to remove the vegetation layer to then put a layer of gravel about 50 cm thick in order to facilitate the traffic of heavy equipment. A layer of fineness material of 15 cm will also be added to the gravel to ensure that no coarse materials would alter the quality of the products stored.

The stacks of bark and bark compost will be put side by side on the ground with a distance of about 3 meters (11 feet) from all harnessing ditches. The capacity of Station A should eventually be of 12,000 m³. About 60% of the storage surface of the Station will be kept to turn over the composting pile and store the raw materiel. (See Drawing no3, Distribution Plan at Appendix I)

Phase 2: Year (2002)

The second phase of development of the bark storage site is planned for (2002). This will consist of the development of Sections B. It will have a surface area of 1.4 hectares (3.5 ac.)

and Section B will have a surface area of 1.2 ha (2.8 ac.). The development of these new sections will also respect the distance of 60 meters from the watercourse already in place. As well, we will follow the steps for the putting up of a drainage system, i.e. the construction of a double ditch on the outskirts of the platform and paths between the two ditches. The drainage system will be the same design as the one already in place for the platform A.

Phase 3 and 4: Year (2003-2004)

The phase 3 corresponds to the development of Sections C, D and is scheduled for (2003). Section C and D will have a total surface area of 2.8 hectares (7 ac.). The phase 4 corresponds to the development of Sections E, D and is scheduled for (2004). For the development of these last sections, we also plan on following the same steps as for Phases 1 and 2. The drainage system will be the same design as the one already in place for the platform A. (See Drawing no2 at Appendix I.)

6. Composting process:

The composting method we plan to use is the open system with turned-over piles. Solid urea will be added to the bark to accelerate the composting with regard to the following proportions: 1 kilo of urea (46-0-0) for 1m³ of bark. Stacks 3 meter (10 feet) high, 7.6 meter (25 feet) wide and approximately 55 meter (180 feet) long will be put up and stored. (The length of the stacks depends on the capacity of the ground where they are stored.). The turnover will be done with a loader. No other ingredient is added to the mix and that, until the end of the composting process. During the storage, the stacks will be turned over 2 to 3 times to get compost of good quality. Each time they are turned over, the stacks are moved laterally. The turnover consists of undoing the stack completely and redoing it while making sure materials are well mixed and ventilated. This operation allows the reinitiating of the composting process and ensures a good homogeneity of the materials.

The bark are stored on the site until they are used in the making of compost or peat-based composts. The duration of storage can than vary from 6 to 36 months before the bark is baled and sold.

When the bark gets to its maturity state, it will be screen in order to obtain a quality product for the making of various composts. The composted bark will then be moved near the production plant for the making of the mix.

As for residues from bark screening, they will be stored near the storage platform to later be crushed and reused in the making of our products.

7. Follow-up of the lixiviat waters:

In order to comply as same as Quebec rules, The Articles 117 and 118 of the "*Règlement relatif à l'application sur la qualité de l'environnement-fabriques de pâtes et papiers*", a follow-up program of the lixiviat waters will be elaborated. A person will be assign to do the sampling and the monitoring.

Sampling sites

The follow-up program proposes one sampling site (# 1). This site will be located on the West end of the phase 1, i.e. just before the point of reject into the county ditch. (See Drawing no6, Sampling Site, at Appendix 2).

Sampling frequency and parameters analyzed

The lixiviat waters will be sampled twice a year, i.e. in the spring and in the fall. The parameters to be analyzed are those listed at Article 117 of the "*Règlement relatif à l'application sur la qualité de l'environnement-fabriques de pâtes et papiers*" of Quebec.(See Table 1 at Appendix 3). The results will be given to the Environment Ministry as soon as we get them.

8. Related installation:

We will install to a building extension for the new packaging equipment. It will have a size of

9. Product and market:

The compost bark will be added to our mix product as a plus value. All the final product will be package either in compress bag or loose fill. 90 % of the mixing value production will be export to USA.

10. Job creation and investment:

This new project will create five new jobs for the phase #1. Major investment, for a total of three millions dollar, will be spend for new equipment and building facilities.

11. List of new equipment:

- Conveyors - Screeners
- Truck for bark transport
- Tractor - Loader

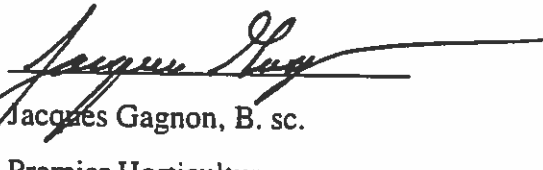
10. Probable schedule of realization of the project:

Section A: (2001)

Section B: (2002)

Section C, D: (2003)

Section E, F: (2004)


Jacques Gagnon, B. sc.
Premier Horticulture

Appendix I



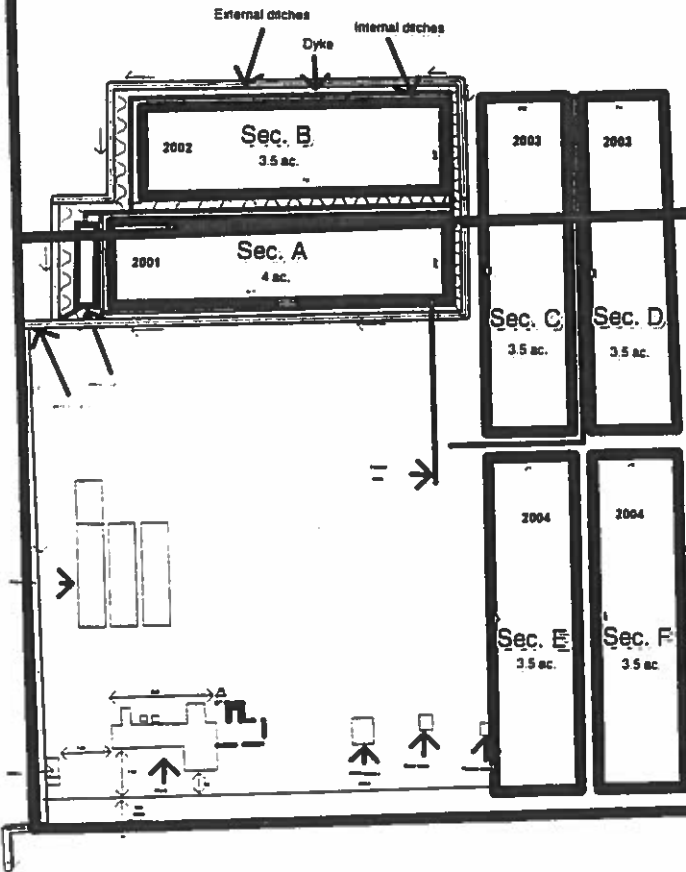
Title No.
1435875

25

Title No.
1435884

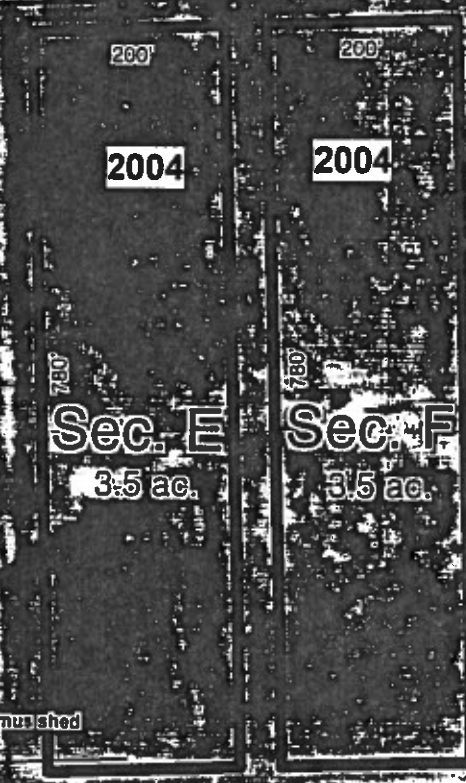
Quarry Mineral
Lease No.
QL-414

Title No.
1435881





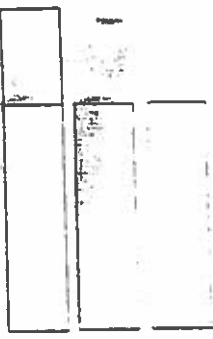
External ditches
Internal ditches
Dyke



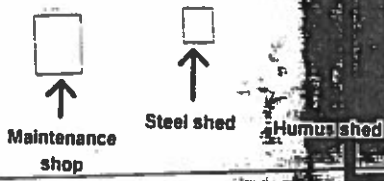
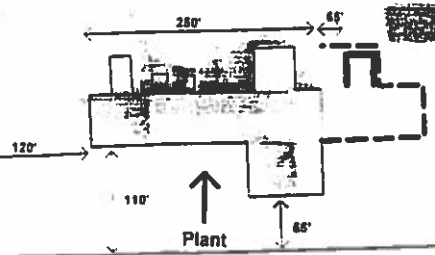
Settling pond
Sampling location

