



Conservation

Environmental Stewardship Division
Environmental Assessment and Licensing Branch
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www.gov.mb.ca/conservation/envapprovals
FAXED

December 18, 2007

File: 3838.00

Mr. George Sanders
UniSan Enterprises Ltd.
Box 39
Altamont MB R0G 0A0

Dear Mr. Sanders:

Re: UniSan Enterprises Ltd. Request for Minor Alteration

This will acknowledge receipt of your fax of December 17, 2007, requesting a minor alteration of Environment Licence No. 1903 issued on August 30, 1994, to Triple "S" Farms, located on the SW¼ 9-5-8 WPM in the Rural Municipality of Lorne. Specifically you request to install and operate a 60' x 36' expansion to your existing crop protection warehouse meeting all the Agrichemical Warehousing Standards. I have reviewed your request and have determined the environmental effects to be insignificant and the alteration is discerned minor. Accordingly, approval is hereby given, in accordance with Section 14(2), of The Environment Act, to implement the alteration. All licence clauses apply to this alteration.

A revised licence under your current legal name is attached. Mr. Ken Plews 945-7067 may be contacted if further information is required.

Yours truly,

Tracey Braun, M.Sc.
Director
Environment Act

Enclosure

cc: Bruce Wright, Western Regional Director
cc: R.M. of Lorne

NOTE: Confirmation of Receipt of this Licence No. 1903 R (*by the Licencee only*) is required by the Environmental Assessment & Licensing Branch. Please acknowledge receipt by signing in the space provided below and faxing (letter only) a copy back to the Department by December 21, 2007.

On behalf of UniSan Enterprises Ltd.

Date

****A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES****

Manitoba
spirited energy

LICENCE

Licence No. / Licence n° 1903 R

Issue Date / Date de délivrance August 30, 1994

Revised : December 18, 2007

In accordance with The Environment Act (C.C.S.M. c. E125) /
Conformément à la Loi sur l'environnement (C.P.L.M. c. E125)

Pursuant to Section 10(1) and 14(2) / Conformément au Paragraphe 10(1) and 14(2)

THIS LICENCE IS ISSUED TO : / CETTE LICENCE EST DONNÉE À :

UNISAN ENTERPRISES LTD. - ALTAMONT ; "the Licensee"

for the construction and operation of the Development being a crop protection products warehouse and distribution centre to be located on the SW 1/4 9-5-8 WPM in the Rural Municipality of Lorne, and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence,

"**ambient concentration**" means the measurement of a substance contained in an air sample (corrected to a temperature of 25 ° C and to a pressure of 101.3 kilopascals) which has been collected from any point beyond the property line of the Development;

"**chemical**" includes, but is not limited to petroleum products, fertilizers and pesticides;

"**Director**" means an employee so designated pursuant to The Environment Act;

"**4 minute period(s) in the aggregate**" means any 16 readings, not necessarily contiguous, taken at 15 second intervals within a 1 hour sampling period;

"**opacity**" means the degree to which emissions reduce the transmission of light and obscure the view of an object in the background;

"**particulate matter**" means any finely divided liquid or solid matter other than water droplets;

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"**particulate residue**" means that part or portion of an atmospheric emission which is deposited onto a surface;

"**pesticide storage structure(s)**" means any building(s) where agricultural crop protection products are stored for either commercial or retail purposes;

"**point source**" means any point of emission from a Development where pollutants are ducted into the atmosphere;

"**sewage**" means human body, toilet, liquid, waterborne culinary, sink or laundry waste.

GENERAL SPECIFICATIONS

1. The Licencee shall comply with the current edition of the Crop Protection Institute of Canada's warehousing standards regarding the handling and storage of crop protection chemicals, and with all applicable federal and provincial regulations.
2. The Licencee shall install and maintain, for any structures used for the storage of crop protection chemicals, an automatic system(s) for fire detection and security.
3. The Licencee shall ensure that a high standard of equipment maintenance and good housekeeping and operational practices are carried out with respect to the Development, at all times.
4. The Licencee shall reduce the production and dissemination of wastes by initiating and maintaining waste reduction and waste recycling programs.

