

November 29, 2015

Tracey Braun, Director.
Environmental Engineer
Environmental Stewardship Division
Environmental Approvals Branch
123 Main Street, Suite 160,
Winnipeg, Manitoba R3C 1A5

Dear Ms. Tracey Braun:

As per the letter dated January 23, 2015, from Roxy Hayward, Land Administrator, please find attached my application for a Class 1 development. This application involves the request to change the following:

- (1) Land Use for Crown Land Permit No. GP000026 from an office (trailer) to a Woodworking Planer Mill.
- (2) Re-assign Crown Land Permit No. GP000026 from Michael Petryk and Greg Petryk to Greg's manufacturing c/o Greg Petryk.

In addition to making application for an Environmental Act License, I have applied to the Forestry Branch and have been issued Wood Processing Facility License (WPFL #0034).

Should you require any additional information, please contact me at (204) 271-4333 or gml@mymts.net.

Sincerely,



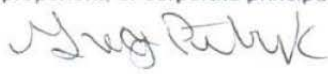
Greg Petryk

Encl.

Environmental Act Proposal Form
Development Environmental Assessment (EA) Report
Application Fee - Cheque

Environment Act Proposal Form



Name of the development Greg's Manufacturing Limited	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88) Class 1 Development	
Legal name of the applicant Greg Petryk	
Mailing address of the applicant Box 29	
Contact Person Greg Petryk	
City Cranberry Portage	Province Manitoba
Postal Code ROB OHO	
Phone Number 2014-472-3285	Fax email gml@mymts.net
Location of the development Parcel B Plan 28831 PLTO in SE 1/4 31-64-26 WPM	
Contact Person Greg Petryk	
Street Address 119 Ptarmigan Road	
Legal Description Parcel B Plan 28831 PLTO in SE 1/4 31-64-26 WPM	
City/Town Cranberry Portage	Province Manitoba
Postal Code ROB OHO	
Phone Number 204-271-4333	Fax email gml@mymts.net
Name of proponent contact person for purposes of the environmental assessment Greg Petryk	
Phone 204-472-3285	Mailing address As above
Fax	
Email address As above	
Webpage address N/A	
Date November 29, 2015	Signature of proponent, or corporate principal of corporate proponent  Printed name Greg Petryk

DEVELOPMENT ENVIRONMENTAL ASSESSMENT (EA) REPORT

Executive Summary

The following report is to support the Environmental Act Proposal Form and request submitted by Greg's Manufacturing Ltd for a Woodworking Planner Mill. The commercial lot (P SE 31-64-26W Lot B Blk Pln 28831 Parcel B) was previously held under a Crown Land Lease to Tolko Industries Limited who transferred ownership of the existing buildings to Michael and Greg Petryk with the transfer of the Crown Lease. There are no pollutants released to the environment that exceed provincial requirements from the development. The business employs one permanent and 2 casual staff.

Introduction and Background

The manufacturing facility produces a variety of core boxes for the mining industry as well as wood moulding for local cottage industry. Only non-treated lumber is utilized in the process and is purchased from regional producers in Manitoba and at times Saskatchewan. Subject to market conditions the facility will remanufacture a total of 250,000 to 700,000 bdf /annually of rough and kiln dried dressed lumber to the above products. A portion (i.e. up to 50%) of the lumber is purchased in the form of mine shoring timbers, track ties, (6X6", 3X10", 2X6, 2X8, flattened timbers for track ties) and is stored on site as inventory and resold in its existing state.

The facility produces a range of core box designs. The amount of core boxes produced is subject to the cyclical nature of the mining industry and the demand for conducting advance exploration (diamond drilling).

A local cottage industry provides a market for various wood moulding which includes: V-joint, T&G, and moulded log siding (4", 6", 8"). A wider range of moulding is possible but markets have not been fully developed at this time. Custom orders such as wood ladders or pallets are manufactured and have potential for future expansion.

The existing manufacturing facility was permitted under Wood Processing Facility License No. WPFL-0034 (Appendix I)

Description of Proposed Development

The "Crown Land Lease Agreement" is shown in Appendix II. The lease is in the names of Michael and Greg Petryk and request has been made to transfer the lease to Greg's Manufacturing (Appendix III).

The Crown is the legal owner who previously leased the land to Tolko Industries Inc. Tolko transferred the ownership of the existing permanent buildings on the property at

the same time the Crown transferred the lease. The Crown holds the mineral rights beneath the land.

The existing land use designation on the site (Parcel B) and the adjacent land (Parcel A) to the southeast is zoned “Industrial” and both parcels are surrounded by Crown land designated “Limited Development” as shown in Appendix IV. The zoning designations are as identified in the zoning bylaws from the approved Cranberry Portage Development Plan.

The “existing development” consists of the following structures (see Figure 1):

1. A storage shed – dimension 24’ by 30’, with wood floor.
2. Portable Quonset storage shelter – dimensions 30’ by 50’ (1,500 sq ft) on gravel pad.
3. Steel sided sawdust bin – dimensions 30’ by 40’, on a concrete pad.
4. An insulated Quonset steel building- dimensions 50’ by 80’ (3,200 sq ft) on a concrete pad.



Figure 1. Aerial overview of the development site on Parcel B and existing structures on the site.

No government funding has been applied for nor received for this business venture.

As this site was an existing site operated by the Manitoba government under MANFOR and later Tolko Industries Ltd, it was already zoned industrial; no additional municipal permits were required. A request to transfer the business from Michael Petryk and

Greg Petryk to Greg's Manufacturing was made to the government. Manitoba Crown Lands and Property Agency (CLUP) directed the company to apply for a permit under the Environmental Act and to apply for a Wood Processing Facility License (Appendix III). Application was made to Manitoba Conservation and Wood Processing Facility License No. WPFL-0034 is shown in Appendix I.

With the transfer of the Crown Land Lease and the previous industrial use of the property, no public consultation requirements were identified. As a result of this application for a Class 1 development, public information notifications will be posted as directed.

Description of Existing Environment in the Project Area

The existing facility is located within the municipal area of Cranberry Portage. The municipality of Cranberry Portage is located within the northwestcentral portion of the province of Manitoba approximately 40 kilometers south of the city of Flin Flon.

The municipality is found within the Boreal Shield Ecozone, the largest ecozone in Canada, extending from northern Saskatchewan east to Newfoundland. The site is located in the Churchill River Upland Ecoregion in the Reed Lake Ecodistrict.

