



Rural Municipality of Springfield
Planning & Development
Unit 1 27 055 Oakwood Rd 64N
Box 219
Oakbank, Manitoba, Canada
R0E 1J0
Phone: (204) 444-3824
Fax: (204) 444-2389

April 25, 2014

Conservation and Water Stewardship
c/o: Eshetu Beshada, Environmental Engineer
123 Main Street
Winnipeg, MB
R3C 1A5

Re: Zoning & Use Classifications
Lot 1 Plan 29953 W.L.T.O. within E ¼ 16-11-5 EPM
999 Redonda Street
Roll No. 71700

It has been brought to our attention via notification within the Winnipeg Free Press Edition of Saturday March 22, 2014, that Future Scrap Div. of Xpotential Products Inc. Auto wrecking – file 5702.00 are considering a new development on Lot 1 Plan 29953 W.L.T.O. within E ¼ 16-11-5 EPM.

This parcel is currently zoned “MG” Industrial General Zoning District under Springfield Zoning By-law No. 08-01, as amended.

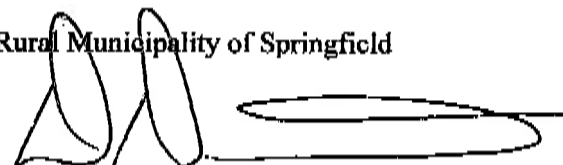
Under the current zoning, Auto wrecking falls under “Storage Compound” (definitions stated below) are listed as a Conditional Use.

“Storage Compound means a development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include vehicle storage compounds, automobile wrecking yards, automobile recycling facilities and salvage yards.”

To date our office has not received any application nor enquiry for any **Storage Compound - Auto Wrecking** establishment relating to the subject site and must receive approval of Municipal Council, via the Conditional Use Process.

If there are any Public Hearing on this matter, please address all correspondence to the undersigned listed below.

Rural Municipality of Springfield



Dan Doucet, C.E.T.
Development Officer

Encl.

c. Reeve and Council
Scott Smith, CAO
Xpotential Products Inc

Men had a hunch somet

Father, son foil

hearing device" suitable for cracking safes or vaults.

The value of the thefts and the cost of damage resulting from the break-ins has been pegged at \$80,000.

Police have the Russells to thank for helping them catch a suspect.



Promotion Partner:
Winnipeg Free Press

The Health Report

Every Sunday from 11 a.m. to noon
with hosts Chuck LaFleche & Greg Mackling

Tune in on Sunday, March 23, 2014,
as we explore the inspiring work at
Canada's first hospital Palliative Care
Unit with St-Boniface Hospital's
Sandy Bell.



Hôpital St-Boniface Hospital
FUNDATION - FUNDACIÓN

TheHealthReport.ca

Notice of Environment Act Proposal

Conservation and Water Stewardship has received a proposal pursuant to *The Environment Act* regarding the following operation and invites public participation in the review process:

FUTURE SCRAP DIV. OF XPOTENTIAL PRODUCTS INC. - AUTO WRECKING - FILE: 5702.00

A proposal has been filed on behalf of Future Scrap a Division of Xpotential Products Inc. for the construction and operation of a scrap processing and auto wrecking facility located at 999 Redonda Street in the Rural Municipality of Springfield, Manitoba. The facility will receive white goods, scrap metals and vehicles that are no longer drivable to wreck and shred them. The potential environmental effects of the development are related to traffic and air emissions.

Anyone likely to be affected by the above operation and who wishes to make a representation either for or against the proposal should contact the Department, in writing or by E-mail (Eshetu.Beshada@gov.mb.ca), not later than APRIL 25, 2014. Further information is available from the Public Registries located at: Legislative Library, 200 Vaughan St., Winnipeg; Millennium Public Library, 4th Floor, 251 Donald St., Winnipeg; Online Registry, <http://www.gov.mb.ca/conservation/eal/registries/indcx.html> or by contacting Eshetu Beshada, Environmental Engineer 204-945-7023.

Information submitted in response to this proposal is considered public information and will be made available to the proponent and placed on the public registry established in accordance with Section 17 of *The Environment Act*.

