

April 8, 1997

The Lakeview
Box 189
Lac du Bonnet, MB R0E 1A0

Attention: Mr. John Enright

Dear Mr.Enright:

Re: Environmental Site Assessment, Lot 1, Parcel 1, Plan 9506, Village of Lac du Bonnet, MB

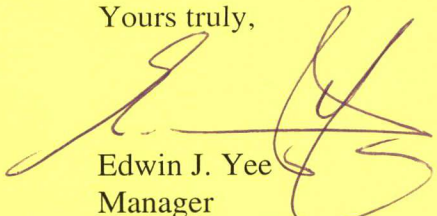
This will acknowledge receipt of the Environmental Site Assessment report, dated January 11, 1995, prepared by UMA Environmental, for the property described above.

The consultant's report indicates that soils in the vicinity of the former above ground and below ground tank locations have been impacted by petroleum hydrocarbons in excess of residential criteria. The proposed development will include a portion of the contaminated zone by the north property line.

It is the position of Manitoba Environment that the property located at Lot 1, Parcel 1, Plan 9506 Lac du Bonnet, Manitoba is in acceptable condition for development for residential occupancy provided the impacted soil in the area of the proposed structure is excavated and backfilled with clean clay material. This site is not considered a contaminated site, however, in the event that any residual contamination remaining in the soil results in some form of exposure concern in the future, the responsible party will be directed by this department to initiate any remedial measures. ✓

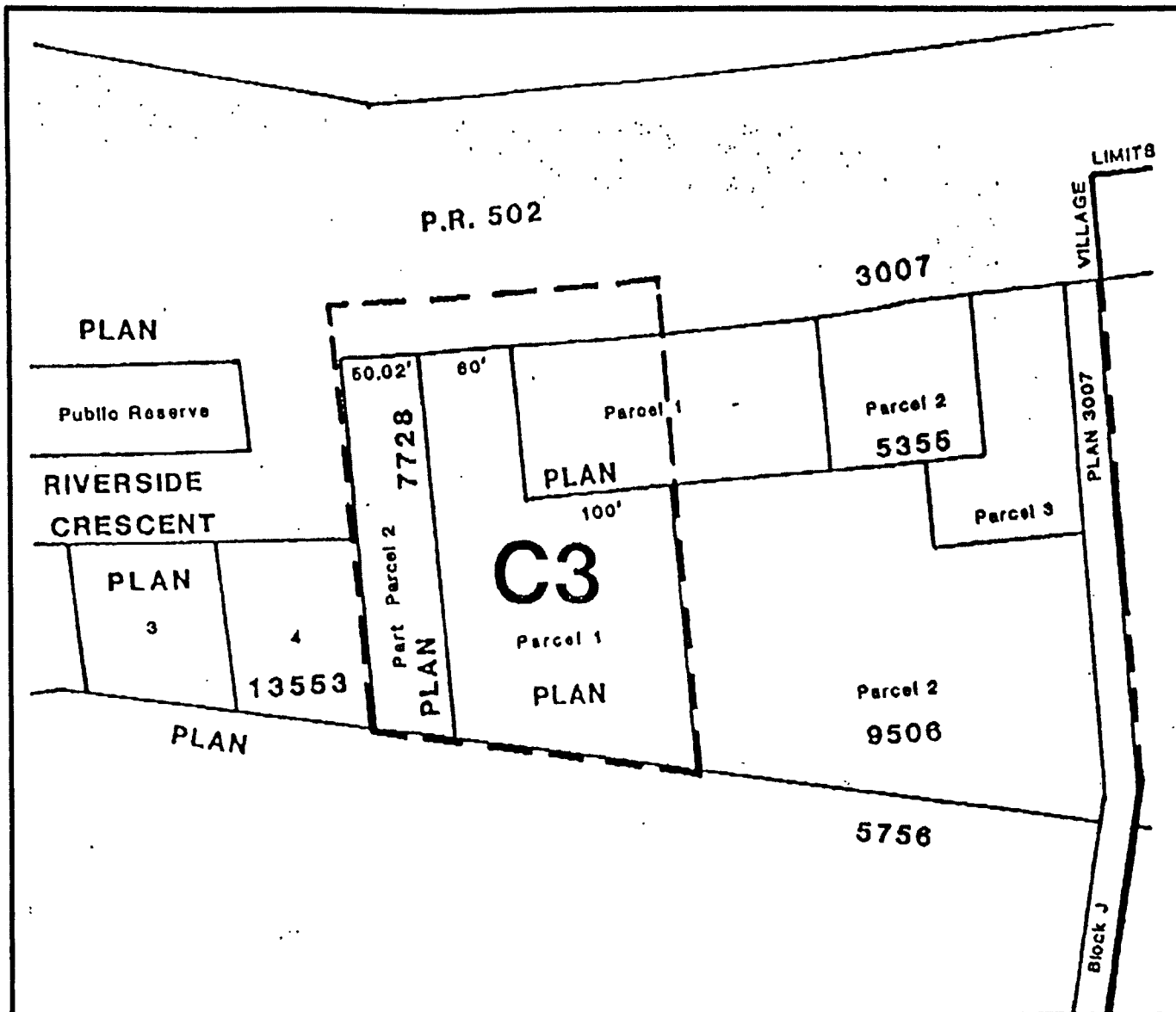
It should be noted that the position of Manitoba Environment as stated in this letter is based on the information provided to this office by the Lakeview and UMA Environmental, and relates only to the matters within the scope of the investigation conducted by the consultant. No additional site monitoring was performed by Manitoba Environment.

