

# Phase I Environmental Site Assessment

## Manitoba Hydro

NW ¼ SEC. 07, TWP. 001, RGE. 09 E1M  
Rural Municipality of Stuartburn, Manitoba

Prepared by:

**SLR Consulting (Canada) Ltd.**

1353 Kenaston Boulevard  
Winnipeg, Manitoba R3P 2P2

SLR Project No:

214.30030.00000

September 8, 2022

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## Executive Summary

SLR Consulting (Canada) Ltd. (SLR) was retained by Manitoba Hydro to conduct a Phase I Environmental Site Assessment (ESA) at a parcel of land in the Rural Municipality (RM) of Stuartburn, Manitoba. The property location is described as the Northwest Quarter of Section 07, Township 001, Range 09, East of the First Meridian (NW ¼ SEC. 07, TWP. 001, RGE. 09 E1M), hereafter referred to as the “site”. The work was conducted as part of Manitoba Hydro’s Crown Land Offset Measures Plan for the Manitoba-Minnesota Transmission Project (MMTP).

The objectives of the Phase I ESA were as follows:

- Identify and document actual and potential environmental liabilities that may have resulted from existing and previous land uses or site activities on and adjacent to the site;
- Identify present conditions that may represent materially significant environmental risks or liabilities; and
- Provide recommendations for follow up investigations, if deemed necessary, as a result of the Phase I ESA.

The Phase I ESA included a site visit, interview, and an historical records review in general accordance with the requirements outlined in the Canadian Standards Association (CSA) document, Z768-01 *Phase I Environmental Site Assessment*, dated November 2001 (updated April 2003 and reaffirmed in 2022).

The site is on the south side of Arbakka Road and the east side of Road 48 East, approximately 17 kilometers (km) southeast of the Community of Vita. The site covers approximately 63 hectares (ha), consisting primarily of forested land or wetlands. A cleared yard is in the west-central portion of the site adjacent east of Road 48 East. A cabin and several outbuildings are present in the yard. At the time of the site visit on August 30, 2022, the site was vacated by the current landowner and had been listed for sale in June 2022.

Based on information reviewed as part of the Phase I ESA, the following conclusions and recommendations have been made regarding potential environmental concerns and liabilities for each area of potential environmental concern (APEC) identified:

- **APEC 1: Potential Hazardous Building Materials in the On-site Structures** – based on the age of the structures on site, there is a potential for hazardous materials to be present in the buildings or building materials. The environmental risk associated with this APEC is considered low and a detailed hazardous building materials survey would be recommended to confirm the potential presence and extent of hazardous building materials prior to any renovations or demolition work.
- **APEC 2: Power Pole with Pole-top Transformer and Auxiliary Electrical Equipment** – based on observations made during the site visit and information provided by Manitoba Hydro, a power pole with pole-top transformer and auxiliary electrical equipment is approximately 15 m northeast of the cabin. The environmental risk associated with this APEC is considered low; however, additional assessment is recommended to assess soil conditions adjacent to the pole.
- **APEC 3: Pile of Railway Ties** – based on observations made during the site visit, a pile of railway ties is present approximately 200 m south of the cabin. The railway ties may have been coated with creosote or other preservatives. The environmental risk associated with this APEC is considered low and additional assessment is recommended to assess soil conditions below the pile of railway ties.

- **APEC 4: Scrap Metal Debris** – based on observations made during the site visit, various items of scrap metal were observed across the property, including a pile of metal debris adjacent to an all-terrain vehicle (ATV) trail approximately 100 m southeast of the cabin. The environmental risk associated with this APEC is considered negligible; however, scrap metal debris should be removed from the site and disposed of at a licensed disposal or recycling facility.

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## 1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by Manitoba Hydro to conduct a Phase I Environmental Site Assessment (ESA) at a parcel of land in the Rural Municipality (RM) of Stuartburn, Manitoba. The property location is the Northwest Quarter of Section 07, Township 001, Range 09, East of the First Meridian (NW ¼ SEC. 07, TWP. 001, RGE. 09 E1M) hereafter referred to as the “site”. The work was conducted as part of Manitoba Hydro’s Crown Land Offset Measures Plan for the Manitoba-Minnesota Transmission Project (MMTP). The location of the site is shown in Figure 1.

### 1.1 Objectives

The objectives of the Phase I ESA were as follows:

- Identify and document actual and potential environmental liabilities that may have resulted from existing and previous land uses or site activities on and adjacent to the site;
- Identify present conditions that may represent materially significant environmental risks or liabilities; and
- Provide recommendations for follow up investigations, if deemed necessary, as a result of the phase I ESA.

### 1.2 Scope

The Phase I ESA was conducted in general accordance with the requirements outlined in the Canadian Standards Association document, Z768-01 *Phase I Environmental Site Assessment*, dated November 2001 (updated April 2003 and reaffirmed in 2022). A Phase I ESA is based on review and evaluation of available records, interviews, and a site visit. The Phase I ESA did not include a comprehensive hazardous building materials survey.

Table 1 provides a summary of the information sources reviewed as part of the Phase I ESA.

## 2.0 Site Description

### 2.1 Site Location & Description

The site is on the south side of Arbakka Road and the east side of Road 48 East, approximately 17 kilometers (km) southeast of the Community of Vita. The site covers approximately 63 hectares (ha), consisting primarily of forested land or wetlands with a cleared yard in the west portion adjacent to Road 48 East. A cleared yard is in the west-central portion of the site adjacent east of Road 48 East. A cabin and several outbuildings are present in the yard.

The land use of the site and surrounding properties are shown on Figure 1. Photographs of the site and adjacent lands are included in Appendix A.

## 2.2 Regional Geology and Hydrogeology

### 2.2.1 Regional Geology and Topography

Based on Department of Energy, Mines and Resources, Surveys and Mapping Branch, National Topographic System mapping (Map 62 H/1, Sundown, Manitoba. 1995), the surface elevation around the site is approximately 320 metres above sea level (masl). The surface topography in the vicinity of the site is generally flat, with drainage in the area being generally to the west towards the Roseau River, which is approximately 9 kilometres (km) west of the site. The Geological Map of Manitoba (Manitoba Natural Resources and Northern Development Geographic Information System [GIS] Map Gallery; [https://rdmaps.gov.mb.ca/Html5Viewer/index.html?viewer=MapGallery\\_Geology.MapGallery](https://rdmaps.gov.mb.ca/Html5Viewer/index.html?viewer=MapGallery_Geology.MapGallery)) was used to determine bedrock and surficial geology. Regional surficial geology in the area of the site includes marginal glaciolacustrine sediments of sand and gravel. Bedrock geology in the area of the site consists of the Ordovician period consisting of limestone, dolomite and dolomitic limestone.

### 2.2.2 Regional Hydrogeology

Regional hydrogeology of the site area was reviewed using the National Hydrology Research Institute (NHRI) report titled: Groundwater in Manitoba: Hydrogeology, Quality Concerns, Management (March 1995) and the Natural Resources Canada (NRC) Atlas of Canada Permafrost Map. The site is in the Manitoba Lowlands physiographic region in an area with no permafrost. Bedrock aquifers in the area include the Carbonate Rock Aquifer. Limited groundwater supplies are available from the aquifer or from clay, silt and sand units in the overlying Quaternary sediments (NHRI, 1995).

The regional shallow groundwater flow direction is expected to be to the southwest towards the Roseau River.

## 2.3 Water Supply and Groundwater Usage

At the time of the site reconnaissance, the site was not connected to a water supply system. An Environmental Risk Information Service (ERIS) search of the GWDriI-Database (2015) database compiled by the Manitoba Conservation and Climate Groundwater Management section did not identify any production water wells within 250 m of the site (Section 3.5).

A search of the Province of Manitoba Groundwater Management GWDriI-Database (current to 2018) conducted by SLR in September 2022 identified two water wells in the quarter section adjacent east of the site, one domestic use and one test well, possibly within 500 m of the site.

Based on an interview with the listing agent and the site visit, a dug water well is in the west portion of the site approximately 10 m southeast of the cabin. The well is covered and lined with concrete. Water from the on-site well is used for general washing and is not used for drinking water.

## 3.0 Records Review

A records review pertaining to the site was conducted. The review included sources such as aerial photographs and satellite imagery. A search of select databases maintained by various federal, provincial, and private environmental and industrial agencies was conducted by ERIS. Details of the search results are outlined in the following sections and the ERIS Report is provided in Appendix B.

### **3.1 Aerial Photographs and Satellite Imagery**

Aerial photographs and satellite imagery from 1946 to 2020 were reviewed for information regarding the development of the site and surrounding properties.

The 1946 aerial photograph shows the site already developed with several small structures within the cleared yard area near the western site boundary, arranged in a crescent shape from the access road to the west. Features of the structures are indistinguishable in the photograph; however, an interview with the site listing agent indicated that the property may have previously functioned as a general store. The remainder of the site is covered in forested lands and wetlands. The surrounding properties include forested lands and wetlands on all sides with agricultural areas and unidentifiable structures approximately 200 m to the west and south.

