

CITY OF WINNIPEG
PROJECT NUMBER: CA0000644.3039

PHASE I ENVIRONMENTAL SITE ASSESSMENT

ST. JAMES CIVIC CENTRE, WINNIPEG, MB

MAY 29, 2023

CONFIDENTIAL





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ENVIRONMENTAL
SITE ASSESSMENT
ST. JAMES CIVIC
CENTRE, WINNIPEG, MB
CITY OF WINNIPEG

CONFIDENTIAL

PROJECT NO.: CA0000644.3039
DATE: MAY 29, 2023

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May 29, 2023

CONFIDENTIAL

City of Winnipeg
4th Floor 185 King Street
Winnipeg, Manitoba R3B 1J1

Attention: Ms. Kathy Roberts

Ms. Roberts,

Subject: Phase I Environmental Site Assessment – St. James Civic Centre, Winnipeg, MB

Please find attached the results of the Phase I Environmental Site Assessment for the property with the civic address of 2055 Ness Avenue, Winnipeg, Manitoba.

The Phase I ESA was completed in general accordance with the Canadian Standards Association's Phase I Environmental Site Assessment Standard CZ768-01 (R2016).

Should you have any questions regarding the information presented in this report, please contact the undersigned at your convenience.

Yours sincerely,

Cassie Bujan, B.Env.Sc.,
Project Scientist, Earth & Environment

Alfred Chan, B.Sc.Geol., P.Geo., PMP
Project Manager, Earth & Environment

CB/ac

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REVISION HISTORY

FIRST ISSUE

April 28, 2023	DRAFT			
Prepared by	Reviewed by	Approved by		
Cassie Bujan	Alfred Chan	Alfred Chan		
REVISION 1				
May 8, 2023	FINAL			
Prepared by	Reviewed by	Approved by		
Cassie Bujan	Alfred Chan	Alfred Chan		

FINAL REV.2

May 29, 2023	Revision 2 with additional documents from the oil spill clean up provided by the Client.			
Prepared by	Reviewed by	Approved by		
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SIGNATURES

PREPARED BY



May 29, 2023

Cassie Bujan, B.Env.Sc.
Project Scientist

Date

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May 29, 2023

Alfred Chan, B.Sc.Geol., P.Geo., PMP
Project Scientist

Date

¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the City of Winnipeg (Client) to conduct a Phase I Environmental Site Assessment (ESA) of a property consisting of a large two-storey on-site building with a basement and a mezzanine and an adjacent asphalt-paved parking lot with the legal land description Part Lot 1 and Lots 2 to 15, both inclusive, Block 13, and Lots 3 to 6, both inclusive, Block 14, Plan No. 1617; Part Lot 27 and Lots 29 to 42, both inclusive, Block 22, and Part Lot 1 and Lots 2 to 15, both inclusive, Block 23, Plan No. 1693 and Part Guildford Street, Closed by Instrument No. G47980 and the civic address of 2055 Ness Avenue, herein referred to as the 'Site'.

The Phase I ESA was conducted for the City of Winnipeg in support of a new building addition proposed at the south elevation of the existing main Site building. The site visit was conducted by WSP Project Scientist, Ms. Cassie Bujan on April 11, 2023. The Site and readily visible and publicly accessible portions of adjoining and neighbouring properties were observed for the presence of potential sources of environmental concern. WSP was escorted during the site visit by Ms. Kathy Roberts, the Client representative at the time of the site visit.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. The Phase I ESA was visually inspected only from readily accessible areas of the Site. An intrusive sampling investigation was not conducted. For this Phase I ESA, no additions to the CSA standards were made.

ENVIRONMENTAL DATABASE/RECORDS REVIEW

A records review of the Site was completed using a variety of information sources and summarized as follows:

- A total of 17 title certificates (2302345/1, 2423973/1, 2459204/1, 2392235/1, 2549013/1, 2421830/1, 355326, 401746, 359435, 398399, 402865, 430215, 416051, 450804, 524985, 409327 and 413069) were reviewed for the Site. Six of the title certificates are registered to the City of Winnipeg and eleven are registered to the Rural Municipality of St. James. There are no caveats or liens in the land titles that appear to indicate an environmental concern to the Site.
- Historic aerial photographs indicated the Site was previously a cleared, maintained area with patches of forest and a gravel parking lot to the east since 1948 with little to no change until the 1968 aerial photograph. Post-1968, the adjacent Assiniboine Golf Course and associated site building has been established, along with the current day St. James Civic Centre site building and parking lot to the south.
- Six ERIS Ecolog listings were found for the Site and surrounding properties within 250 m. Two of the on-site listings are identical and referenced the Site as a registered waste generator site with registration number MBG07509. The other three off-site waste generator listings are identical and reference Assiniboine Golf Club (2045 Ness Avenue) under registration number MBG10294. One off-site listing in Scott's Manufacturing Directory references Weatherwise Tent Rentals on 382 Belvidere Street located approximately 200 m southeast of Site.
- A request was made to MEC on March 16, 2023, for a search of their databases for any reported information regarding spills, environmental infractions, hazardous wastes, listing on the Contaminated Sites registry and/or any remediation actions pertaining to the Site. A response from MEC received on March 31, 2023 (File Search No. 6582) indicated that the Site is listed as an operating Registered Hazardous Waste Generator (operational ID 29965) with associated registration number MBG10294..
- Personal communication with Mr. Larry Santucci (Arena Foreman for the City of Winnipeg) during the site visit revealed that an oil spill of approximately 454 litres had occurred at the northwest corner of the Site building. Email communication with Ms. Kathy Roberts further clarified that upon discovery of the oil spill, City of Winnipeg staff laid down a large quantity of absorb-all, and Miller Environmental was retained to remove the oil-impacted debris in drums. An additional drum of oil rags was also removed by Miller Environmental. Movement documents from Miller Environmental are included in Appendix E-3.
- A water well database search was conducted through the MEC GWDrill (2018) database for the Site on March 16, 2023. The search as conducted using the Site's legal land Parish of St. James, by plotting all the well logs

from the data file on Google Earth and acquiring the Well PID's of all well logs within 250 m of the Site. No well logs were registered within 250 m of the Site.

SUMMARY OF FINDINGS

Based on the results of the Phase I ESA, a highlight of findings for the Site is as follows:

- Land parcels within the Site are registered to the client (the City of Winnipeg) and to the Rural Municipality of St. James. There are no caveats or liens in the land titles that appear to indicate an environmental concern to the Site.
 - Historic aerial photographs indicate the Site was primarily vacant land prior to 1968 before being developed with a large on-site building similar to the present-day St. James Civic Centre. No ASTs nor stockpiles were observed to be present on-site and adjacent properties for each of the historical aerial photographs reviewed.
 - Results from the ERIS Ecolog search referenced the Site and the north adjacent Assiniboine Golf Club as registered Waste Generators. None of the off-site listings are anticipated to pose an environmental concern to the Site. The Site likely generates used lubricating oil for the compressors servicing the Arena and functions as a transfer depot for recyclable wastes. On-site waste generation is not anticipated to be a significant environmental concern with proper housekeeping and storage.
 - An MEC File Search response received on March 31 (File Search No. 6582) indicate that the Site is not listed as having any outstanding environmental orders, nor is it registered as having a file under the MEC Contaminated or Impacted Sites Program. The Site is not listed as a registered petroleum storage site.
 - Based on personal communication with Mr. Larry Santucci, the Arena Foreman, during the interview with Client representatives on-site, an oil spill of approximately 454 litres had previously occurred at the northwest corner of the Site building with surficial clean-up with absorb-all completed by City of Winnipeg staff and oil-impacted debris removed by Miller Environmental on October 12, 2022. As there may be residual petroleum hydrocarbons impacts in the subsurface from seepage between the oil spill and the clean-up attempt, the northwest corner of the Site building exterior is identified as an Area of Potential Environmental Concern (APEC).
 - Based on the age of the Site building construction (1965), asbestos-containing materials, lead paint, ODS, mercury-containing equipment, and PCB-containing equipment may be present on-site.
-

RECOMMENDATIONS

Based on the findings of the Phase I ESA, WSP recommends the following:

- Continued good housekeeping of lubricating oil, cleaning and chemical supplies on-site; ensure that the liquid ammonia storage area is inaccessible to the public and is well ventilated at all times.
- Prior to any renovation or demolition work, it is recommended to conduct a Hazardous Materials Assessment as the original building structure was constructed in 1965. There may be additional unconfirmed locations with asbestos-containing materials, lead paint, mercury-containing equipment, and polychlorinated biphenyl (PCB)-containing equipment present on-site.
- Due to excessive moisture reported under the crawlspace of the arena, an odour of stagnant water present in the boiler room, water-stained ceiling tiles and the age of the building, it is recommended that an Indoor Air Quality and Fungal Assessment be conducted should there be reports from building occupants regarding respiratory irritations or musty odours indoors.
- A Limited Phase II ESA is recommended based on the identified APEC located at the northwest Site building corner associated with an oil spill in 2022. As a large quantity of absorb-all was used in the contaminant source removal at ground surface, the main objective of the Limited Phase II ESA would be to determine the presence or absence of residual impacts in the subsurface associated with the oil spill. Based on the results of the limited Phase II ESA, several outcomes are possible:

- Ideal Scenario: If soil contaminant parameters are below applicable guidelines for all soil samples, it is likely that impacts were limited to near surface, mostly removed by absorbent pads, and residual concentrations do not pose a threat to human and ecological health. No further environmental work may be necessary.
- Realistic Scenario: If soil contaminant parameters exceed guidelines for certain soil samples but are limited to a confirmed depth and lateral extent, i.e. soil samples have no exceedances below a certain depth or past a certain lateral distance from spill, then the soil impact plume can be considered delineated and an estimated volume of soil requiring remediation can be provided to the Province for approval to conduct remedial activities.
- Undesirable Scenario: If soil contaminant parameters exceed guidelines for certain soil samples, but cannot be delineated with a defined soil impact plume boundary during the limited Phase II ESA (i.e. the deepest soil samples from the Limited Phase II ESA exceeds guidelines, and deeper soil samples could not be obtained for vertical delineation that they do not exceed guidelines), then a Phase II ESA involving a drill rig and the installation of monitoring wells for the assessment of groundwater impacts may be required to determine the estimated volume of soil and groundwater impacts at depth.

The statements made in this Executive Summary are subject to WSP Canada Inc's Standard Limitations found in **Appendix F** of this report and should be read in its entirety with the remainder of this report.



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1 GENERAL INFORMATION

SITE LOCATION

Legal Land Description:

Part Lot 1 and Lots 2 to 15, both inclusive, Block 13, and Lots 3 to 6, both inclusive, Block 14, Plan No. 1617; Part Lot 27 and Lots 29 to 42, both inclusive, Block 22, and Part Lot 1 and Lots 2 to 15, both inclusive, Block 23, Plan No. 1693 and Part Guildford Street, Closed by Instrument No. G47980 (Roll No. 7051908000)

Civic Address:

2055 Ness Avenue, Winnipeg, Manitoba

SITE REPRESENTATIVE

Ms. Kathy Roberts, Project Officer for the City of Winnipeg

Mr. Larry Santucci, Arena Foreman for the City of Winnipeg

CLIENT

City of Winnipeg

CONSULTANT

WSP Canada Inc.
1600 Buffalo Place
Winnipeg, MB R3T 6B8
PH: 204-477-6650
Website: wsp.com

SITE VISIT DATE: April 11, 2023

REPORT DATE: May 29, 2023

2 INTRODUCTION

2.1 OBJECTIVES

WSP Canada Inc. (WSP) was retained by the City of Winnipeg to conduct a Phase I Environmental Site Assessment (ESA) of a property consisting of a large on-site building and an adjacent parking lot with the legal land description Part Lot 1 and Lots 2 to 15, both inclusive, Block 13, and Lots 3 to 6, both inclusive, Block 14, Plan No. 1617; Part Lot 27 and Lots 29 to 42, both inclusive, Block 22, and Part Lot 1 and Lots 2 to 15, both inclusive, Block 23, Plan No. 1693 and Part Guildford Street, Closed by Instrument No. G47980 (Roll No. 7051908000) and the civic address of 2055 Ness Avenue, herein referred to as the 'Site'.

The Phase I ESA was conducted for the City of Winnipeg in support of a new building addition proposed at the south elevation of the existing main Site building. The objective of the Phase I ESA was to evaluate the current and historical conditions of the Site and neighbouring properties and to identify any issues of potential environmental concerns that may exist in connection with the Site and surrounding properties.

A site plan is included in **Appendix A** and selected photographs of the Site are included in **Appendix B**.

2.2 SCOPE OF WORK

The Phase I ESA carried out at the Site by WSP was conducted in general accordance with the Canadian Standards Association's (CSA) Phase I Environmental Site Assessment Standard CZ768-01 (R2016) and included the following:

- Records review, including but not limited to, publicly available land titles, aerial photographs, and groundwater well reports, geological and topographic maps.
- Provincial government regulatory search.
- Review of Environmental Risk Information Service (ERIS) Ecolog Report.
- A site visit of the property and publicly accessible neighbouring properties.
- Review of previous environmental reports if any are available; and
- Evaluation of information and preparation of this report.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. The Phase I ESA was visually assessed from readily accessible areas of the Site. An intrusive sampling investigation was not conducted. For this Phase I ESA, no additions to the CSA standards were made.

The site visit was conducted by WSP Project Scientist, Ms. Cassie Bujan on April 11, 2023. The Site and readily visible and publicly accessible portions of adjoining and neighboring properties were observed for the presence of potential sources of environmental concern. WSP was escorted during the Site visit and conducted an interview with Ms. Kathy Roberts, Project Officer and Mr. Larry Santucci, Arena Foreman.

3 REGULATORY FRAMEWORK

A Phase I ESA investigation involves the evaluation and reporting of existing information for the site property and associated buildings collected through records review, a site visit, and interviews with person(s) knowledgeable of the current and former site activities. This includes an assessment for the potential presence of hazardous materials associated with site activities and/or building structures. Federal and provincial regulations, guidelines and codes of practice exist for hazardous materials and where applicable, are considered during the Phase I ESA investigation to determine appropriate conclusions and recommendations.

A Phase I ESA does not comprise a Hazardous Materials Survey or Designated Substances Survey, nor does it include a systematic review or audit of operational compliance issues, or of any environmental management systems which may exist for the Site.

4 SITE DESCRIPTION

4.1 PROPERTY INFORMATION

The Site is approximately 6.3 acres (2.5 hectares) and is zoned as “PR2-PRKS&REC-ACTIVE” on the City of Winnipeg Online Map of Assessment Parcels. The Site consists of a large commercial building and an adjacent asphalt-paved parking lot to the south. The Site is surrounded by open land (designated as a golf course) to the north and west, with residential housing to the south and east.

4.2 ON-SITE BUILDINGS AND STRUCTURES

Ms. Kathy Roberts, Project Officer for the City of Winnipeg, provided WSP with existing building plans and the proposed building expansion plan for the St. James Civic Centre. The St. James Civic Centre can be described as a two-storey building containing an Arena (north section), fitness centre, pool, lobby and auditorium, (west to east in the main section) on the main floor, electrical, mechanical and boiler rooms on the second floor, and a basement under the middle section of the building with two separate crawlspaces under the Arena and southern portion of the building.

Table 1. Building and Structure Descriptions

Structure Identification (Year of Construction)	Area and Use	Construction Details
<p>Existing Site Building – Arena, Pool, Auditorium (1965), Fitness Room Expansion (1982).</p>	<p>The total area of the Site building footprint is approximately 5,337 m². The middle portion of the Site building has a full basement with a crawlspace present under the entire arena to the north. It is located within a 2.3-acre lot in the northern portion of the Site and occupies approximately 32% of the lot. The remaining 68% of the lot area consist of paved parking areas, drive isles, landscaped areas, and outdoor courtyards.</p> <p>Exterior parking at the Site building can be accessed from the south and east through Ness Avenue and Woodlawn Street, respectively. The main entrance of the building is located at the south elevation of the St. James Civic Centre.</p>	<p>The exterior parking areas are asphalt paved with slight slopes towards catch basins connected to stormwater sewers.</p> <p>Asphalt pavement and graded gravel surround the building to the north, west and east sides. The south, front of the building is vegetated with grass and few large trees.</p> <p>The Site building exterior consists predominantly of cement soffits or brick veneer over insulated sheathing. Zonolite is the reported insulation used in construction for the main building.</p> <p>Roofing material consists of metal sheeting with the downspouts draining precipitation run-off from the roof into water catch basins connected to the site drainage system along the west side of the building.</p> <p>The structure of the Site building consists of wood beams and steel columns built upon a ground floor concrete slab supported by concrete piles and grade beam foundation. A crawlspace exists under the main floor of the Arena section of the building.</p> <p>Interior finishing includes drywalls, concrete blocks, floor tiles, vinyl floor tiles, carpet, sheet vinyl flooring, wall tiles, wood molding sound proofing coding (pool roof).</p> <p>According to engineered drawings provided by the Client, the snow dumping pit and associated plumbing for the Arena was last renovated in 1976, the refrigeration system in the Arena was at the north portion of the Site building was upgraded in 1978, and the Zamboni Room was renovated in 1993. The Auditorium was renovated in 1989 with partition walls, paint and exterior finishes.</p> <p>The Fitness Room was added onto the west portion of the Site building as an expansion in 1982. The entire building envelope was retrofitted and renovated in 1996.</p>

Several rooms could not be accessed as they were locked, and a key was not available during the Site visit:

- The St. James Canucks dressing room;
- The Water treatment room in the fitness room mezzanine;
- An office in the west corridor;
- The Electrical room in the basement; and
- The Pool mechanical room.

4.3 PHYSICAL SETTING

4.3.1 SURFACE WATER DRAINAGE

The Site is generally level with general slopes from west to east towards city ditches along roadways. At the time of the site visit there was snow covering the entire Site.

A review of the Natural Resources Canada interactive map indicates agricultural drains and ditches located on-site and in the local vicinity generally flow southeast towards the Assiniboine River.

4.3.2 SOIL AND SURFICIAL GEOLOGY

The soil on-site is anticipated to consist predominantly of fine textured sediments of Fort Garry clay, that generally identifies as clay over light grey to pale yellow sandy clay calcareous subsoil. Fort Garry clay consists of blackearth soils developed on lacustrine fine clay deposits in the central basin of glacial Lake Agassiz. Due to differences in drainage or moisture regime, different soil types with varying morphological features can develop on the same fine textured clay parent material (Ehrlich, Poyser, Pratt and Ellis, 1953). According to Agriculture and Agri-Food Canada's Soils of Canada Interactive Map, the dominant soils in the Site prior to development are Vertisolic (98%) and Regosolic (2%).

