

Environment Act Proposal



BlueStar Distribution Inc.
55187 Talbot Line
Aylmer, ON, N5H 2R3
PH 519-866-3446
FX 519-866-3447

www.gobluestar.ca

August 2, 2013

Executive summary

BlueStar Distribution Incorporated (BDI) provides services to the Agrichemical Industry from three locations in Southern Ontario; including warehousing, re-packaging, bulk storage and transfers, and logistics support.

Although BlueStar was launched in January of 2011; it was originally formed by divesting two operational sites from our associate, Future Transfer Company Incorporated (FTC), which has been servicing the agrichemical community since 1980.

BlueStar owns and operates two full service facilities in Brownsville and Aylmer, Ontario (warehousing, re-packaging, bulk storage and transfers, and logistics support); and has a custom designed building, leased from FTC, operating in Tillsonburg, Ontario which provides warehousing and railcar/transport tanker/tote transfers.

The proposed activities in Winnipeg will be conducted in two separate buildings located on the old Manitoba Sugar Company site at Hervo Street. One building will be used for warehousing and re-packaging products. The other building will facilitate transfers from bulk railcars and highway tanker trailers to totes. Both operations will incorporate system controls and processes that have proven to be safe and successful in Ontario.

All bulk transfers will take place INSIDE a new building (Plant #1). This facility was custom designed to meet stringent safety and containment requirements. The other building (Plant #2) has been renovated to provide the same level of assurance. Refer to "attachment7_plantlocationsonsitemap".

Environmental safeguards are "built in" because all BlueStar Distribution sites meet criteria set by an industry group, the Agricultural and Warehousing Standards Association (AWSA).

Existing BDI sites are ISO 9001-2008 certified.

Some of the customer base BlueStar works with include: BASF, Syngenta, Suncor Energy, Sylvite, DuPont, and Bayer.

The owners and directors of BlueStar Distribution Inc. are:

Mike Perovich	President	(519-842-7600)	mike@futuretransfer.com
John Lansink	Vice President	(519-866-7600)	john@gobluestar.ca

Introduction and Background

Need or rationale for the development, purpose, and alternatives; may include one or more of the following depending on the development:

- products or services to be provided and process technologies to be used;

Warehousing, some re-packaging, and logistics/transportation support for the Agrichemical manufacturing community. Transfers are conducted with forklifts (Dry Freight Van), and hoses connected to Tanker Trailers or Tanker Railcars.

- quantitative information on the volumes or amounts of products or services as applicable;

Annual transfers of 6 million litres of non-hazardous packaged and bulk liquid products that are not regulated under TDG.

- current population trends, if a specified population is to be served by the development; and

Not applicable, no specified population is served; this is a “business to business” process.

- reference to previous studies and activities relating to feasibility, exploration, or project siting and prior authorization received from other government agencies.

Unknown – the property was purchased by the current owner (GBR International Inc.) with pre-existing facilities constructed by the Manitoba Sugar Company, which began using the site in 1940.



Description of Proposed Development

Certificate of Title showing the owner(s) and legal description of the land upon which the development will be constructed; or, in the case of highways, rail lines, electrical transmission lines, or pipelines, a map or maps at a scale no less than 1:50,000 showing the location of the proposed development.

Refer to “attachment1_surveyorcertificate”
and “attachment2_sketchsurveysite”
and “attachment7_plantlocationsonsitemap”.

Owner of land upon which the development is intended to be constructed, and of mineral rights beneath the land, if different from surface owner.

GBR International Inc.
10-555 Hervo Street, Winnipeg, Manitoba R3T 3L6

Existing land use on the site and on land adjoining it, as well as changes that will be made in such land use for the purposes of the development.

Industrial

Land use designation for the site and adjoining land as identified in a development plan adopted under *The Planning Act* or *The City of Winnipeg Act*, and the zoning designation as identified in a zoning by-law, if applicable.

Industrial

Description of proposed development and schedule for stages of the development, including proposed dates for planning, design, construction, commissioning, operation, and decommissioning and/or termination of operation (if known), identifying major components and activities of the development as applicable (e.g. access road, airstrip, processing facility, waste disposal area, etc.).

Construction started June 1, 2013. Construction scheduled for completion October 1, 2013.

Operations scheduled to begin December 1, 2013.

Access roads were already in place.

Funding, including the name and address of any government agency or program (federal, provincial or otherwise) from which a grant or loan of capital funds have been requested (where applicable).

None

Other federal, provincial or municipal approvals, licences, permits, authorizations, etc. known to be required for the proposed development, and the status of the project's application or approval.

Hazardous Waste Generator Registration per M.R. 175/87

Application will be made in August, 2013.

NOTE: BDI will not be handling any goods at the site that are regulated under TDG (Transportation of Dangerous Goods). BDI will be registered with the Waste Generator programme in order to accommodate our customer's request that all items leftover from transfer operations are disposed of using a traceable format. This could include gloves, wiping cloths, rinse water from tote cleaning, packaging with company logos, excess proprietary labels and stickers, etc.