Physiography and Drainage

The Reed Lake Ecodistrict is a hummocky to undulating morainal plain. It is thinly covered by stony, sandy morainal veneers and glaciolacustrine blankets. Its southern limit, from Athapapuskow Lake to Wekusko Lake, marks the boundary between the relatively level, Palaeozoic limestone belt (Manitoba Plain) and the hummocky to hilly Kazan Upland section of the Precambrian Shield. The Palaeozoic layer is essentially not present at Cranberry Portage and is 2 meters to 20 meters in areas over Precambrian shield.

The property, Parcel B, is located on the transition between surficial soils category 4 (Proximal glacialfluvial sediments – interstratified sands/gravels 3-25 meters) and category 5a (Offshore sediment veneer – clay/silt/siltysand < 2 meters thick). Ptarmigan Road is built on a surficial soils category 5c (Nearshore and Littoral Sediments: sand/gravel/rock rubble < 2 meters) (see Figure 2 below). The above characterization is supported by an onsite inspection which shows a texture transition east to west from siltysand material to imperfectly drained silt/clay material along the western property boundary. Forest cover transitions from scattered pine/spruce/poplar along the Hudson's Bay Railway to spruce/tamarack forest cover with alders on the west/northwest boundary of the property.



Figure 2. Surficial geology, Athapapuskow Lake Area, Manitoba (NTS 63K/11 and K/12): Geological Survey of Canada. Open File 3526, scale 1:100,000.(McMartin, I, 1997)



Figure 3. Aerial image showing development site, land features, drainage, local sensitive receptors (cottage/tourism along Athapapuskow Lake, south portion of community - Cranberry Portage) (Distance to lake from site = 512 meters).

The dominant feature adjacent to the property is the large lowland spruce complex to the northwest of the property (See Figure 3 above). The Hudson Bay Railway and Highway No. 10 run north/south, parallel with each other, along the east boundary of the property onto a height of land (sands/gravels) that runs into Cranberry Portage. The

property is located approximately 100 meters from Hwy 10 on the north side of Ptarmigan Road. Ptarmigan Road is built on a series of undulating bedrock hummocks which prevent surface water movement towards the south with the exception of the ditching from Hwy 10. A portion of the stream shown on the 1:50,000 series mapping is historic ditching from the west side of Hwy 10, south of the property across Ptarmigan Road, westward to several old dugouts that connect with the natural drainage pattern leading west to Athapapuskow Lake. Other surface and ground water movement in the area is generally from an east to westerly direction towards Athapapuskow Lake. From Figure 2, two key features direct surface and ground water movement away from the development site toward Athapapuskow: (1) the shallow undulating bedrock hummocks that Ptarmigan Road is built along in the south (category-5c), and (2) the glacialfluvial sands/gravel ridge that the town of Cranberry Portage is built on along the eastern and northern edges (category-4).

The site (Parcel B) is located 512 meters east of the southeastern shoreline of Athapapuskow Lake.

Climate

Cranberry Portage area has a typical mid-continental climate with short summers and long, cold winters. The nearest Environment Canada weather station is located near Baker's Narrows at the Flin Flon airport, approximately 27 km northwest of Cranberry Portage and is representative of the area.

The average annual temperature at the Baker's Narrows weather station is 0.1°C. The average summer temperature is near 17°C, and the average winter temperature is -14°C. Lowest monthly average temperatures occur in January at -21.1°C, and the highest monthly average temperature is in July at 18.3°C. Freeze-up of small bays and lakes occurs in mid-November, with break-up occurring in mid-May. There is an average of 115 frost-free days.

On average 45.7 cm of precipitation falls annually, 35% as snow. Extreme monthly precipitation since 1960 is zero to a high of 18.11 cm in 1976. The maximum daily precipitation since 1960 was 7.82 cm.

Average monthly winds for the area range from 10 to 13 km/hr with 40% of the winds originating from the Northwest, Northeast or North.

Surface and Ground Water

The property is located on the height of land separating the Grassy River system that drains to the Nelson River and Athapapuskow Lake which drains into the Saskatchewan River. Both lake systems are at nearly identical elevations. The local surface drainage south of the site is channeled along the north edge of Ptarmigan Road and into the ditch work draining surface water from the western ditch line of Highway #10, eastward to Athapapuskow Lake. The property slopes from the Hudson Bay Railway down towards the west and northwest property boundaries. The west/northwest boundaries abut a black spruce lowland transitioning to tamarack/spruce/alder swales that drain and

connect with the ditch work/stream on 1:50,000 Canadian map series to Athapapuskow Lake.

As per the reports for the Saskatchewan/Cranberry Portage groundwater study, there are no ground water aquifers in the immediate Cranberry Portage area. The very limited number of wells in the area are into granite rock and are dependent on fissures in the rock to channel water. Hydrological movement of ground water from the area of the property is naturally following the sloping contours to the west and towards Athapapuskow Lake, approximately 512 meters from the site. Similar to the surface water controls, the bedrock features associated with Ptarmigan Road/Hudson Bay Railway and beneath the glacial fluvial deposit of Cranberry Portage directs movement of groundwater towards Athapapuskow Lake.

Aquatic Environment

The stream feature on the 1:50,000 scale Canadian Series Map located at the very southwestern corner of the property is a historic constructed drainage ditch connecting the western ditch line of Highway 10 to a natural small ephemeral stream that drains the low lying spruce area northwest of the property to a series of small shallow dugout ponds and to Athapapuskow Lake. Water quality samples were not taken. The ditch line and small creek system contains a relative abundance of benthic invertebrates, anthropods and isolated minnow populations (Brook Stickleback, Central mud minnows) but are not traversable upwards by fish communities from Athapapuskow Lake. Athapapuskow Lake is an oligotrophic lake system that supports a popular lake trout fishery, northern pike, pickerel, perch, whitefish and a variety of minnow species.

Terrestrial Environment

The development would not impact any terrestrial habitat as the land was already previously cleared and developed by the Manitoba government, MANFOR, and later Tolko. No additional clearing of land is required. Adjacent forest types are predominantly jack pine/spruce dominated with scattered white birch/trembling aspen. There is a healthy population of squirrels, snowshoe hare and the occasional predatory fur bearing species such as long tailed weasel, mink, marten. Bird populations in the area include both spruce grouse and ruffed grouse. Typical movement of both seagulls, ravens, and crows are common on the site. Canada jay, common nuthatch, robins, chickadees, warblers and sparrows occupy the lower canopy with the abundant edge effect of the cleared site. The drainage ditch supports a population of muskrats and beavers, zooplankton, benthic invertebrates, phytoplankton.