The surficial geology in the area consists of offshore glaciolacustrine sediments and alluvial sediments. Glaciolacustrine sediments consists of clay, silt and minor sand and are 1-20 metres (m) thick. These sediments were deposited from suspension in offshore, deep water of the glacial Lake Agassiz and were commonly scoured by icebergs. Alluvial sediments consist of sand and gravel, sand, silt, clay and organic detritus. They are also 1-20 m in thickness and are deposited as channel and overbank sediments and reworked by existing rivers and deposited as bars (Matile and Keller, 2004).

4.3.3 TOPOGRAPHY, GROUNDWATER AND REGIONAL DRAINAGE

The Site topography is primarily level with surface flows infiltrating directly into the ground or into the city sewage waterway system through ditches adjacent to the roadways.

A review of the topographic map for the area (Natural Resources Canada, 2021) indicates the Site is located at approximately between 235 to 240 m above sea level (masl) with an anticipated local down gradient flow (shallow groundwater flow direction) to the southeast.

Regional groundwater flow is anticipated to be primarily southeast, downgradient towards the Truro Creek approximately 300 m east, that further drains south to the Assiniboine River which is approximately 940 m south of the southernmost site boundary.

It is important to note that local shallow groundwater flow direction can be affected by the presence of underground utility corridors and fill materials and may not necessarily reflect the regional or local groundwater flow or area topography.

4.3.4 BEDROCK GEOLOGY

According to a geological map of Manitoba, the bedrock geology at the Site mainly consists of the Gunton Member of the Stony Mountain Formation from the Ordovician period. The Gunton member is the lower portion of the formation and consists of nodular dense dolomite (Manitoba Energy and Mines, 1990). The northeastern corner of the Site consists of the Fort Garry Member of the Red River Formation also from the Ordovician period. The Fort Garry member consists of massive to laminated dolomite, minor argillaceous dolomite and high-calcium limestone (Manitoba Energy and Mines, 1990).

5 SUMMARY OF RECORDS REVIEWED

A summary of the records reviewed in support of the Phase I ESA is outlined in Table 2.

Table 2. Summary of Historical Record Resources

PARAMETER	REFERENCE
Aerial Photographs	Canada Map Sales. Dates: 1948, 1959, 1968, 1979, and 1988.
	Google Earth™ Satellite Review: 2010, 2020.
Land Titles	Teranet Manitoba, The Property Registry, Titles Online.
ECOLOG ERIS Environmental Database Search	ERIS EcoLog Database Report. Standard Report. Order 23031600501.
Fire Insurance Plans	None accessed.
City Directories	None accessed.
Previous Environmental Reports	N/A
Geological and Geotechnical Reports	<ol style="list-style-type: none"> 1. Ehrlich, W.A., Poyser, E.A., Pratt, L.E., Ellis, J.H., 1953. Report of reconnaissance soil survey of Winnipeg and Morris map sheet areas. Soils Report No. 5. Manitoba Soil Survey, Manitoba Department of Agriculture, Winnipeg, Manitoba. 2. Manitoba Energy and Mines. 1990. Bedrock Geology Compilation Map Series, Winnipeg, NTS 62H, 1:250,000. 3. Matile, G.L.D. and Keller, G.R. 2004: Surficial geology of the Winnipeg map sheet (NTS 62H), Manitoba; Manitoba Industry, Economic Development and Mines, Manitoba Geological Survey, Surficial Geology Compilation Map Series, SG-62H, scale 1:250 000. 4. Natural Resources Canada. 2021. Geogratis: Toporama. Accessed March 2023. 5. Natural Resources Canada. 2021. Open Maps Viewer: National Hydrographic Network. Accessed October 2021.
Environmental Infractions and Orders	Manitoba Environment and Climate file searches. File No. 6582.
Reportable Spill/Release Occurrences	Manitoba Environment and Climate file searches. File No. 6582.
Contaminated Sites	Manitoba Environment and Climate file searches. File No. 6582.
Environmental Approvals, Licenses, Registrations, and Permits	Manitoba Environment and Climate file searches. File No. 6582.
Underground and Aboveground Storage Tanks	Manitoba Environment and Climate file searches. File No. 6582.
Water Well Records	<ol style="list-style-type: none"> 1. GWDriI Well Search Database. 2018. Manitoba Environment and Climate. 2. ERIS EcoLog Database Report. Standard Report. Order 23031600501.

6 DISCUSSION OF FINDINGS

6.1 RECORDS REVIEW

- A total of 17 title certificates (2302345/1, 2423973/1, 2459204/1, 2392235/1, 2549013/1, 2421830/1, 355326, 401746, 359435, 398399, 402865, 430215, 416051, 450804, 524985, 409327 and 413069) were reviewed for the Site. Six of the title certificates are registered to the City of Winnipeg and eleven are registered to the Rural Municipality of St. James. There are no caveats or liens in the land titles that appear to indicate an environmental concern to the Site.
- Aerial photographs indicated the Site was previously a cleared, maintained area with patches of forest and a gravel parking lot to the east since 1948 with little to no change until the 1968 aerial photograph. Post-1968, the adjacent Assiniboine Golf Course and associated site building has been established, along with the current day St. James Civic Centre site building and parking lot to the south.
- Six ERIS Ecolog listings were found for the Site and surrounding properties within 250 m. Two of the on-site listings are identical and referenced the Site as a registered waste generator site with registration number MBG07509. The other three off-site waste generator listings are identical and reference Assiniboine Golf Club (2045 Ness Avenue) under registration number MBG10294. One off-site listing in Scott’s Manufacturing Directory references Weatherwise Tent Rentals on 382 Belvidere Street located approximately 200 m southeast of Site.
- A request was made to MEC on March 16, 2023, for a search of their databases for any reported information regarding spills, environmental infractions, hazardous wastes, listing on the Contaminated Sites registry and/or any remediation actions pertaining to the Site. A response from MEC received on March 31, 2023 (File Search No. 6582) indicated that the Site is listed as an operating Registered Hazardous Waste Generator (operational ID 29965) with associated registration number MBG10294.
- A water well database search was conducted through the MEC GWDrrill (2018) database for the Site on March 16, 2023. The search as conducted using the Site’s legal land Parish of St. James, by plotting all the well logs from the data file on Google Earth and acquiring the Well PID’s of all well logs within 250 m of the Site. No well logs were registered within 250 m of the Site.

Based on the records review, the Site does not have subject properties that are designated impacted, nor contaminated.

6.1.1 LAND TITLES

Land titles for the Site were requested from The Property Registry, Teranet Manitoba. Details of the current titles are below (**Table 3**), and copies of the titles can be found in **Appendix C**.

Table 3. Land Title Certificates Summary

LEGAL DESCRIPTION	OWNERS	DATE OF REGISTRATION	TITLE NUMBER	ORIGINATING TITLE NUMBER
Lot 4, Block 13, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The City of Winnipeg	October 4, 2010	2421830/1	3989018/1
Lots 13, 14 and 17 to 21, Block 13 and Lot 2, Block 19, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The City of Winnipeg	April 20, 2011	2549013/1	4062121/1
Lot 4, Block 14, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The City of Winnipeg	August 18, 2010	2392235/1	3968025/1

Lots 1, 2 and 3, Block 13, Plan 1617 WLTO except out of said Lot 1 the Sly feet in RL 22 to 25 Parish of St. James	The City of Winnipeg	January 6, 2011	2459204/1	4025592/1
Lots 5 and 6, Block 14, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The City of Winnipeg	October 22, 2010	2423973/1	3997456/1
Lots 1 to 7 inclusive and Lots 16 to 17 inclusive, Block 23, Plan 1693 WLTO except out of Lot 1 Ness Ave, Plan 1940 WLTO in RL 20 and 21 Parish of St. James	The City of Winnipeg	May 28, 2008	2302345/1	3619746/1
Lots 8, 14 and 15, Block 23, Plan 1693 WLTO in RL 20 and 21 Parish of St. James	The Rural Municipality of St. James	July 16, 1923	355326	172438
Lots 8, 11, 12, 25 and 26, Block 13, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The Rural Municipality of St. James	April 9, 1927	401746	241344
Lots 7 to 10, 20 to 24, 27 to 32, 35 to 38, 40 to 54 all inclusive, Block 22, Plan 1693 WLTO in RL 20 and 21 Parish of St. James.	The Rural Municipality of St. James	November 7, 1923	359435	172440
Lot 5, Block 13, Plan 1617 WLTO in RL 22 to 25 in Parish of St. James	The Rural Municipality of St. James	January 4, 1907	398399	311813
Lot 39, Block 22, Plan 1693 WLTO in RL 20 and 21 Parish of St. James	The Rural Municipality of St. James	May 3, 1927	402865	285763
Lots 15 and 16, Block 13, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The Rural Municipality of St. James	April 27, 1929	430215	383450
Lot 10, Block 13, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The Rural Municipality of St. James	April 2, 1928	416051	313049
Lots 33 and 34, Block 22, Plan 1693 WLTO in RL 20 and 21 Parish of St. James	The Rural Municipality of St. James	January 3, 1931	450804	314323
Lots 9 to 13 inclusive, Block 23, Plan 1693 WLTO in RL 20 and 21 Parish of St. James	The Rural Municipality of St. James	February 28, 1939	524985	485290
Lot 9, Block 13, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The Rural Municipality of St. James	October 10, 1927	409327	395061
Lot 6, Block 13, Plan 1617 WLTO in RL 22 to 25 Parish of St. James	The Rural Municipality of St. James	January 12, 1928	413069	333234

There are no caveats or liens in the land titles that appear to indicate an environmental concern to the Site.

6.1.2 AERIAL PHOTOGRAPHS

Selected aerial photographs obtained from Canada Map Sales included the dates 1948, 1959, 1968, 1979, and 1988 and were reviewed to determine former land use at the Site (**Appendix D**). A satellite image acquired from Google Earth™ was also reviewed but not reproduced for the report for the year 2010 and 2020. A summary of the aerial photography and satellite imagery observations for the Site is provided in Table 4.

Table 4. Historical Aerial Photograph Summary

DATE	SOURCE	THE SITE	NORTH ADJACENT PROPERTY	SOUTH ADJACENT PROPERTY	EAST ADJACENT PROPERTY	WEST ADJACENT PROPERTY
1948	Canada Map Sales	A long driveway runs from the road along the south boundary of the Site, up to a large, gravelled cleared area. A small building is present near the north boundary of the Site with some potential outbuildings. Patches of mature trees and shrubs are present throughout the Site to the east and south. The western portion of the Site appears to be cleared and nicely maintained.	Most of the north adjacent property is cleared and nicely maintained, with patches of forest that appear to contain mature trees and shrubbery. Further north appears to be large commercial and industrial buildings with associated parking lots.	The southeastern adjacent properties have developed into an established residential community with what appears to be single-family houses. The southwestern adjacent property still contains mature forested areas but cleared areas have been established for future development into roadways and houses.	A farmstead is located just east of the Site near the southeast corner with a mature forested area surrounding the building. Most of the east adjacent property is cleared and nicely maintained with small patches of mature forest. Further east are several other small homesteads off the main road, Ness Avenue.	The west adjacent property is cleared and nicely maintained land with small patches of trees and shrubbery. Further west is Air Force Way, that runs north to south giving access to the commercial and industrial buildings to the north.
00/1959	Canada Map Sales	The gravelled area appears to be a parking lot for a building located in the east adjacent property. Small outbuildings are observed to the north and southwest within the Site boundaries.	The land remains cleared and well maintained with patches of forested area. It appears the land has been developed into a golf course.	The southwestern adjacent properties have been fully developed into a single-family home community.	A large building has been built immediately east of the Site with a parking lot. Further development has occurred at the homestead locations with cleared areas and small outbuildings. The cleared, maintained land to the east appears to be a part of the new golf course.	It appears a golf course has been established with the land immediately west of the Site. Adjacent to Air Force Way, a residential community with single-family houses has been developed.
1968	Canada Map Sales	The northern half of the Site has been developed into the St. James Civic Centre building. Gravel parking areas run along the east and west of the buildings. The southern half of the Site has been established as a large asphalt parking pad. The small area of the Site to the east is covered by large, mature trees.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.
1979	Canada Map Sales	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.

DATE	SOURCE	THE SITE	NORTH ADJACENT PROPERTY	SOUTH ADJACENT PROPERTY	EAST ADJACENT PROPERTY	WEST ADJACENT PROPERTY
1988	Canada Map Sales	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.
2010	Google Earth™	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.
2020	Google Earth™	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.	No substantial changes were apparent.

6.1.3 ECOLOG ERIS DATABASE SEARCH

An ERIS EcoLog database search (**Appendix E-1**) of the Site and surrounding properties (0.25 kilometres) was conducted and revealed that the Site contains the following listings:

- Five listings were identified under the Waste Generators Summary, with two identical listings referring to the Site at 2055 Ness Avenue (the St. James Civic Centre) and the other three identical listings are referencing the north adjacent property at 2045 Ness Avenue (Assiniboine Golf Club).
- One off-site listing was identified under Scott's Manufacturing Directory approximately 217 m from the center of the Site at Weatherwise Tent Rentals.

Additional databases requested included Chemical Manufacturers, Contaminated/Impacted Sites, Enforcement Actions, Fuel Storage Tanks, Bulk Fuel Distributors, Manure Storage Facilities, Inventory of PCB Storage Sites, Waste Receivers Summary, and Retail Fuel Storage Tanks. No results were received pertaining to the above databases for the Site and surrounding properties.

Three unplotable summaries were identified with one of the sites listed as a Bulk Fuel Distributor and the other two sites were listed under the Sustainable Development Public Registry. According to the location description of these three sites, they are located far from the Site and not anticipated to pose an environmental concern to the Site.

6.1.4 REGULATORY AGENCY FILES AND DATABASES

A request was made to MEC on March 16, 2023, for a search of their databases for any reported information regarding spills, environmental infractions, hazardous wastes, listing on the Contaminated Sites registry and/or any remediation actions pertaining to the Site. A response from MEC received on March 31, 2023 (File Search No. 6582) indicated that the Site is listed as an operating Registered Hazardous Waste Generator (operational ID 29965) with associated registration number MBG10294. Copies of the MEC file search results can be found in **Appendix E-2**.

6.1.5 WATER WELL DATABASE SEARCH

A water well database search was conducted through the MEC GWDriII (2018) database for the Site on March 16, 2023. The search was conducted using the Site's legal land Parish of St. James. Based on the Universal Traverse Mercator (UTM) coordinates provided in the GWDriII database, no well logs were registered within 250 m of the Site boundary.

6.2 SITE VISIT AND INTERVIEWS

The site visit was conducted by WSP Project Scientist, Ms. Cassie Bujan on April 11, 2023. The Site and readily visible and publicly accessible portions of adjoining and neighboring properties were observed for the presence of potential sources of environmental concern. WSP interviewed and was escorted by Kathy Roberts, Project Officer and Larry Santucci, the Arena Foreman from the City of Winnipeg.

At the time of the site visit, the ground was snow-covered, the weather consisted of sunny, clear skies and the temperature was approximately 11°C.

6.3 CURRENT SITE OPERATIONS

The northern half of the Site is currently a large recreational building including an arena, pool, fitness centre and auditorium. The southern half of the Site is used as an open parking lot with direct access to Ness Avenue. The southwest corner of the Site is used as a recycling facility with City of Winnipeg community recycling bins.

6.4 WASTE GENERATION AND STORAGE

6.4.1 SOLID WASTE

Domestic waste generated by the Site building is collected in a single bin located on the east side of the building and is disposed of through scheduled collection by Green for Life (GFL). Along the west side of the parking lot, a total of 12 recycling bins are used by the City of Winnipeg residents for local drop off. ERIS Ecolog results indicate that the Site is listed as a waste generator.

6.4.2 LIQUID AND SEWAGE WASTE

Sewage waste generated from the Site building is connected to the City of Winnipeg sewage system.

6.4.3 DRAINS AND SUMPS

Due to snow cover, no drains or sumps were observed during the Site visit. The Site representative reported two catch basins along the west side of the Site and one along the east side, though they were not observed due to snow and water cover.

6.4.4 AIR DISCHARGES AND ODOURS

No odour or air discharges of concern were identified on-site at the time of the site visit.

6.5 FUEL AND CHEMICAL STORAGE

6.5.1 UNDERGROUND STORAGE TANKS

No evidence of underground storage tanks (USTs) was observed on-site at the time of the site visit (i.e. no vent pipes, fill pipes or other indicators of USTs) and none were reported as existing on the site by the Site representative.

6.5.2 ABOVEGROUND STORAGE TANKS (ASTS)

No evidence of aboveground storage tanks (ASTs) was observed on-site at the time of the Site visit (i.e. no concrete pads, tank piping, dead vegetation or bare soil or other indicators of ASTs) and none were reported as existing on the Site by the Site representative.

6.6 OTHER STORAGE CONTAINERS

At the time of the Site visit, an ammonia storage room was observed in a room to the north of the ice rink in the Arena. The room was locked, and the Site representative confirmed an alarm system with sensors was present as a safety precaution in case of a spill or leak.

A 189 L (50-gallon) drum of oil was observed outside along the northwest corner of the Arena. According to the Site representative, the oil is used for compressors and GFL removes the drum annually.

6.7 EXTERIOR SITE OBSERVATIONS

6.7.1 STRESSED OR STAINED VEGETATION

No stressed or stained vegetation was observed on-site at the time of the site visit with snow cover limiting observations.

6.7.2 SURFACE STAINS

Oil residue was observed along the north side of the Arena. Snow cover obscured the extent of the remaining oil contamination but was seen to run along the wall for approximately four feet. Personal communication with the Client representative concluded that a large oil spill occurred in 2022 that resulted in approximately 454 L of motor oil to be spilled from oil drums that had been knocked over along the north side of the Arena. The number of drums included in the spill was unknown and the motor oil was stated to be from the compressors.

Oil mats and a large quantity of absorb-all were used by the City of Winnipeg staff to clean the surficial area and Miller Environmental collected the oil-impacted cleaning waste on October 12, 2022. Movement documents from Miller Environmental for the transportation of oil-impacted waste are provided in Appendix E-3. No excavation or intrusive remediation was conducted according to the Client Representative.

6.7.3 FILL MATERIALS

Several small piles of fill material were observed at the northeast corner of the Site that appeared to contain gravel, sand with minor amounts of litter. The fill material may be remnants from melted snow stockpiles from previous snow clearing.

6.7.4 WELLS

A water well database search was conducted through the MEC GWDrill (2018) database for the Site on March 16, 2023. The search was conducted using the Site's legal land Parish of St. James, by plotting all the well logs from the data file on Google Earth and acquiring the Well PID's of all well logs within 250 m of the Site. No well logs were registered within 250 m of the Site.

No groundwater wells were observed on-site during the Site visit.

6.7.5 PITS AND LAGOONS

No pits and lagoons were observed on-site during the site visit.

