

Environment Act Proposal Form



Name of the development: CROP PROTECTION PRODUCTS WAREHOUSE		
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): CLASS 1		
Legal name of the applicant: PARRISH AND HEIMBECKER LIMITED		
Mailing address of the applicant: BOX 199B, RR#5, RODERICK STREET		
Contact Person: KELSEY HARGREAVES		
City: WINNIPEG	Province: MB	Postal Code:
Phone Number: 204 594-0483	Fax: 204 224-5175	email: khargreaves@pandh
Location of the development: NE and SE 20 - 14 - 11 WPM		
Contact Person: KELSEY HARGREAVES		
Street Address:		
Legal Description:		
City/Town:	Province: MB	Postal Code:
Phone Number:	Fax:	email:
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 Winnipeg MB R2G 3L5	
Fax:		
Email address: klassen_david@shaw.ca		
Webpage address: NA		
Date: August 11, 2014	Signature of proponent, or corporate principal of corporate proponent: 	
	Printed name:	

Parrish and Heimbecker Limited
Gladstone, Manitoba

Introduction and Background

The development is being set up to better serve the farmers in this area. The land is currently being used as agricultural land.

Description of Proposed Development

A certificate of title is not available at this time. The property has been purchased by Parrish and Heimbecker as of August 1, 2014 and Land Titles has not yet issued a certificate of Title in the purchaser's name.

The mineral rights are not known.

The site has an AR1 Zoning. This zoning requires a Conditional Use Permit to allow for a crop protection products warehouse to be built on this property.

The site is presently used as farmland.

The proponent is wishing to build a 52' x 150' x 16' crop protection products warehouse on the property. The structure will have a 6" curb around the perimeter of the building with a 1 hour fire rating on the walls. The overhead door will be ramped to allow access into and out of the building. A containment area will be built around the perimeter of the building consisting of compacted clay or a synthetic liner to protect the sub soil from potential contamination. A control mechanism will be built into the containment system to allow clean accumulations of water to be discharged. This control mechanism will be kept in the closed position at all times. The containment system will be capable of containing maximum potential inventory plus fire fighting water. The power supply to the building will allow the building to have sufficient lighting for normal operations to be performed safely. A monitored burglar and fire alarm system will be installed in the building. 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 500 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 be brought to the farmer's vehicle who will take the product directly to the product's 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.

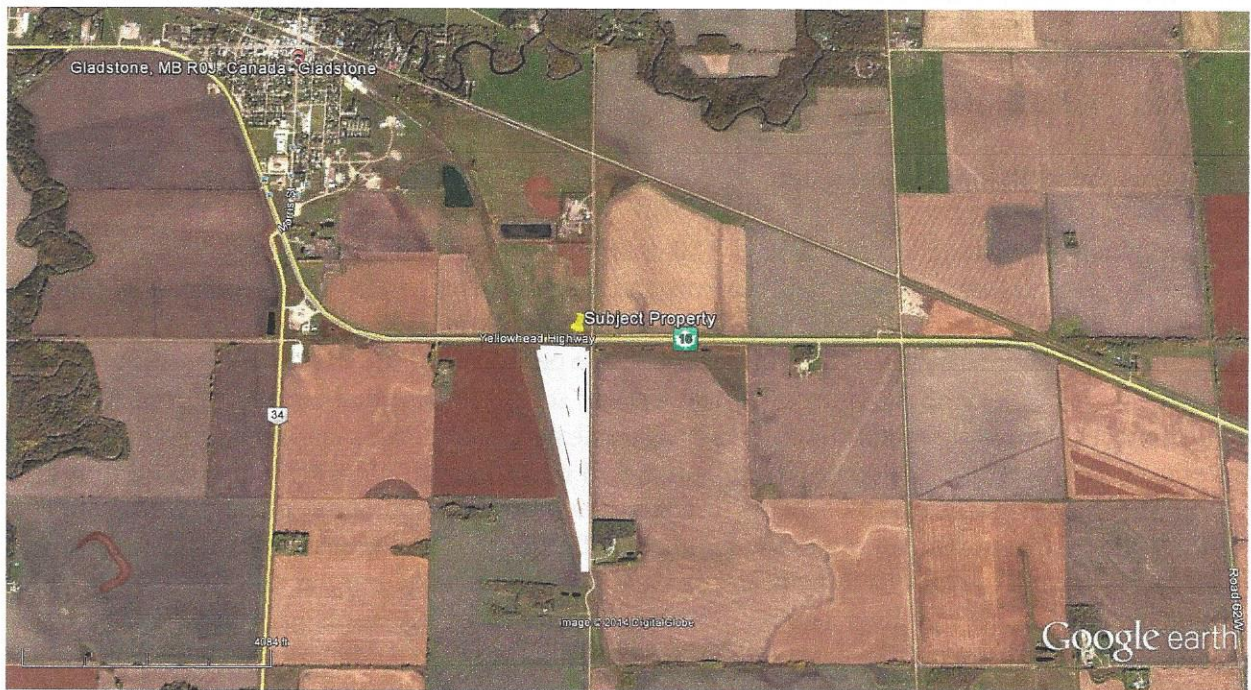
Hours of operation are 8:00AM to 5:00PM with longer hours in the busy season. The warehouse will be protected by an alarm system for both fire and burglar with a 24 hour monitoring station.

