

DATE: April 30, 2014

TO: Tania Steele

FROM: Eshetu Beshada, Ph.D., P.Eng.
Environmental Engineer
Mines and Wastewater Section
123 Main Street
Ste. 160 Union Station
Winnipeg, Mb R3C 1A5
Ph:204 945-7023

SUBJECT: **WS Machining and Fabrication Inc. – Information for Public Registries**

Tania,

Please find attached the public and TAC correspondence related to the WS Machining and Fabrication Inc file (5694.00) for distribution to the public registries. The documents included are:

Public Comment

- April 23 and 22, 2014 e-mails from Kevin Miller, 3 page

TAC Comments:

- April 23, 2014 email from Adara Kaita, 1 page
- April 22, 2014 email from Caroline Boissonneault, 1 page
- April 17, 2014 email from James Stibbard, 1 page
- April 17, 2014 email from Environmental Compliance and Enforcement, 1 page
- April 14, 2014 email from Jason Kelly, 1 page
- April 7, 2014 email from Cheryl Kubish, 1 page
- March 25, 2014 e-mail from Dan Roberts, 1 page
- March 21, 2014 e-mail from Kevin Jacobs, 1 page
- March 20, 2014 e-mail from Rob Matthews, 1 page
- March 20, 2014 letter from Ryan Coulter, 1 page
- March 20, 2014 memo from Stephen Walker, 3 page

16 pages total

Thank you.

Eshetu Beshada, Ph.D., P. Eng.

Beshada, Eshetu (CWS)

From: Kevin Miller
Sent: April-23-14 12:04 AM
To: Beshada, Eshetu (CWS)
Subject: RE: Public Registry File 5694.00 - WS Machining & Fabrication Inc

Good morning Eshetu,

Thank you for your prompt response. As per your request, here is some additional "information". The included audio was taken approximately 10 minutes ago, the time is now 11:57pm, from my home and is quite typical of what the noise level is coming from WS. I also went outside to confirm the source of the noise and could see lights from machinery, I can only assume it was a forklift, on the east side of the building. I can assure you that the snow clearing did not make anywhere near this amount of noise even though they claim that the snow clearing would have been the most significant noise coming from their location. I can also guarantee that I am not the only one who can hear this noise as you can hear it is beyond loud. If you have any questions or need any other specific information please let me know.

Thank you again for your time.

Regards,

Kevin Miller

From: Kevin Miller
Sent: April-22-14 12:47 PM
To: Beshada, Eshetu (CWS)
Subject: Public Registry File 5694.00 - WS Machining & Fabrication Inc

Good afternoon Eshetu,

I am writing with regards to the concerns I have with the above noted proposal. I apologize for contacting you so late however I was only made aware of the proposal this morning when I contacted our local by-law officer with regards to the level of noise coming from WS in the early hours of this morning. (I am surprised that when these proposals are made that the neighbors in the area are not notified by mail or some means other than just posting it on a website that I am sure few people frequent) I have lived in the area for nearly 3 years now and have been dealing with Trevor Schellenberg, by-law officer here in Steinbach, with regards to the matter since early last year when the noise levels seem to have increased significantly from prior years. Although I am perhaps the only one that has been in touch with Trevor with regards to the matter it is only likely because when I have spoken with neighbors with regards to the matter I have informed them that I have already been in contact with Mr. Schellenberg and he is looking into it. I see no sense in bombarding him with the same issue from a number of different people as I am very aware that he has his hands full.

The first issue I would like to address is the zoning. As pointed out in section III (Land Use Designation) of the proposal the property is designated as "M1", Light Industrial. According to the Industrial Zoning definitions contained in the City of Steinbach zoning By-Law no. 1882 M1 or Industrial Light refers to light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage. M2 - "Industrial Heavy", as described in the same by-law, is defined as follows – The Industrial Heavy (M2) district is intended to provide intensive industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses. This district would be required for those uses that require *very large buildings, frequent heavy truck traffic for*

supplies or shipments, or that may require substantial mitigations to avoid sound, noise, and odour impacts to neighboring properties.

A simple look at section V, "Operational Process Inputs/Outputs", of their proposal clearly shows that this site, although it may have started as light industrial 9 years ago, has certainly grown well beyond that definition.