The 1957 aerial photograph is consistent with the 1946 aerial photograph and shows the site and adjacent properties as generally unchanged.

The 1970 aerial photograph shows additional small structures north of the other structures within the cleared yard area. Adjacent properties are consistent with the 1957 aerial photograph and are generally unchanged.

The 1983 aerial photograph is consistent with the 1970 photograph and shows the site and adjacent properties as generally unchanged. The small structures within the cleared yard area appear to have been relocated. An unknown white feature (possible area of disturbance or related to an aerial photograph blemish) is visible north of the structures.

The 1996 aerial photograph shows that several of the small structures within the cleared yard area are no longer visible and may have been removed. Adjacent properties are consistent with the 1970 aerial photograph and are generally unchanged.

Satellite imagery from 2008 to 2020 was reviewed and shows the site and adjacent properties as generally consistent from the 1996 aerial photograph. One additional structure is visible north of the other structures within the cleared yard area. A site visit on August 30, 2022 identified the additional structure as a shed used by the current landowner to store an ATV.

Copies of the aerial photographs (1946 to 1996) and satellite imagery (2020) reviewed are provided in Appendix C.

### **3.2 Land Titles**

A land title search was conducted by ERIS for the site. The search included one current and three historical titles dating back to June 29, 1908.

Historically, the site was Crown Land in 1908; followed by ownership by Wasyl Sandul in 1975; Lena Sandul in 1975; Leonard Guenther and Anthony Antonowich in 1990; and Leonard Walter Guenther and Dianna Josephine Guenther (current owners) in 1999.

A summary of the land title search results and copies of the land titles are provided in Appendix D.

### **3.3 Provincial Environmental Searches**

A search of the Manitoba Conservation and Climate Environmental Management System (EMS) spills database, Designated Contaminated/Impacted Site Lists, Petroleum Storage Tank database and



Hazardous Waste Program was conducted through the ERIS database review for the site. No results were produced from the ERIS database search and review for the site.

A Manitoba Environmental File Search was completed and did not return any results relating to the site.

### **3.4 Previous Environmental Studies**

SLR was not provided with any previous environmental reports pertaining to the site. There are no known instances of previous environmental studies being performed on the property.

### **3.5 ERIS Database Search**

An ERIS review of select databases maintained by various federal, provincial, and private environmental and industrial agencies was conducted as part of the Phase I ESA. The purpose of the review was to identify potential environmental concerns associated with the site and/or surrounding properties within a radius of approximately 250 m.

The ERIS search returned no records associated with the site, no plottable records within 250 m of the site, and no unplottable records.

The complete database listings searched by ERIS and a copy of the ERIS database report (search results) is provided in Appendix B.

#### **3.5.1 Municipal Directories**

No municipal directories were available for the site area.

#### **3.5.2 Fire Insurance Maps**

Fire insurance maps were not available for the site area.

## **4.0 Site Visit**

SLR representatives completed a site visit (site reconnaissance) on August 30, 2022. Photographs taken during the site reconnaissance are included in Appendix A.

### **4.1 Methodology and Limiting Conditions**

SLR personnel conducting the Phase I ESA site visit on August 30, 2022 accessed the site from the approach off of Road 48 East. SLR had full access to the cleared yard area, including the cabin and surrounding structures in the west portion of the site. The forested areas of the site were accessed from ATV trails worn into vegetation. Observations of the forested areas were limited to those made from the ATV trails and from the gravel roads on the northern (Arbakka Road) and western (Road 48 East) boundaries of the site. The northeast portion and eastern boundary of the site were not accessible on foot due to the presence of wetlands and standing water.

### **4.2 Current Property Use**

At the time of the site visit on August 30, 2022, the site had been vacated and was listed for sale. The current landowners use the property seasonally for hunting purposes. There is minimal infrastructure on the property with most structures in the cleared yard area. A cabin, an outhouse, and a shed are used by

the landowners when they visit the site. Two dilapidated wooden structures south of the cabin were present. One of the dilapidated structures appeared to be a former chicken coop. A power pole and pole-top transformer were observed approximately 15 m northeast of the cabin. A covered, dug water well was identified approximately 10 m southeast of the cabin.

Within the forested area, indicators of hunting activities were found. These included four tree stands and two ATV trails, which originate from the yard and extend to the south and east of the yard.

Remnants of a stone foundation were located north of the cabin and are consistent features observed within the aerial photograph from 1946. Metal debris was found scattered within the western portion of the site. A pile of metal debris was identified adjacent to an ATV trail approximately 100 m southeast of the cabin. A pile of railway ties was identified approximately 200 m south of the cabin; the ties may have been treated with preservatives such as creosote.

Site details are presented in Figure 1. A historical aerial photograph from 1946 is shown in Figure A.

### 4.3 Current Surrounding Land Use

The current use of surrounding properties is as follows:

<b>NORTH:</b>	<b>NATURAL – UNDEVELOPED FORESTED AREA (ADJACENT)</b>
East:	Natural – forested area with some cleared areas (adjacent)
South:	Natural – forested area (adjacent) followed by Residential – yard and buildings (approximately 200 m)
West:	Natural / Agricultural – undeveloped forested area or hayfield (adjacent)

Current surrounding land use is presented on Figure 1.

### 4.4 Storage Tanks

During the site visit no evidence of underground storage tanks (USTs), above ground storage tanks (ASTs), or fueling facilities was observed at the site.

### 4.5 Drains and Sumps

During the site visit no evidence of drains or sumps was observed at the site. An outhouse is approximately 20 m northeast of the cabin in the on-site yard.

### 4.6 Releases and Stains

During the site visit no evidence of releases or stains was observed at the site.

A search of the Manitoba Conservation Environmental Management System (EMS) spills database conducted by ERIS did not identify any reported spills for the site. The Phase I ESA interview indicated no known releases at the site.

## 4.7 Utilities

At the time of the site visit, the site was not serviced by water, sewer, or natural gas lines. An overhead electrical line on wooden poles was observed in the west portion of the site. The electrical line enters the site at the approach from Road 48 East and connects to a single pole north of the cabin, providing the structure with power. A pole-top transformer and auxiliary electrical equipment were observed on the pole.

## 4.8 Hazardous Building Materials

A comprehensive hazardous building materials survey was not part of the scope of the SLR Phase I ESA; however, visual observations were made during the site visit and personnel familiar with the site were interviewed in an effort to identify obvious special attention items that may exist at the site.

### 4.8.1 Polychlorinated Biphenyls (PCBs)

A visual inspection of the site was conducted to identify sources potentially containing PCBs. A power pole with a pole-top transformer and auxiliary electrical equipment was identified approximately 15 m northeast of the cabin. Based on the age of the structures, there is a potential for PCB containing equipment on-site, which should be assessed prior to any renovations or demolition work.

### 4.8.2 Asbestos-Containing Materials (ACM)

A visual inspection of the site was conducted to identify sources potentially containing asbestos. Based on the age of the structures, there is a potential for ACMs in building materials on site, which should be assessed prior to any renovations or demolition work.

### 4.8.3 Urea Formaldehyde Foam Insulation (UFFI)

A visual inspection of the site was conducted to identify sources potentially containing UFFI. Based on the age of the structures, there is a potential for UFFI in the buildings on site and a detailed survey would be required to confirm the possible presence and extent of UFFI.

### 4.8.4 Mercury

A visual inspection of the site was conducted to identify sources potentially containing mercury. Based on the age of the structures, there is a potential for mercury in the buildings on site and a detailed survey would be required to confirm the possible presence and extent of mercury.

### 4.8.5 Ozone Depleting Substances (ODS)

The site was inspected for the presence of items that may contain ODS (i.e., hydrochlorofluorocarbons [HCFC], air conditioning equipment, refrigeration units, water coolers, etc.) and none were observed.

### 4.8.6 Lead-Based Paint

A visual inspection of the site was conducted to identify sources potentially containing lead. and no potential sources of lead were observed. Based on the age of the structures, there is a potential for lead-based paint in the buildings on site and a detailed survey would be required to confirm the possible presence and extent of lead.

#### 4.8.7 Mould

A visual inspection of the site was conducted to identify sources potentially containing mould. Based on the age of the structures, there is a potential for mould in the buildings on site and a detailed survey would be required to confirm the possible presence and extent of mould.

#### 4.9 Wetlands

Wetlands were observed within the northeast portion of the parcel.

#### 4.10 Fills, Pits or Excavations

No fills, pits or excavations were observed at the site during the site visit. The Phase I ESA interview indicated no known fills, pits, or other excavations at the site.

### 5.0 Interviews

Michelle Coulombe, a realtor for Coldwell Banker Preferred Real Estate, was interviewed by SLR personnel on August 29, 2022. Ms. Coulombe is the listing agent for the property.

