

# Environment Act Proposal

## for Crop Protection Chemical Warehouses

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**BlueStar Distribution Inc.**  
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A description of land studies and any prior government agency authorizations.

Unknown – the property was purchased by the current owner (R.S. Harris) with pre-existing facilities constructed by the Manitoba Sugar Company, which began using the site in 1940.

In addition the site selection/site evaluation process should include the compilation of any available information on:

- groundwater availability and quality beneath the site,

No groundwater detected from test holes. Refer to “attachment3\_geotechnicalreview”.

- the thickness of materials overlying the uppermost aquifer at the site or on adjacent properties and groundwater usage in the area (nearby wells, their depths, etc.).

Unknown – see next response.

If the site geology or hydrogeology is poorly understood, a test drilling or borehole to a minimum of 30 feet unless bedrock or an aquifer have been encountered at shallower depths may be required;

No groundwater detected from test holes. Refer to “attachment3\_geotechnicalreview”.

Scaled site plan showing:

a) location and identification of all structures (tanks; fences; buildings; drives; wells, etc.) within the development;

No site plan with this info available to us. Refer to “attachment6\_structuresonsite”.

b) direction and distance from location of crop protection chemical storage structure(s) to the nearest isolated residence; subdivision; institution; and town, city or village and highway or municipal road right-of-way;

Plant #1 is approx 600 ft from the Capri Motel (to the ESE) and 750 ft from apartment residences (to the ENE). There is a wide hydro transmission tower line right-of-way separating the BDI buildings and these habitats. Plant #2 is further removed by another 250ft – 300ft.

c) direction and distance to any major works or structures including railways, waterways (constructed or natural), bridges, roads, etc., within 1,500 metres of the development;

Railway line comes onto the property. It is a major component to the viability of the facility. There are no waterways, bridges, etc., within 1500 metres of the facility.

d) access to the development with a designation of the roads used for this access; and

Winnipeg city street 555 Hervo St. and private road on property.

e) drainage patterns within the development and off the development and distance to and designation of receiving stream;

Drainage is established as part of municipal storm sewer system.

The closest storm drain to Plant #1 is about 100 meters away and about 400 meters from Plant #2.

A description of all products (fertilizer, pesticides, etc.) to be stored or distributed from this development;

Agriculture use Fungicides, Herbicides and Fertilizers.

A description, number and total capacity of all delivery vehicles as well as estimated total traffic flows to and from the development;

BlueStar Distribution impact will add 2– 3 Highway Transport Tanker Trailers per day (In/Out) and 10 Railcar Tankers per month (In/Out).

We expect 10 (or less) railcars delivered at any one time to BDI. We can house 2 railcars inside Plant #1; which could leave 8 (or less) railcars staged on the dedicated spur (no other/through traffic).

BDI will process 1 railcar per work-day; so we are not “storing” product in railcars for our customers. We make our money by moving the product out of the railcars.

Details of security (fencing, barricades, stanchions, alarms, etc.);

BDI site is within a compound that is fully fenced, with code access security gates.

Source(s) of potable water;

City water

The disposal method for sanitary wastes;

City sewer system

A description of any wastes generated, other than sanitary, and the disposal practices utilized;

Some solid wastes: gloves, rags, from transfer processes and clean-up of equipment and some “rinse water, from clean-up of tote containers and equipment, will be transported to appropriate facilities as per Waste Regulation M.R. 175/87.

A complete and concise description of the method of operation;

- Hours/dates of operation;

Monday to Friday; 7:00 AM to 5:00 PM

Identification of any gasoline or associated products;

Propane tanks for forklifts.

A description of the potential impacts of any release of product; and

No transfers take place outside of the buildings which provide adequate containment as per:

A plan for containing, handling, monitoring, storing, treating and disposing of contaminated water in the event of a response to a fire, leak or discharge.

The following containment design features are incorporated into the building’s designs.

- The warehouse and processing areas of the buildings do not have any active floor drains.
- The warehouse and processing areas have retention curbing around inside perimeter.
  - Plant #1 - 6 inch inner perimeter curb creates minimum containment volume of 670,000 litres. Refer to “attachment8\_plant1floorplan”.
  - Plant #2 - 6 inch inner perimeter curb creates minimum containment volume of 202,000 litres. Refer to “attachment9\_plant2floorplan”.
- The floors have been designed/treated to render them impervious to absorption of a chemical spill.

Treatment & disposal will be by an accredited disposal & destruction service provider.

Also, a plan to prevent the contamination of surface or groundwater, and information on the measures to be taken in terms of operation and control equipment to prevent pollutant discharges to the ground, water and air.

All transfer points are INSIDE the containment facility. No pollutant discharges to the ground.