The second issue I would like to address is section VI.8 "NOISE" In this section they state that "All industrial processes are within the site's buildings and are typically not audible to the outside environment." And that "It is possible that industrial sound from inside the building can be heard outside while traffic moves into or out of the building." And "tractor trailer traffic, site snow clearing, and expansion construction activity produce the highest levels of sound." Also claiming "Occasional snow removal is the only significant night time noise generation from the site operations" I can assure you that this information is entirely incorrect. I have included a copy of the sound file I recorded and sent to Mr Schellenberg which is a perfect representation of the noise that woke me up this morning sometime between 6 and 7am. In this clip I have turned on the TV in my bedroom and had already closed my window most of the way to try to drown out the sound. The recording was taken at approximately 2am and was AFTER the expansion on the east side of the building was complete (at least the exterior) so there were no overhead doors facing the residential area. Other noise that they fail to mention is the constant forklift traffic outside of the building, which I assume, as used to work in a very similar manufacturing plant, is in and out to discard of the scrap steel. In case you are not familiar with the noise a heavy forklift makes when driving over uneven terrain it is quite loud as the forks bounce around it is a very loud, heavy steel on steel sound...coupled with the constant reverse warning noise it is quite loud and abrupt...especially in the middle of the night.

At the end of the day it is my opinion that the use of the site has far exceeded the zoning of the property it is on. I am certain I could provide many more recordings at all hours of the day that would contradict the claims made in the proposal as to the noise levels and could also put together a list of signatures from other neighbors who have the same concerns regarding the constant high noise levels. That said, I am not expecting that they cease to operate at the current location as I have a lot of respect for the owners attitude with regards to the situation, and the fact that they are a great employer here in the city. What I am requesting is that, now that the warmer weather is here, we take an opportunity to monitor the current noise levels and make recommendations accordingly in order to bring the site in line with the current zoning. First and foremost would be to ensure that large overhead doors be closed during all production hours with the exception of in/out traffic. Cooling the building, in my opinion, should not come at the cost of the health of the residents in the immediate area. Furthermore, that all disposing of scrap and transfer of materials from inside to outside or out to in be done during the day shift in preparation for the evening and night shift to reduce the amount of noise generated by that type of traffic. Noise during the winter months is, in my opinion, negligible as they keep the overhead doors closed unless it is necessary to bring materials in or out. This same practice should be maintained during summer months and I believe that the issue would be, for the most part, resolved.

I thank you for your tie and prompt attention to the matter.

Regards,

Kevin Miller

Beshada, Eshetu (CWS)

From: Kaita, Adara (CWS) on behalf of +WPG1212 - Conservation_Circulars (CWS)
Sent: April-23-14 9:37 AM
To: Beshada, Eshetu (CWS)
Subject: EA Proposal - WS Steel Manufacturing - Steel Products Manufacturing Facility - 5694.00

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Eshetu,

Sorry for the late response, the Lands Branch has no concerns with this proposal as the land tenure is privately held.

Thank you for the opportunity to review.

Adara Kaita

Crown Land Programs and Policy Manager
Conservation and Water Stewardship
Box 25, 200 Sauleaux Crescent
Winnipeg, MB R3J 3W3
Cell: (204) 945-6301
F: (204) 948-2197

Beshada, Eshetu (CWS)

From: Boissonneault, Caroline (CWS)
Sent: April-22-14 8:56 AM
To: Beshada, Eshetu (CWS)
Subject: Emailing: Request for reviewcomment - WS Steel Manufacturing 5694.00 due Apr. 21 2014
Attachments: Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014

Follow Up Flag: Follow up
Flag Status: Flagged

Hello:
Wildlife Branch has no concerns or any further comments to add regarding this proposal.
Thank you.
Caroline Boissonneault
Conservation and Water Stewardship
Wildlife Branch
Tel.: 204-945-6810
Caroline.boissonneault@gov.mb.ca

Your message is ready to be sent with the following file or link attachments:

Request for reviewcomment - WS Steel Manufacturing 5694.00 due Apr. 21 2014

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Beshada, Eshetu (CWS)

From: Stibbard, James (CWS)
Sent: April-17-14 9:30 AM
To: Beshada, Eshetu (CWS)
Subject: Re: 5694.00 WS Steel, Steinbach MB, EAP

Follow Up Flag: Follow up
Flag Status: Flagged

Dr. Beshada,

I reviewed the above noted EAP. Office of Drinking Water has no concerns with this EAP respecting safety of drinking water or drinking water systems or sources.

If you have any questions, please call.

Regards

James Stibbard P. Eng.