Ms. Coulombe stated that the current landowners have been in possession of the site for 32 years and have used it primarily as hunting grounds. She indicated that the onsite cabin is over 100 years old and may have historically been used as a general store. Ms. Coulombe indicated that to her knowledge there have not been any fires, environmental spills/incidents, environmental complaints or notices on the site or adjacent properties in the past. In addition, she indicated that she was unaware of any historical ESAs or geotechnical assessments completed at the site. Ms. Coulombe indicated that a riding mower is used to clear vegetation in the area of the yard. She indicated that there is no septic system on site and the landowners have an outhouse in the yard. Ms. Coulombe indicated that there is an on-site dug water well. The landowners do not use the water source for drinking water but will use it for cleaning. She indicated that to her knowledge there were no current or historical ASTs or USTs at the site and no known objects below ground other than the foundation footings observed in the yard.

Results of the interview have been incorporated throughout this report.

### 6.0 Conclusions And Recommendations

Based on information reviewed as part of the Phase I ESA, the following conclusions and recommendations have been made regarding potential environmental concerns and liabilities for each area of potential environmental concern (APEC) identified:

- **APEC 1: Potential Hazardous Building Materials in the On-site Structures** – based on the age of the structures on site, there is a potential for hazardous materials to be present in the buildings or building materials. The environmental risk associated with this APEC is considered low and a detailed hazardous building materials survey would be recommended to confirm the potential presence and extent of hazardous building materials prior to any renovations or demolition work.
- **APEC 2: Power Pole with Pole-top Transformer and Auxiliary Electrical Equipment** – based on observations made during the site visit and information provided by Manitoba Hydro, a power pole with pole-top transformer and auxiliary electrical equipment is approximately 15 m northeast of the cabin. The environmental risk associated with this APEC is considered low; however, additional assessment is recommended to assess soil conditions adjacent to the pole.

- **APEC 3: Pile of Railway Ties** – based on observations made during the site visit, a pile of railway ties is present approximately 200 m south of the cabin. The railway ties may have been coated with creosote or other preservatives. The environmental risk associated with this APEC is considered low and additional assessment is recommended to assess soil conditions below the pile of railway ties.
- **APEC 4: Scrap Metal Debris** – based on observations made during the site visit, various items of scrap metal were observed across the property, including a pile of metal debris adjacent to an ATV trail approximately 100 m southeast of the cabin. The environmental risk associated with this APEC is considered negligible; however, scrap metal debris should be removed from the site and disposed of at a licensed disposal or recycling facility.

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## 7.0 Statement of Limitations

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. for Manitoba Hydro, hereafter referred to as the “Client”. It is intended for the sole and exclusive use of the Client and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

Any conclusions or recommendations made in this report reflect SLR’s professional opinion based on limited investigations including: visual site inspection(s) on the date(s) set out in this report; examination of public records and interviews with individuals having information about the site. While efforts have been made to substantiate information provided by third parties, SLR makes no representation or warranty as to its completeness or accuracy.

This report has been prepared for specific application to this site and conditions existing at the time work for the report was completed. Unless otherwise stated, the findings cannot be extended to previous or future site conditions and portions of the site which were unavailable for direct investigation. Unless otherwise stated in the report, surface and/or subsurface soil, groundwater, vapour, chemical parameters, or materials were not investigated directly; or chemical parameters, materials or analysis were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; and substances addressed by the investigation may exist in areas of the site not investigated or in quantities not ascertained.

Nothing in this report is intended to constitute or provide a legal opinion. SLR makes no representation as to the requirements of or compliance with environmental laws, rules, regulations or policies established by federal, provincial or local government bodies. Revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

The Client may submit this report to Manitoba Environment, Climate and Parks and/or related federal or Manitoba environmental regulatory authorities or persons for review and comment purposes.

## 8.0 Closure

Sincerely,

**SLR Consulting (Canada) Ltd.**

**Taylor Nault**

Environmental Engineering  
Technician

**Michael Kolt, B.Env.St.**

Environmental Scientist

**Robert Hyndman, P.Eng.**

Team Lead

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                          1 electronic copy – SLR Consulting (Canada) Ltd.

# Tables

## Phase I Environmental Site Assessment

Manitoba Hydro

SLR Project No. 214.30030.00000

September 8, 2022

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**Table 1  
Information Sources Summary**

Information Source	Status	Comments
<b>MAPS</b>		
National Topographic System (NTS) Map	A	Natural Resources Canada Topographic Map 62 H/1 Sundown
Geological Map of Manitoba	A	<a href="https://web33.gov.mb.ca/mapgallery/mgg-gmm.html">Manitoba Growth, Enterprise and Trade Geographic Information System [GIS] Map Gallery (https://web33.gov.mb.ca/mapgallery/mgg-gmm.html)</a>
Department of Energy, Mines and Resources, Surveys and Mapping Branch, National Topographic System mapping	A	Map 62 H/1, Sundown, Manitoba, 1995
Province of Manitoba Department of Natural Resources Branch Aquifer Maps of Southern Manitoba	A	1987
Natural Resources Canada (NRC) Atlas of Canada Permafrost Map	A	<a href="http://ftp.geogratis.gc.ca/pub/nrcan_rncan/raster/atlas_5_ed/eng/environment/land/mcr4177.jpg">http://ftp.geogratis.gc.ca/pub/nrcan_rncan/raster/atlas_5_ed/eng/environment/land/mcr4177.jpg</a>
<b>REPORTS</b>		
National Hydrology Research Institute Report (NHRI, 1995)	A	Groundwater in Manitoba: Hydrogeology, Quality Concerns, Management (March, 1995)
<b>HISTORICAL RECORDS</b>		
Land Title Documents	A	Land Titles, Winnipeg Land Titles Office (WLTO)
Aerial Photographs and Satellite Imagery	A	1946, 1957, 1970, 1983, and 1996
Satellite Imagery	A	2008 to 2020
Fire Insurance Maps	N/A	
Building Permits	N/A	
City Directories	N/A	
Legal Plans	N/A	
Available client records, site information and drawings	A	Drone footage and photos provided by Michele Coulombe of Coldwell Banker Preferred Real Estate (August 2022) Site Information and Photos provided by Manitoba Hydro (August 2022)
<b>REGULATORY RECORDS</b>		
Manitoba Environment, Climate, and Parks File Search	A	Environmental file searches conducted for 250 m radius from site through Ecolog ERIS database search and by SLR for the site
GWDrill-Database (2015)	A	Conducted through Ecolog ERIS database search
Ecolog ERIS Database Search	A	Environmental file searches conducted for 250 m radius from site
<b>INTERVIEWS</b>		
Michelle Coulombe	A	Listing agent for sale of site by current landowner
<b>SITE RECONNAISSANCE</b>	A	August 30, 2022

