

APPENDIX 7:

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



Phase I Environmental Site Assessment

South Winnipeg
Recreation Campus,
Winnipeg, Manitoba

Prepared for:

City of Winnipeg

510 Main Street
Winnipeg, MB R3B 1B9

January 9, 2023

Pinchin File: 318101



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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on December 6, 2022 through a Purchase Order from the City of Winnipeg (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at South Winnipeg Recreation Campus, Winnipeg, Manitoba (hereafter referred to as the Site).

The Site is vacant, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to internal due diligence requirements for the development of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*", dated November 2001 (reaffirmed 2022), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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FIGURES

FIGURE 1	Key Map
FIGURE 2	Site and Surrounding Land Use Plan

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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on December 6, 2022 through a Purchase Order from the City of Winnipeg (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at South Winnipeg Recreation Campus, Winnipeg, Manitoba (hereafter referred to as the Site).

The Site is vacant, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to internal due diligence requirements for the development of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*”, dated November 2001 (reaffirmed 2022), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on December 22, 2022, and was unaccompanied.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the south side of Cadboro Road, approximately 950 metres (m) southwest of Waverley Street, in Winnipeg, Manitoba. The Site is situated in an area that predominantly consists of recreational, residential and institutional land uses. Figure 2 illustrates the Site and surrounding area. Pinchin notes that the northeast portion of the Site extends approximately 45 m north beyond Cadboro Road.

A summary of the physical description of the Site is provided below:

Topic	Details
Approximate Site Area	8.0 hectares (19.7 acres).
Buildings on-Site	None.
Approximate Year of Construction and Significant Additions or Renovations	Not applicable.
Number of Floors (Including ground level)	Not applicable.



Topic	Details
Subsurface Levels	Not applicable.
Approximate Footprint Area of Building	Not applicable.
Approximate Total Area of Building	Not applicable.
Heating/Cooling	Not applicable.
Elevators	Not applicable.
Emergency Generators	None observed.
Landscaped/Grassed/Bare Ground Areas	The Site consists of vegetation. Snow cover at the time of the Site reconnaissance limited observations of surface conditions.
Paved or Other Sealed Surface Materials	None observed. Snow cover at the time of the Site reconnaissance limited observations of surface conditions.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Glacial Lake Agassiz clay of Pleistocene age with possible inclusions of silt layers based on the location of the Site, based on the document <i>"Geohydrology of the Metropolitan Winnipeg Area as Related to Groundwater Supply and Construction"</i> , prepared by F.W. Render and dated 1970.
Fill Materials	None observed, however a representative of the demolition contractor advised Pinchin material was brought onto Site to backfill the former on-Site building. The representative indicated that the fill material was obtained from a vacant parcel of land in the Bridgewater neighbourhood in Winnipeg that was excavated for a new apartment development. Based on the above noted information, it is Pinchin's opinion that the fill material is unlikely to result in potential subsurface impacts at the Site.
Bedrock Type	Palaeozoic age limestone and dolomitic limestone, according to the document entitled <i>"Geohydrology of the Metropolitan Winnipeg Area as Related to Groundwater Supply and Construction"</i> , prepared by F.W. Render and dated 1970.



Topic	Findings
Inferred Bedrock Depth	Approximately 16 to 18 metres below ground surface (mbgs), based on the map entitled “ <i>Geological Engineering Maps & Report for Urban Development of Winnipeg</i> ”, prepared by the Department of Geological Engineering University of Manitoba, and dated 1983.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	Storm water retention ponds are located approximately 50 m north and 80 m northwest of the Site and the Red River is located approximately 4.0 kilometers east of the Site.
Inferred Groundwater Flow Direction	East based on the location of the Red River and regional drainage patterns.

2.3 Site Operations

The Site is vacant, free of any permanent structures and/or buildings. At the time of the Site reconnaissance, the southeast portion of the Site appeared to be used to store building materials (i.e., pipes, excavation cages) inferred to be associated with construction activities on the adjacent properties.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

There was no Site Representative available at the time of the Site reconnaissance; however, the Client advised Pinchin that former on-Site buildings which consisted of a single-family residential dwelling and associated vehicle storage garage were demolished in the summer of 2022 in preparation for development. Additionally, no storage tanks were encountered during the demolition of the former on-Site building.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1968, 1979, 1983 and 1997 were obtained from Manitoba Environment, Climate and Parks (Manitoba Environment) Canada Map Sales in Winnipeg, Manitoba and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2002, 2004, 2005, 2011, 2012, 2017, 2020, and 2022. It should be noted that accurate details could not be determined from the 1997 aerial photograph due to the large reference scale and the low resolution of the photographs.



A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1968	The Site appears to consist of vacant agricultural land and an associated inferred residential dwelling on the northeast portion of the Site. Several outbuildings and storage of items of an unknown nature are also visible in the vicinity of the residential dwelling.
1979	The Site is similar to 1968, however the residential dwelling appears to have been redeveloped east of the outbuildings, along with an inferred garage storage building. The south portion of the Site is not shown in the photograph.
1983	The Site is similar to 1979 and the south portion of the Site appears to consist of vacant agricultural land.
1997, 2002	The Site is similar to 1983, however the outbuildings are no longer visible. The storage of items is still visible.
2004	Similar to 2002, however areas of inferred soil disturbances are visible in the area of the former outbuildings.
2005, 2011, 2012, 2017, 2020	Similar to 2004, however the soil disturbance and storage in the area of the former outbuildings is no longer visible. The area appears to be vacant and vegetated.
2022	Similar to 2020; however an area along the east central Site boundary and northeast portion appear to be used for parking, inferred to be associated with construction activities on the east adjacent property.

A residential dwelling was observed on the northeast portion of the Site in the 1979-2022 aerial photographs. As previously noted, material was brought onto Site to backfill the former on-Site building and it is Pinchin's opinion that the fill material is unlikely to result in potential subsurface impacts at the Site.



A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1968	A road similar in ordination to present-day Cadboro Road followed by an inferred dump operation and an inferred shooting range. The inferred landfill consists of numerous piles of material inferred to be domestic refuse and/or cover material.	Vacant undeveloped/ agricultural land.	Vacant undeveloped/ agricultural land.	Vacant undeveloped/ agricultural land followed by an inferred commercial operation.
1979	Similar to 1968; however, the piles at the landfill are no longer visible and the area appears to be vegetated.	Similar to 1968.	The area is not shown in the photograph.	The area is not shown in the photograph.
1983, 1997	Similar to 1979.	Similar to 1979.	Similar to 1968.	Similar to 1968.
2002, 2004, 2005	Similar to 1997; however, areas of soil disturbance are visible on the former landfill property.	Similar to 1997.	Similar to 1997.	Similar to 1997.

