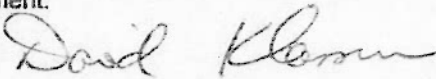


# Environment Act Proposal Form

Name of the development: <b>CROP PROTECTION PRODUCTS WAREHOUSE</b>	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): <b>CLASS 1</b>	
Legal name of the proponent of the development: <b>FOCUS AGRONOMICS LTD</b>	Mailing address: <b>BOX 128 OAK BLUFF MB R0G 1W0</b>
Location (street address, city, town, municipality, legal description) of the development: <b>NE 29-9-1W</b>	
Name of proponent contact person for purposes of the environmental assessment: <b>DAVID KLASSEN / KESSEN AGRITECH INC</b>	
Phone: <b>204 987-9292</b> Fax: <b>204 668-3359</b>	Mailing address: <b>103 STONEHAM CR. WINNIPEG MB R2G 3L5</b>
Email address: <b>KLASSEN.DAVID@SHAW.CA</b>	
Webpage address: <b>-</b>	
Date: <b>MAR 28/13</b>	Signature of proponent, or corporate principal of corporate proponent:  Printed name: <b>DAVID KLASSEN</b>

A complete Environment Act Proposal (EAP) consists of the following components:

- Cover letter
- Environment Act Proposal Form
- Reports/plans supporting the EAP (see "Information Bulletin - Environment Act Proposal Report Guidelines" for required information and number of copies)
- Application fee (Cheque, payable to Minister of Finance, for the appropriate fee)

Submit the complete EAP to:

Director  
 Environmental Assessment and Licensing Branch  
 Manitoba Conservation  
 Suite 160, 123 Main Street  
 Winnipeg, Manitoba R3C 1A5

For more information:  
 Phone: (204) 945-7100  
 Fax: (204) 945-5229  
 Toll Free: 1-800-282-8069, ext. 7100  
<http://www.gov.mb.ca/conservation/eal>

Per Environment Act Fees Regulation (Manitoba Regulation 168/96):	
Class 1 Developments .....	\$500
Class 2 Developments .....	\$5,000
Class 3 Developments:	
Transportation and Transmission Lines.....	\$5,000
Water Developments .....	\$50,000
Energy and Mining.....	\$100,000

Focus Agronomics Ltd.  
Starbuck, Manitoba

Introduction and Background

The development is being set up to better serve the agricultural farmers in the area.

Description of Proposed Development

A certificate of title No 2482941 WLTO is attached. Please see Schedule 1 attached. The property is owned by the Robert Morse who has authorized the proponent to apply for an environmental licence to operate a crop protection products warehouse. Please see Schedule 2 attached. The property will be transferred to the proponent once this licence has been obtained in the name of the proponent.

The mineral rights are not known.

The property is presently a vacant site built up with compacted granular. The zoning is AG - agricultural general. The site is surrounded by an existing Viterra crop inputs facility and an aerial applicator to the south, farmland to the north and west and a municipal road to the east. The nearest residential neighbour is more than 1000 meters to the southeast.

The proponent wishes to build a new 40' x 60' x 16' warehouse and a 40' x 24' office attached to the south side of the warehouse. The warehouse and office will be a stud wall building. The warehouse walls will have a 1 hour fire rating with a 2 hour fire rating between the warehouse and office. There will be a minimum of 45cm of compacted clay containment surrounding the warehouse. The containment will consist of an existing ditch on the north side of the property. The area surrounding the warehouse will slope towards the north into this existing ditch which flows to the east into the municipal ditch. A berm with a control culvert which will be kept in the closed position within the containment ditch will allow clean accumulations of water to be discharged. The building will have a 6" curb around the perimeter to contain potential spills within the warehouse. Cracks and saw cuts within the building will be sealed with a chemical resistant sealant. The lighting will be sufficient to allow normal operations within the warehouse to be performed safely. The building will be monitored for fire and burglar.

The owner will be applying for a conditional use permit and a building permit from the RM of Macdonald.

Products stored and distributed from the facility are herbicides, fungicides, insecticides, treated and untreated seed. There will be a maximum of 120 pallets of product stored in the warehouse at any time. When products arrive on site they will immediately be transferred from the delivery vehicle to its proper storage location within the warehouse. 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. Shipping and receiving of product will be conducted on a paved pad located in front of the warehouse overhead door.

Potable water is available from the municipal water line just south of the property. A 1500 gallon holding tank will be located just east of the office.

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 shown in the paragraph below, any release of product will be kept on site and immediately cleaned up.

The building and site will conform to Agrichemical Warehousing Standards Association (AWSA) certification standards.

#### Description of Existing Environment in the Project Area

See Schedule 4 on following page.

The site is located within the RM of MacDonald. The subsoil conditions are clay for 20 feet.