6.7.6 WATERCOURSES, DITCHES OR STANDING WATER

At the time of the Site visit, there was several small puddles of standing water observed around the Site due to melting snow. A significant amount of water was observed to be pooling along the west side of the Site where a drainage ditch was full of snow from the parking lot snow clearing.

In the southwest corner of the parking lot, standing water was observed in a low area that did not appear to be draining. The standing water made it difficult to confirm whether a drain is present or if it was clogged due to ice or debris.

6.7.7 ROADS, PARKING FACILITIES AND RAILWAY RIGHTS-OF-WAY

The site is bound by the Assiniboine Golf Course along the north and west boundaries, Woodlawn Street along the east boundary and Ness Avenue along the south boundary. The southern half of the Site is a designated parking lot for the St. James Civic Centre.

There are no rail beds or rail rights-of-way on or adjacent to Site.

6.8 HAZARDOUS BUILDING MATERIALS

6.8.1 ASBESTOS-CONTAINING MATERIALS (ACMs)

Asbestos is a commercial term given to six naturally occurring minerals that are incombustible and separable into fibers. The fibers are strong, durable, and resistant to heat and fire and are long, thin, and flexible, enabling them to be woven into cloth. These qualities have resulted in the wide use of asbestos in commercial, industrial, automotive, and building materials. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, plasters, joint compound, vinyl floor tile, vinyl sheet flooring, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. The application of friable (crumbles with hand pressure) ACMs was banned by legislation in the mid to late 1980s. Non-friable ACMs are still used in some products. ACMs are not regulated in all countries and as such can be present in imported materials. Inhalation of asbestos fibers can result in deleterious health effects.

The Site representative stated previous testing has been conducted within the Arena and older areas of the building that resulted in asbestos containing materials identified in the walls and flooring. It was expressed that the old staff kitchen (north of the auditorium) will be demolished for the new extension where it is expected to contain asbestos in the floor tiles. As zonalite insulation was confirmed to be present in the as-built construction of the Site building through personal communication with the Site representatives, it should be assumed to be asbestos-containing.

Due to the original year of construction (1965) of the Site building, both friable and non-friable ACM could be present as building materials on-site.

6.8.2 POLYCHLORINATED BIPHENYLS (PCBs)

PCBs were widely used as coolants and lubricants for electrical equipment from the 1930s to the 1970s. Historically, PCBs were used in transformers and capacitors, and in such industrial materials as sealing and caulking compounds, inks and additives of paint. The only remaining uses of PCBs in Canada are in electrical transformers and capacitors existing in Canada before July 1, 1980, and in certain other "closed-use equipment" (specifically heat transfer equipment, hydraulic equipment and vapour diffusion pumps) that were in Canada before September 1, 1977. PCB containing equipment must now be taken out of service prior to regulatory deadlines.

The existing light fixtures in the Main portion on the building are all LED and were installed during the last phase of renovations and upgrades in 1996, PCB containing light ballasts are unlikely to be present on-site. A pad-mounted transformer is located along the west boundary of the property. A white circle sticker is present on the pad-mounted transformer, indicating that no PCB is present within.

As the basement Electrical Room and the Pool Mechanical Room was inaccessible during the Site visit, it was not reviewed for PCB-containing equipment.

6.8.3 LEAD-BASED MATERIALS

Sources of lead in buildings include lead paint that was used during building construction prior to 1976 and lead-based water pipes and lead-solder joints on copper pipes that were primarily utilized in building construction between 1930 and 1986. Lead from paint, chips and dust can pose health hazards, especially in young children.

The Site representative stated previous testing had been conducted within the building that identified the presence of lead paint used on all walls on-site. In the last phase of renovations and upgrades in 1996, the walls were all re-painted to cover the exposed lead paint. Some areas on the Arena walls were observed to be chipping, exposing the potential lead-based paint.

6.8.4 UREA FORMALDEHYDE FOAM INSULATION (UFFI)

Urea Formaldehyde Foam Insulation (UFFI) use was banned in Canada in 1980. Prior to the ban, UFFI was utilized as an insulation product in houses from the mid to late 1970s. It should be noted that commercial and industrial buildings do not commonly contain UFFI.

As the Site building was not constructed for residential purposes, UFFI is unlikely to be present on-site. It was also mentioned by the Site representatives that the Site building uses zonolite insulation.

6.8.5 OZONE DEPLETING SUBSTANCES (ODS)

Ozone-depleting substances (ODS) were commonly found in refrigeration and air conditioning equipment manufactured prior to 1998.

All refrigerators and air-conditioning equipment were assumed to have been upgraded and manufactured after 1998, therefore it is likely that there are no ODS present on-site. As the Arena uses liquid ammonia as a refrigerant, it is likely that no ODS are present in the Arena refrigeration system.

6.9 SPECIAL ATTENTION ITEMS

6.9.1 MICROBIAL CONTAMINATION (MOULD) AND INDOOR AIR QUALITY

Moisture problems associated with building design, construction, heating and ventilation systems, aging building components, overland flooding and high humidity can lead to the growth of mould in indoor environments. Water staining and water damage are often indicators of the potential for mould growth that can lead to adverse health issues. Only readily accessible areas were assessed for water damage and mould during this investigation.

The Site representative reported that the crawlspace beneath the Arena is constantly moist with high humidity throughout the year with standing water also present. It is unknown where the water is coming from.

A stagnant water odour was observed in the Boiler Room, containing 10 water tanks in the basement. The Site representative reported this was not a normal occurrence and was unsure where the odour was being generated.

6.9.2 ELECTROMAGNETIC FIELDS (EMFs)

Power transmission lines and electrical substations are common sources of EMFs. Currently, human health risks associated with exposure to EMFs are being investigated by Health Canada. Currently, Canada does not have any national, territorial, or provincial standards or guidelines related to EMFs.

Hydro-towers running high voltage transmission lines run north to south along the east border of the Site. Due to the height of the towers, EMFs are not likely a concern at ground level.

6.9.3 NOISE AND VIBRATION

Human health effects from noise and vibration are varied and are based on the characteristics of the noise/vibration, length of exposure and the susceptibility of the exposed individual.

Significant noise or vibrations were not detected during the site visit. Vehicle traffic may be a source of noise and vibration, but it is not expected to be at a level that pose an environmental concern.

6.9.4 INTERIOR SURFACE STAINS

Several radial water stains were observed on ceiling tiles, assumed to be from water damage and may be a source of mould impacts. Mould-impacted building materials could not be confirmed as no samples were taken.

6.10 ADJOINING PROPERTY INFORMATION

A summary of the current and historic activities conducted on neighboring properties is presented below (**Table 5**). Information regarding adjoining properties was collected from observations completed during the site visit and from a historical records review.

Table 5. Current and Historic Activities Conducted on Neighbouring Properties

Property 1	Description
Address:	Golf Course
Direction From Site:	North
Relation to Property:	Adjacent
Occupant Name and Current Activities:	Assiniboine Golf Course
Historical Activities:	Previously undeveloped, vacant land.
Potential Environmental Concerns:	Based on the current condition of the buildings and surrounding areas, this property is unlikely to pose an environmental concern to the Site.
Property 2	Description
Address:	Multiple residential houses
Direction From Site:	South
Relation to Property:	Adjacent
Occupant Name and Current Activities:	Multiple single-family residential community
Historical Activities:	Previously undeveloped, vacant land.
Potential Environmental Concerns:	Based on the current condition of the buildings and surrounding areas, this property is unlikely to pose an environmental concern to the Site.
Property 3	Description
Address:	425 Woodlawn Street
Direction From Site:	East
Relation to Property:	Adjacent
Occupant Name and Current Activities:	Deer Lodge Curling Club
Historical Activities:	Previously undeveloped, vacant land.

Potential Environmental Concerns:	Based on the current condition of the buildings and surrounding areas, this property is unlikely to pose an environmental concern to the Site.
Property 4	Description
Address:	Golf Course
Direction From Site:	West
Relation to Property:	Adjacent
Occupant Name and Current Activities:	Assiniboine Golf Course
Historical Activities:	Previously undeveloped, vacant land.
Potential Environmental Concerns:	Based on the current condition of the buildings and surrounding areas, this property is unlikely to pose an environmental concern to the Site.

7 SUMMARY OF FINDINGS

Based on the results of the Phase I ESA, a highlight of findings for the Site is as follows:

- Land parcels within the Site are registered to the client (the City of Winnipeg) and to the Rural Municipality of St. James. There are no caveats or liens in the land titles that appear to indicate an environmental concern to the Site.
- Historic aerial photographs indicate the Site was primarily vacant land prior to 1968 before being developed with a large on-site building similar to the present-day St. James Civic Centre. No ASTs nor stockpiles were observed to be present on-site and adjacent properties for each of the historical aerial photographs reviewed.
- Results from the ERIS Ecolog search referenced the Site and the north adjacent Assiniboine Golf Club as registered Waste Generators. None of the off-site listings are anticipated to pose an environmental concern to the Site. The Site likely generates used lubricating oil for the compressors servicing the Arena and functions as a transfer depot for recyclable wastes. On-site waste generation is not anticipated to be a significant environmental concern with proper housekeeping and storage.
- An MEC File Search response received on March 31 (File Search No. 6582) indicate that the Site is not listed as having any outstanding environmental orders, nor is it registered as having a file under the MEC Contaminated or Impacted Sites Program. The Site is not listed as a registered petroleum storage site.
- Based on personal communication with Mr. Larry Santucci, the Arena Foreman, during the interview with Client representatives on-site, an oil spill of approximately 454 litres had previously occurred at the northwest corner of the Site building with surficial clean-up with absorb-all completed by City of Winnipeg staff and oil-impacted debris removed by Miller Environmental on October 12, 2022. As there may be residual petroleum hydrocarbons impacts in the subsurface from seepage between the oil spill and the clean-up attempt, the northwest corner of the Site building exterior is identified as an Area of Potential Environmental Concern (APEC).
- Based on the age of the Site building construction (1965), asbestos-containing materials, lead paint, mercury-containing equipment, and PCB-containing equipment may be present on-site.

8 RECOMMENDATIONS

Based on the findings of the Phase I ESA, WSP recommends the following:

- Continued good housekeeping of lubricating oil, cleaning and chemical supplies on-site; ensure that the liquid ammonia storage area is inaccessible to the public and is well ventilated at all times.
- Prior to any renovation or demolition work, it is recommended to conduct a Hazardous Materials Assessment as the original building structure was constructed in 1965, and there may be additional unconfirmed locations with asbestos-containing materials, lead paint, ozone-depleting refrigerants, mercury-containing equipment, and PCB-containing equipment present on-site.
- Due to excessive moisture reported under the crawlspace of the arena, an odour of stagnant water present in the boiler room, water-stained ceiling tiles and the age of the building, it is recommended that an Indoor Air Quality and Fungal Assessment be conducted should there be reports from building occupants regarding respiratory irritations or musty odours indoors.
- A Limited Phase II ESA is recommended based on the identified APEC located at the northwest Site building corner associated with an oil spill in 2022. As a large quantity of absorb-all was used in the contaminant source removal at ground surface, the main objective of the Limited Phase II ESA would be to determine the presence or absence of residual impacts in the subsurface associated with the oil spill. Based on the results of the limited Phase II ESA, several outcomes are possible:
 - o Ideal Scenario: If soil contaminant parameters are below applicable guidelines for all soil samples, it is likely that impacts were limited to near surface, mostly removed by absorbent pads, and residual concentrations do not pose a threat to human and ecological health. No further environmental work may be necessary.
 - o Realistic Scenario: If soil contaminant parameters exceed guidelines for certain soil samples but are limited to a confirmed depth and lateral extent, i.e. soil samples have no exceedances below a certain depth or past a certain lateral distance from spill, then the soil impact plume can be considered delineated and an estimated volume of soil requiring remediation can be provided to the Province for approval to conduct remedial activities.
 - o Undesirable Scenario: If soil contaminant parameters exceed guidelines for certain soil samples, but cannot be delineated with a defined soil impact plume boundary during the limited Phase II ESA (i.e. the deepest soil samples from the Limited Phase II ESA exceeds guidelines, and deeper soil samples could not be obtained for vertical delineation that they do not exceed guidelines), then a Phase II ESA involving a drill rig and the installation of monitoring wells for the assessment of groundwater impacts may be required to determine the estimated volume of soil and groundwater impacts at depth.

9 STANDARD TERMS AND CONDITIONS

This report has been prepared for use by the City of Winnipeg in accordance with generally accepted environmental investigation practices at the time of the assessment within the scope suggested by Canadian Standard Association's Phase I Environmental Site Assessment document (CSA Z768-94). The Standard Limitations pertaining to the use of this report are presented in **Appendix F**.

10 QUALIFICATION OF ASSESSORS

Mr. Darren Keam, M.Sc., P.Ag., is the Team Lead, Senior Soil Scientist and Regional Manager with the Occupational Health and Safety business unit at WSP. He has more than 22 years of experience in agriculture and environmental management and more than 20 years conducting and managing Phase I and II ESA projects. Mr. Keam leads EM opportunities, including Phase I and II ESA planning, site assessments and investigations and data analysis as well as providing senior technical review and quality assurance and quality control review of ESA data and reports. Mr. Keam is a member in good standing with the Manitoba Institute of Agrologists.

Alfred Chan, B.Sc. Geol., P.Geo., PMP is a Project Scientist in our EM Business Unit in Winnipeg, Manitoba. Alfred is a licensed Professional Geoscientist (P.Geo.) with the Association of Professional Engineers and Geoscientists of the Province of Manitoba (EGM). Alfred has over 10 years of experience consisting of Phase I and II environmental site assessments, site inspections, remedial groundwater monitoring, soil remediation, petroleum storage tank removal inspections, mineral exploration, geotechnical investigations and community road upgrades. In addition to field investigations, Alfred is involved with the coordination of projects and budgets, data analysis, technical reporting and utilizes software such as Bentley gINT Professional, MapINFO, ArcGIS and AutoCAD to produce deliverables for clients.

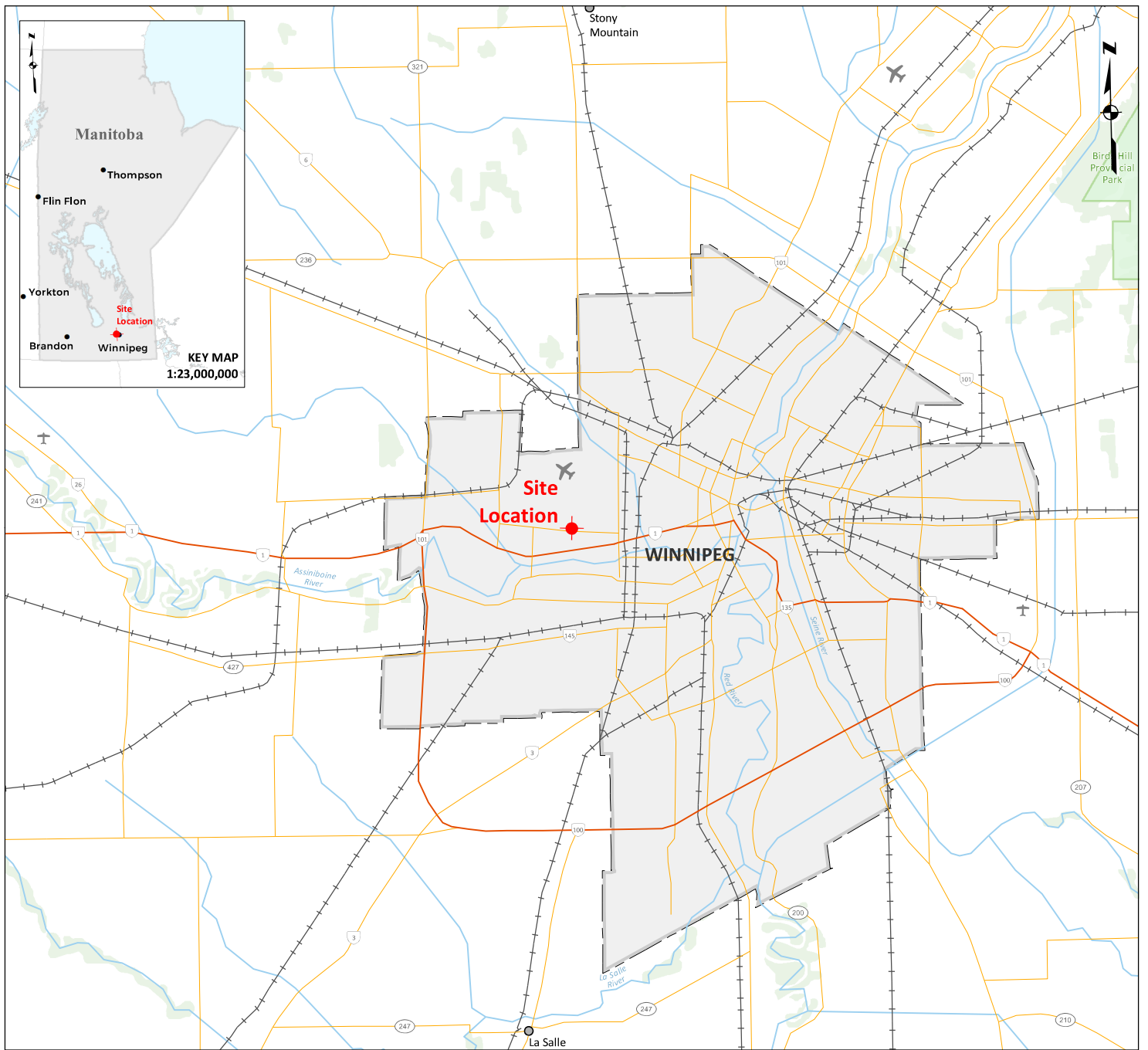
Cassie Bujan, B.Env.Sc. is a Project Scientist with the WSP Earth & Environment in Winnipeg, MB. She has a Bachelor of Environmental Science with a major in conservation and biodiversity. Cassie has a year of experience working in the Manitoba agriculture and environmental industries including laboratory research and analysis. Cassie has worked for numerous clients and projects including commercial and residential projects. Her responsibilities with WSP include conducting Phase I and Phase II ESAs, site inspections, biosolid management and groundwater monitoring. In addition to field investigation, Cassie is involved in the coordination of projects, data analysis and technical report writing.