Access
bark

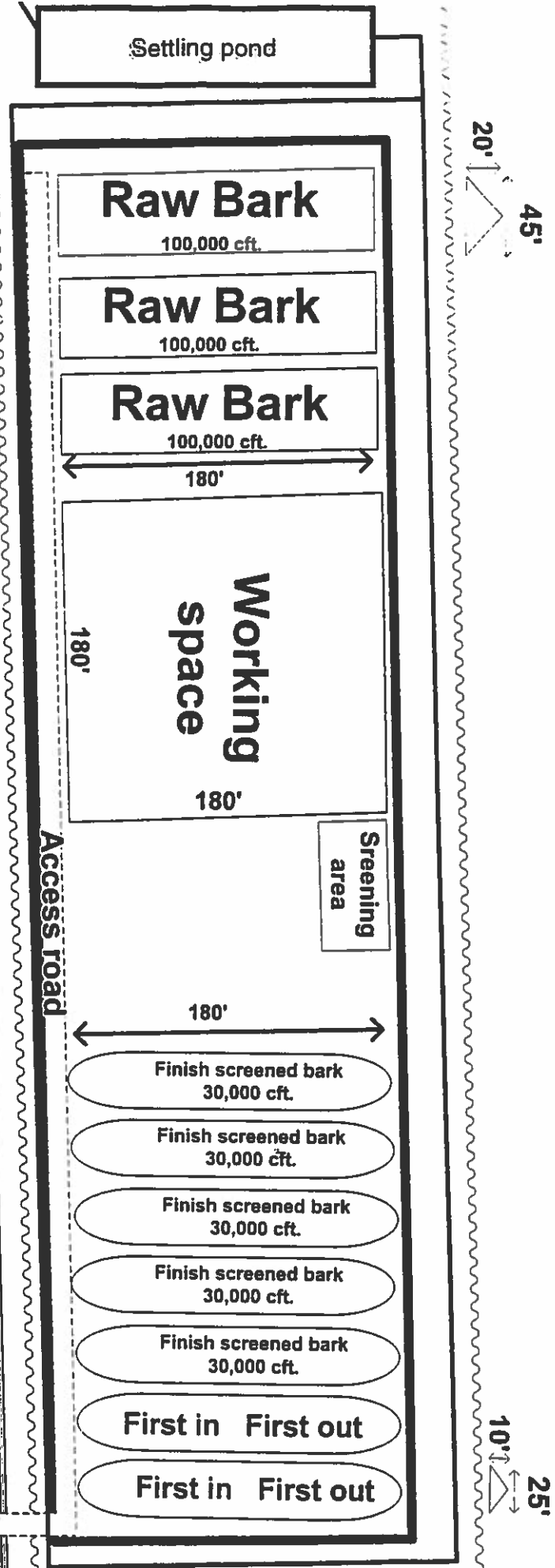
Warehouse →

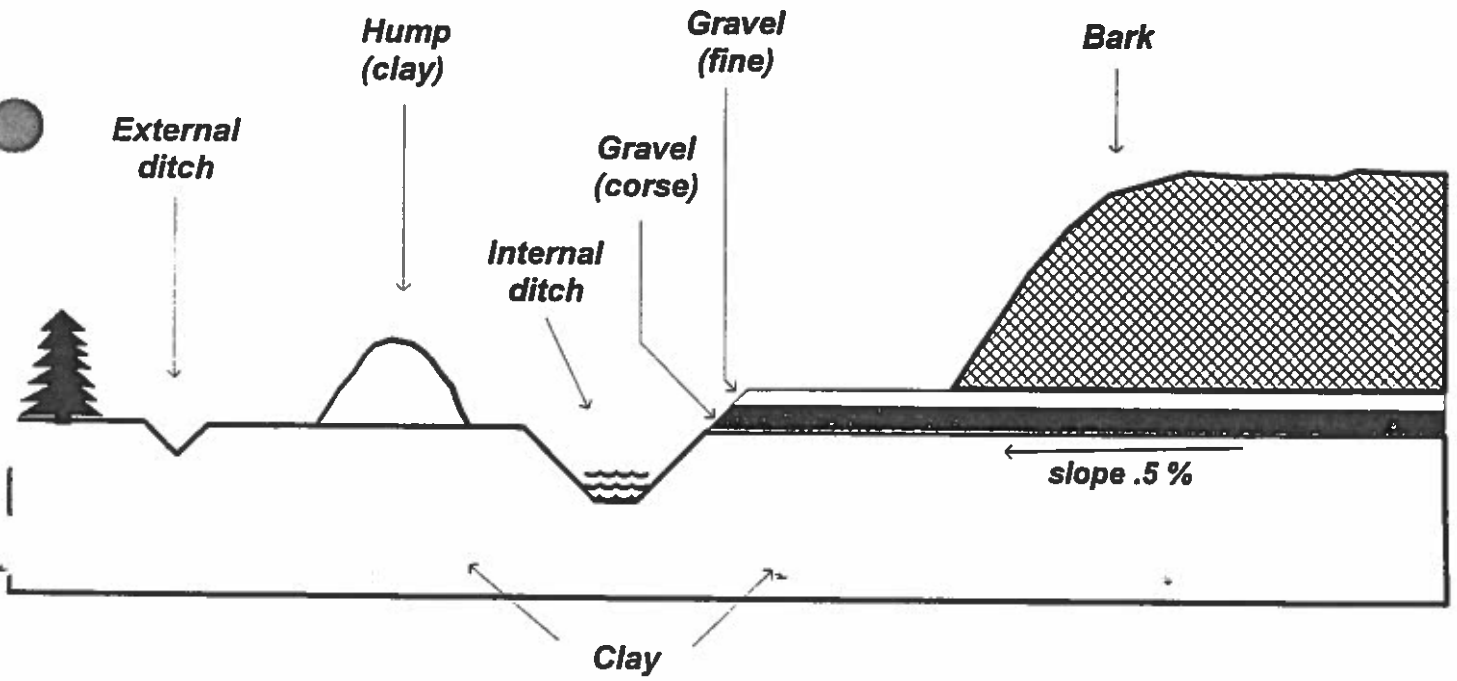


Office →



Drawing #3 Bark Inventory Distribution





Appendix II

Figure I

« Règlement relatif à l'application sur la qualité de l'environnement-fabriques de pâtes et papiers »

In French to keep the integral of the article

Article 117 : L'exploitant ne doit permettre le rejet dans l'environnement ou dans un égout fluvial, des eaux de lixiviation qui contiennent des contaminants au-delà des concentrations suivantes :

1.1.1. CONTAMINANTS	1.1.2. LIMITES
Aluminium (Al)	10 milligrammes par litre
Chrome(Cr)	1 milligramme par litre
Fer (Fe)	10 milligrammes par litre
Mercure (Hg)	0,05 milligramme par litre
Plomb (Pb)	0,3 milligramme par litre
Zinc (Zn)	1 milligramme par litre
DBO ₅	50 milligrammes par litre
MES	50 milligrammes par litre
Composés phénoliques	50 microgrammes par litre
Sulfures totaux (exprimés en S ²⁻)	1 milligramme par litre
Acides résiniques et gras	300 microgrammes par litre

**APPENDIX B – Notice of Alterations – Giroux Facility. Manitoba Conservation
2010.**

Manitoba



ol

Conservation

Climate Change and Environmental Protection Division
Environmental Assessment and Licensing Branch
123 Main Street, Suite 160, Winnipeg, Manitoba R3C 1A5
T 204 945-7100 F 204 945-5229
www.gov.mb.ca/conservation/eal

October 15, 2010

Mr. Guillaume Tellier
Resource Management Agent
Premier Horticulture Ltd.
1 Premier Avenue
Rivière-du-Loup QC G5R 6C1

Re: Notice of Alterations – Giroux Facility (File: 4636.00)

This is in response to your letters dated April 29, 2010 and October 1, 2010 concerning proposed alterations to Premier Horticulture's bark composting operation that is licensed by Environment Act Licence No. 2721.

Your letters requested the relocation of bark composting operations at the Giroux Facility. As requested in my letter, dated May 5, 2010, an update to the document titled "Storage Site for Bark and Bark Compost Area" was submitted including information on the proposed physical changes to the development, potential environmental impacts and associated mitigation measures.

The potential environmental effects of relocating bark composting operations from the S ½ of SW ¼ 25-5-7E to the N ½ of SW ¼ 25-5-7E as described in Environment Act Licence No. 2721 are insignificant and hereby approved pursuant to Section 14(2) of the Environment Act.

Should you have any questions, please contact Darrell Ouimet at (204) 945-7067 or Darrell.Ouimet@gov.mb.ca.

Yours truly,

Tracey Braun
Tracey Braun, M. Sc.
Director
Environmental Assessment & Licensing Branch

c. Don Labossiere, Environmental Operations, Winnipeg

2. Identification and quantification of any changes to the type and quantity of raw materials or substances that would be used or processed by virtue of the alteration.

2.1. Type and quantity of raw materials

The type and the quantity of the materials used for the composting operations will stay unchanged from the previous the Environmental Act Licence no. 2721. The material that will be used is solely bark and bark compost and it will be coming from Manitoba and North West Ontario or other areas close to the composting site.

2.2. Composting process

The bark is received by trucks and stockpiled in the raw bark areas. It is then screened and stockpiles are formed with front end loaders in the composting areas. Dry urea (46-0-0) is added to the bark to accelerate the composting process. One kilo of urea is added to every m³ of raw bark.

The temperature of the piles is taken every two weeks and when the temperature reaches 55-65 degrees Celsius, the piles are turned over with a front end loader to create a uniform mixture. This step also helps to reinitiate the composting process. The piles are turned 2-3 times during the whole composting process. The piles are also moved laterally and the piles that reach the end of each sector are usually ready to be used. Samples of the bark are taken periodically for analysis.

Once the bark compost has reached a good quality, it is screened once again. The oversized bark is returned into the composting process while the fine material is hauled to the plant to be processed and used in different mixes with peat.

3. Environmental assessment resulting from the change in the environmental effects on the receiving environment.

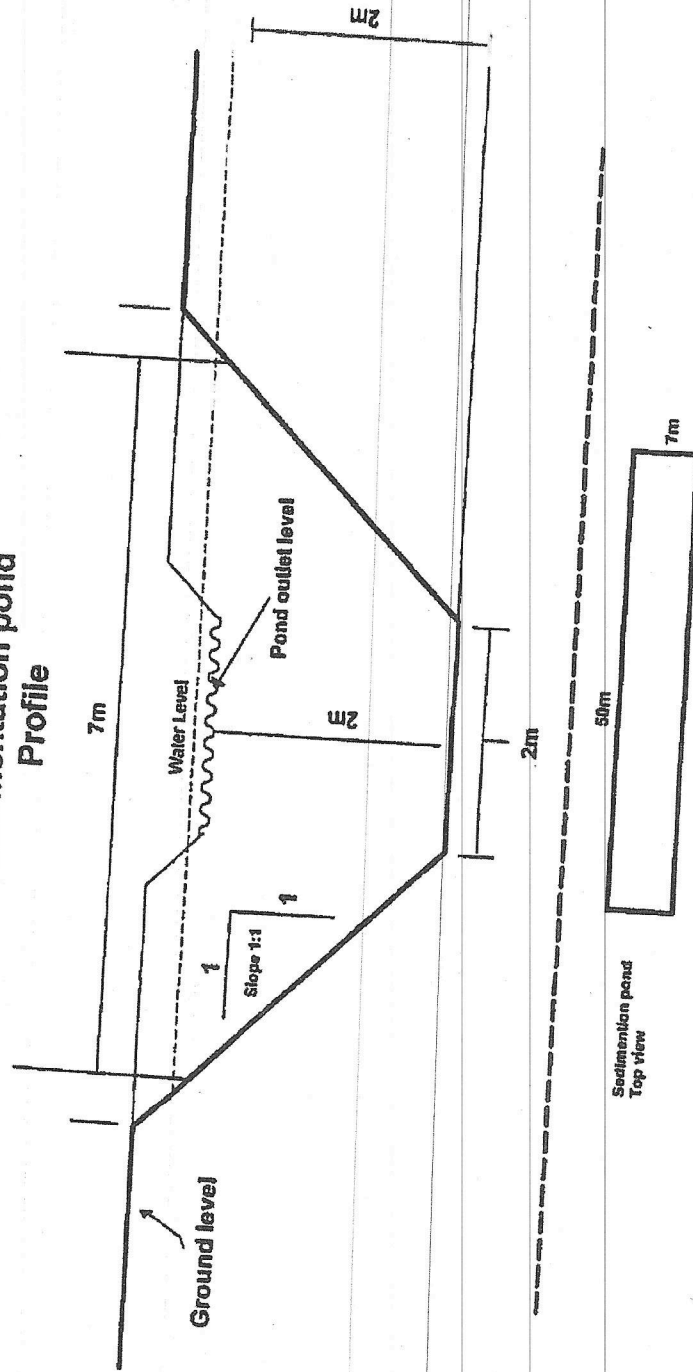
3.1. Environmental mitigation measures

Environmental mitigation measures will be undertaken to prevent any damage to the environment coming from the bark composting process. These measures will be the same measures as the ones in the EAL no.2721.

The main measure is the construction of two ditches surrounding the total composting area. The exterior ditch will collect water outside of the composting area. The interior ditch will make sure that the runoff water from the composting area will be directed toward a sedimentation pond at the end to the drainage system. The ditches will have the same characteristics as the previous authorization except for their location based on the composting site layout. Annex IV shows a sketch of both ditches in the composting area.

A sedimentation pond will be constructed to allow suspended solids to be reduced before exiting the system. The pond will basically have the same size and volume because the total area of the composting project will stay unchanged. The pond needs to be relocated. The size of the pond will be 50 meters long, 7 meters wide and 2 meters deep. Its volume

**Sedimentation pond
Profile**



PRIVILEGED AND CONFIDENTIAL
FULL REPORT
PHASE I ENVIRONMENTAL
SITE ASSESSMENT
COMMERCIAL PROPERTY
MUNICIPAL ROAD 40 NORTH
AND MUNICIPAL ROAD 41 EAST
GIROUX, MANITOBA

Client:

PREMIER TECH HORTICULTURE INC.
1, avenue Premier
Riviere-du-Loup, Quebec
G5R 6C1

Attention: Messrs. Sandro Bertossi and Jamie
McLennan

May 21, 2015

**Phase I Environmental Site
Assessment**

Premier Horticulture Ltee.

Giroux, Manitoba

WAVLEY 2003/PAK

Prepared for:
Premier Horticulture Ltee.
1, avenue premier, CP 3500
Riviere-du-Loup, Quebec
G5R 6C1

Prepared by:
Stantec Consulting Ltd.
905 Waverley Street
Winnipeg, Manitoba R3T 5P4
Ph: (204) 489-5900 Fax: (204) 453-9012

January 28, 2003
File: 13252493

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PRIVILEGED AND CONFIDENTIAL



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Phase I Environmental Assessment Summary Report

CLIENT: Premier Horticulture Ltee.
CLIENT CONTACT: Jean-Francois Gargano
PROJECT: Phase I Environmental Site Assessment
SITE ADDRESS: Giroux, Manitoba

DATE: January 28, 2003
FILE NO: 13252493

REPORT OUTLINE

TITLE PAGE – CREDITS

1.0	PROJECT DETAILS	2
2.0	SITE DESCRIPTION AND CHARACTERISTICS	3
	TABLE 1 Aerial Photograph Interpretation	4
3.0	RECORDS REVIEW	5
4.0	SITE INSPECTION	6
5.0	CONCLUSIONS	8
6.0	LIMITATIONS	9
7.0	STANTEC QUALITY MANAGEMENT PROGRAM	10
8.0	REFERENCES CITED	11

ATTACHMENTS

- Appendix A Site Photographs
- Appendix B Aerial Photographs
- Appendix C Land Titles Search
- Appendix D Manitoba Conservation



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Phase I Environmental Assessment Summary Report

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1.0 PROJECT DETAILS

BACKGROUND	PROJECT: Phase I ESA –Premier Horticulture, Giroux, Manitoba. CLIENT: Premier Horticulture Ltee. CLIENT CONTACT: Jean-Francois Gargano SITE ADDRESS: Giroux, Manitoba.
OBJECTIVE:	The objective of this Phase I ESA was to identify potential environmental concerns associated with the subject property.
SCOPE:	The Phase I Environmental Site Assessment (ESA) involves the evaluation and reporting of existing information collected through a records review, historical review, site reconnaissance and interviews. This Phase I ESA was completed in accordance with generally accepted industry standards for projects of this type.