The area surrounding this property in all directions is used for agricultural purposes in raising cereal, pulse and oil seed crops.

#### 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 Trevita.

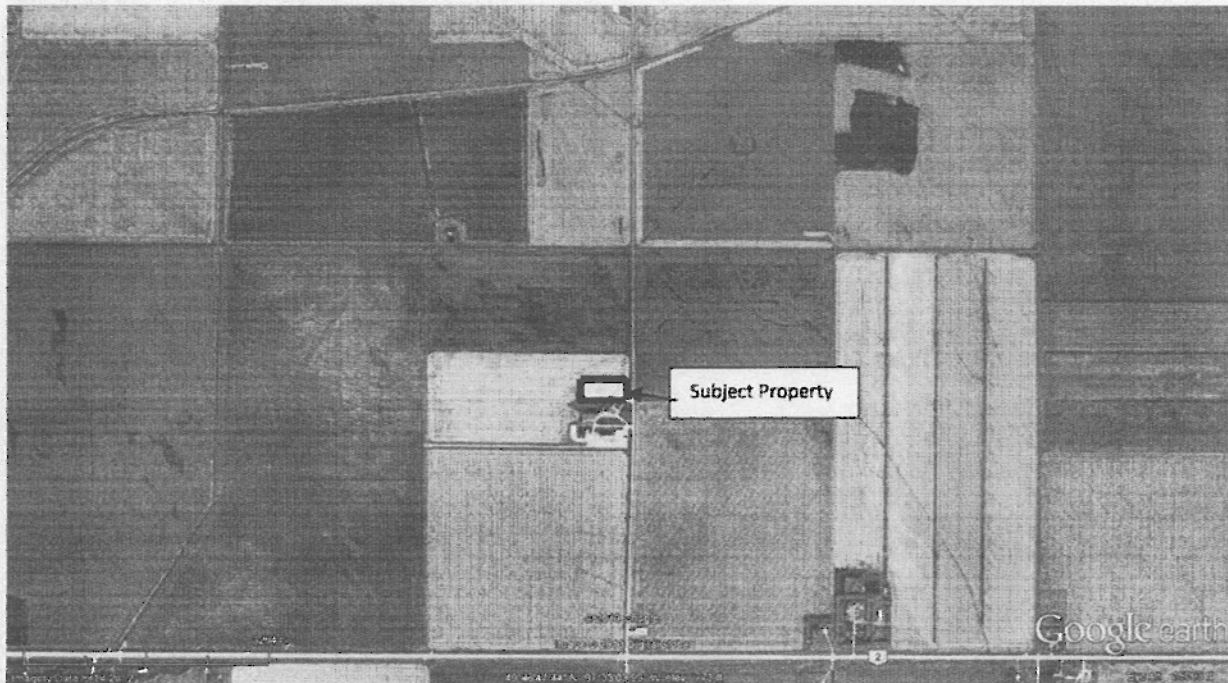
Thirdly, should any liquid escape from the building the compacted clay ditch located north of the building will then hold the spill until it too can be cleaned up according to MSDS requirements and the contaminated material disposed of by Trevita. This secondary containment along with the primary containment 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.



Schedule 4 – Subject property as shown

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 Trevita.

Should any liquid escape from the building the compacted clay ditch to the north of the building will then hold the spill until it too can be cleaned up according to MSDS requirements and the contaminated material disposed of by Trevita.

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.

An Emergency Response Plan will be available at the location of the Development at all times. The plan will be reviewed and upgraded annually.

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: 2013/03/26  
TIME: 15:52

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2482941/1

PAGE: 1

STATUS OF TITLE.....  
ORIGINATING OFFICE...  
REGISTERING OFFICE...  
REGISTRATION DATE....  
COMPLETION DATE.....

ACCEPTED  
WINNIPEG  
WINNIPEG  
2010/10/05  
2010/10/15

PRODUCED FOR..  
ADDRESS.....

D.KLASSEN  
103 STONEHAM CRES  
WPG MB R2G 3L5

CLIENT FILE... NA  
PRODUCED BY... A.GUZMAN

SCHEDULE 1

**LEGAL DESCRIPTION:**

ROBERT CHARLES MORSE  
OF STARBUCK, MANITOBA

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

THE NE 1/4 OF SECTION 29-9-1 WPM  
EXC FIRSTLY: NLY 1320 FEET PERP  
SECONDLY: PLAN 50467 WLTO AND  
THIRDLY: ALL MINES AND MINERALS AS RESERVED IN THE  
GRANT FROM THE CROWN