Species At Risk

The development would not impact any species at risk as the site was previously cleared and developed. There are no known observations of species at risk within the

immediate area. The occasional Monarch is observed in the Cranberry Portage area and are of Special Concern. The range of Yellow rail, of Special Concern, includes the site but has not been observed in the area. The development does fall within the range of woodland caribou however, given the proximity within the municipal boundaries of the community of Cranberry Portage and being zoned industrial, no impacts are expected. A brief field inspection, August 2015, found the wildlife habitats within the development area are considered to be typical for the region, with no unique or rare habitats encountered.

Land Use and Resource Use

The primary competing use for Crown land in a regional context outside of the municipality is for forestry and providing fibre to the papermill in The Pas and sawlogs to regional sawmills such as Spruce Products. In the area around Cranberry Portage there are approximately 6 fishing and hunting tourism camps that are both road based and remote. Northern Spirit Lodge is located on Ptarmigan Road adjacent to Athapapuskow Lake. Residential cottage development includes older development and more recent cottage development along the shoreline of Athapapuskow Lake road accessed by Ptarmigan Road. The commercial property across from Parcel B had a historic heavy equipment repair garage operated by a local contractor that has not been utilized other than storage of equipment by successors. The town of Cranberry Portage supports a new adult educational facility that promotes job development skills and houses students from across a range of northern communities.

Mining activity is a major economic sector throughout the greenstone belt running across Saskatchewan/Manitoba – Flin Flon/Snow Lake/Thompson and deposits near Sturgeon Lake. The development serves to provide products to both local residential cottage renovation/construction industry and mining industry. Much of the furnish material used in the facility to make products is obtained from regional sawmills and provides immediate value added maximizing revenues to the province of Manitoba.

The area falls within the general community trapline around the town and is administered locally by Natural Conservation staff.

Socioeconomic Environment

Road Access:

Parcel B is accessed along Ptarmigan Road by occasional loaded transport vehicles amongst residential cottage traffic. The south and eastern portion of the parcel used for the facility are fenced. The lot is relatively open making for clear visibility of vehicles turning in or out of the lot. The entrance has a locked gate controlling public access to the site outside of operational hours. The west and northern boundaries provide limited access due to the thick low lying black spruce ecosystem and imperfect drainage. All

operations occur within the posted speed limit for the road (50 km/hr). Upon entering from Hwy 10 onto Ptarmigan Road, there is an uncontrolled railway crossing. Hudson Bay Railway does not have regular traffic but is controlled with a stop sign on each side. There have been historic fatalities at this crossing when CNR were operating as a main branch line to Lynn Lake.

Hydro:

Existing power lines into the property are on the north side of the Quonset buildings and do not pose a risk as they are constructed to required clearance levels by Manitoba Hydro.

Identification of Protected Areas

The Grassy River Provincial Park is a natural park located immediately adjacent to the north, east, and southern municipal boundary of Cranberry Portage and extends eastward to Tramping Lake, approximately 58 km west of Snow Lake. The park extends northward to just above Elbow Lake and as far south as portions of Goose Lake and Pothier Lake and along the south side of Highway 391. The park precepts are to provide semi-wilderness character recreational opportunities, maintain water quality and historic waterway, protect/preserve woodland caribou herds, maintain quality of fishery, representation of fauna/flora, and accommodate commercial uses of resources where this does not lessen future recreational use or compromise the parks primary purpose. This development is not located in the park and does not impact the integrity of the park.

Recreational parks are located at Twin Lake and Bakers Narrows approximately 10 km and 27 km respectively northeast of Cranberry Portage and the development site. Both parks provide local water access to recreational fishing/camping lakes. Bakers Narrows supports local cottage development and has camping and day-use opportunities for nearby residents and visitors.

Heritage Resources

The heritage resources for the area during the fur trade era have been largely documented by historians and the Grassy River Provincial park plan. Much of the prehistory of the earliest inhabitants' dates as far back as 5,000 years is undiscovered and underdeveloped. The development site was already developed and land cleared by the Manitoba Government under MANFOR and Tolko. The site would be considered low potential for archeological sites as it is not along a water body or navigable water, it is not on a historic beach head, and is away from the historic portage location. The site is low/flat terrain along the edge of a black spruce swamp with siltysand/siltyclay which would not typically be used as a settlement area.

Local First Nation Communities

The development site is found within Treaty 5 (1875) as shown in Figure 4 below. The development site is outside of the Opaskwayak Cree Nation (OCN) and Cormorant Lake RMA's as per the Manitoba Land Access for Mineral Exploration and Development map (March 2014).