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2.0 SITE DESCRIPTION AND CHARACTERISTICS

PROJECT AREA:	<p>The subject property is located in Giroux, Manitoba. Residential land binds the property to the north; to the immediate west is Provincial Trunk Highway 41. To the immediate east of the main plant area is the peat harvesting sight. To the south is farmland.</p> <p>Site photographs are found in Appendix A.</p>		
LEGAL DESCRIPTION:	TWP 7 Range 7 EPM Giroux, Manitoba		
OWNER/TITLE SEARCH:	<p>Current owner: Premier Horticulture Ltee.</p> <p>A copy of the current lease agreement is included in Appendix C, Land Titles Search.</p>		
PRESENT SITE USE:	<p>The present use of the property consists of a small peat harvesting area, a small bark composting area, storage area the manufacturing plant and a small one-story office building.</p>		
SITE DESCRIPTION:	<p>Mr. Warren Rospad, BSS, conducted the site assessment on January 15, 2003.</p> <p>The surrounding properties are primarily residential with agricultural land.</p> <p>The land is zoned agriculture.</p>		
ADJACENT LAND USE:	<p>North: Brush and agricultural lands.</p> <p>South: Agricultural lands.</p>	<p>East: Provincial Trunk Highway 41.</p> <p>West: Peat harvesting area, beyond this area is agricultural land.</p>	
SITE TOPOGRAPHY AND SURFACE DRAINAGE:	<p>The site is generally flat with a regional slope to the south. The nearest natural drainage watercourse is the Seine River that is located approximately 1.5 km west of the subject property.</p>		
REGIONAL TOPOGRAPHY:	<p>The subject property is located on the physiographic feature known as the Lake Agassiz Plain. Drainage for the Region is to the north.</p>		
GEOLOGY AND HYDROGEOLOGY:	<p>The Capital Region Study, Mineral Resource Potential and Overburden Thickness and the Geology and Bedrock Topography maps were used to determine the regional geology. The elevation of the area is approximately 235 m above sea level. The geology of the area consists of approximately 2.5m of mottled dolomitic limestone and fossiliferous, underlain by a layer of glacial till about 1 m in thickness make up the Red River Formation, which underlies the overburden.</p> <p>The dolomite contains the Upper Carbonate Aquifer, with an approximate potentiometric surface of 205 m above sea level (1980). Water of the aquifer is normally contained beneath the overburden that extends to a depth of approximately 165m above sea level. Shallow groundwater resident in the surficial materials is expected to trend towards the nearest engineered drainage feature (e.g. ditch or sewer) as the nearest natural drainage course of any consequence, the Seine River, which is located approximately 1.5 km south of the subject property.</p>		
AERIAL PHOTOGRAPHS:	<p>Aerial photographs from Premier Horticulture were reviewed for potential environmental concerns. A summary of the air photos is found in Table 1. Aerial photographs are found in Appendix B.</p>		



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**TABLE 1
Aerial Photograph Interpretation**

Year (Scale)	Description	Potential Environmental Concerns
Photo 1 1:20000	Both the yard and the harvesting fields are shown in this photo. Agricultural land is shown surrounding the property.	None
Photo 2	Enlarged view of the plant site.	None



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Phase I Environmental Assessment Summary Report

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DATE: January 28, 2003
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3.0 RECORDS REVIEW

PROPERTY USE RECORDS: The listings for surrounding properties indicate that the land was vacant until Premier Horticulture obtained the land.
The neighborhood has mostly agricultural lands with residential homes surrounding the site.

REGULATORY INFORMATION: This site is / is not listed on the Manitoba Conservation Impacted Sites list.
(* This report was completed before we received the environmental file search from Manitoba Conservation. This should be complete in approximately four weeks, the results will be forwarded.)
A search of Manitoba Conservation files was requested on January 14, 2003.
Correspondence with Manitoba Conservation is shown in Appendix D.



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Phase I Environmental Assessment Summary Report

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DATE: January 28, 2003
 FILE NO. 13252493

4.0 SITE INSPECTION

DATE OF INSPECTION:	Mr. Warren Rospad, BSS conducted the site assessment on January 15, 2003. The purpose of this visit was to complete an assessment of the subject property and adjacent properties, according to the scope of work presented in Section 1.0.
METHODOLOGY:	The subject property and adjacent properties were visually inspected and the findings were recorded during the site inspection. Site photographs were taken to assist in the general description of the subject property and document the areas of potential concern (Appendix A).
LIMITATIONS:	The limiting factor associated with the assessment includes the fact that a Phase 1 ESA does not involve sampling and testing of soils.
PROPERTY USE:	Premier Horticulture currently occupies the subject property. The subject property has six buildings on site, which include the office, plant building, three storage buildings and the small lunchroom building. <i>(V. Luchance)</i>
HAZARDOUS MATERIALS:	None identified.
UNIDENTIFIED SUBSTANCES:	None identified.
STORAGE TANKS:	Several identified during site visit. Uses include storage tanks for propane and for fuel.
STORAGE CONTAINERS:	None identified.
ODOURS:	None identified.
POTABLE WATER SUPPLY:	None identified.
SPECIAL ATTENTION ITEMS	
ASBESTOS-CONTAINING MATERIALS (ACMS):	None identified.
LEAD:	None identified.
MERCURY:	None identified.
OZONE-DEPLETING SUBSTANCES:	None identified.
POLYCHLORINATED BIPHENOLS (PCBs):	None identified.
UREA FOAM FORMALDEHYDE INSULATION (UFFI):	None identified.
INTERIOR OBSERVATIONS	
HEATING AND COOLING:	An electric forced air furnace heats the office building while overhead electric heaters heat the lunchroom. Overhead radiant and overhead propane heaters heat the plant. There are two window air conditioners in the office building.
STAINS:	None identified.
FINISHES	Latex paint finish on the interior of the units. The out buildings on site are all metal clad. The interior of the maintenance shop is insulated only in one section. The lunchroom area is insulated with a painted gypsum board interior.
TRANSFORMERS	One identified. No leaks or concerns with the transformer.



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**Phase I Environmental Assessment
Summary Report**

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DATE: January 28, 2003
FILE NO: 13252493

DRAINS AND SUMPS: None identified.

EXTERIOR OBSERVATIONS

GENERAL	The exterior of all the buildings was inspected for potential environmental concerns and the presence of special interest items (ACMs, PCBs, etc.)
OBSERVATIONS OF ADJOINING PROPERTIES:	Some agricultural with residential properties border the property to the east, north and south. All these properties appear to be well maintained. These are of little or no concern to the site. To the west of the property is also agricultural land.
SITE TOPOGRAPHY AND SURFACE DRAINAGE:	The site contains two parking areas that are generally flat and slightly sloped towards the nearest municipal waterway.
WATER COURSES, DITCHES AND STANDING WATER:	The municipal waterways that surround the site carry runoff water to the south and west to the Seine River.
WATER WELLS	One on site.
GENERAL DESCRIPTION OF STRUCTURE:	There are several buildings on this site. The office building is a one story wood structure. The six buildings on site are also one-story buildings, which are metal clad finished. All the buildings on site are in good condition.
SEWAGE DISPOSAL:	The sewage generated at the site is collected and discharged into a holding tank, which is pumped out once every three months.
STAINED SOILS:	None identified
FILL:	None identified.
ROADS, PARKING FACILITIES AND RIGHTS-OF-WAY:	There are two entrances to the subject property on the west side. Provincial Highway 41 binds the property on the west side.
INTERVIEWS:	The interior inspection and interview was conducted during the site inspection. Paul Davis, Technical Coordinator was interviewed.



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Phase I Environmental Assessment Summary Report

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5.0 CONCLUSIONS

1. Information obtained from the various historical reviews appears to be relatively consistent with the actual use of these premises.
2. During this site inspection, no sampling or analysis of any material, soils or groundwater was conducted.
3. Based on the review of historical data, Stantec concludes that there are no previous environmental concerns with the subject property.

This report was completed before we received the environmental file search from Manitoba Conservation. This should be complete in approximately four weeks, at which time the environmental file search results will be forwarded.



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Phase I Environmental Assessment Summary Report

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FILE NO: 13252493

6.0 LIMITATIONS

Warren Rospad, BSS of Stantec Consulting Ltd, conducted the environmental site assessment. Mr. Rospad is experienced in conducting assessments at commercial, industrial and residential sites.

In conducting the Phase I ESA and rendering our conclusions, Stantec gives the benefit of its best judgment based on its experience and in accordance with generally accepted professional standards for this type of assessment. This report has been prepared for the exclusive use of Premier Horticulture Ltee. for the purpose of assessing the current potential environmental concerns that may be present at the location identified in Section 1.0. No warranty, expressed or implied, is given concerning contamination at this site. It should be noted that when an environmental site assessment is completed without chemical analysis of building materials, soil and groundwater on the property, as in this study, no statement of scientific certainty can be made regarding latent conditions, which may be the result of on-site or off-site sources. The findings and conclusions of this report are not scientific certainties, but rather, probabilities based on professional judgment concerning significance of the data gathered during the course of this Phase I ESA.

Stantec is not able to represent that the site or adjoining land contains some potential environmental concern such as mould growth or other latent conditions beyond that detected or observed by Stantec during this Phase I ESA. The possibility always exists for contaminants to migrate through soil, surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this investigation. Any use which a third party makes of this report, or any reliance on or decisions to be based on it, are the responsibility of such third parties. Stantec will accept no damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The limitations of this Phase I ESA include the following:

- There was no sampling nor analysis of any materials, soils or groundwater from the site; and
- Stantec spent only a limited amount of time on the property, and thus is not aware of any activities conducted on the property prior to or following the site reconnaissance.
- The accuracy of the responses by the persons contacted for the interview.



Stantec

Phase I Environmental Assessment Summary Report

CLIENT: Premier Horticulture Ltee.
CLIENT CONTACT: Jean-Francois Gargano
PROJECT: Phase I Environmental Site Assessment
SITE ADDRESS: Giroux, Manitoba

DATE: January 28, 2003
FILE NO.: 13252493

7.0 STANTEC QUALITY MANAGEMENT PROGRAM

This report, entitled **Phase I Environmental Site Assessment –Giroux, MB.** Prepared for Premier Horticulture Ltee. January 2003, was produced by Stantec Consulting Ltd.

Written by:

Warren Rospad, BSS
Environmental Technician

Reviewed by:

Christopher M. Benson, MES
Environmental Scientist

Approval to transmit to client:

Christopher M. Benson, MES
Environmental Scientist



Stantec

Phase I Environmental Assessment Summary Report

CLIENT: Premier Horticulture Ltee.
CLIENT CONTACT: Jean-Francois Gargano
PROJECT: Phase I Environmental Site Assessment
SITE ADDRESS: Giroux, Manitoba

DATE: January 28, 2003
FILE NO: 13252493

REFERENCES CITED

Bezys, R.K., Bamburak, J.D. and Conley, G.G., 1999; Capital Region Study: Geology and Bedrock Topography, Winnipeg (N.T.S. 62-16); Manitoba Energy and Mines, Geological Services, Preliminary Map 1976 90-1-7-1(1:250,000).

Premier Horticulture Ltee. - Air Photos

Premier Horticulture Ltee. - Land Titles- QL -414 (Giroux Bog), 1435875, 1435881 and 1435884.

Manitoba Conservation, Manitoba Environment File Search – Results to be forwarded when File Search is received.

