



Safety & Driver Services

20 Hwy 12 North
Steinbach, MB.
R5G 1B7



204-346-5185
204-346-0822 fax
jarkle@penner.ca

May 29, 2015

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

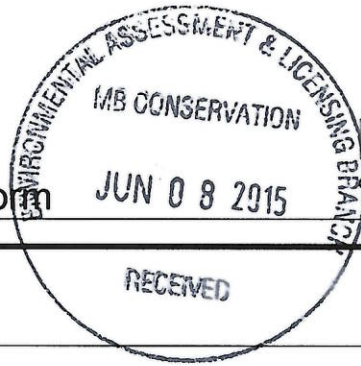
To Whom It May Concern:


The purpose of this application is to allow Penner International to park/stage loaded trailers containing Waste Batteries, Class 8, Corrosives for recycling. The trailers containing this product will be inbound to our terminal in Steinbach, from various locations in Manitoba and Western Canada, for furtherance to locations in Ontario. The trailers containing this product, will be sealed, properly marked, and secure awaiting dispatch to Ontario. The trailers could be parked for up to 5 days.

Yours truly,

Jim Arkle
Director, Safety & Driver Services

Dangerous Goods Handling and Transportation Act Application Form



Name of facility: Penner International Inc	
Legal name of the applicant of the facility: SAME	
Location (street address, city, town, municipality, legal description): 20 Hwy 12 North Steinbach, MB. R5G 1B7	
Name of proponent contact person for purposes of the environmental assessment: Jim Arkle	
Phone: 204-346-5185	Mailing address: Same
Fax: 204-346-0822	
Email address: jarkle@penner.ca	
Webpage address:	
Date: 05/29/2015	Signature of person representing the legal applicant  Printed name: James Arkle Director, Risk & Safety Management

A complete Dangerous Goods Handling and Transportation Act application consists of the following components:

- **Cover letter**
- **Dangerous Goods Handling and Transportation Act Application Form**
- **Reports/plans supporting the application***
- **Application fee** (Cheque, payable to Minister of Finance, for the appropriate fee)

Submit the complete application to:

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

For more information:

Phone: (204) 945-8321
Fax: (204) 945-5229
<http://www.gov.mb.ca/conservation/eal>

Per Dangerous Goods Handling and Transportation Fees Regulation (Manitoba Regulation 164/2001):	
Hazardous Waste Storage, Handling and/or Treatment	\$250

*The required information, as well as the quantity and types of copies required, are as described in Information Bulletin - Environment Act Proposal Report Guidelines. The applicant should also take facility impacts on environmental and human health into consideration.



Conservation and Water Stewardship

Environmental Stewardship Division
Environmental Approvals Branch
1007 Century Street, Winnipeg, Manitoba R3H 0W4
T 204 945-7086 F 204 948-2338
www.gov.mb.ca/conservation/eal

July 21, 2015

Mr. Jim Arkle
Director, Safety & Driver Services
Penner International Inc.
20 HWY 12 North
Steinbach MB R5G 1B7

Dear Mr. Arkle,

Thank you for submitting *the Dangerous Goods Handling and Transportation Act* application for the parking /staging of trailers laden with waste lead acid batteries dated May 29, 2015. Firstly, I would like to apologise for the delay in replying to your submission.

This office reviewed the application and decided to request additional information in order to continue the assessment process. These additional details required as supporting information are described in the guideline document which is attached with this letter for your reference. The guideline document is a common document that serves various types of developmental projects. Therefore, please provide the information that is relevant and applicable to the type of project that is being proposed.

In order to facilitate your submission, a simplified version of the *Environment Act* Proposal Report Guidelines containing some pertinent information relevant to your type of development is also provided.

Your kind attention is also drawn to the fact that a cheque for the application fee of \$250 (payable to the Minister of Finance) must accompany the application. As such, please submit the additional details along with the cheque to the following address:

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

If you require any further information, please feel free to contact me at (204) 945-7086 or raj.rathamano@gov.mb.ca

Yours truly,

"Original signed by Raj Rathamano"

Raj Rathamano
Environment Officer /Hazardous Waste Program Specialist
Environmental Approvals Branch

Encl.

INC.

Additional information regarding the *Dangerous Goods Handling and Transportation Act* Licence
(Simplified Version of the *Environment Act* Proposal Report Guidelines)

Description of Proposed Development

- Certificate of Title showing the owner(s) and legal description of the land / facility upon which the development will be developed.
- Land use designation for the site and adjoining land and the zoning designation as identified in a zoning by-law.
- Description of proposed development including
 - Quantitative information about the batteries; how many batteries in each trailers or by weight (estimated)
 - Vehicles: Number of units /trailers parked at a time (maximum)
 - types and capacity of trailers used for handling/staging.
 - Maximum number of days each trailer will be parked.
 - Whether any loading, unloading or repackaging involved.
 - Trailer parking area: Is the parking area paved? if spillage occurs, is the site contained? How the spilled materials will be prevented from reaching the nearby drainage system.
 - Details of site security
 - Parking site: Fire prevention precaution

Please include a sketch/drawing of the site that clearly shows the location of the site entrance/exit, trailer parking area, buildings, site drainage, site boundary, etc.