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Year of Photograph	North	East	South	West
2011	Similar to 2005 however the area of the former landfill appears to have been excavated and filled with water. A residential development and a storm water retention pond are under construction north of Cadboro Road.	Similar to 2005.	Similar to 2005.	Similar to 2005.
2012	Similar to 2011; however, the shooting range is no longer visible and a portion of the property has been redeveloped with a stormwater retention pond, similar to present-day. The excavation of the landfill area appears to have been infilled.	Similar to 2011.	Similar to 2011.	Similar to 2011.
2017	Similar to 2012 with the addition of an inferred baseball diamond and park area on the former shooting range property.	Similar to 2012.	Similar to 2012.	Similar to 2012.
2020, 2022	Similar to 2017.	Similar to 2017.	Similar to 2017.	Similar to 2017 however the commercial operation is no longer visible.



A landfill was observed north of the Site in the 1968 aerial photograph, and a shooting range was observed north of the Site in the 1968, 1979, 1983, 1997, 2002, 2005 and 2011 aerial photographs. These properties are located approximately 40 m north of the Site and situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on information from Manitoba Environment (see Section 4.2 of this report), it is Pinchin's opinion that these historical off-Site operations are unlikely to result in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans (FIPs) related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated December 13, 2022 indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I. Manitoba Archives was also contacted regarding the availability of FIPs for the Site and surrounding area and none were available.

3.4 City Directories

City directories for the years 1950 to 2000 were reviewed by Pinchin at the Millennium Library, in Winnipeg, Manitoba. It should be noted that no city directories are available for the City of Winnipeg subsequent to 2000. Pinchin notes that the former on-Site building was associated with the municipal address of 262 Cadboro Road. Based on the legal land description of the Site, Pinchin infers that Site was also historically associated with Lot 39, Cadboro Road. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1950, 1960, 1970	No listings.
1980, 1990	Lot 39 - Residential listing.
2000	No listings



In general, the city directories indicated that the surrounding area has historically consisted of commercial and residential land uses since the 1970s. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified; however, Pinchin notes the following:

- A shooting range was listed at 341 Cadboro Road in the 2000 city directory Southwest in the 1990 and 2000 city directories. This property is located approximately 40 m north of the Site and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on information from Manitoba Environment (see Section 4.2 of this report), it is Pinchin's opinion that this historical off-Site operation is unlikely to result in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Client, none are available.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client and was advised that there is no regulatory information with respect to the Site.

4.2 Manitoba Environment

Inquiries were made with Manitoba Environment regarding work orders, violations or environmental incidents pertaining to the Site. A response from Manitoba Environment dated December 19, 2022 indicated that they had no record of any outstanding work orders, violations or environmental incidents pertaining to the Site with respect to The Environment Act, The Dangerous Goods Handling and Transportation Act and The Contaminated Sites Remediation Act and that the Site was not identified as an impacted/contaminated site in their files.

A copy of the request and the response from Manitoba Environment is provided in Appendix II.

Pinchin conducted a search for properties located within a 200 m radius of the Site listed in Manitoba Environment's Contaminated/Impacted/All Sites Databases updated April 6, 2021. The Site was not listed in the databases.



Cadboro Road Landfill No. 23 (Former) was listed in the All Sites Database. This property is located approximately 40 m north of the Site and is situated hydraulically transgradient of the Site in relation to the inferred groundwater flow direction. Pinchin reviewed the contents of the All Sites file, including the report entitled "Former Cadboro Road East Landfill, No. 23 Closure Report" prepared by Stantec Consulting Ltd. (Stantec) for Manitoba Housing and Community Development and dated September 3, 2013. The report outlines the remedial excavation overseen by Stantec related to a former landfill and shooting range on the property. An estimated volume of 245,000 cubic meters (m³) of domestic waste and soil cover material was to be excavated for disposal at the Brady Road Landfill.

The excavation occurred in three stages (Stage 1-3) from east to west on the property. Stage 1 occurred between January 2010 and March 2010, Stage 2 between June 2010 and August 2010, then between January 2011 and April 2011, and Stage 3 between January 2012 and June 2012. At each stage, ponds were developed to collect leachate that had been entrained in the domestic refuse and run off that collected throughout remedial activities.

Soil samples from the excavation walls and floors were collected and a total of 79 samples (i.e., 17 from Stage 1, 24 from Stage 2, and 38 from Stage 3) were submitted for laboratory analysis of hydrocarbons (including petroleum hydrocarbons (PHCs) in the fractions F1 to F4 (F1-F4), benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX), and select volatile organic compounds (VOCs) associated with hydrocarbons), metals and/or polycyclic aromatic hydrocarbons (PAHs).

Reported concentrations of hydrocarbons, metals and PAHs satisfied the then applicable guidelines, with the exception of barium and selenium, however Stantec noted that background concentrations of barium and selenium in soils in the area are known to exceed the guidelines and therefore the remedial objective was considered to be achieved.

Water in the holding ponds was also tested prior to disposal and results indicated that concentrations of parameters in the leachate were permissible for discharge to the municipal sewer system as per the City of Winnipeg Sewer By-law No. 7070/97.

The following was reportedly removed from the property for disposal at the listed facility:

- 290,583 m³ of domestic refuse and clay fill to Brady Road Landfill;
- 425 tonnes of lead impacted soil to Miller Environmental;
- 394 tonnes of PHC impacted soil to Mid Canada Soil Treatment Facility; and
- 2,637 m³ of low-strength leachate to the City of Winnipeg wastewater system.

Following confirmatory soil sampling of the excavation floors and walls, the excavations were backfilled with material from the storm water retention pond bordering the property.



Pinchin reviewed the soil analytical data for metals, PAHs, VOCs, BTEX and PHC (F1-F4) presented in the report and compared the data to the currently applicable Canadian Council of Ministers of the Environment (CCME) “*Environmental Quality Guidelines*”, accessed on the CCME web site in August 2017 and the CCME “*Canada-Wide Standards for Petroleum Hydrocarbons in Soil*”, dated 2008 (CCME Soil Guidelines). Reported concentrations of parameters satisfied the CCME Soil Guidelines, including selenium and barium, with the exception of four soil samples identified as S1, S1A, S2, and S2A which had concentrations of bromomethane potentially exceeding the CCME Soil Guideline. Pinchin notes that the reported laboratory detection limit was 0.12 milligrams per kilogram (mg/kg) vs. the criterion of 0.05 mg/kg. Additionally, Pinchin notes that the sample location of S1, S1A, S2 and S2A are not indicated in the body or figures of the report. Given the soil sample locations with potential exceedances are a minimum of 40 m from the Site, it is Pinchin’s opinion that this historical off-Site operation is unlikely to result in potential subsurface impacts at the Site.

