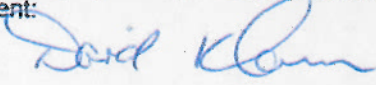


Environment Act Proposal Form

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 proponent of the development: 44657 MANITOBA LIMITED	Mailing address: 3-932 DOUGLAS ST. BRANDON, MB R7A 7S2
Location (street address, city, town, municipality, legal description) of the development: SW 1/4 16-10-18 WPM IN CITY OF BRANDON	
Name of proponent contact person for purposes of the environmental assessment: DAVID KLASSEN / KELSEN AGRITECH INC.	
Phone: 204 987-9292	Mailing address: 103 STONEHAM CR. WINNIPEG MB R2G 3K5
Fax: 204 668-3359	
Email address: KLASSEN_DAVID@SHAW.CA	
Webpage address: -	
Date: MAY 13/13	Signature of proponent, or corporate principal of corporate proponent: 
	Printed name: DAVID KLASSEN

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

Introduction and Background

The development has been ongoing for well over 20 years. It is presently used as a retail anhydrous ammonia distribution site and the owner is now wishing to add a granular fertilizer distribution facility to the site. Both anhydrous ammonia and granular fertilizer will be distributed to other retail locations with Anhydrous ammonia is also being delivered to local farmers.

This facility is already certified under the Canadian Fertilizer Institutes program, which is managed by AWSA for all Anhydrous Ammonia sites. Certification No. is 9410070. A environmental licence is being applied for because the owner wishes to make changes to the site by adding the storing and distribution of granular fertilizer as outlined below.

Description of Proposed Development

A certificate of title No 1539032 and 1539033 is attached. The property is owned by the proponent 44657 Manitoba Limited. Please see Figure 1 and 2 attached.

The mineral rights are not known.

The property is presently zoned MH - Heavy Industrial. The anhydrous ammonia facility is an allowed use within the industrial zoning. The proponent is applying for a Conditional Use Permit to add the granular fertilizer facility on this site. The site is surrounded by other industrial uses including other fertilizer manufacturers and retailers. The nearest residential neighbour is approximately 1 mile to the east of the facility. See Figure 3 below.

The existing anhydrous ammonia (NH₃) site consists of a rail siding used to deliver NH₃ to the site. From these rail cars the NH₃ is unloaded into 2 - 30,000 US gallon holding tanks supported by a concrete foundation, from which the NH₃ is transferred to nurse tanks or delivery units for delivery to another facility or the end user. No farmer enters this site. All product is delivered. There are approximately 20 nurse tanks and 2 delivery trucks also being stored on the property. The entire area used for NH₃ distribution is surrounded with a 6' high chain link fence with a gate on the east, south and west for entry and exit. All equipment used for the storage or distribution of NH₃ is maintained on a regular basis and all employees are trained prior to the start of work as per AWSA requirements for certification. For a detailed sketch of the fenced compound within the property see Figure 4 attached.

The proponent is also desiring to add 2 new granular fertilizer buildings to the facility measuring 68' x 400' each. Each building will hold approximately 10,000 tonnes of fertilizer each. The types of fertilizer stored will be either map monammonium phosphate, urea or ammonium sulphate. The entire warehouse will hold any one of these products or the warehouse may be divided to hold a combination of any one of these products. These warehouses will be used for temporary storage of granular fertilizer that will be delivered by rail via a new spur line to be

installed. The rail car will release the fertilizer onto a conveyor that takes the fertilizer to the building where it goes up a leg and placed onto another conveyor with numerous gates allowing the product to be discharged at the desired location within the warehouse. This entire process along with all other loading and unloading of product will be performed on a paved loading pad to allow for quick, easy and proper clean up for any product that may spill during any of these processes. The fertilizer will then be loaded onto trucks and distributed to other retail locations. The trucks will be loaded by operating a loader inside the warehouse from either end of the warehouse to fill a hopper with a conveyor going out to the truck just outside the building. These 2 new buildings will have a concrete foundation and floor and the building itself will be an arched steel building. See Figure 5 attached for location of warehouses.

The existing office has a washroom serviced by a well and a septic tank. Drinking water is brought on site.

Hours of operation are 8:00AM to 5:00PM with longer hours in the busy season.

Description of Existing Environment in the Project Area

See Figure 3 on following page.

The area around this site is quite flat. It is an industrial area within the city of Brandon with residential area approximately 2 miles to the west. The subsoil conditions for SW $\frac{1}{4}$ 16 - 10 - 18 WPM is sandy and gravely with some larger stones.

The area surrounding the subject property is industrial land. A slough in the southeast of the property may be used by ducks and geese for their habitat. Otherwise there would not be any other wildlife in the area because of the high density of buildings and working people.

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, NH₃ will escape as a gas and dissipate into the air. In the unlikely event there should be a large release of NH₃ gas and this release would be doused by water to minimize the amount of airborne product.

Secondly, water saturated with NH₃ would remain on site and be cleaned up immediately. The containment berm around the low lying area where anhydrous ammonia is stored would prevent contaminated water from entering the slough or going off site.