Yours truly,



Edwin J. Yee
Manager
Contaminated Sites
Dangerous Goods Section

cc: D. Hiltz
File C.0814




APPENDIX "A"
 ATTACHED TO BY-LAW NO. 6-93
 OF THE
 VILLAGE OF LAC DU BONNET
 AMENDING DISTRICT MAP NO. ONE
 OF THE LAC DU BONNET DISTRICT
 PLANNING SCHEME 1970,
 AS AMENDED.

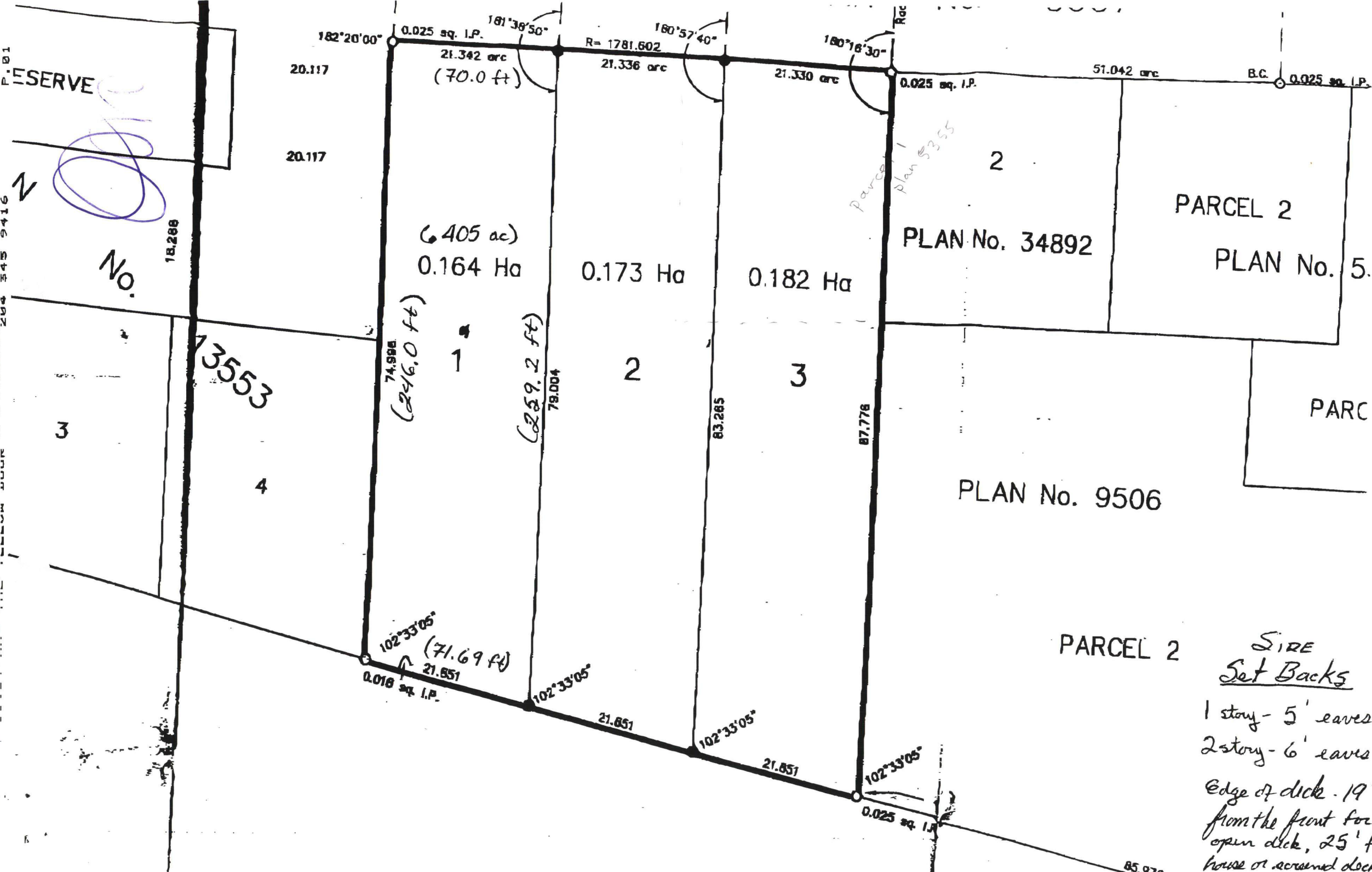
SCALE: 1" = 100'



