


Environment Act Proposal Form



Name of the development: CROP PROTECTION PRODUCTS WAREHOUSE	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): CLASS1	
Legal name of the applicant: 6853383 MANITOBA LTD.	
Mailing address of the applicant: BOX 5, GRP 40	
Contact Person: TIM WINTER	
City: MARQUETTE	Province: MANITOBA Postal Code: R0H 0V0
Phone Number: 204 322-5351	Fax: 204 322-5185 email: tim@agadvantage.ca
Location of the development:	
Contact Person: TIM WINTER	
Street Address: 26150 CEDAR LAKE ROAD	
Legal Description: LOT 1, PLAN 49212 ; NE 1/4 9 - 11 - 5 EPM	
City/Town: OAKBANK	Province: MANITOBA Postal Code: R0H 0V0
Phone Number: 204 322-5351	Fax: 204 322-5185 email: tim@agadvantage.ca
Name of proponent contact person for purposes of the environmental assessment: KELSEN AGRITECH INC - DAVID KLASSEN	
Phone: 204 987-9292	Mailing address: 103 STONEHAM CR
Fax:	WINNIPEG MB R2G 3L5
Email address: KLASSEN_DAVID@SHAW.CA (SMALL CASE)	
Webpage address: NA	
Date: MAY 23, 2014	Signature of proponent, or corporate principal of corporate proponent: 
	Printed name:

Ag Advantage
Oakbank, Manitoba

Introduction and Background

The development is being set up to better serve Ag Advantage Ltd. existing customers in the area. The proponent is presently selling seed and crop protection products in the area and would like to establish a warehouse for better service to these customers.

Description of Proposed Development

A certificate of title No. 2719664/1 is attached. The property is owned by 6853383 MB Ltd. and will be operating as Ag Advantage Ltd. The owner of the land also owns the operating company. Please see Addendum 1 – copy of title attached.

The mineral rights are not known.

The site has an AG Zoning. This zoning does allow for the use of a crop protection products warehouse.

The site is presently used as a farm and auto supply retail outlet.

The proponent is wishing to convert a 60' x 60' area in the back half of an existing wooden 60' x 120' x 18' stud wall warehouse into a crop protection products warehouse. The structure has a 6" curb around the perimeter of the building and has a 1 hour fire rating around the outside perimeter of the building. A steel curb in front of the entrance doors and overhead doors will ensure containment inside the building and a steel ramp at the overhead door will allow access into and out of the warehouse for the stored material. A containment ditch draining to the east into the municipal ditch will be established at the south side of the building. Extra precaution will be built around the existing well and holding tank by placing a 12" compacted clay berm around it. A steel curb at the west overhead door incorporating the man door will be 4" high to encourage any large amounts of liquid spilled inside the warehouse to run out the west and drain south into the containment ditch. For extra protection the exterior north side of the building will be sloped to the east and west, then around the building to the south into the containment ditch. A control mechanism kept in the closed position will ensure containment and only clean accumulations of liquids will be discharged. This containment system will be sufficient to contain maximum potential inventory plus fire fighting water if the need should ever arise. The power supply to the building will allow the building to have sufficient lighting for normal operations to be performed safely. A burglar and fire alarm system is already part of the building and will be monitored. The building will meet AWSA standards plus all other requirements of government departments having jurisdiction. See Addendum 2 - site plan attached.

Products stored and distributed from the facility are herbicides, fungicides and insecticides. There will be a maximum of 200 pallets of product stored in the warehouse at any time. When products arrive on site they will immediately be brought into the warehouse and stored in the proper storage area. When product is sold it will brought to the farmer's vehicle who will take the product directly to the products end use location. Transferring of product into and out of the

warehouse will be conducted on a paved pad located in front of the warehouse overhead door. This pad will be sloped to ensure that all liquids that come in contact with the pad will be directed into the containment area.

There is a well located in the southeast side of the building and a holding tank also on the south side, east of the warehouse portion of the building, which will be protected against potential contamination as described above.

Hours of operation are 8:00AM to 5:00PM with longer hours in the busy season. The warehouse will be protected by an alarm system for both fire and burglar with a 24 hour monitoring station.

As already shown, any release of product will be kept on site and immediately cleaned up.