ATTACHMENT

A

FIGURES





Legend

Activity

● Site Location

Water Features

~ Perennial Creeks/Streams

Municipal

○ Towns/City

■ Major Urban Centre

Transportation

— Paved Roads

— TransCanada Highway

— Railways

✈ Airport

✈ Airfield

Environmental

■ Provincial Park

■ Vegetation

Scale: 1:500,000
 0 2.5 5 7.5 10 12.5 Km
 Universal Transverse Mercator (Zone 14)
 North American Datum (1983)

Draft

Site Location Map

2055 Ness Avenue
 Winnipeg, Manitoba



Figure 1



Legend

- Site Layout Plan
- Area of Potential Environmental Concern
- Parcels

Scale: 1:1,500
 0 12.5 25 50 75 100 125 Metres
 Universal Transverse Mercator (Zone 14)
 North American Datum (1983)

Site Layout Plan

2055 Ness Avenue

Winnipeg, Manitoba



Figure 2

ATTACHMENT

B

PHOTOGRAPHS



April 11, 2023



Photograph 1 – Exterior, north site boundary

Looking north at the north adjacent property, Assiniboine Golf Course, from the north elevation.

April 11, 2023



Photograph 2 – Exterior, northwest corner of site boundary

Looking west towards the west adjacent property, Assiniboine Golf Course, from the northwest corner elevation.

April 11, 2023



Photograph 3 – Exterior, southwest corner of site boundary

Looking west towards the west adjacent property, Assiniboine Golf Course, from the southwest corner elevation.

April 11, 2023



Photograph 4 – Exterior, south site boundary

Looking south towards residential housing along Ness Avenue, from the south elevation.

April 11, 2023



Photograph 5 – Exterior, southeast corner of site boundary
Looking east at adjacent property from the southeast elevation.

April 11, 2023



Photograph 6 – Exterior, northeast corner of site boundary
Looking east at the adjacent property, Deer Lodge Curling Club, from the northeast elevation.

April 11, 2023



Photograph 7 – Exterior, north site boundary
Looking southeast from the north elevation.

April 11, 2023



Photograph 8 – Exterior, west site boundary
Looking east from the northwest elevation.

April 11, 2023



Photograph 9 – Exterior, west site boundary
Looking east from the southwest elevation towards the Site parking lot.

April 11, 2023



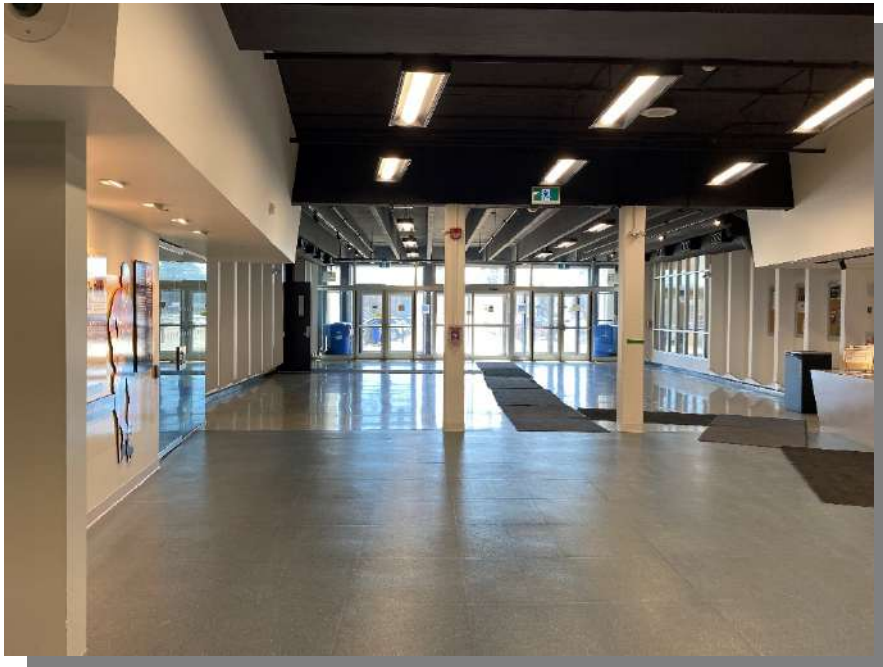
Photograph 10 – Exterior, south site boundary
Looking north from the south elevation.

April 11, 2023



Photograph 11 – Exterior, east site boundary
Looking southwest from the northeast elevation.

April 11, 2023



Photograph 12 – Interior, main lobby
Looking south from the Arena towards the building main entrance.

April 11, 2023



Photograph 13 – Interior, Arena entrance
Looking north at the Arena main entrance from the lobby.

April 11, 2023



Photograph 14 – Interior, Arena
Looking northwest at the Arena rink from the southeast corner.

April 11, 2023



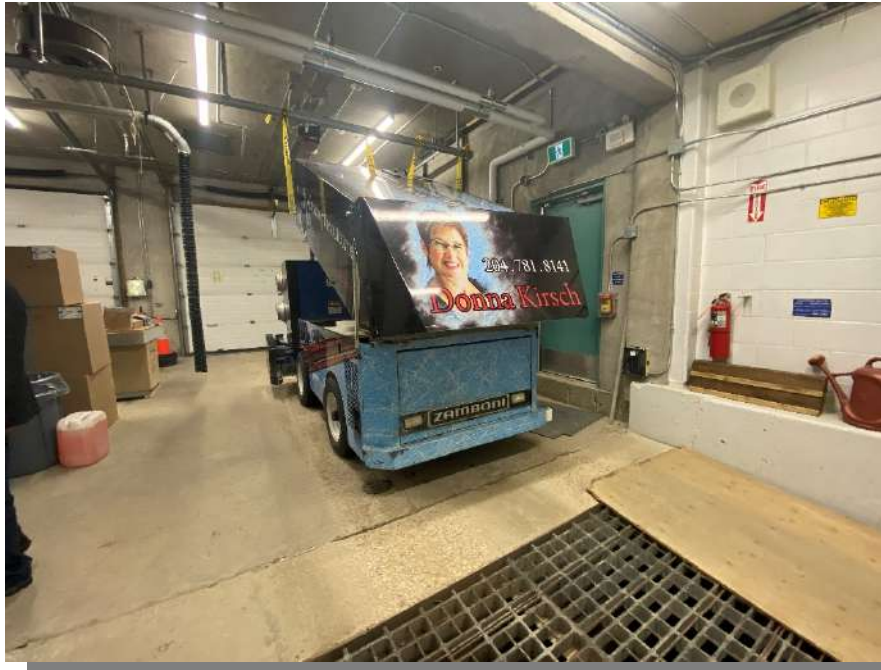
Photograph 15 – Interior, Arena
Looking south at the Arena rink from the north side.

April 11, 2023



Photograph 16 – Interior, Arena changeroom
Looking inward at the changeroom located under the Arena bleachers.

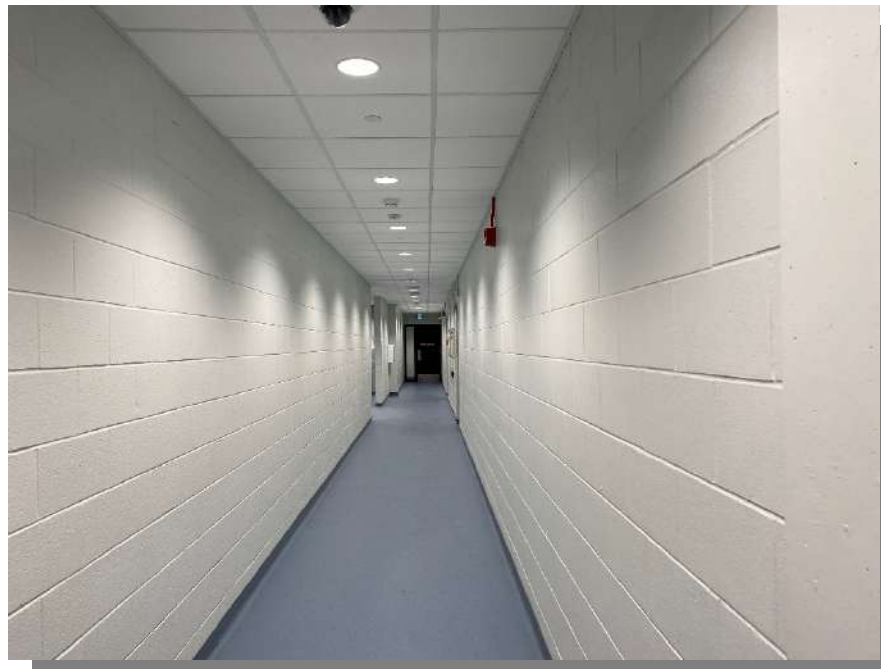
April 11, 2023



Photograph 17 – Interior, Zamboni room

Looking inward at the Zamboni room from the doorway located in the northwest corner of the Arena.

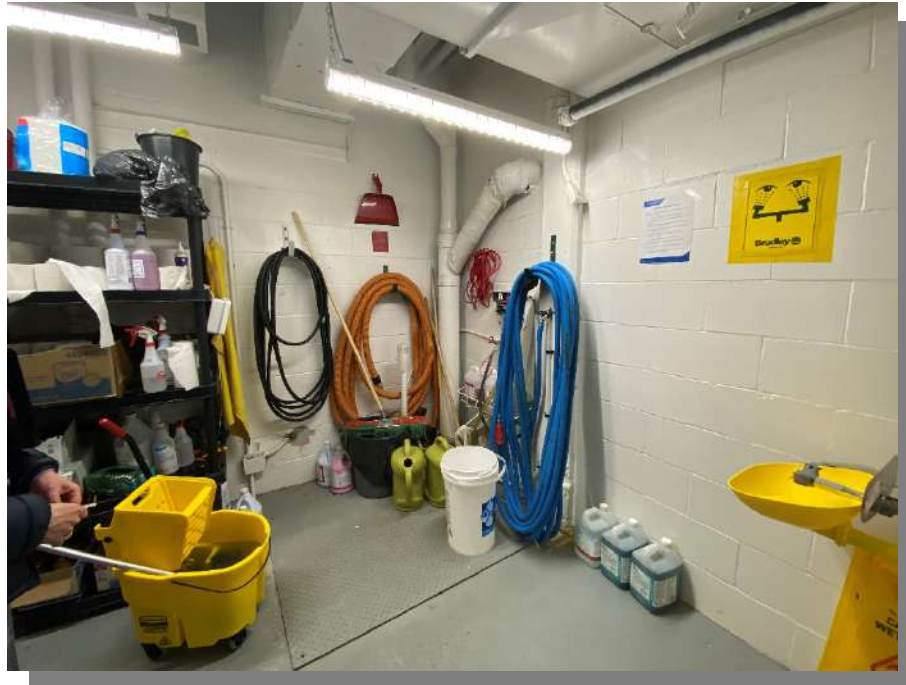
April 11, 2023



Photograph 18 – Interior, west corridor

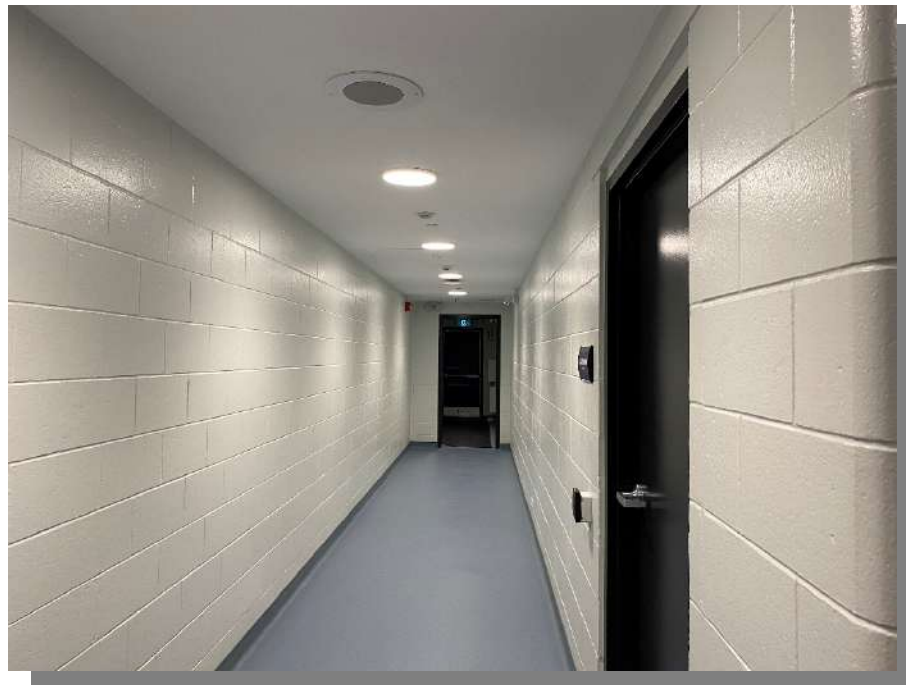
Looking west down the west corridor just off the lobby.

April 11, 2023



Photograph 19 – Interior, pool chemical room
Looking inward at the pool chemical room containing no hazardous materials.

April 11, 2023



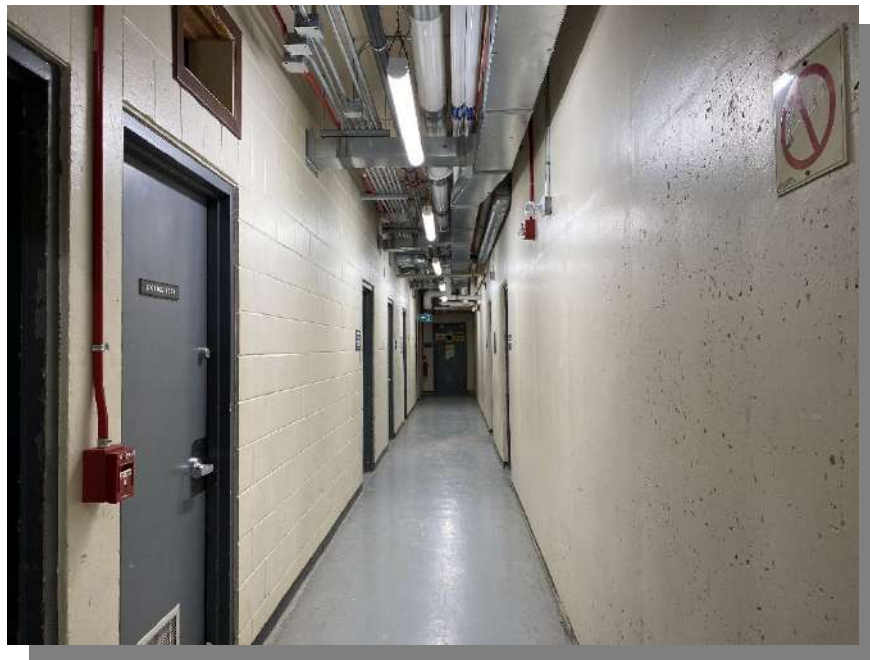
Photograph 20 – Interior, east corridor
Looking east down the east corridor just off the lobby.

April 11, 2023



Photograph 21 – Interior, staff kitchen
Looking inward at the staff kitchen (to be removed), north off the east corridor.

April 11, 2023



Photograph 22 – Interior, basement
Looking east down the basement corridor that is underneath the center portion of the building.

April 11, 2023



Photograph 23 – Interior, basement storage room

Looking inward at a large storage room located on the west side of the basement.

April 11, 2023



Photograph 24 – Interior, basement boiler room

Looking inward at ten new water tanks located in the basement boiler room.

April 11, 2023



Photograph 25 – Interior, basement pool storage area
Looking inward at the east portion of the storage area located in the basement under the pool.

April 11, 2023



Photograph 26 – Interior, basement pool storage area
Looking inward at the west portion of the storage area located in the basement under the pool.

April 11, 2023



Photograph 27 – Interior, mechanical and electrical room
Looking inward at the newly renovated mechanical and electrical room.

April 11, 2023



Photograph 28 – Interior, mechanical and electrical room
Looking inward at the back area of the newly renovated mechanical and electrical room.

April 11, 2023



Photograph 29 – Interior, auditorium side kitchen

Looking inward at the small, side kitchen located just north of the auditorium.

April 11, 2023



Photograph 30 – Exterior, small out-building

Looking north from the east elevation, just north of the auditorium, towards a small, unused out-building.

April 11, 2023



Photograph 31 – Exterior, out-building interior

Looking inward at the interior of the small, unused out-building located along the east side of the main building.

April 11, 2023



Photograph 32 – Interior, Arena crawlspace

Looking inward at the crawlspace located under the Arena, currently being worked on.

April 11, 2023



Photograph 33 – Interior, pool crawlspace

Looking inward at a section of the crawlspace located under the pool.

April 11, 2023



Photograph 34 – Interior, Arena flooring

Looking at the flooring in the Arena that may contain asbestos.

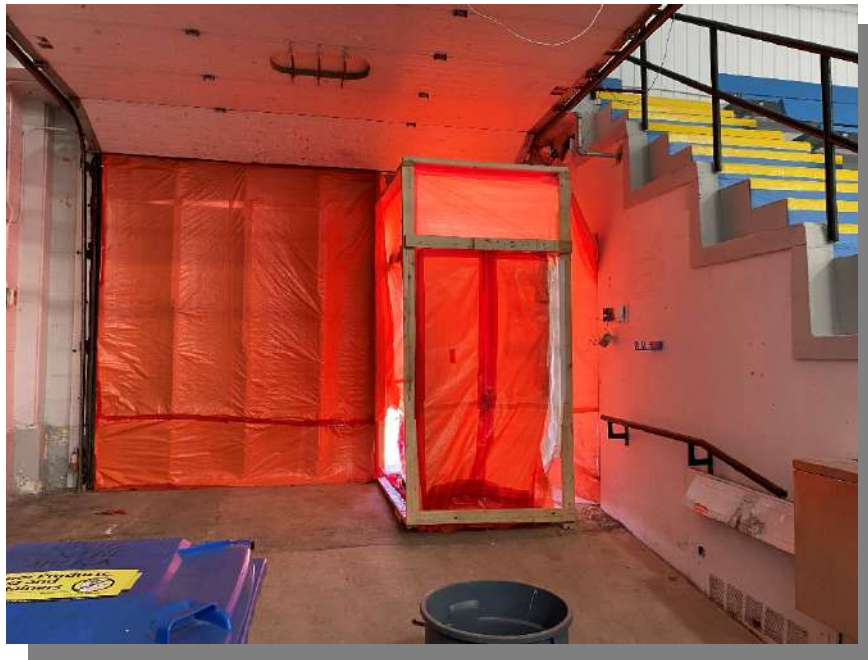
April 11, 2023



Photograph 35 – Interior, Arena north wall

Looking at paint peeling on the north wall of the Arena that is revealing potentially lead-containing paint.

April 11, 2023



Photograph 36 – Interior, construction area in Arena

Looking at the northeast corner of the Arena where construction is occurring for the underlying crawlspace, with enclosure set up to prevent silica dust contamination.

April 11, 2023



Photograph 37 – Interior, ammonia tanks
Looking at ammonia tanks stored to the north of the Arena.

April 11, 2023



Photograph 38 – Exterior, oil contamination
Looking along the northwest corner of the building at oil contamination that has not been cleaned up.