APPENDIX A Site Photographs



P.01 Propane Storage Tank



P.02 Used Oil Storage Tank And Concrete Crib



P.03 Storage For Unused Oil



P.04 Welding Equipment Storage Area



P.05 Mix For Peat Moss Storage Area



P.06 Dry Chemical Storage Area



P.07 Nitrate Storage Area



P.08 Nitrate Storage Area



P.09 Second Propane Storage Area



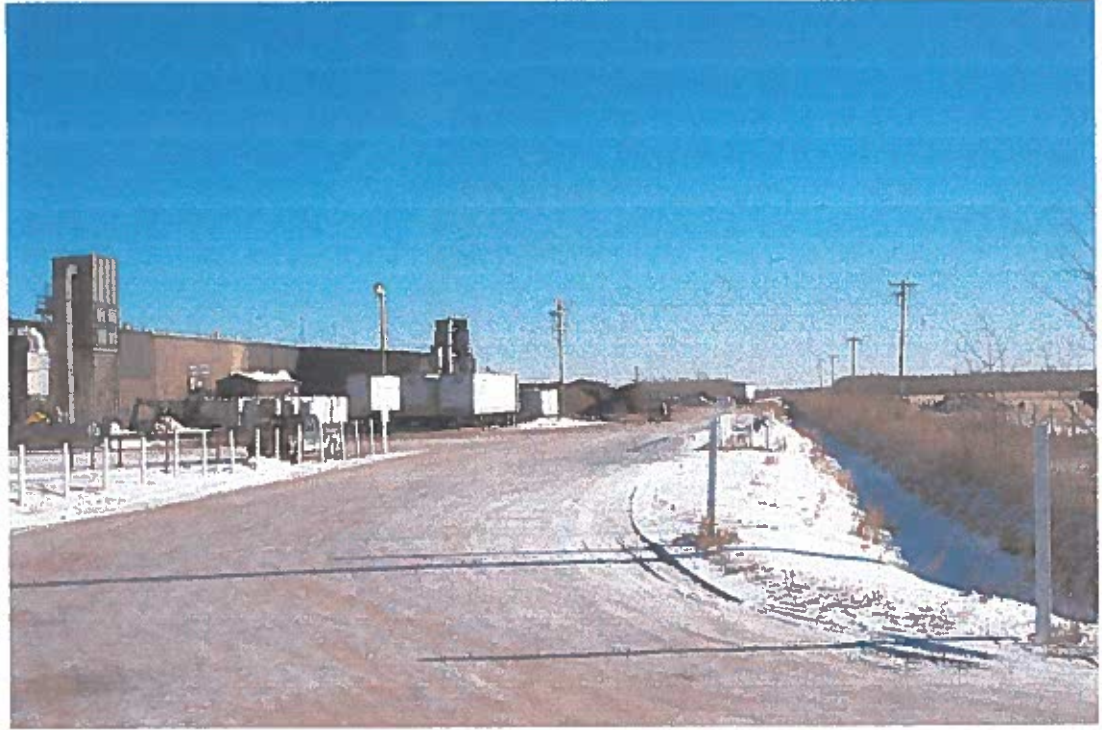
P.10 Transformer Outside Manufacturing Plant



P.11 Another Propane Storage Area



P.12 Office Building Looking North East



P.13 Manufacturing Plant Looking East

APPENDIX B Aerial Photographs

Giroux (Man.)

Closing section schedule

Twp 7 Rge 7 EPM



25

Borrowing site (West)
18 acres

Borrowing site (East)
23 acres



Plant

Drainage direction

24

Scale 1:12000

Section #5
(36 ac.)

Section #7
(35 ac.)

Section #6
(29 ac.)

Section #8
(39 ac.)

Section #4
(41 ac.)

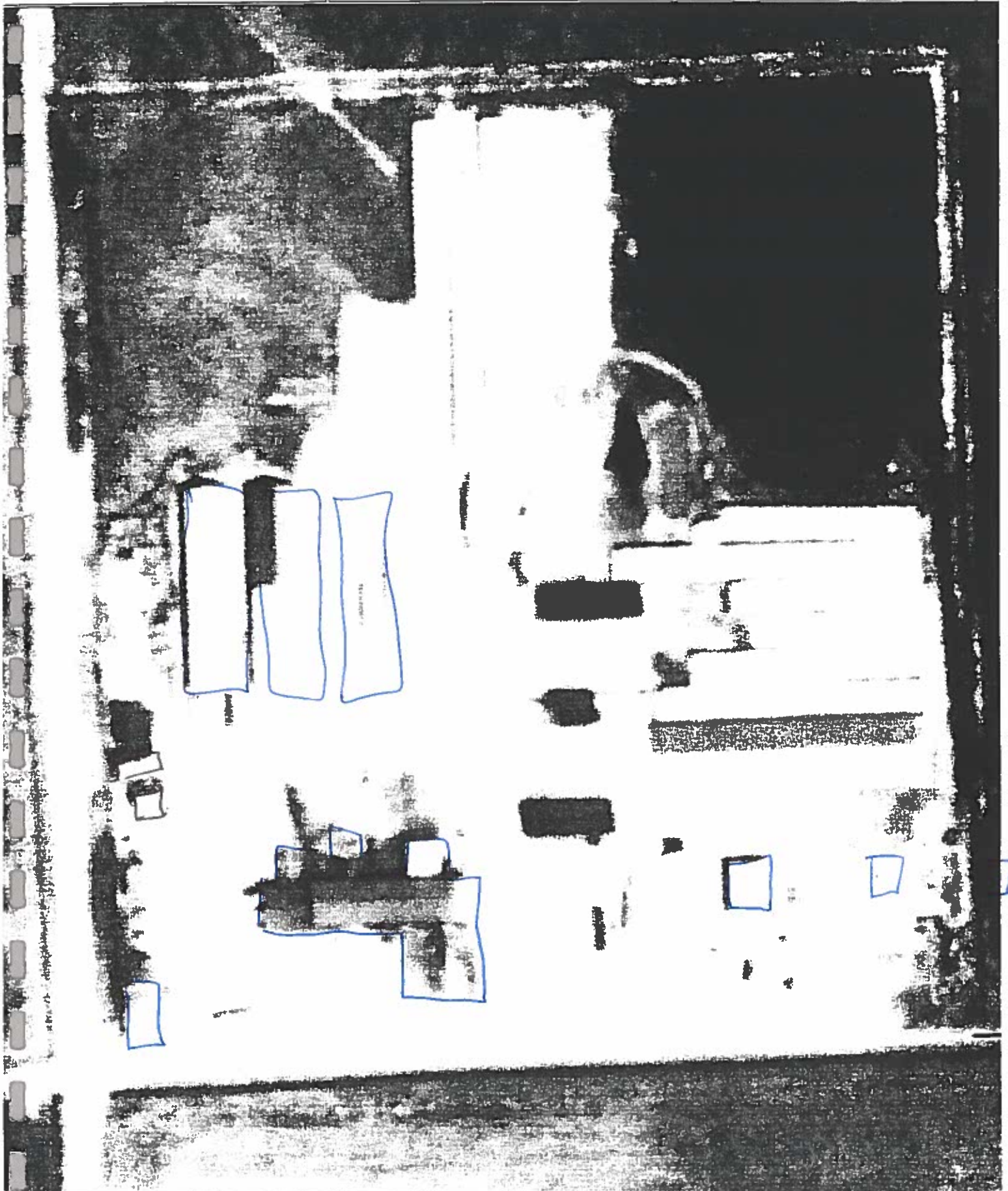
Section #3
(23 ac.)

Section #1
(38 ac.)

Section #2
(45 ac.)

PREMIER

**Giroux
Twp 7 Rge 7 EPM
Sec. 25 SW**



APPENDIX C Land Title Search

Stantec

Manitoba

Statment of Titles

Site	Titles	Hectares total	Acres total	Annual cost	Expiry date
Giroux (bog)	QL - 414	271.15	670	\$1,355.75	30-Jun-2012
Giroux (yard)	1435875	32.4	80	n/a	n/a
	1435881	32.4	80	n/a	n/a
	1435884	32.4	80	n/a	n/a



Title No.
1435875

25

Title No.
1435884

Quarry Mineral
Lease No.
QL-414

Title No.
1435881

24

PREMIER HORTICULTURE LTD

Site: Giroux (Yard)
Tp. 7 Rge. 7 EPM

Title: Localisation

Area ha.: 97.1

Drawing: Cagj


Sheet No. 1

Approved by:

Scale: 1 : 9000

Date: 02 / 11 / 01

MANITOBA



CHIEF LAND OFFICER

UNDER "THE REAL PROPERTY ACT"

PREMIER WEST FEAT MOSS LTD.

is now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all that piece or parcel of land known and described as follows:

The East half of the Northwest Quarter of Section Twenty-five in the Seventh Township and Seventh Range East of the Principal Meridian, in Manitoba, excepting thereout all mines and minerals.

WITHIN LAND IS NOW IN THE NAME(S) OF

BY VIRTUE OF INSTRUMENT NO. 1127084 REGISTERED IN THE CHIEF LAND OFFICE ON THE 21st FEBRUARY 1989

VID. CERT. 1127084

WITHIN LAND IS NOW IN THE NAME(S) OF

BY VIRTUE OF INSTRUMENT NO. 1127084 REGISTERED IN THE CHIEF LAND OFFICE ON THE 21st FEBRUARY 1989

VID. CERT. 1127084

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this Twentieth day of August One thousand nine hundred and eighty - two Signed in the presence of

O. Stegony

[Signature]
 Deputy or Assistant District Registrar
 for Winnipeg

land in...
 101. Any...
 102. Any...
 103. Any...
 104. Any...
 105. Any...
 106. Any...
 107. Any...
 108. Any...
 109. Any...
 110. Any...
 111. Any...
 112. Any...
 113. Any...
 114. Any...
 115. Any...
 116. Any...
 117. Any...
 118. Any...
 119. Any...
 120. Any...

From **MCYPAINE & CO.**
BOX 161

H 25149

Transfer 82-56629

Application

<p>Refinance Mortgage for</p> <p>\$1,200,680.00</p>	<p>The REGISTERED 26th day of Nov. 1988</p>	<p>Premier West Coast Mass Ltd. TO National Bank of Canada</p> <p><i>W Knight</i> Deputy or Assistant District Registrar</p>	<p>No. 82-5130</p>
<p>Mortgage for</p> <p>\$140,000.00</p>	<p>The 27th day of SEPT 1983</p>	<p>Premier West Coast Mass Ltd. TO NATIONAL BANK OF CANADA</p> <p><i>[Signature]</i> Deputy or Assistant District Registrar</p>	<p>No. 63-92712</p>
<p>Adventure Mortgage for</p> <p>\$2,500,000.00</p>	<p>The 11th day of May 1987</p>	<p>Premier West Coast Mass Ltd. TO National Bank of Canada.</p> <p><i>[Signature]</i> Deputy or Assistant District Registrar</p>	<p>No. 87-45731.</p>
<p>Mortgage for</p>	<p>The _____ day of _____ 19____</p>	<p>TO</p> <p>Deputy or Assistant District Registrar</p>	<p>No.</p>
<p>Mortgage for</p>	<p>The _____ day of _____ 19____</p>	<p>TO</p> <p>Deputy or Assistant District Registrar</p>	<p>No.</p>



QUARRY LEASE

First Renewal

Quarry
Lease No. QL-414

THIS LEASE made in duplicate this 3rd day of June, 2002

BETWEEN:

Her Majesty the Queen in right of the
Province of Manitoba, represented by the
Minister of Industry, Trade and Mines

(the "Minister")

of the First Part

- and -

PREMIER HORTICULTURE LTÉE/
PREMIER HORTICULTURE LTD.
BOX 1142
STE ANNE MB R0A 1R0

(the "Lessee")

of the Second Part

The parties agree as follows:

1. In this Lease:

(a) "Act" means The Mines and Minerals Act, Cap. M162 C.C.S.M., as amended, revised or substituted from time to time;

(b) "regulations" means regulations made pursuant to the Act, and as amended, revised or substituted from time to time;

2. Subject and pursuant to the Act and regulations, the Minister conveys to the lessee the exclusive right to explore for, develop, and produce the following quarry minerals, namely

PEAT AND PEAT MOSS-----

that are the property of the Crown and are found on or under the land described as:

FIRSTLY: THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR AND THE EAST HALF OF SECTION TWENTY-FIVE IN THE SEVENTH TOWNSHIP AND SEVENTH RANGE EAST OF THE PRINCIPAL MERIDIAN IN MANITOBA.



SECONDLY: LEGAL SUBDIVISION THIRTEEN OF SECTION NINETEEN AND LEGAL SUBDIVISIONS FOUR, FIVE AND TWELVE OF SECTION THIRTY IN THE SEVENTH TOWNSHIP AND EIGHTH RANGE EAST OF THE PRINCIPAL MERIDIAN IN MANITOBA.

THIRDLY: ALL THAT PORTION OF THE NORTH-SOUTH GOVERNMENT ROAD ALLOWANCE BETWEEN SAID SECTIONS TWENTY-FOUR, TWENTY-FIVE AND NINETEEN AND THIRTY LYING TO THE SOUTH OF THE STRAIGHT PRODUCTION WESTERLY OF THE NORTH LIMIT OF SAID LEGAL SUBDIVISION TWELVE OF SAID SECTION THIRTY WHICH LIES TO THE NORTH OF THE STRAIGHT PRODUCTION WESTERLY OF THE SOUTH LIMIT OF SAID LEGAL SUBDIVISION THIRTEEN OF SECTION NINETEEN.

