

DATE: Feb 19, 2015

TO: Tania Steele

FROM: Eshetu Beshada, Ph.D., P.Eng.  
Environmental Engineer  
Municipal and Industrial Section

SUBJECT: **Cormer Group Industries Inc. – Information for Public Registries**

Tania,

Please find attached the TAC correspondence related to **Cormer Group Industries Inc.– 1445 Church Ave file (5762.00)** for distribution to the public registries. The documents included are:

- February 18, 2016 email from Nada Suresh, 2 page
- February 16, 2016 a memo from Muntaseer Ibn Azkar, 1 page
- February 16, 2016 email from Winifred Frias, 1 page
- February 16, 2016 email from Ola Akinpelu, 1 page
- February 10, 2016 email from James Stibbard, 1 page
- January 29, 2016 letter from Ryan Coulter, 1 page
- January 22, 2016 email from Parks and Protected Space Branch , 1 page
- January 18, 2016 an email from Dale Sobkowich, 1 page
- January 18, 2016 email from Dan Roberts, 1 page
- January 16, 2016 email from Rob Matthews, 1 page

11 pages total

Thank you.

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Eshetu Beshada, Ph.D., P. Eng.



DATE: February 18, 2016

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

FROM: Nada Suresh  
Environmental Compliance and Enforcement  
Conservation and Water Stewardship  
1007 Century Street  
Winnipeg MB R3H 0W4  
P: 204-945-8214 / F: 204-948-3833

**SUBJECT: Observations and Comments on Environment Act Proposal (Client File No. 5762.00)  
Cormer Group Industries – Military Vehicle Repair and Overhaul Facility  
No. 1445 Church Avenue, Winnipeg**

Environmental Compliance and Enforcement Branch has reviewed the Environment Act Proposal (EAP) report for the above noted facility. The observations and comments are as follows:

Description of the Proposed Development:

1. Under description of development, the following were not provided.
  - a) Adjacent land uses.
  - b) Land use designation of the site.
  - c) Complete floor plan was not provided in the report indicating different parts of the facility and hazardous chemicals and hazardous waste storage locations.
  - d) Description of storage of procedures of coolants, oils and other chemicals.
2. Detail of methods of storage of hazardous waste generated within the facility and the safe guards provided were not given in the report.
3. Noise levels within the facility and outside the facility are not discussed in the report.
4. The hazardous waste generator registration number referred (page 1, last para under section 1) is incorrect and Hazardous waste registration number allocated for 1445 Church Street location is MBG12612. Further, appendix I is only a copy of a manifest and found to be illegible to understand the details.

Description of Environmental and Health Effects

5. Although the MSDS of coolants and oil are annexed to the EAP report, anticipated environmental and health effects of coolants and oil must be discussed under Environmental and Human effects, in order to understand any significant effects during accidental releases.
6. It is much desired, if the significance for potential and chronic impacts to health or environment from exposure to concentrations of the compounds detected or any worse case scenarios is discussed as part of the assessment.
7. The MSDS of all paints indicate that they emit volatile organic carbon (VOC). However, analytical reports of air quality of these emissions were not attached to assess the impacts of such air emissions.
8. It was mentioned that air emissions are send out to atmosphere through roof top exhaust systems (page 2, last para) after going through a filter system. However, the detail of this air pollution control device or devices installed in the facility was not given in the report.
9. It was not stated what level of training is provided for health, safety and environmental considerations and who provide such training.

10. Emergency response protocols pertaining to spills and accidents must be discussed in the report to understand the adequacies. It is not clear whether the emergency response protocols are in conformity with the requirements of Canadian Centre for Occupational Health and Safety “Emergency Response Planning Guide” or any other acceptable planning guidelines. Further frequencies for revision of such emergency response protocols not mentioned.

#### Monitoring and Reporting

11. It is not mentioned that what kind of monitoring plan is in place and what parameters of the wastewater will be monitored to meet of the approved pollution prevention plan (Appendix B & C) by the City of Winnipeg.
12. No mentioned about any residual environmental effects.

#### Additional comments - Format of the EAP report:

13. EAP does not contain a table of contents for easy reference of contents and appendices to the report.
14. A proper executive summary of the EAP report is not provided in the document. The executive summary should provide a condensed version of the longer report. It usually contains a brief statement of the contents covered in the major document, such as background information, concise analysis of environmental and health effects, mitigatory measures, main conclusions etc.

DATE: 16 February, 2016

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

FROM: Muntaseer Ibn Azkar  
Climate Change and Air Quality  
Conservation and Water Stewardship  
160-123 Main Street, Winnipeg

**SUBJECT: Corner Group Industries Inc. – Military Vehicle Repair and Overhaul  
Facility (File. 5762.00)**

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

- Based on the provided information, it is expected that there will be no significant impact on air quality due to this facility.
- Air Quality Section suggests that the EA Clause regarding noise and odour nuisance be included.

## Beshada, Eshetu (CWS)

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**From:** +WPG1212 - Conservation\_Circulars (CWS)  
**Sent:** February-16-16 9:27 AM  
**To:** Beshada, Eshetu (CWS)  
**Subject:** Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00

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

Hello Eshetu,

Good morning

Lands Branch MCWS has no comment as no Crown land is involved or will be impacted by the proposal.

Thank you for the opportunity to review

### **Winifred Frias**

Crown Land Programs Administrator  
Lands Branch  
Manitoba Conservation and Water Stewardship  
200 Saulteaux Crescent, Box 25  
Winnipeg, Manitoba R3J 3W3 CANADA  
Phone: (204) 945-4524  
Facsimile: (204) 948-2197

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

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**From:** Akinpelu, Ola (OFC)

**Sent:** February-16-16 3:07 PM

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

**Subject:** RE: Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00

The OFC has no comments or concerns at this time.

## Beshada, Eshetu (CWS)

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**From:** Stibbard, James (CWS)  
**Sent:** February-10-16 8:45 AM  
**To:** Beshada, Eshetu (CWS)  
**Subject:** 5762.00 Corner Industries, Church Ave. Wpg.

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

Dr. Beshada,

I reviewed the above noted EAP. Office of Drinking Water has no concerns with this EAP 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](mailto:James.Stibbard@gov.mb.ca)

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



**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

January 29, 2016

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

RE: Corner Group Industries Inc. - 1445 Church Ave  
Client File No. 5762.00

Dear Ms. Braun:

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

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)

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**204) 945-5229**

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**From:** +WPG1212 - Parks Circulars (CWS)

**Sent:** January-22-16 12:03 PM

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

**Subject:** RE: Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00

Parks and Protected Spaces Branch has reviewed the proposal submitted pursuant to *The Environment Act* for Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00. 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.

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

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

**Sent:** January-18-16 10:57 AM

**To:** Steele, Tania (CWS)

**Subject:** RE: Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00

Land Management & Planning Section has no comment as no Crown land is involved or will be impacted by the proposal.

Dale Sobkowich

Lands Branch

## Beshada, Eshetu (CWS)

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**From:** Roberts, Dan (CWS)  
**Sent:** January-18-16 11:19 AM  
**To:** Beshada, Eshetu (CWS)  
**Subject:** Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00

**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 6000, Building #1180, 75 - 7th Avenue,  
Gimli, MB R0C 1B0  
Cell: (204) 641-1331

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

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**From:** Matthews, Rob (CWS)

**Sent:** January-16-16 1:34 PM

**To:** Steele, Tania (CWS)

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

**Subject:** RE: Request for review/comment - EAP Corner Ind. Mfg. Church Ave. - File: 5762.00

No concerns.

Rob Matthews, Manager, WULS, CWS.