

DATE: June 19, 2013

TO: Tania Steele

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

SUBJECT: **JMT Holdings Inc. – Information for Public Registries**

Tania,

Please find attached the public and TAC correspondence related to the JMT Holdings Inc file (5710.00) for distribution to the public registries. The documents included are:

Public Commnets

- June 17, 2014 email from Mike Chahal, 1 page
- June 17, 2014 email from Jaspreet Chahal, 2 pages
- June 17, 2014 email from Harinder Chahal, 1 page
- June 17, 2014 email from Ganni Maan, 2 pages
- June 17, 2014 email from Deep Singh, 1 page
- June 16, 2014 email from M. Moszynski, 1 page
- June 13, 2014 email from Winfried Roemer, 1 page
- June 11, 2014 email from Lloyd Buhay, 1 page

TAC Commnets

- June 16, 2014 memo from Muntaseer Ibn Azkar, 1 page
- June 16, 2014 email from Lisa Richards, 1 page
- June 13, 2014 email from Adara Kaita, 1 page
- June 12, 2014 email from Jason Kelly, 1 page
- June 4, 2014 memo from Alvin Dyck, 1 page
- May 30, 2014 memo from Kevin Jacobs, 1 page
- May 29, 2014 email from James Stibbard, 1 page
- May 27, 2014 email from Cheryl Kubish, 1 page
- May 26, 2014 email from Caroline Boissonneault, 1 page
- May 22, 2014 letter from Ryan Coulter, 1 page
- May 21, 2014 email from Dan Roberts, 1 page
- May 21, 2014 email from Jim Crone, 1 page
- May 21, 2014 email from Keith Lowdon, 1 page
- May 20, 2014 email from Rob Matthews, 1 page
- May 20, 2014 email from Dale Sobkowich, 1 page

25 pages total

Thank you.

Beshada, Eshetu (CWS)

From: Mike Chahal []

Sent: June-17-14 11:23 AM

To: Beshada, Eshetu (CWS)

Subject: Concrete batch plant file # 5700.00

Hi,

My name is Mike Chahal and I am a resident of West St Paul. I am writing to oppose this concrete plant in West St Paul without further information. I am against this proposal.

Beshada, Eshetu (CWS)

From: Jp Chahal []
Sent: June-17-14 12:49 PM
To: Beshada, Eshetu (CWS)
Subject: RE: Concrete Batch Plant file 5700.00

Hi

My full name is Jaspreet Chahal and I would like to know about the exact operations of the plant volume etc. Also want to know if they are going to address drainage issues

Jp Chahal
Project Development
Royal Avenue Development
3055 Pipeline Road, West St. Paul, R4A 8A3

On Jun 17, 2014 12:45 PM, "Beshada, Eshetu (CWS)" <Eshetu.Beshada@gov.mb.ca> wrote:

Hello there,

Thank you for providing your concern. Can you include your full name on the comment please? What are the additional information you would like to see in this project? Can you specify the information the proponent should have addressed in the proposal?

Regards

Eshetu Beshada, PhD, PEng.

Environmental Engineer

Ph: [\(204\) 945-7023](tel:(204)945-7023)

Fx: [\(204\) 945-5229](tel:(204)945-5229)

From: Jp Chahal []
Sent: June-17-14 11:17 AM
To: Beshada, Eshetu (CWS)
Subject: Concrete Batch Plant file 5700.00

Hi,

I am writing to oppose the application for the concrete batch plant in West St Paul until more information is made available. I live in West St Paul and have properties that will directly be effected by this proposal.

Beshada, Eshetu (CWS)

Original Message-----

From: Harinder Chahal []

Sent: June-17-14 4:11 PM

To: Beshada, Eshetu (CWS)

Subject: Re: Concrete batch plant file 5710.00

Hello Eshetu,

I am opposing the concrete plant development for the following reasons:

1. Noise pollution
2. Drainage - preparation and execution of an engineered study
3. Dust and debris pollution
4. Eye sore to the area- am planning to build a new house near the area and this would bring my property value down
5. Doesn't fit into what I imagine a growing community to look like
6. Many developers are spending a lot of money to create a beautiful residential area and this concrete plant would deter possible buyers

Sincerely

Harinder

> On Jun 17, 2014, at 12:50 PM, "Beshada, Eshetu (CWS)" <Eshetu.Beshada@gov.mb.ca> wrote:

>

> Hello Harinder,

>

> Thank you for letting us know your concern. Would you please provide us the reason you are opposing the Development at the proposed location?