FOURTHLY: ALL THAT PORTION OF THE EAST-WEST GOVERNMENT ROAD ALLOWANCE BETWEEN SAID SECTIONS TWENTY-FOUR, TWENTY-FIVE AND NINETEEN AND THIRTY LYING TO THE WEST OF THE STRAIGHT PRODUCTION NORTHERLY OF THE EAST LIMIT OF SAID LEGAL SUBDIVISION THIRTEEN OF SAID SECTION NINETEEN WHICH LIES TO THE EAST OF THE STRAIGHT PRODUCTION NORTHERLY OF THE WEST LIMIT OF SAID NORTHEAST QUARTER OF SAID SECTION TWENTY-FOUR.

(the "Lands") and being 271.153 hectares, more or less, for a term of 10 years, commencing the 30th day of June, 2002 renewable in accordance with the Act.

3. The Lessee shall comply with the Act and regulations; including, without restricting the generality of the foregoing, the payment of rent, royalty and rehabilitation levy prescribed thereunder.
4. The Lessee shall and does hereby indemnify and save harmless the Minister against any and all actions, suits, claims or demands that may be brought or made against the Minister for or by reason of any act or thing done or omitted to be done by the Lessee or its agents with respect to the Lands.
5. To be effective and binding, any waiver by the Minister of a breach by the Lessee of any term or condition of this Lease, the Act or the regulations must be in writing. Any such waiver shall extend only to the events of breach enumerated therein and shall not limit or affect the Minister's rights with respect to any other breach.
6. If the Lessee defaults, breaches, fails to perform or observe any term or condition of this Lease, the Act or the regulations, and any such event is not remedied within such notice period as the Minister may give, the Minister may cancel this Lease. Notwithstanding any such cancellation by the Minister, the rights of the Minister against the Lessee shall not be prejudiced and the Minister shall have the full remedies against the Lessee as if the Lease remained in full force and effect.
7. Any notice to a party hereto shall be in writing and may be delivered personally, sent by telegram, telex, telecopier or other means of electronic communication, or may be forwarded



by mail subject to Canada Post confirmation of delivery to that party at the following address:

To the Minister:

Industry, Trade and Mines
Unit 360-1395 Ellice Avenue
Winnipeg, Manitoba
R3G 3P2

To the Lessee:

PREMIER HORTICULTURE LTÉE/
PREMIER HORTICULTURE LTD.
BOX 1142
STE ANNE MB R0A 1R0

8. This lease shall be interpreted in accordance with the laws of Manitoba.
9. Any amendments to this Lease shall be in writing and signed by both parties.
10. The Lessee shall not assign this lease except with the prior written consent of the Minister which shall not be unreasonably withheld. Any obligations of the Lessee outstanding at the date of any assignment shall remain the responsibility of the Lessee, to the extent the obligations are not performed by the permitted assignee.
11. This Lease shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and permitted assigns of the parties.
12. Additional clauses: _____



In witness whereof the Minister and the Lessee have executed this Lease on the dates shown below their respective signatures.

Signed, sealed and delivered
in the presence of:

Her Majesty the Queen in right
of the Province Of Manitoba

Witness

D. Gorasen

Minister of Industry, Trade and Mines

R. Bennett

Date

Aug 14 2002

Witness

Francois Lalonde

Lessee PREMIER HORTICULTURE LTÉE/
PREMIER HORTICULTURE LTD.

R. Bennett

Date

July 31, 2002

IN ACCORDANCE WITH SECTION 141(3) OF
THE MINES AND MINERALS ACT, THIS
QUARRY LEASE IS HEREBY RECORDED AND
THIS STAMP SHALL CONSTITUTE A
CERTIFICATE OF FILING AND RECORDING.

Dated

Sept 23 2002

Mining Recorder

R. Bennett

NOTICE OF ASSIGNMENT

Manitoba
Energy and Mines
Mines Branch



QUARRY LEASE NOS. QL-414, QL-543, QL-618, QL-642, QL-643,
QL-670, QL-671, QL-758, QL-781, QL-1179 TO QL-1191 (INCLUSIVE),
QL-1237 TO QL-1239 (INCLUSIVE), QL-1346 TO QL-1352 (INCLUSIVE),
QL-1361, QL-1364 AND QL-1367

APPENDIX "A"

CERTIFIED TRUE COPY OF ORIGINAL

PROVINCE OF MANITOBA



MIN 03 2002

I hereby certify that Notice of Assignment dated March 12, 1998, in the amount of \$45,000,000 between Premier Horticulture Ltée/Premier Horticulture Ltd. and Montreal Trust Company was filed against Quarry Lease Nos. QL-414, QL-543, QL-618, QL-642, QL-643, QL-670, QL-671, QL-758, QL-781, QL-1179 TO QL-1191 (INCLUSIVE), QL-1237 TO QL-1239 (INCLUSIVE), QL-1346 TO QL-1352 (INCLUSIVE), QL-1361, QL-1364 AND QL-1367 in the Winnipeg Mining Recorder's Office of the Department of Energy and Mines on April 30, 1998 under Document No. 16363 in accordance with Subsection 217(1) of The Mines and Minerals Act.

APPENDIX "B"

PROVINCE OF MANITOBA

I hereby certify that Notice of Assignment dated March 12, 1998, in the amount of \$20,000,000 between Premier Horticulture Ltée/Premier Horticulture Ltd. and National Bank of Canada was filed against Quarry Lease Nos. QL-414, QL-543, QL-618, QL-642, QL-643, QL-670, QL-671, QL-758, QL-781, QL-1179 TO QL-1191 (INCLUSIVE), QL-1237 TO QL-1239 (INCLUSIVE), QL-1346 TO QL-1352 (INCLUSIVE), QL-1361, QL-1364 AND QL-1367 in the Winnipeg Mining Recorder's Office of the Department of Energy and Mines on April 30, 1998 under Document No. 16364 in accordance with Subsection 217(1) of The Mines and Minerals Act.

APPENDIX "C"

PROVINCE OF MANITOBA

I hereby certify that Notice of Assignment dated March 12, 1998, in the amount of \$20,000,000 between Premier Horticulture Ltée/Premier Horticulture Ltd. and The Bank of Nova Scotia was filed against Quarry Lease Nos. QL-414, QL-543, QL-618, QL-642, QL-643, QL-670, QL-671, QL-758, QL-781, QL-1179 TO QL-1191 (INCLUSIVE), QL-1237 TO QL-1239 (INCLUSIVE), QL-1346 TO QL-1352 (INCLUSIVE), QL-1361, QL-1364 AND QL-1367 in the Winnipeg Mining Recorder's Office of the Department of Energy and Mines on April 30, 1998 under Document No. 16365 in accordance with Subsection 217(1) of The Mines and Minerals Act.



Mining Recorder

DATE: 2002/12/17
TIME: 13:26
PORT

MANITOBA
RECORD OF TITLE

TITLE NO: 1409707
PAGE: 1

STATUS OF TITLE..... CANCELLED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 1995/09/14
COMPLETION DATE..... 1995/10/03
PRODUCED FOR: H
BY: A.MARINO
LTO BOX NO:
CONSOLIDATION..... NO

LEGAL DESCRIPTION:

PREMIER PEAT MOSS LTD.
LES TOURBIÈRES PREMIER LIMITÉE

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

E 1/2 OF NW 1/4 25-7-7 EPM
EXC, ALL MINES AND MINERALS.

CHARGES:

REGISTRATION NUMBER	EFFECT ON TITLE	AFFECTING INSTRUMENT	INSTRUMENT TYPE STATUS		NOTES
83-92712 WPG	ACTIVE		M	DIS	
1947880 WPG	ACTIVE		PPSN	DIS	
1959090 WPG	ACTIVE		M	DIS	
2005817 WPG	ACTIVE		TREQ	ACC	

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE	FIRM NUMBER
ACTIVE	PREMIER PEAT MOSS LTD. LES TOURBIÈRES PREMIER LIMITÉE P.O. BOX 430 STE-ANNE, MB.	R1A 0R0	

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1947879 WPG	TRANL	1995/09/14	0.00	0.00

PRESENTED BY: TEFFAINE / LABOSSIERE
FROM: PREMIER PEAT MOSS LTD. LES TOURBIÈRES PREMIER LIMITÉE
TO:

FROM TITLE NUMBER(S):

1084222 WPG ALL

TOWNSHIP INDEX:

LOT	QUARTER SECTION	SECTION	TOWNSHIP	RANGE
	NW	25	7	7E

NOTE: E 1/2, EXC RES

ACCEPTED THIS 14TH DAY OF SEPTEMBER, 1995
BY G.BILODEAU FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2002/12/17 OF TITLE NUMBER 1409707

***** END OF RECORD OF TITLE FOR TITLE 1409707 WPG *****

DATE: 2002/12/17
TIME: 13:34
PORT

MANITOBA

TITLE NO: 1084222
PAGE: 1

RECORD OF TITLE

STATUS OF TITLE..... CANCELLED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 1989/02/27
COMPLETION DATE..... 1989/02/28
PRODUCED FOR: G
BY: A.MARINO
LTD BOX NO:
CONSOLIDATION..... NO

LEGAL DESCRIPTION:

PREMIER WEST PEAT MOSS LTD.

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

E 1/2 OF NW 1/4 OF SECTION 25-7-7 EPM
EXC ALL MINES AND MINERALS

CHARGES:

REGISTRATION NUMBER	EFFECT ON TITLE	AFFECTING INSTRUMENT	INSTRUMENT TYPE STATUS		NOTES
82-85130 WPG	INACTIVE		M	DIS	
83-92712 WPG	ACTIVE	1197058 WPG	DF	ACC	
87-45731 WPG	INACTIVE		M	DIS	
1188378 WPG	ACTIVE	1188378 WPG	DF	ACC	
1197058 WPG	ACTIVE		DF	ACC	
1947879 WPG	ACTIVE		DF	ACC	
			TRANL	ACC	

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE	FIRM NUMBER
ACTIVE	PREMIER WEST PEAT MOSS LTD. P.O. BOX 430 STE. ANN, MANITOBA	ROA 1R0	

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1127094 WPG	EREQ	1989/02/27	0.00	0.00

PRESENTED BY: TEFFAINE / LABOSSIERE
FROM: RHEAL EMILE TEFFAINE
TO:

FROM TITLE NUMBER(S):

H25150 WPG ALL

TOWNSHIP INDEX:

LOT	QUARTER SECTION	SECTION	TOWNSHIP	RANGE
	NW	25	7	7E

NOTE: EX M & N E 1/2

ACCEPTED THIS 27TH DAY OF FEBRUARY, 1989
BY A.MAPES FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2002/12/17 OF TITLE NUMBER 1084222

***** END OF RECORD OF TITLE FOR TITLE 1084222 WPG *****

CANADA
PROVINCE OF MANITOBA

1. SOCIAL WELFARE
of the City

of Winnipeg

TO WIT:

in the Province of Manitoba,

Barrister-at-law

(hereinafter) make oath and say

1. THAT I am solicitor and agent for the transferee named in the within transfer
2. THAT the within described land, together with all buildings and other improvements thereon is in my opinion of the value of TWELVE THOUSAND
-\$12,000.00- Dollars and ...

3. THAT the true, correct and full name of said Transferee(s) is (are)

PREMIER WEST PEAT MOSS LTD.

4. THAT the aforesaid value is based on a recent sale of which I have personal knowledge.

(Solely) SWORN before me at the City of
Winnipeg in the Province of Manitoba,
this 30th day of July A.D. 1982.

W. J. ...

J. ...

A COMMISSIONER FOR OATHS

in and for the Province of Manitoba.
My Commission expires July 22, 1984.
Note: Where applicable, insert additional clauses regarding (a) proof of correct name of transferee,
(b) basis of agent's opinion of value and/or (c) power of corporation to acquire land.

82/5329
L.T.O. USE ONLY

DATED A.D. 1982

THE MUNICIPALITY
OF ST. ANNE
51942 TO 5606-JTR

PREMIER WEST PEAT MOSS LTD.

Transfer of Land
R.P. ACT

LAND TITLES OFFICE
WINNIPEG, MANITOBA
AUG 20 1982
2600

WALTER DOBMAN
Barrister & Solicitor
1620-330 Portage Avenue
WINNIPEG Manitoba
R3C 0C4

EXAMINED BY
W. D. BROWN

MEMORIAL OF REGISTRATION
TRANSFER OF LAND
REGISTERED AUG 20 1982 AT

No. 82-56629

I Certify that the within instrument was registered in the Land Titles Office at
Winnipeg at the time mentioned hereon, and that a memorial thereof has been entered in the Register Book as Certificate No.