April 11, 2023



Photograph 39 – Exterior, oil barrels

Looking along the northwest corner of the building having two oil storage barrels.

April 11, 2023



Photograph 40 – Exterior, air handling unit

Looking at the west side of the Arena at the air handling unit connected to the Zamboni room.

April 11, 2023



Photograph 41 – Interior, ceiling stain
Looking at water damage stains on the ceiling of the staff kitchen that is to be removed.

April 11, 2023



Photograph 42 – Interior, drain
Looking at a drain located in the basement storage room.

April 11, 2023



Photograph 43 – Interior, stairs leading to the second floor
Looking at potentially asbestos containing materials on the stairs leading to the second floor.

April 11, 2023



Photograph 44 – Interior, boiler room
Looking at unknown stains located in the boiler room floor.

April 11, 2023



Photograph 45 – Exterior, fill piles

Looking at unknown fill piles located at the northeast corner of the building.

April 11, 2023



Photograph 46 – Exterior, transformer

Looking at the transformer located to the east of the building with the Deer Lodge Curling Club in the background.

April 11, 2023



Photograph 47 – Exterior, stormwater catch basin

Looking southwest from the west elevation towards an apparent stormwater catch basin with ponded water.

April 11, 2023



Photograph 48 – Exterior, recycling depot

Looking southwest from the parking lot at the area designated as a community recycling depot for the City of Winnipeg.

ATTACHMENT

C

LAND TITLES



STATUS OF TITLE

Title Number **2392235/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

LOT 4 BLOCK 14 PLAN 1617 WLTO
IN RL 22 TO 25 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

B7995/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title - Internal**
Registration Number: **3968025/1**

Registration Date: 2010-08-18
From/By: WLTO INTERNAL
To:
Amount:

10. LAND INDEX

Lot 4 Block 14 Plan 1617
RL 22 TO 25 JA

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2392235/1

STATUS OF TITLE

Title Number **2421830/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

LOT 4 BLOCK 13 PLAN 1617 WLTO
IN RL 22 TO 25 PARISH OF ST. JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**
Registration Number: **G47980/1**
Instrument Status: **Accepted**

Registration Date: 1965-05-17
From/By: CITY OF WINNIPEG
To:

Amount:
Notes: AFF:CLOSES LANE
Description: BY-LAW NO. 10200 CLOSES PT GUILDFORD ST & PUBLIC LANE

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
A25786/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Request To Issue Title - Internal
Registration Number: 3989018/1
Registration Date: 2010-10-04
From/By: CONVERSIONS
To:
Amount:
10. LAND INDEX
Lot 4 Block 13 Plan 1617 RL 22 TO 25 JA

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2421830/1

STATUS OF TITLE

Title Number **2302345/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

CITY OF WINNIPEG

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

LOTS 1 TO 7 INCLUSIVE AND LOTS 16 TO 27 INCLUSIVE
BLOCK 23 PLAN 1693 WLTO
EXC OUT OF LOT 1 NESS AVE PLAN 6490 WLTO
IN RL 20 AND 21 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**
Registration Number: **G47980/1**
Instrument Status: **Accepted**

Registration Date: 1965-05-17
From/By: CITY OF WINNIPEG
To:

Amount:
Notes: AFFECTS LOTS 1 TO 7
Description: BY-LAW NO. 10200 CLOSES PT GUILDFORD ST & PUBLIC LANE

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG LAW DEPT.
510 MAIN STREET
WINNIPEG MB
LEGAL SERV: FILE R.8/2004(25)
R3B 1B9

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

862297/1 Part

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request Electronic Title Conversion**

Registration Number: **3619746/1**

Registration Date: 2008-05-28

From/By: WLTO CONVERSIONS

To:

Amount:

10. LAND INDEX

Lot 1 Block 23 Plan 1693
EXC PLAN 6490 SLY 25' OF LOT 1 FOR NESS AVE

Lot 2 Block 23 Plan 1693

Lot 3 Block 23 Plan 1693

Lot 4 Block 23 Plan 1693

Lot 5 Block 23 Plan 1693

Lot 6 Block 23 Plan 1693

Lot 7 Block 23 Plan 1693

Lot 16 Block 23 Plan 1693

Lot 17 Block 23 Plan 1693

Lot 18 Block 23 Plan 1693

Lot 19 Block 23 Plan 1693

Lot 20 Block 23 Plan 1693

Lot 21 Block 23 Plan 1693

Lot 22 Block 23 Plan 1693

Lot 23 Block 23 Plan 1693

Lot 24 Block 23 Plan 1693

Lot 25 Block 23 Plan 1693

Lot 26 Block 23 Plan 1693

Lot 27 Block 23 Plan 1693

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2302345/1**

STATUS OF TITLE

Title Number **2423973/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

LOTS 5 AND 6 BLOCK 14 PLAN 1617 WLTO
IN RL 22 TO 25 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

A20949/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title - Internal**
Registration Number: **3997456/1**

Registration Date: 2010-10-22
From/By: WLTO INTERNAL - CONVERSIONS
To:
Amount:

10. LAND INDEX

Lot 5 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 6 Block 14 Plan 1617
RL 22 TO 25 JA

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2423973/1

STATUS OF TITLE

Title Number **2459204/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

LOTS 1, 2 AND 3 BLOCK 13 PLAN 1617 WLTO
EXCEPT OUT OF SAID LOT 1 THE SLY 25 FEET
IN RL 22 TO 25 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**
Registration Number: **G47980/1**
Instrument Status: **Accepted**

Registration Date: 1965-05-17
From/By: CITY OF WINNIPEG
To:

Amount:
Notes: No notes
Description: BY-LAW NO. 10200 CLOSES PT GUILDFORD ST & PUBLIC LANE

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
898363/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Request To Issue Title - Internal
Registration Number: 4025592/1
Registration Date: 2011-01-06
From/By: WLTO INTERNAL - CONVERSIONS
To:
Amount:
10. LAND INDEX
Lot 1 Block 13 Plan 1617 RL 22 TO 25 JA; EX SLY 25 FEET
Lot 2 Block 13 Plan 1617 RL 22 TO 25 JA
Lot 3 Block 13 Plan 1617 RL 22 TO 25 JA

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2459204/1

STATUS OF TITLE

Title Number **2475173/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE DEER LODGE CURLING CLUB LIMITED

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

PARCEL 1: LOTS 7 TO 11 AND LOTS 34 TO 38 BLOCK 14 PLAN 1617 WLTO
EXC OUT OF SAID LOT 34 THE SLY 20 FEET
IN RL 22 TO 25 PARISH OF ST JAMES

PARCEL 2: ALL THAT PORTION OF RL 22 PARISH OF ST JAMES
SHOWN COLOURED GREEN AND MARKED PARCEL "A" PLAN 6522 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**
Registration Number: **C72882/1**
Instrument Status: **Accepted**

Registration Date: 1957-06-04
From/By: CITY OF ST. JAMES
To:

Amount:
Notes: No notes
Description: 7655 CLOSES LANE WTN LAND PL 6522

Instrument Type: **Caveat**
Registration Number: **1108308/1**
Instrument Status: **Accepted**

Registration Date: 1988-12-29
From/By: THE CITY OF WINNIPEG
To: AGENT: VED PARKASH BAHL

Amount:
Notes: AFF: S20'LOT 7
Description: No description

Instrument Type: **Mortgage**
Registration Number: **4718677/1**
Instrument Status: **Accepted**

Registration Date: 2016-05-05
From/By: THE DEER LODGE CURLING CLUB LIMITED
To: ROYAL BANK OF CANADA

Amount: \$50,000.00
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **4849930/1**
Instrument Status: **Accepted**

Registration Date: 2017-06-06
From/By: TM MOBILE INC.
To:

Amount:
Notes: No notes
Description: LEASE EXPIRES 2037-01-31

Instrument Type:	Caveat
Registration Number:	5283755/1
Instrument Status:	Accepted
Registration Date:	2021-04-15
From/By:	ROGERS COMMUNICATIONS INC.
To:	LANDSOLUTIONS GP INC. as agent
Amount:	
Notes:	No notes
Description:	Lease, No Expiry
3. ADDRESSES FOR SERVICE	
THE DEER LODGE CURLING CLUB X	
4. TITLE NOTES	
No title notes	
5. LAND TITLES DISTRICT	
Winnipeg	
6. DUPLICATE TITLE INFORMATION	
Duplicate not produced	
7. FROM TITLE NUMBERS	
870067/1 All	
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS	
No real property application or grant information	
9. ORIGINATING INSTRUMENTS	
Instrument Type:	Request To Issue Title - Internal
Registration Number:	4026025/1
Registration Date:	2011-01-07
From/By:	WLTO INTERNAL - CONVERSIONS
To:	
Amount:	
10. LAND INDEX	
RL 22 JA PT; SHOWN AS PCL "A" PLN 6522	

Lot 7 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 8 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 9 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 10 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 11 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 34 Block 14 Plan 1617
RL 22 TO 25 JA; EX SLY 20'

Lot 35 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 36 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 37 Block 14 Plan 1617
RL 22 TO 25 JA

Lot 38 Block 14 Plan 1617
RL 22 TO 25 JA

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2475173/1**

STATUS OF TITLE

Title Number **2549013/1**
Title Status **Accepted**
Client File **231-0xxxx-00**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

LOTS 13, 14 AND 17 TO 21 BLOCK 13 AND
LOT 2 BLOCK 19 PLAN 1617 WLTO
IN RL 22 TO 25 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**

Registration Number: **G47980/1**

Instrument Status: **Accepted**

Registration Date: 1965-05-17

From/By: CITY OF WINNIPEG

To:

Amount:

Notes: AFF LOTS 13 & 14

Description: BY-LAW NO. 10200 CLOSSES PT GUILDFORD ST & PUBLIC LANE

3. ADDRESSES FOR SERVICE

CITY OF WINNIPEG (LAW)
3RD FLOOR
185 KING ST.
WINNIPEG MB
R3B 1J1

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

562332/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title - Internal**

Registration Number: **4062121/1**

Registration Date: 2011-04-20

From/By: WLTO INTERNAL - CONVERSIONS

To:

Amount:

10. LAND INDEX

Lot 13 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 14 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 17 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 18 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 19 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 20 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 21 Block 13 Plan 1617
RL 22 TO 25 JA

Lot 2 Block 19 Plan 1617
RL 22 TO 25 JA

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2549013/1

MANITOBA



Certificate of Title

UNDER THE REAL PROPERTY ACT

THE RURAL MUNICIPALITY OF SAINT-JAMES.

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 the ²³⁰pieces or parcels of land known and described as follows: Lots Eight, Fourteen and Fifteen in Block twenty-three which lots are shown on a plan of survey of part of Lots twenty and Twenty-one of the Parish of Saint-James in Manitoba, registered in the Winnipeg Land Titles Office, as No. 1692

IN WITNESS WHEREOF I have hereunto signed my name and
 affixed my seal of office this Sixteenth day of July
 One thousand nine hundred and twenty-three

Signed in the presence of

J.P. Mellon

Drötter
 Deputy District Registrar
 for Winnipeg

1. Any unregistered or unregistered interest in land, or any interest in land, which is not registered in the office of the Registrar, shall be void.
2. Any unregistered charge, lien, or interest in land, or any interest in land, shall be void as against the holder of the certificate.
3. Any unregistered or unregistered interest in land, or any interest in land, shall be void as against the holder of the certificate, if the interest is not registered in the office of the Registrar, within the time specified in the certificate.
4. Any unregistered or unregistered interest in land, or any interest in land, shall be void as against the holder of the certificate, if the interest is not registered in the office of the Registrar, within the time specified in the certificate, and if the interest is not registered in the office of the Registrar, within the time specified in the certificate.
5. Any unregistered or unregistered interest in land, or any interest in land, shall be void as against the holder of the certificate, if the interest is not registered in the office of the Registrar, within the time specified in the certificate, and if the interest is not registered in the office of the Registrar, within the time specified in the certificate.
6. Any unregistered or unregistered interest in land, or any interest in land, shall be void as against the holder of the certificate, if the interest is not registered in the office of the Registrar, within the time specified in the certificate, and if the interest is not registered in the office of the Registrar, within the time specified in the certificate.
7. All unregistered or unregistered interests in land, or any interest in land, shall be void as against the holder of the certificate, if the interest is not registered in the office of the Registrar, within the time specified in the certificate, and if the interest is not registered in the office of the Registrar, within the time specified in the certificate.
8. Any unregistered or unregistered interest in land, or any interest in land, shall be void as against the holder of the certificate, if the interest is not registered in the office of the Registrar, within the time specified in the certificate, and if the interest is not registered in the office of the Registrar, within the time specified in the certificate.
9. The Registrar may, in his discretion, refuse to issue a certificate of title if he is satisfied that the land is not lawfully alienable.
10. The Registrar may, in his discretion, refuse to issue a certificate of title if he is satisfied that the land is not lawfully alienable.

NATURE OF INSTRUMENT

DAY AND HOUR OF ITS PRODUCTION

NAME'S OF THE PARTIES TO IT

REGISTRATION NUMBER

By law No. 10,200
of the Guildford
& Public Land
acts within
land.

The 17th day of
May 1885
at 9 o'clock
the forenoon

City of St. James
G. 49950

Deputy District Registrar

The day of
192
at o'clock in
the noon

Deputy District Registrar

The day of
192
at o'clock in
the noon

Deputy District Registrar

The day of
192
at o'clock in
the noon

Deputy District Registrar

The day of
192
at o'clock in
the noon

Deputy District Registrar

The day of
192
at o'clock in
the noon

Deputy District Registrar

The day of
192
at o'clock in
the noon

Deputy District Registrar

300 per cent

Vertical stamp: CALLED FOR BY...

Vertical stamp: PROPOSED OFF BY WITHDRAWAL
1135 20/12/92

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF SAINT-JAMES:

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 the ^{one} piece or parcel^s of land known and described as follows Lots Seven, Eight Nine and ten, Lots

Twelve to Twenty-four both inclusive Lots Twenty-seven to Thirty-two both inclusive Lots Thirty-five to Thirty eight both inclusive and Lots Forty to Fifty-four both inclusive in Block twenty-two which lots are shown on a plan of survey of part of Lots Twenty and Twenty-one of the Parish of Saint-James in Manitoba, registered in the Winnipeg Land Titles Office, as No. 1693.

The land mentioned in this Certificate of Title is under "The Real Property Act" of Manitoba, and the following are the provisions of that Act which apply to the land mentioned in this Certificate of Title:

1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate, or hereafter, chargeable against this land.
3. Any unregistered subsisting right of way or other easement over this land.
4. Any unregistered subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any mechanic's lien affecting this land.
6. Any judgments, decrees or orders for the payment of money against the registered owner, registered since the date of this Certificate and properly maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
10. Caveats affecting this land registered since the date of this Certificate of Title.

IN WITNESS WHEREOF
I have hereunto signed, my name, and
affixed my Seal of office this
One thousand nine hundred and
Signed in the presence of

Seventh day of November
twenty-three

COLLECT \$ 31.30 FEES
under 11 Co. V Cap. 67 Sec. 11

D. J. J. J.
Deputy District Registrar
for Winnipeg

No. 5798-2 CAVEAT FILED 12/1/12
M.L. 11/11/12
A.S. 11/11/12

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<p>Pien on S25ft lot 28 blk 22 for Hess Ave.</p>	<p>The 3rd day of April 10, 14 o'clock in the fore noon</p>	<p>6490 A. L. Hayward Deputy District Registrar</p>	<p>6490</p>
<p>By law no. 10,200 closed Sufford St. affests lot 35 to 38 & 40 to 42.</p>	<p>The 17th day of May 1905 at 9.04 o'clock in the fore noon</p>	<p>City of St. James L. 47980 Deputy District Registrar</p>	
	<p>The day of 1902 at noon o'clock in</p>	<p>Deputy District Registrar</p>	
	<p>The day of 1902 at noon o'clock in</p>	<p>Deputy District Registrar</p>	
	<p>The day of 1902 at noon o'clock in</p>	<p>Deputy District Registrar</p>	
	<p>The day of 1902 at noon o'clock in</p>	<p>WHERE Deputy District Registrar</p>	
	<p>The day of 1902 at noon o'clock in</p>	<p>Deputy District Registrar</p>	<p>9450</p>

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF ST. JAMES.

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 the piece or parcel of land known and described as follows Lot Five in BLOCK THIRTEEN which lot

is shown on a plan of survey of part of lots Twenty Two to Twenty Five of the Parish of Saint James,

in Manitoba, registered in the Winnipeg Land Titles Office as No. 1617.

- The land mentioned in this Certificate of Title is under "The Real Property Act" subject by implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
 2. Any municipal charges, rates or assessments at the date of this Certificate, together, chargeable against this land.
 3. Any unregistered subsisting right of way or other easement over this land.
 4. Any unregistered subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
 5. Any drainage or meadow's lien affecting this land.
 6. Any judgments, decrees or orders for the payment of money against the registered owner, registered since the date of this Certificate and property maintained in force.
 7. All public highways embraced in the description of this land.
 8. Any right of expropriation by statute.
 9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
 10. Caveats affecting this land registered since the date of this Certificate of Title.

IN WITNESS WHEREOF *I have hereunto signed my name and*
affixed my Seal of office this FOURTH *day of* JANUARY
One thousand nine hundred and SEVEN .
Signed in the presence of

W. L. ...

Hotter
Deputy District Registrar
for Winnipeg

REGISTERED IN THE
WISCONSIN LAND TITLES OFFICE
ON JAN 21 1917

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
By-law No. 10, 2000 closes lane affects within land.	The 17 day of May 1965 at 9:00 o'clock in the forenoon	City of St. James S. 47980 Deputy District Registrar	
	The day of 19 at the noon o'clock in	Deputy District Registrar	
	The day of 19 at the noon o'clock in	Deputy District Registrar	
	The day of 19 at the noon o'clock in	Deputy District Registrar	
	The day of 19 at the noon o'clock in	Deputy District Registrar	
<div style="border: 1px dashed black; padding: 5px; width: fit-content;"> 8710 J 230 N. McHenry 122 </div>	The day of 19 at the noon o'clock in	Deputy District Registrar	
	The day of 19 at the noon o'clock in	Deputy District Registrar	210

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF ST. JAMES.

The land mentioned in this Certificate of Title is under "The Real Property Act" subject by implication to:

1. Any subsisting reservation contained in the original grant of this land from town.
2. Any municipal charges, rates or assessments at the date of this Certificate, together, chargeable against this land.
3. Any unregistered subsisting right of way or other easement over this land.
4. Any unregistered subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any drawings or mechanic's lien affecting this land.
6. Any judgments, decrees or orders for the payment of money against the registered owner, registered since the date of this Certificate and property maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
10. Caveats affecting this land registered since the date of this Certificate of Title.

