Manitoba
Conservation and Water Stewardship
Environmental Stewardship Division
Environmental Programs and Strategies
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April 25, 2014

Don Larke
Hopewell Development Corporation
Sixth Floor, 1122, 4th St. SW
Calgary AB T2R 1M1

Dear Mr. Larke:

Re: 555 Hervo Street, Winnipeg, Manitoba; Designation under *The Contaminated Sites Remediation Act*

This letter is to advise that the above-noted property ("the site") has been designated as an ***impacted site***, under Section 7.1(1) of *The Contaminated Sites Remediation Act*, C.C.S.M, c. C205 ("the CSRA").

Manitoba Conservation and Water Stewardship (CWS) acknowledges receipt of a Remediation Plan for the site prepared by AMEC Environment & Infrastructure on March 20, 2014. The Remediation Plan States:

- Approximately 190,000 m^3 of stockpiled lime mud will be utilized at the site for development of berms around the development of the site;
- The berms will be covered with a 1 m clay cap;
- Approximately 300,000 m^3 of the remainder of the stockpiled lime mud will be sent to Brady Road landfill to be utilized as sight line restriction berms around the perimeter of the property. The City of Winnipeg will be required to cover the lime mud with a 1 m clay cap; and
- Best Management Practices (BMP's) will be used to reduce wind borne dust so that it does not become an issue. Protocols to reduce any potential dust becoming wind borne include, watering, proper covers for truck transport, restrictions of remediation during high wind events and reduction of the stockpiles near all roads.

It should be noted that the owner of the property must ensure that during any future site maintenance activities, proper mitigative measures must be taken to monitor and repair the protective clay barrier as required. Any future site development will require an updated Remediation Plan be filed with this office.

This letter constitutes written authorization as specified under *The Contaminated Sites Remediation Act*, C.C.S.M, c. C205, s. 17.1 (1) for Hopewell Development Corporation to proceed with the remediation of the site as described in the Remediation Plan. Any change to the Remediation Plan must be approved by the undersigned prior to initiating the change. A Summary Report documenting the remediation should be submitted to this office for review at the completion of the Remediation Plan.

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If you believe that you are not responsible for the remediation of the site or if one or more other persons should also be responsible for remediation of the site, you may make an Application for Determination of Responsibility under Section 7.3(1) of the CSRA. The Application for Determination of Responsibility must:

a. be made in writing;

b. be filed with the Director no later than 90 days after the site was designated as an impacted site, or such longer time as the director may authorize by written notice; and

c. contain any information about the persons the owner believes should be responsible for the remediation of the site.

If, in the director's opinion, the site is no longer contaminated at a level that may pose a threat to human health or safety or to the environment, the director shall revoke the designation by written order as per Section 7.2 (1) of the CSRA.

It should be noted that the position of Manitoba Conservation and Water Stewardship as stated in this letter is based on the information provided to this office by AMEC Environment & Infrastructure and relates only to the matters within the scope of the investigation conducted by AMEC Environment & Infrastructure.

If you have any questions regarding this letter, please contact Warren Rospad, Contaminated Sites Program Specialist at (204)330-2685.

Sincerely,



Laurie Streich
Director

c. File: 20725
John Donetz (AMEC Environment & Infrastructure)