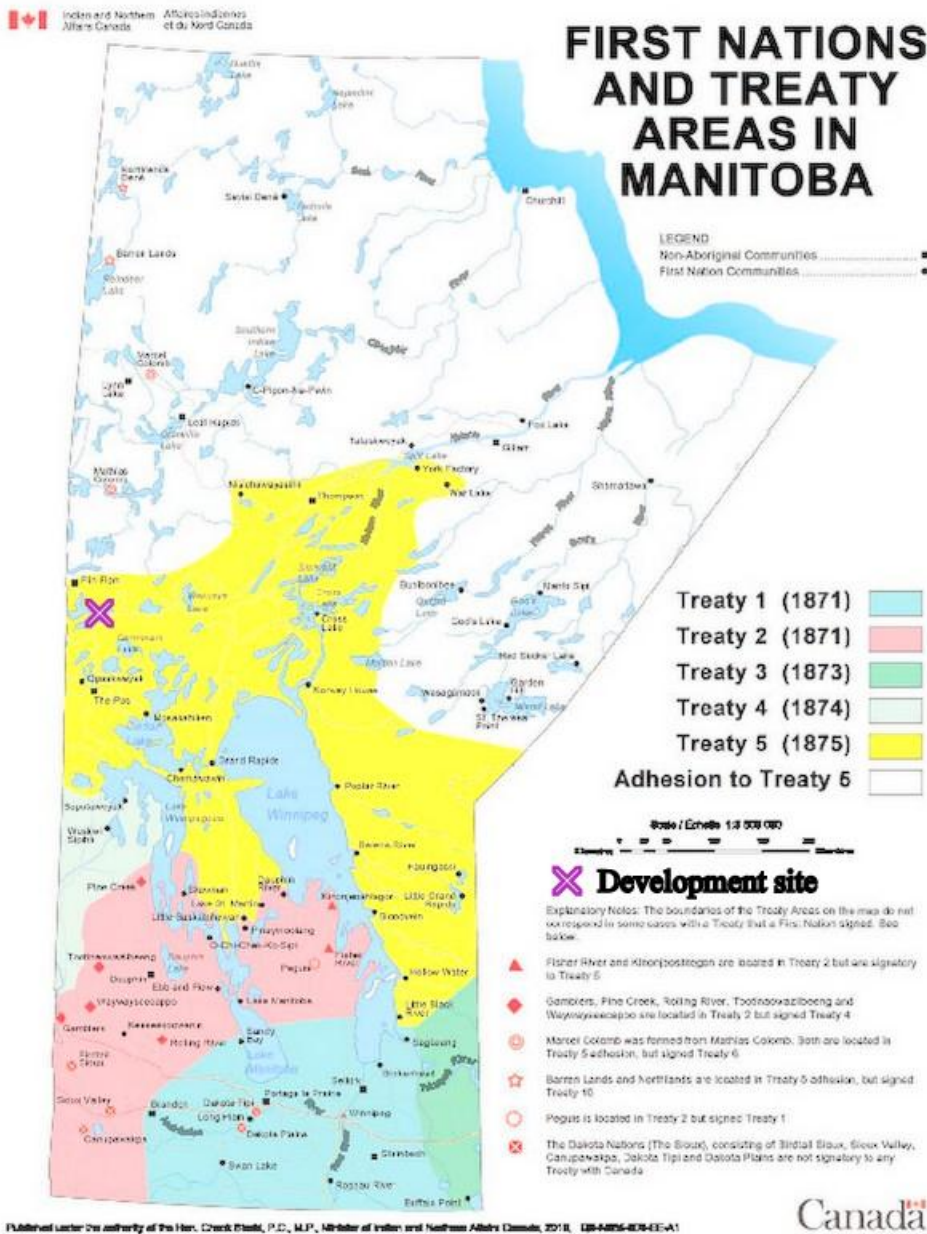


Figure 4. First Nations and treaty areas in Manitoba

Description of Environmental and Human Health Effects of the Proposed Development

Impact on Biophysical Environment:

The immediate footprint of the development is within the boundaries of Parcel B. A comparison of the property survey in Appendix III, the municipal zoning with the property shown in Appendix IV, and the aerial image shown in Figure 3, illustrate that the majority of the historic MANFO trailer park/office area was cleared (prior to Tolko) and over the past 40 years has partially regenerated with scattered pine, spruce, poplar except for the southwest portion of the parcel B. The southwest portion remains in a developed state where the original yard was located. Historic fuel tanks were located on the site however site remediation work with final soil sampling was completed and approved by the Manitoba Government prior to enabling the lease transfer from Tolko to Michael and Greg Petryk.

The historic development did not have wells on the property and is the same now. Potable water was supplied to the site historically from a pump house located along the shoreline of Athapapuskow Lake through a small PVC line run along the drainage ditch to supply the camp but is no longer used. There are no septic systems on the development site or running water. Any surface water in the form of precipitation on the industrial yard or snow melt has sufficient natural undisturbed forest (nearest point 50 meters) to act as a natural filter before reaching the westerly drainage ditch. There is little overland flow given the yard is relatively flat and much is absorbed into the ground. Some filters through the filter mat in the ditch line along Ptarmigan Road or bush line. There are no known impacts to either ground water or surface water.

The surrounding mature forested lands remain standing. A portion of the forested cover was cleared along the southwestern property boundary of Parcel B and a trail exists over to the edge of the drainage within the low lying spruce area. The Manitoba Department of Highways uses this to maintain the drainage from Highway 10 and Ptarmigan Road to clear recurring problematic beaver activity. At times an excavator is brought in. No fisheries values exist on the property.

Wildlife activity continues following the connectivity of intact forest from south of Ptarmigan Road often following the ditched drainage basin. Given the ditch is prone to beaver and muskrat activity there are occasional movement of otter/mink/weasel. The surrounding forested area supports occasional marten/fisher movements given the

healthy squirrel population and are not impacted by the development. On the occasion moose have traveled through the area but given the surrounding populated area and activity, the limited habitat does not hold the animals. No caribou have been observed in this area and the municipal area has been accounted for in long term caribou habitat planning in the forest management plan surrounding the area by Tolko.

Type, Quantity and Concentration of Pollutants Released

The development has limited release of pollutants to the environment and those that are released are within environmental limits. Generated solid waste is contained and disposed of to registered waste haulers or authorized sites.

Solid Waste:

The woodwork equipment within the insulated Quonset is on a concrete pad. The automated in-line trim saw generates end cuttings of lumber that are collected and used in the certified outdoor wood furnace (Figure 5). At times when the shop is busy in the summer, ends are hauled to the authorized municipal waste disposal site at Cranberry Portage.

A dust collection system using blower and duct work collects sawdust/shavings from the moulder and trim saws within the shop. The duct work extends from the insulated Quonset over to the sawdust bin which acts as a bag house (Figure 6). The bin shelters the shavings and sawdust from the elements which are purchased by large scale poultry producers for bedding and shipped off site.

A small quantity (approximately 1 litre/annually) of filings are collected from the sharpening machine for the moulder's profile cutters. The sharpener is equipped with a collection screen (Figure 7) which is dumped into a metal canister with lid and annually disposed of by "Green For Life" who are authorized to dispose of hazardous waste and visits Cranberry Portage annually. The quantity is too small for them to do a pickup at the site directly.

Any solid waste generated by strapping, lumber wrapping, or domestic waste from staff is collected and regularly hauled to the authorized municipal waste disposal site.



Figure 5. Trim saw equipped with conveyer (shown “green”) to move ends to exterior dump trailer for end use in outdoor wood furnace (Note: no preserved wood is used in process).



Figure 6. Shaving/sawdust collection system & bin/bag house for storage before shipped off site.



Figure 7: Rondamat 960 sharpener with screen collection system for filings from moulder bits. Ronda- Cool XL grinding lubricant is recycled within system.

Some steel waste exists on the site from Tolko Industries that will be scheduled at some point for recycling when there is enough to be viable to ship.

Air/Noise:

Continuous exposure to noise in the work place can cause permanent loss of hearing. Continuous exposure to noise outside the development can result in the loss of enjoyment of others in the natural setting.