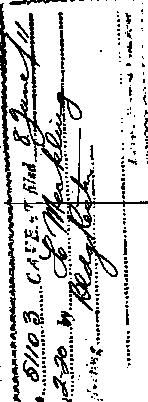
is now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum, underwritten (or endorsed hereon), in all the ^{one} piece or parcels of land known and described as follows. Lots Eight, Eleven, Twelve, Twenty-five and Twenty-six in Block Thirteen; which lots are shown on a plan of survey of part of Lots Twenty-two to Twenty-five of the Parish of Saint James, ^{in Manitoba} registered in the Winnipeg Land Titles Office as No. 1617.

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this Ninth day of April One thousand nine hundred and Twenty Seven.
Signed in the presence of

Mcgray

Stotter
Deputy District Registrar
for Winnipeg

COLLECT \$ 30.50 FEES
ENCL. 11 C.S. 11 Sec 31.

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
By law No. 10, 200 closes lane affects Lots 8, 11 & 12.	The 17 th day of May 1962 at 9:00 ^{AM} the fore noon	City of St. James G. 47980 Deputy District Registrar	
	The day of 19 at the noon	Deputy District Registrar	
	The day of 19 at the noon	Deputy District Registrar	
	The day of 19 at the noon	Deputy District Registrar	
	The day of 19 at the noon	Deputy District Registrar	
	The day of 19 at the noon	Deputy District Registrar	
	The day of 19 at the noon	Deputy District Registrar	

2450

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF ST. JAMES.

- The land mentioned in this Certificate of Title is under "The Real Property Act" only by implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
 2. Any municipal charges, rates or assessments at the date of this Certificate, whether chargeable against this land.
 3. Any unregistered subsisting right of way or other easement over this land.
 4. Any unregistered subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
 5. Any mortgage or charge of this land, under the same.
 6. Any charge or interest on orders for the payment of money.
 7. All public highways embraced in the description of this land.
 8. Any right of expropriation by statute.
 9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
 10. Covenants affecting this land registered since the date of this Certificate of Title.

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 the ^{one} piece or parcels of land known and described as follows: Lot Twenty-three in Block Sixteen; Lot Three in Block seventeen and Lot Thirty-nine in Block Twenty-two; which lots are shown on a plan of survey of part of Lots Twenty and Twenty-one of the Parish of Saint James, in Manitoba, registered in the Winnipeg Land Titles Office as No. 1693.

TRANSFER OF
 To *Donald M. P. Harvey, Esq.*
 Registered Assessor
 14th Con. No. 214, 215 & 216

TRANSFER OF
 Lot 23, B.L. 16
Donald M. P. Harvey, Esq.
 Registered Assessor
 14th Con. No. 214, 215 & 216

TRANSFER OF
 TO *Donald M. P. Harvey, Esq.*
 REG. DIST. REGISTRAR
 WIDE CERT. 124337

WITNESS WHEREOF

I have hereunto signed my name and
 Third day of May
 thousand nine hundred and twenty seven.

Megray

Grotter
 Deputy District Registrar
 for Winnipeg

9/9/5 653 B. 17 & 265
 5-25-25
Paul

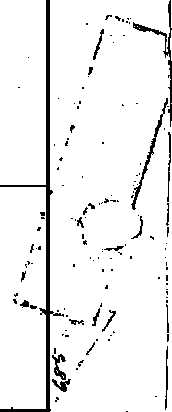
From No.

250622
272043
285763

Transit No. 30097

Application

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<i>By law No. 10,200 chases Guildford St. Affected bal.</i>	<i>The 17th day of May 1965 at 9.00 the forenoon</i>	<i>City of St. James G.47980 Deputy District Registrar</i>	
	<i>The day of 10 at the noon</i>	<i>Deputy District Registrar</i>	
	<i>The day of 10 at the noon</i>	<i>Deputy District Registrar</i>	
	<i>The day of 10 at the noon</i>	<i>Deputy District Registrar</i>	
	<i>The day of 10 at the noon</i>	<i>Deputy District Registrar</i>	
<i>1965 J. A. Mackay Deputy Registrar</i>	<i>The day of 10 at the noon</i>	<i>Deputy District Registrar</i>	
<i>1965 J. A. Mackay Deputy Registrar</i>	<i>The day of 10 at the noon</i>	<i>Deputy District Registrar</i>	



MANITOBA

Certificate of Title

UNDER THE REAL PROPERTY ACT

THE RURAL MUNICIPALITY OF ST. JAMES .

- The land mentioned in this Certificate of Title is under "The Real Property Act" and by implication to:
1. Any subsisting reservation contained in the original grant of this land from Town.
 2. Any municipal charges, rates or assessments at the date of this Certificate, hereafter, chargeable against this land.
 3. Any unregistered subsisting right of way or other easement over this land.
 4. Any unregistered mining lease or agreement for a lease for a period not exceeding three years, where there is no actual completion of this lease under the Act.
 5. Any drainage easement or right over this land.
 6. Any judgment, decree or order for sale of any part of this land.
 7. All public highways embraced in the description of this land.
 8. Any right of expropriation by statute.
 9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
 10. Caveats affecting this land registered since the date of this Certificate of Title.

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 the ^{at} piece or parcel of land known and described as follows Lot Nine in Block Thirteen; which

lot is shown on a plan of survey of part of Lots Twenty-two to twenty-five of the Parish of Saint James in Manitoba, registered in the Winnipeg Land Titles Office as No. 1617.

IN WITNESS WHEREOF

I have hereunto signed my name and
affixed my Seal of office this Tenth *day of* October
One thousand nine hundred and twenty seven.
Signed in the presence of

Emmel

Hotter
 Deputy District Registrar
 for Winnipeg

From No. 395061

Transfer 569186

Application

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
By law No. 10,200 classes have affects within land	The ¹⁷ day of May 1865 at 9:04 o'clock in the forenoon	City of St. James G. 47980. Deputy District Registrar	
	The ¹⁹ day of at noon o'clock in the noon	Deputy District Registrar	
	The ¹⁹ day of at noon o'clock in the noon	Deputy District Registrar	
	The ¹⁹ day of at noon o'clock in the noon	Deputy District Registrar	
	The ¹⁹ day of at noon o'clock in the noon	Deputy District Registrar	
"8 April" G. P. No. 1111	The ¹⁹ day of at noon o'clock in the noon	Deputy District Registrar	
51103 2.26	The ¹⁹ day of at noon o'clock in the noon	Deputy District Registrar	

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF ST JAMES .

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 the ³⁰ piece or parcels of land known and described as follows Lot Fourteen in Block Ten; Lot Nine in Block twelve; Lot Six in block Thirteen; and Lots Twenty-two and Twenty-three in Block Fourteen; which lots are shown on a plan of survey of part of Lots twenty-two to twenty-five of the parish of Saint James in Manitoba registered in the Winnipeg Land Titles Office as No. 1617.

The land mentioned in this Certificate of Title is under "The Real Property Act" with implication to:

1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate, or hereafter, chargeable against this land.
3. Any unregistered subsisting right of way or other easement over this land.
4. Any unregistered subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any change or amendment of the boundaries of this land.
6. Any judgment, decree or order for the payment of money against the registered owner, registered mortgagee or holder of a charge on the land.
7. All public highways and property maintained in force.
8. All public highways and property maintained in force.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
10. Caveats affecting this land registered since the date of this Certificate of Title.

COLLECTED	
DEVELOPER'S FEES	AMOUNT
UNREGISTERED	
REGISTERED	
7/12/28	4.25
1/12/28	4.25
Total fees of 5.45	

on Lot 14, 15, 16, 17, 18, 19 transferred to Con. Dist. N^o 4.

No. 605724 - TRAN. R of Lot 14, 15, 16, 17, 18, 19

To A. Bert A. Reider

Registered July 17/28

Title Cont. No. 148774

605724 - 2006 - 9 - 2006

Winnipeg No. 6211988

at 17/28 and 14/28/10

George Whitehead, Juv. 5132

1460 329

IN WITNESS WHEREOF I have hereunto signed, my name and placed my Seal of office this twelfth day of January One thousand nine hundred and twenty-eight.

Signed in the presence of

Emmell

J. Grotter
Deputy District Registrar
for Winnipeg

88 3234
25 4121
51 491
28 4044

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
By-law No. 7655 closes lane affects Blk 14 see Plan 6522.	The 4 th day of June 1957 at 9:37 o'clock in the forenoon	City of St. James Deputy District Registrar	C. 72882
By-law No. 10,200 closes lane affects Lot 6	The 17 th day of May 1965 at 9:08 o'clock in the forenoon	City of St. James G. 47980 Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	 Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	 Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	 Deputy District Registrar	
<p>James No. 5103 CAVIAT No. 2120 A. P. H. H. by J. P. Mc. E. L. Affecting Blk 6 West 24th St 14</p> <p>No. 5103 CAVIAT No. 2120 A. P. H. H. by J. P. Mc. E. L. Affecting Blk 6 West 24th St</p> <p>No. 6186 CAVIAT No. 2120 A. P. H. H. by J. P. Mc. E. L. Affecting Blk 6 West 24th St</p>	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	 Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	 Deputy District Registrar	

Form No. 245318 }
313044 }

Submission 25614

Application

Nature of Instrument	Day and Hour of the Production	NAME OF THE PARTIES TO IT	Registration Number
Plan on S. 25 ft of lot 1 for Road Acq.,	The 3 rd day of April 1914 at 11.14 o'clock in the fore noon	A. L. Hayward 6490 Deputy District Registrar	6490
By-law No. 10,200 closes lane affects Lot 10	The 17 th day of May 1914 at 9.04 o'clock in the fore noon	City of St. James G. 47980. Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	Deputy District Registrar	
No. 51103 B. 20 S. J. Mc S. J. R.	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	Deputy District Registrar	
	The _____ day of _____ 19____ at _____ o'clock in the _____ noon	Deputy District Registrar	

880



Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF ST JAMES

IS now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten for entered herein in all the one pieces or parcel of land known and described as follows: Lots Six and Twelve in Block Nine; Lots twenty-eight and thirty-four in Block Eleven; Lot Four in Block Twelve; Lots Fifteen and Sixteen in Block Thirteen; Lot Fourteen in Block Fourteen; Lot Twenty-seven in Block Fifteen; Lots Eighteen to Twenty-One both inclusive and Twenty-three to Twenty six both inclusive in Block Sixteen; Lot Forty-one in Block Seventeen; and Lot Twenty-seven in Block Eighteen; which lots are shown on a plan of survey of part of Lots Twenty-two to Twenty-five, of the parish of Saint James in Manitoba registered in the Winnipeg Land Titles

Office as No 1427

- 1. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 2. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 3. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 4. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 5. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 6. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 7. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 8. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 9. Any and all mortgages registered in the original grant of this land from the date of the date of the Certificate of Title.
- 10. Caveats affecting the land registered since the date of this Certificate of Title.

COLLECT	DATE	AMOUNT
10/10/12	10/10/12	100.00
11/11/12	11/11/12	200.00
12/12/12	12/12/12	300.00
13/13/12	13/13/12	400.00
14/14/12	14/14/12	500.00
15/15/12	15/15/12	600.00
16/16/12	16/16/12	700.00
17/17/12	17/17/12	800.00
18/18/12	18/18/12	900.00
19/19/12	19/19/12	1000.00
20/20/12	20/20/12	1100.00
21/21/12	21/21/12	1200.00
22/22/12	22/22/12	1300.00
23/23/12	23/23/12	1400.00
24/24/12	24/24/12	1500.00
25/25/12	25/25/12	1600.00
26/26/12	26/26/12	1700.00
27/27/12	27/27/12	1800.00
28/28/12	28/28/12	1900.00
29/29/12	29/29/12	2000.00
30/30/12	30/30/12	2100.00
31/31/12	31/31/12	2200.00

The duplicate of this Certificate of Title has been cancelled.
 Date: 10/10/12
 [Signature]

IN WITNESS WHEREOF

6008874
 10/10/12
 [Signature]

6008874
 10/10/12
 [Signature]

6008874
 10/10/12
 [Signature]

6008874
 10/10/12
 [Signature]

INS TYPE: Reg. NO: 16600374
 FOR: Anderson, B. H. 12
 S. J. A. A. R. 11 2887
 REG. 30.05.189
 NEW TITLES

ATTACHMENT

D

AERIAL PHOTOGRAPHS





Photo 1. 1948 Aerial Photograph


	Date: 1948	Client: City of Winnipeg
	Obtained from: Canada Map Sales	Location: 2055 Ness Avenue, Winnipeg, Manitoba
	Project No.: CA0000644.3039	



Photo 2. 1959 Aerial Photograph



Date: 1959

Client: City of Winnipeg

Obtained from: Canada Map Sales

Location: 2055 Ness Avenue,
Winnipeg, Manitoba

Project No.: CA0000644.3039

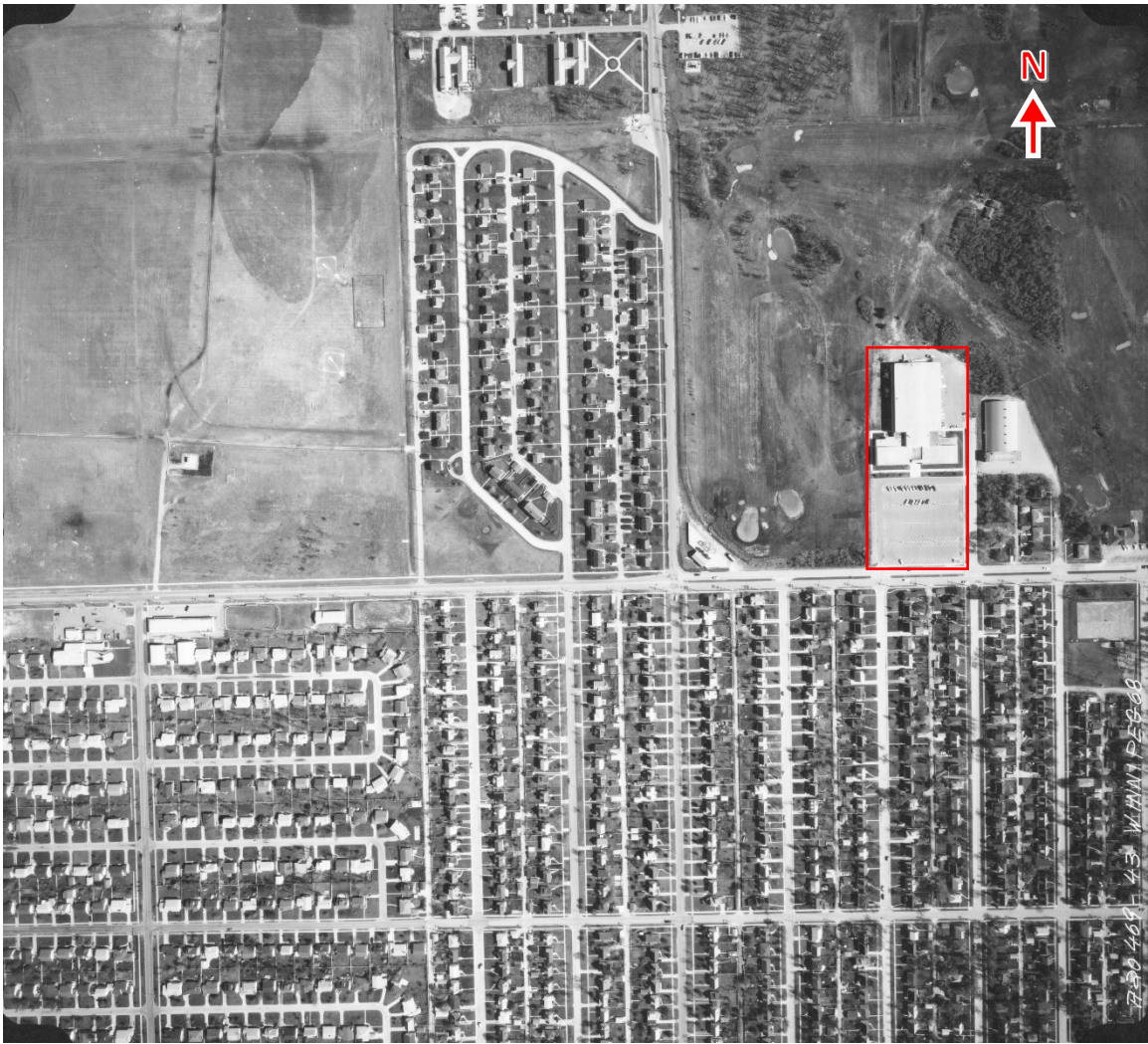


Photo 3. 1968 Aerial Photograph



Date: 1968

Client: City of Winnipeg

Obtained from: Canada Map Sales

Location: 2055 Ness Avenue,
Winnipeg, Manitoba

Project No.: CA0000644.3039



Photo 4. 1979 Aerial Photograph



Date: 1979

Client: City of Winnipeg

Obtained from: Canada Map Sales

Location: 2055 Ness Avenue,
Winnipeg, Manitoba

Project No.: CA000644.3039



Photo 5. 1988 Aerial Photograph



Date: 1988

Client: City of Winnipeg

Obtained from: Canada Map Sales

Location: 2055 Ness Avenue,
Winnipeg, Manitoba

Project No.: CA0000644.3039

ATTACHMENT

E

SUPPORTING DOCUMENTS



APPENDIX

E-1 *ERIS ECOLOG SEARCH RESULTS*



DATABASE REPORT

Project Property: *SJCC Phase 1 ESA
2055 Ness Avenue
Winnipeg MB R3J 0Z2*

Project No: *231-0xxxx-00 SJCC P1ESA*

Report Type: *Standard Report*

Order No: *23031600501*

Requested by: *WSP Canada Inc.*

Date Completed: *March 21, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: SJCC Phase 1 ESA
2055 Ness Avenue Winnipeg MB R3J 0Z2

Project No: 231-0xxxx-00 SJCC P1ESA

Coordinates:

Latitude: 49.8857969
Longitude: -97.2344579
UTM Northing: 5,527,427.82
UTM Easting: 626,827.33
UTM Zone: 14U

Elevation: 756 FT
230.36 M

Order Information:

Order No: 23031600501
Date Requested: March 16, 2023
Requested by: WSP Canada Inc.
Report Type: Standard Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
CONV	<i>Enforcement Actions</i>	Y	0	0	0
CS	<i>Contaminated/Impacted Sites</i>	Y	0	0	0
DRL	<i>Drill Holes</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	0	0
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tanks</i>	Y	0	0	0
FUEL	<i>Bulk Fuel Distributors</i>	Y	0	0	0
GEN	<i>Waste Generators Summary</i>	Y	5	0	5
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
MAST	<i>Manure Storage Facilities</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
MOGW	<i>Manitoba Oil and Gas Wells</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWW	<i>Oil and Gas Wells</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PITS	<i>Manitoba Pits and Quarries</i>	Y	0	0	0
PR	<i>Sustainable Development Public Registry</i>	Y	0	0	0
REC	<i>Waste Receivers Summary</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	1	1
SPL	<i>Manitoba Spills</i>	Y	0	0	0
SWS	<i>Solid Waste Sites</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Site Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Inventory</i>	Y	0	0	0
Total:			5	1	6