**ACTIVE TITLE CHARGE(S):**

225762/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MANITOBA HYDRO ELECTRIC BOARD/MANITOBA TELEPHONE SYSTEM	REG'D: 1973/04/17
		NOTES: WLY 60 FT	
4048957/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT EASEMENT THE MANITOBA HYDRO-ELECTRIC BOARD	REG'D: 2011/03/17
		NOTES: AFF WTN LTS ROW PL 51109	
4065221/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT RIGHT-OF-WAY AND EASEMENT ROBERT CHARLES MORSE	REG'D: 2011/04/29
		NOTES: DOMINANT	
4065222/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT RIGHT-OF-WAY AND EASEMENT VITERRA INC. BRUCE H. KING, AS AGENT	REG'D: 2011/04/29
		NOTES: SERVIENT	

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2013/03/26 OF TITLE NUMBER 2482941/1

SCHEDULE 2

**Robert C Morse**

Box 177, Starbuck, Manitoba R0G 2P0

Phone: (204) 735 2315

March 20<sup>th</sup>, 2013

► **Manitoba Conservation**

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To whom it may concern,

I am granting Focus Agronomics Ltd and/or their representative's permission to apply for an environmental license from Manitoba Conservation to erect and operate a Crop Protection Product Warehouse on the legal land description of the south half of NE29-9-1W. Please see attached document for planned area.

Sincerely,



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**Robert C Morse**  
LAND OWNER