**Notes:**

A – Available

N/A – Not Available



# Figures

## Phase I Environmental Site Assessment

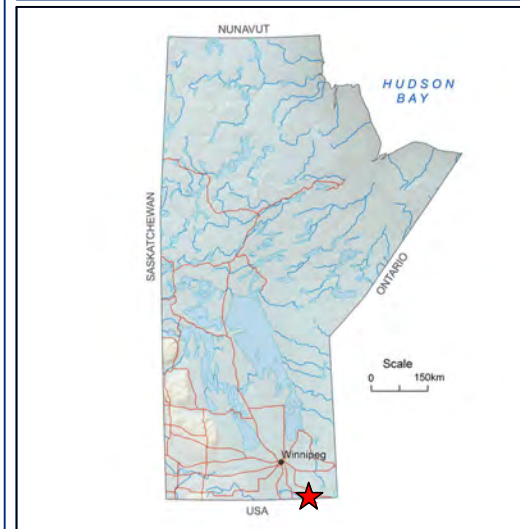
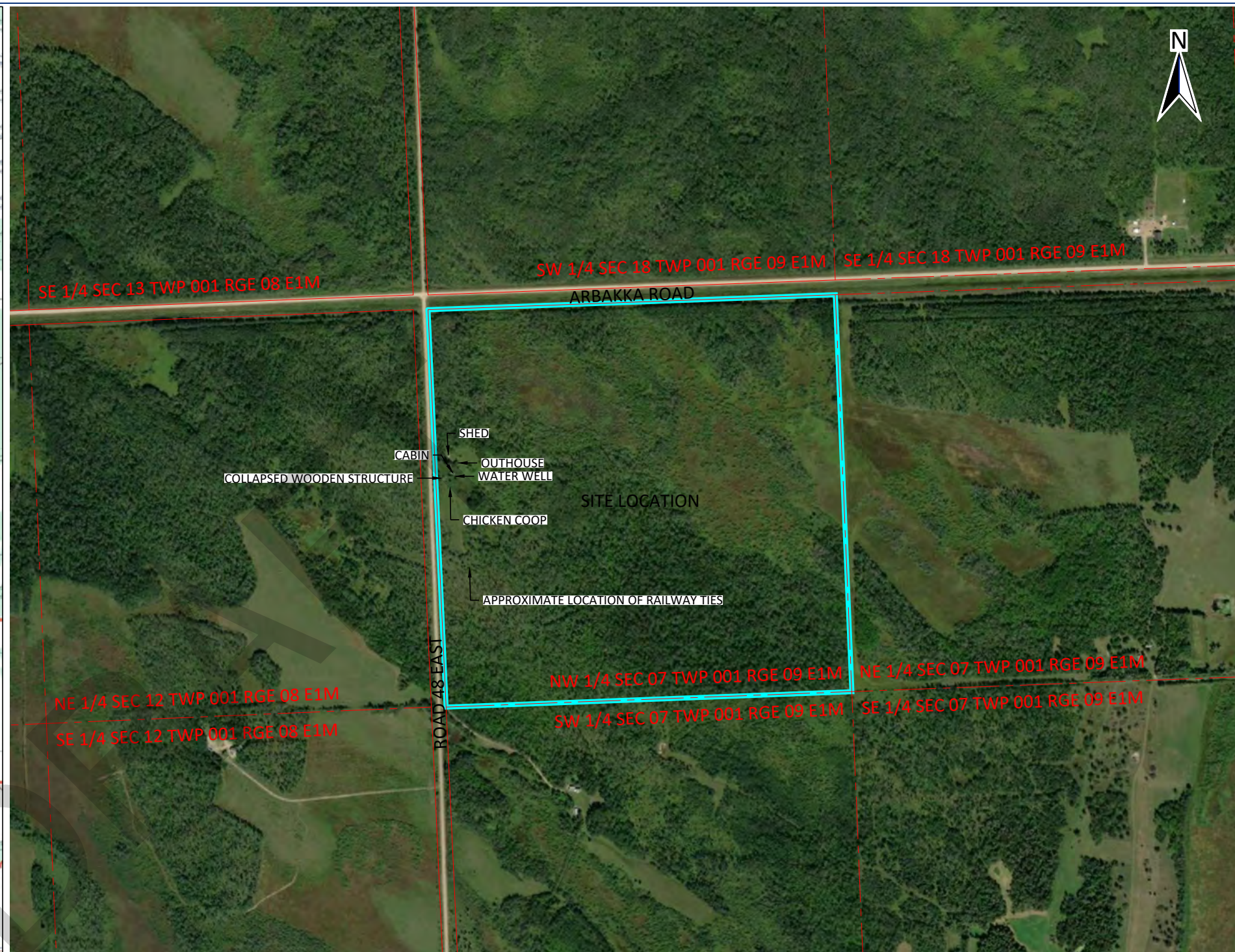
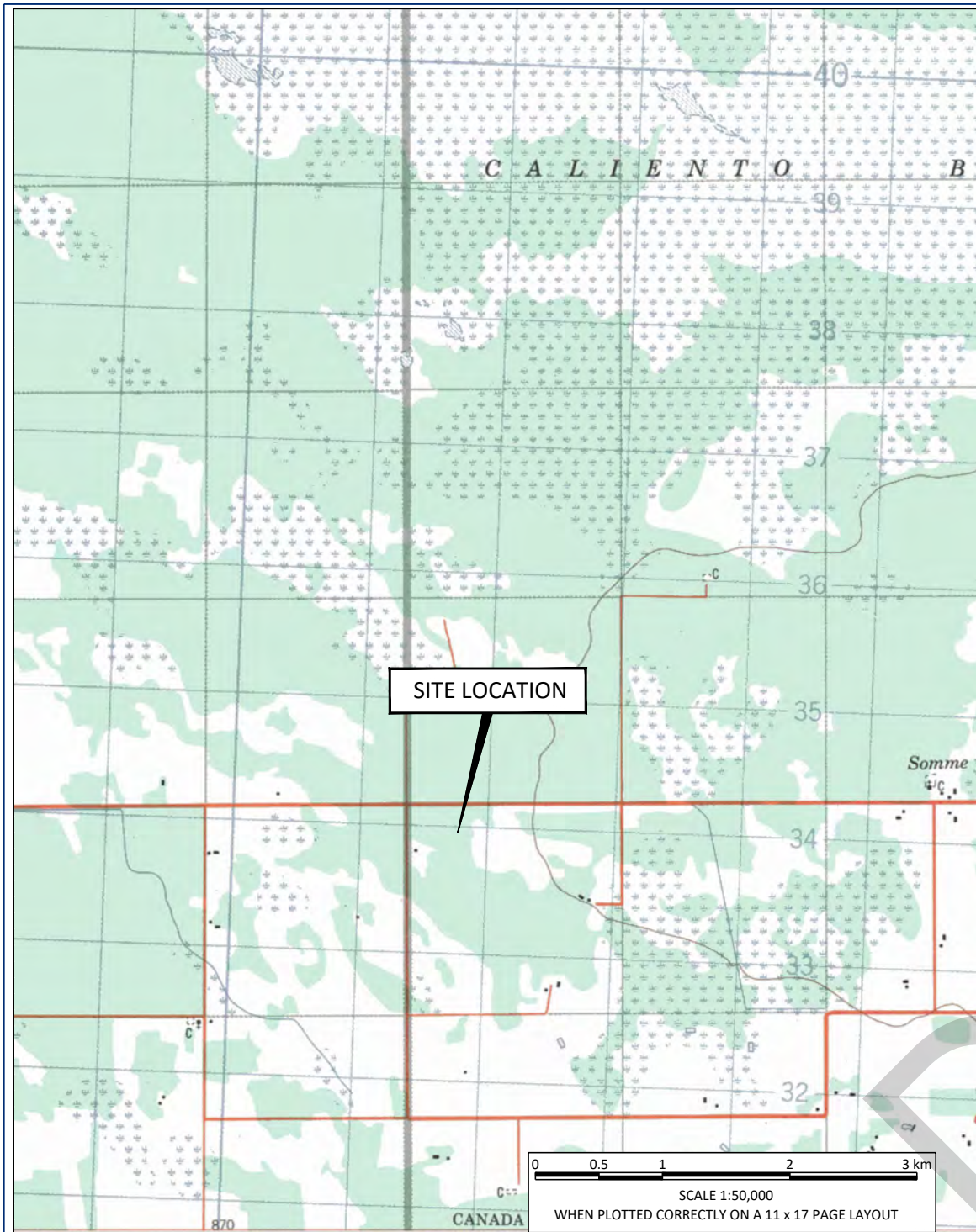
Manitoba Hydro

SLR Project No. 214.30030.00000

September 8, 2022

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**NOTES:**  
 NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA, AIR PHOTOS A9735-95, A15909, A21939-137, A26268-74 AND M896049-135, NTS MAP 62 H/01 TITLED "SUNDOWN" AND SITE RECONNAISSANCE INFORMATION.

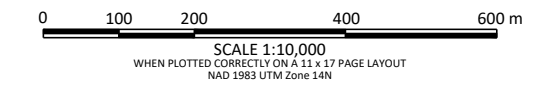
SOURCE IMAGERY: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY. IMAGERY DATE: AUGUST 18, 2020.

NOT ALL SURROUNDING PROPERTY BOUNDARIES ARE SHOWN ON THIS FIGURE.

LEGAL DESCRIPTION:  
 NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
 RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**LEGEND:**

- PROPERTY BOUNDARY
- SUBJECT BOUNDARY



MANITOBA HYDRO  
 FACILITY NAME  
 NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
 RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**SITE LOCATION & SURROUNDING LAND USE**



FIGURE NO:  
**1**

Cadfile name: S\_214-30030-00000-A1.dwg

# Appendix A Photographs

## Phase I Environmental Site Assessment

Manitoba Hydro

SLR Project No. 214.30030.00000

September 8, 2022

DRAFT





**Photo 1: August 30, 2022: Facing east showing the approach to the site from Road 48 East. A cabin in the cleared yard is visible in the photograph.**



**Photo 2: A drone image showing the cabin (centre) and surrounding wooden structures at the yard in the west portion of the site. The trail heads of three all-terrain vehicle (ATV) trails can be seen in the image. (Drone image provided by Michelle Coulombe of Coldwell Banker Preferred Real Estate).**



**Photo 3: A drone image (facing north-northeast) showing the cleared yard area, including the cabin and surrounding wooden structures. Forested land is visible north and east of the yard. (Drone image provided by Michelle Coulombe of Coldwell Banker Preferred Real Estate).**



**Photo 4: A drone image facing southeast from the intersection of Road 48 East and Arbakka Road showing forested lands and wetlands at the site. (Drone image provided by Michelle Coulombe of Coldwell Banker Preferred Real Estate).**



**Photo 5: August 30, 2022: Facing northwest showing exterior of the cabin in the yard within the west portion of the site.**



**Photo 6: August 30, 2022: Facing east showing the onsite dug water well.**



**Photo 7: August 30, 2022: Facing northeast showing the power pole with pole-top transformer and auxiliary electrical equipment in the west portion of the site.**



**Photo 8: August 30, 2022: Facing north showing a collapsed wooden shed in the west portion of the site. Various debris and metal scraps are visible.**



**Photo 9: August 30, 2022: Facing southeast showing a dilapidated chicken coop in the west portion of the site, no longer in use by the current landowners.**