>

> Regards

>

> Eshetu Beshada, PhD, PEng.

> Environmental Engineer

>

> Ph: (204) 945-7023

> Fx: (204) 945-5229

>

> -----Original Message-----

> From: Harinder Chahal []

> Sent: June-17-14 11:38 AM

> To: Beshada, Eshetu (CWS)

> Subject: Concrete batch plant file 5710.00

>

> To whom it may concern:

>

> Hi, my name is Harinder Chahal and I am a resident of West St. Paul. I am writing to oppose the proposal for a concrete batch plant in West St. Paul.

>

> Sincerely,

> Harinder Chahal

>

Beshada, Eshetu (CWS)

-----Original Message-----

From: Ganni Maan []
Sent: June-17-14 1:20 PM
To: Beshada, Eshetu (CWS)
Subject: Re: Opposed

Hi

My main concern is noise, pollution, and location - We have a large subdivision on the north side of the perimeter off Addis Rd. On the opposite side of the hwy or adjacent to this proposed plant (subdivision called Kings Landing)

Large \$1 Million + homes are being constructed in this prestigious neighborhood. I fear the noise and industrial nature will impact the value of the homes and lifestyle of the residents. The location of this proposed plant is in direct conflict with the living environment our sub division was founded on and approved by the RM of West St. Paul.

This proposed plant is not in the best interest of the residents of Kings Landing and will cause irrevocable damage to the are associated with industrial lands. Namely noise, pollution, smell, and numerous drainage issues along the north perimeter hwy.

This proposition is not only irresponsible in its planning but goes against any disclosure given to us at the time of our development agreement approval. The proximity to our subdivision is absolutely unacceptable.

Sporadically placing industrial lands near residential developments is incredibly poor planning. These proposals belong in established industrial grounds. The city of Winnipeg has allocated numerous other sites with these intentions. I don't feel this site is adequate and I will heavily oppose.

If you feel you need a further discussion please call me at _____.

Ganni

Sent from my iPhone

> On Jun 17, 2014, at 12:51 PM, "Beshada, Eshetu (CWS)" <Eshetu.Beshada@gov.mb.ca> wrote:
>
> Hello Ganni,
>
> Thank you for letting us know your concern. Would you please provide us the reason you are opposing the Development at the proposed location?
>
> Regards
>
> Eshetu Beshada, PhD, PEng.
> Environmental Engineer
>
> Ph: (204) 945-7023
> Fx: (204) 945-5229
>
>
> -----Original Message-----

> From: Ganni Maan []
> Sent: June-17-14 11:54 AM
> To: Beshada, Eshetu (CWS)
> Subject: Opposed
>
> My name is Ganni Maan and I reside at _____ West St Paul MB _____
>
> I am against / opposed to the JMT holdings Inc - concrete batch plant file 5700.00
>
> Ganni
>
> Sent from my iPhone

Beshada, Eshetu (CWS)

-----Original Message-----

From: Harvey Sandhu []

Sent: June-17-14 5:48 PM

To: Beshada, Eshetu (CWS)

Subject: concrete batch plant file 5700.00

Hi,

This is Deep Singh and i am currently a property owner and soon be building a house across the street of this proposed concrete batch plant. I am very concerned that this plant will result in so much noise pollution, dirt and decree. In addition it will effect the look of the area resulting in less people interested in moving into west st paul.

I firmly oppose the idea of putting a concrete batch plan in this area. Hopefully your organization will take my concern in account before taking any steps.

Thank you

Deep Singh

Beshada, Eshetu (CWS)

From: M M []

Sent: June-16-14 6:59 PM

To: Beshada, Eshetu (CWS)

Subject: J M T Holdings Inc. Client file #5710.00

Attention: Eshetu Beshada

RE: J M T Holdings Inc. Client file #5710.00

"MISSION: The Environmental Approvals Branch will ensure that developments are regulated in a manner that protects the environment and public health, and sustains a high quality of life for present and future Manitobans"

It is not the intent of the `Healthy Living` initiative and the above mission statement to allow for existing residents and a growing community (over a hundred new homes& Families being developed) be intentionally exposed to adverse environmental conditions.

