

April 29, 2014

Environmental Assessment and Licensing Branch
Manitoba Conservation
Suite 160, 123 Main St.
Winnipeg, MB
R3C 1A5

Attention Director:

Re: Environmental Act Proposal for Concrete Batch Plant

Please review the following application for the registration of one concrete batch plant. The registered owner of said plant is Building Products & Concrete Supply LP. The plant has been moved at various times to remote sites to better serve our customers but is now permanent in its current location. Manitoba Conservation shall be contacted prior to any move in the future.

The method of operation is a portable concrete batch plant for producing ready-mix concrete to be delivered to a designated construction site via ready-mix concrete trucks. The plant is a "Stephens Thoroughbred" equipped with an "S.O.S. - 1020" (Stephens Ozone Super-flow) cartridge dust collector. An additional silo may or may not be required depending on the mix design requirements of the concrete being produced. Information on the portable silo has been included with this document and a second S.O.S. - 1020 shall be used for dust control. The plant is registered and certified through MRMA (Manitoba Ready-Mix Association), and is re-certified yearly or after each relocation.

The following pages will describe a list of materials and how they are used.

Plant Location

The plant is currently located at 1191 Kenaston. It is on the property owned by Lehigh Hanson Materials Ltd. Lehigh currently operates a bulk cement plant on the same property with zoning listed as M3 Manufacturing – Heavy. Directly to the north separated by a rail line is IKEA, Kenaston Blvd to the east and an industrial area to the south which currently has another ready mix concrete batch plant as a tenant. To the west is vacant private land. No residential developments exist within the area. Screen shots from Google Maps are included with the submission. The land is graded, with no surface water, endangered plants or animal present.

Aggregate Flow

Aggregate size and type may vary depending on mix design but for the most part it consists of 1 type of sand and 1 type of stone (the plant is capable of using 4 types of sand and stone if required). Aggregate is delivered to the site via aggregate dump trailers. Each type of aggregate is stockpiled separately by distance. Size of the stockpiles shall vary depending on amount of concrete being produced and the speed of production.

A rubber wheel front end loader will move the aggregate from the stockpiles to the conveyor hopper which in turn delivers the material to the correct aggregate bin located on top of the batch plant. The loader operator controls the start, stop and lateral movement of the conveyor.

Aggregate in its natural state poses no environmental concerns.

Cement Flow

Cement and flyash (if needed) are delivered to the site via bulk tanker trucks. Each truck is equipped with an air blower system which enables them to deliver the cement or flyash into the silos. To prevent the release of cementitious product into the atmosphere, each silo is equipped with cartridge dust collectors (see attached information). Each dust collector is self-contained and cartridges are cleaned semi-automatically by pulse reverse air for continuous cleaning. All cementitious products collected in the cartridges are delivered back to the silo via gravity. The amount of cement and flyash used shall vary depending on the amount of concrete being produced and the speed of production.

Water Usage

Water shall be obtained via City of Winnipeg metered water. Water use varies depending on the “slump” of the concrete.

Chemical Admixtures Use and Storage

The only chemicals used and stored on site are those used in the production of concrete. These chemicals are manufactured and supplied by W.R. Grace. Material Safety Data Sheets are included within this document for the following;

WRDA 64

Ready to use liquid, water-reducing and set retarding admixture for concrete. It reduces the water required in producing concrete, improves workability and finishability, improves setting time, and increases durability.

Grace WRDA 64 meets or exceeds the requirements of:

- ASTM C 494, Type A & D
- AASHTO M 194
- ANSI/NSF STD 61

Grace WRDA 64 does not contain calcium Chloride or other potential corrosion-enhancing ingredients.

Daravair 1400

Ready to use air entraining admixture for concrete, provides a stable air void system with proper bubble size and spacing. This air void system protects concrete against damage caused by repeated freeze/thaw cycles.

Daravair 1400 meets or exceeds the requirements of:

- Corps of Engineers Specification CRD C-13
- ASTM Specification C 260
- AASHTO Specification M 154
- ANSI/NSF STD 61

Daraccel

Ready to use liquid admixture for providing faster set acceleration and increased early strength in concrete. It is a water reducing admix specifically designed for use in cold weather concrete to offset the delay of set time caused by low temperatures.