Results of any public consultations undertaken or to be undertaken in conjunction with project planning.

None

Description of Existing Environment in the Project Area

The biophysical environment as related to the development, including topographic and base maps and aerial photographs as necessary, as follows:

- description of the local area and regional setting including important terrain features such as hills, valleys, lakes, rivers, shorelines, etc;

There are no hills, valleys, lakes or rivers within the vicinity of the property. The buildings will be located inside the boundaries of a property that is zoned industrial.

- description of the prevailing climate and meteorological conditions, and identification of any nearby climate monitoring stations;

Winnipeg lies in the middle of the North American continent on a low-lying, flat plain. Due to its location in the Canadian Prairies, and its distance from both mountains and oceans, it has an extreme humid continental climate (Köppen *Dfb*,^[14] USDA Plant Hardiness Zone 2b), in that there are great differences between summer and winter temperatures. The openness of the prairies leaves Winnipeg exposed to numerous weather systems including blizzards and cold Arctic high pressure systems, known as the Polar high. Winnipeg has four distinct seasons, with short transitional periods between winter and summer.

According to Environment Canada, Winnipeg is the second coldest city in the world with a population of over 600,000 based on the average night-time temperature from December to February, inclusive.

The city averages 513.7 mm (20.22 in) of precipitation per year, although this can vary greatly from year to year.

- identification and description of local and regional surface water bodies (lakes, rivers, wetlands, etc.) and description of the regional groundwater conditions including aquifers, recharge areas, quality, wells, etc;

Test holes were drilled where the building is located. There was no water found. There are no wells on the property. The property is approximately 44 acres, but the lease is for the buildings only. Refer to "attachment3_geotechnicalreview".

- description of the aquatic environment including fish resources, fish habitat, benthic invertebrates, aquatic macrophytes, etc. for each water body that could be affected by the proposed development;

None

- description of the terrestrial environment including vegetation, wildlife (mammals, birds, amphibians, reptiles, etc.), wildlife habitat, etc. that could be affected by the proposed development;

None

- identification and description of any rare, threatened or endangered species or any important or sensitive species and/or habitats, particularly if federally and/or provincially protected; and

None

- identification and description of the existing land and resource uses in the region including agriculture, forestry, mining, hydroelectric, oil and gas, recreation, tourism, etc.

None

The socioeconomic environment as related to the development, including topographic and base maps and aerial photographs as necessary, as follows:

- identification of any existing public safety and health risks in the development area;

None

- identification and description of protected areas (e.g. national and provincial parks);

None

- heritage resources (e.g. archaeological and historic sites), etc; and

None

- identification of First Nation communities in the vicinity of the proposed development.

None

Description of Environmental Effects of the Proposed Development

Potential impacts of the development on the environment, including, but not necessarily limited to:

- impact on biophysical environment, including wildlife, fisheries, surface water, groundwater, and forestry resources;

None – containment of spills is assured by the design of the building per Agrichemical Warehousing Standards Association (AWSA) Protocols. (See next section: Mitigation Measures)

- type, quantity and concentration of pollutants (emissions, effluents and solid wastes) to be released, and the technologies proposed to contain or treat the waste streams;

All products to be handled at this facility are non-hazardous (not regulated under TDG). Regardless, no products are to be released to the environment directly, or to the air, or in waste-water.

- information on the storage, transportation and disposal of any hazardous wastes that may be produced;

N/A – No hazardous wastes will be produced.

- identification of any storage of gasoline or associated products (e.g. diesel fuel, used oil, heating oil, aviation gas, solvents, isopropanol, methanol, acetone, etc.);

No storage of products noted. There will be standard type propane tanks for forklifts on site.

- impact on heritage resources;

None.

- socio-economic implications resulting from environmental impact; and

None.

- climate change implications including a greenhouse gas inventory calculated according to guidelines developed by: Environment Canada and United Nations.

None.

Mitigation Measures and Residual Environmental Effects

Proposed environmental management practices to be employed to prevent or mitigate adverse implications from the impacts identified above, having regard to, where applicable:

- mitigation incorporated at the planning and design stages;

The following design issues are incorporated into the building's designs.

- All buildings are at least 50 metres from zoned residential property lot lines, hospitals, schools, shopping centres, restaurants, processing facilities for feed or food (not storage) and other buildings with high occupancy.
- The buildings have free access of 10 metres to at least two sides for firefighting access.
- There is a fire hydrant within 25 meters of each building
- Exterior walls are constructed to provide a minimum 1 hour fire resistant rating. All interior walls separating the warehouse area from other occupancies has a minimum 2 hour fire resistant rating.
- Rollup fire doors will have fuseable links/activation devices on both sides of the opening.
- The floor and floor support structure is constructed of non-combustible material.
- The warehouse and processing areas of the buildings do not have any active floor drains.
- The closest storm sewer to either building is about 100 meters away.
- The warehouse and processing areas have retention curbing around inside perimeter.
- The facilities have mechanical ventilation designed to provide a minimum of 2 air changes/hr.
- The heating system is designed and installed to meet codes (gas, electrical, fire).
- Electrical lighting has been designed and installed to provide sufficient intensity for safe working conditions. Employees must be able to read labels and safety instructions on products, signs and equipment.
- Lighting fixtures and all other electrical installations are installed so that material handling equipment will not interfere with or damage the electrical installation.
- The buildings will have fire detection systems which are connected to a 24 hour monitoring station.
- The buildings have an alarm/security system which is connected to a 24 hour monitoring station.