We do not believe this is what the government will accept with the proposed JMT project. Therefore we are opposed to the J M T Holdings Inc. Client file #5710.00 project and need the support of your department to assist residents by recognizing the errors of the West St.Paul Government and to not allow our community (Mothers, Fathers and Children) the unneeded exposure to adverse cumulative environmental contaminants and conditions. We do not believe that this "sustains a high quality of life for present and future Manitobans"

The JMT proposal is misleading with the dated picture (2009) and how they portray the isolated nature of the proposed operation in relation to local residents is concerning. The existing plant along with the proposed plant and the B&B soil yard (which is always emitting composting and manure odors) along with the increased truck and dust exceeds what residents should be exposed to. Besides the already high volume of dump trucks, tractors ,noise and dust loads created by existing operations, the new plant is estimating` 40 loads per day which means 80 truck passes and does not include employee traffic, supply trucks etc. Additionally the existing entrance onto the north perimeter highway at 2nd street has been scheduled for closure by MIT due to its unsafe proximity to the highway 8 interchange resulting in a further increase of truck traffic and dust by utilizing service roads. Additionally the noise, dust, heavy equipment operating within the plant site has a high possibility of contaminating the communities' ground water is an unacceptable risk to public health.

The JMT operation will produce unhealthy conditions and should not be reviewed on its own as the cumulative effects of all other operations (existing concrete tower and B&B soils) is required.

We would strongly encourage you and the Minister to visit this location and see the proximity to families and the negative environmental and health impact this has on the residents who live there and call this home. We would also encourage you to review the hasty nature in which the RM changed the zoning to heavy industrial in order to accommodate this plant at the expense of people's health.

The local residents are anticipating your protection of our public health.

Sincerely

M. Moszynski

Beshada, Eshetu (CWS)

From: []

Sent: June-13-14 12:51 PM

To: Beshada, Eshetu (CWS)

Subject: JMT Holding Inc. -concrete batch plant - file:: 5710.oo

Dear Sir , I would like to advise you that I am against the proposed batch plant .The ever increasing amount of traffic in our area is creating an excessive amount of dust on our secondary roads . Not only is this a health hazard but it is also impossible to keep out of the home., Thank you for your attension to this matter.

Winfried Roemer

Beshada, Eshetu (CWS)

From:]

Sent: June-11-14 1:40 PM

To: Beshada, Eshetu (CWS)

Subject: RE CLIENT FILE # 5710.00-- J M T HOLDINGS INC

Attention Eshetu Beshada

I am very much opposed to "ANOTHER" concrete batch plant that has been proposed by J M T Holdings Inc. Client file #5710.00 at the corner of Emes Rd & Second St. in West St. Paul. We are already struggling with the heavy truck traffic road dust off Gardenview Dr(the service road on the south side of the North Perimeter Hwy) from the existing La Farge concrete batch plant on Second St. The prevailing south east wind place my family & others in direct line of the dust generated by these operations. The dust from the existing piles of rubble???? on the proposed concrete batch plant site has already begun to affect us. Also there are 2 residential developments of 14 & 47 dwellings that are in the works in the "immediate" area. It is not fair to the unsuspecting home owners to have to deal with these less than desirable living conditions.

It is my understanding that the area for the proposed concrete batch plant was originally planned as a business park but some how has been changed to heavy industrial.

I will thank you in advance for your serious consideration in this matter.

Lloyd Buhay

DATE: 16 June, 2014

TO: Eshetu Beshada
Environmental Approvals
Conservation and Water
Stewardship
160-123 Main Street, Winnipeg

FROM: Muntaseer Ibn Azkar
Air Quality–Environmental Programs
& Strategies
Conservation and Water Stewardship
1007 Century Street, Winnipeg

SUBJECT: JMT Holding Inc. – Concrete Batch Plant (File 5710.00)

Air Quality Section has reviewed the above proposal and provides the following comments:

- It is expected that there will be no significant impact on air quality (a) if the cement silo is equipped with dust control equipment and is properly maintained, and (b) provided that other dust control measures (e.g., watering, pavement of high vehicle traffic area, sweeping etc.) as outlined in the Best Environmental Management Practices for Redi-Mix Concrete Plants (Manitoba Heavy Construction Association) are implemented.
- Air Quality Section suggests that the EA License clause regarding noise nuisance be included.