**Environmental Approvals Branch
Conservation and Water Stewardship
123 Main Street, Suite 160
Winnipeg MB R3C 1A5**

Toll Free: 1-800-282-8069 Ext. 7023
Fax (204) 945-5229

Website: www.gov.mb.ca/conservation/eal

Manitoba 

**Mitcl
Fabr**

Beshada, Eshetu (CWS)

From: Wayne King [<mailto:waynekingales@gmail.com>]

Sent: April-25-14 3:17 PM

To: Beshada, Eshetu (CWS)

Subject: Against Application For Future Scrap Div. of Xpotentail Products Inc

We have just received notice of the Environmental Act Proposal and we are definitely:

Against the application for future scrap Div. of **xpotentail products inc.** - auto wrecking file: # 5702.00
Ad no 293EA - for publication in Winnipeg Free Press Sat. Mar. 22nd. 2014

We want to make a representation against the proposal and we are contacting you direct for information of how to do so.

We do feel that this application will be extremely detrimental to the area and in discussion with business in the area no one seems to be in favor of this application.

Please contact me direct at the address or e-mail below.

Thank you for your immediate attention to this matter.

Wayne King
President
Brontec Properties Inc.
Jessica Elliot Holdings
Wayne King Sales LTD.
162 Transport Road
Phone: [204-941-9781](tel:204-941-9781)

Beshada, Eshetu (CWS)

From: steven leckay [REDACTED]

Sent: April-24-14 2:59 PM

To: Beshada, Eshetu (CWS)

Subject: Xpotential Products Inc Concerns

Hello, I would like to mention some of my concerns with the proposal. I own a business across the street (1020 Redonda). I have also previously resided at 1122 Redonda street for a number of years which is still occupied and is much closer (approx. 100m) then the 900m mentioned. during those years there has been two major fires at Xpotential that have taken days to put out and one that we had to be evacuated from our business and residence. These are major concerns because at their other location on Springfield road there was also a major fire. It also took a number of days to put out because the fire was so large the Rm of Springfield did not have enough fire fighting equipment to put out the blaze and required help from other districts. The location on Springfield road is not presentable and an environmental hazard. We have been told that the ground and water is contaminated at that location due to the lack of containing fluids from vehicles being dismantled and shredded. I greatly feel the proposed facility will be very similar to the existing location on Springfield road and will be very harmful to the environment and surrounding area. My business and most of the others in the area have wells and depend on them for our facilities water.

Thank you for listening to my concerns,

Steven Leckay

Ph: [REDACTED]

Beshada, Eshetu (CWS)

From: stephanie leckay [REDACTED]
Sent: April-24-14 4:45 PM
To: Beshada, Eshetu (CWS)
Subject: Xpotential File:5702:00

We have great concern regarding this proposal, as we reside (and have been here for 35 yrs) DIRECTLY across the street from them (50-100m). NOT the noted 900m. These same operators have had fires in there previous endeavors at this same location, which took days to clear up and have had the surrounding area evacuated. Even though on paper all safeties and regulations were in place.

Xpotential is the same operator with this type of operation on Springfield Rd. which is known to have had many fires and explosions even though they say they mitigate by minimizing the potential, this happens way to often.

The ponds are designed to discharge into the Redonda St.N. ditch so how are the contaminates, not going to effect our drinking water?

Should this proposal come to pass it will be an extreme hazard to our environment and an eyesore to the surrounding area which will decrease our property value.

Please consider this concerns,

Stephanie Leckay

Beshada, Eshetu (CWS)

From: Kendra Sitka [<mailto:truearcindustriesaccdep@gmail.com>]

Sent: April-25-14 3:33 PM

To: Beshada, Eshetu (CWS)

Subject: AGAINST APPLICATION FOR FUTURE SCRAP DIV. OF XPOTENTIAL PRODUCTS INC. - AUTO WRECKING - FILE: # 5702.00 - Ad No 293EA - For Publication in Winnipeg Free Press Sat. Mar. 22, 2014.

April 25, 2014

Attention: Eshetu Beshada

We have just received notice of the Environmental Act Proposal and we are definately:

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Ad No 293EA - For Publication in Winnipeg Free Press Sat. Mar. 22, 2014.

We want to make a representation against the proposal and we are contacting you direct for information of how to do so.

We do feel this application will be extremely detrimental to the area and in discussion with businesses in the area no one seems to be in favor of this application.

Please contact me directly at the address of email address below.

Thank you for your immediate attention to this matter.

Mike Kvern/Sean Lamont

True Arc Industries Inc.

