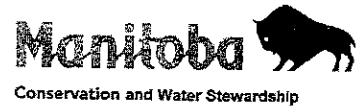


# Environment Act Proposal Form



Name of the development: Winkler Consumer's Co-operative- Morden Agro	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): Class 1	
Legal name of the applicant: Winkler Consumers Co-operative	
Mailing address of the applicant: 205 Wilcocks Road	
Contact Person: Tom Myers	
City: Morden	Province: MB      Postal Code: R6M1Y4
Phone Number: 204-325-1658	Fax: 204-822-5489      email: tmyers@winklercoop.com
Location of the development: 205 Wilcocks Road	
Contact Person: Tom Myers	
Street Address: 205 Wilcocks Road	
Legal Description:	
City/Town: Morden	Province: MB      Postal Code: R6M1Y4
Phone Number: 204-325-1658	Fax: 204-822-5489      email: tmyers@winklercoop.com
Name of proponent contact person for purposes of the environmental assessment: <i>Tom Myers</i>	
Phone: <i>204-325-1658</i>	Mailing address: <i>205 Wilcocks Road</i>
Fax: <i>204-822-5489</i>	<i>MORDEN MB</i> <i>R6M 1Y4</i>
Email address: <i>tmyers@winklercoop.com</i>	
Webpage address:	
Date: <i>August 12, 2015</i>	Signature of proponent, or corporate principal of corporate proponent: <i>[Signature]</i>
	Printed name: <i>THOMAS (TOM) L MYERS</i>

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 .....	\$1,000
Class 2 Developments .....	\$7,500
Class 3 Developments:	
Transportation and Transmission Lines ..	\$10,000
Water Developments .....	\$60,000
Energy and Mining.....	\$120,000

**Submit the complete EAP to:**

Director  
Environmental Approvals Branch  
Manitoba Conservation and Water Stewardship  
Suite 160, 123 Main Street  
Winnipeg, Manitoba R3C 1A5

**For more information:**

Phone: (204) 945-8321

Fax: (204) 945-5229

<http://www.gov.mb.ca/conservation/eal>

Winkler Consumer's Co-operative  
Morden Agro

Introduction and Background

Winkler consumers co-op purchased the former Monsanto building and land located at 205 Wilcocks Road in Morden MB, in order to provide services to the local growers. This site held a previous environmental license and AWSA certificate.

Description of Proposed Development

The title of this property is held under Winkler Consumer's Co-operative (see Status of Title attached) and is zoned MG-general industrial, a variation (see attached) and conditional use variance (see attached) has been received in order to have a bulk storage facility erected. The zoning allows for a crop protection products warehouse and a fertilizer facility on that site. (See letter from City of Morden attached.)

This facility is a concrete block building with a certified AWSA warehouse measuring 30' x 60' located within the 112' x 130' main building that has all necessary mitigations in place to prevent any emission of products. Protection includes a minimum 6" concrete curb around the 30' x 60' storage area and further spill containment measuring 80' x 130' x 6" in the remainder of the building. Product at the warehouse will not exceed 30 pallets. Any potential spill can be contained within the building. Loading and unloading inventory will be on a paved dock loading area. The control gate in this dock loading area will be kept closed and only opened to remove rainfall. (See site plan attached). The building is protected by a fire and burglar alarm.

The mineral rights are not known.

The liquid fertilizer will be constructed according to environmental specifications and will be constructed with a secondary containment system incorporating a permanent berm with an impervious liner and will have a minimum capacity of 110% of the largest storage tank contained including the tanks displacement.

The proposed dry fertilizer blending facility is to consist of 8-200mt storage tanks with a closed volumetric blending system underneath leading to a outload leg supplying two overhead load out bins, the

inload area is an enclosed drive over conveyor leading to an inload leg system. A variation order No. 03-2015 attached, has been obtained from the City of Morden to erect this fertilizer facility (see attached). Hours of operation are from 7:00AM to 6:00PM.

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

The surrounding land is rated General Industrial to the north, east and west and the land to the south is agricultural.

The land this proposed site is on is a sandy clay base with no nearby waterways, there are no active wells situated on this property.