W. ...
District Registrar

Manitoba Transfer of Land

THE RURAL MUNICIPALITY OF STE. ANNE

being registered owner

of an estate in fee simple in possession, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten or endorsed hereon, in all that land described as follows:

Legal Subdivisions Eleven and Fourteen of Section Twenty-five in the Seventh Township and Seventh Range, East of the Principal Meridian, in Manitoba, excepting thereout all mines and minerals

PROCESSED
2015
2015

Writers: describe as:
The East half of the North West 1/4 of Section 25 in the 7th Township - - etc

BB H 20150

do hereby in consideration of the sum of TWELVE THOUSAND (\$12,000.00) -----
paid to it by ----- Dollars

PREMIER WEST PEAT MOSS LTD.

the receipt of which sum it hereby acknowledges, transfers to the said
PREMIER WEST PEAT MOSS LTD.

all its estate and interest in the said land.

IN WITNESS WHEREOF THE RURAL MUNICIPALITY OF STE. ANNE

has caused its corporate seal to be hereunto affixed, attested by the signatures of its proper officers in that
behalf this 14th day of July A.D. 1982.

Handwritten signature

THE RURAL MUNICIPALITY OF STE. ANNE

Per: *C. Reave*
Reave

Encumbrances referred to: nil

Mrs. Jeanne Kivicki
Asst. Secretary-Treasurer

Address of the transferee is
Ste. Anne-la-Croix, Manitoba

BY-LAW NO. 8-82

WHEREAS The Rural Municipality of Ste. Anne is registered as owner of the lands hereinafter described and PREMIER WEST PEAT MOSS LTD. has offered to purchase the said lands at and for the price and sum of Twelve Thousand (\$12,000.00) Dollars therefor;

AND WHEREAS the Council of the Municipality deems it advisable to sell the said lands at the said price of Twelve Thousand (\$12,000.00) Dollars;

NOW THEREFORE be it enacted as a by-law of The Rural Municipality of Ste. Anne as follows:

1. THAT The Rural Municipality of Ste. Anne do sell to Premier West Peat Moss Ltd. the following lands, namely:

Legal Subdivisions Eleven and Fourteen of Section Twenty-five in the Seventh Township and Seventh Range, East of the Principal Meridian, in Manitoba, excepting thereout all mines and minerals.

2. THAT the proper officers of the Municipality do execute, affix thereto the official seal of the Municipality and deliver a transfer to the said Premier West Peat Moss Ltd. of the lands hereinbefore described.

3. THAT the cost of and incidental to the transfer of the said lands be paid by the purchaser.

PASSED AND ENACTED at the regular meeting of the Council of the Rural Municipality of Ste. Anne, at the office of the Municipality this 14th day of July, 1982.

READ a first time this 14th day of July, 1982;
READ A second time this 14th day of July, 1982;
READ a third time and passed this 14th day of July, 1982.

P. Bernil
Reeve

Mrs. Jeanne Kosak
Asst. Secretary-Treasurer

CERTIFIED to be a true and correct copy of By-law No. 8-82 of The Rural Municipality of Ste. Anne.

Mrs. Jeanne Kosak
Asst. Secretary-Treasurer

DATED the 14th day of July, 1982

IN RE:

THE RURAL MUNICIPALITY OF
STE. ANNE

CERTIFIED COPY OF BY-LAW
No. 8-82

WALTER DOMHAN
Barrister & Solicitor
1610-330 Portage Avenue
WINNIPEG Manitoba
R3C 0C4

DATE: 2002/12/17
TIME: 13:28
PORT

MANITOBA
RECORD OF TITLE

TITLE NO: 1409708
PAGE: 1

STATUS OF TITLE..... CANCELLED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 1995/09/14
COMPLETION DATE..... 1995/10/03
PRODUCED FOR: G
BY: A.MARINO
LTD BOX NO:
CONSOLIDATION..... NO

LEGAL DESCRIPTION:

PREMIER PEAT MOSS LTD.
LES TOURBIÈRES PREMIER LIMITÉE

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

LEGAL SUBDIVISIONS 3 AND 4 OF 25-7-7 EPM
EXC, ALL MINES AND MINERALS.

CHARGES:

REGISTRATION NUMBER	EFFECT ON TITLE	AFFECTING INSTRUMENT	INSTRUMENT TYPE	STATUS	NOTES
83-92712 WPG	ACTIVE		M	DIS	
1947880 WPG	ACTIVE		PPSN	DIS	
1959090 WPG	ACTIVE		M	DIS	
2005817 WPG	ACTIVE		TREQ	ACC	

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE	FIRM NUMBER
ACTIVE	PREMIER PEAT MOSS LTD. LES TOURBIÈRES PREMIER LIMITÉE P.O. BOX 430 STE-ANNE, MB.	ROA 1R0	

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1947879 WPG	TRANL	1995/09/14	0.00	0.00

PRESENTED BY: TEFFAINE / LABOSSIERE
FROM: PREMIER PEAT MOSS LTD. LES TOURBIÈRES PREMIER LIMITÉE
TO:

FROM TITLE NUMBER(S):

1084233 WPG ALL

TOWNSHIP INDEX:

LOT	QUARTER	SECTION	TOWNSHIP	RANGE
	SW	25	7	7E

NOTE: L.S. 3 AND 4, EXC RES

ACCEPTED THIS 14TH DAY OF SEPTEMBER, 1995
BY G.BILODEAU FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2002/12/17 OF TITLE NUMBER 1409708

***** END OF RECORD OF TITLE FOR TITLE 1409708 WPG *****

DATE: 2002/12/17
TIME: 13:34
PORT

MANITOBA
RECORD OF TITLE

TITLE NO: 1004233
PAGE: 1

STATUS OF TITLE..... CANCELLED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 1989/02/27
COMPLETION DATE..... 1989/02/28
PRODUCED FOR: G
BY: A.MARINO
LTO BOX NO:
CONSOLIDATION..... NO

LEGAL DESCRIPTION:

PREMIER WEST PEAT MOSS LTD.

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

LEGAL SUBDIVISIONS 3 AND 4
OF SECTION 25-7-7 EPM
EXC ALL MINES AND MINERALS

CHARGES:

REGISTRATION NUMBER	EFFECT ON TITLE	AFFECTING INSTRUMENT	INSTRUMENT TYPE STATUS		NOTES
82-85130 WPG	INACTIVE	1197058 WPG	M	DIS	
83-92712 WPG	ACTIVE		DF	ACC	
87-45731 WPG	INACTIVE	1188378 WPG	M	DIS	
1188378 WPG	ACTIVE		DF	ACC	
1197058 WPG	ACTIVE		DF	ACC	
1947879 WPG	ACTIVE		DF	ACC	
			TRANL	ACC	

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE	FIRM NUMBER
ACTIVE	PREMIER WEST PEAT MOSS LTD. P.O. BOX 430 STE. ANNE, MANITOBA	ROA 1R0	

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1127095 WPG	EREQ	1989/02/27	0.00	0.00

PRESENTED BY: TEFFAINE / LABOSSIERE
FROM: RHEAL EMILE TEFFAINE
TO:

FROM TITLE NUMBER(S):

H23266 WPG ALL

TOWNSHIP INDEX:

LOT	QUARTER	SECTION	TOWNSHIP	RANGE
-----	---------	---------	----------	-------

	SW	25	7	7E
NOTE:	EX M & M	LS 3 & 4		

ACCEPTED THIS 27TH DAY OF FEBRUARY, 1989
BY A.MAPES FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2002/12/17 OF TITLE NUMBER 1084233

Box 3		REGISTERED		
Mortgage for \$1,200,000.00	The 26 th Nov. 1982	day of	Premier West Real. Mort. TO National Bank of Canada W. Knight Deputy or Assistant District Registrar	No. 82-85130
Mortgage for \$150,000.00	The 29 th Sept. 1983	day of	Premier West Real. Mort. TO National Bank of Canada Deputy or Assistant District Registrar	No. 83-52712
Debitance. Mortgage for \$2,500,000.00	The 11 th May 1987	day of	Premier West Real. Mort. Ltd. TO National Bank of Canada Deputy or Assistant District Registrar	No. 87-45131
Mortgage for	The	day of		No.
		13	TO	
	at			
			Deputy or Assistant District Registrar	
Mortgage for	The	day of		No.
		19	TO	
	at			
			Deputy or Assistant District Registrar	

83-44793

No. 83-8630
BUILDERS' LIEN
OVER FERRIS LOR
BY THE WARRIERS LTD
REGISTERED
5/11/83

No. 83-8819
BUILDERS' LIEN
BY THARTE
REGISTERED
5/11/83
DISPOSED
OF BY
83-49558 R

No. 83-13635
BUILDERS' LIEN
BY STEEL
BY BUILDERS LTD
REGISTERED
1/15/83
DISPOSED
OF BY
WARRIERS LTD
5/11/83

10/11
 L.T.O. USE ONLY
 82/50178
 DATED 19
 MICHAEL PENDER
 MARK BENDER
 LAND TITLES OFFICE
 WINNIPEG, MAN.
 JUL 26 1982
 43.80
 R.P. ACT
 LAND TITLES OFFICE
 WINNIPEG, MAN.
 C16461
 Value \$ 12,400.00
 LAW OFFICE
 AUKIAS, MACALAY & THORVALDSON
 585 BROADWAY AVENUE
 WINNIPEG, MANITOBA R3C 0T1
 EXAMINED BY
 B. MADSEN
 424
 115

Notar

MEMORIAL OF REGISTRATION
TRANSFER OF LAND

REGISTERED ~~26~~ 26 1982 AT No. 92-50178

175779 David K...
 15587 DWA
 207561 David H...
 M.A.

I Certify that the within Instrument was registered in the Land Titles Office at
 WINNIPEG at the time mentioned thereon, and that a memorial
 thereof has been entered in the Register Book on Certificate No. C16461

Assistant District Registrar

23.584 pt. C16461 B D

Manitoba Transfer of Land

STANFORD PENNER, of the Postal District of Landmark, in Manitoba, Farmer

being registered owner

of an estate in fee simple in possession,
subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten or en-
dorsed hereon, in all that land described as follows:

Legal Subdivisions Three and Four of Section Twenty-five
in the Seventh Township and Seventh Range, East of the
Principal Meridian, in Manitoba, excepting thereout all
sines and minerals.

W. H. H. H.
MANITOBA
REGISTERED

No Title

do hereby in consideration of the sum of Twelve Thousand Five Hundred (\$12,500.00) _____ Dollars
paid to we by

MARK PENNER, Labourer and DAVID PENNER, Student, both of the Postal District
of Landmark, in Manitoba

the receipt of which sum I hereby acknowledge & transfer to the said

MARK PENNER, as to an undivided one-third interest and DAVID PENNER as to
an undivided two-thirds interest in

all my estate and interest in the said land.

IN WITNESS WHEREOF I have hereunto subscribed my name this 20th

day of April A.D. 19 82

SIGNED by the said Stanford Penner

in the presence of

W. H. H. H.

Stanford Penner
Stanford Penner

Encumbrances referred to: Nil

Address of the transferee is
Landmark Post Office
Landmark, Manitoba

CANADA
PROVINCE OF MANITOBA

I, STANFORD PENNER

of the Postal District of Landmark

TO WIT: in the Province of Manitoba, Farmer

affirmed
(severally) ~~make oath and say:~~

1. THAT I am (~~one of~~) the within named transferor and that I am of the full age of eighteen years.
2. THAT I am (~~one of~~) the (~~person~~ ^{entitled to be}) registered owner of the within described lands.
3. THAT I ~~have no~~ ^{wife} ~~husband~~.
4. THAT THE PERSON WHO COMES AS ~~the~~ ^{my} ~~husband~~ ^{to the instrument within written is the} ~~husband~~ ^{wife} ~~of me.~~ ^{of the transferor}
5. THAT my co-transferor is the husband of me.
6. THAT my co-transferor is the wife of me.
7. THAT no part of the land referred to in the instrument within written is the homestead of me STANFORD PENNER within the meaning of "The Dower Act." the transferor

affirmed
(severally) ~~sworn~~ before me at the City of
Winnipeg in the Province of Manitoba,
this 25th day of April A.D. 19 82
[Signature]
A Notary Public
in and for the Province of Manitoba.

Stanford Penner
Stanford Penner

CANADA
PROVINCE OF MANITOBA

I, CHARLES LYNN CHAPPELL

of the City of Winnipeg

TO WIT: in the Province of Manitoba, Barrister-at-Law

(severally) make oath and say:

1. THAT I am the solicitor & agent of the transferees named in the within transfer.
2. THAT the within described land, together with all buildings and other improvements thereon, is in my opinion of the value of Twenty-four Thousand ~~-----~~ (\$24,000.00) Dollars and no more.
3. THAT the true, correct and full name of the said transferee(s) is (are)
MARK PENNER and DAVID PENNER
4. THAT said value is based upon a bona fide purchase and sale of the within described land of which transaction I have personal knowledge.