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	GEN	ASSINIBOINE GOLF CLUB	NESS AVE., 2045 WINNIPEG MB R3J 0Z1	-/0.0	0.00	12
1	GEN	ASSINIBOINE GOLF CLUB	2045 NESS AVE Winnipeg MB R3J 0Z1	-/0.0	0.00	12
1	GEN	ST JAMES CIVIC CENTRE	2055 NESS AVE Winnipeg MB R3J 0Z2	-/0.0	0.00	12
1	GEN	ST JAMES CIVIC CENTRE	2055 NESS AVE Winnipeg MB	-/0.0	0.00	12
1	GEN	ASSINIBOINE GOLF CLUB	2045 NESS AVE Winnipeg MB	-/0.0	0.00	12

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	SCT	Weatherwise Tent Rentals	382 Belvidere St Winnipeg MB R3J 2H3	SE/217.0	0.00	12

Executive Summary: Summary By Data Source

GEN - Waste Generators Summary

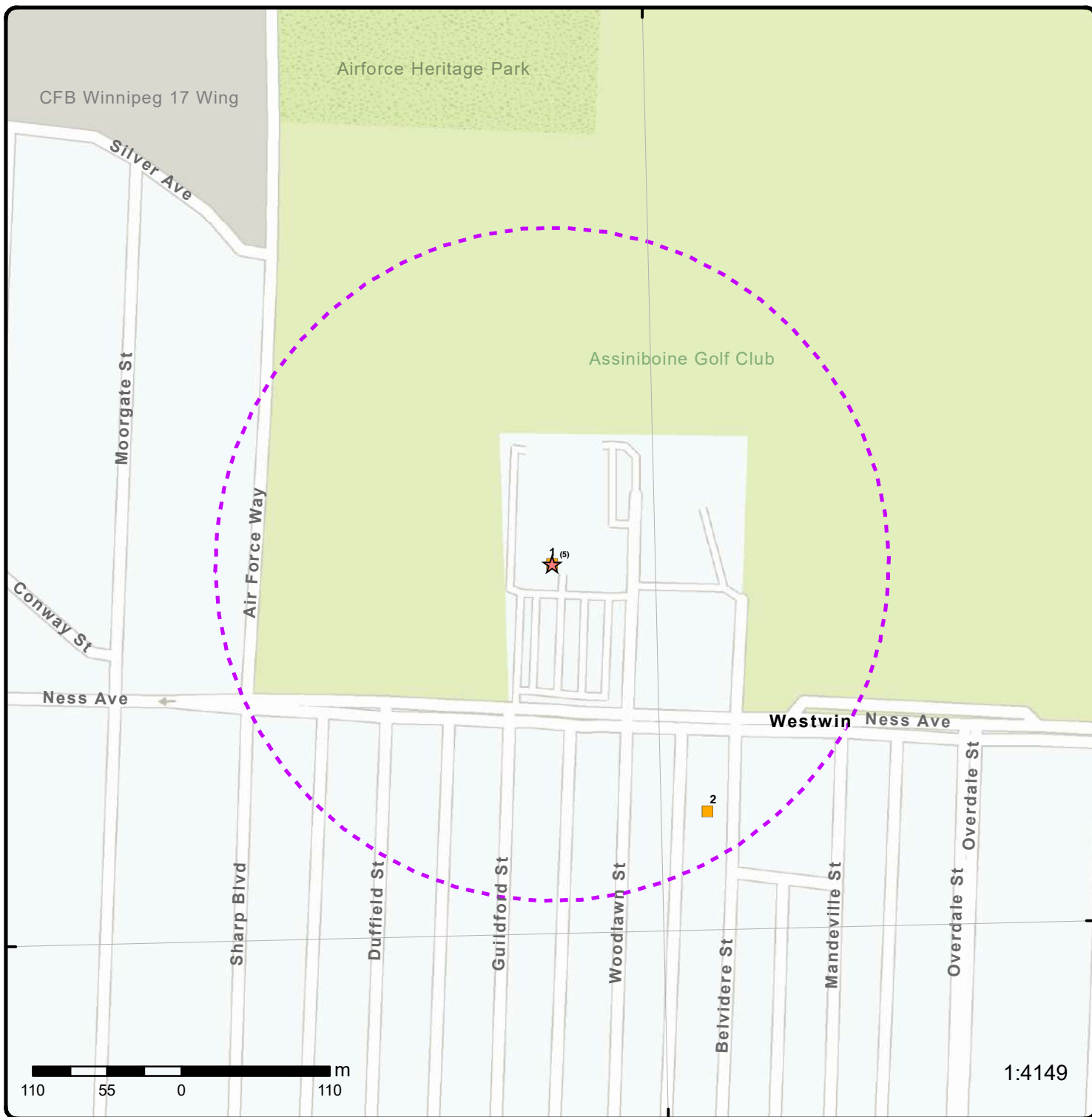
A search of the GEN database, dated 1998 - Sep 2022 has found that there are 5 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ASSINIBOINE GOLF CLUB	NESS AVE., 2045 WINNIPEG MB R3J 0Z1	-	0.00	<u>1</u>
ASSINIBOINE GOLF CLUB	2045 NESS AVE Winnipeg MB R3J 0Z1	-	0.00	<u>1</u>
ST JAMES CIVIC CENTRE	2055 NESS AVE Winnipeg MB R3J 0Z2	-	0.00	<u>1</u>
ST JAMES CIVIC CENTRE	2055 NESS AVE Winnipeg MB	-	0.00	<u>1</u>
ASSINIBOINE GOLF CLUB	2045 NESS AVE Winnipeg MB	-	0.00	<u>1</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Weatherwise Tent Rentals	382 Belvidere St Winnipeg MB R3J 2H3	SE	216.99	<u>2</u>



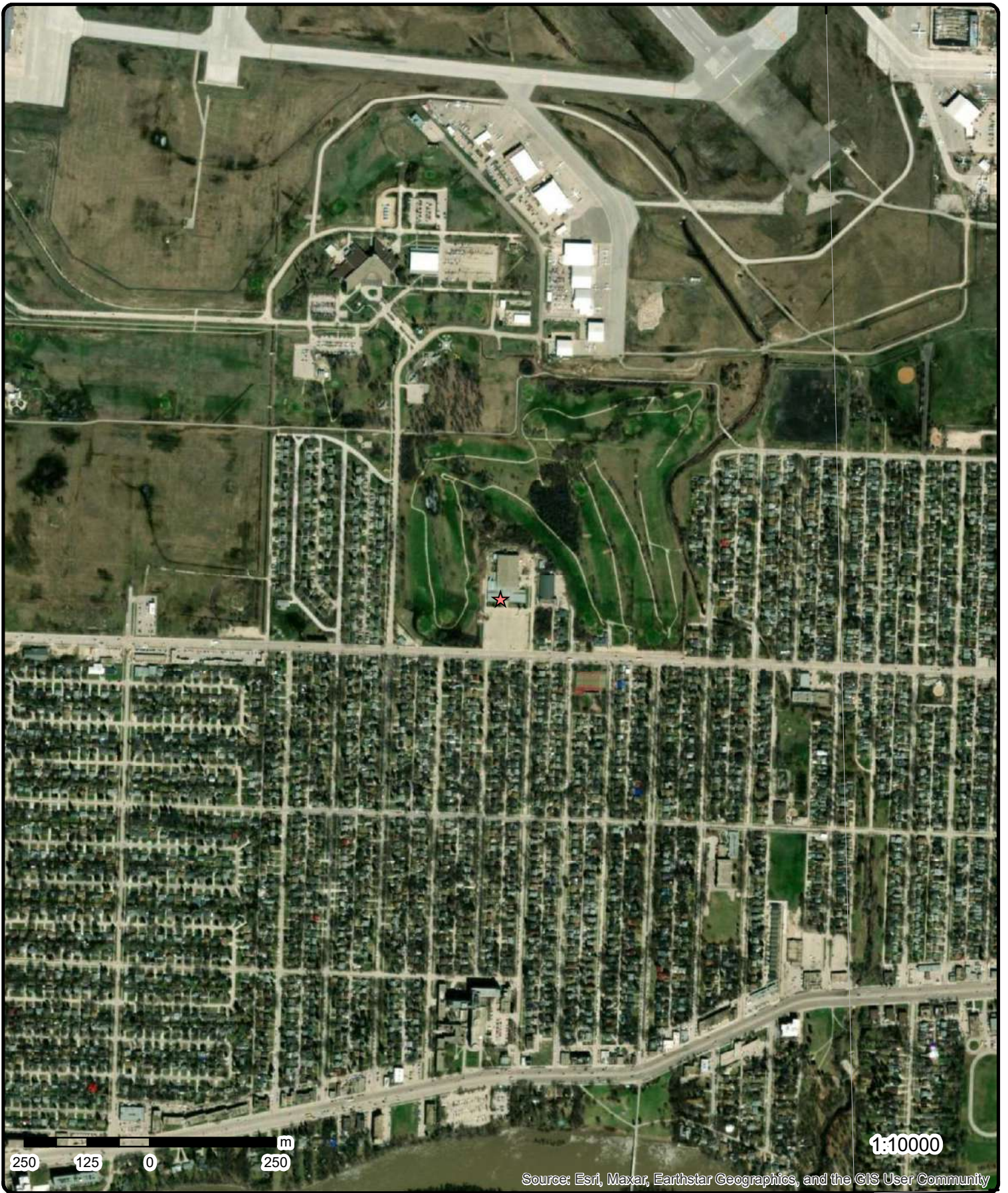
Map: 0.25 Kilometer Radius

Order Number: 23031600501

Address: 2055 Ness Avenue, Winnipeg, MB



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



Aerial Year: 2022

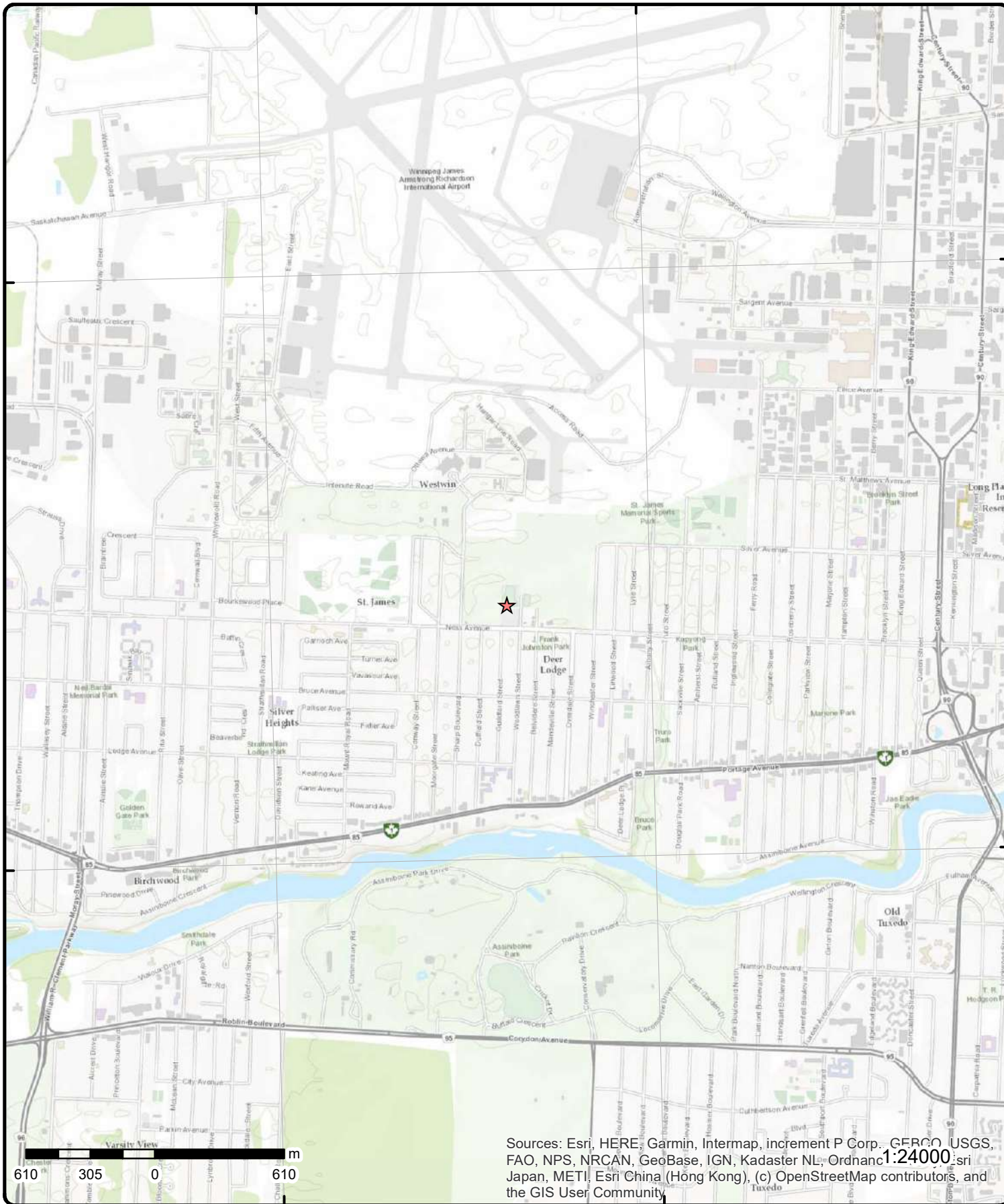
Order Number: 23031600501

Address: 2055 Ness Avenue, Winnipeg, MB



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Order Number: 23031600501

Address: 2055 Ness Avenue, MB



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 5	-/0.0	230.4 / 0.00	ASSINIBOINE GOLF CLUB NESS AVE., 2045 WINNIPEG MB R3J 0Z1	GEN
Registration No:		MBG007509			
SIC:					
DLS:					
1	2 of 5	-/0.0	230.4 / 0.00	ASSINIBOINE GOLF CLUB 2045 NESS AVE Winnipeg MB R3J 0Z1	GEN
Registration No:		MBG07509			
SIC:					
DLS:					
1	3 of 5	-/0.0	230.4 / 0.00	ST JAMES CIVIC CENTRE 2055 NESS AVE Winnipeg MB R3J 0Z2	GEN
Registration No:		MBG10294			
SIC:					
DLS:					
1	4 of 5	-/0.0	230.4 / 0.00	ST JAMES CIVIC CENTRE 2055 NESS AVE Winnipeg MB	GEN
Registration No:		MBG10294			
SIC:					
DLS:					
1	5 of 5	-/0.0	230.4 / 0.00	ASSINIBOINE GOLF CLUB 2045 NESS AVE Winnipeg MB	GEN
Registration No:		MBG07509			
SIC:					
DLS:					
2	1 of 1	SE/217.0	230.4 / 0.00	Weatherwise Tent Rentals 382 Belvidere St Winnipeg MB R3J 2H3	SCT
Established:		1999			
Plant Size (ft²):					
Employment:		2			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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--Details--

Description:

SIC/NAICS Code:

Textile Bag and Canvas Mills
314910

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
FUEL	CANADA SAFEWAY - NESS AVE	NESS AVE	Winnipeg MB	
PR	Incinerator For The Burning Of Type 2 Waste	St. James Vocational School, Ness Avenue	Winnipeg MB	
PR	Ness Bridge Stream Channel Alteration	Ness Avenue	Winnipeg MB	

Unplottable Report

Site: CANADA SAFEWAY - NESS AVE
NESS AVE Winnipeg MB

Database:
FUEL

Permit No: 33816
Type of Facility: U/G
Region:

Expiry Date: 31-Dec-15
Office:
Comment:

Site: Incinerator For The Burning Of Type 2 Waste
St. James Vocational School, Ness Avenue Winnipeg MB

Database:
PR

File No: 387.00
Licence No: 659
Licence Issue Date: 1977-02-16
Proponent Licencee: The St. James Assiniboia School Division No. 40
Project Name: Incinerator For The Burning Of Type 2 Waste
Status: Completed
Comment Deadline Date:
Project Summary:
EAB Contact Person:
EAB Contact Person Email:
Last Date Modified: 2014-11-19
Region:
City: Winnipeg
DLS:
Location: St. James Vocational School, Ness Avenue
File No URL:
Licence No URL: <https://www.gov.mb.ca/sd/eal/archive/2014licence.updates/659-387-00.pdf>
Project Summary URL:

Site: Ness Bridge Stream Channel Alteration
Ness Avenue Winnipeg MB

Database:
PR

File No: 5790.00
Licence No: 3157
Licence Issue Date: 2015-11-09
Proponent Licencee: City of Winnipeg
Project Name: Ness Bridge Stream Channel Alteration
Status: Completed
Comment Deadline Date:
Project Summary: Summary
EAB Contact Person: Bruce Webb
EAB Contact Person Email: <mailto:bruce.webb@gov.mb.ca>
Last Date Modified: 2015-10-23
Region: Central
City: Winnipeg
DLS:
Location: Ness Avenue
File No URL: <https://www.gov.mb.ca/sd/eal/registries/5790ness/index.html>
Licence No URL: <https://www.gov.mb.ca/sd/eal/registries/5790ness/licence3157.pdf>
Project Summary URL: <https://www.gov.mb.ca/sd/eal/registries/5790ness/summary.pdf>

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-May 31, 2022

Certificates of Approval:

Provincial

[CA](#)

This database contains approvals issued since July 1988 within the following categories: Approvals for Air or Effluent and Orders, Permits and/or Regulated Sites designations for Air, Effluent, Refuse or Storage. The information available within this database pertains to client information, general location, class type, operation type, license # and the issue date of the CA. Please note that no specific site address information is available.

Government Publication Date: 1988-Jun 2013*

Dry Cleaning Facilities:

Federal

[CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2020

Chemical Manufacturers:

Private

[CHEM](#)

The Manitoba Industry, Trade and Tourism department maintains a chemical register of all known 'active' manufacturers of chemicals, fertilizers and pesticides within the province. Inactive chemical manufacturers are not required to remain in the database. Information available within this register pertains to company name, location and the 'product line'.

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private

[CHM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations:

Private

[CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Sep 2022

Enforcement Actions:

Provincial

[CONV](#)

This database summarizes enforcement activities (Convictions, Warnings, Director's Order's, EO Order's, MOH Order's, Offence Notice's, and Permit Suspensions) where companies/individual have been found guilty of environmental offenses under Manitoba's Environmental Protection Legislation. Please note that enforcement actions resulting from activities regulated under the Livestock Manure & Mortalities Mgmt Regulation MR 42/98 are also included.