- Other federal, provincial or municipal approvals, licences, permits, authorizations, etc. known to be required for the proposed development, and the status [Fire commissioner approval, City of Steinbach, etc.]

Description of Existing Environment in the Project Area

- Description of existing environment including a base map.
- Identification of local and regional surface water bodies (lakes, rivers, wetlands, etc.)
- Identification of any existing public safety and human health risks in the development area (schools, hospitals, senior homes, etc);
- Identification of protected areas (e.g. national and provincial parks);
- Heritage resources (e.g. archaeological and historic sites), etc.

Description of Environmental and Human Health Effects of the Proposed Development

- Potential impacts of the development on the environment:
 - impact on surface water and groundwater;
 - type, quantity and concentration of pollutants (emissions, effluents and solid wastes) to be released, and the technologies proposed to contain or treat the waste streams.
- Potential impacts of the development on human health and safety resulting from any release of pollutants.

Mitigation Measures and Residual Environmental Effects

- Proposed environmental management and risk mitigation practices to be employed to prevent or mitigate adverse implications from the impacts identified above, where applicable:
 - mitigation incorporated at the planning and design stages;
 - containment, handling, monitoring, storage, treatment (if any), and final disposal of pollutants; and
 - Protection of environment and human health.

Please provide information on the emergency response and spill cleanup procedures: Document the emergency procedures. It should include how major battery acid spills or minor leaks will be managed. Emergency plan should also detail your response to a fire.

Follow-up Plans, including Monitoring and Reporting

- Proposed follow-up activities that will be required at any stage of operation (e.g. monitoring, inspection, surveillance, audit, etc.)

Rathamano, Raj (CWS)

From: Jim Arkle [jarkle@penner.ca]
Sent: September-09-15 9:17 AM
To: Rathamano, Raj (CWS)
Subject: Waste Application
Attachments: mb enviro.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Raj, as requested please find additional information as requested in your letter dated 07/21/2015. Also, Penner cheque # 045239 in the amount of 250.00 that was forwarded with our initial application was cashed 07/09/2015 by the Province.

If you require any additional information please contact me directly.

Thank you

Jim Arkle
Director, Safety & Driver Services
Penner International Inc.
20 Hwy 12 North
Steinbach, MB
R5G 1B7

Ph: 204-346-5185 ext 229
Fax: 204-346-0822
Cell: 204-771-5704
jarkle@penner.ca

Description of Proposed Development

- Certificate of Title- attached.
- Land use designation- attached
- Each trailer will contain approximately 45,000 lbs or less of batteries.
- A maximum of 5 trailers could be staged at any given time at this location.
- All will be 53' dry van trailer, all rated for load capacity of 50,000 lbs.
- Trailer could be staged at this location for up to 6 days.
- No loading, unloading or transferring of any staged trailer will be done at this location.
- The parking area has a concrete pad for dropping the trailer dolly pads on, otherwise the trailer staging area is packed gravel. Any spillage would remain in the area of leakage and absorbed into the gravel.
- This facility has 25/7 security. Trailers would also be sealed with high security bolt seals.
- As the facility has 24/7 security monitoring, any vehicle fires would be responded to immediately by staff and within minutes by Steinbach Fire Services.
- Sketch /drawing of site attached.

Description of Existing Environment in the Project Area.

- Base Map attached.
- N/A.
- See attached City of Steinbach map, identifying schools, hospitals etc.
- N/A.
- N/A.

Description of Environmental and Human Health Effects of Proposed Development.

- N/A.

Mitigation Measures and Residual Environmental Effects.

- N/A.
 - Emergency Response would be handled dependent of the area and severity of any leaks should they occur. Containment kits are available for immediate response and Miller Environmental would then be contacted to Contain and clean up as per Manitoba Environment instructions.
-



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1048505

DATE: 2008/06/09 TITLE SEARCH PASBHOF
TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1048505 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1990/01/24
COMPLETION DATE.... 1990/02/01 CONSOLIDATION..... NO

LEGAL DESCRIPTION

PENNER ENTERPRISES LTD.

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

PARCEL ONE: ALL THAT PORTION OF LOT 7 PLAN 5634 WLTO BOUNDED AS BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTHERN LIMIT OF SAID LOT, ON THE SOUTH BY A LINE DRAWN SOUTH OF, PARALLEL WITH AND PERP DISTANT 267 FEET FROM THE SAID NORTHERN LIMIT ON THE EAST BY THE EASTERN LIMIT OF SAID LOT 7 AND ON THE WEST BY A LINE DRAWN EAST OF AND PARALLEL WITH THE WESTERN LIMIT OF SAID LOT 7 AND DISTANT THEREFROM 526.7 FEET MEASURED ALONG THE NORTHERN LIMITS OF LOTS 8, 9, 10 AND 11 PLAN 5634 WLTO IN SE 1/4 3-7-6 EPM

DATE: 2008/06/09 TITLE SEARCH PASBHOF
TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 02
TITLE NUMBER..... 1048505 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1990/01/24
COMPLETION DATE.... 1990/02/01 CONSOLIDATION..... NO

LEGAL DESCRIPTION

PARCEL TWO: ALL THAT PORTION OF SAID LOT 7 WHICH LIES TO THE WEST OF A STRAIGHT LINE DRAWN PARALLEL WITH AND DISTANT ELY 526.7 FEET FROM THE WESTERN LIMIT OF SAID LOT 7 MEASURED ALONG THE NORTHERN LIMITS OF SAID LOTS 8, 9, 10 AND 11 PLAN 5634 WLTO IN SE 1/4 3-7-6 EPM.