Approvals Engineer

Office of Drinking Water

1007 Century Street

Winnipeg MB R3H 0W4

phone: (204) 945-5949

fax: (204) 945-1365

email: James.Stibbard@gov.mb.ca

website: www.manitoba.ca/drinkingwater

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DATE: April 17, 2014

TO: Eshetu Beshada
Environmental Approvals
Conservation and Water Stewardship

FROM: **Conservation & Water Stewardship**
Environmental Compliance & Enforcement
Eastern Region
Unit B – 284 Reimer Avenue
Steinbach, Manitoba Canada R5G 0R5

SUBJECT: Environment Act Proposal – WS Steel Manufacturing (Client File No. 5694.00)

Environmental Compliance and Enforcement (Eastern Region) has reviewed the above noted Environment Act Proposal (EAP). Please find the following comments regarding the proposal.

1) Regarding Section VI.4 Wastewater

This section discusses the content and discharge of non-process wastewater generated at the development (to the City of Steinbach sewer system), but does not discuss process related wastewater. Compliance and Enforcement Branch requests more detailed information regarding content and disposal of process related wastewater generated at the development.

2) Regarding Section II.4.1 Surface Water

This section indicates that wash water from the facility drains into the City of Steinbach's storm water collection system. There is no discussion regarding the constituents or source of the washwater.

Beshada, Eshetu (CWS)

From: Kelly, Jason (CWS)

Sent: April-14-14 9:01 AM

To: Beshada, Eshetu (CWS)

Cc: Harms, Jenny (CWS)

Subject: RE: Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014

Parks and Protected Spaces Branch has reviewed the proposal filed pursuant to the *Environment Act* for the Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014. The Branch has no comments or concerns to offer as it does not affect any provincial parks, park reserves, ecological reserves, areas of special interest or proposed protected areas.

Jason Kelly, M.N.R.M.

Ecological Reserves and Protected Areas Specialist

Parks and Protected Spaces Branch

Conservation and Water Stewardship

Box 53, 200 Saulteaux Cres

Winnipeg, MB R3J 3W3

Phone: 204-945-4148

Cell:

Fax: 204-945-0012

Email: Jason.Kelly@gov.mb.ca

Beshada, Eshetu (CWS)

From: Kubish, Cheryl (OFC)

Sent: April-07-14 8:29 AM

To: Beshada, Eshetu (CWS)

Subject: FW: Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014

The Office of the Fire Commissioner recommends that since this building was constructed in 2005, the Fire Safety Plan under section 2.8 of the Manitoba Fire Code, be updated in consultation with the Steinbach Fire Department.

Cheryl Kubish
Administrative Assistant
Office of the Fire Commissioner
508-401 York Avenue
Winnipeg MB R3C 0P8
Phone: 945-3328
Fax: 948-2089

E-Mail address: Cheryl.Kubish@gov.mb.ca

Beshada, Eshetu (CWS)

From: Roberts, Dan (CWS)

Sent: March-25-14 11:39 AM

To: Beshada, Eshetu (CWS)

Subject: Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014

On behalf of the *Water Control Works and Drainage Licensing Section*, there are no concerns.

Dan Roberts

Water Resource Officer

Water Control Works and Drainage Licensing Section

Conservation and Water Stewardship

Box 640, 201 Fourth Ave. S., Swan River, MB R0L 1Z0

Cell: (204) 281-2122, Fax: 734-3733

Beshada, Eshetu (CWS)

From: Jacobs, Kevin (CWS)

Sent: March-21-14 3:12 PM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014

Hello Beshada,

I reviewed the Environment Act Proposal submitted on behalf of WS Steel Manufacturing in Steinbach Manitoba- your file #5694.00. As no impacts to surface water are anticipated the Water Quality Management Section has no comments at this time.

Thank you for the opportunity to review the proposal.

Kevin Jacobs, M.Sc.

Senior Water Protection Officer

Water Science and Management Branch

Manitoba Conservation and Water Stewardship

123 Main Street Winnipeg, Manitoba R3C 1A5

Phone: 204 945 4304

Fax: 204 948 2357

Beshada, Eshetu (CWS)

From: Matthews, Rob (CWS)

Sent: March-20-14 1:50 PM

To: Beshada, Eshetu (CWS)

Subject: RE: Request for review/comment - WS Steel Manufacturing 5694.00 due Apr. 21, 2014

Eshetu,

As WS Steel is connected to the City of Steinbach's water supply and sewer system the WULS has no concerns about this project.