**Photo 10: August 30, 2022: Facing west showing historical stone foundations north of the cabin in the west portion of the site.**





**Photo 11: August 30, 2022: Facing south showing a pile of railway ties approximately 200 metres (m) south of the cabin.**



**Photo 12: August 30, 2022: Facing west showing metal debris approximately 100 m southeast of the cabin along an ATV trail.**

# Appendix B ERIS Database Report

## Phase I Environmental Site Assessment

Manitoba Hydro

SLR Project No. 214.30030.00000

September 8, 2022

DRAFT





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# DATABASE REPORT

**Project Property:** Vita MB, Phase I ESA (2022)  
Vita Phase I ESA  
Vita MB

**Project No:**

**Report Type:** Quote - Custom-Build Your Own Report

**Order No:** 22082602179

**Requested by:** SLR Consulting (Canada) Ltd.

**Date Completed:** August 31, 2022

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# Executive Summary

## **Property Information:**

**Project Property:** Vita MB, Phase I ESA (2022)  
Vita Phase I ESA Vita MB

**Project No:**

## **Order Information:**

**Order No:** 22082602179  
**Date Requested:** August 26, 2022  
**Requested by:** SLR Consulting (Canada) Ltd.  
**Report Type:** Quote - Custom-Build Your Own Report

## **Historical/Products:**

ERIS Xplorer [ERIS Xplorer](#)

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## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AUWR	<i>Automobile Wrecking &amp; 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	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
IAFT	<i>Indian &amp; 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 &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; 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>Boundary to 0.25km</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	0	0
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
<b>Total:</b>			0	0	0

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## 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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

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

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## 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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the surrounding properties.

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## Executive Summary: Summary By Data Source

No records found in the selected databases for the project property or surrounding properties.

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96°23'W

96°22'30"W

96°22'W

49°2'N

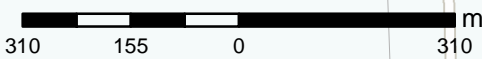
49°2'N

49°1'30"N

49°1'30"N

Arbakka Rd

DRAFT



1:10837

### Map: 0.25 Kilometer Radius

Order Number: 22082602179

Address: Vlta Phase I ESA, Vita, MB

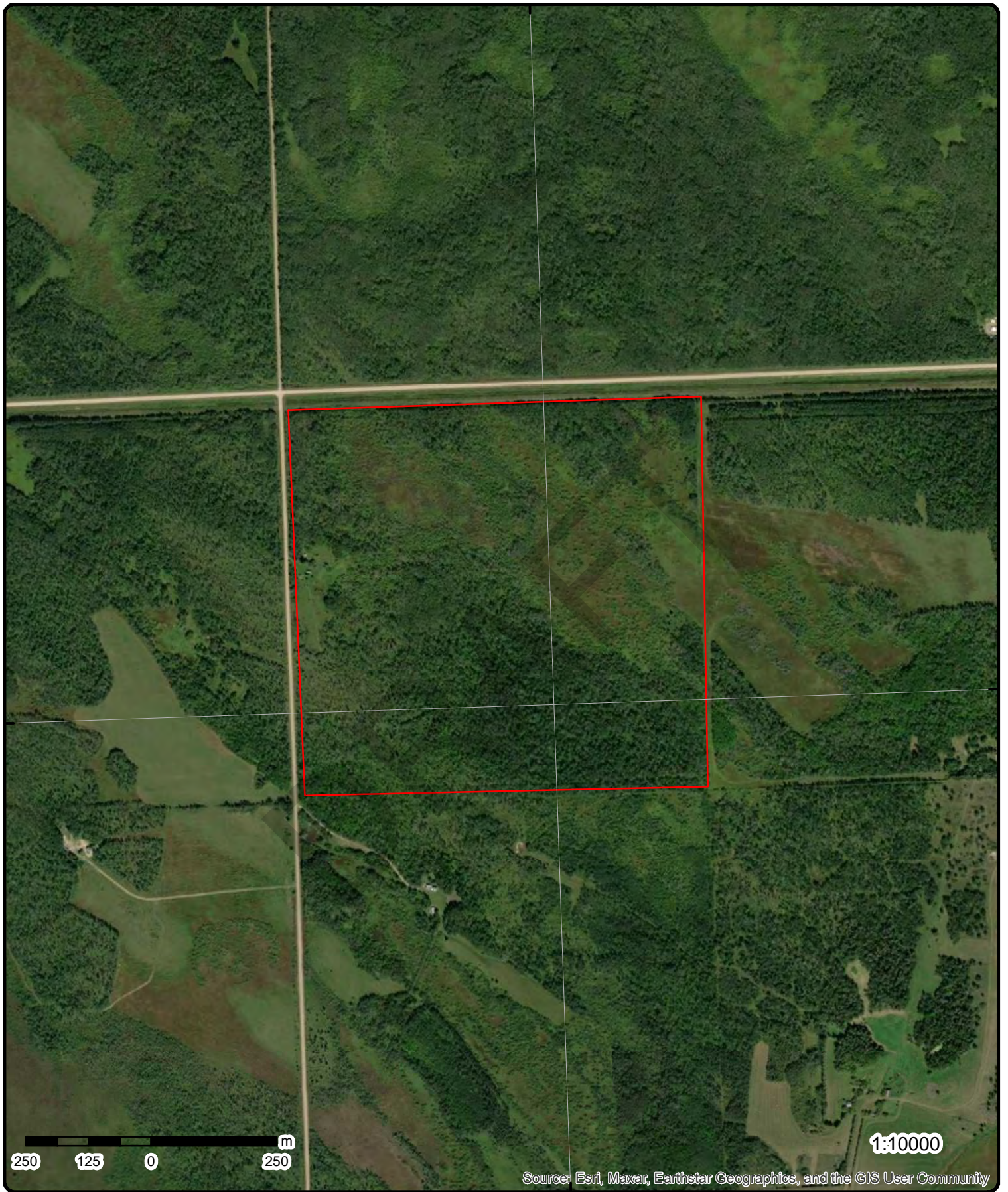


Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)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

96°22'30"W

49°1'30"N

49°1'30"N



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Aerial** Year: 2020

Order Number: 22082602179

**Address: VIta Phase I ESA, Vita, MB**



Source: ESRI World Imagery

© ERIS Information Limited Partnership

96°24'W

96°22'30"W

96°21'W

49°31'N

49°31'N

49°1'30"N

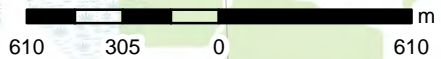
49°1'30"N

Arbakka Rd

Somme School Rd

DRAFT

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



# Topographic Map

Address: Vltá Phase I ESA, MB

Source: ESRI World Topographic Map

Order Number: 22082602179



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# Detail Report

<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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No records found in the selected databases for the project property or surrounding properties.

DRAFT

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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DRAFT

# Unplottable Report

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

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# 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 -Apr 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-Mar 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-Jun 2022**

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

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**

The Manitoba Petroleum Storage Program maintains an inventory of Bulk Fuel Distributors. This inventory contains valid operating permit numbers within the Province of Manitoba. Fields such as name, location, expiry date, type of facility and permit Number are included.

**Government Publication Date: 2006 - Jun 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 - Mar 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 CO<sub>2</sub> 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](http://www.nickles.com).