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SCHEDULE 2

NE 29-9-1W



770 FT

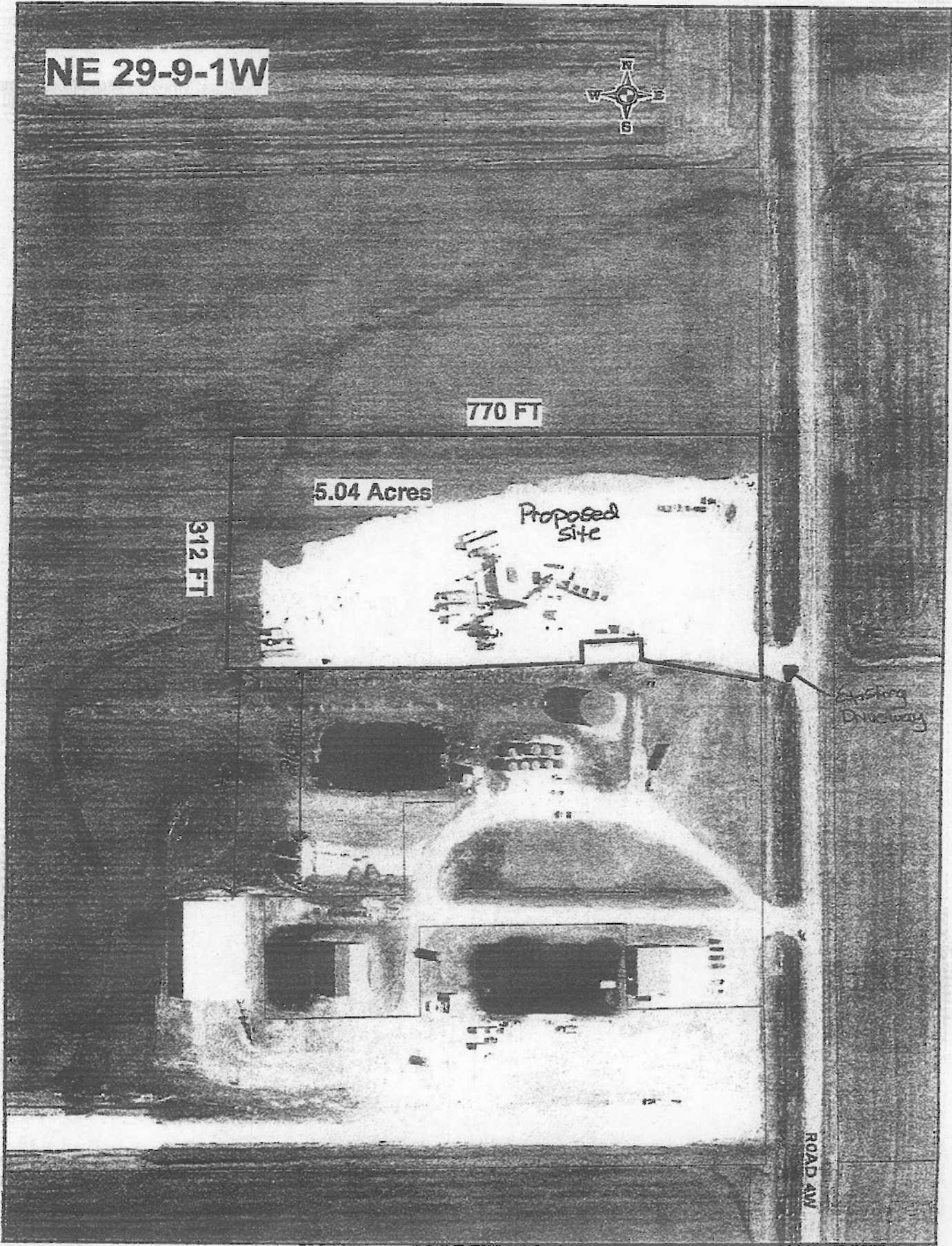
5.04 Acres

Proposed site

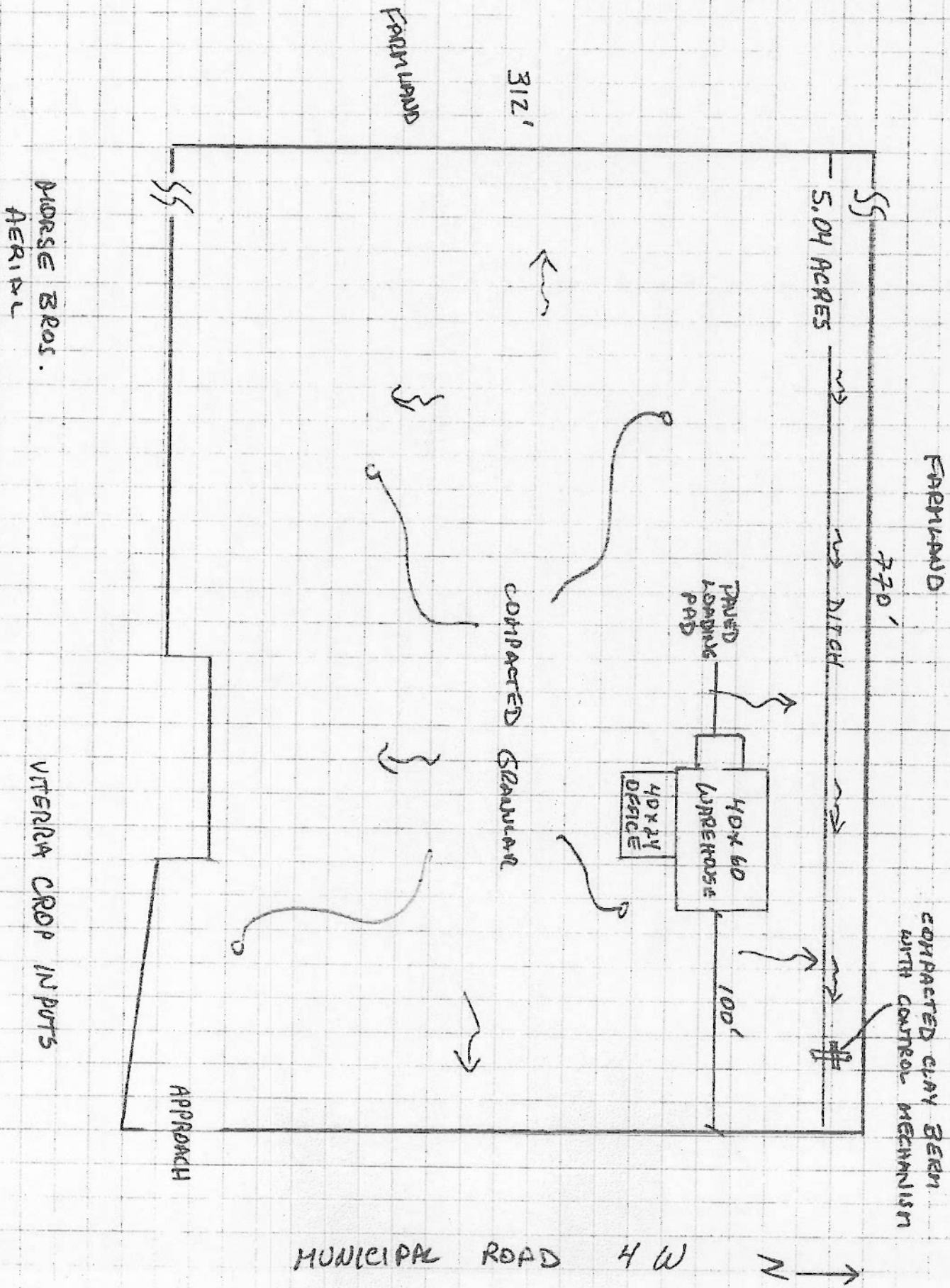
312 FT

Existing Driveway

ROAD 4W



SCHEDULE 5



FARM LAND

312'

5.04 ACRES

FARM LAND

770'

DITCH

PAVED  
LOADING  
PAD

40x20  
OFFICE

40x60  
WAREHOUSE

COMPACTED  
GRANULAR

COMPACTED CLAY BERM  
WITH CONTROL  
MECHANISM

MUNICIPAL ROAD 4 W

APPROACH

VETERINA CROP INPUTS

ADDRESS BROS.  
AERIAL