Thirdly, all granular fertilizer are stored in one of the two warehouses.

Fourthly, transferring of granular fertilizer takes place on a paved pad allowing any discharge of product to be contained and cleaned up immediately.



Figure 3 – Subject property

Mitigation Measures and Residual Environmental Effects

Mitigation and residual effects are as outlined above, namely:

The containment berm around the low lying area where anhydrous ammonia is stored would prevent contaminated water from entering the slough or going off site. Any contaminated liquid would be cleaned up immediately.

All granular fertilizer spilled during loading or unloading would be swept up immediately after the operation was completed and placed into the warehouse with the other product.

All personal are trained on a regular basis for their specific job requirements including safety in handling product. They have an emergency response plan on site which is reviewed annually and an Emergency Response drill is performed at least 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.

STATUS OF TITLE..... ACCEPTED
 ORIGINATING OFFICE... BRANDON
 REGISTERING OFFICE... BRANDON
 REGISTRATION DATE.... 1997/12/11
 COMPLETION DATE..... 1997/12/18

PRODUCED FOR.. COUNTER
 ADDRESS.....

CLIENT FILE... NA
 PRODUCED BY... BRANDON

FIGURE 1

LEGAL DESCRIPTION:

44657 MANITOBA LIMITED

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

ALL THAT PORTION OF SW 1/4 16-10-18 WPM WHICH LIES NORTH OF A LINE
 DRAWN SOUTH OF PARALLEL WITH AND DISTANT PERP 650 FEET FROM THE NLY
 LIMIT OF SAID QUARTER SECTION
 EXC FIRSTLY: ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 118475
 SECONDLY: ROAD PLAN 32641 HLTO

ACTIVE TITLE CHARGE(S):

1035734/2	ACCEPTED	CAVEAT	REG'D: 1997/12/11
	DESCRIPTION:	RESTRICTIVE AGREEMENT RELATING TO DRAINAGE	
	FROM/BY:	CANADIAN PACIFIC RAILWAY COMPANY	
	TO:	BY ITS AGENT CHARLES O. WEIGHEN, Q.C.	
	CONSIDERATION:	NOTES: SERVIENT	
1035735/2	ACCEPTED	CAVEAT	REG'D: 1997/12/11
	DESCRIPTION:	RESTRICTIVE AGREEMENT/IMPAIRMENT OF SITE LINES RAILWAY	
	FROM/BY:	CANADIAN PACIFIC RAILWAY COMPANY	
	TO:	BY ITS AGENT CHARLES O. WEIGHEN, Q.C.	
	CONSIDERATION:	NOTES: SERVIENT	
1326954/2	ACCEPTED	CAVEAT	REG'D: 2012/11/26
	DESCRIPTION:	GRANT OF EASEMENT DATED NOV. 22, 2010	
	FROM/BY:	THE MANITOBA HYDRO-ELECTRIC BOARD	
	TO:	GLENN W. GRAY, AGENT	
	CONSIDERATION:	NOTES: PT RE: PL 53609	

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	44657 MANITOBA LIMITED #3, 932 DOUGLAS ST BRANDON MB	R7A 7B2

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
 STORAGE SYSTEM ON 2013/04/24 OF TITLE NUMBER 1539032/2

STATUS OF TITLE..... ACCEPTED PRODUCED FOR.. COUNTER
 ORIGINATING OFFICE... BRANDON ADDRESS.....
 REGISTERING OFFICE... BRANDON
 REGISTRATION DATE.... 1997/12/11
 COMPLETION DATE..... 1997/12/18

FIGURE 2

CLIENT FILE... NA
 PRODUCED BY... BRANDON

LEGAL DESCRIPTION:

44657 MANITOBA LIMITED

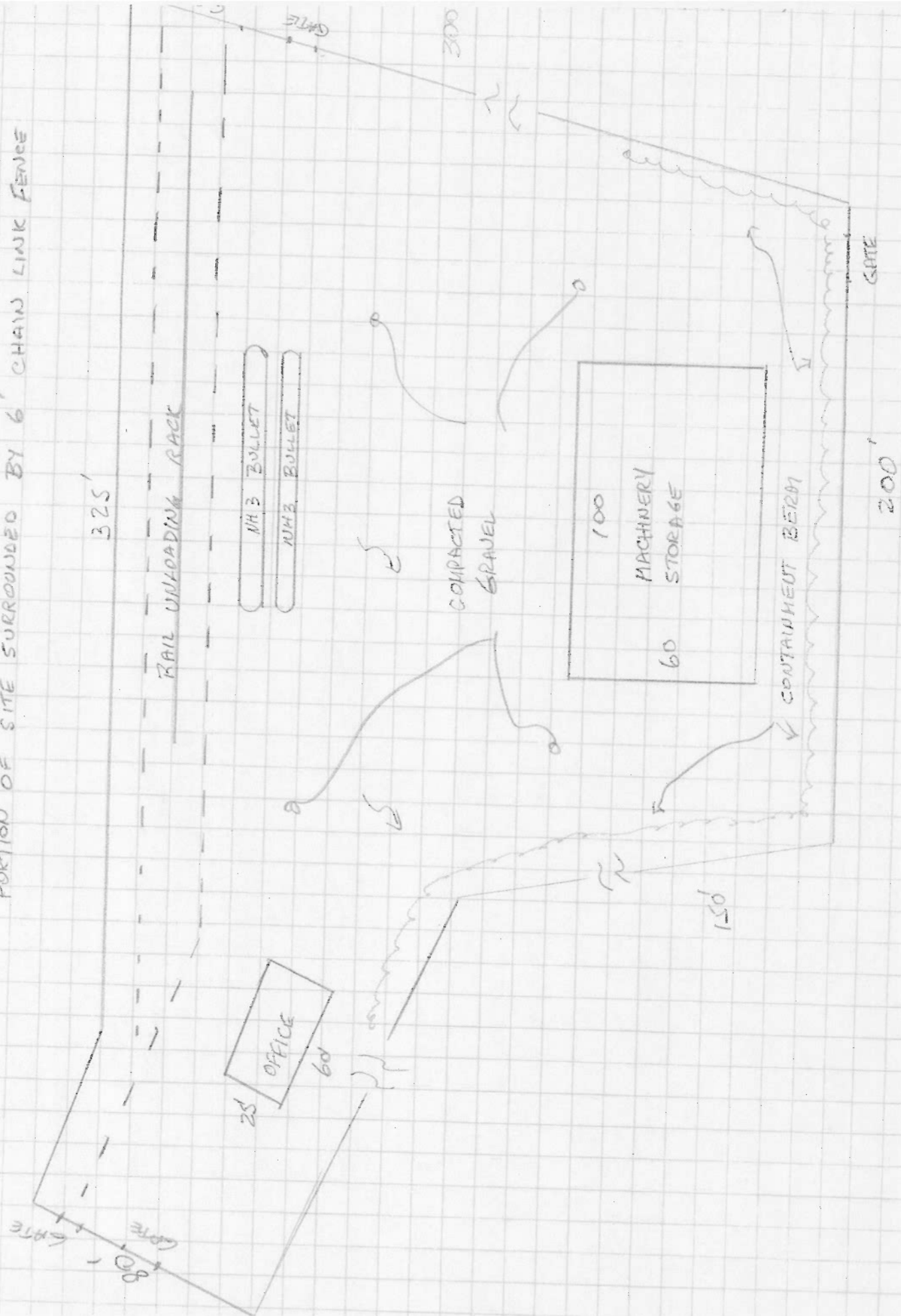
IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
 IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF NW 1/4 16-10-18 WPM WHICH LIES SOUTH
 OF PLAN 34208 BLTO EXC:
 FIRSTLY: RLY PLAN 290 BLTO
 SECONDLY: ROAD PLAN 32641 BLTO OTHER THAN MINES AND MINERALS
 THIRDLY: ALL MINES AND MINERALS.

ACTIVE TITLE CHARGE(S):

86-12235/2	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT CITY OF BRANDON	REG'D: 1986/10/15	NOTES:
1035734/2	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT RESTRICTIVE AGREEMENT RELATING TO DRAINAGE CANADIAN PACIFIC RAILWAY COMPANY BY ITS AGENT CHARLES O. WEIGHEN, Q.C.	REG'D: 1997/12/11	NOTES: SERVIENT
1035735/2	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT RESTRICTIVE AGREEMENT/IMPAIRMENT OF SITE LINES RAILWAY CANADIAN PACIFIC RAILWAY COMPANY BY ITS AGENT CHARLES O. WEIGHEN, Q.C.	REG'D: 1997/12/11	NOTES: SERVIENT
1326954/2	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT GRANT OF EASEMENT DATED NOV. 22, 2010 THE MANITOBA HYDRO-ELECTRIC BOARD GLENN W. GRAY, AGENT	REG'D: 2012/11/26	NOTES: PT RE: PL 53609

PORTION OF SITE SURROUNDED BY 6' CHAIN LINK FENCE





NOT TO SCALE
 ALL WORK IN THIS PUBLIC PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN STANDARDS FOR CONSTRUCTION SPECIFICATIONS AND DRAWINGS AND IN ACCORDANCE WITH THE STANDARDS SET BY THE ENGINEERING COUNCIL OF CANADA.

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING
2		ISSUED FOR PERMITTING
3		ISSUED FOR PERMITTING
4		ISSUED FOR PERMITTING
5		ISSUED FOR PERMITTING
6		ISSUED FOR PERMITTING
7		ISSUED FOR PERMITTING
8		ISSUED FOR PERMITTING
9		ISSUED FOR PERMITTING
10		ISSUED FOR PERMITTING

G.D. NEWTON AND ASSOCIATES INC.
 2774 10th STREET
 BRIDGEVIEW, ONTARIO
 M7A 4G7

DATE: 28/12/73
 SCALE: 1:600

SHUR-GRO FARM SERVICES LTD.
 LOT EXPANSION AT P.T.H. 110
 CONCEPTUAL SITE PLAN
 DRAWING 1