

# 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>KLS CROP SOLUTIONS</b>	Mailing address: <b>PO BOX 728 MORRIS, MB R0G 1K0</b>
Location (street address, city, town, municipality, legal description) of the development: <b>LOT 1 AND 2, BLOCK 1, PLAN 32172 119 WAGON TRAIL, MORRIS, MB</b>	
Name of proponent contact person for purposes of the environmental assessment: <b>DAVID KLASSEN / KLASSEN AGRITECH INC.</b>	
Phone: <b>204 987-9292</b>	Mailing address: <b>103 STONEHAM CR WINNIPEG MB R2G 3L5</b>
Fax: <b>204 668-3359</b>	
Email address: <b>KLASSEN - DAVID @ SHAW . CA</b>	
Webpage address: <b>—</b>	
Date: <b>MARCH 12/13</b>	Signature of proponent, or corporate principal of corporate proponent: <i>David Klassen</i>
	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)

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

**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>

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 1390042/1 is attached. Please see Schedule 1 attached. The property is owned by the Town of Morris 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 vacant industrial land. The zoning is ML - Industrial light. The site is surrounded by industrial land to the north and south, a video/lotto storage warehouse is to the east with CNR rail to the west. The nearest residential neighbour is more than 200 meters to the north.

The proponent wishes to build a new 60' x 60' x 18' warehouse. The warehouse will be a stud wall building wherein the walls will have a 1 hour fire rating. There will be a minimum of 45cm of compacted clay containment surrounding the warehouse. The containment area will be sloped towards the southwest corner with a control mechanism, which will always be kept in the closed position, will be located in the lowest lying area of this containment where clean accumulations of water will be discharged into an existing ditch located on the west end of the site. 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.

Informal approval has already been granted and a formal Variance will be applied for from the Town of Morris.

Products stored and distributed from the facility are herbicides, fungicides, insecticides, treated and untreated seed. There will be a maximum of 168 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 products end use location. Shipping and receiving of product will be conducted on a paved pad located in front of the warehouse overhead door.

There will not be any water or sewer service as the proponent is planning to use his home, located a 5 minute walk from the site, as an 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 3 on following page.

The site is located within the Town of Morris. The building will be located in a flood plain, but will be protected from flood waters with the ring dike surrounding the Town of Morris. The subsoil conditions are clay for 60 feet.

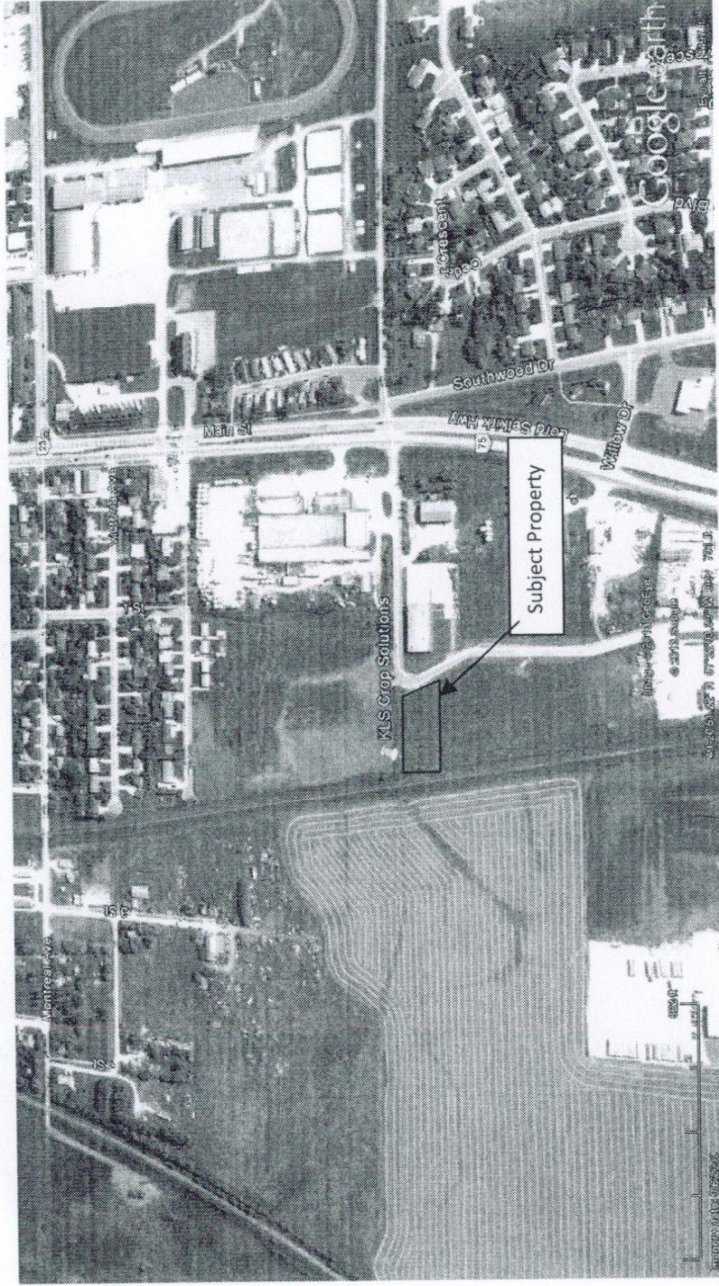
Description Of Environmental Effects of the Proposed Development  
There should be no negative effects to the environment as a result of this development. There are several layers of protection in place to protect both people and environment.