Pinchin conducted a search for properties located within a 200 m radius of the Site listed in Manitoba Environment’s Hazardous Waste Generator Registrations Database updated September 30, 2022. The Site was not listed in the database.

Franmar Landscape Services, located at 396 Cadboro Road, was listed in the database. This property is located adjacent to the west portion of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on Pinchin’s review of aerial photographs of the area (see Section 3.2), Pinchin notes that the operations on this property were located approximately 200 m west of the Site and the area adjacent to the Site consisted of vacant land. Based on the distance between the operations on this property and the Site, it is Pinchin’s opinion that this historical off-Site operation is unlikely to result in potential subsurface impacts at the Site

4.3 Local and Municipal Government

Pinchin reviewed the City of Winnipeg’s map entitled “*Boundaries of Landfills and Dumps in the Winnipeg Area*”, dated 1993, which indicates the approximate boundaries of former and current landfills and dump sites in the City of Winnipeg. A former landfill was located approximately 40 m north of the Site. As noted in Section 4.2, it is Pinchin’s opinion that this historical off-Site operations are unlikely to result in potential subsurface impacts at the Site.

4.4 ERIS

Pinchin submitted a request to Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- “*Manitoba Spills*”;



- “Fuel Storage Tanks”;
- “Bulk Fuel Distributors”;
- “Retail Fuel Storage Tanks”;
- “Waste Generators Summary”; and
- “Waste Receivers Summary”.

A copy of the ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- Franmar Landscape Services, located at 396 Cadboro Road, is listed in the Waste Generators Summary Database as a generator of undisclosed waste types. This property is located adjacent to the west portion of the Site and is situated hydraulically upgradient of the Site relative to the inferred groundwater flow direction. Based on Pinchin’s review of aerial photographs of the area (see Section 3.2), Pinchin notes that the operations on this property were located approximately 200 m west of the Site and the area adjacent to the Site consisted of vacant land. Based on the distance between the operations on this property and the Site, it is Pinchin’s opinion that this historical off-Site operation is unlikely to result in potential subsurface impacts at the Site; and
- Manitoba Housing and Renewal Corporation, located at 341 Cadboro Road, is listed in the Waste Generators Summary as a generator of undisclosed waste types. This property is located approximately 40 m north of the Site and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this operation and the Site, it is Pinchin’s opinion that this property is unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.



5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on December 22, 2022, and was unaccompanied. The Site reconnaissance included a walk-through of exterior areas. At the time of the Site reconnaissance, the ground surface was covered with snow, limiting exterior observations, and the weather was overcast. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed.
Compressed Gases	None observed.
Hazardous Waste	None observed.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Client. However, the Client has not been associated with the Site since its development. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current AST located at the Site. Although ASTs are commonly associated with buildings the age of the former on-Site buildings (i.e., at least 1968) and operations (i.e., agricultural), Pinchin was unable to confirm or refute the presence of former on-Site ASTs. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) and none were reported by the Client. However, the Client has not been associated with the Site since its development. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current UST located at the Site. Although USTs are commonly associated with buildings the age of the former on-Site buildings (i.e., at least 1968) and operations (i.e., agricultural), Pinchin was unable to confirm or refute the presence of former on-Site USTs. No evidence of former USTs was observed by Pinchin, however snow cover at the time of the Site reconnaissance limited observations of surface conditions.



5.3 Water and Wastewater

Topic	Findings
Water Supply Source	Water is not currently supplied to the Site.
Water Use	Not applicable.
Sanitary/Process Wastewater Receptor	Not applicable.
Pits, Sumps or Lagoons	None observed.
Grease Traps	Not applicable.
Oil/Water Separators	Not applicable.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil.
Wells	None observed. Snow cover at the time of the Site reconnaissance limited observations of surface conditions.
Watercourses, Ditches or Standing Water	None observed. Snow cover at the time of the Site reconnaissance limited observations of surface conditions.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common until Canada banned its use in 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) in 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 mg/kg PCBs by December 31, 2025. Cables, pipelines and equipment associated with natural gas, petroleum and petroleum products, and fusion sealed capacitors for use in communication equipment and electrical control equipment are exempt from the decommissioning requirement.

No evidence of electrical or hydraulic equipment was identified at the Site during the Site reconnaissance.



5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s, with the majority of products being phased out by circa 1990. Asbestos use in Canada was formally banned in December 2018.

Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until circa 1990. A limited number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives and caulking.

Given the Site consists of vacant land with no permeant structures and/or buildings, it is considered that there is a low potential for ACMs to be present.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Given the Site consists of vacant land with no permeant structures and/or buildings, it is considered that there is a low potential for lead-containing paints to be present.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed.



5.9 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless and as such, cannot be detected by humans. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m³). Testing for radon was beyond the scope of this Phase I ESA.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Given the Site consists of vacant land with no permeant structures and/or buildings, the potential for mould within buildings is not applicable to the Site.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Not applicable.
Kitchen Vents	Not applicable.
Heating/Cooling	Not applicable.
Emergency Generators	None observed.
Process Vents	Not applicable.
Odours	No strong, pungent or noxious odours were identified.
Permits/Approvals	There are no permits/approvals available for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

Pinchin notes that the ground surface was snow-covered at the time of the Site reconnaissance and therefore, a thorough assessment for staining/stressed vegetation could not be completed at the time of the Site reconnaissance.



5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Not applicable.
Recyclables	Not applicable.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential, institutional and recreational land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Cadboro Road followed by recreational land and a stormwater retention pond.	A school under construction.	A roadway under construction followed by vacant land.	Vacant land.
Direction with Respect to Inferred Groundwater Flow	Transgradient.	Upgradient.	Transgradient.	Downgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at South Winnipeg Recreation Campus, Winnipeg, Manitoba, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.



This report was prepared for the exclusive use of City of Winnipeg (Client), subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*", dated November 2001 (reaffirmed 2022), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.