No noise exceedances are expected. The nearest sensitive receptors as seen in Figure 3, is Northern Spirit Lodge and residential cottages along the eastern shoreline of Athapuskow Lake along Ptarmigan Road approximately 500 meters away from Parcel B. When the facility is in operation outside noise levels are minimal as all wood working equipment (moulder, trimsaw, band resaw, pneumatic nailer, strapper/wrapper) are within the insulated Quonset. The moulder has noise reduction measures with the enclosed chase and operates mostly at 40-50 dBA (similar to rating of a dishwasher) with spikes upwards to 105 dBa pending wood quality. The other saws and equipment are variable from 70 dBA to 105 dBA. In addition, the operational doors face towards

the highway which has no sensitive receptors in that direction. A propane operated Hyster fork lift (Figure 8) is used to move bundles of wood from the outside and within the insulated Quonset or portable storage Quonset. Noise ratings outside the facility remain well below 40 db. On occasions when transports hauling large loads of lumber arrive or heavy mine timbers are being loaded for sale, the large 644 John Deere loader is used. This work is done during regular working hours (7 am to 7 pm) and does not exceed a typical 40 dBA nighttime limit. Pending orders and availability of workforce, operations on occasion may continue through a weekend but during working hours. Workers within the facility are required to have their appropriate PPE – ear protection when in operation and operate at levels within Occupational Health and Safety limits. A noise dispersion model was not considered necessary. There have been no noise complaints to date regarding the operation of the facility since acquiring the lease in 2004.

A propane powered forklift (Hyster Model 60) generates carbon monoxide (CO) and nitrogen oxides when operated to move pallets of core boxes or lumber as needed within the Quonset and portable storage Quonset. The building itself is well ventilated and has large opening doors which are often open as lumber and products are moved out of the building. Equipment is maintained to minimize emissions and meet worker exposure limits to exhaust as per Health and Safety requirements.



Figure 8. Photo of Hyster forklift and 644 John Deere loader.

Similar types of outdoor emissions are generated from a 644 John Deere loader that is used for off loading/loading lumber and products onto transports as well as yard maintenance and snow removal.

A certified outdoor wood furnace is used to provide radiant heat using two plenums hung on either end of the insulated Quonset building and are connected to cold air vents to provide for air exchange. The furnace is installed to code with appropriate separation from buildings. Emissions from the outdoor wood furnace meet the EPA standards for particulate matter (PM) and municipal bylaws.

Fuel Storage:

Improper fuel handling and storage can result in site contamination and a safety risk. There are no gasoline or diesel storage tanks on site. Fuel for 644 John Deere loader is purchased from fuel stations in Cranberry Portage and transported in small quantities in a double walled slip tank secured in back of a work truck. A fuel spill kit is in the shop on site.

Propane cylinders 20lb and 40lb, are stored outside the insulated Quonset and only daily used quantities are kept indoors, specifically on the forklift - Hyster Model 60. Outdoor storage of propane is in accordance with the Propane storage and handling code CSA B149.2-10.

The only petroleum product stored on site is Ronda-Cool XL which is a grinding lubricant. It is recycled within the Rondamate 960 sharpener and is only added when its tank is low. The MSDS Number is PTW.700054 and hazard rating is Health: 1 Fire: 1 Reactivity: 0 PPI:E. It is stored beside the grinder in the approved container as it is only purchased as needed.

Work vehicles are fueled at commercial fuel stations in Cranberry Portage. A double walled slip tank in a half-ton is used to fuel the one loader on site when required. There is a fuel spill kit on site if needed.

Electricity:

Contact with high voltage power lines by equipment can result in serious injury or fatality. Similarly, improper electrical service and wiring can also result in shock and serious injury or fatality. The lot is serviced by 600 Amp, 3-phase power to the insulated Quonset from overhead power lines. The power lines and poles on site are to clearance requirements and distances installed by Manitoba Hydro on the north side of the development. The north side is more forested and does not receive the high use of the main yard. Heavy equipment operators are made aware of hazards and to avoid operating in proximity of lines along the north end of the property.

Within the building there is an existing power room containing switchboards and Panel board installed by certified electricians that is separate from operations with a door clearly marked with Danger and hazard requirements. Room is kept vacant and tidy.

Other:

There are no heritage resources impacted by the development as the closest site is several kilometers away. None of the emissions/effluents/solid waste exceeds any environmental limits and no socio-economic impacts have been observed or are anticipated. This development does not emit 50,000 tonnes of Green House Gas (GHG) and therefore does not have a mandatory reporting requirement.

Potential Impacts Of Development on Human Health & Safety.

There are no estimated exposures that are above allowable limits at this development.

Air Emissions:

The air emissions exposure to carbon monoxide and nitrogen oxides from equipment burning fossil fuels can have serious effects. Below are several excerpts from Global Atmospheric Pollution Forum -

(<https://www.sei-international.org/gapforum/policy/effectshumanhealth.php>)

“Exposure to low concentrations of carbon monoxide (CO) can cause fatigue in healthy people and chest pain in people with heart disease. At higher concentrations, exposure can cause impaired vision and coordination; headaches; dizziness; confusion; nausea. Acute effects are due to the formation of carboxyhemoglobin in the blood, which inhibits oxygen intake. Exposure to CO at moderate concentrations, angina attacks, impaired vision, and reduced brain function may result. At very high concentrations, CO exposure can be fatal.”

“Nitrogen Oxides (NOx) are a family of gases that can cause a number of serious health effects. One form of NOx, nitrogen dioxide, is unhealthy to breathe, especially for children, the elderly, asthmatics and people with chronic obstructive pulmonary disease. NOx is also a key component to the formation of ozone and photochemical oxidants. Breathing low levels of ozone, for example, can trigger asthma attacks and other problems for people with pre-existing respiratory problems. NOx also reacts with ammonia, and other compounds to form nitric acid and related particles. These tiny particles cause effects on breathing and the respiratory system, damage to lung tissue, and even premature death. Small particles penetrate deeply into sensitive parts of the lungs and can cause or worsen respiratory disease such as emphysema and bronchitis, and aggravate existing heart disease.”