Daraccel meets or exceeds the requirements of:

- ASTM Specification C494 Type E
- AASHTO Specification M 154
- ANSI/NSF STD 61

Admixtures are delivered via bulk tanker truck and pumped into containers located within the batch trailer. Spill protection is provided by the use of spill pans located under the admixture containers. A portable spill kit is also located in the trailer.

Fuel

The batch plant is currently a self-contained unit and does not require connection to the electrical grid. Power is supplied via a Diesel operated generator. Fuel is delivered via bulk tanker truck and stored in a certified fuel tank on batch trailer or a portable certified fuel tank provided by bulk fuel handler. We are currently in the stages of having hydro brought in, and should be operational by mid 2014, at which point the portable power would no longer be required.

Batching of Concrete

The batching process is completely automated with the parameters of the specified concrete needed within the batch program. A mixer truck is backed in the loading bay. A rubber sock is placed inside the trucks hopper to ensure all material is fed directly into the mixer and control dust during the batching process. The batcher enters the mix code and amount of concrete needed into the batch computer, and when executed the computer begins to discharge stone, sand, cement, and flyash (if required) onto separate scales until target weights for each are reached. The delivery of each is gravity fed with the computer operating opening and closing of gates. Water and admixtures are also calculated by the computer.

When all target weights have been met, gates located on all scales open in a controlled manor. All product is once again gravity fed with aggregate delivered to mixer truck via conveyor, and cement through silo sock directly to mixer truck. Water plumbed into the sock and delivered as needed to ensure a proper mix of all ingredients. The water also serves as dust control during the batch process. Admixtures are delivered into the mixer via a self contained plumbed system, and placing them in the sand as it runs from the conveyor to the mixer truck. If flyash is required the process remains the same other than it is delivered to the cement silo sock via an enclosed auger, and then into the mixer truck.

When all products have been placed in mixer truck, it proceeds to quality control for final quality checks. Once again the entire batching process is completely automated and computer controlled.

Recycling

Other than the last truck of the day, or a weather induced situation where pouring concrete is no longer possible, all trucks will return back to batch plant empty. In the event of returning concrete, it will be poured into "ram block" forms to produce interlocking concrete blocks which may be used or sold as barriers.

A clay base pit is at the plant site and serves as containment for rinsing residue out of the inside of the delivery truck drums. Washout or grey water is contained within the pit and naturally evaporates. If evaporation cannot keep up with pit use, grey water may be trucked out via tanker truck and transported to Building Products main plant located at 75 Cole Ave. The water can then be re-used in the batching of concrete. The remaining sediment material in the pit is then reclaimed and sold as base or sent to a crusher to be recycled.

Dust Control

The portable batch plant must be placed on a solid concrete footing. All other areas are built up with clean limestone gravel which free drains. Excessive dust due to truck traffic or dry conditions is controlled by watering down the yard as required.

As described earlier dust control at the plant is via dust collectors located on each silo, and the use of water through the silo sock during the batching process.

We for see no potential impacts on the environment including air pollutants, ground water runoff, fisheries, wildlife, or any other concern. We follow Manitoba Heavy Construction Association Best Environmental and Safety Management Practice for Ready-Mix Concrete Facilities (copy enclosed) to ensure all precautions have been addressed and met

We trust you find the information satisfactory, but if you have any questions or require further information please do not hesitate to me.

Yours truly

Ron Verwymeren
Safety Coordinator
Building Products Group
(204)669-5666
(204)771-8757 (cell)
safety@bpconcrete.com

LEHIGH
HEIDELBERGCEMENT Group

Lehigh Cement
2494 Ferrier Street
Box 4080 RPO Redwood Centre
Winnipeg, MB R2W 5K8
Phone (204) 334-4300
Fax (204) 334-5900
www.lehighhansoncanada.com

November 1st, 2013

The City of Winnipeg
Planning, Property and Development Department
Unit 31 - 30 Fort Street
Winnipeg, Manitoba,
R3C 4X7

Re: Authorization to apply for Building Permit

To Whom It May Concern,

Please accept this letter as authorization for Building Products to apply for permits to construct a new building on our property located at 1191 Kenaston Blvd in Winnipeg Manitoba.

Should you have any questions please don't hesitate to contact the undersigned at (204) 334-4300.

Sincerely yours,

Lehigh Cement



Jeff Doerksen, C.E.T.
Sales Manager, Manitoba and Saskatchewan

jwd
cc:

DATE: 2014/05/05
TIME: 14:36

MANITOBA

TITLE NO: 2491513/1

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR...
ORIGINATING OFFICE....	WINNIPEG	ADDRESS.....
REGISTERING OFFICE....	WINNIPEG	
REGISTRATION DATE.....	2010/11/02	LTO BOX NO.....
COMPLETION DATE.....	2010/11/16	CLIENT FILE....
		PRODUCED BY...

