



**Conservation and Water Stewardship**

Environmental Stewardship Division

Environmental Approvals Branch

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February 2, 2016

Martin McGarry  
MMI Asset Management Ltd.  
200-260 St. Mary Avenue  
Winnipeg, MB R3C 0M6

Dear Mr. McGarry:

Re: 195 Fort Street, Winnipeg, MB;  
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 (site management plan) for the site in the report "Management Plan, 195 Fort Street, Winnipeg, MB prepared by Pinchin Ltd on January 22, 2016.

The Remediation Plan states:

- There are currently no plans to complete any subsurface work at the site. In the event that any subsurface work is required within the impacted areas in the future, such as to remove, relocate or perform maintenance on the on-site underground utilities, any soil removal from these areas will be conducted in accordance of Manitoba conservation guidelines at the time of removal;
- It is proposed that an annual monitoring program will be implemented at the site to document hydrocarbon groundwater concentrations over time. The annual groundwater monitoring program would commence in the summer of 2016;
- Following completion of the first annual groundwater monitoring program, results will be reviewed to determine if any additional environmental investigations are required; and
- Once results of the annual monitoring program have been obtained, this management plan may be modified through the submission of an addendum to the management plan for Manitoba Conservation's review and approval.

Manitoba Conservation and Water Stewardship concurs with the Remediation Plan (site management plan) submitted for the site.

This letter constitutes written authorization as specified under *The Contaminated Sites Remediation Act*, C.C.S.M, c. C205, s. 17.1 (1) for MMI Asset Management Ltd 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.

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:

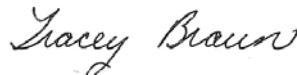
- a. be made in writing;
- b. be filed with the Director no later than 90 days after the site was designated as an impacted site, or such longer time as the director may authorize by written notice; and
- c. contain any information about the persons the owner believes should be responsible for the remediation 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 Pinchin Ltd and relates only to the matters within the scope of the investigation conducted by Pinchin Ltd.

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

Sincerely,



Tracey Braun  
Director

- c. File: 61617  
Pinchin Ltd  
Environmental Compliance and Enforcement