Outdoor wood stove emissions are to EPA standards for certified outdoor wood furnaces. Most common health aspect of wood combustion burners is associated with particulate matter. “Fine particulate matter (PM) include an range of tiny particles, including diesel exhaust, sulfates and nitrates for power plants and other fossil fuel combustion, smoke, and industrial soot. These particles can become embedded in the deepest recesses of the lung, and also can disrupt cellular processes. Population-based studies in cities around the world have demonstrated a strong link between elevated levels of PM in the air and premature deaths, hospital admissions, emergency room visits, and asthma attacks. The elderly and people with pre-existing respiratory problems are most at risk. These particles are a primary constituent of urban and regional haze and atmospheric brown clouds.”

Air/Noise

The noise exposure limits in Manitoba are 85 dBA maximum permitted in an 8 hour day with an exchange rate of 3 dBA (Canadian Centre for Occupational Health and Safety website). Industrial noise effects versus environmental noise effects on health very different. Exposure to continuous noise of 85–90 dBA, particularly over a lifetime in industrial settings, can lead to a progressive loss of hearing, with an increase in the threshold of hearing sensitivity². Hearing impairments due to noise are a direct consequence of the effects of sound energy on the inner ear. However, the levels of environmental noise, as opposed to industrial noise, are much lower and effects on non-auditory health cannot be explained as a consequence of sound energy. Being pneumatic chipper or nailer is 115dBA. In some jurisdictions nighttime exceedances of 40 dBA are discouraged.

Metals

Very fine filings from sharpening cutting heads can be inhaled whether you are grinding dry or wet. It is recommended monitoring exposure to cobalt, chromium, lead, and cadmium on a regular basis when metals containing these substances are used. It is recommended to wash hands and face before eating or smoking to guard against ingesting traces of toxic metals that may be on your skin. It is recommended that direct/local ventilation be provided to machines used for wet or dry grinding of tungsten carbide or stellite. Test effectiveness of ventilation to ensure contaminants are being drawn away. Exposure may also cause skin irritation and can be server in children.

The high temperatures from grinding in combination with grider lubricants (metalworking fluids (MWF's) can result in emissions of VOC's. Hydrocarbon emissions result from fuel that does not burn completely. Hydrocarbons are a type of volatile organic compound (VOC). VOCs are chemicals containing hydrogen, carbon and possibly other elements that evaporate easily. Hydrocarbons and other VOCs contribute to the formation of ozone by increasing the amount of nitric dioxide in the air, which then combines with

oxygen molecules to produce nitrogen and ozone. A number of exhaust hydrocarbons are also toxic, with the potential to cause cancer.

Traffic

Vehicle traffic into and out of the site is minimal and does not pose a risk to the public. Equipment on site is used to provide regular snow clearing so winter conditions are well maintained. The Ministry of transportation maintains Ptarmigan Road and provides winter sanding including across the rail crossing.

Potential Impacts on Aboriginal and Treaty Rights.

The development only has a positive impact on aboriginal and treaty rights. The business development provides employment and training opportunities for aboriginal peoples. The development employs 1-2 casual aboriginal staff employed, pending on the availability of orders.

The development results in the purchase of all lumber feed stock from existing businesses in Manitoba that have aboriginal employees.

Because this development is utilizing an existing cleared site, zoned industrial within an organized municipality, there is no impact on resource use, including hunting, fishing, trapping, and gathering. There are no known cultural or traditional activities that occur in the area of the development.

Mitigation Measures and Residual Environmental Effects/Monitoring

Given there is one full time employee with 1-2 casual staff, a staff indoctrination manual will be put together with bullets as reminders of how to prevent or mitigate adverse implications on the work site. A simple check list identifying annual/monthly/weekly tasks that need to be completed to ensure operations and maintenance of equipment to prevent or mitigate adverse implications will be produced.

The occurrence of public noise complaints will be tracked. Outside noise emissions are not exceeded and hours of operations are 7am to 7pm and only pending orders would work hours continue into a weekend. There are no nighttime operations. Worker exposure to noise is managed by wearing personal protective ear equipment (plugs/muffs), and equipment such as the moulder has sound retardant protection in the form of chasses enclosing the equipment. During warmer months shop doors are open to minimize worker exposure with the added benefit of not having any sensitive receptors in the easterly direction. Automated equipment such as the trimsaw,

pneumatic nailer, and enclosed moulder allow workers to stand back and further reduce noise impacts.

A spill training document will be compiled showing staff how to respond to a spill and mitigate environmental impacts. An equipment maintenance sheet to track circle check items for repair/maintenance and track completion of repairs would be used to minimize risk of soil contamination. Fuel burning emissions from the 633 John Deere and Hyster Model 60 are built to manufacturers specifications. Operation of the forklift within the shop environment is performed with either the doors open or short time exposures to ensure compliance with worker exposure to CO/NO. Should hydraulic lines break or oil leaks occur from equipment, absorbent and spill kit on site will be used. Any contaminated soil will be contained and disposed of appropriately and offered to the Cranberry Portage waste disposal site as land cover.

Annual and Monthly inspections for the site will be completed to ensure that the site is maintained and there is not a buildup of solid waste on the yard. All solid wood waste and domestic waste is removed from the site for the protection of environment and human health. End cuts of non-treated lumber are burned in the certified outside wood furnace as fuel wood. Outdoor wood furnace emissions are to approved specifications and bylaw requirements. The furnace is installed with the appropriate separation distance from buildings on site. All shavings and sawdust is purchased and hauled off site by poultry farmers for bedding. Use of Sawdust Bin as a bag house prevents blowing of material from the site. Domestic waste generated by staff, metal strapping material and lumber wrap, in addition to excess end cuts are hauled to the Cranberry Portage waste disposal site.

A small amount of hazardous waste in the form of metal filings generated from sharpening moulders profile cutters is disposed of annually using "Green For Life" which are certified and come to Cranberry Portage annually. A simple check that filings are disposed annually will be tracked. Encouraging personal hygiene and wash following exposure to MWF's. Keep the concrete floors tidy and use proper protective clothing. All machines should be cleaned and MWF cleaned periodically.

No known heritage resources are impacted.

Records will be kept on site. No other monitoring is felt necessary at this time.

Decommissioning

If closure and decommissioning of the site is required, all equipment will be removed. Required restoration and rehabilitation of the site will be handled in accordance with the

conditions of lease agreement. All waste will be disposed of in accordance with provincial legislation.



No residual environmental effects are anticipated to remain.

CONCLUSIONS

The proposed development is relatively small and produces limited amounts of solid waste in the form of wood shavings and sawdust which are further utilized and sold off site. Air emissions in the form of noise and burning of fossil fuels are within existing limits and will continue to be mitigated. No industrial sewage is generated as there is no water or sewer on site and natural precipitation infiltrates directly into the ground given the flat site. Training and basic check lists to confirm preventative measures for personal health and safety will be produced and appropriate monitoring will be conducted.