**Government Publication Date: 1988-May 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-Jul 2021**

**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**

DRAFT

# 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 C Aerial Photographs

## Phase I Environmental Site Assessment

Manitoba Hydro

SLR Project No. 214.30030.00000

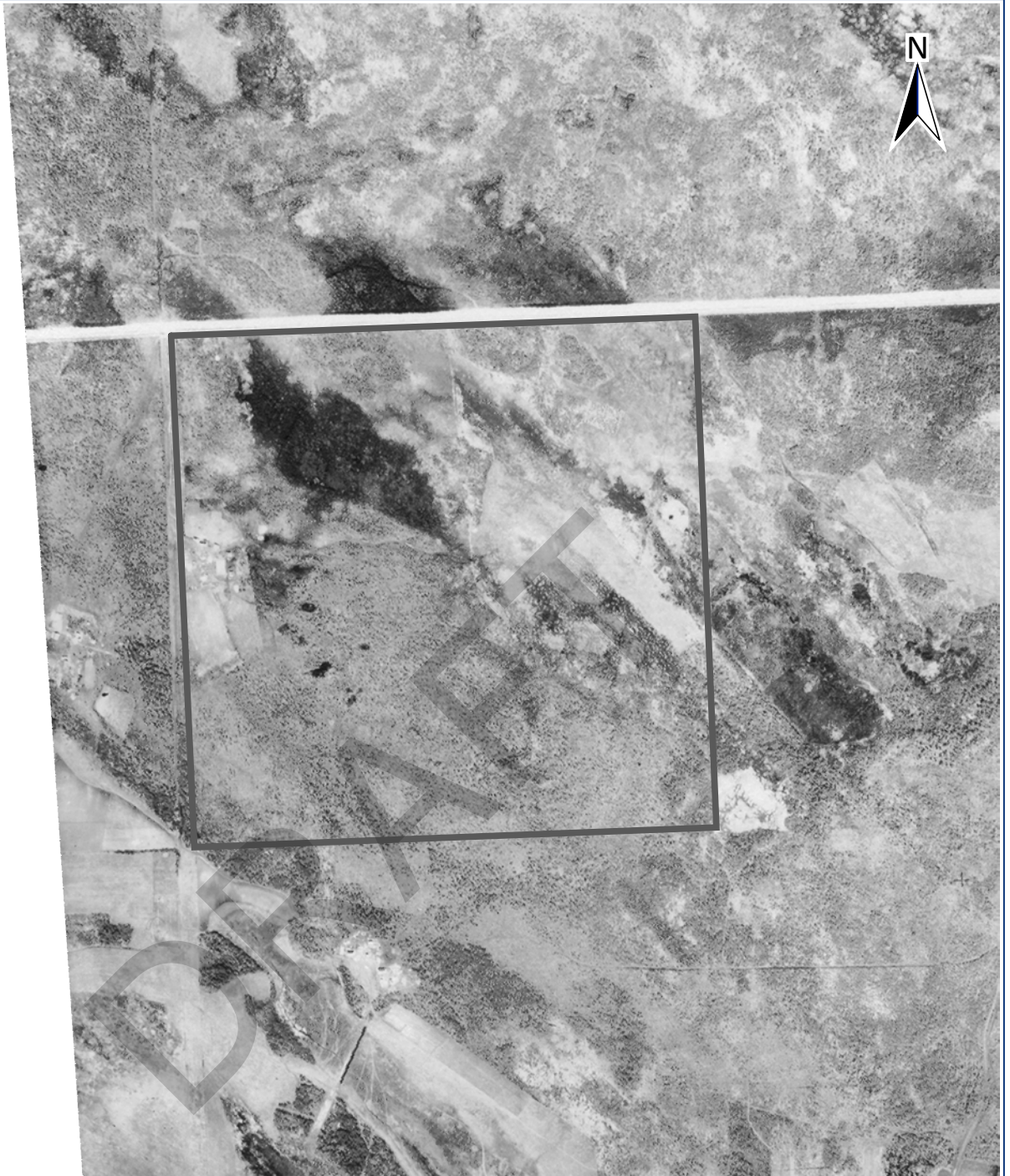
September 8, 2022

DRAFT






CADFILE NAME: N:\Saskatoon\CADD\Drawings\_SLR\214\214.30030\214.30030.00000\S\_214-30030-00000-A1.dwg



**LEGEND:**

 SUBJECT BOUNDARY

**NOTES:**

NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA, AIR PHOTOS A9735-95, A15909, A21939-137, A26268-74 AND MB96049-135 AND SITE RECONNAISSANCE INFORMATION.

LEGAL DESCRIPTION:  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN,  
MANITOBA

0 100 200 400 600 m

SCALE 1:10,000  
WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT  
NAD 1983 UTM Zone 14N

MANITOBA HYDRO  
FACILITY NAME  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**AERIAL PHOTOGRAPH (1946)**



FIGURE NO:

**A**


DATE: September 8, 2022

PROJECT NO: 214.30030.00000



CADFILE NAME: N:\Saskatoon\CADD\Drawings\_SLR\214\214.30030\214.30030.00000\S\_214-30030-00000-A1.dwg

**LEGEND:**

 SUBJECT BOUNDARY

**NOTES:**

NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA, AIR PHOTOS A9735-95, A15909, A21939-137, A26268-74 AND MB96049-135 AND SITE RECONNAISSANCE INFORMATION.

LEGAL DESCRIPTION:  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN,  
MANITOBA

0 100 200 400 600 m

SCALE 1:10,000  
WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT  
NAD 1983 UTM Zone 14N

MANITOBA HYDRO  
FACILITY NAME  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**AERIAL PHOTOGRAPH (1957)**



FIGURE NO:

**B**


DATE: September 8, 2022

PROJECT NO: 214.30030.00000

CADFILE NAME: N:\Saskatoon\CADD\Drawings\_SLR\214\214.30030\214.30030.00000\S\_214-30030-00000-A1.dwg



**LEGEND:**

 SUBJECT BOUNDARY

**NOTES:**

NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA, AIR PHOTOS A9735-95, A15909, A21939-137, A26268-74 AND MB96049-135 AND SITE RECONNAISSANCE INFORMATION.

LEGAL DESCRIPTION:  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN,  
MANITOBA

0 100 200 400 600 m

SCALE 1:10,000  
WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT  
NAD 1983 UTM Zone 14N

MANITOBA HYDRO  
FACILITY NAME  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**AERIAL PHOTOGRAPH (1970)**



FIGURE NO:

**C**


DATE: September 8, 2022

PROJECT NO: 214.30030.00000



CADFILE NAME: N:\Saskatoon\CADD\Drawings\_SLR\214\214.30030\214.30030.00000\S\_214-30030-00000-A1.dwg

**LEGEND:**

 SUBJECT BOUNDARY

**NOTES:**

NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA, AIR PHOTOS A9735-95, A15909, A21939-137, A26268-74 AND MB96049-135 AND SITE RECONNAISSANCE INFORMATION.

LEGAL DESCRIPTION:  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN,  
MANITOBA

0 100 200 400 600 m

SCALE 1:10,000  
WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT  
NAD 1983 UTM Zone 14N

MANITOBA HYDRO  
FACILITY NAME  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**AERIAL PHOTOGRAPH (1983)**



FIGURE NO:

**D**


DATE: September 8, 2022

PROJECT NO: 214.30030.00000



CADFILE NAME: N:\Saskatoon\CADD\Drawings\_SLR\214\214.30030\214.30030.00000\S\_214-30030-00000-A1.dwg

**LEGEND:**

 SUBJECT BOUNDARY

**NOTES:**

NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA, AIR PHOTOS A9735-95, A15909, A21939-137, A26268-74 AND MB96049-135 AND SITE RECONNAISSANCE INFORMATION.

LEGAL DESCRIPTION:  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN,  
MANITOBA

0 100 200 400 600 m

SCALE 1:10,000  
WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT  
NAD 1983 UTM Zone 14N

MANITOBA HYDRO  
FACILITY NAME  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**AERIAL PHOTOGRAPH (1996)**



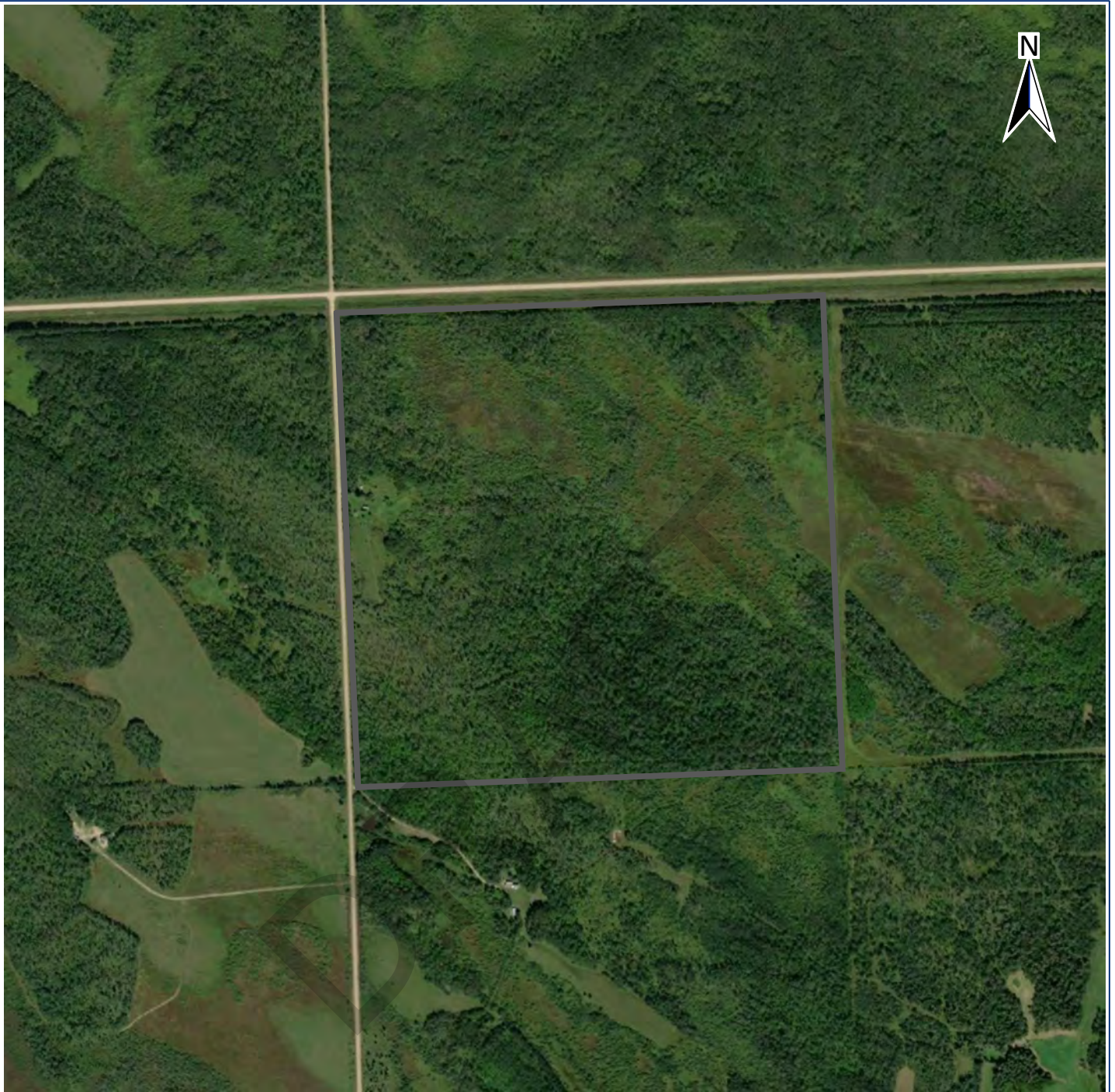
FIGURE NO:

**E**


DATE: September 8, 2022

PROJECT NO: 214.30030.00000

CADFILE NAME: N:\Saskatoon\CADD\Drawings\_SLR\214\214.30030\214.30030.00000\S\_214-30030-00000-A1.dwg



**LEGEND:**

 SUBJECT BOUNDARY

**NOTES:**

NOT A LEGAL SURVEY. DO NOT USE FOR CONSTRUCTION.

REFERENCED FROM MANITOBA LAND INITIATIVES R.M. OF STUARTBURN CADASTRAL DATA AND SITE RECONNAISSANCE INFORMATION.

SOURCE IMAGERY: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY. IMAGERY DATE: AUGUST 18, 2020.

LEGAL DESCRIPTION:  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN,  
MANITOBA

0 100 200 400 600 m

SCALE 1:10,000  
WHEN PLOTTED CORRECTLY ON A 8.5 x 11 PAGE LAYOUT  
NAD 1983 UTM Zone 14N

MANITOBA HYDRO  
FACILITY NAME  
NW 1/4 SEC 07 TWP 001 RGE 09 E1M  
RURAL MUNICIPALITY OF STUARTBURN, MANITOBA

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**AERIAL PHOTOGRAPH (AUGUST 18, 2020)**



FIGURE NO:

**F**

DATE: September 8, 2022

PROJECT NO: 214.30030.00000

# Appendix D Land Titles

## Phase I Environmental Site Assessment

Manitoba Hydro

SLR Project No. 214.30030.00000

September 8, 2022

DRAFT



# MANITOBA

Cert. No. 111849

## Certificate of Title

### UNDER "THE REAL PROPERTY ACT"

HIS MAJESTY THE KING IN THE RIGHT OF MANITOBA

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,

SECTION SEVEN IN THE FIRST TOWNSHIP

AND NINTH RANGE EAST OF THE PRINCIPAL MERIDIAN IN MANITOBA

- Any subsisting reservation contained in the original grant of this land from the Crown.
- Any municipal charges, rates or assessments at the date of this Certificate, or there against this land.
- Any unregistered subsisting right of way or other easement over this land.
- 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.
- Any mechanic's lien affecting this land.
- 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.
- All public highways embraced in the description of this land.
- Any right of expropriation by statute.
- The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
- Caveats affecting this land registered since the date of this Certificate of Title.

No. 506897 TRANSFER OF  
 N.E. 1/4 sub. spec. Res.  
 TO: Wynne Perchuk  
 May 28/24 AD. TROTTER  
 DEPT. DIST. REGISTRAR  
 VIDE CERT. 365634

The duplicate of this Certificate of Title has been cancelled  
 JUN 23 2008  
 Date \_\_\_\_\_  
 For District Registrar

No. M93412 TRANSFER OF  
 TO: Wynne Perchuk  
 REG. Date 9/25  
 VIDE CERT. C93862  
 DEPT. DIST. REGISTRAR

Transferred in Full  
 to His Majesty in Right of Canada  
 by Order in Council No. 21947  
 dated 20th November 1913, and  
 filed in the Winnipeg Land Titles  
 Office as deposit No. 1637.  
 By virtue of cap. 31, Statutes of Man. 1932,  
 the Land herein is re-vested in and trans-  
 ferred to His Majesty in the Right of Man-  
 itoba by Order of the Governor-in-Council  
 registered in this office as No. 649609

No. 506893 TRANSMISSION BY TAX SALE  
 To: Wynne Perchuk  
 Registered May 28-1924 Ed. D. Trotter  
 Deputy District Registrar  
 Vide Cert. No. 365634

No. 32615 TRANSMISSION BY TAX SALE  
 In consequence of the Sale for Taxes by P. M. of  
 S. Stewart  
 all the estate in the within  
 signed in the presence of  
 Wayne Ryan  
 Canceled 15 Feb 1928  
 Vide Cert. No. 414316

No. 32616 TRANSMISSION BY TAX SALE  
 In consequence of the Sale for Taxes by P. M. of  
 S. Stewart  
 all the estate in the within  
 signed in the presence of  
 Ed. D. Trotter  
 Canceled 5 March 1928  
 Vide Cert. No. 414307

### IN WITNESS WHEREOF

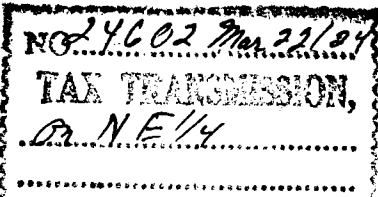
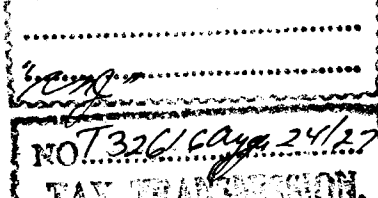

I have hereunto signed my name and  
 TWENTY-NINTH day of JUNE  
 EIGHT

Deputy District Registrar  
 for Winnipeg

SGD E.D. CAREY

SEAL



NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	
Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	
Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	
 Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	
 Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	
 Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	
Mortgage for \$ _____	The _____ day of _____ 19____ at _____ o'clock in _____ the _____ noon	   Deputy District Registrar	



# Certificate of Title

## UNDER "THE REAL PROPERTY ACT"

**WASYL SANDUL,**

of the Town of Steinbach, in Manitoba, Farmer,

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 thereon) in all that piece or parcel of land known and described as follows:

the North-west Quarter of Section Seven in the First Township and Ninth Range, East of the Principal Meridian, in Manitoba. Subject to the reservations and provisions contained in the Grant from the Crown.

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressly declared, be deemed to be subject to:

- (a) Any subsisting reservation contained in the original grant of the land from the Crown.
- (b) Any subsisting easement, right of way, or other right or interest in or over the land.
- (c) Any right of way or other easement, however created, upon, over or in respect of the land.
- (d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder.
- (e) Any drainage levy or mechanics' lien affecting the land.
- (f) Any subsisting mortgage or other charge for the payment of money, against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto.
- (g) Any certificate of its pendency issued out of a court in the province and registered since the date of the certificate of title.
- (h) Any other person.
- (i) The title of a person adversely in actual occupation, of and rightly entitled, to the land at the time it was brought under the Act, and who continues in such occupation;
- (j) Caveats affecting the land registered since the date of the certificate, and
- (k) Any zoning regulation or by-law authorized under "The Town Planning Act" or under the provisions of the charter of any city, town or village, or any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.
- (l) Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.
- (m) Any limitation or restriction under The Highways Protection Act or a permit issued under The Highways Protection Act.
- (n) Any liability embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

DRAFT

No. 7109272	TRANSMISSION BY DEATH
Wasył Sandul	
all	
Lena Sandul	
Aug 5/75	
C 97599/1113	

\*\*\*\*\*

**IN WITNESS WHEREOF** I have hereunto signed my name and affixed my Seal of office this ninth day of July One thousand nine hundred and seventy - five Signed in the presence of

Deputy District Registrar  
for Winnipeg.

From No.  
E/R. Dyck,  
Steinbach, Man.

111849

Transfer M 93412

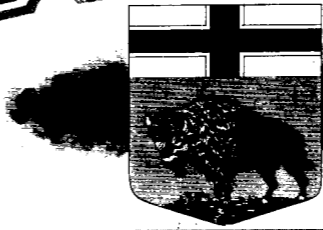
Application

REGISTERED

Mortgage for \$	The at	day of 19		No.
			TO	
			Deputy District Registrar	
Mortgage for \$	The at	day of 19		No.
			TO	
			Deputy District Registrar	
Mortgage for \$	The at	day of 19		No.
			TO	
			Deputy District Registrar	
Mortgage for \$	The at	day of 19		No.
			TO	
			Deputy District Registrar	
Mortgage for \$	The at	day of 19		No.
			TO	
			Deputy District Registrar	

DRAFT

# MANITOBA



## Certificate of Title

UNDER "THE REAL PROPERTY ACT"

LENA SANDUL

of the Postal District of Arbakka, in Manitoba, Widow of Wasyl Sandul, late of the same place,  
Farmer, deceased,

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

the North-west Quarter of Section Seven in the First Township and Ninth Range, East of the Principal Meridian in Manitoba, subject to the reservations and provisos contained in the Grant from the Crown.