The proposed development has been discussed at City council with no oppositions to the planned development, the safety has been discussed with the largest employer nearby and there are no safety concerns.

#### 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 including employee training, emergency response plan training, monitored alarm system and containment plan.

The proposed fertilizer area will be constructed as a closed system so there is little or no emissions and if any should occur they will be contained on the concrete inload/outload/blending area in order to facilitate clean up.

#### Mitigation Measures and Residual Environmental Effects

The existing chemical warehouse has been designed with a primary retention of 6 inches and also with a secondary containment area that consists of concrete and pavement that has sufficient capacity to hold all internal liquid and also the fire fighting water that may be used.

If any dry or liquid fertilizer is released it will be immediately cleaned up and disposed of in an environmentally suitable manner using all resources as needed, any accidental releases 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



## Morden Community Development Corporation

115 - 195 Stephen St. • Morden, Manitoba Canada • R6M 1V3 • Phone 204-822-5088 • Fax 204-822-6494  
Email: [cd@mordenmb.com](mailto:cd@mordenmb.com) Website: [www.mordenmb.com](http://www.mordenmb.com) Toll Free: 1-877-822-5088

March 17, 2015

George Klassen  
General Manager  
Winkler Co-op  
(204) 325-9595  
[gmgeorge@winklercoop.com](mailto:gmgeorge@winklercoop.com)

Dear George,

**RE: Fertilizer and Chemical Storage and Retail at 205 Willcocks Road, Morden MB**

Morden Community Development Corporation understands that the Winkler Co-op intends to sell Crop protection products, set up bins to sell dry fertilizer and also may consider distributing bulk seed and liquid fertilizer. This service would provide farmers in the area with a complete line of custom applications services.

The zoning for 205 Willcocks Road is Industrial General (MG). The current zoning bylaw permits Agri-Business in the MG zone. The activities mentioned in the paragraph above are within the permitted use for 205 Willcocks Road.

Morden Community Development Corporation would welcome a fertilizer and chemical storage and retail at 205 Willcocks Road, as these products are sought after by farmers within the region.

Sincerely,

Cheryl Digby  
Community Development Officer

CITY OF MORDEN

Under The Planning Act

Conditional Use Order No. 03-2015

WHEREAS: Winkler Consumers Cooperative

Property legally described as: Lot 4, Block 1, Plan 30272 MLTO  
Roll No. 211455

and located at: 205 Willcocks Road

applied to the Council of the City of Morden for the approval of a Conditional Use under the Morden Zoning By-law No. 22-2008 amended, in order to allow for:

To allow a Bulk Storage Facility in a "MG" Industrial General Zone.

And after careful consideration of the application and any representations made for or against same;

The Council of the City of Morden in meeting duly assembled this 13<sup>th</sup> day of July, 2015  
**APPROVED** the said application.

Approval shall expire if not acted upon within twelve (12) months of the date of July 13<sup>th</sup>, 2016

  
\_\_\_\_\_  
DIRECTOR OF FINANCE & ADMIN

**UNDER THE PLANNING ACT**  
**VARIATION ORDER BY COUNCIL OF THE CITY OF MORDEN**  
**Variation Order No. 03-2015**

**WHEREAS**

the owner(s) of property  
legally described as  
and located at

**Winkler Consumers Cooperative**

---

**Lot 4, Block 1, Plan 30272 Roll# 211455**

---

**205 Willcocks Road**

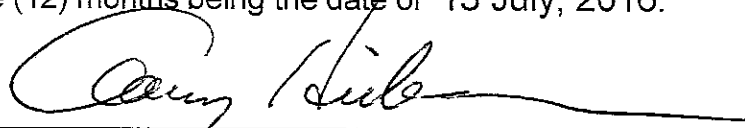
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in the City of Morden, have applied to the Council of the City of Morden to vary the application of The Morden Zoning By-law No. 22-2008 as amended provided under The Planning Act as it applied to the property in order to vary, is in accordance with the sketch attached:

Increase Maximum building height from 45 feet to 125 feet.  
Grain bin height to be a maximum of 53 feet and additional 72 feet for the load in, load out equipment.

And after careful consideration of the application and any representations made for or against the variation sought by the applicant, the Council of the City of Morden in Council duly assembled this **13 July, 2015 APPROVED** said variation.