AIKINS, MACAULAY & THORVALDSON
30TH FLOOR
360 MAIN ST
WINNIPEG MB R3C 4G1
3
1400219/BUILDING PRODUCTS
M.DERKSEN

LEGAL DESCRIPTION:

LEHIGH HANSON MATERIALS LIMITED

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

LOT 1 PLAN 39113 WLTO
IN OTM LOTS 1 TO 11 PARISH OF ST CHARLES.

ACTIVE TITLE CHARGE(S):

2115913/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT EASEMENT THE CITY OF WINNIPEG	REG'D: 1997/02/25
2166581/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT EASEMENT FOR RIGHT OF WAY THE CITY OF WINNIPEG	REG'D: 1997/07/28
2560467/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT SUBDIVISION AGREEMENT THE CITY OF WINNIPEG BY AGENT: SHARRON L. MAHON	REG'D: 2000/12/29
2576913/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT EASEMENT MANITOBA HYDRO, M.T.S. COMMUNICATIONS & VIDEOON CABLE	REG'D: 2001/03/06
4001661/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT EASEMENT LEHIGH HANSON MATERIALS LIMITED BY AGENT: JONATHAN L. GOLDENBERG	REG'D: 2010/11/02

NOTES: AFF: WTN LTS R/W PL 34463

NOTES: AFF: WTN LTS R/W PL 34919

NOTES: AFF: LOT 1

NOTES: AFF: WTN LTS PLAN 39280

NOTES: DOMINANT

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2014/05/05 OF TITLE NUMBER 2491513/1

DATE: 2014/05/05
TIME: 14:36

MANITOBA

TITLE NO: 2491513/1

STATUS OF TITLE

PAGE: 2

STATUS OF TITLE.....
ORIGINATING OFFICE...
REGISTERING OFFICE...
REGISTRATION DATE....
COMPLETION DATE.....

ACCEPTED
WINNIPEG
WINNIPEG
2010/11/02
2010/11/16

PRODUCED FOR..
ADDRESS.....

LTO BOX NO....
CLIENT FILE...
PRODUCED BY...

AIKINS, MACAULAY & THORVALDSON
30TH FLOOR
360 MAIN ST
WINNIPEG MB R3C 4G1
3
1400219/BUILDING PRODUCTS
M.DERKSEN

ACTIVE TITLE CHARGE(S):

4040639/1	ACCEPTED	CAVEAT	REG'D: 2011/02/23
DESCRIPTION:	EASEMENT		
FROM/BY:	THE MANITOBA HYDRO-ELECTRIC BOARD, ETAL		
TO:			
CONSIDERATION:		NOTES:	AFF: WTN LTS ROW PL 50984

4147224/1	ACCEPTED	CAVEAT	REG'D: 2011/11/07
DESCRIPTION:	EASEMENT FOR INGRESS & EGRESS		
FROM/BY:	LEHIGH HANSON MATERIALS LIMITED		
TO:	JONATHAN L. GOLDENBERG AS AGENT		
CONSIDERATION:		NOTES:	DOMINANT

ADDRESS(ES) FOR SERVICE: EFFECT NAME AND ADDRESS

POSTAL CODE

ACTIVE LEHIGH HANSON MATERIALS LTD T2G 1Y8
222, 885 - 42ND AVE SE
CALGARY AB

ORIGINATING INSTRUMENT(S): REGISTRATION NUMBER TYPE

REG. DATE

CONSIDERATION

SWORN VALUE

4001659/1	TREQ	2010/11/02		\$0.00	\$0.00
PRESENTED BY:	D'ARCY & DEACON				
FROM:	LEHIGH HANSON MATERIALS LIMITED				
TO:					

FROM TITLE NUMBER(S):

1862169/1 ALL

LAND INDEX: LOT BLOCK SURVEY PLAN

1 39113
NOTE:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2014/05/05 OF TITLE NUMBER 2491513/1