Wildlife habitats within the development area are considered to be typical for the region, with no unique or rare habitats encountered.

APPENDIX I

		No. WPFL-0034															
Forestry Branch 200 Saulteaux Crescent, Box 70 Winnipeg, MB, R3J 3W3, Canada T 204-945-7989 F 204-948-2671 http://www.gov.mb.ca/conservation/forestry																	
<h2>WOOD PROCESSING FACILITY LICENCE</h2>																	
THIS IS TO CERTIFY THAT																	
Greg Petryk Box 29 Cranberry Portage, MB ROB 0H0		<table border="1"> <tr> <td>Region</td> <td>Northwest</td> </tr> <tr> <td>District</td> <td>Cranberry Portage</td> </tr> <tr> <td>Fee</td> <td>\$30.00</td> </tr> <tr> <td rowspan="2">Paid</td> <td>MRO#</td> </tr> <tr> <td>Date</td> </tr> <tr> <td></td> <td>M60621</td> </tr> <tr> <td></td> <td>January 29, 2015</td> </tr> </table>		Region	Northwest	District	Cranberry Portage	Fee	\$30.00	Paid	MRO#	Date		M60621		January 29, 2015	
Region	Northwest																
District	Cranberry Portage																
Fee	\$30.00																
Paid	MRO#																
	Date																
	M60621																
	January 29, 2015																
having paid the prescribed fee, is hereby licensed to operate a wood processing facility on the following site:																	
<table border="1"> <tr> <td>Type:</td> <td>Stationary Sawmill</td> </tr> <tr> <td>Location:</td> <td>Section 31 of Township 64 Range 26</td> </tr> <tr> <td colspan="2"> For Sawmills: </td> </tr> <tr> <td colspan="2"> 1. Slab Piles shall be located not less than 50 meters from any sawdust pile. No standing timber or logs shall be confined or contained in sawdust piles. </td> </tr> <tr> <td colspan="2"> 2. A daily record of timber deliveries and processing must be kept and opened upon request by an Officer. </td> </tr> <tr> <td colspan="2"> <i>This licence is subject to the provisions of The Forest Act and the Use and Management Regulation thereunder and to the special conditions which may be set out on this licence or attached thereto.</i> </td> </tr> <tr> <td colspan="2"> This licence expires on December 31, 2015, unless previously cancelled, and is not transferable. </td> </tr> </table>				Type:	Stationary Sawmill	Location:	Section 31 of Township 64 Range 26	For Sawmills:		1. Slab Piles shall be located not less than 50 meters from any sawdust pile. No standing timber or logs shall be confined or contained in sawdust piles.		2. A daily record of timber deliveries and processing must be kept and opened upon request by an Officer.		<i>This licence is subject to the provisions of The Forest Act and the Use and Management Regulation thereunder and to the special conditions which may be set out on this licence or attached thereto.</i>		This licence expires on December 31, 2015 , unless previously cancelled, and is not transferable.	
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Dated at Winnipeg, February 12, 2015		Director of Forestry 															
MG-6043																	

Manitoba

Conservation

Lands Branch

Box 20000, 123 Main Street West
Neepawa MB R0J 1H0
CANADA
Tel: (204)-476-7517
Fax: (204)-476-7539
e-mail: jimartens@gov.mb.ca

September 30, 2004

Michael F. Petryk
Gregory M. Petryk
Box 249
Cranberry Portage MB R0B 0H0

Dear Clients:

**Re: Parcel B, Plan 28831 PLTO in SE 31-64-26 W
Held under Crown Land Permit No. 26**

The assignment of Crown Land Permit No. 26 from Tolko Industries Ltd. to Michael F. Petryk & Gregory M. Petryk has been approved and registered in the Office of Crown Lands, Neepawa, the 30th day of September, 2004, as No.2054-Electronic.

A copy of the registered assignment of permit is enclosed for your records.

In addition to payment of land rent, you are responsible for the payment of taxes to the RM of Kelsey. Tax issues are to be dealt with directly with the taxing authority.

It is imperative that all conditions of the permit are adhered to. As well, both taxes and rent must be kept current to constitute a valid permit. Failure to do so may result in cancellation of the permit.

If you have any questions, or require further information, please feel free to contact Jill Martens, Land Administrator for the Northwest Region at 204-476-7517. Please refer to GP No. 26 when making inquiries.

Yours truly,

Harley Jonasson
Director

JM/HJ/mr
Enclosure

cc: Don Dunnigan, Regional Land Manager
Taxing Authority: RM of Kelsey

**PROVINCE OF MANITOBA
MANITOBA CONSERVATION**

SCHEDULE "A" TO CROWN LAND PERMIT NO. GP 26 ("the Permit")

ISSUED BY:

**HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF MANITOBA
represented herein by the Honourable Minister of Conservation**

("Manitoba")

ISSUED TO:

**Michael F. Petryk
Gregory M. Petryk
as joint tenants**

(the "Permittee")

pursuant to *The Crown Lands Act* as amended from time to time.

WHEREAS:

- A) The Permittee has made an application to Manitoba for a Crown Land Permit for the Land (as described further in this Schedule);
- B) The Permittee is eligible for a Crown Land Permit for the Land and the Land has been determined by Manitoba to be suitable for the use and purpose as described in this Schedule; and
- C) Manitoba agrees to issue a Crown Land Permit to the Permittee, subject to the terms and conditions set out in this Schedule, which is Schedule "A" to the Permit, and the Standard Conditions attached to the Permit, for the land described as follows:

Parcel B Plan 28831 PLTO in SE¼ 31-64-26 WPM

Area: 8.598 acres

(the "Land")

THE PERMIT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1.00 TERM AND RIGHT TO USE AND OCCUPY THE LAND

- 1.01 The Permit shall be effective from the date it is issued by Manitoba until December 31, 2004, subject to termination or extension under section 7.
- 1.02 Subject to the terms and conditions of the Permit, Manitoba grants to the Permittee the right to use and occupy the Land.