PARCEL THREE: SLY 175 FEET OF NLY 442 FEET OF LOT 7 PLAN 5634 WLTO EXC OUT OF SAID THIRDLY: FIRSTLY: ALL THAT PORTION WHICH LIES TO THE WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST SOUTHERN LIMIT OF SAID LOT 7 FROM A POINT IN THE SAME DISTANT WLY THEREON 429 FEET FROM THE SE ANGLE OF SAID LOT 7 AND SECONDLY: ELY 25.5 FEET IN SE 1/4 3-7-6 EPM.

DATE: 2008/06/09 TITLE SEARCH PASBHOF
TSTO (6 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1048505 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1990/01/24

ORIGINATING INSTRUMENT(S)

REGISTRATION NUMBER INSTRUMENT TYPE
1253700 REQUEST ELECTRONIC TITLE CONVER



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1048505

DATE: 2008/06/09 DAILY RECORD SEARCH PASBHOF
DSIN (1 OF 6) INSTRUMENT DISPLAY - WINNIPEG

REGISTRATION NUMBER... 1253700

REGISTRATION DATE..... 1990/01/24
INSTRUMENT TYPE..... REQUEST ELECTRONIC TITLE CONVERSION
STATUS..... ACCEPTED
DESCRIPTION.....

FROM/BY..... WLTO CONVERSIONS
TO.....
PRESENTED BY..... WLTO CONVERSION

CONSIDERATION.....
SWORN VALUE/FEE BASIS.

LOCATION.....
LAST UPDATED BY..... G.BILODEAU DATE... 1990/02/01
ACCEPTED BY..... G.BILODEAU
COMPLETION DATE..... 1990/02/01

DATE: 2008/06/09 TITLE SEARCH PASBHOF
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1048505 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1990/01/24

163483 ACCEPTED ACTIVE CHARGES
FROM/BY: CAVEAT REG'D: 1955/06/07
TO: MANITOBA POWER COMMISSION
CONSIDERATION: NOTES: AFFECTS: PCL 1

2927039 ACCEPTED MORTGAGE REG'D: 2003/12/04
FROM/BY: PENNER ENTERPRISES LTD.
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: \$2,200,000.00 NOTES:

2938376 ACCEPTED PERSONAL PROPERTY SECURITY NOTICE REG'D: 2004/01/09
DESCRIPTION: ROBERT P. SMITH SOLICITOR & AGENT EXPIRES 2008/12/17
FROM/BY: STEINBACH CREDIT UNION LIMITED
TO: PENNER ENTERPRISES LTD.
CONSIDERATION: NOTES:
*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1261215

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1261215 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1992/09/25
 COMPLETION DATE.... 1992/10/14 CONSOLIDATION..... NO
 LEGAL DESCRIPTION
 PENNER ENTERPRISES LTD.

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

PARCELS A, B, D AND E PLAN 28739 WLTO
 IN SE 1/4 3-7-6 EPM

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTO (6 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1261215 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1992/09/25
 ORIGINATING INSTRUMENT(S)
 REGISTRATION NUMBER INSTRUMENT TYPE
 1592549 TRANSFER OF LAND

DATE: 2008/06/09 DAILY RECORD SEARCH PASBHOF
 DSN (1 OF 6) INSTRUMENT DISPLAY - WINNIPEG
 REGISTRATION NUMBER... 1592549
 REGISTRATION DATE..... 1992/09/25
 INSTRUMENT TYPE..... TRANSFER OF LAND
 STATUS..... ACCEPTED
 DESCRIPTION.....
 FROM/BY..... THE MANITOBA HYDRO-ELECTRIC BOARD
 TO..... PENNER ENTERPRISES LTD.
 PRESENTED BY..... WOHLGEMUTH & LOEWEN
 CONSIDERATION..... \$265,000.00
 SWORN VALUE/FEE BASIS. \$265,000.00
 LOCATION.....
 LAST UPDATED BY..... B.JOHNSTON DATE... 1992/10/08
 ACCEPTED BY..... G.SCOTT
 COMPLETION DATE..... 1992/10/14



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1261215

DATE: 2008/06/09 TITLE SEARCH PASBHOFF
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1261215 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1992/09/25

1774238 ACCEPTED ACTIVE CHARGES
DESCRIPTION: CAVEAT REG'D: 1994/03/10
FROM/BY: EASEMENT
TO: THE MAN. HYDRO-ELECTRIC BOARD & MAN. TELEPHONE SYSTEM
CONSIDERATION: NOTES: AFF WTN LTS R/W PL 30811

1774244 ACCEPTED CAVEAT REG'D: 1994/03/10
DESCRIPTION: EASEMENT
FROM/BY: THE MANITOBA HYDRO-ELECTRIC BOARD
TO:
CONSIDERATION: NOTES: AFF WTN LTS R/W PL 30811

