

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 BULK MATERIALS HANDLING	
Legal name of the proponent of the development: JACKSON SEEDS LTD.	Mailing address: Box 142 TUGLIS, MB, R0J 0X0
Location (street address, city, town, municipality, legal description) of the development: NW 35-22-28W	
Name of proponent contact person for purposes of the environmental assessment: DAVID KLASSEN - KEUSEN AGRITECH INC	
Phone: 204 987-9292	Mailing address: 103 STONEHAM CR WINNIPEG MB R2G 3L5
Fax: 204 668-3359	
Email address: KLASSEN-DAVID@STARJ.CA	
Webpage address: -	
Date: JAN 25/13	Signature of proponent, or corporate principal of corporate proponent: David Klassen
	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)

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. Jackson Seeds Ltd. is presently located on the owners homestead, and since the operation has grown the owner wishes to take the business off their homestead site and establish this new location on property they also own. The products being offered are crop protection products and a variety of seed.

Description of Proposed Development

A certificate of title No 2206472 is attached. The property is owned by Glen and Terry Jackson the owners of Jackson Seeds. Please see Schedule 1 attached.

The mineral rights are not known.

The property is presently vacant farmland. The zoning is AG – Agricultural. The site is surrounded by farmland to the east, west and south. The nearest residential neighbour is more than 850 feet to the northeast.

The proponent wishes to build a new 50' x 80' x 18' warehouse along with a small office to the south of the 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 northeast corner where clean accumulations of water will be pumped out of the containment area. 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.

A Conditional Use permit has already been accepted by the RM of Shellmouth-Boulton.

Products stored and distributed from the facility are herbicides, fungicides, insecticides, treated and untreated seed. There will be a maximum of 200 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.

This site will have a 1000 gallon holding tank for water obtained through eavestrough for flushing toilet and another 1000 gallon septic tank for waste removal. Potable water will be brought in manually.

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 area around Inglis is slightly rolling but otherwise quite flat. It is a farming community. The subject property is surrounded by agricultural farm land. The subsoil conditions for NW35 - 22 - 28W is brown till for approximately 30 feet and grey till for another 5 feet below that.

The rivers and creeks in the area would be used by geese and ducks for their habitation. Numerous clumps of bushes would also indicate deer, rabbits and other mammals in the area, although not close to the subject site. The area surrounding Inglis in all directions is used for agricultural purposes in raising cereal, pulse and oil seed crops. See Schedule 3 on following page.

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.