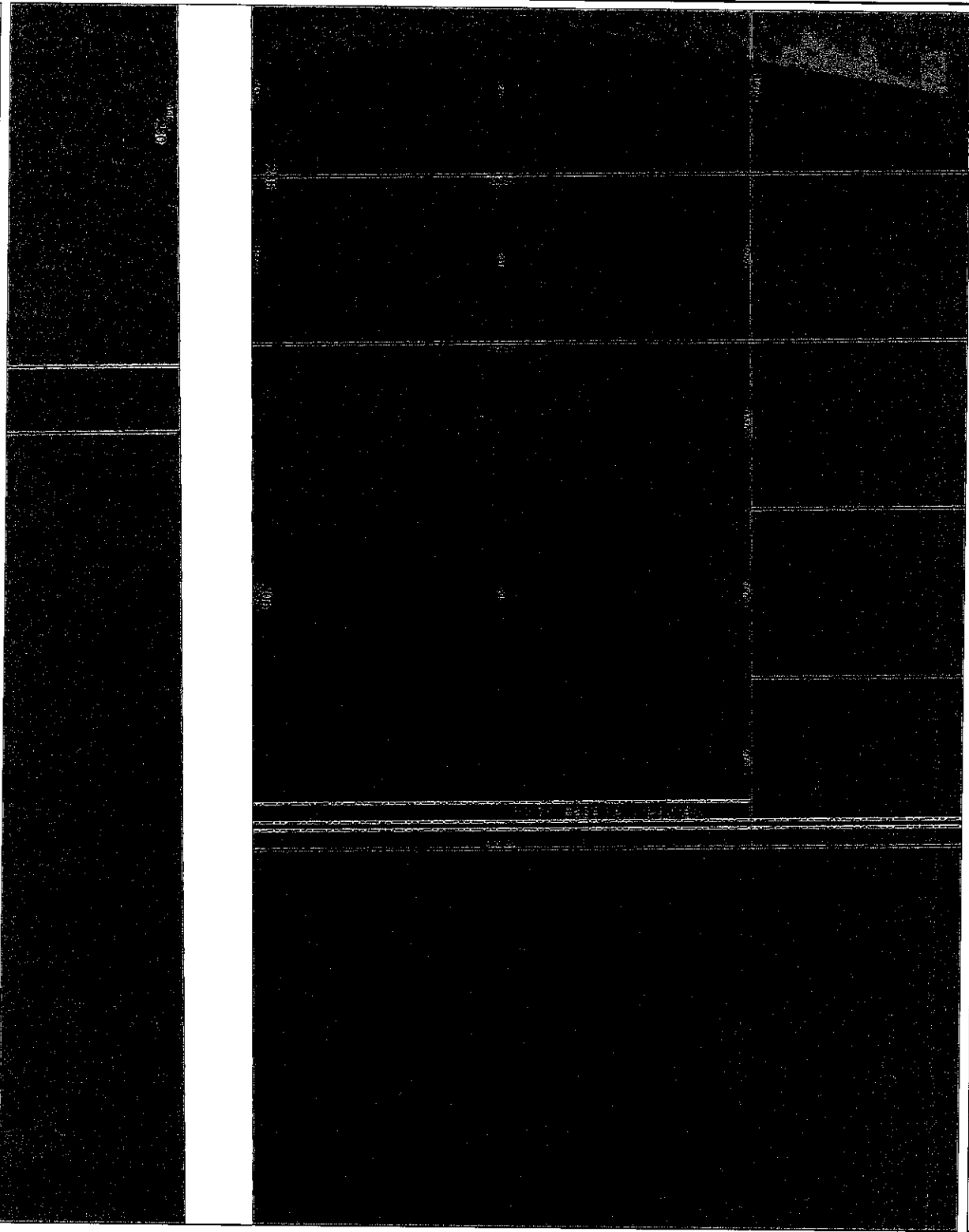
Subject to Section 101(1) of the Planning Act, approval shall expire if not acted upon within twelve (12) months being the date of 13 July, 2016.