2.00 PAYMENT OF FEES AND TAXES

- 2.01 The Permittee shall pay to Manitoba rent equal to the annual fee prescribed from time to time by the Regulations under *The Crown Lands Act*, in accordance with such Regulations and the Permit, within 30 days of receipt of an invoice from Manitoba. The Permittee acknowledges that the current annual fee is \$314.00 plus GST per year.
- 2.02 The Permittee acknowledges that an application for renewal and administration fee in relation to the Permit shall be paid by the Permittee, as prescribed by the Land Administration Fees Regulation (M.R. 216/89) and as amended from time to time.
- 2.03 Payments of the annual fee and the administration fees shall be made in accordance with the directions contained in the invoice from Manitoba.

APPENDIX III



308-25 Tupper Street North
 Portage la Prairie, MB R1N 3K1
 P. (204) 239-3510 F. (204) 239-3560
 Toll Free 1-866-210-9589

Writer's direct line – (204) 239-3942
 Email: Roxy.Hayward@gov.mb.ca

January 23, 2015

Greg's Manufacturing c/o Greg Petryk
 Box 29
 Cranberry Portage MB R0B 0A0

Dear Mr. Petryk:

**Re: Parcel B Plan 28831 PLTO in SE 31-64-26 WPM
 Assignment of and Change in Land Use of Crown Land Permit No. GP 000026**

The application for Change in Land Use for Crown Land Permit No. GP 0000026, from an office (trailer) to a Woodworking Planer Mill has been conditionally approved under the terms and conditions outlined in the enclosed Schedule A.

Also the application to assign Crown Land Permit No. GP 0000026 from Michael Petryk and Gregory Petryk to Greg's Manufacturing c/o Greg Petryk has been approved under the terms and conditions outlined in the enclosed Schedule A as well as additional conditions:

- You must apply for and be in possession of an Environmental Act license
- A Wood Processing Facility License (WPFL) will have to be issued by Forestry Branch.

Please review Schedule A. If you are in agreement, the Permittee(s) and Witness(es) should sign and date both copies where indicated. Please be advised that your witness must be over 18 years of age and must not be a family member.

Return one copy of Schedule A to this office, copy of Environmental Act Licences and Wood Processing Facility Licence We will then register the Change in Land Use and assignment on the Crown Land Registry.

Please note that this letter does not grant final approval; it is not valid until it has been registered in the Crown Land Registry and you have been advised in writing.

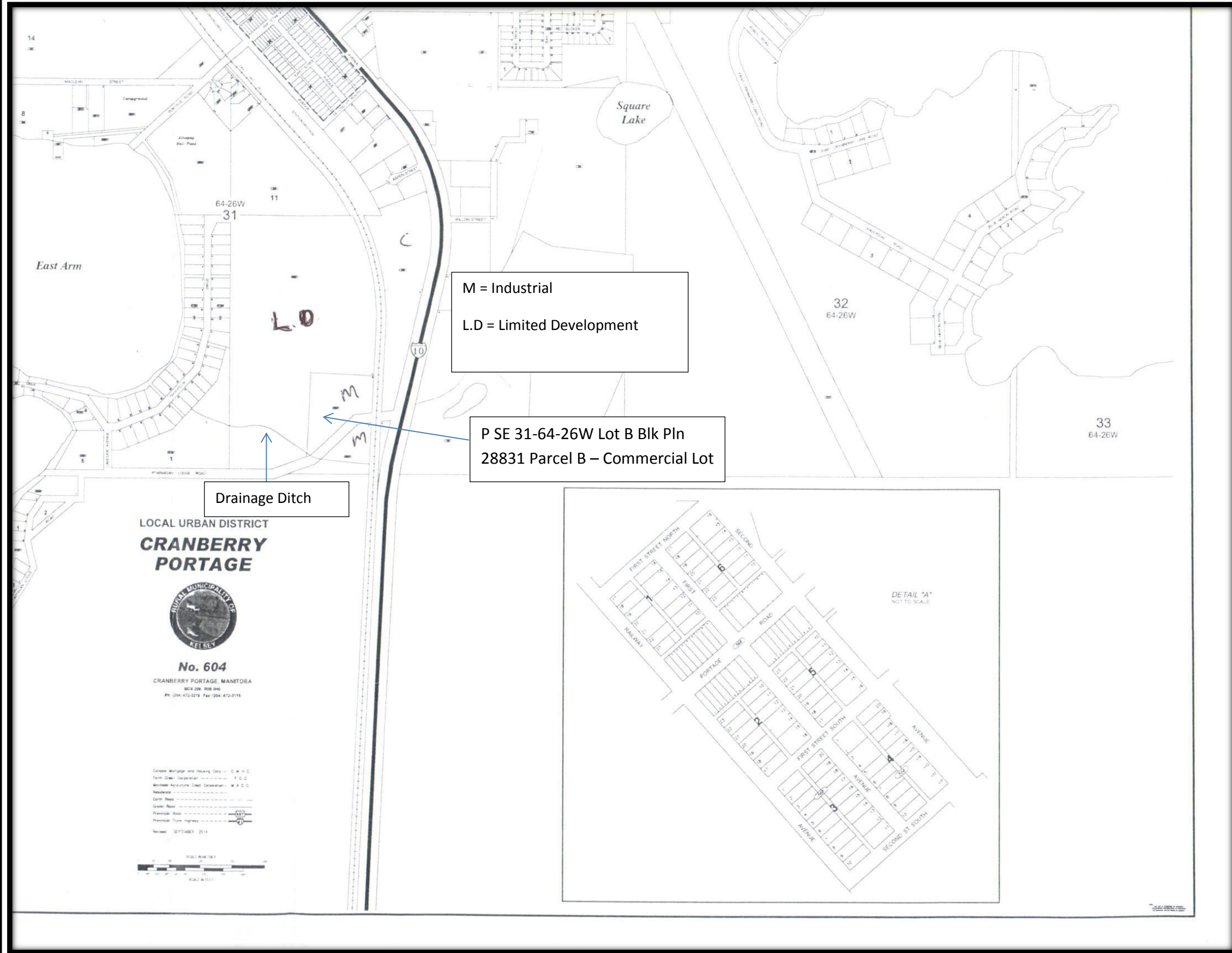
If we have not received the signed copy of Schedule A and copies of licences by February 23, 2015, this conditional approval will be cancelled. Any new application received after that date will be dealt with in accordance with the policies and regulations in effect at that time.

If you have any questions, or require further information please contact me at (204) 239-3942.

Yours truly,

Roxy Hayward
 Land Administrator
 Crown Lands Act Dispositions

cc: Mike Armstrong, Regional Land Manager
 Michael Petryk, Box 249, Cranberry Portage, MB R0B 0A0



Appendix V