

Environment Act Proposal Form



Name of the development: Kulbacki Seeds	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): Class 1	
Legal name of the applicant: Kulbacki Seeds	
Mailing address of the applicant: Box 1986	
Contact Person: Chris Kulbacki - email: sharon.kulbacki@plantpioneer.com	
City: Neepawa	Province: MB Postal Code: R0J 1H0
Phone Number: 204 476-6449	Fax: none email: see above
Location of the development: Neepawa	
Contact Person: Chris Kulbacki - email: sharon.kulbacki@plantpioneer.com	
Street Address: None	
Legal Description: NW 1 - 16 - 16 W	
City/Town: Neepawa	Province: MB Postal Code: R0J 1H0
Phone Number: 204 476-6449	Fax: none email: see above
Name of proponent contact person for purposes of the environmental assessment:	
Phone:	Mailing address:
Fax:	
Email address:	
Webpage address:	
Date: January 15, 2016	Signature of proponent, or corporate principal of corporate proponent: CLKLL
	Printed name: Chris Kulbacki

Kulbacki Seeds - Neepawa, Manitoba

Introduction and Background

Kulbacki Seeds has been selling seed to farmers and is now wanting to increase their business opportunity by treating seed and selling crop protection products.

Description of Proposed Development

The title is under the name of Chris and Sharron Kulbacki. Copy attached. Property is located at NW 1 - 16 - 16 W

The property is zoned AG80. Kulbacki Seeds has applied for a Conditional Use Permit.

The owner will use an existing metal building measuring 15' x 30' x 8' with a 6" metal curb and metal floor to use as chemical warehouse to store seed treatment product and sell crop protection products to the community farmers. The building will follow all the requirements of the AWSA warehouse standards. There will be 2 sides free for firefighting access. The building is non-combustible and does not need fire rating. Floor and floor support are non-combustible as well. No floor drains in the building and mechanical ventilation will have a minimum of 2 air changes per hour. The building will not be heated. Lights will be installed so material handling equipment does not interfere and will be sufficient for reading labels. The warehouse will have a 24 hour monitored fire and burglar alarm system.

The seed treater will be located in a seed treatment building located immediately west of the warehouse. The building will follow all the requirements of the AWSA warehouse standards. There will be 2 sides free for firefighting access. The building will be a wooden structure with 1 hour fire rating on the walls. Floor and floor support are non-combustible as well. No floor drains in the building and mechanical ventilation will have a minimum of 2 air changes per hour. The building will not be heated. Lights will be installed so material handling equipment does not interfere and will be sufficient for reading labels and treating seed.

All transferring of product will be done on a paved loading pad.

There are 18 feet of clay above the water aquifer.

The warehouse will store up to 10 pallets of product. In a worst case scenario of a major spill, the building will hold 8 pallets of spilled liquid and the exterior containment system will hold the remaining 2 pallets of liquid plus 3000 liters of fire fighting water, which would be the maximum amount of water used to activate foam for putting out a chemical fire. The exterior containment system under the building and including the area surrounding the building as shown on the attached

site plan, will have a 40mil LLDPE one piece synthetic liner to protect the environment from possible contamination. This liquid would then be cleaned up according to measures outlined in the MSDS of the product stored.

Kulbacki Seeds will maintain an emergency response plan and will review the plan annually to ensure it works properly.

All spills will be cleaned up immediately according to the MSDS for that product.

Owner is the nearest resident to the warehouse and is located 116 meters west of the warehouse.

No need for potable water or a holding tank.

Hours of operation are from 8:00AM to 5:00PM.

Description of Existing Environment in the Project Area

There have been no previous studies or activities conducted on the site. All land surrounding this property is used for agriculture.

There will be no affect on the natural or heritage resources or on the environmental health because no product will be released into the environment or into the atmosphere.

Description of Environmental Effects of the Proposed Development

There will be no impact from the development on the environment including pollutants released in the air, impact on wildlife, impact on fisheries, impact on surface water and groundwater, forestry related impacts, impacts on heritage resources and socio-economic implications on the environment.

Mitigation Measures and Residual Environmental Effects

All liquid including fire fighting water will be retained on site. If any liquid is released it will be immediately cleaned up and disposed of in an environmentally suitable manner using all resources as needed. Any accidental release exceeding the reportable quantities will be reported to the proper authorities. All personnel involved in the operation of this facility will be trained in all aspects of proper handling of all products on site including safety measures, use of MSDS and what their specific responsibilities will be in any given emergency.