Severally SWORN before me at the City of
Winnipeg in the Province of Manitoba,
this day of A.D. 19 82.

[Signature]
Charles Lynn Chappell

Commissioner for Oaths
in and for the Province of Manitoba.
My Commission Expires

Note: Where applicable, clauses are required for the period of current status of transferee. (B) lands of agent's equipment of value and so to be reported as separate to register land.

To be signed by wife where husband transferred and by husband where wife transferred as provided.

I, _____ of _____, the _____, the transferor named in the transfer within written, hereby consent to the making of the same by _____.

DATED this _____ day of _____ A.D. 19 _____
WITNESS

Not valid when wife consents to transfer of her interest.

The above consent was acknowledged before me by _____ wife of _____, apart from her husband, to have been voluntarily executed by her of her own free will and accord and without any compulsion on the part of her husband. She has further acknowledged that she is aware of the nature and effect of the same.

DATED at the _____ of _____ in the Province of Manitoba, this _____ day of _____ A.D. 19 _____

A _____ in and for the Province of Manitoba
CANADA } I,
PROVINCE OF MANITOBA } of the _____ of
TO WIT: } in the Province of Manitoba.

- 1. THAT I was personally present and did see _____ husband of _____ make oath and say: execute his consent to the within transfer.
- 2. THAT I know the said _____ and am satisfied that he is of the full age of eighteen years.
- 3. THAT the said consent was executed at _____ and that I am a subscribing witness therein.

SWORN before me at the _____ of _____ in the Province of Manitoba, this _____ day of _____ A.D. 19 _____

A _____ in and for the Province of Manitoba.
CANADA } I, CHARLES LYNN CHAPPELL
PROVINCE OF MANITOBA } of the _____ City of _____
TO WIT: } in the Province of Manitoba. Barrister-at-Law

- 1. THAT I was personally present and did see _____ Stanford Penner make oath and say: the within named transferor execute the within transfer.
- 2. THAT I know the said _____ Stanford Penner and am satisfied that he is _____ of the full age of eighteen years.
- 3. THAT the said transfer was executed at _____ Winnipeg, Manitoba and that I am a subscribing witness therein.

SWORN before me at the _____ City of _____ in the Province of Manitoba, this _____ day of _____ A.D. 19 82



A _____ Commissioner for Oaths in and for the Province of Manitoba. My Commission Expires _____

Canada
Province of Manitoba
Wit.

In the matter of Liens No. 175779,
182587 and 207561

I, D. PENNER

of Postal District of Landmark

in the Province of Manitoba, Student

do solemnly declare that

- I am not the David Penner named in Lien No. 175779 filed on the 23rd day of August 1974 by the City of Winnipeg against David Penner and Anne Penner
- I am not indebted to the City of Winnipeg in the amount of \$445.53 nor in any amount
- I am not the Henry David Penner named in Lien No. 182587 filed November 28th, 1975 respecting an Assignment in Bankruptcy.
- I am not the Henry David Penner named in Lien No. 207561 registered November 21, 1979 respecting the bankruptcy of Henry David Penner.
- There is no judgment or lien against me.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

DECLARED before me at City of Winnipeg
in the Province of Manitoba
this 1st day of August

A. J. [Signature]
Notary Public
in and for the Province of

LAND TITLE'S OFFICE
WINNIPEG MAN
SEP 1 1982

Aikins, MacAulay & Thorvaldson

D. 19

A.D. 19

Province of Manitoba

Solatory Declaration

AIKINS, MACAULAY & THORVALDSON
Barristers & Solicitors
3 - 333 Broadway Avenue
Winnipeg, Manitoba
R3C 0T1
(C.L. Chappell / R21554)

(9)

L.T.O. USE ONLY

82-50179

MARK PENNER, et al



PREVIOUS WEST PEAT HOSS LTPAC: 12

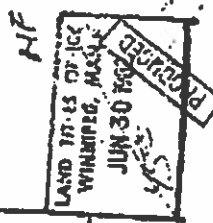
MICRO-FILMED

Transfer of Land

R.H. ACT

Value: \$ 24,000.00

LAW OFFICE
MIRKINS, MacAULAY & THORVALDSON
1432 BROADWAY AVENUE
WINNIPEG, MAN.



JUL 26 1982
45400

Notice

AUG 30 1982

MEMORIAL OF REGISTRATION
TRANSFER OF LAND

REGISTERED JUL 26 1982

AT No. 82-50179

175774 David Penner
207501 David H. Penner
82-50179

I Certify that the within instrument was registered in the Land Titles Office at WINNIPEG at the time mentioned therein and that a memorial thereof has been entered in the Register Book in Certificate No. 82-50179

Assistant District Registrar

[Signature]

Manitoba Transfer of Land

MARK PENNER, of the Postal District of Landmark, in Manitoba, Labourer being entitled to be registered owner as to an undivided one-third interest and DAVID PENNER, of the Postal District of Landmark, in Manitoba, Student, being entitled to be registered owner as to an undivided two-thirds interest being registered owner

of an estate in fee simple in possession, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten or endorsed hereon, in all that land described as follows:

Legal Subdivisions Three and Four of Section Twenty-five in the Seventh Township and Seventh Range, East of the Principal Meridian, in Manitoba, excepting thereout all mines and minerals

OK
FOR ME WITH
P.R. OF 10/1

H 23,666 ✓

do hereby in consideration of the sum of Twenty-four Thousand (\$24,000.00) Dollars paid to us by

PREMIER WEST PEAT MOSS LTD.

the receipt of which sum we hereby acknowledge & transfer to the said

PREMIER WEST PEAT MOSS LTD.

all our estate and interest in the said Land

IN WITNESS WHEREOF we have hereunto subscribed our names this 20th day of April A.D. 19 82.

SIGNED by the said Mark Penner and David Penner

in the presence of

E.R.C. Rappese

Mark Penner
Mark Penner
David Penner
David Penner

Encumbrances referred to NIL

Address of the Transferee is

Sto. Anne, Manitoba.

CANADA
PROVINCE OF MANITOBA

I, MARK PENNER, Labourer and
I, DAVID PENNER, Student, both
of the Postal District of Landmark
TO WIT: in the Province of Manitoba.

(severally) make oath and say:

1. THAT I am (one of) the within named transferor and that I am of the full age of eighteen years.
2. THAT I am (one of) the (person entitled to be) registered on xxx of the within described lands.
3. THAT I have no wife/husband.
4. THAT the person who transmits to me the instrument within written is the wife/husband (one of) the transferor.
5. THAT my co-transferor is the husband of me, one of the transferors.
6. THAT my co-transferor is the wife of one of the transferors.
7. THAT no part of the land referred to in the instrument within written is the homestead of me MARK PENNER and DAVID PENNER the transferor within the meaning of "The Dower Act."

Handwritten notes:
O.K.
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S. 99
S. 100

(Severally) SWORN before me at the City of
Winnipeg in the Province of Manitoba,
this 23rd day of April A.D. 19 82.
A Notary Public
in and for the Province of Manitoba

Mark Penner
Mark Penner
David Penner
David Penner

CANADA
PROVINCE OF MANITOBA

I, RHEAL EMILE TEFFAINE
of the City of Winnipeg
TO WIT: in the Province of Manitoba. Barrister-at-Law

and Agent for

(severally) make oath and say:

1. THAT I am the solicitor/ the transferee named in the within transfer.
2. THAT the within described land, together with all buildings and other improvements thereon, is in my opinion of the value of TWENTY-FOUR THOUSAND (\$24,000.00) Dollars and no more.
3. THAT the true, correct and full name of the said transferee(s) is (are):
PREMIER WEST FEAT MOS'S LTD.
4. THAT the aforesaid value is based on a recent sale of which I have personal knowledge.

Handwritten notes:
Jed

(Severally) SWORN before me at the City of
Winnipeg in the Province of Manitoba,
this 17th day of June A.D. 19 82.
A Commissioner for oaths
in and for the Province of Manitoba.
My commission expires Feb. 7th, 1984.

Handwritten signature

Note: Where applicable, clauses are required to be proved of correct name of transferee, (a) basis of agent's opinion of value and (b) basis of reputation to acquire land.

To be signed by only one husband, approved and by husband who is sole trustee hereunder.

I, _____, the _____, the transferor named in the transfer within written, hereby consent to the making of the same by _____

DATE: this _____ day of _____ A.D. 19 _____

WITNESS

Required when wife consents to transfer of husband's interest

The above consent was _____ knowledgeable before me by _____ wife of _____, apart from her husband, to have been voluntarily executed by her of her own free will and accord and without any compulsion on the part of her husband. She has further acknowledged that she is aware of the nature and effect of the same.

DATED at the _____ of _____ in the Province of _____ of Manitoba, this _____ day of _____ A.D. 19 _____

_____ in and for the Province of Manitoba.
CANADA }
PROVINCE OF MANITOBA } I, _____
TO WIT: } of the _____ of _____
in the Province of Manitoba.

- 1. THAT I was personally present and did see _____ husband of _____ make oath and say: execute his consent to the within transfer
- 2. THAT I know the said _____ and am satisfied that he is of the full age of eighteen years.
- 3. THAT the said consent was executed at _____ and that I am a subscribing witness thereto.

SWORN before me at the _____ of _____ in the Province of Manitoba, this _____ day of _____ A.D. 19 _____

_____ in and for the Province of Manitoba.
CANADA }
PROVINCE OF MANITOBA } I, CHARLES LYNN CHAPPELL
TO WIT: } of the _____ City _____ of _____
in the Province of Manitoba, Barrister-at-Law

- 1. THAT I was personally present and did see _____ Mark Penner and David Penner make oath and say: the within named transferor execute the within transfer.
- 2. THAT I know the said _____ Mark Penner and David Penner and am satisfied that they are _____ of the full age of eighteen years.
- 3. THAT the said transfer was executed at _____ Winnipeg, Manitoba and that I am a subscribing witness thereto.

SWORN before me at the _____ City _____ of _____ in the Province of Manitoba, this _____ day of _____ A.D. 19 82.

A Commissioner for Oaths in and for the Province of Manitoba. My Commission Expires _____

DATE: 2002/12/17
TIME: 13:27
PORT

MANITOBA
RECORD OF TITLE

TITLE NO: 1 709
PAGE: 1

STATUS OF TITLE..... CANCELLED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 1995/09/14
COMPLETION DATE..... 1995/10/03
PRODUCED FOR: H
BY: A.MARINO
LTO BOX NO:
CONSOLIDATION..... NO

LEGAL DESCRIPTION:

PREMIER PEAT MOSS LTD.
LES TOURBIÈRES PREMIER LIMITÉE

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

LEGAL SUBDIVISIONS 5 AND 6 OF 25-7-7 EPM
EXC, ALL MINES AND MINERALS.

CHARGES:

REGISTRATION NUMBER	EFFECT ON TITLE	AFFECTING INSTRUMENT	INSTRUMENT TYPE	STATUS	NOTES
1947880 WPG	ACTIVE		PPSN	DIS	
1959090 WPG	ACTIVE		M	DIS	
2005817 WPG	ACTIVE		TREQ	ACC	

ADDRESS(ES) FOR SERVICE:

EFFECT NAME AND ADDRESS POSTAL CODE FIRM NUMBER

ACTIVE PREMIER PEAT MOSS LTD.
LES TOURBIÈRES PREMIER LIMITÉE
P.O. BOX 430
STE-ANNE, MB.
ROA 1R0

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER TYPE REG. DATE CONSIDERATION SWORN VALUE
1947879 WPG TRANL 1995/09/14 0.00 0.00
PRESENTED BY: TEFFAINE / LABOSSIERE
FROM: PREMIER PEAT MOSS LTD. LES TOURBIÈRES PREMIER LIMITÉE
TO:

FROM TITLE NUMBER(S):

1064425 WPG ALL

TOWNSHIP INDEX:

LOT QUARTER SECTION TOWNSHIP RANGE

NOTE: SW 25 7 7E
L.S. 5 AND 6, EXC RES

ACCEPTED THIS 14TH DAY OF SEPTEMBER, 1995
BY G.BILODEAU FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2002/12/17 OF TITLE NUMBER 1409709

***** END OF RECORD OF TITLE FOR TITLE 1409709 WPG *****

DATE: 2002/12/17
TIME: 13:35
PORT

MANITOBA

TITLE NO: 425
PAGE: 1

RECORD OF TITLE

STATUS OF TITLE..... CANCELLED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 1989/02/27
COMPLETION DATE..... 1989/02/28
PRODUCED FOR: G
BY: A.MARINO
LTO BOX NO:
CONSOLIDATION..... NO

LEGAL DESCRIPTION:

PREMIER WEST PEAT MOSS LTD.