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 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 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.



Schedule 3 – Subject property as shown

### 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 Trevita.

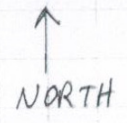
Should any liquid escape from the building the area surrounding the building will have a secondary containment system made of compacted clay which will then hold the spill until it too can be cleaned up according to MSDS requirements and the contaminated material disposed of by Trevita.

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.

The Licencee will 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, 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.

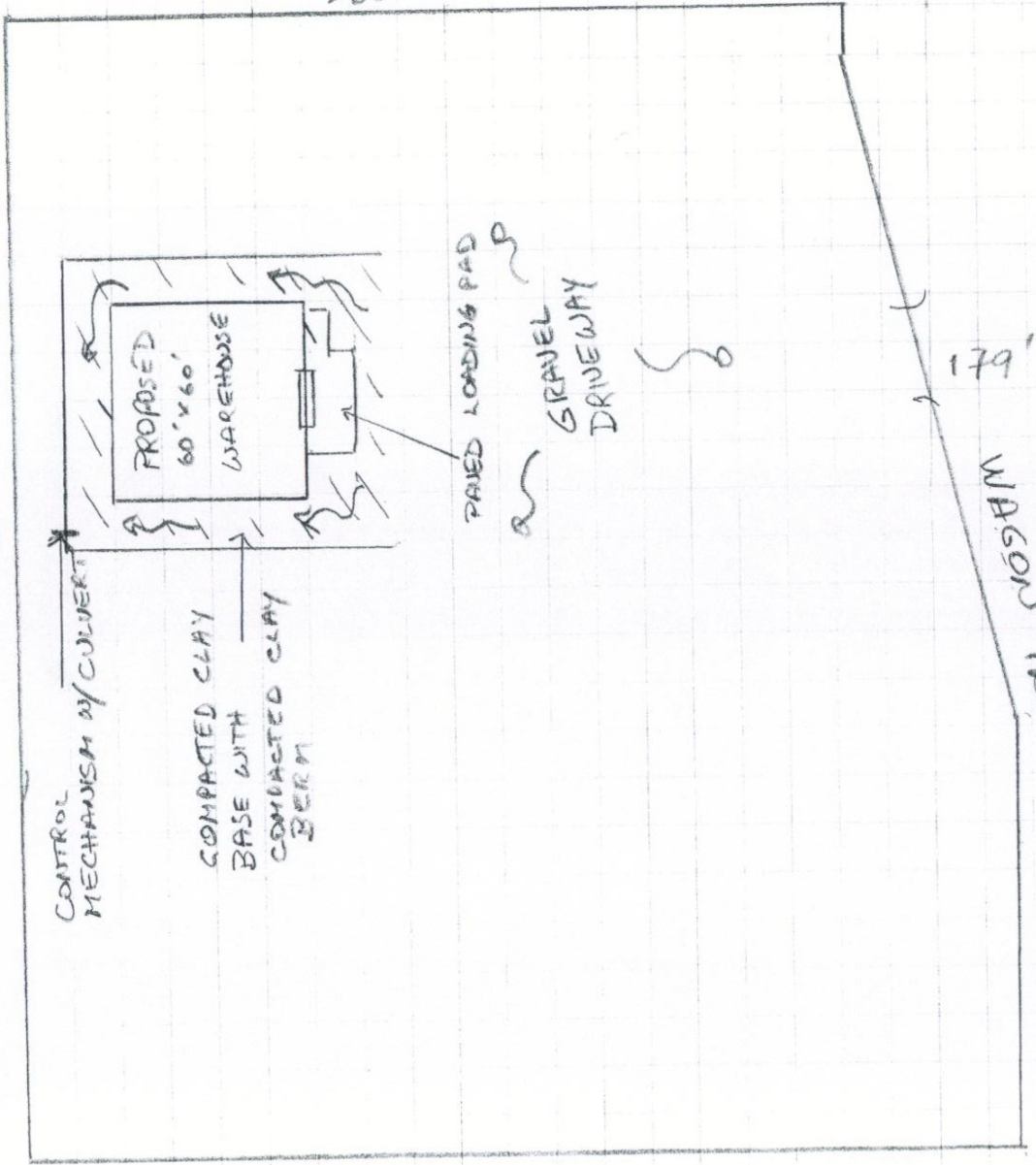
Upon decommissioning of the site, soil samples will be taken to ensure that there are no contaminants on the site. Any contamination found will be remediated as required for that particular product or products.