Rob Matthews, Manager, Water Use Licensing Section, Conservation and Water Stewardship



Infrastructure and Transportation

Highway Planning and Design Branch
Environmental Services Section
1420 – 215 Garry St., Winnipeg, MB R3C 3P3
T (204) 619-4359 F (204) 945-0593

March 20, 2014

Tracey Braun, M. Sc.
Director, Environmental Approvals Branch
Manitoba Conservation and Water Stewardship
123 Main St., Suite 160
Winnipeg, MB R3C 1A5

RE: WS Machining and Fabrication Inc. - Steel Products Manufacturing Facility
Client File No. 5694.00

Dear Ms. Braun:

MIT has reviewed the proposal under the Environment Act noted above and we do not have any concern.

Thank you very much for providing us the opportunity to review the proposal.

Sincerely,

Ryan Coulter, M. Sc., P. Eng.
Manager of Environmental Services

DATE: March 20, 2014

TO: Eshetu Beshada
Environmental Approvals
Branch
Manitoba Conservation and
Water Stewardship
160- 123 Main Street
Winnipeg, MB R3C 1A5

FROM: Stephen Walker
Regional Manager
Community and Regional Planning
Services
Manitoba Municipal Government
240-323 Main St.
Steinbach, MB R5G 1Z2
PHONE: 204-346-6243
FAX: 204-346-7305

SUBJECT: City WS Steel Manufacturing File 5694.00

The Steinbach regional office of Community and Regional Planning reviewed this application for any potential areas of concern to be addressed as part of the environmental evaluation pursuant to *The Environment Act*. The proposal is for the continued operation of a steel products manufacturing facility located at 49 Life Sciences Parkway in Steinbach.

Overall, the Land Use Designation section of the submission should be enhanced to reflect Steinbach’s Official Community Plan (By-law 1855) and Zoning By-law (By-law 1882).

The Land Use Designation contained in the City of Steinbach Official Community Plan (By-law 1855) is “Industrial Policy Area”. Relevant industrial policies in this plan related to this application are on page 19 Section 5.0 Industrial Policies and copied below:

5.0 INDUSTRIAL POLICIES

Industrial development plays a significant role in Steinbach’s economy. Providing land for adequate development at appropriate locations ensures the city’s ability to support ongoing development in the industrial sector. In addition, ensuring that industrial uses are compatible with neighbouring commercial and residential uses is central to the Plan’s policies.

5.1 OBJECTIVES

- a.** To ensure an adequate supply of serviced land in an economically sound manner in appropriate locations to meet the ongoing needs of the city for various types of industry.
- b.** To minimize or eliminate conflicts between industry and other land uses.

- c. To develop efficient, attractive and well-planned industrial areas serving the interests of industry, the city and the region.

5.2 POLICIES

The following policies are established for industrial development:

5.2.1 Light Industrial

Intent: To provide for light industrial uses that are compatible with less intense uses such as commercial and residential and that have limited objectionable influences and impacts that can be mitigated.

Policy: Industrial areas that are intended to accommodate light manufacturing and warehousing shall be permitted in appropriate areas as a transitional use between more intensive industrial uses or highways and other land uses such as residential. Appropriate features such as buffering and landscaping shall be encouraged.

The Land Use Policy Areas Map is attached showing the land use designation for the property.

The subject site is zoned Industrial Light "M1" in the City of Steinbach Zoning By-law 1882. The intent of this zoning is to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations within an enclosed building with some limited outside storage. Light Manufacturing is defined in the Zoning By-law as follows:

Means the assembly, fabrication, and/or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odours, glare, or health and safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outside operations or storage of goods and materials used in that assembly, fabrication, or processing does not exceed 25% percent of the floor area of buildings on the lot.

Our office has no concerns with respect to the proposal given that operations are undertaken indoors. I trust that this submission will assist in the review of the proposed project. Please contact me at the above number if you have any questions or require further information.

Thank you for the opportunity to comment.

Sent by email

**Stephen Walker, MCIP
Regional Manager**

Attachment: Map 1 – Land Use Policy Areas Map



Legend

- Residential Policy Areas
- Commercial Policy Areas
- Institutional Policy Areas
- Industrial Policy Areas
- Parks & Green Space Policy Areas
- Development Reserve Policy Areas
- Central Business District Policy Area
- CBD Transitional Zone Policy Areas
- Active Livestock Operations
- Streams & Drainage Channels
- City Boundary

**OFFICE CONSOLIDATION
UP TO AND INCLUDING
BY-LAW No. 1993**
April 3, 2013