Unit 1- 58 Don Valley Parkway

Box 50 Grp 582 RR5 Winnipeg, Manitoba R2C 2Z2

truearcindustries@gmail.com

Phone: (204) 661-8783

Beshada, Eshetu (CWS)

From: Stacy Toews [<mailto:Courtney@lansard.ca>]

Sent: April-25-14 3:17 PM

To: Beshada, Eshetu (CWS)

Subject: AGAINST APPLICATION FOR FUTURE SCRAP DIV. OF XPOTENTIAL PRODUCTS INC.

April 25, 2014

Attention: Eshetu Beshada

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Please Contact me direct at the address or email address below.

Thank you for your immediate attention to this matter.

Kevin Lansard
Lansard Bros. Roofing (Ltd) 2006
50 Don Valley Parkway
Box 48 Grp 582 RR5
Winnipeg MB
info@lansard.ca
Phone: (204) 233-4664
Fax: (204) 237-4453



LANSARD BROS.
ROOFING LTD.
lansard.ca

Stacy Toews

Receptionist
Ph #204-233-4664
Fax # 204-237-4453
Website: www.lansard.ca

Beshada, Eshetu (CWS)

From: Karen Reid - Bell Transport Ltd. [<mailto:karenreid@belltransport.ca>]

Sent: April-25-14 2:37 PM

To: Beshada, Eshetu (CWS)

Subject: Against application for future scrap div.of Xpotential Products Inc.

April 25, 2014

Attention: Eshetu Beshada

We have just received notice of the Environment Act Proposal and we are against application for future scrap div.of Xpotential Products Inc. – Auto Wrecking File # 5702.00

We feel this application will be detrimental to the area would not like to see this go through.

Thank you for your immediate attention to this matter.

Karen Reid
Bell Transport Ltd.
83 Don Valley Parkway
Box 39 Grp 582 RR5
Winnipeg, MB R2C 2Z2

Beshada, Eshetu (CWS)

From: [REDACTED]
Sent: April-25-14 3:47 PM
To: Beshada, Eshetu (CWS)
Subject: Against Application For Future Scrap Yard File #5702.00

Greg Ward
[REDACTED]

April 25/14 Attn Eshetu Beshada we just received notice of the environmental Act Proposal and we are
Definetly Against
the application for future scrap Div.of Xpotentail Products Inc. Auto Wrecking - File #5702.00 Ad #293EA
Winnipeg free press

We feel this type of business in our area already exists with it being extremely detrimental to our area and
property values

Beshada, Eshetu (CWS)

From: Gerald Matheson [mailto: [REDACTED]]
Sent: April-25-14 12:46 PM
To: Beshada, Eshetu (CWS)
Cc: [REDACTED]
Subject: AGAINST APPLICATION FOR FUTURE SCRAP DIV. OF XPOTENTIAL PRODUCTS INC. - AUTO WRECKING - FILE: # 5702.00 - Ad No 293EA - For Publication in Winnipeg Free Press Sat. Mar. 22, 2014.

April 25, 2014

Attention: Eshetu Beshada

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We want to make a representation against the proposal and we are contacting you direct for information of how to do so.

We do feel this application will be extremely detrimental to the area and in discussion with businesses in the area no one seems to be in favor of this application.

Please contact me direct at the address or email address below.

Thank you for your immediate attention to this matter

Gerald Matheson
Bentley Homes
Unit 1 - 62 Don Valley Parkway
Box 43003 Kildonan Place, Winnipeg, Manitoba, R2C 5G5
Gerlad@bentleycustomhomes.ca
Phone: (204) 222-3825
Fax: (204) 222-3960

Beshada, Eshetu (CWS)

From: Gary Cole [<mailto:gary@win-mar.com>]

Sent: April-25-14 3:46 PM

To: Beshada, Eshetu (CWS)

Subject: AGAINST APPLICATION FOR FUTURE SCRAP DIV. OF XPOTENTIAL PRODUCTS INC AUTO WRECKING - FILE #5702.00 AD # 293EA FOR PUBLICATION IN WINNIPEG FREE PRESS MARCH 22/2014

ATTENTION; Eshetu Beshada

We have just received notice of the Environmental Act proposal, and we are against the application for future scrap division of Xpotential Products Inc. Auto Wrecking File # 5702.00.

We would like to make a representation against the proposal, and we are contacting you direct for information how to do so. We feel this application will be extremely detrimental to the area, In consultation with other businesses in the area we find nobody in favour of this application.

Thanking you in advance for your immediate attention to this matter.

--

Gary V. Cole



T: 800.987.2090

F: 204.987.2095

www.win-mar.com

gary@win-mar.com