***** STATUS OF TITLE 2491513/1 CONTINUED ON NEXT PAGE *****

DATE: 2014/05/05
TIME: 14:36

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TITLE NO: 2491513/1

STATUS OF TITLE

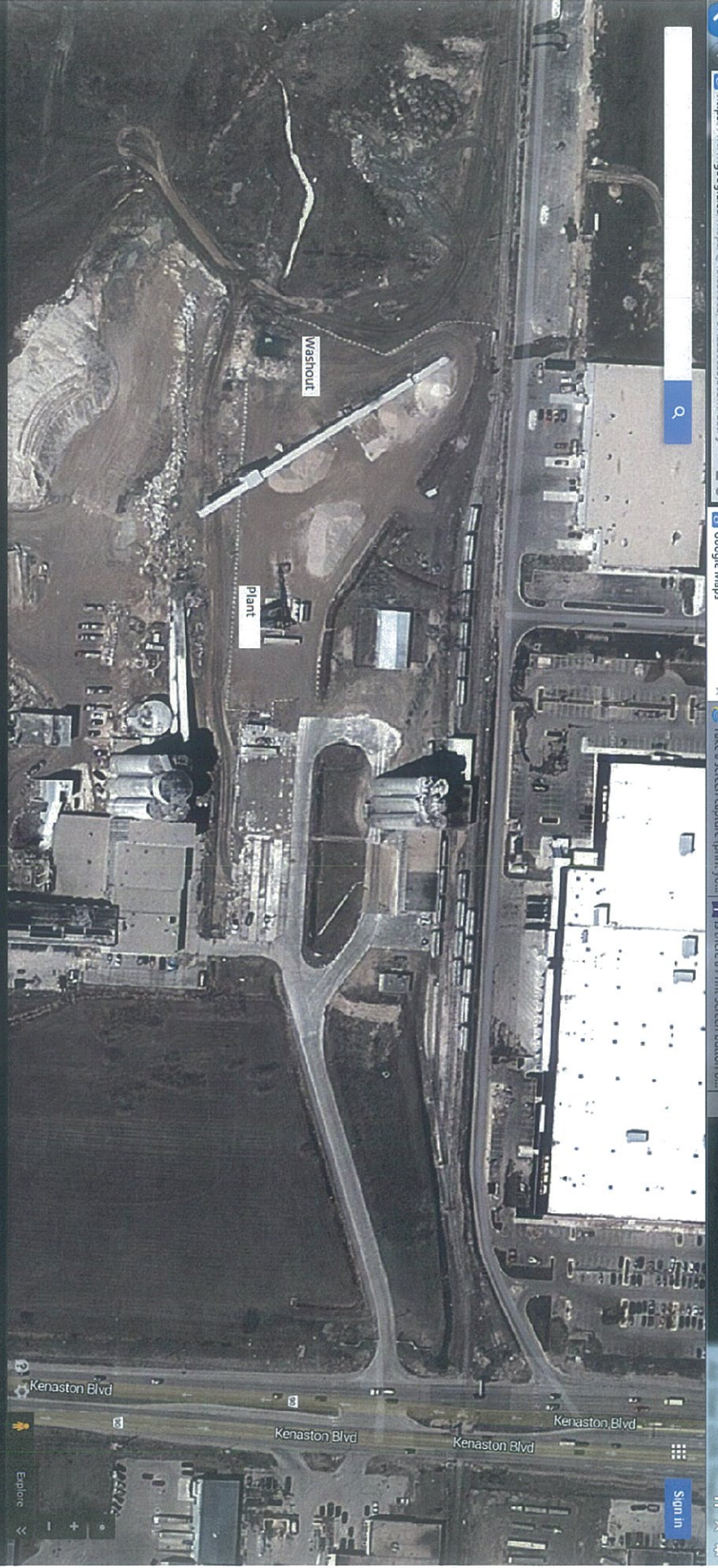
PAGE: 3

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2010/11/02	LTO BOX NO.....	WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2010/11/16	CLIENT FILE....	3
		PRODUCED BY...	1400219/BUILDING PRODUCTS M.DERKSEN

ACCEPTED THIS 2ND DAY OF NOVEMBER, 2010
BY B.MCEACHERN FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2014/05/05 OF TITLE NUMBER 2491513/1.

***** END OF STATUS OF TITLE 2491513/1 *****



Map

- 1193 Kenaston Blvd
- 1090 Kenaston Blvd
- 1103 Kenaston Blvd
- 1105 Kenaston Blvd
- 1000 Kenaston Blvd
- Kenaston Blvd
- 1122 Kenaston Blvd
- 1191 Rte 90

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Washout

Plant