2927039 ACCEPTED MORTGAGE REG'D: 2003/12/04
FROM/BY: PENNER ENTERPRISES LTD.
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: \$2,200,000.00 NOTES:
MORE ACTIVE CHARGES FOLLOW, TO VIEW PRESS THE PF8 KEY **MORE**

DATE: 2008/06/09 TITLE SEARCH PASBHOFF
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 02
TITLE NUMBER..... 1261215 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1992/09/25

2938376 ACCEPTED ACTIVE CHARGES
DESCRIPTION: PERSONAL PROPERTY SECURITY NOTICE REG'D: 2004/01/09
FROM/BY: ROBERT P. SMITH SOLICITOR & AGENT EXPIRES 2008/12/17
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: PENNER ENTERPRISES LTD. NOTES:

3359481 ACCEPTED CAVEAT REG'D: 2006/10/03
DESCRIPTION: EASEMENT AGREEMENT
FROM/BY: THE MANITOBA HYDRO-ELECTRIC BOARD
TO:
CONSIDERATION: NOTES: AFF PART PARCELS B & D
*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1472550

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1472550 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1996/11/21
 COMPLETION DATE.... 1996/11/29 CONSOLIDATION..... NO

LEGAL DESCRIPTION
 PENNER ENTERPRISES LTD.

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

ALL THAT PORTION OF LOT 7 LYING TO THE WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SLY LIMIT OF SAID LOT DISTANT WLY THEREON 429 FEET FROM THE SOUTH EASTERN ANGLE OF SAID LOT WHICH LIES TO THE EAST OF A LINE DRAWN EAST OF PARALLEL WITH AND DISTANT 526.7 FEET FROM THE WESTERN LIMIT OF SAID LOT MEASURED ALONG THE NORTHERN LIMITS OF LOTS 8, 9, 10 AND 11 PLAN 5634 WLTO EXC OUT OF THE LAND ABOVE DESCRIBED THE NLY 267 FEET PERP IN SE 1/4 3-7-6 EPM

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTO (6 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1472550 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1996/11/21

ORIGINATING INSTRUMENT(S)
 REGISTRATION NUMBER INSTRUMENT TYPE
 2084039 TRANSFER OF LAND

DATE: 2008/06/09 DAILY RECORD SEARCH PASBHOF
 DSIN (1 OF 6) INSTRUMENT DISPLAY - WINNIPEG

REGISTRATION NUMBER... 2084039
 REGISTRATION DATE.... 1996/11/21
 INSTRUMENT TYPE..... TRANSFER OF LAND
 STATUS..... ACCEPTED
 DESCRIPTION.....

FROM/BY..... REIMER FARM SUPPLIES LTD.
 TO..... PENNER ENTERPRISES LTD.
 PRESENTED BY..... SMITH, NEUFELD, JODOIN

CONSIDERATION..... \$350,000.00
 SWORN VALUE/FEE BASIS. \$350,000.00

LOCATION.....
 LAST UPDATED BY..... R.GILLETA DATE... 1996/11/27
 ACCEPTED BY..... J.MOFFAT
 COMPLETION DATE..... 1996/11/29



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1472550

DATE: 2008/06/09 TITLE SEARCH PASBHOF
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1472550 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1996/11/21
ACTIVE CHARGES
163483 ACCEPTED CAVEAT REG'D: 1955/06/07
FROM/BY: MANITOBA POWER COMMISSION
TO:
CONSIDERATION: NOTES:
2927039 ACCEPTED MORTGAGE REG'D: 2003/12/04
FROM/BY: PENNER ENTERPRISES LTD.
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: \$2,200,000.00 NOTES:
2938376 ACCEPTED PERSONAL PROPERTY SECURITY NOTICE REG'D: 2004/01/09
DESCRIPTION: ROBERT P. SMITH SOLICITOR & AGENT EXPIRES 2008/12/17
FROM/BY: STEINBACH CREDIT UNION LIMITED
TO: PENNER ENTERPRISES LTD.
CONSIDERATION: NOTES:
*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1472551

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1472551 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1996/11/21
 COMPLETION DATE.... 1996/11/29 CONSOLIDATION..... NO

LEGAL DESCRIPTION
PENNER ENTERPRISES LTD.

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

LOT 11 PLAN 5634 WLTO
IN SE 1/4 3-7-6 EPM

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTL (6 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1472551 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1996/11/21

ORIGINATING INSTRUMENT(S)
 REGISTRATION NUMBER INSTRUMENT TYPE
 2084039 TRANSFER OF LAND

DSIN (1 OF 6) INSTRUMENT DISPLAY - WINNIPEG

REGISTRATION NUMBER... 2084039

REGISTRATION DATE.... 1996/11/21
 INSTRUMENT TYPE..... TRANSFER OF LAND
 STATUS..... ACCEPTED
 DESCRIPTION.....