INDUSTRIAL LAND



260'

INDUSTRIAL LAND



179'

WAGON TRAIL

134'

KLS CROP SOLUTIONS  
MORRIS, MS

(1/4" = 15')

311'  
INDUSTRIAL LAND

DITCH



CONTROL MECHANISM w/ CULVERT

COMPACTED CLAY  
BASE WITH  
COMPACTED CLAY  
BERM

PROPOSED  
60' x 60'  
WAREHOUSE

PAVED LOADING PAD

GRAVEL  
DRIVEWAY

STATUS OF TITLE.....  
 ACCEPTED  
 ORIGINATING OFFICE... WINNIPEG  
 REGISTERING OFFICE... WINNIPEG  
 REGISTRATION DATE.... 1995/06/26  
 COMPLETION DATE..... 1995/07/19  
 PRODUCED FOR... DAVID KLASSEN  
 ADDRESS..... 103 STONEHAM CR  
 WPG R2G 3L5  
 CLIENT FILE.... NA  
 PRODUCED BY.... M.DERKSEN

LEGAL DESCRIPTION:

THE TOWN OF MORRIS  
 IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE  
 FOLLOWING DESCRIBED LAND:  
 LOT 1 BLOCK 1 PLAN 32172 WLTO  
 IN RL 327 PARISH OF STE AGATHE

ACTIVE TITLE CHARGE(S):

1970104/1	ACCEPTED CAVEAT AGREEMENT DESCRIPTION: FROM/BY: MAN. HYDRO-ELECTRIC BOARD & MANITOBA TELEPHONE SYSTEM TO: CONSIDERATION:	REG'D: 1995/11/20 NOTES: AFF WTN LTS R/W PL 32927
2409749/1	ACCEPTED CAVEAT EASEMENT DESCRIPTION: FROM/BY: MTS COMMUNICATIONS INC. TO: CONSIDERATION:	REG'D: 1999/08/24 NOTES: AFF WTN LTS R/W PL 37514

ADDRESS(ES) FOR SERVICE:  
EFFECT NAME AND ADDRESS

ACTIVE THE TOWN OF MORRIS  
 BOX 28  
 MORRIS, MB.  
 POSTAL CODE  
 R0G 1K0

ORIGINATING INSTRUMENT(S):  
REGISTRATION NUMBER TYPE

REG. DATE	CONSIDERATION	SWORN VALUE
1921525/1	TREQ 1995/06/26	\$0.00
PRESENTED BY: GREGORY, BRUCE D.		
FROM: THE TOWN OF MORRIS		
TO:		

FROM TITLE NUMBER(S):

1384907/1 PART  
 CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
 STORAGE SYSTEM ON 2013/02/25 OF TITLE NUMBER 1390042/1



TOWN OF MORRIS  
Home of the Manitoba Stampede

February 21<sup>st</sup>, 2013

KLS Farms Ltd. operating as KLS Crop Solutions  
Morris, Manitoba  
R0G 1K0

Dear Sirs:

**RE: Granted Permission to access property**

The Town of Morris grants KLS Crop Solutions and/or their representative's permission to apply for an environmental license from Manitoba Conservation to erect and operate a crop protection products warehouse on property currently owned by The Town of Morris in Morris, Manitoba. The property is known as Lots 1 and 2 Block 1, Plan 32172; #119 Wagon Trail, Morris, Manitoba R0G1K0.

Yours truly,

Brigitte Doerksen, C.M.M.A  
Chief Administrative Officer  
Town of Morris

Office of the Chief Administrator  
P.O. Box 28, Morris, Manitoba, R0G 1K0 Phone: (204) 746-2531 Fax: (204) 746-6009  
Email: cao@townofmorris.ca Website: www.townofmorris.ca