**Director of Finance & Admin**



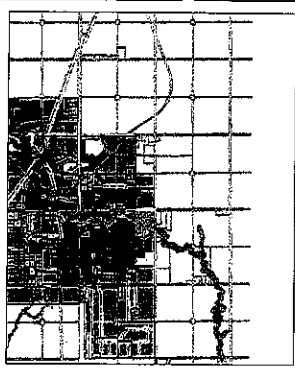
# 205 WILLCOCKS ROAD



© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



- Legend**
- Parcels
  - Parcel/Civic/Label
  - Dead Horse Creek
  - Waterway
  - Lake Minnewasta
  - Easements
  - Municipal Lines**
  - Zoning 12**
  - CC - Commercial Central
  - CH - Commercial Highway
  - CH-1 - Commercial Highway - Site
  - CHR - Commercial Highway Resit
  - CR - Community Reserve
  - CR-1 - Community Reserve - Site 5
  - I - Institutional
  - MB - Industrial Business
  - MG - Industrial General
  - PR - Parks and Recreation
  - RM - Residential Multiple Family
  - RMH - Residential Mobile Home
  - RS-1 - Residential Single Family
  - RT - Residential Two Family

1:2,282



**Notes**

Enter Map Description

## STATUS OF TITLE

Title Number **2770580/4**  
Title Status **Accepted**  
Client File **MLTO Client Service-LF**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

WINKLER CONSUMERS COOPERATIVE LTD.

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

LOT 4 BLOCK 1 PLAN 30272 MLTO  
IN SE 1/4 5-3-5 WPM

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: **Caveat**  
Registration Number: **93-7129/4**  
Instrument Status: **Accepted**

Registration Date: 1993-11-04  
From/By: TOWN OF MORDEN  
To:

Amount:  
Notes: ELY 18.288 M  
Description: No description

Instrument Type: **Caveat**  
Registration Number: **94-924/4**  
Instrument Status: **Accepted**

Registration Date: 1994-02-03  
From/By: MAN. HYDRO-ELECTRIC BOARD & MAN. TELEPHONE SYSTEM  
To:

Amount:  
Notes: EASEMENT PLAN 30633  
Description: No description

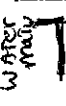
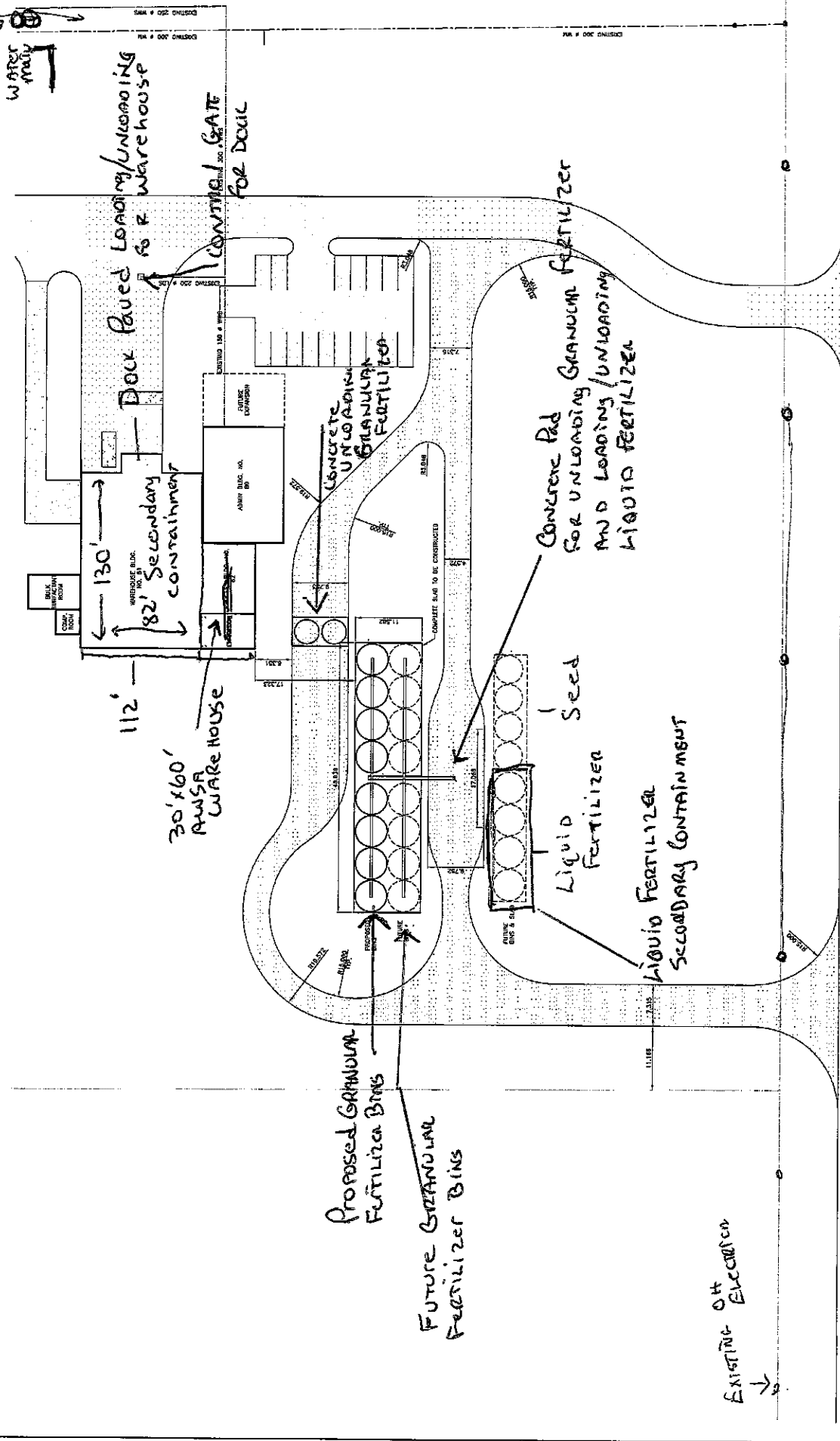
Instrument Type:	<b>Caveat</b>
Registration Number:	<b>1022445/4</b>
Instrument Status:	<b>Accepted</b>
Registration Date:	1999-08-20
From/By:	MTS COMMUNICATIONS INC.
To:	
Amount:	
Notes:	ELY 10.06 M PERP
Description:	EASEMENT AGREEMENT FOR LINES AND CABLES WITH PEDESTALS
<b>3. ADDRESSES FOR SERVICE</b>	
WINKLER CONSUMERS COOPERATIVE LTD. BOX 1120 WINKLER MB R6W 4B2	
<b>4. TITLE NOTES</b>	
No title notes	
<b>5. LAND TITLES DISTRICT</b>	
Morden	
<b>6. DUPLICATE TITLE INFORMATION</b>	
Duplicate not produced	
<b>7. FROM TITLE NUMBERS</b>	
2157081/4      All	
<b>8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS</b>	
No real property application or grant information	
<b>9. ORIGINATING INSTRUMENTS</b>	
Instrument Type:	<b>Transmission Of Land</b>
Registration Number:	<b>1201488/4</b>
Registration Date:	2015-03-12
From/By:	WINKLER CONSUMERS COOPERATIVE LTD.
To:	
Amount:	\$675,000.00

**10. LAND INDEX**

Lot 4 Block 1 Plan 30272  
IN SE 5-3-5 WPM

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2770580/4

EXISTING DIT ELECTRIC



112' —  
 30'x60' AWSA WAREHOUSE

130' —  
 82' Secondary Containment

Dock Based Loading/Unloading for Warehouse

Concrete Unloading Granular Fertilizer

Concrete Pad for Unloading Granular Fertilizer and Loading/Unloading Liquid Fertilizer

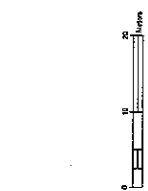
Liquid Fertilizer Secondary Containment

Proposed Granular Fertilizer Bins  
 Future Granular Fertilizer Bins

EXISTING DIT ELECTRIC



jdb project engineering inc.  
 2001 S. UNIVERSITY AVENUE, SUITE 200  
 PHILADELPHIA, PA 19104-3800



1" = 20' - 0"

FIGURE 1

CO-OP EXPANSION

PAGE