FROM/BY..... REIMER FARM SUPPLIES LTD.
 TO..... PENNER ENTERPRISES LTD.
 PRESENTED BY..... SMITH, NEUFELD, JODOIN

CONSIDERATION..... \$350,000.00
 SWORN VALUE/FEE BASIS. \$350,000.00

LOCATION.....
 LAST UPDATED BY..... R. GILLETA DATE... 1996/11/27
 ACCEPTED BY..... J. MOFFAT
 COMPLETION DATE..... 1996/11/29



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1472551

DATE: 2008/06/09 TITLE SEARCH PASBHOF
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1472551 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1996/11/21
2927039 ACCEPTED ACTIVE CHARGES REG'D: 2003/12/04
FROM/BY: PENNER ENTERPRISES LTD.
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: \$2,200,000.00 NOTES:
2948376 ACCEPTED PERSONAL PROPERTY SECURITY NOTICE REG'D: 2004/01/09
DESCRIPTION: ROBERT P. SMITH SOLICITOR & AGENT EXPIRES 2008/12/17
FROM/BY: STEINBACH CREDIT UNION LIMITED
TO: PENNER ENTERPRISES LTD.
CONSIDERATION: NOTES:
*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1472552

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1472552 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1996/11/21
 COMPLETION DATE.... 1996/11/29 CONSOLIDATION..... NO
 LEGAL DESCRIPTION
 PENNER ENTERPRISES LTD.

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

LOT 10 PLAN 5634 WLTO
 EXC WLY 60 FEET OF SLY 150 FEET
 IN SE 1/4 3-7-6 EPM

DATE: 2008/06/09 TITLE SEARCH PASBHOF
 TSTO (6 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
 TITLE NUMBER..... 1472552 TITLE STATUS..... ACCEPTED
 REGISTRATION DATE.. 1996/11/21
 ORIGINATING INSTRUMENT(S)
 REGISTRATION NUMBER INSTRUMENT TYPE
 2084039 TRANSFER OF LAND

DATE: 2008/06/09 DAILY RECORD SEARCH PASBHOF
 DSIN (1 OF 6) INSTRUMENT DISPLAY - WINNIPEG
 REGISTRATION NUMBER... 2084039
 REGISTRATION DATE.... 1996/11/21
 INSTRUMENT TYPE..... TRANSFER OF LAND
 STATUS..... ACCEPTED
 DESCRIPTION.....
 FROM/BY..... REIMER FARM SUPPLIES LTD.
 TO..... PENNER ENTERPRISES LTD.
 PRESENTED BY..... SMITH, NEUFELD, JODOIN
 CONSIDERATION..... \$350,000.00
 SWORN VALUE/FEE BASIS. \$350,000.00
 LOCATION.....
 LAST UPDATED BY..... R.GILLETA DATE... 1996/11/27
 ACCEPTED BY..... J.MOFFAT
 COMPLETION DATE..... 1996/11/29



COPY OF ELECTRONIC CERTIFICATE OF TITLE

Certificate of Title 1472552

DATE: 2008/06/09 TITLE SEARCH PASHOP
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1472552 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1996/11/21

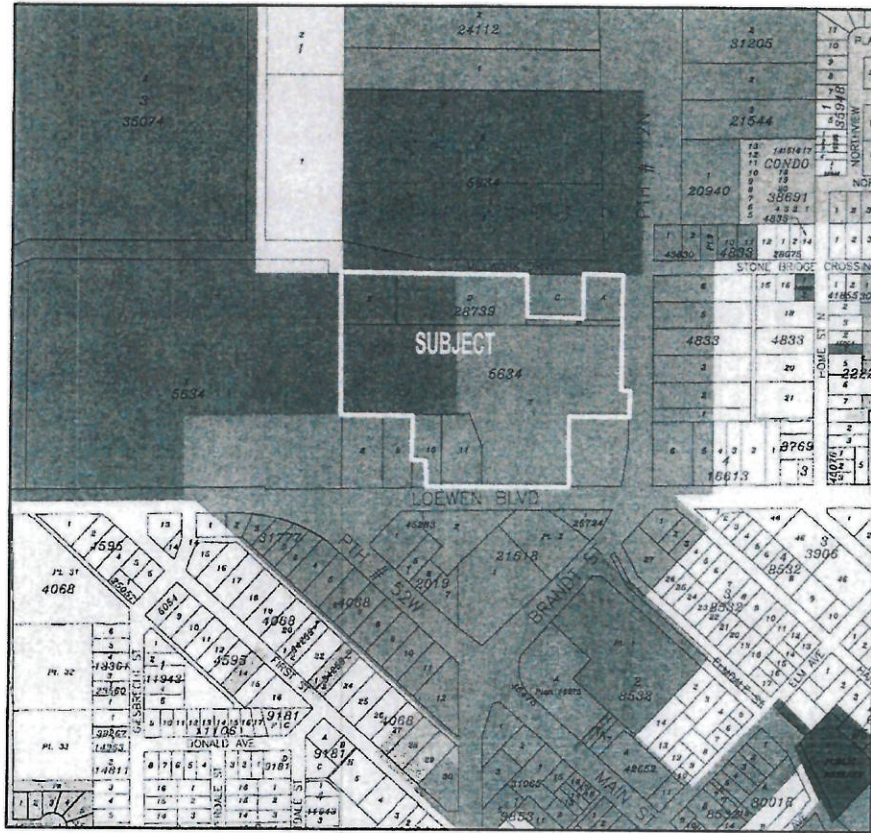
2927039 ACCEPTED ACTIVE CHARGES
MORTGAGE REG'D: 2003/12/04
FROM/BY: PENNER ENTERPRISES LTD.
TO: STEINBACH CREDIT UNION LIMITED
CONSIDERATION: \$2,200,000.00 NOTES:

2938376 ACCEPTED PERSONAL PROPERTY SECURITY NOTICE REG'D: 2004/01/09
DESCRIPTION: ROBERT P. SMITH SOLICITOR & AGENT EXPIRES 2008/12/17
FROM/BY: STEINBACH CREDIT UNION LIMITED
TO: PENNER ENTERPRISES LTD.
CONSIDERATION: NOTES:

*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***



ZONING MAP





ZONING BY-LAWS

PART VI COMMERCIAL

INTENT AND PURPOSE

1. The following Commercial Zones are hereby established in order to carry out the intent and purpose as described below:

1. (1) "C1" NEIGHBOURHOOD COMMERCIAL ZONE

This Zone provides for appropriate land, characteristically small in size, either within or abutting residential zones, for the retailing of commodities to satisfy the daily household or personal needs of persons residing in adjacent residential areas.

1. (2) "C2" CENTRAL COMMERCIAL ZONE

This Zone provides for appropriate land in the Town's central business district to allow it to be multi-functional in nature and develop as an intensive retail, business, social, cultural and administrative area of the Town.

1. (3) "C3" HIGHWAY COMMERCIAL ZONE

This Zone provides for appropriate land for those businesses requiring large site areas, to provide retail and personal services adjacent to major streets and highways to serve the needs of the travelling public.

1. (4) "C4" STRIP COMMERCIAL ZONE

This zone provides land for commercial development along Main St. or PTH #12. It is intended to provide for a wide range of commercial uses developed in a manner which does not create a traffic hazard on adjacent major streets.

1. (5) "C5" COMMERCIAL REGIONAL SHOPPING CENTRE ZONE

This Zone provides for appropriate land for a planned shopping centre characterised by unitary ownership, control or management, concentrated and compatible retail and service uses, one or more anchor type stores, an interior all-weather pedestrian mall, common parking facilities and designed to serve town wide and regional markets.

VI Commercial



ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRI P C4	REGIONAL SHOPPING CENTRE C5	
a) Carwash	-	P	P	P	P	31
b) Compounds for new & used vehicles	-	C	P	C	C	
c) Body shops	-	C	C	C	-	28
d) Parts sales & service	-	P	P	P	P	10/28
e) Sales areas & show rooms	-	P	P	P	P	10
f) Tire sales & installation	-	P	P	P	P	28
g) Carwash Facilities	-	-	P	P	P	
h) Above Ground Tanks	-	-	C	C	C	
8.2. Automobile service stations	C	P	P	P	P	28
8.3. Bicycle sales, rental & repair	-	P	P	P	P	10
8.4. Boat sales, rental & repair	-	C	P	P	-	10
8.5. Moped, motorcycle & snowmobile sales, rental & repair	-	C	P	P	-	10
8.6. Truck sales, rental & repair	-	P	P	P	-	10
9. BUSINESS SUPPLY STORES						
9.1. Including business machines, computers, photocopiers & typewriter sales, rental and repair	-	P	P	P	P	8
10. CONSTRUCTION MATERIALS AND CONTRACTORS ESTABLISHMENT						
10.1. Building materials sales & storage in a completely enclosed building	-	P	P	P	P	10
10.2. Building material sales & storage not in a completely enclosed building	-	C	C	C	C	10
10.3. Construction & sale of ready-to-move homes, unless incidental to #1 or #2	-	C	C	C	C	10
11. EATING & DRINKING PLACES						
5						
VI Commercial						



ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRI P C4	REGIONAL SHOPPING CENTRE C5	
11.1. Banquet halls	-	P	P	P	P	18
11.2. Cafes & Coffee shops	-	P	P	P	P	18
11.3. Drive-in Establishments	-	-	P	P	P	33
11.4. Restaurants	-	P	P	P	P	18
12. FINANCIAL SERVICES						
12.1. Banks & other financial institutions	P	P	P	P	P	13
13. GOVERNMENT						
13.1. Administration buildings and offices, including municipal offices, police & fire stations, jails, post offices and similar uses		P	-	P	C	16
14. OFFICES						
14.1. Medical & dental offices & laboratories	C	P	-	P	P	27
14.2. Offices						
a) Business	C	P	C	P	P	16
b) Professional including accounting, law, land surveyors & other similar office uses	P	P	C	P	P	16
15. PARKING & LOADING						
15.1. Parking structures & public parking areas	-	P	-	P	P	-
16. RECREATION FACILITY						
16.1. Amusement parlours including billiards a)	-	C	C	C	C	13
16.2. Athletic fields, parks, picnic areas, playgrounds, tot lots and similar uses, including buffer strips, public reserves & public walkways	P	P	P	P	P	33
16.3. Bowling Alleys	-	P	P	P	P	29
16.4. Golf						
a) Courses, miniature	-	-	P	P	P	25



ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRI P C4	REGIONAL SHOPPING CENTRE C5	
Accessory uses, buildings & structures (see section 4 of this part)	P	P	P	P	P	
1. ACCOMMODATION						
1.1. Camping & Tenting Grounds	-	-	C	-	-	-
1.2. Hotels & Motels	-	P	P	P	P	32
2. AGRICULTURAL PRODUCTS						
2.1. Animal food sales, distribution and storage	-	-	C	-	-	31
2.2. Farm implement sales with incidental assembly	-	C	P	C	-	10
2.3. Garden supplies sales	-	P	P	P	P	10
2.4. Greenhouses & nurseries	-	-	P	-	-	11
3. ANIMAL						
3.1. Boarding & training	-	C	C	C	C	31
3.2. Hospitals & veterinary clinics	-	P	P	P	P	27
4. ANTIQUE STORES	-	P	-	P	P	13
5. AUCTION MARTS (excluding livestock)	-	-	P	-	-	13
6. ARTS CENTRES						
6.1. Arts centres, concert halls, galleries, libraries & museums	C	P	-	P	P	14/19
6.2. Music conservatories	-	P	-	P	P	13
7. ASSEMBLY PLACES						
7.1. Auditoriums & sports complexes	-	C	C	C	-	19
7.2. Community centres or community clubs	P	P	P	P	-	14
7.3. Private Clubs or Halls	-	P	P	P	-	14
8. AUTOMOTIVE, BICYCLES & MARINE						
8.1. Automobile						



ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRI P C4	REGIONAL SHOPPING CENTRE C5	
b) Driving range & pitch & putt	-	-	P	-	-	33
16.5. Private or public recreation clubs	-	P	-	P	P	35
16.6. Theatres & cinemas, drive-in	-	-	C	-	-	33
16.7. Theatres & cinemas, indoor	-	P	P	P	P	10
16.8. Indoor Family Entertainment Center	-	C	C	C	C	13
16.9. Fitness Center	C	P	P	P	P	13
17. RESIDENCES						
17.1. Multiple-family dwellings with or without associated commercial uses	-	C	C	C	-	2
18. RETAIL OUTLETS AND SERVICES						
18.1. Bakeries	-	P	-	P	P	7
18.2. Barber shops, beauty parlours & hair salons	-	P	-	P	P	13
18.3. Blueprint & photostating establishments	-	P	-	P	P	9
18.4. Book Stores	-	P	-	P	P	7
18.5. Candy stores	-	P	-	P	P	6
18.6. Carpentry shops with associated retail	-	C	-	C	-	9
18.7. Clock & watch sales & repair	-	P	-	P	P	7
18.8. Clothing sales & tailoring	-	P	-	P	P	7
18.9. Department stores	-	P	C	P	P	7
18.10. Drapery & fabric stores	-	P	-	P	P	7
18.11. Drug stores	-	P	-	P	P	7
18.12. Dry cleaning establishments	-	P	-	P	P	14
18.13. Electrical appliance stores including sales & service for computers, radios, sewing machines, tape decks, T.V.'s & similar uses	-	P	-	P	P	7
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ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
LEGEND -						
P = PERMITTED						
C = CONDITIONAL						
- = NOT PERMITTED OR NOT APPLICABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRIP P C4	REGIONAL SHOPPING CENTRE C5	
18.14. Employment agencies	-	P	-	P	P	13
18.15. Exterminator establishments	-	C	C	C	-	14
18.16. Florist shops	-	P	-	P	P	6
18.17. Food store						
a) Convenience, not exceeding 1200 square feet in area	P	P	P	P	P	6
b) Food store general	-	P	P	P	P	6
18.18. Funeral homes	-	P	P	P	-	21
18.19. Furniture stores including rental, repair incidental storage, sales & showrooms	-	P	-	P	P	9
18.20. Gift & speciality shops	-	P	-	P	P	7
18.21. Gunsmith shops	-	P	-	P	P	7
18.22. Hardware stores	-	P	-	P	P	7
18.23. Hat repair shops & sales	-	P	-	P	P	7
18.24. Hobby shops, including stamp & coin stores	-	P	-	P	P	7
18.25. Household appliance stores including sales & service for kitchen appliances, washers, dryers, freezers & similar items	-	P	-	P	P	9
18.26. Interior decorating establishments including sales of draperies, floor covering, paint & similar uses	-	P	-	P	P	9
18.27. Jewellery sales, repair & storage	-	P	-	P	P	7
18.28. Laundries, self service	-	P	P	P	P	23
18.29. Machine shops	-	C	-	C	-	14
18.30. Mobile homes sales	-	-	P	-	-	16
<div style="display: flex; justify-content: space-between; width: 100%;"> 8 VI Commercial </div>						



ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
LEGEND -						
P = PERMITTED						
C = CONDITIONAL						
- = NOT PERMITTED OR NOT APPLICABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRIP P C4	REGIONAL SHOPPING CENTRE C5	
18.31. Moving & storage offices	-	P	-	P	-	16
18.32. Newspaper publishing establishments	-	P	P	P	-	14
18.33. News stores & news-stands	-	P	-	P	P	7
18.34. Paint & wallpaper stores	-	P	-	P	P	8
18.35. Pawn shops & second hand stores	-	P	-	P	-	7
18.36. Pet shops	-	P	-	P	P	7
18.37. Photographic supplies, processing & studios	-	P	-	P	P	7
18.38. Picture framing stores	-	P	-	P	P	7
18.39. Printing & publishing establishments	-	P	-	P	P	14
18.40. Radio & television stations, studios	-	P	P	P	P	14
18.41. Record cassette & tape stores	-	P	-	P	P	7
18.42. Sign painting shops	-	P	P	P	-	14
18.43. Stationery stores	-	P	-	P	P	7
18.44. Studios, music, dancing & theatrical	-	P	-	P	P	14
18.45. Swimming pool sales & service	-	P	-	P	P	9
18.46. Tailor & dressmaking shops	-	P	-	P	P	7
18.47. Toy stores	-	P	-	P	P	7
18.48. Travel agencies	-	P	-	P	P	16
18.49. Travel trailer rentals, & sales with incidental repairs & storage	-	C	P	P	C	9
18.50. Upholstering shops	-	P	-	P	-	14
18.51. Vending machine sales	-	P	-	P	P	12
18.52. Window & building cleaning agencies	-	P	-	P	-	13
18.53. X Rated Stores b)	-	C	C	C	C	7
18.54. Retail Liquor or Wine Store	-	C	C	C	C	7
19. SCHOOLS						
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VI Commercial						



ZONING BY-LAWS

TABLE VI-1 COMMERCIAL USE TABLE						
LEGEND - P = PERMITTED C = CONDITIONAL - = NOT PERMITTED OR NOT APPLICABLE						
PERMITTED OR CONDITIONAL USES	COMMERCIAL ZONES					PARKING GROUP
	NEIGHBORHOOD C1	CENTRAL C2	HIGHWAY C3	STRI P C4	REGIONAL SHOPPING CENTRE C5	
19.1. Business colleges, trade or vocational schools	-	P	P	P	-	13
20. GROUP DAY CARE	-	C	-	C	C	13
21. SIGN, ADVERTISING BILLBOARDS	C	C	C	C	C	-
22. TEMPORARY BUILDINGS & USES (SEE SECTION 5 OF THIS PART)	P	P	P	P	P	-
23. TRANSPORTATION						
23.1. Bus terminals	-	C	P	P	-	13
23.2. Taxi & courier services	-	P	P	P	-	31
24. WAREHOUSE FACILITIES						
24.1. Storage facilities for non-explosive, non-toxic & non-flammable goods	-	C	C	C	-	14
24.2. Wholesale establishments including sales & related storage	-	P	C	P	C	15
25. Truck Terminals, Freight Stations, Cartage & Express Facilities	-	-	P	-	-	-
26. Towers	C	C	C	C	C	-
a) Amusement Parlours are not permitted in a stand alone building in C3 zone. b) See X Rated Store Bylaw 1559 <u>ELECTRIC FENCE PROHIBITED</u> 4. (3) (a) Barbed wire is allowed on the overhang portion of fences at a minimum height of five (5) feet from grade in "C3" Highway Commercial Zone. (b) An electric fence shall be prohibited in the Commercial Zones. <u>TEMPORARY BUILDINGS AND USES</u> 5. (1) The provisions of this Section shall apply to all Commercial Zones: (a) Temporary buildings, structures and uses for construction materials or equipment, both incidental and necessary to construction on the same zoning site may be permitted on a temporary basis subject to the issuance of a development permit.						



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- ① - ENTRANCE / EXIT
 - ② - TRAILER STAGING / PARKING.
- PENNER TERMINAL PROPERTY.

From: Jim Arkle [mailto:jarkle@penner.ca]
Sent: September-23-15 2:32 PM
To: Rathamano, Raj (CWS)
Subject: Re: DGHTA Licence Application - Penner International Inc.

Hi Raj, I have attached the additional information you requested.

Jim Arkle
Director, Safety & Driver Services
Penner International Inc.
20 Hwy 12 North
Steinbach, MB
R5G 1B7

Ph: 204-346-5185 ext 229
Fax: 204-346-0822
Cell: 204-771-5704
jarkle@penner.ca

- Legal description of the site: We have the street address as 20 Hwy 12 N., Steinbach. But do you use SE 03-07-06 EPM, Steinbach as the site legal address or any other format? Please clarify. **The legal address of the property is: 20 P.T.H. 12 North.**
- Land use designation: City of Steinbach Zoning Map and Zoning By-laws are provided. Please give the actual Zoning designation of the Penner International Site. The zoning designation is: **" C3" Highway Commercial Zone.**
- Please note that the trailer parking area needs to be a) properly sized and graded and b) made of an impermeable material in order to prevent the spilled materials being absorbed into the ground. **I have attached a photograph of the area the trailers would be staged at. There are 4 spots allocated, and the base is complete concrete**
- Site security: Indicated as "facility has 25/7 security". Is this actually 24/7 security? Is this security involves perimeter fence/wall, security cameras, security personnel, etc? Please specify. **It is 24/7 security. Completely fenced, live video monitored with security patrols.**