STATUS OF TITLE

Title Number **2228197/5**
Title Status **Accepted**
Client File **NLTO - Client Services - ss**

The Property Registry

A Service Provider for the Province of Manitoba



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

CHRISTOPHER RAYMOND KULBACKI AND SHARON LYN KULBACKI
BOTH OF NEEPAWA IN MANITOBA

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SLY 740 FEET PERP OF WLY 589 FEET PERP
OF NW 1/4 1-16-16 WPM
EXC: AN UNDIVIDED ONE-HALF INTEREST IN ALL MINES AND MINERALS
IN DEED 190003 NLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**
Registration Number: **1058077/5**
Instrument Status: **Accepted**

Registration Date: 2007-05-28
From/By: CHRISTOPHER RAYMOND KULBACKI & SHARON LYN KULBACKI
To: FARM CREDIT CANADA

Amount: \$200,000.00
Notes: No notes
Description: No description

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
1111564/5	Amending Agreement	Accepted

Instrument Type: **Amending Agreement**
Registration Number: **1111564/5**
Instrument Status: **Accepted**

Registration Date: 2015-01-16
From/By: FARM CREDIT CANADA
To: CHRISTOPHER RAYMOND KULBACKI & SHARON LYN KULBACKI

Amount:
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

CHRISTOPHER RAYMOND KULBACKI
BOX 1986
NEEPAWA MB
R0J 1H0

SHARON LYN KULBACKI
BOX 1986
NEEPAWA MB
R0J 1H0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2195879/5 Partial

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	Transfer Of Land
Registration Number:	1058074/5
Registration Date:	2007-05-28
From/By:	RAYMOND EDWARD KULBACKI & ANNE ELIZABETH KULBACKI
To:	CHRISTOPHER RAYMOND KULBACKI & SHARON LYN KULBACKI
Consideration:	\$35,000.00

10. LAND INDEX

NW 1-16-16W
SLY 740'P OF WLY 589'P EX 1/2 M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2228197/5

MUNICIPAL ROAD

NORTH

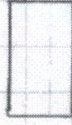
KULBACKI SEEDS

NW 1-16-16W

X X X X X TREE LINE X X X X X

X X X X X

OWNERS HOME



PAVED PAD

SEED BINS

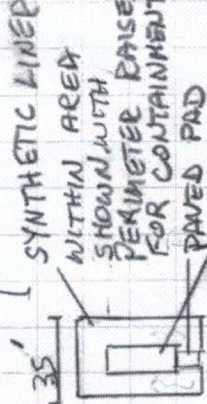


EXISTING SEED TREATER BUILDING 4 BY 20'

380'

130'

20'



SYNTHETIC LINER WITHIN AREA SHOWN WITH PERIMETER RAISED FOR CONTAINMENT

EXISTING

15' x 30' BUILDING (PROPOSED AUSA WAREHOUSE)



PROPERTY	TEST METHOD	FREQUENCY ⁽¹⁾	UNIT Metric	Solmax 140-7000
SPECIFICATIONS				
Thickness (Nominal ±10%) (11)	ASTM D-5199	Every roll	mm	1.00
Resin Density	ASTM D-1505	Certification	g/cc	< 0.926
Melt Index - 190/2.16 (max.)	ASTM D-1238	Certification	g/10 min	1.0
Sheet Density (8)	ASTM D-1505	1/Batch	g/cc	≤ 0.939
Carbon Black Content (9)	ASTM D-4218	Every 2 rolls	%	2.0 - 3.0
Carbon Black Dispersion	ASTM D-5596	Every 10 rolls	Category	Cat. 1 / Cat. 2
OIT - standard (avg.)	ASTM D-3895	1/Batch	min	100
Tensile Properties (min. avg) (2)	ASTM D-638	Every 5 rolls		
Strength at Break			kN/m	31.5
Elongation at Break			%	1000
2% Modulus (max.)	ASTM D-5323	Per formulation	kN/m	420
Tear Resistance (min. avg.)	ASTM D-1004	Every 10 rolls	N	85
Puncture Resistance (min. avg.)	ASTM D-4833	Every 10 rolls	N	298
Dimensional Stability	ASTM D-1204	Certification	%	± 2
Multi-Axial Tensile (min. avg.)	ASTM D-5617	Per formulation	%	90
Oven Aging - % retained after 90 days	ASTM D-5721	Per formulation		
STD OIT (min. avg.)	ASTM D-3895		%	35
HP OIT (min. avg.)	ASTM D-5885		%	60
UV Resistance - % retained after 1600 hr	GRI-GM-11	Per formulation		
HP-OIT (min. avg.)	ASTM D-5885		%	35
Low Temperature Impact (pass)	ASTM D-1790	Per formulation	°C	-70
SUPPLY SPECIFICATIONS (Roll dimensions may vary ±1%)				
Roll Dimension - Width	-		m	6.80
Roll Dimension - Length	-		m	237.7
Area (Surface/Roll)	-		m ²	1616.4

NOTES

1. Testing frequency based on standard roll dimensions and one batch is approximately 180,000 lbs (or one railcar).
2. Elongation is measured with a gage length of 1.5".
8. Correlation table is available for ASTM D792 vs ASTM D1505. Both methods give the same results.
9. Correlation table is available for ASTM D1603 vs ASTM D4218. Both methods give the same results.
11. The minimum average thickness is ± 10% of the nominal value.

* All values are nominal test results, except when specified as minimum or maximum.

* The information contained herein is provided for reference purposes only and is not intended as a warranty of guarantee. Final determination of suitability for use contemplated is the sole responsibility of the user. SOLMAX assumes no liability in connection with the use of this information.