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

LEGAL SUBDIVISIONS 5 AND 6
OF SECTION 25-7-7 EPM
EXC ALL MINES AND MINERALS

CHARGES:

REGISTRATION NUMBER	EFFECT ON TITLE	AFFECTING INSTRUMENT	INSTRUMENT TYPE STATUS		NOTES
87-45731 WPG	INACTIVE	1188378 WPG	M	DIS	
1188378 WPG	ACTIVE		DF	ACC	
1947879 WPG	ACTIVE		DF	ACC	
			TRANL	ACC	

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE	FIRM NUMBER
ACTIVE	PREMIER WEST PEAT MOSS LTD. P.O. BOX 430 STE. ANNE, MANITOBA	ROA 1R0	

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1127096 WPG	EREQ	1989/02/27	0.00	0.00
PRESENTED BY: TEFFAINE / LABOISSIERE FROM: RHEAL EMILE TEFFAINE TO:				

FROM TITLE NUMBER(S):

J95013 WPG ALL

TOWNSHIP INDEX:

LOT	QUARTER	SECTION	TOWNSHIP	RANGE
	SW	25	7	7E
NOTE:	LS 5 & 6	EXC ALL M&M'S		

ACCEPTED THIS 27TH DAY OF FEBRUARY, 1989
BY A.MAPES FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2002/12/17 OF TITLE NUMBER 1064425

***** END OF RECORD OF TITLE FOR TITLE 1064425 WPG *****

Address For Service
St. Anne, NB

MANITOBA

Certificate of Title
UNDER THE REAL PROPERTY ACT

Cert. No. 95013

District Of Winnipeg

Sworn Value: \$ 24,000.00
Consideration: \$ 24,000.00

From Title: (Bal.) C 16461
Instrument No.: 87-45730

PREMIER WEST FEAT MOSS LTD.

is registered owner subject to such entries recorded hereon, in the following described land:
Legal Subdivisions 5 and 6,
of Section 25-7-7, EPM
exc out of both said legal subdivisions all mines and minerals



INTERNAL LTO MEMO:
ELECTRONIC TITLE HAS BEEN
CREATED FOR ALL OR BAL OF
THIS CERTIFICATE OF TITLE
NEW TITLE NO. 1017745

Signed this 11th day of May 1987

Type	Number	Date
EREG	1127096	89-02-27

6666
Land Transferred To

For the District Registrar
New C.T. Number

For the District Registrar
S/C 02000000
1-8-87

Instrument		Target Registration	Particulars	For the District Registrar	Regn. #	Date	Discharges For District Registrar
Type	Number	Date					
M	87-45731	87 05 11	to: National Bank of Canada	<i>[Signature]</i>			

- AC - Assignment of Covenants / cession de notifications d'opposition
- AG - Agreement to Amend or Extend Mortgage / convention de modification d'hypothèque
- AL - Builder's Lien / privilège du constructeur
- C - Covenants / notifications d'opposition
- E - Encumbrance / servitude
- J - Judgment / jugement
- L - Lien / privilège
- M - Mortgage / hypothèque
- MI - Mortgage / hypothèque
- MM - Mortgage of Mortgage / acte hypothécaire
- MP - Partial Discharge of Mortgage / acte de vente en extinction
- PL - Plan / plan
- PS - Power of Attorney / autorisation de signer
- PSA - Personal Property Security Notice / avis en matière de sûreté sur les biens personnels
- PSA - Personal Property Security Notice / convention de modification de sûreté
- PTC - Partial Withdrawal of Covenants / acte de notification d'opposition
- TS - Transfer of Mortgage / transfert d'hypothèque
- TS - Transfer of Mortgage / transfert d'hypothèque
- WN - Withdrawal of Notice / retrait d'avis

Request Number	Date	Recipient

87 45730
L.T.O. USER ONLY

DATED February 19 87

108 - 323 MAIN STREET
P. O. BOX 3920
STEINBACH, MANITOBA
R0A 2A0
DENNIS L. WOHLGEMUTH
BARRISTER & SOLICITOR
108 - 323 MAIN STREET
P. O. BOX 3920
STEINBACH, MANITOBA
R0A 2A0
MANITOBA PENNER
PREMIER WEST
GREAT MOSS LTD.

Transfer of Land

R.P. ACT

Cent. of Title No. C 16461
H25150
H 23265
LAND TITLES OFFICE
WINNIPEG, MAN.
MAY 11 1987

DENNIS L. WOHLGEMUTH
BARRISTER & SOLICITOR
P. O. BOX 3920
108 - 323 MAIN STREET
STEINBACH, MANITOBA
R0A 2A0

File No. 374-1

MEMORIAL OF REGISTRATION TRANSFER OF LAND

REGISTERED

AT

No.

I Certify that the within Instrument* was registered in the Land Titles Office at
at the time mentioned thereon, and that a memorial
thereof has been entered in the Register Book on Certificate No. C16461

Dennis L. Wohlgemuth
District Registrar

Manitoba Transfer of Land

I, STANFORD PENNER, of the Postal District of Landmark, in Manitoba, Farmer

being the registered owner

of an estate in fee simple in possession,
subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten or en-
dorsed hereon, in all that land described as follows:

the
Legal Subdivisions 5 & 6 of Section 25-7-7 EPM,
~~excepting therefrom~~ all mines and minerals.

DECLARATION
PRODUCED

J 95013

do hereby in consideration of the sum of TWENTY FOUR THOUSAND
(\$24,000.00) Dollars
paid to me by

PREMIER WEST PEAT MOSS LTD.

M.H.P.

the receipt of which sum I hereby acknowledge, transfer to the said

PREMIER WEST PEAT MOSS LTD.

all my estate and interest in the said land.

IN WITNESS WHEREOF I have hereunto subscribed my name, this 25th 26th
day of February 19 87.

SIGNED by the said

STANFORD PENNER
in the presence of

D.W.C.
DENNIS L. WILGEMUTH - Notary Public
Box 3820, 108-323 Main Street
Steinbach, Manitoba R0A 2A0

Stanford Penner
STANFORD PENNER

Encumbrances referred to: nil

Address of the Transferor is

Ste. Anne, Manitoba

of _____, the
transfer within written, hereby consent to the making of the same by _____, the transferor named in the

DATED this _____ day of _____ 19____
WITNESS

The above consent was acknowledged before me by _____ wife of _____, apart from her husband, to have been voluntarily executed by her of her own free will and accord and without any compulsion on the part of her husband. She has further acknowledged that she is aware of the nature and effect of the same.

DATED at the _____ of _____ in the Province of Manitoba, this _____ day of _____ 19____

A _____
in and for the Province of Manitoba,
CANADA } I,
PROVINCE OF MANITOBA } of the _____
TO WIT: } in the Province of Manitoba.

- 1. THAT I was personally present and did see _____ husband of _____ execute his consent to the within transfer. make oath and say:
- 2. THAT I know the said _____ he is of the full age of eighteen years. and am satisfied that
- 3. THAT the said consent was executed at _____ am a subscribing witness thereto. aforesaid and that I

SWORN before me at the _____ of _____ in the Province of Manitoba, this _____ day of _____ 19____

A _____
in and for the Province of Manitoba,
CANADA } I,
PROVINCE OF MANITOBA } of the _____
TO WIT: } in the Province of Manitoba.

- 1. THAT I was personally present and did see _____ the within named transferor execute the within transfer. make oath and say:
- 2. THAT I know the said _____ and am satisfied that _____ of the full age of eighteen years.
- 3. THAT the said transfer was executed at _____ and that I am a subscribing witness thereto.

SWORN before me at the _____ of _____ in the Province of Manitoba, this _____ day of _____ 19____

A _____
in and for the Province of Manitoba.

APPENDIX D Manitoba Conservation Correspondence

Manitoba Environment



FILE SEARCH REQUEST FORM

NOTE: Please COMPLETE the questions below in order that Manitoba Environment can effectively respond to your request for information as to outstanding Licenses, Orders or Violations, etc. against the indicated property. A cheque or money order, in the amount of \$80.25 (\$75.00 + G.S.T. of \$.5.25) made payable to the Minister of Finance, must accompany this request. We will endeavour to respond to your request within 30 days of receipt. Please direct all enquiries and return the completed form, along with your payment, to:

MARIE COLLINS
Manitoba Environment
123 Main Street, Suite 160
Winnipeg, Manitoba
R3C 1A5

Telephone: 945-7098

945-2385
Fax: 948-2338

*****BUSINESS NAME (TENANT) & STREET ADDRESS OF PROPERTY INVOLVED MUST BE INCLUDED (SEE QUESTIONS #2A & #3B)**

1. Who is requesting the information?

Name:

WARREN ROGDAN

Company Name:

Stantec Consulting Ltd.

Address:

905 Waverley Street

Winnipeg, Manitoba R3T 5P4

Telephone:

489-5900

Fax:

453-9012

2. If you are representing someone else respecting this request, please provide the following information:

Business/Individual Name: Premier Horticulture

Legal Name (if different from above): _____

Address: 1, avenue Premier, C.P. 3500
Riviere-du-Loop, Quebec
G5R 6C1

Telephone: (418) 867-8883

Fax: (418) 862-6642

(a) BUSINESS NAME OF PRESENT OR PREVIOUS TENANT MUST BE INCLUDED:
(If this is a shopping centre/strip mall please provide complete list of tenants)

3. (a) Legal description of property involved: Giroux, Manitoba
Twp 7 Range 7EPM

(b) STREET ADDRESS OF PROPERTY INVOLVED MUST BE INCLUDED:

4. What information is being requested - please be as specific as possible?

Historical environmental background search on the subject
property and immediate surrounding properties

If known, and if applicable, please indicate what legislation the information being requested pertains to:

- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| The Environment Act | <input checked="" type="checkbox"/> | The Public Health Act | <input type="checkbox"/> |
| The Dangerous Goods Handling and Transportation Act | <input checked="" type="checkbox"/> | The Ozone Depleting Substances Act | <input checked="" type="checkbox"/> |
| The Waste Reduction and Prevention Act | <input type="checkbox"/> | The Contaminated Sites Remediation Act | <input checked="" type="checkbox"/> |

5. For what purpose is the information required (i.e. sale of business/property, financing arrangements, etc.)?

Financing


6. Type/description of business/operation presently being carried out on subject property (if not currently in operation, and if known, please identify past business/operation carried out on subject property):

Peat Mining

7. Description of intended use of subject property:

Same

Jan. 14/03
Request Date


Signature of Requestor

**APPENDIX E - Conditional Use Permit for Overton Environmental CU#04-15.
The Rural Municipality of Ste. Anne 2015.**



The Rural Municipality of Ste. Anne

395 Traverse Road
Box 6, Grp 50, RR 1
Ste. Anne, Manitoba R5H 1R1
Phone: 204-422-5929 Fax: 204-422-9723

Email: info@rmofsteanne.com
Website: www.rmofsteanne.com

Art Bergmann
Reeve

Jennifer Blatz, CMMA
Chief Administrative Officer

April 15, 2015

Overton Environmental
c/o Gerry Dube
Box 225
La Broquerie MB R0A 0W0

Dear Mr. Dube:

Please be advised that at the April 8, 2015 regular meeting of Council, the following resolution was passed:

CU #04-15 (Overton Env. Ent.)

173-15 Courcelles - Lansard

WHEREAS a Public Hearing was held for Conditional Use Order (CU) #04-15 to allow for a large-scale composting operation of plant-based materials on an existing 18 acre composting pad with a future expansion of the pad, on property identified as Roll #23850.000, Pt. NW ¼ 25-7-7E, in an area zoned "NE" Natural Environment;

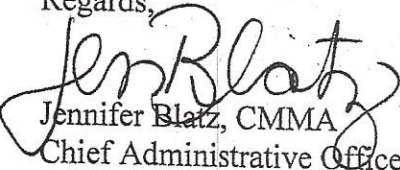
BE IT RESOLVED that CU #04-15 be hereby approved, subject to Variation Order #06-15, approving Resolution #172-15, and on the following conditions:

- a) That only the following materials shall be composted on the above mentioned property:
 - i) Dry and wet potato waste from J.R. Simplot;
 - ii) Grass cuttings and green plant material;
 - iii) Horse manure and straw from Assiniboia Downs;
 - iv) Wood chips;
 - v) Waste feeds from Master Feeds;
- b) That all truck traffic resulting from the composting operation is to travel south of the property and along PR311 west; and
- c) That the applicable Environment Act License be submitted to the Municipality upon issuance.

Carried.

If you have any questions please call the Municipal Office at 204-422-5929.

Regards,


Jennifer Blatz, CMMA
Chief Administrative Officer
RM of Ste. Anne

cc: Randy Eros
cc: Dale Overton

COPY