- All electrical installations will meet Provincial Code.
- All exit man doors from the building open in the direction of exit.
- The floor has been designed or treated and maintained to render them impervious to absorption of a chemical spill.
- Inclines for forklift truck or pallet jack travel do not exceed 10 degrees
- The parking lots for employees, customers and visitors do not obstruct passage for fire and emergency vehicles.

The following design issues are incorporated into the building's designs.

The company maintains an Emergency Response Plan (ERP) for each location. There are multiple copies of documentation maintained in convenient binders that are kept at entry locations on site and a copy is given to the local Fire Department. The ERP contains information to assist responders; ie: -

- an Organization Chart listing the duties of various BDI staff in the event of an emergency,
- Phone Numbers for BDI Staff,
- Phone Numbers for emergency service entities (Fire Dept., Police, Hospital, clean up and containment service companies,
- an estimate of the types and quantities of products that could be on site at any given time,
- site maps and floor plans that will show locations of emergency response equipment (spill kits, fire extinguishers, etc.) and Safety/First Aid features (Emergency Exits, First Aid Kits, MSDS information locations, etc.),
- Product storage layout,
- site and process Risk Assessment profile
- the actual planned actions for various eventualities
- a list of ERP binder distribution locations

The ERP is reviewed and updated annually, and emergency response practice drills are conducted and monitored and assessed for effectiveness and improvement possibilities.

BDI also generates and reacts to Risk Assessments for specific bulk products.

Every product we handle is non-flammable liquid.

- containment, handling, monitoring, storage, treatment, and final disposal of pollutants;

Plant #1 - 6 inch inner perimeter curb creates minimum containment volume of 670,000 litres.

Refer to "attachment8_plant1floorplan".

Plant #2 - 6 inch inner perimeter curb creates minimum containment volume of 202,000 litres.

Refer to "attachment9_plant2floorplan".

Handling, monitoring, storage, treatment and final disposal as per Waste Generator (Licensing) Regulation M.R. 175/87.

- conservation and protection of natural or heritage resources;

Zero Impact – based on mitigation provisions noted above.

- environmental restoration and rehabilitation of the site upon decommissioning; and

Facility/property is not owned by BlueStar Distribution Inc. – we will lease.

- protection of environmental health.

Zero impact – All products to be handled at this facility are not regulated under TDG. Regardless, no products are to be released to the environment directly, or to the air, or in waste-water.

Residual environmental effects remaining after the application of mitigation measures, to the extent possible expressed in quantitative terms relative to baseline conditions.

Zero impact.

Description of control technology as compared to best available control technology.

Production equipment will match or exceed industry norms.

Follow-up Plans, including Monitoring and Reporting

Proposed follow-up activities that will be required at any stage of development (e.g. monitoring, inspection, surveillance, audit, etc.)

Pre-start-up inspections and “sign-offs”:

Winnipeg Municipal Building Department - HVAC, plumbing, wiring, structural/mechanical etcetera;
Manitoba Hydro (electrical & gas)

Once Operating:

Fork Lift Inspection (Daily)

General Workplace Inspection (Monthly)

Emergency Equipment Inspection (Monthly)

Fire Extinguishers Inspection (Monthly)

Subsequent annual inspection of roll-up doors, electrical and gas, forklifts, HVAC, security system, dock levelers, etc. as per compliance to AWSA Protocol.

Conclusion

BlueStar Distribution will be a sound and responsible addition to the Winnipeg business community.

COPIES:

For EAP reports, submit **one** of the following:

- 3 hard (paper) copies and 1 electronic copy (CD/flash drive); **or**

The EALB publishes some EAPs on its webpage for public access. For this reason, please use the following guidelines for creating electronic copies:

Documents must be in Portable Document Format (PDF) or a file type that can be easily converted to PDF (e.g. Microsoft Word or other word processing documents).

Files must be smaller than 5 MB. Larger files may be broken into logical sections if necessary. Avoid numerous small files.

The content and order of the electronic copy must be identical to the hard copy. Include tables, pictures, figures, drawings, etc. in the same locations throughout the document as they would be in the hard copy. If the Table of Contents lists them as separate documents, include them as separate electronic files.

File names must be in lower case letters with no spaces. Numbers and underscores (_) are acceptable (e.g. “eap_sec1.pdf”).

For further information, please contact:

Environmental Assessment & Licensing Branch
Manitoba Conservation
123 Main Street, Suite 160
Winnipeg MB R3C 1A5
Phone: (204) 945-7100
Toll Free: 1-800-282-8069, ext. 7100
<http://www.gov.mb.ca/conservation/eal>