Government Publication Date: Apr 1994-Mar 2022

Contaminated/Impacted Sites:

Provincial

[CS](#)

List of sites registered under the Contaminated/Impacted Sites Program, made available by Manitoba Sustainable Development, Environmental Programs and Strategies branch. Includes sites that are on the Designated Impacted and Designated Contaminated Sites lists, as well as sites where impacts do not pose a concern, remediation has been completed, or further action is necessary.

Government Publication Date: Up to Mar 2021

Drill Holes:Provincial **DRL**

The "Open File Drill Holes" database contains information on more than 10,000 drill holes in the province of Manitoba. The database provides information in regard to drill hole location (place, latitude and longitude), depth and overburden of hole, exploration company and assessment report year.

Government Publication Date: Jan 31, 2023

Environmental Effects Monitoring:Federal **EEM**

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:Private **EHS**

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Dec 31, 2022

Environmental Issues Inventory System:Federal **EIIS**

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Federal Convictions:Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Dec 2022

Federal Identification Registry for Storage Tank Systems (FIRSTS):Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tanks:Provincial **FST**

The Petroleum Storage Tank database, which is maintained by Manitoba's Petroleum Storage Program, contains information in regard to company name, location, status, outlet type (retail, used oil, bulk/used'), number of tanks, tank capacity and tank status. This database will not be updated as this information is no longer collected in this format. For current information regarding bulk fuel distributors, please see the FUEL database.

Government Publication Date: 1905-Feb 2003*

Bulk Fuel Distributors:Provincial **FUEL**

Petroleum and allied product storage facilities are issued operating permits in accordance with the Regulation. This inventory contains a listing of current valid operating permits maintained by Government of Manitoba department of Environment, Climate and Parks. Fields such as Permit Number, Operation Name, Type of Facility, City/Municipality, and Region are included.

Government Publication Date: 2006 - Dec 2022

Waste Generators Summary:

Provincial **GEN**

Within Manitoba, a waste generator is defined as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled or stored at the site. This database contains the licensing/registration number (MB1 #), company name and address of registered generators. At present, access to the type of hazardous waste generated and the form of treatment used in the handling of the waste is only available by directly calling Manitoba's Hazardous Waste Program.

Government Publication Date: 1998 - Sep 2022

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Manure Storage Facilities:

Provincial **MAST**

Under the Livestock Manure and Mortalities Management Regulation (MR 42/98), permits are issued for the construction, modification or expansion of manure storage facilities. Once issued, the Environmental Livestock Program is responsible for the enforcement of regulations on the management of manure and mortalities. Please note that the MAST database only provides information on permit number, operation name, RM and permit issue date. All other information must be obtained from MB Conservation.

Government Publication Date: Jul 1994-Sep 2022

Canadian Mine Locations:

Private **MINE**

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial **MNR**

For over 25 years, Manitoba has been compiling Mineral Inventory Cards on mineral deposits in the province. This database was obtained from Manitoba Industry, Trade and Mines, and contains information on over 650 mineral occurrences in the province. Data is provided on the Mineral Inventory File No., Mineral Deposit Name, Product, Associated Minerals or Products of Value, NTS area, Name of Property Owner or Operator and Address, location, and geographical coordinates.

Government Publication Date: 1961-Mar 2022

Manitoba Oil and Gas Wells:

Provincial **MOGW**

The Manitoba Oil and Gas Wells database was collected through the assistance of The Land Systems Company. Information is provided regarding license number and location for over 4,800 wells. Please note that this database will not be updated, information on wells drilled after May 2002 can be found in the Oil and Gas Wells (OGW) database under the 'Private Source Database' section.

Government Publication Date: 1951-May 2002*

National Analysis of Trends in Emergencies System (NATES):

Federal **NATE**

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

National Defense & Canadian Forces Fuel Tanks:

Federal **NDFT**

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWW](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Nov 30, 2022

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Inventory of PCB Storage Sites:

Provincial **PCB**

Manitoba's Hazardous Waste Program maintains a listing of all "active" PCB storage facilities. Inactive PCB storage equipment and/or disposal sites are not required to remain as part of the PCB inventory database for the province. Please note that some of the sites have no wastes in storage at present, but are retained should they be required for future acceptance of PCB equipment as it comes out of service. The records within this database only provide information on facility name and location. Information pertaining to the inventory of stored wastes and waste quantities at a designated site is only available by directly contacting the Hazardous Waste Program. Please note that this database will not be updated, information after 1999 can be found in the National PCB Inventory (NPCB) database.

Government Publication Date: 1998-1999*

Parks Canada Fuel Storage Tanks:

Federal **PCFT**

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Manitoba Pits and Quarries:

Provincial **PITS**

The Manitoba Pits and Quarries database is comprised of 3 different types of permits. 1. Quarry Lease and Exploration Permits, which have a ten year term with exclusive rights for crown minerals. Quarry Exploration permits have a three year term with exclusive rights. 2. Private Pits and Quarry Permits require annual registration of private aggregate operations in the province and 3. Casual Permits which are for annual permits of Crown materials.

Government Publication Date: 1994-Aug 2022

Sustainable Development Public Registry:

Provincial **PR**

The public registry system contains information on projects that are undergoing environmental assessment under The Environmental Act and projects applying for a license under The Dangerous Goods Handling and Transportation Act. This listing is made available by Manitoba Sustainable Development.

Government Publication Date: Jan 31, 2021

Waste Receivers Summary:

Provincial **REC**

Disposal of regulated waste is maintained through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by company name and address.

Government Publication Date: 1998-Jul 2017

Retail Fuel Storage Tanks:

Private **RST**

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-May 31, 2022

Scott's Manufacturing Directory:

Private **SCT**

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Manitoba Spills:

Provincial **SPL**

The Manitoba Conservation Environmental Management System (EMS) records spills from across the province. Information from this database includes incident type, substance type, reason, location of spill, contaminate info and responsible party.

Government Publication Date: Apr 2009-Jun 2022

Solid Waste Sites:

Provincial **SWS**

Locations of solid waste sites and waste transfer stations registered with the Waste Reduction and Recycling Support (WRARS) Program, as well as First Nation landfills. Includes Class 1, 2, and 3 Solid Waste Sites, First Nation Solid Waste Sites, and Waste Transfer Stations. First Nations data was sourced from Indigenous and Northern Affairs Canada (INAC). Made available by Manitoba Government.

Government Publication Date: Mar 2022

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Apr 2020

Waste Disposal Site Inventory:

Provincial

[WDS](#)

Manitoba Conservation retains a separate inventory of all known active and inactive regulated waste disposal grounds and waste transfer facilities for each of the five regions in the province. Registered companies may hold a permit or certificate for release of the following waste types: Effluent, Refuse, Air and Special Waste Storage.

Government Publication Date: 1998*

Water Well Inventory:

Provincial

[WWIS](#)

The GW Drill database compiled by the Manitoba Water Stewardship Division and Groundwater Management Program provides information on water wells across the province. The GW Drill database is a compilation of records from various sources and is intended to provide water well, stratigraphic, and hydrogeologic background information. The compilation is extensive but is not a comprehensive or complete inventory of wells in the province. For many records, location has been provided in DLS (Dominion Land Survey) format and locations may be accurate to the section or quarter section only. Any analysis or interpretation of records or the absence thereof must take into consideration that the GW Drill database is not comprehensive and should not be used as an inventory.

Government Publication Date: 1880-May 2015

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX

***E-2** MEC FILE SEARCH*



Environmental File Search Request Form

Search Requested By

Name: Cassie Bujan

Company Name: WSP Canada Inc.

Email: cassie.bujan@wsp.com

Phone Number: 204-999-8512

Responder

Environment Officer: Julie Froese

Date Completed: 2023-03-27

Environment Officer Phone Number: 204-945-7104

Office Use

Date Received: 2023-03-16

File Search #: 6582

Total Fees: 126.00

Order Number: mhp23074144208p73

Environmental File Search Request Form

Property Information #1

Business Name(s)/Property Owner: City of Winnipeg

Business Type: Civic Centre

Corporate File Number:

Legal Land Description

Municipality: Winnipeg - City of Winnipeg

Roll Number: 07051908000

File Number:

Nearest Road/Street Intersection: Ness Avenue and Guilford Street

Civic Address

Street Address: 2055 Ness Avenue

Postal Code: R3J0Z2

911 Address

Street Address:

Postal Code:

Lot, Block, Plan

Lot:

Block:

Plan:

Section, Township, Range

Quarter Section:

Section Information:

Section:

Township:

Range:

Meridian:

River Lot

River Lot Number:

Parish

Parish Number:

Settlement

Settlement Number:

GPS Coordinates

Latitude:

Longitude:

Additional Information

Additional Information:

Environmental File Search Request Form

Program	File	Status	Licence/Permit/Operation ID/Operation Name <small>("+" in lower right corner of field indicates more information. Click to expand field.)</small>
Environmental Act Licence or Permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Operating <input type="checkbox"/> Decomissioned <input type="checkbox"/> Inactive	
DGHT Act Licence or Permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Operating <input type="checkbox"/> Decomissioned <input type="checkbox"/> Inactive	
Registered Hazardous Waste Generator	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Decomissioned <input type="checkbox"/> Inactive	OPID: 29965, St. James Civic Centre, 2055 Ness Ave, MBG10294
Registered Petroleum Storage Site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Operating <input type="checkbox"/> Decomissioned <input type="checkbox"/> Inactive	
Permitted/Registered Manure Storage Facility or Confined Livestock Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Operating <input type="checkbox"/> Decomissioned <input type="checkbox"/> Inactive	
Contaminated/ Impacted Site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Not Designated <input type="checkbox"/> Designated Contaminated <input type="checkbox"/> Designated Impacted	The Contaminated/Impacted Site Program does not have a file on the site. This site is not a designated contaminated or impacted site pursuant to The Contaminated Sites Remediation Act.
Orders (Environmental Protection Order, Emergency Notice, Director's Order, or Environmental Order)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Disclaimer: This response summarizes the information found in current records maintained by the Department of Conservation and Climate and is for informational purposes only. No representation or responsibility is assumed whatsoever as to the completeness of this information as it relates to the environmental condition or prior incidents associated with the property in question. In order to obtain more complete information on the property, persons may wish to retain the services of a qualified consultant for the purposes of conducting an environmental audit.

Additional Comments:

E-3 *MOVEMENT
DOCUMENTATION
(MILLER
ENVIRONMENTAL)*

Modified: 04-03-2017

Print Date: 10-14-2022

Container Check-In Sheet

Sales Order: 75208 Company #: 13136 Return to Sales: Y
Generator: Saint James Civic Centre Ready to Invoice: Y

Manifest	Doc. #	Line	Item	Profile	Common Name	Container	Billing UM	EW Weight	Weight	Sample #
2828351-3	D106516	1	1	35656	RAGS CW OIL	205 DM	DM	100		
2828351-3	D106516	2	2	35657	USED OIL WITH DEBRIS	205 DM	DM	100		

INQUIRY/SALES ORDER PICKUP FORM

Return to Winnipeg for Invoicing

Miller Environmental Corporation

1803 Hekla Ave Winnipeg, Manitoba MB R2R 0K3
Ph: 204-925-9600 Fax: 204-925-9601
Gen #: MBG11228

Manitoba Environmental Center

NE 2-3-1 EPM, RM of Montcalm, MB R0G 2B0
Ph: 204-925-9600 Fax: 204-737-2161
Gen #: MBG02410

Sales Order: 75208

Salesperson: Carter Steinke

Document(s): D106516

Revenue Center: Commercial

Bill-To Name and Address

Bill-To Company # 4162

City of Winnipeg - Accounts Payable
Corporate Finance - Accts Payable
4th Floor Admin Bldg, 510 Main St
Winnipeg, MB R3B 1B9

Effective Date: 21-SEP-22

Main Contact:

Company Phone#:

Company Fax#:

Line	Description	Profile	Waste Codes	UN/NA	Type - Size	Qty	UM
1	TRANSPORT				-	1.5	HR
2	RAGS C/W OIL	35656	252T	N/A	DM - 205	1	DM
3	USED OIL WITH DEBRIS	35657	251T	N/A	DM - 205	1	DM

Pickup Site Address

Pickup Company # 13136
Saint James Civic Centre
2055 Ness Avenue
Winnipeg, MB R3J 0Z2

MB. Generator No: MBG10294

Pickup Contact Larry Santucci

Pickup Phone# 204-471-7617

Pickup Cell#:

P/O#: -

Notes:

Customer Service Special Instructions:

What am I doing? Picking up one drum of oily rags, and one drum of used oil with debris in it. Area is pretty wet right now (Sept. 21st), give it a week or two to dry up.
Pictures in schedule folder

Pickup Notes

Lab Pack Hours: _____

Note for jobs outside of WPG:

Transport Hours: _____

Supplies Used for Job Completion

Used Metal O/T: _____ **Gaylords:** _____

Used Poly O/T: _____ **Gaylord Liners:** _____

Drum Liners: _____ **Pallets:** _____

20L Pails/Lids: _____ **Overpacks:** _____

Vermiculite: _____ **Totes:** _____

11:35 AM -

MOVEMENT DOCUMENT / MANIFESTE
DOCUMENT DE MOUVEMENT / MANIFESTE

Doc: 106510

PO: 90-75208

Movement Document / Manifest Reference No.
 N° de référence du document de mouvement/manifeste

2828351-3

A
 Generator / consigneur
 Producteur / expéditeur

Registration No. / Provincial ID No.
 N° d'immatriculation - d'id. provincial
 MB010294

Company name / Nom de l'entreprise
 Miller Environmental Corporation
 City / Ville
 Winnipeg, MB R

Mailing address / Adresse postale
 1803 Hekla Avenue, Winnipeg, MB R2R 0K3
 Tel. No. / N° de tél.
 (204) 925-9600

E-mail / Courriel électronique
 info@millercorp.com

Shipping site address / Adresse du lieu de l'expédition
 2055 Neep Avenue
 Province
 MB R3J 0Z2

City / Ville
 Winnipeg

Intended Recipient / destinataire prévu
 Miller Environmental Corporation
 1803 Hekla Avenue, Winnipeg, MB R2R 0K3
 Tel. No. / N° de tél.
 (204) 925-9600

E-mail / Courriel électronique
 info@millercorp.com

Receiving site address / Adresse du lieu de destination
 379 Hwy 14 & 75
 Province
 MB R1G 2B0

City / Ville
 St. Jean Baptiste

B
 Carrier
 Transporteur

Registration No. / Provincial ID No.
 N° d'immatriculation - d'id. provinciale
 MB002202

Company name / Nom de l'entreprise
 Miller Environmental Corp. - MB TRANSPORTER
 City / Ville
 Winnipeg, MB R2R 0K3

Mailing address / Adresse postale
 1803 Hekla Avenue, Winnipeg, MB R2R 0K3
 Tel. No. / N° de tél.
 (204) 925-9600

E-mail / Courriel électronique
 info@millercorp.com

Vehicle / Véhicule
 Trailer - Rail car No. 2
 T1 remorque - wagon
 T2 remorque - wagon

Registration No. / N° d'immatriculation
 CGS 044

Port of entry / Point d'entrée
 International use only

Port of exit / Point de sortie
 International use only

Carrier Certification: I certify that I have received waste or recyclable material from the generator/consignor for delivery to the receiver/consignee as set out in Part A and that the information contained in Part B is complete and correct. Attestation du transporteur: J'atteste avoir reçu les déchets ou matières recyclables du producteur/expéditeur en vue de leur livraison au réceptionnaire/destinataire, les quels figurent à la partie A et que les renseignements inscrits à la partie B sont exacts et complets.

Name of authorized person (print)
 Name de l'agent autorisé (caractères d'imprimerie):
 JAMES KATHE

Year / Année
 2002

Month / Mois
 10

Day / Jour
 02

Signature:
 JAMES KATHE

Tel. No. / N° de tél.
 (204) 925-9600

C
 Receiver / consignee
 Réceptionnaire / destinataire

Receiver / consignee information same as in Part A
 Les renseignements du réceptionnaire / destinataire sont les mêmes qu'à la Partie A

Yes / Oui No, complete the box below / Non, remplir la case ci-dessous

Company name / Nom de l'entreprise
 Miller Environmental Corporation
 Mailing address / Adresse postale
 1803 Hekla Ave
 City / Ville
 Winnipeg
 Province
 MB
 Postal code / Code postal
 R2R 0K3

Registration No. / Provincial ID No.
 N° d'immatriculation - d'id. provincial
 MB010294

Receiving site address / Adresse du lieu de destination
 1803 Hekla Ave
 Tel. No. / N° de tél.
 (204) 925-9600

City / Ville
 Winnipeg

Province
 MB

Postal code / Code postal
 R2R 0K3

Date received / Date de réception
 Year / Année
 2002

Month / Mois
 10

Day / Jour
 14

Time / Heure
 12:00 AM

Quantity received / Quantité reçue
 100 Est
 100 Est
 100 Est
 Kg
 Kg
 Kg

Comments / Commentaires
 -

Handling / Code de manutention
 01

Accepted / Refused / Reçu / Refusé
 Accepted

Shipment / Envoyé / Cont. / Véh.
 Accepted / Refused / Reçu / Refusé
 Accepted

Decort. / Véh.
 Pack. / Véh.
 Cont. / Véh.

If handling code "Other" (specify)
 Si code de manutention « autre » (spécifier)

Receiver / consignee certification: I certify that the information contained in Part C is correct and complete. Attestation du réceptionnaire / destinataire: J'atteste que tous les renseignements à la partie C sont exacts et complets.

Name of authorized person (print)
 Name de l'agent autorisé (caractères d'imprimerie):
 MAURICK ESTE

Tel. No. / N° de tél.
 (204) 925-9600

Signature
 MAURICK ESTE

Special handling / Manutention spéciale
 Abandon / Point
 As follows / Comme: 24-hour emergency number - (204) 957-6337

Date shipped / Date d'expédition
 Year / Année
 2002

Month / Mois
 10

Day / Jour
 14

Time / Heure
 AM
 PM

Scheduled arrival date / Date d'arrivée prévue
 Year / Année
 2002

Month / Mois
 10

Day / Jour
 14

International use only

Generator / consigneur certification: I certify that the information contained in Part A is correct and complete. I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/étiqueté, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. Attestation du producteur / expéditeur: J'atteste que tous les renseignements à la partie A sont exacts et complets. Je déclare que le contenu de ce chargement est décrit ci-dessus de façon complète et exacte par la désignation officielle de transport et qu'il est correctement emballé, marqué, étiqueté, et est en toutes circonstances en condition pour être transporté.

Instructions on reverse
 Instructions au verso

Copy / Copie 3 (yellow / jaune)

ATTACHMENT

F

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LIMITATIONS



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