LIMITS, TERMS AND CONDITIONS

I - AIR EMISSIONS

5. The Licencee shall not emit particulate matter from the Development such that:
 - i) particulate matter:
 - a) exceeds 0.23 grams per dry standard cubic metre calculated at 25 degrees Celsius and 760 millimetres of mercury, corrected to 12 percent carbon dioxide for processes involving combustion from any point source of the Development;
 - b) exhibits a visible plume with an opacity of greater than 5 percent at any point beyond the property line of the Development; or

- c) results in the deposition of visible particulate residue at any time beyond the property line of the Development; or
- ii) opacity from any point source of the Development equals or exceeds:
 - a) 20 percent for a four minute period(s) in the aggregate in any one hour; or
 - b) 40 percent at any time.

II - LIQUID EMISSIONS

- 6. The Licencee shall not direct any spillage, contaminated run-off or pollutant, other than sewage, to an approved sewage disposal system.
- 7. The Licencee shall contain and clean up immediately any chemical spills to prevent soil, surface water or ground water contamination.
- 8. The Licencee shall surface all areas of the Development where chemical is stored, loaded, blended, transferred or otherwise handled in a manner and using materials approved by the Director.
- 9. The Licencee shall ensure that the site retention area is protected with an additional 45 cm of compacted clay material or other materials approved by the Director.
- 10. The Licencee shall ensure that control culverts are installed on the drainage ends of the Development and remain in the closed position. The Regional Office of Manitoba Environment in Winkler shall be contacted for approval to open the control culverts to permit land drainage.

III - REMEDIAL ACTION

- 11. The Licencee, upon obtaining approval from an Environment Officer, shall immediately dispose of any contaminated material in accordance with the approval.

IV - EMERGENCY CONTINGENCY PLAN

- 12. The Licencee shall submit, within ninety (90) days of the issuance of this Licence, an emergency response contingency plan to be approved by the Director. This plan shall include, but not be limited to, items which will address: measures implemented for spill prevention and containment; security; personnel training; fire and other response arrangements.

V - PESTICIDES

13. The Licencee shall construct and maintain the concrete floors and curbs of all pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.
14. The Licencee shall create and maintain a current duplicate inventory of all pesticides stored at the Development, with one copy stored at the premises of the Development, and the other copy stored at a location off-site from the Development.
15. The Licencee shall store only pesticides registered under the Pest Control Products Act of Canada at the Development.
16. The Licencee shall contain on the Development:
 - i) any on-site pesticide spill;
 - ii) wastewater generated from any response action due to an on-site release of pesticides; and
 - iii) contaminated water resulting from the extinguishing of any fire involving pesticides.
17. The Licencee shall locate the pesticide storage structure(s) a minimum distance of:
 - i) 100 metres from any property zoned residential; and
 - ii) 100 metres from single residencesunless a written consent form is obtained from the owner(s).

VI - SAMPLING AND ANALYSIS

18. The Licencee, at the request of the Director, shall conduct soil, air (stack and/or ambient), ground water, surface water at or adjacent to the Development.
19. The Licencee shall have each sample collected pursuant to Clause 18 analysed by a laboratory approved by the Director and using methods approved by the Director for any of the following analytes as may be specified by the Director:
 - i) Particulate Matter (in air); and
 - ii) Pesticides.
20. The Licencee shall submit a copy of the sampling report complete with analytical results as specified pursuant to Clauses 18 and 19, to the Director within 60 days of the completion of the sampling program.

REVOCATION

- A. This Licence replaces Environment Act Licence No. 1903 which is hereby rescinded.
- B. If in the opinion of the Director the Licencee has exceeded or is exceeding the specifications, limits, terms or conditions set out herein, the Director may revoke, temporarily or permanently, this Licence.

Tracey Braun

**Tracey Braun, M.Sc.
Director
Environment Act**

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