Description of Existing Environment in the Project Area

This property is in a rural area approximately 1 mile south of the town of Oakbank.. The area around the subject property is agricultural land on all sides with Highway 206 to the east and Cedar Lake Road to the north. Existing subsoil conditions and water table are as follows:

LOCATION: NE9-11-5E

Well PID: 137028
Owner: H & D FARM & AOTP SUPPLY
Driller: Echo Drilling Ltd.
Well Name:
Well Use: PRODUCTION
Water Use: Domestic
UTMX: 654811
UTMY: 5531285
Accuracy XY: 1 EXACT [<5M] [GPS]
UTMZ:
Accuracy Z:
Date Completed: 2005 Oct 25

WELL LOG

From (ft.)	To (ft.)	Log
0	1.0	BLACK LOAM
1.0	29.0	CLAY
29.0	58.0	TILL
58.0	64.0	BROKEN LIMESTONE
64.0	140.0	LIMESTONE

WELL CONSTRUCTION

From (ft.)	To (ft.)	Casing Type	Inside Dia.(in)	Outside Dia.(in)	Slot Size(in)	Type	Material
0	66.0	CASING	5.00	5.50		INSERT	PVC
66.0	140.0	OPEN HOLE		4.00			
10.0	60.0	CASING				GROUT	OTHER

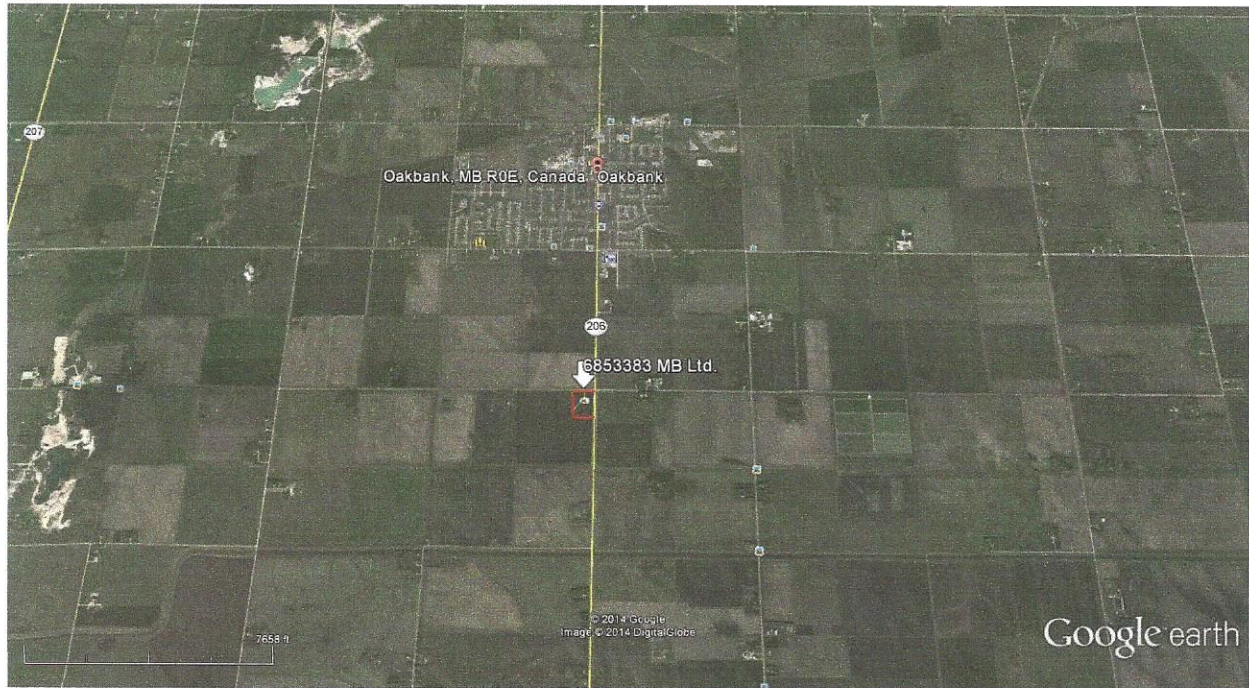
Top of Casing: 2.0 ft. above ground

PUMPING TEST

Date: 2005 Oct 25
Pumping Rate: 40.0 Imp. gallons/minute
Water level before pumping: 30.5 ft. below ground
Pumping level at end of test: 55.0 ft. above ground
Test duration: ??? hours, ?? minutes
Water temperature: ?? degrees F

REMARKS

CEDAR LAKE ROAD, OAKBANK. WELL MUST BE VENTED.