9.0 REFERENCES

1. Manitoba Environment's Contaminated/Impacted/All Sites Databases.
2. Manitoba Environment's Hazardous Waste Generator Registrations Report.
3. Manitoba Environment's Canada Map Sales.
4. Opta Information Intelligence "626 Cadboro Road, Winnipeg, MB", and dated December 13, 2022 (Opta Order ID: 121821).
5. Manitoba Archives.
6. Millennium Library.
7. Google Earth™.
8. ERIS report entitled "318101, 626 Cadboro Rd, Winnipeg MB", dated December 9, 2022 (ERIS Project # 22120601510).
9. "Geohydrology of the Metropolitan Winnipeg Area as Related to Groundwater Supply and Construction", prepared by F.W. Render, dated 1970.
10. "Geological Engineering Maps & Report for Urban Development of Winnipeg", prepared by the Department of Geological Engineering University of Manitoba, dated 1983.
11. "Boundaries of Landfills and Dump in the Winnipeg Area", prepared by the City of Winnipeg Works and Operations Division Waterworks Waste and Disposal Department, dated 1993.
12. Health Canada. "Cross-Canada Survey of Radon Concentrations in Homes – Final Report", dated March 2012.
13. Canadian Centre for Occupational Health & Safety:
http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
14. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2022.

\\pinchin.com\wpg\Job\318000s\0318101.000 Brook,SouthWPGRecCampus,EDR,PHI\Deliverables\318101 Report Phase I ESA South Winnipeg Recreation Campus, Waverley West Winnipeg, MB City of Winnipeg January 9, 2023.docx

Template: Master Report for Phase I ESA - Manitoba, EDR, November 22, 2022

FIGURES



	PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT						
	CLIENT NAME: CITY OF WINNIPEG						
	PROJECT LOCATION: SOUTH WINNIPEG RECREATION CAMPUS, WAVERLEY WEST B, WINNIPEG, MANITOBA						
	FIGURE NAME: KEY MAP					FIGURE NUMBER	
	PROJECT NUMBER: 318101	SCALE: 1:18,000	DRAWN BY: CJU	REVIEWED BY: GEE	DATE: JANUARY 2023	1	



- LEGEND**
- SITE BOUNDARY
 - FORMER STRUCTURE
 - RES RESIDENTIAL
 - INST INSTITUTIONAL
 - REC RECREATIONAL

LEGEND IS COLOUR DEPENDENT.
NON-COLOUR COPIES MAY ALTER
INTERPRETATION.



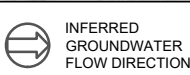
PROJECT NAME:
PHASE I ENVIRONMENTAL
SITE ASSESSMENT

CLIENT NAME:
CITY OF WINNIPEG

PROJECT LOCATION:
SOUTH WINNIPEG RECREATION
CAMPUS, WAVERLEY WEST B,
WINNIPEG, MANITOBA

FIGURE NAME:
SITE AND SURROUNDING
LAND USE PLAN

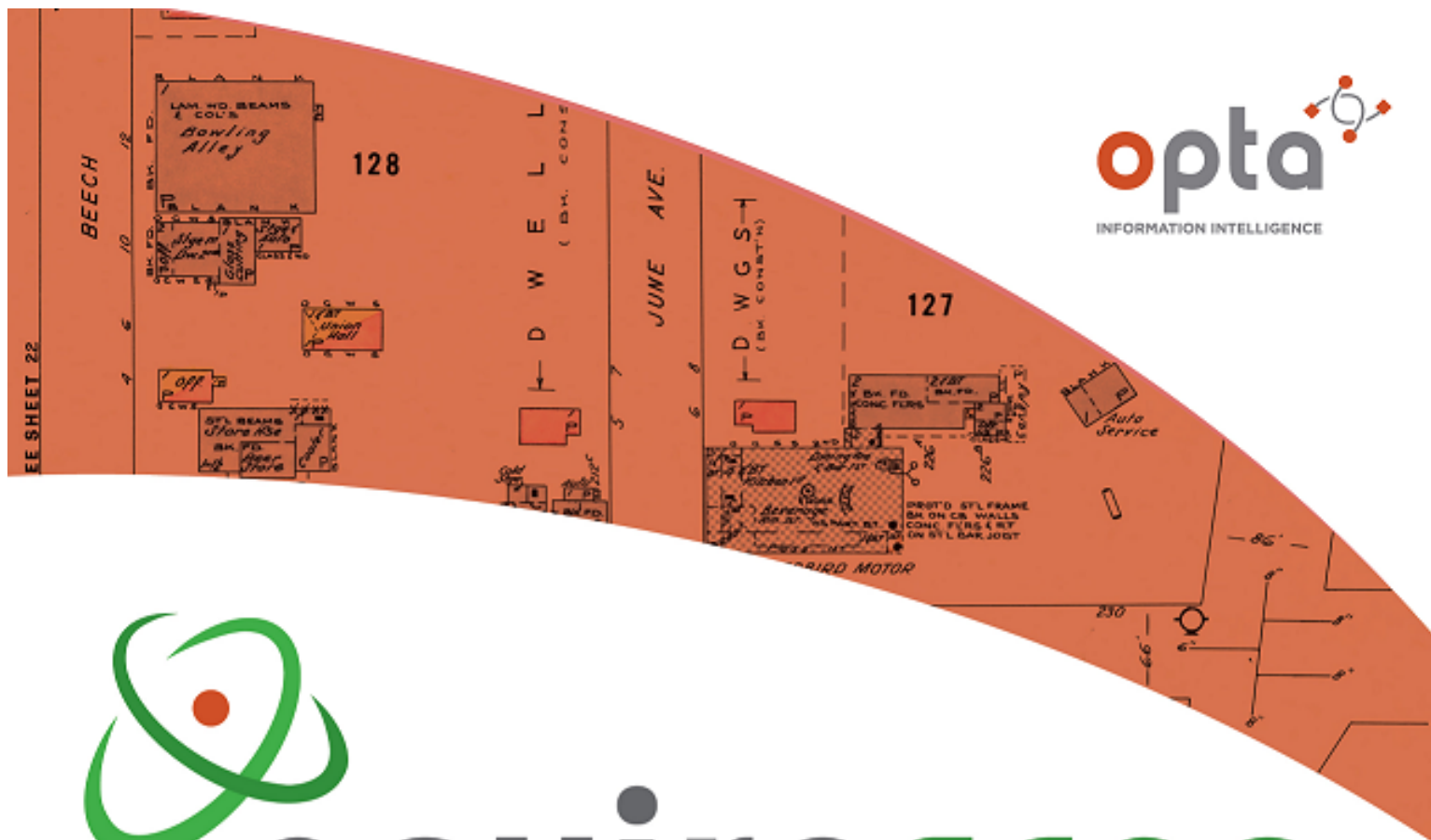
PROJECT NUMBER: 318101	SCALE: AS SHOWN
DRAWN BY: CJU	REVIEWED BY: GEE
DATE: JANUARY 2023	FIGURE NUMBER: 2



INFERRED
GROUNDWATER
FLOW DIRECTION

0 25 75 150 m

APPENDIX I
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Midori

Site Address:

626 Cadboro Road, Winnipeg, MB

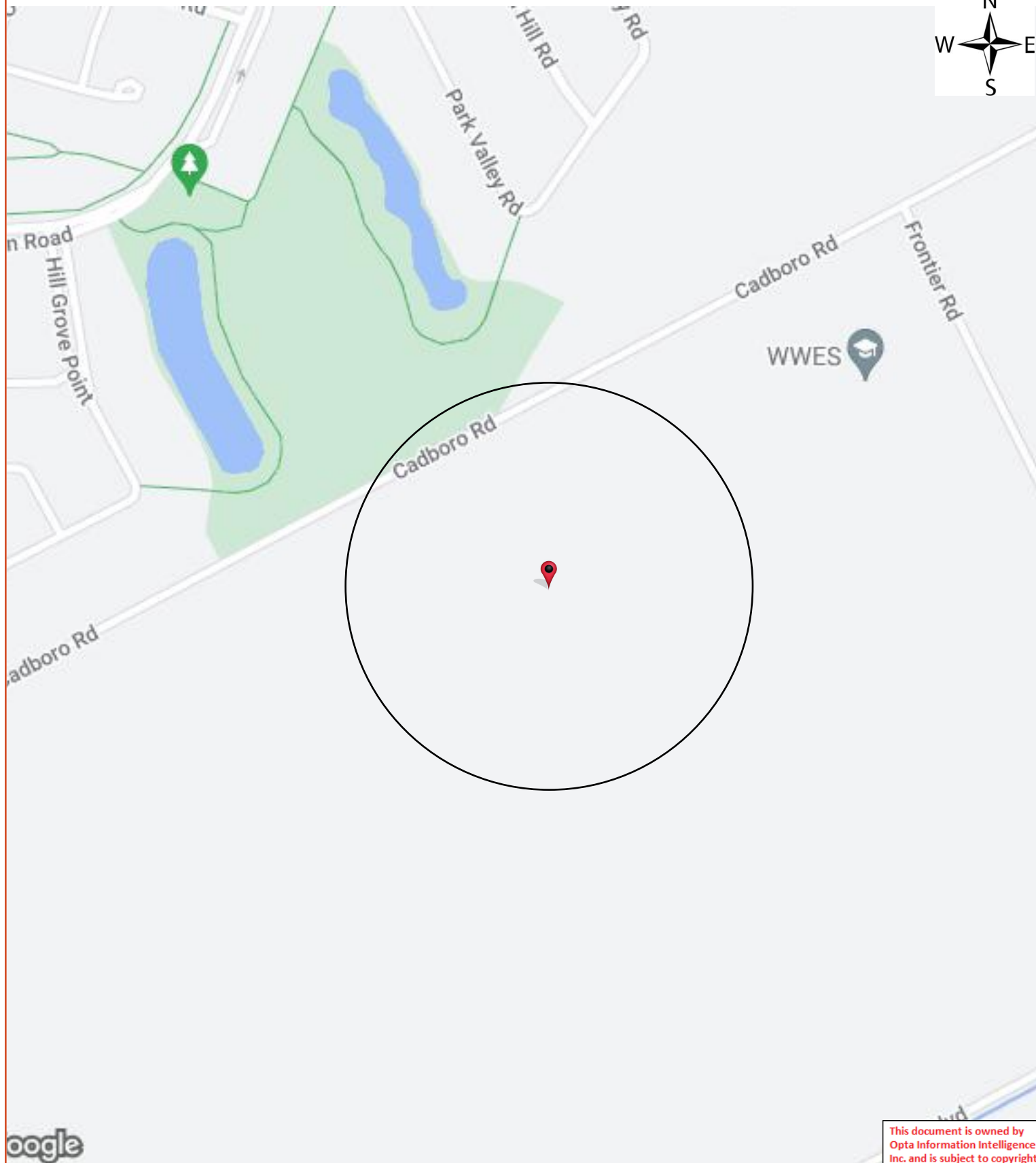
Project No:

22120601510
Opta Order ID:

121821

Requested by:
Eleanor Goolab
ERIS

Date Completed:
12/13/2022 7:49:34 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Page: 4
Project Name: 318101

Project #: 22120601510
P.O. #: 318101

ENVIROSCAN Report

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 12/13/2022 07:49:34



OPTA INFORMATION INTELLIGENCE

No Records Found

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APPENDIX II
Correspondence with Regulatory Agencies

Conservation and Climate

Manitoba.ca (<https://www.gov.mb.ca/index.html>) > Conservation and Climate (<https://www.gov.mb.ca/sd/>)
> Environmental File Search Request Form (./)

Environmental File Search Request Form

Part A: Background and Contact Information

Background

Please provide the most accurate information possible as it will affect the results of the file search. A file search is the examination of files that may be contained within the Environmental Management System database and other information tracking systems.

What if I have questions?

For assistance completing this application or for more information, please refer to the [FAQ](https://www.gov.mb.ca/sd/pubs/compliance-enforcement/file_search_faq.pdf) (https://www.gov.mb.ca/sd/pubs/compliance-enforcement/file_search_faq.pdf), or contact us at:

- Email: EnvFS@gov.mb.ca (<mailto:EnvFS@gov.mb.ca>)
- Phone: 1-204-945-8321

Contact Information

Name:

Company Name:

Email (*Receipt of this transaction and final report will be sent to this email address*):

Confirm Email:

Phone Number (*Including extension if applicable*):

Part B: Property to be Searched

Enter the property you would like searched here.

Click Add Property to add additional search requests.

Please note you will be charged for each property search individually.

Property Information # 1

Business Name(s) / Property Owner (*List all known former business names / owners of the subject property*):

Business Type *(List all known former business types/operations carried out on the subject property):*

Residential

If this is a numbered company, please provide the Corporate File Number Issued by the Companies Office of Manitoba:

Legal Land Description

Municipality: [Region Map \(https://www.gov.mb.ca/mao/map_mao/index.html\)](https://www.gov.mb.ca/mao/map_mao/index.html)

Winnipeg - City of Winnipeg

Roll Number *(optional)*:

[Manitoba Assessment Map with Roll Numbers. \(https://www.gov.mb.ca/mao/map_mao/index.html\)](https://www.gov.mb.ca/mao/map_mao/index.html)

[Winnipeg Assessment Map with Roll Numbers. \(http://www.winnipegassessment.com/AsmtTax/english/propertydetails/\)](http://www.winnipegassessment.com/AsmtTax/english/propertydetails/)

03091109000

File Number *(for Client Use - optional)*

318101

Nearest Road/Street Intersection *(i.e. Main St. and Broadway or Rd 73N and 46E)*

Cadboro Rd and Waverley St

Please select how you would like to provide the Legal Land Description.

