

# Environment Act Licence Loi sur l'environnement Licence

Manitoba  
Environment  
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Manitoba



Licence No./Licence n° 1439 RRR  
Issue Date/Date de délivrance December 17, 1990

(REVISED: May 6, 1991)  
(REVISED: September 26, 1991)  
(REVISED: July 16, 1997)

IN ACCORDANCE WITH THE MANITOBA ENVIRONMENT ACT (C.C.S.M. c. E125)  
THIS LICENCE IS ISSUED PURSUANT TO SECTION 11(1) TO:

## PHILLIP BERNARD ZUBRISKI: "the Licencee"

for the construction and operation of the Development being an automobile dismantling and parts storage facility located on Lots 6, 7, 8, 9, 10 and 11 Plan 5039 and on the most southerly 500 feet in perpendicular depth of the most westerly 626 feet in perpendicular width of the SW 1/4 of Section 4 Township 22 Range 5W, excepting thereout all those portions taken for public roads as shown on Plans 9725 WLTO and 12781 WLTO, in the Rural Municipality of Eriksdale and in accordance with the Proposal filed under the Environment Act on May 28, 1990 and additional information dated January 8, 1997 and subject to the following specifications, limits, terms, and conditions:

### GENERAL TERMS AND CONDITIONS

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

1. The Licencee shall ensure that a high standard of equipment maintenance, good housekeeping and operational practices are carried out with respect to the operation of the Development, at all times.
2. The Licencee shall erect a solid fence around the perimeter of the Development to a minimum height of eight feet. This fence shall have a locking gate which shall remain locked at all times other than the hours of operation of the Development. The fence shall be constructed of a material which will not allow the Development to be viewed from outside the Development.
3. The Licencee shall ensure that the fence prescribed in Clause 2 of this Licence is constructed prior to September 30, 1997.
4. The Licencee shall ensure that all operations of the Development are conducted between the hours of 9:00 a.m. to 8:00 p.m.
5. The Licencee shall ensure that no open burning occurs at the Development.
6. The Licencee shall ensure that all automobiles and automobile parts are stored within the property line of the Development.

7. The Licencee shall ensure that stacks of automobile parts are not visible above the height of the perimeter fence when viewed from outside the Development.
8. The Licencee shall ensure that automobiles are placed with an open space existing on all four sides of each automobile and that automobiles are placed in such a manner that allows access to all areas of the automobile storage compound by mobile fire fighting equipment.
9. The Licencee shall ensure that there is no stacking of automobiles.
10. The Licencee shall ensure that the automobile and automobile parts storage areas are properly maintained such that :
  - (a) vegetation is controlled so that the height of the vegetation does not exceed 15 centimetres from the ground surface; and
  - (b) automobiles, automobile parts, and other materials are stored in such a manner that the site can readily be maintained and accessed pursuant to Clause 10(a) and Clause 8 of this Licence.
11. The Licencee shall ensure that all fluids are removed and collected from the automobile parts containing the fluids prior to the dismantling of these parts.
12. The Licencee shall ensure that all fluids collected from the automobiles are stored in leak proof containers that are clearly marked as to the contents of the container.
13. The Licencee shall ensure that the draining of the automobile fluids is conducted indoors on a surface which is impervious to the fluids. No fluid draining or collection shall occur outside unless prior approval of the Director is obtained.
14. The Licencee shall ensure that the wash down area for automobiles and automobile parts is located on a concrete slab and a proper drainage and collection system is provided to collect and store liquid runoff.

#### **SPECIFICATIONS, LIMITS, TERMS, AND CONDITIONS**

15. The Licencee shall ensure that all fluids classified as hazardous wastes pursuant to Manitoba Regulation 282/87 are collected and stored separate from the non hazardous wastes.
16. The Licencee shall ensure that all hazardous wastes are removed from the Development by a licensed transporter and transported to a licensed disposal facility. All manifests and duly completed records shall remain at the Development for inspection by an Environment Officer.
17. The Licencee shall ensure that a log of information relating to Clause 16 of this Licence is kept at the Development and is made available for inspection by an Environment Officer on request. The log shall contain the type and quantity of waste disposed of and the date of disposal.
18. The Licencee shall ensure that all batteries removed from automobiles are stored in a separate roofed storage area. This area shall have a ventilation device and signs placed in conspicuous areas indicating access to authorized personnel only.

19. The Licencee shall ensure that batteries in the storage area are placed on pallets and not more than three batteries high. Corrugated cardboard or similar material shall be placed between consecutive layers of batteries.
20. The Licencee shall ensure that an effective neutralizing material is stored in the battery storage area in a conspicuous location.
21. The Licencee shall ensure that all tires removed from automobiles are stored in accordance with Manitoba Environment Guideline No. 94 - 04E entitled "Guidelines for the Storage of Scrap Tires in Manitoba."
22. The Licencee shall, in the event that the Development is to be permanently closed as an automobile dismantling and parts storage facility, or is offered for sale as an automobile dismantling and parts storage facility, conduct an investigation, to the satisfaction of the Director, to identify any contamination which may have resulted from the operation of the Development.
23. The Licencee shall, where the investigation referred to in Clause 22 of this Licence shows that contamination of the environment has occurred, submit a remediation proposal to the Director and, upon approval of this proposal by the Director, the required remediation shall be carried out by the Licencee.
24. The Licencee shall, within 30 days of the date of this Licence, post a Performance Bond, an irrevocable letter of credit, or other security with the Manitoba Department of the Environment to the satisfaction of the Director in the amount of \$5,000.00. This security and renewals thereof, shall remain in place at all times during the operation and decommissioning of the Development. The Director may order forfeiture of the security either in whole or in part by giving written notice to that effect to the Licencee liable on the documents, upon the Director being satisfied that the Licencee is in breach of any of the terms of this Licence.

#### **REVIEW AND REVOCATION**

- A. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.
- B. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.



**Larry Strachan, P. Eng.  
Director  
Environment Act**