Addendum 3

Description Of Environmental Effects of the Proposed Development

There should be no negative effects to the environment as a result of this development. There are several layers of protection in place to protect both people and environment.

Firstly, all product are resold in the same container in which they arrive. There is no mixing or decanting of chemical taking place on site, greatly reducing any potential for a spill during handling.

Secondly, the containment inside the building will ensure that should any kind of liquid spill occur, it would be contained within the building where it will be cleaned up according to MSDS requirements for the product and disposed of by Tervita Environmental Services.

Thirdly, should any liquid escape from the building the area surrounding the building will have a secondary containment system made of compacted clay which will then hold the spill until it too can be cleaned up according to MSDS requirements and the contaminated material disposed of by Tervita Environmental Services. This secondary containment along with the primary containment will be capable of holding the sum of total potential inventory and fire fighting water used by the local fire department.

Fourthly, all personal are trained on a regular basis for their specific job requirements including safety in handling product, how to use emergency response equipment, how to read MSDS and what their specific obligations are should an emergency response be initiated.

Mitigation Measures and Residual Environmental Effects

Mitigation and residual effects are as outlined above, namely:

All product are resold in the same container in which they arrive. There is no mixing or decanting of chemical taking place on site, greatly reducing any potential for a spill during handling.

Containment inside the building will ensure that should any kind of liquid spill occur, it would be contained within the building where it will be cleaned up according to MSDS requirements for the product and disposed of by Tervita Environmental Services.

Should any liquid escape from the building the area surrounding the building will have a secondary containment system made of compacted clay which will then hold the spill until it too can be cleaned up according to MSDS requirements and the contaminated material disposed of by Tervita Environmental Services.

All personal are trained on a regular basis for their specific job requirements including safety in handling product, how to use emergency response equipment, how to read MSDS and what their specific obligations are should an emergency response be initiated. This plan shall include, but not be limited to, items which will address: measures implemented for spill prevention and containment, including spill response equipment and supplies; security; personnel training; fire and other response arrangements. The plan will be available at the location of the Development at all times.

Upon decommissioning of the site, soil samples will be taken to ensure that there are no contaminants on the site. Any contamination found will be remediated as required for that particular product or products.

DATE: 2014/05/20
 TIME: 22:50

MANITOBA
STATUS OF TITLE

TITLE NO: 2719664/1

PAGE: 1

STATUS OF TITLE..... ACCEPTED
 ORIGINATING OFFICE... WINNIPEG
 REGISTERING OFFICE... WINNIPEG
 REGISTRATION DATE.... 2014/05/07
 COMPLETION DATE..... 2014/05/20

PRODUCED FOR.. AMMETER LAW GROUP
 ADDRESS..... 7 DONALD STREET
 WPG, MB R3L 2S6
 LTO BOX NO.... 117
 CLIENT FILE... AG ADVANTAGE 2497-002
 PRODUCED BY... SYSTEM for Series: 4480380/1

LEGAL DESCRIPTION:

6853383 MANITOBA LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
 IN THE FOLLOWING DESCRIBED LAND:

LOT 1 PLAN 49212 WLTO
 IN NE 1/4 9-11-5 EPM

ACTIVE TITLE CHARGE(S):

3729371/1	ACCEPTED	CAVEAT	REG'D: 2009/01/27
	DESCRIPTION:	LEASE AGREEMENT	
	FROM/BY:	TM MOBILE INC.	
	TO:		
	CONSIDERATION:		NOTES:
CHARGES AFFECTING THIS INSTRUMENT:			
4480382/1 ACCEPTED POSTPONEMENT OF RIGHTS			
NOTES: MORTGAGE 3729371			
4480381/1	ACCEPTED	MORTGAGE	REG'D: 2014/05/07
	FROM/BY:	6853383 MANITOBA LTD.	
	TO:	STARBUCK CREDIT UNION LIMITED	
	CONSIDERATION:	\$500,000.00	NOTES:
4480382/1	ACCEPTED	POSTPONEMENT OF RIGHTS	REG'D: 2014/05/07
	FROM/BY:	TM MOBILE INC. (LEASE 3729371/1)	
	TO:	MORTGAGE 4480381/1	
	CONSIDERATION:		NOTES:

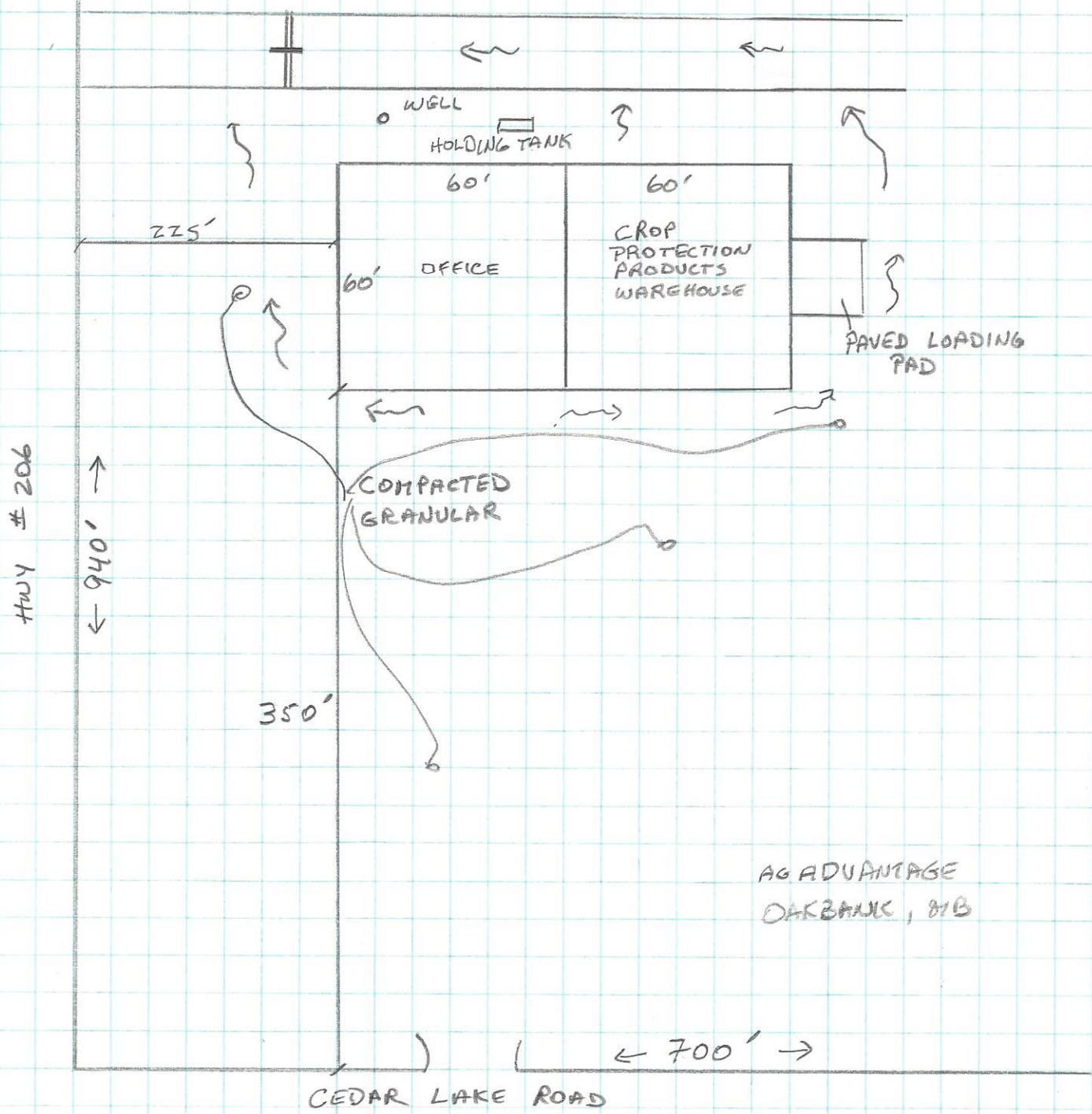
ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	6853383 MANITOBA LTD. 26150 CEDAR LAKE RD OAKBANK MB	ROE 1J0

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
 STORAGE SYSTEM ON 2014/05/20 OF TITLE NUMBER 2719664/1

ADDENDUM Z

NORTH



AG ADVANTAGE
OAKBANK, MN