(Please select and enter as many as possible. This is very important, especially for properties that do not have a civic address. Providing more information will ensure the most accurate response)

- ☒ Civic Address
- ☐ 911 Address
- ☐ Lot, Block, Plan
- ☐ Section, Township, Range
- ☐ River Lot
- ☐ Parish
- ☐ Settlement
- ☐ GPS Coordinates

Civic Address

Street Address:

262 Cadboro Road

Postal Code:

Additional Information

(Please include any other identifying information that will assist in completing the search. This may include landmarks, adjacent businesses/facilities,

etc.)

TOTAL FEES: \$126.00

There is an environmental file search fee for each site specified. **The fee of \$126.00 (\$120.00 + \$6.00 G.S.T.)** per site as defined by a single civic address or legal land description. (GST Registration #R107863847)

Once this form is filled out, please click the submit button to be directed to the online payment processing page. Your request will not be received if payment is not completed. Please note, you may be asked for more information to support this request. You will receive a response within **30 calendar days** of receipt of payment.

1/15 PROPERTIES ADDED

Part C: Other Information

Available Information

The file search will include information supplied to the Environmental Stewardship Division of Manitoba Conservation and Climate pursuant to the following legislation and associated regulations:

- *The Environment Act* (<https://web2.gov.mb.ca/laws/statutes/ccsm/e125e.php>);
- *The Dangerous Goods Handling and Transportation Act* (<https://web2.gov.mb.ca/laws/statutes/ccsm/d012e.php>); and
- *The Contaminated Sites Remediation Act* (<https://web2.gov.mb.ca/laws/statutes/ccsm/c205e.php>).

Information to be disclosed may include:

- Identification and status of any permits, registrations, and/or licences issued pursuant to *The Dangerous Goods Handling and Transportation Act*;
- Identification and status of any permits, registrations, and/or licences issued pursuant to *The Environment Act*;
- Designation of contaminated or impacted site pursuant to *The Contaminated Sites Remediation Act*; and
- Reported environmental accidents, orders issued, prosecutions, or outstanding actions/claims.

Please note that physical viewing of the files will not be permitted until the department has issued a file search response letter back to the requestor.

Some information may not be available as it is restricted and protected under *The Freedom of Information and Protection of Privacy Act* (<https://web2.gov.mb.ca/laws/statutes/ccsm/f175e.php>).

Environmental Search Fee

There is an environmental file search fee for each site specified. **The fee of \$126.00 (\$120.00 + \$6.00 G.S.T.)** per site as defined by a single civic address or legal land description. (GST Registration #R107863847)

Once this form is filled out, please click the submit button and you will be directed to the online payment processing page. Your request will not be received if payment is not completed. Please note, you may be asked for more information to support this request. You will receive a response within **30 calendar days** of receipt of payment.

Declaration of Requestor

The Government of Manitoba and its Ministers, officers, employees and agents make no guarantees, representations or warranties, either expressed or implied, as to the accuracy, adequacy, completeness or reliability of any information provided, including without limitation, as to whether or not the party being searched is in compliance with any provincial or federal Act, Regulation, Approval, Licence or Permit or as to the

relevance of the search response, or any environmental concerns as to the land being searched or as to the environmental status of the land. It is recommended that an environmental audit or site assessment be conducted by an independent third party consultant.

The Government of Manitoba and its Ministers, officers, employees and agents assume no legal liability or responsibility for the accuracy, adequacy, completeness or reliability of any information provided, nor for any errors, oversights, omissions or inaccuracies in the information provided.

The search response will be site specific and may not reflect contamination or the existence of a pollutant from an off site source. This search will only cover the property requested. Surrounding properties must be requested through separate searches.

Personal information is being collected to enable Manitoba Sustainable Development to facilitate the environmental file search service, pursuant to clause 36(1)(b) of *The Freedom of Information and Protection of Privacy Act* (<https://web2.gov.mb.ca/laws/statutes/ccsm/f175e.php>).

Applicant's Agreement



By selecting this box, the applicant has read all of the above information and agrees to all declarations



Environmental File Search Request Form

Search Requested By

Name: Charlene Urfano

Company Name: Pinchin Ltd.

Email: mthomas@pinchin.com

Phone Number: 204-227-4618

Responder

Environment Officer: Marguerite Reimer

Date Completed: 2022-12-19

Environment Officer Phone Number: 204-945-7016

Office Use

Date Received: 2022-12-12

File Search #: 6379

Total Fees: 126.00

Order Number: mhp22345165643p80

Environmental File Search Request Form

Property Information #1

Business Name(s)/Property Owner: Residential

Business Type: Residential

Corporate File Number:

Legal Land Description

Municipality: Winnipeg - City of Winnipeg

Roll Number: 03091109000

File Number: 318101

Nearest Road/Street Intersection: Cadboro Rd and Waverley St

Civic Address

Street Address: 262 Cadboro Road

Postal Code:

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 ("+" in lower right corner of field indicates more information. Click to expand field.)
Environmental Act Licence or Permit	☐ Yes	☐ Operating	
	☒ No	☐ Decomissioned	
	☐ Inactive		
DGHT Act Licence or Permit	☐ Yes	☐ Operating	
	☒ No	☐ Decomissioned	
	☐ Inactive		
Registered Hazardous Waste Generator	☐ Yes	☐ Operating	
	☒ No	☐ Decomissioned	
	☐ Inactive		
Registered Petroleum Storage Site	☐ Yes	☐ Operating	
	☒ No	☐ Decomissioned	
	☐ Inactive		
Permitted/Registered Manure Storage Facility or Confined Livestock Area	☐ Yes	☐ Operating	
	☒ No	☐ Decomissioned	
	☐ Inactive		
Contaminated/ Impacted Site	☐ Yes	☒ Not Designated	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.
	☒ No	☐ Designated Contaminated	
	☐ Designated Impacted		
Orders (Environmental Protection Order, Emergency Notice, Director's Order, or Environmental Order)	☐ Yes		
	☒ 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:

APPENDIX III
ERIS Report



DATABASE REPORT

Project Property:	318101 626 Cadboro Rd Winnipeg MB
Project No:	318101
Report Type:	Quote - Custom-Build Your Own Report
Order No:	22120601510
Requested by:	Pinchin Ltd.
Date Completed:	December 9, 2022

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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: 318101
626 Cadboro Rd Winnipeg MB

Project No: 318101

Order Information:

Order No: 22120601510
Date Requested: December 6, 2022
Requested by: Pinchin Ltd.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AUWR	Automobile Wrecking & Supplies	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CDRY	Dry Cleaning Facilities	N	-	-	-
CHEM	Chemical Manufacturers	N	-	-	-
CHM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
CONV	Enforcement Actions	N	-	-	-
CS	Contaminated/Impacted Sites	N	-	-	-
DRL	Drill Holes	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	N	-	-	-
FST	Fuel Storage Tanks	Y	0	0	0
FUEL	Bulk Fuel Distributors	Y	0	0	0
GEN	Waste Generators Summary	Y	0	4	4
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
MAST	Manure Storage Facilities	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
MOGW	Manitoba Oil and Gas Wells	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBP	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGWW	Oil and Gas Wells	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCB	Inventory of PCB Storage Sites	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
PITS	<i>Manitoba Pits and Quarries</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
PR	<i>Sustainable Development Public Registry</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
REC	<i>Waste Receivers Summary</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
RST	<i>Retail Fuel Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
SCT	<i>Scott's Manufacturing Directory</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
SPL	<i>Manitoba Spills</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
SWS	<i>Solid Waste Sites</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
WDS	<i>Waste Disposal Site Inventory</i>	<i>N</i>	<i>-</i>	<i>-</i>	<i>-</i>
WWIS	<i>Water Well Inventory</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total:			<i>0</i>	<i>4</i>	<i>4</i>

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
------------	----	-------------------	---------	--------------	------------------	----------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

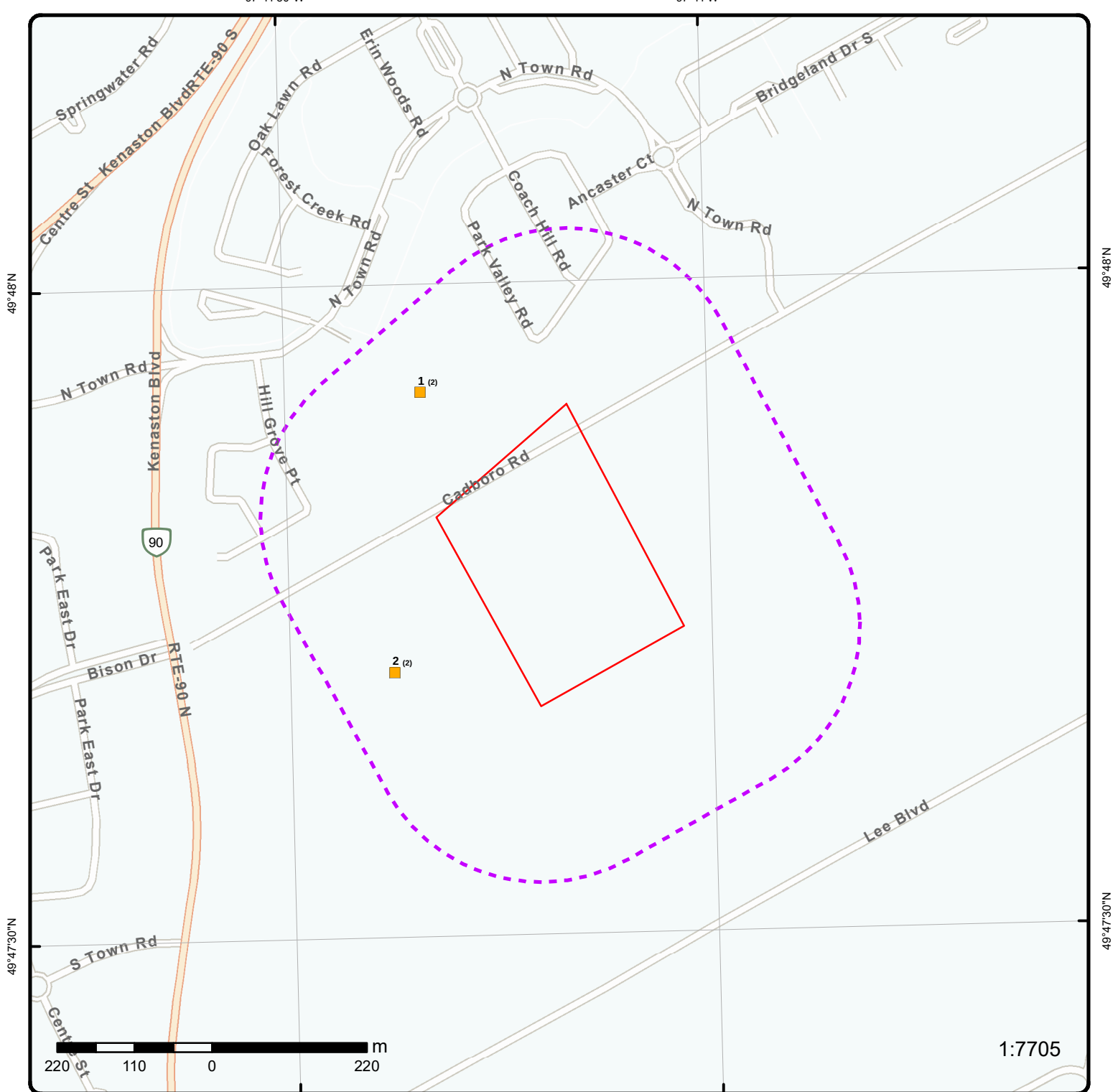
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>1</u>	GEN	MANITOBA HOUSING AND RENEWAL CORPORATION	341 CADBORO RD Winnipeg MB R3Y 1S2	NW/149.2	0.00	<u>12</u>
<u>1</u>	GEN	MANITOBA HOUSING AND RENEWAL CORPORATION	341 CADBORO RD Winnipeg MB	NW/149.2	0.00	<u>12</u>
<u>2</u>	GEN	FRANMAR LANDSCAPE SERVICES	396 CADBORO RD Winnipeg MB R3Y 1S2	WSW/158.5	0.00	<u>12</u>
<u>2</u>	GEN	FRANMAR LANDSCAPE SERVICES	396 CADBORO RD Winnipeg MB	WSW/158.5	0.00	<u>12</u>

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 4 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MANITOBA HOUSING AND RENEWAL CORPORATION	341 CADBORO RD Winnipeg MB	149.2	<u>1</u>
MANITOBA HOUSING AND RENEWAL CORPORATION	341 CADBORO RD Winnipeg MB R3Y 1S2	149.2	<u>1</u>
FRANMAR LANDSCAPE SERVICES	396 CADBORO RD Winnipeg MB R3Y 1S2	158.5	<u>2</u>
FRANMAR LANDSCAPE SERVICES	396 CADBORO RD Winnipeg MB	158.5	<u>2</u>