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

Description of Existing Environment in the Project Area

The area surrounding the subject property is all used for agricultural purposes and is located approximately 1 kilometer southeast of the town of Gladstone. The area around the subject property is agricultural land on all sides with Highway 16 to the north and CN rail to the west. There is a government road allowance to the east. Existing subsoil is sandy clay. A specific soils report on the subject property is being prepared.

LOCATION: 20-14-11WPM



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:

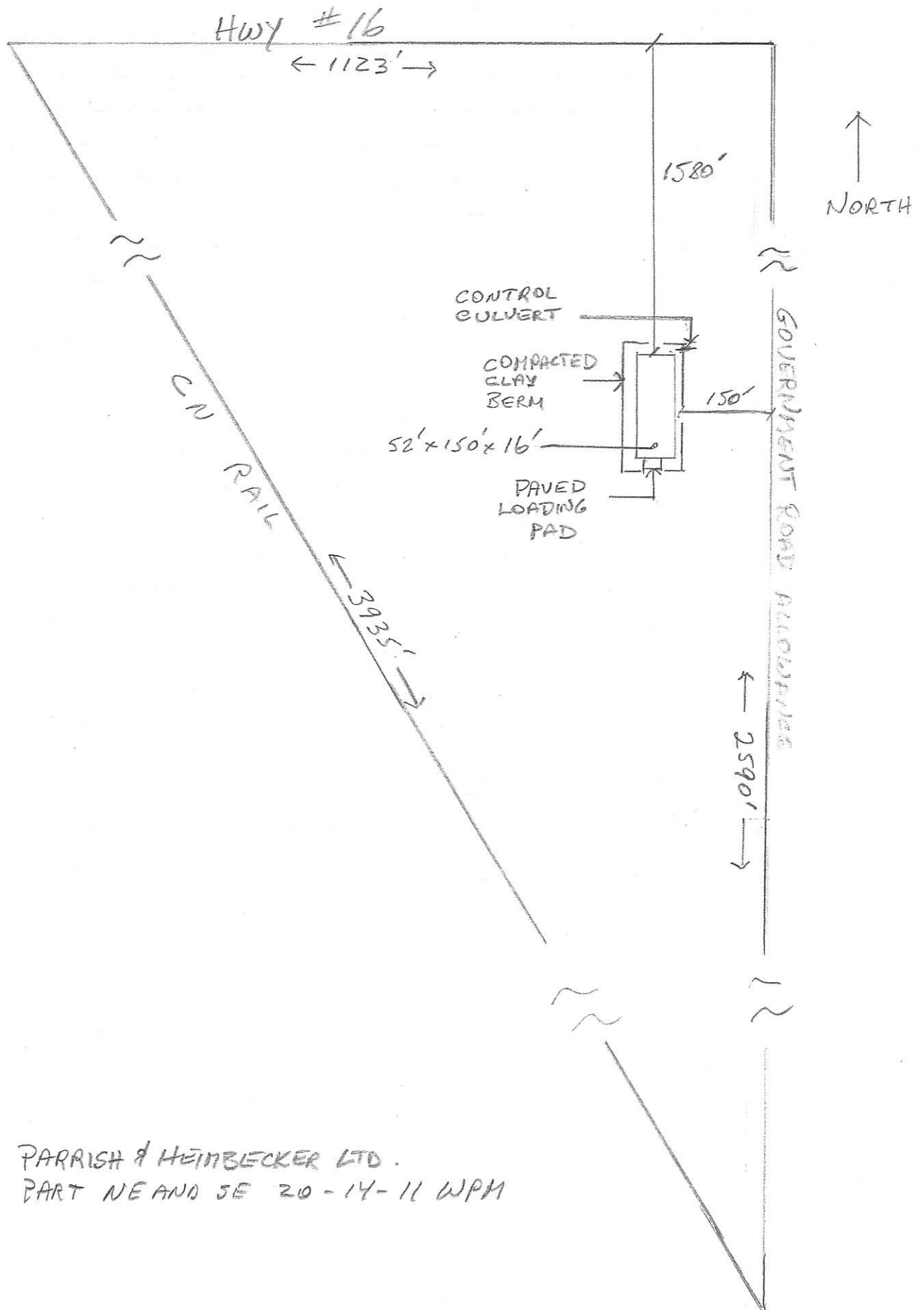
All product are resold in the same container in which they arrive. There is no mixing or decanting of chemical taking place on site, greatly reducing any potential for a spill during handling.

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.



PARRISH & HEINBECKER LTD.
 PART NE AND SE 20-14-11 WPM