Beshada, Eshetu (CWS)

From: Lisa Richards [<mailto:lrichards@wrha.mb.ca>]
Sent: June-16-14 5:07 PM
To: Beshada, Eshetu (CWS)
Subject: JMT Concrete Batch Plant EAP File: 5710.00

Due to the proximity of this facility to a residential area and the nature of the operations, I do have some concerns about noise levels for residents located immediately across the tracks from this facility. Recorded sounds levels, as well as the projected sound levels in the residential area, are concerning, especially with the extended hours of this operation.

Further examination of sound mitigation options and efforts, including the sound reduction ability of the building located on the premises, are recommended.

Lisa Richards, MD MSc FRCPC
Medical Officer of Health
Winnipeg Regional Health Authority
2nd Floor, 490 Hargrave St.
Winnipeg, MB
R3A 0X7

Administrative Assistant Karen Rice
krice@wrha.mb.ca
Tel: 204 940-3606
Fax: 204-956-4494

Beshada, Eshetu (CWS)

From: Kaita, Adara (CWS) on behalf of +WPG1212 - Conservation_Circulars (CWS)
Sent: June-13-14 9:34 AM
To: Beshada, Eshetu (CWS)
Subject: EA Proposal - JMT Holdings - Concrete Batch Plant - File: 5710.00

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Eshetu,

The Lands Branch has no concerns with this proposal as no Crown lands are impacted by the proposal.

Thank you for the opportunity to review.

Adara Kaita

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

Beshada, Eshetu (CWS)

From: Kelly, Jason (CWS)

Sent: June-12-14 8:57 AM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

Parks and Protected Spaces Branch has reviewed the proposal submitted in pursuit of the *Environment Act* for the Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00. The Branch has no comments or concerns to offer as it does not affect any provincial parks, park reserves, ecological reserves, areas of special interest, or proposed protected areas.

Jason Kelly, M.N.R.M.

Ecological Reserves and Protected Areas Specialist

Parks and Protected Spaces Branch

Conservation and Water Stewardship

Box 53, 200 Saulteaux Cres

Winnipeg, MB R3J 3W3

Phone: 204-945-4148

Cell:

Fax: 204-945-0012

Email: Jason.Kelly@gov.mb.ca

DATE: June 4, 2014

TO: Eshetu Beshada
Environmental Approvals
Conservation and Water Stewardship
123 Main St Suite 160 (Box 80)
Winnipeg MB R3C 1A5

FROM: Alvin Dyck
Environmental Compliance and
Enforcement
Conservation and Water Stewardship
1007 Century Street
Winnipeg MB R3H 0W4
P: (204) 470-7548
F: (204) 948-2420

SUBJECT: Environment Act Proposal – JMT Concrete Batch Plant EAP File 5710.00

Environmental Compliance and Enforcement has reviewed the subject Environment Act Proposal and offers the following comments:

- The proposal discusses environmental hazards and mitigation measures associated with diesel fuel storage tank(s). However, tank system details such as capacity are not specified.
- The proponent should be advised that petroleum storage tank systems must meet the requirements of the *Storage and Handling of Petroleum Products and Allied Products Regulation* (MR 188/2001). This includes requirements for permits from this Department to construct and operate aboveground petroleum storage tank systems of 5 000 L capacity or greater, and underground systems of any size.

Memorandum

Date: May 30 , 2014

To: Eshetu Beshada PhD, P. Eng
Environmental Approvals Branch
123 Main Street, Suite 160
Winnipeg MB R3C 1A5

From: Kevin Jacobs M.Sc.
Water Quality Management Section
Manitoba Conservation and Water
Stewardship
123 Main Street, Suite 160
Winnipeg MB R3C 1A5

Email: Kevin.jacobs@gov.mb.ca

Phone: 945 4304

Fax: 948-2357

Subject: JMT Concrete Batch Plant EAP File: 5710.00

The above noted proposal has been reviewed and the following comments are provided by the Water Quality Management Section with respect to surface water quality.