Map: 0.25 Kilometer Radius

Order Number: 22120601510

Address: 626 Cadboro Rd, 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	Parkt (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: 22120601510

Address: 626 Cadboro Rd, Winnipeg, MB



Source: ESRI World Imagery

© ERIS Information Limited Partnership

97°12'W

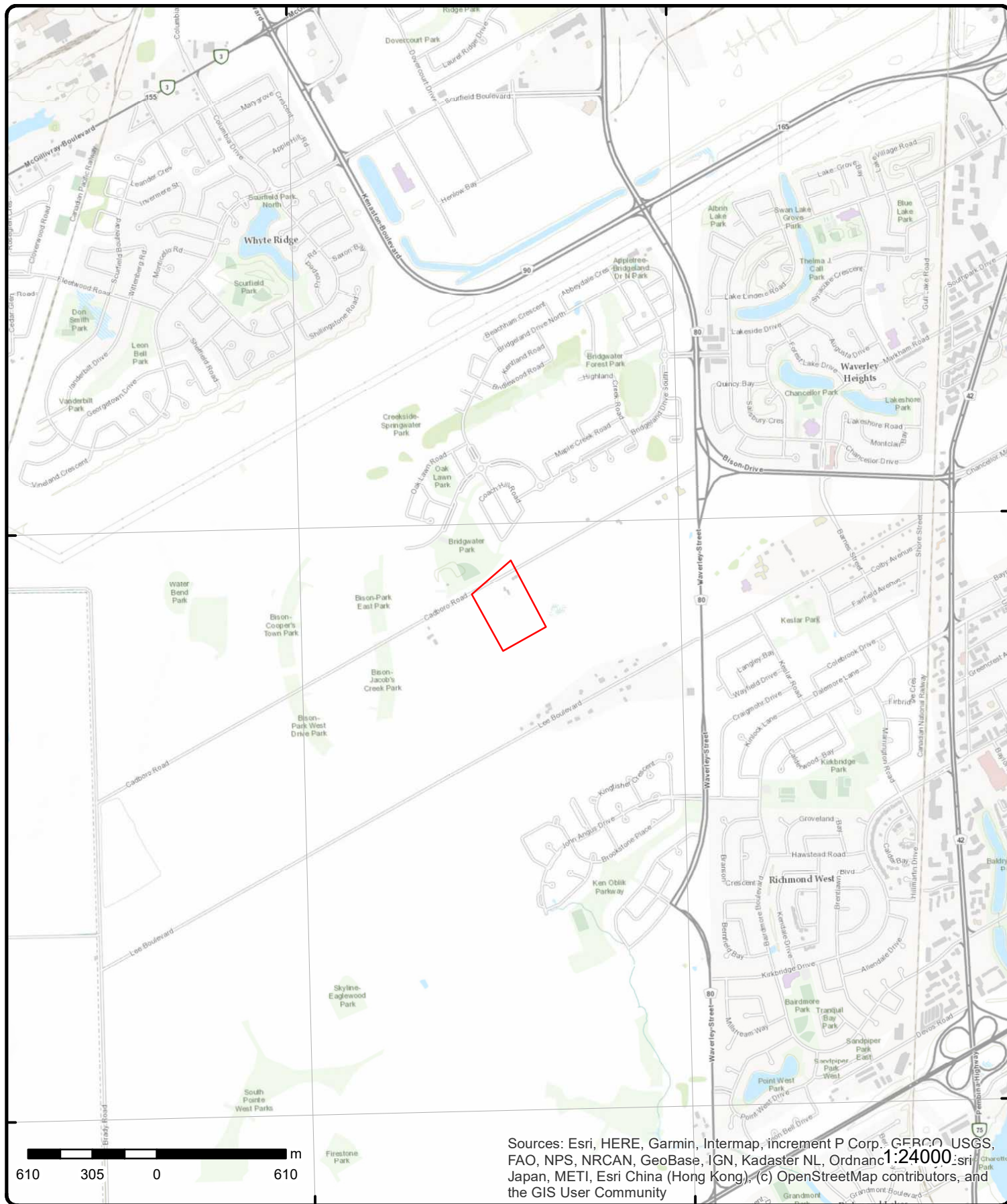
97°10'30"W

49°48'N

49°48'N

49°46'30"N

49°46'30"N



Topographic Map

Address: 626 Cadboro Rd, MB

Source: ESRI World Topographic Map

Order Number: 22120601510



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 2	NW/149.2	229.4 / 0.00	MANITOBA HOUSING AND RENEWAL CORPORATION 341 CADBORO RD Winnipeg MB R3Y 1S2	GEN
Registration No:		MBG12928			
SIC:					
DLS:					
<u>1</u>	2 of 2	NW/149.2	229.4 / 0.00	MANITOBA HOUSING AND RENEWAL CORPORATION 341 CADBORO RD Winnipeg MB	GEN
Registration No:		MBG12928			
SIC:					
DLS:					
<u>2</u>	1 of 2	WSW/158.5	229.4 / 0.00	FRANMAR LANDSCAPE SERVICES 396 CADBORO RD Winnipeg MB R3Y 1S2	GEN
Registration No:		MBG10860			
SIC:					
DLS:					
<u>2</u>	2 of 2	WSW/158.5	229.4 / 0.00	FRANMAR LANDSCAPE SERVICES 396 CADBORO RD Winnipeg MB	GEN
Registration No:		MBG10860			
SIC:					
DLS:					

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

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: Feb 28, 2022

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-Jul 31, 2022

Environmental Issues Inventory System:

Federal

EIS

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 EIS 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-Sep 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 - Sep 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-Jun 2021

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-Aug 31, 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 - Dec 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 IV
Qualifications of Assessor



Charlene Urfano, B.Sc. (Civil Engineering), EIT, is an Environmental Scientist with the Environmental Due Diligence and Remediation group in Pinchin's Winnipeg office. Ms. Urfano currently performs Phase I and II Environmental Site Assessments. Ms. Urfano holds a Bachelor of Science (Civil Engineering) from the University of Manitoba and is currently registered as an Engineer-in-Training with Engineers Geoscientists Manitoba.

APPENDIX V
Photographs



Phase I Environmental Site Assessment

South Winnipeg Recreation Campus, Winnipeg, Manitoba

Photographs

Appendix V

Pinchin File: 318101



Photo 1 – The Site (looking northwest).



Photo 2 – The Site (looking south).



Photo 3 – The Site (the area of the former residential dwelling on the northeast portion).



Photo 4 – Building materials storage on the south portion of the Site.



Photo 5 – Properties located north of the Site.



Photo 6 – Properties located south of the Site.



Photo 7 – Properties located east of the Site.



Photo 8 – Properties located west of the Site.