ADDRESS FOR SERVICE

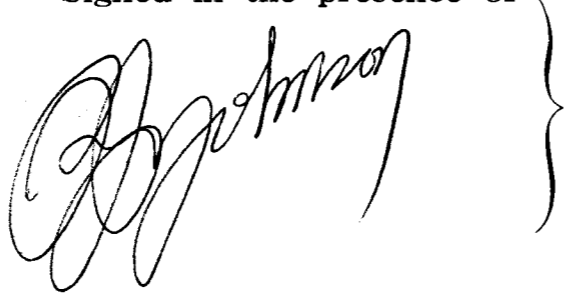
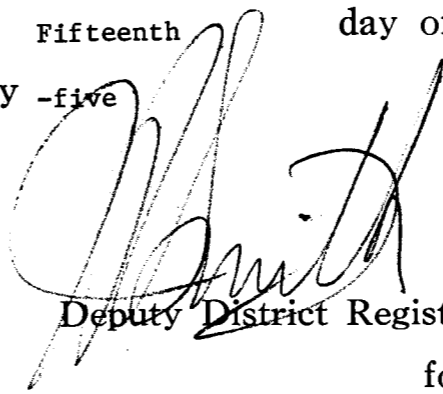
---

---

INST TYPE: TRANL NO: 1296862  
FOR: ALL EX NEW PL 18039  
REG: 90.05.23  
NEW TITLE: 1161596 See Computerized Daily Record

The duplicate of this Certificate of Title has been cancelled.  
Date June 23 '04  
C. Ross  
For District Registrar

\*\*\*\*\*

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this Fifteenth day of August  
One thousand nine hundred and seventy -five  
Signed in the presence of  
 }  
  
Deputy District Registrar  
for Winnipeg,

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressly declared, be deemed to be subject to:

- (a) Any subsisting reservation contained in the original grant of the land from the Crown.
- (b) Any municipal charge, rate, or assessment, existing at the date of the certificate, or subsequently imposed on the land;
- (c) Any right-of-way or other easement, howsoever created, upon, over or in respect of the land;
- (d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder;
- (e) Any drainage levy or mechanics' lien affecting the land.
- (f) Any order of attachment, judgment, or order for the payment of money, against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto;
- (g) Any certificate of his pendens issued out of a court in the province and registered since the date of the certificate of title.
- (h) Any right of expropriation by statute.
- (i) The title of a person adversely in actual occupation, of and rightly entitled, to the land at the time it was brought under the Act, and who continues in such occupation;
- (j) Caveats affecting the land registered since the date of the certificate, and
- (k) Any town planning scheme or by-law authorized under The Town Planning Act or under the provisions of the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning;
- (l) Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.
- (m) Any limitation or restriction under The Highways Protection Act or a permit issued under The Highways Protection Act.

Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

Dyck, Smith & Asso.  
Steinbach, Man.

		REGISTERED			
Mortgage for	The	12 <sup>th</sup>	day of		
\$ <u>Plom a pt</u> <u>for Water Control Works.</u>		<u>March</u>	1984	<del>TO</del>	No.
	at	84-20723		<u>M. Q. Foster.</u>	<u>18039</u>
				Deputy District Registrar	
Mortgage for	The		day of		
\$ .....		19		TO	No.
	at				
				Deputy District Registrar	
Mortgage for	The		day of		
\$ .....		19		TO	No.
	at				
				Deputy District Registrar	
Mortgage for	The		day of		
\$ .....		19		TO	No.
	at				
				Deputy District Registrar	
Mortgage for	The		day of		
\$ .....		19		TO	No.
	at				
				Deputy District Registrar	

1296177  
**DISPOSED OF BY**  
 182 MAY 94  
 SEE COMPUTERIZED DAILY RECORD

No. 255 898  
 FILED Oct 14/78 @ 909  
 BY H. M. the Queen (man)

**NOTICE OF INTENDED EXPROPRIATION**  
 NO. 80-3769  
 FILED JAN 18/80 LAPSES JULY 21/80  
 AFFECTS PART

## STATUS OF TITLE

Title Number **1161611/1**  
Title Status **Cancelled**  
Client File **RM of Stuartburn - Property Purchase**



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

LEONARD GUENTHER  
OF STEINBACH, IN MANITOBA AND  
ANTHONY ANTONOWICH  
OF BEAUSEJOUR, IN MANITOBA

ARE EACH REGISTERED OWNERS OF AN UNDIVIDED ONE-HALF INTEREST SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

NW 1/4 7-1-9 EPM  
EXC WATER CONTROL WORKS PLAN 18039 WLTO  
SUBJECT TO THE RESERVATIONS AND PROVISIOES  
CONTAINED IN THE GRANT FROM THE CROWN

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: **Transfer Of Land**  
Registration Number: **2417114/1**  
Instrument Status: **Accepted**

Registration Date: 1999-09-15  
From/By: LEONARD GUENTHER AND ANTHONY ANTONOWICH  
To: LEONARD WALTER GUENTER AND DIANNA JOSEPHINE GUENTHER

Consideration: \$5,000.00  
Notes: No notes  
Description: No description

### 3. ADDRESSES FOR SERVICE

LEONARD GUENTHER  
BOX 2361  
STEINBACH, MANITOBA  
ROA 2A0

ANTHONY ANTONOWICH BOX 1273 BEAUSEJOUR, MANITOBA R0E 0C0	
<b>4. TITLE NOTES</b>	No title notes
<b>5. LAND TITLES DISTRICT</b>	Winnipeg
<b>6. DUPLICATE TITLE INFORMATION</b>	Duplicate not produced
<b>7. FROM TITLE NUMBERS</b>	1161596/1      All
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>	No real property application or grant information
<b>9. ORIGINATING INSTRUMENTS</b>	<p>Instrument Type:            <b>Transfer Of Land</b></p> <p>Registration Number:      <b>1296863/1</b></p> <p>Registration Date:         1990-05-23</p> <p>From/By:                    SADIE NANKA &amp; MARY PENTELIUK (EXEC.)</p> <p>To:                             LEONARD GUENTHER &amp; ANTHONY ANTONOWICH</p> <p>Consideration:             \$9,500.00</p>
<b>10. LAND INDEX</b>	NW 7-1-9E EXC WCW PLAN 18039    EXC RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1161611/1

## STATUS OF TITLE

Title Number **1675095/1**  
Title Status **Accepted**  
Client File **Misc**



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

LEONARD WALTER GUENTHER AND DIANNA JOSEPHINE GUENTHER  
BOTH OF STEINBACH, IN MANITOBA

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES  
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

NW 1/4 7-1-9 EPM  
EXC WATER CONTROL WORKS PLAN 18039 WLTO  
SUBJECT TO THE RESERVATIONS AND PROVISIOES  
CONTAINED IN THE GRANT FROM THE CROWN

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

LEONARD & DIANNE GUENTHER  
BOX 2361  
STEINBACH, MANITOBA  
ROA 2A0

### 4. TITLE NOTES

No title notes

### 5. LAND TITLES DISTRICT

Winnipeg

### 6. DUPLICATE TITLE INFORMATION

Duplicate Produced for: PLETT, GOOSSEN  
BOX 1960  
STEINBACH MB  
ROA 2A0

### 7. FROM TITLE NUMBERS

1161611/1 All



**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Transfer Of Land**  
Registration Number: **2417114/1**  
  
Registration Date: 1999-09-15  
From/By: LEONARD GUENTHER AND ANTHONY ANTONOWICH  
To: LEONARD WALTER GUENTER AND DIANNA JOSEPHINE GUENTHER  
Consideration: \$5,000.00

**10. LAND INDEX**

NW 7-1-9E  
EXC WCW PLAN 18039 EXC RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1675095/1

DRAFT

NW Quarter of Section 7

BOOK	No. of Instrument	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR
*	27950	Rearing Certif.	April 9-1908	April 16-1908	Dist. Reg.

Township 1

Range 9 East

GRANTEE	CONSIDERATION	LAND AND REMARKS
The King.	—	all

DRAFT

Winnipeg Land Titles Office  
Historical Search

Worksheet

16935

Date: \_\_\_\_\_  
From: \_\_\_\_\_  
Prepared By: \_\_\_\_\_

Winnipeg

Client: \_\_\_\_\_  
To: \_\_\_\_\_  
Total \$: \_\_\_\_\_

NW 7-1-9E

Basic Abstracts

			✓ C97599/1		
			↓		
			✓ C93862/1		
			↓		
			✓ 111849/1		
			↓		
			✓ Abstract		

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