- Any contaminated liquid generated at the facility or site where mobile equipment is used (i.e. cleaning of truck boxes, fuel spillage) must be contained and all efforts to ensure the protection of groundwater and surface water resources should be implemented.
- It is recommended that the Licencee shall meet or exceed the environmental management guidelines put forward by the Manitoba Heavy Construction Association concerning Ready Mix Concrete Plants and the Canadian Ready Mixed Concrete Association.
- The proponent to develop and implement an Emergency Response Plan.

If you have any questions, please do not hesitate to contact me using the information provided above.

Regards,

Kevin.

File: 2.E.10.17 EAP Concrete Batch Plants

Beshada, Eshetu (CWS)

From: Stibbard, James (CWS)
Sent: May-29-14 8:47 AM
To: Beshada, Eshetu (CWS)
Subject: Re: 5710.00 JMT Holdings Ltd. Concrete Plant West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Dr. Beshada,

I reviewed the above noted EAP for a concrete batch plant to be located in West St. Paul. Office of Drinking Water has no concerns with this EAP or the proposed development as described respecting drinking water quality or safety.

If you have any questions, please call.

Regards,

James Stibbard P. Eng.

Approvals Engineer

Office of Drinking Water

1007 Century Street

Winnipeg MB R3H 0W4

phone: (204) 945-5949

fax: (204) 945-1365

email: James.Stibbard@gov.mb.ca

website: www.manitoba.ca/drinkingwater

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Beshada, Eshetu (CWS)

From: Kubish, Cheryl (OFC)

Sent: May-27-14 8:43 AM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

The proponent shall submit an updated fire safety plan, in accordance with section 2.8 of the Manitoba Fire Code, to the local fire authority in West St. Paul.

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

E-Mail address: Cheryl.Kubish@gov.mb.ca

Beshada, Eshetu (CWS)

From: Boissonneault, Caroline (CWS)
Sent: May-26-14 1:37 PM
To: Beshada, Eshetu (CWS)
Subject: Emailing: Request for reviewcomment - JMT Concrete Batch Plant EAP File 5710.00
Attachments: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Wildlife Branch has reviewed the proposal and has no further comments to add.
Thank you.
Caroline Boissonneault
Conservation and Water Stewardship
Wildlife Branch
Tel.: 204-945-6810
Caroline.boissonneault@gov.mb.ca

Your message is ready to be sent with the following file or link attachments:

Request for reviewcomment - JMT Concrete Batch Plant EAP File 5710.00

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Infrastructure and Transportation

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

May 22, 2014

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

RE: JMT Concrete Batch Plant
Client File No. 5710.00

Dear Ms. Braun:

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

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

Sincerely,

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

Beshada, Eshetu (CWS)

From: Roberts, Dan (CWS)
Sent: May-21-14 10:30 AM
To: Beshada, Eshetu (CWS)
Subject: JMT Concrete Batch Plant EAP File: 5710.00

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of the *Water Control Works and Drainage Licensing Section*, there are no concerns.

Dan Roberts

Water Resource Officer
Water Control Works and Drainage Licensing Section
Conservation and Water Stewardship
Box 640, 201 Fourth Ave. S., Swan River, MB R0L 1Z0
Cell: (204) 281-2122, Fax: 734-3733

Beshada, Eshetu (CWS)

From: Crone, Jim (MMG)

Sent: May-21-14 11:54 AM

To: Beshada, Eshetu (CWS)

Subject: Re: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

No comments

Sent from my BlackBerry Wireless Handheld

Beshada, Eshetu (CWS)

From: Lowdon, Keith (IEM)

Sent: May-21-14 4:37 AM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

No concerns from the Petroleum Branch.

Keith Lowdon
Director
Manitoba Mineral Resources
Petroleum Branch
360- 1395 Ellice Avenue
R3G 3P2
Phone: (204) 945-6574
Fax: (204) 945-0586
Cellular: (204) 795-0538
keith.lowdon@gov.mb.ca
www.gov.mb.ca/petroleum

Beshada, Eshetu (CWS)

From: Matthews, Rob (CWS)

Sent: May-20-14 4:42 PM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

Eshetu,

How much water will the plant use in a 12 month period?

Rob

Beshada, Eshetu (CWS)

From: Sobkowich, Dale (CWS)

Sent: May-20-14 3:46 PM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - JMT Concrete Batch Plant EAP File: 5710.00

Land Management & Planning Section has no comment as no crown lands is impacted by the proposal.

Dale Sobkowich

Lands Branch