LEGEND:
 "C3" HIGHWAY COMMERCIAL DISTRICT
 - - - - - LIMITS OF AREA AFFECTED

MANITOBA
 RURAL DEVELOPMENT
 COMMUNITY ECONOMIC DEVELOPMENT SERVICES
 DATE: JUNE 21, 1983
 DWG. NO. 333-58-129

 <p>UMA Environmental <small>Engineers & Planners</small> 1479 Buffalo Place, Winnipeg, Manitoba, Canada R3T 1L7</p>	THE LAKEVIEW ENVIRONMENTAL SITE ASSESSMENT	
	TITLE: LEGAL PLAN	
	JOB No. 9759-001-01-01	DATE: Jan. 1995
	DRAWN: RN	DWG. No. 01
CHECKED: LB		



RESERVE
No. 18,288

3553

PLAN No. 34892

PARCEL 2
PLAN No. 5.

PLAN No. 9506

PARCEL 2

SIDE
Set Backs
1 story - 5' eaves
2 story - 6' eaves
Edge of dock - 19'
from the front for
open dock, 25' for
house or screened dock.

From: Rick Lemoine (3/1/95)
To: Deborah DesRivieres

OFFICE MEMO
RICHARD,

Subject:
ATTENTION: RICHARD RENTZ

Time: 8:59 AM
Date: 2/28/95

RE: LAKEVIEW LAC DU BONNET SITE

I HAVE REVIEWED THE UMA REPORT. GENERALLY CONCUR WITH THE FINDINGS ALTHOUGH I AM SOMEWHAT SURPRISED AT THE LACK OF SEEPAGE/PERCHED GROUNDWATER IN THE AREA. NOT VERY TYPICAL FOR THE LAC DU BONNET AREA (I'VE HAD FLOWING ARTESIAN CONDITIONS IN OVERBURDEN SOILS IN LAC DU BONNET !!!).

WITH REGARDS TO SOIL TREATMENT, I SUPPOSE THE HIGH (> LEVEL III) SEMI-VOLATILES PROHIBIT THE USE OF THE LOCAL WDG. UMA HAVE ALLOTTED MONEY IN THEIR RAP BUDGET TO LAKEVIEW FOR SITE SELECTION. WE SHOULD LIKELY LET UMA/LAKEVIEW PROPOSE SITES TO US AND WE WILL REVIEW THE ACCEPTIBILITY OF THE SITE(S) FOR SOIL TREATMENT ON A SINGLE-USE BASIS.

RICK.

CONTAMINATED SITE FILE C.0814.

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