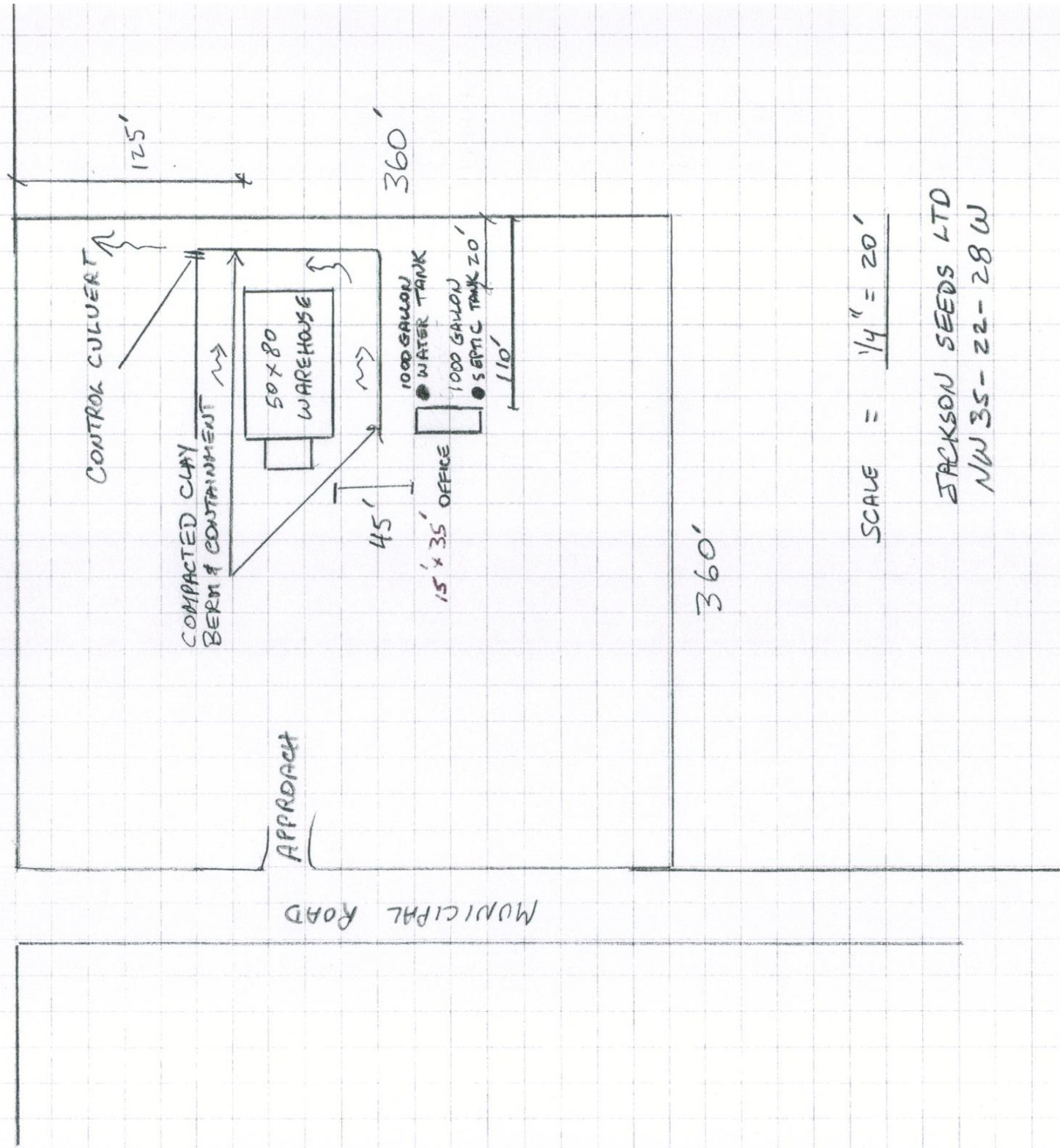
The Licencee will submit, within ninety (90) days of the issuance of this Licence, an emergency response contingency plan to be approved by the Director. This plan shall include but not be limited to items which will address: measures implemented for spill prevention and containment, including spill 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.

NORTH
↑

↑
NEAREST NEIGHBOR
850' TO NORTHEAST

HWY # 366



SCALE = 1/4" = 20'

JACKSON SEEDS LTD
NW 35-22-28 W

STATUS OF TITLE.....
 ACCEPTED
 ORIGINATING OFFICE...
 REGISTERING OFFICE...
 REGISTRATION DATE...
 COMPLETION DATE.....

PRODUCED FOR...
 ADDRESS.....
 GLENN JACKSON
 BOX 142
 INGLIS, MB ROJ OXO

CLIENT FILE...
 PRODUCED BY...
 NA
 S. SCHROEDER

LEGAL DESCRIPTION:

GLENN MURRAY EARL JACKSON AND TERRY MARGARET JACKSON
 BOTH OF INGLIS IN MANITOBA
 ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES
 RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

NW 1/4 35-22-28 WPM
 EXC: ROAD PLAN 4753 NLTO
 EXCEPTING THEREOUT: ALL MINES AND MINERALS

ACTIVE TITLE CHARGE(S):
NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ADDRESS(ES) FOR SERVICE:
EFFECT NAME AND ADDRESS POSTAL CODE

ACTIVE GLENN MURRAY EARL JACKSON ROJ OXO
 INGLIS MB
 ACTIVE TERRY MARGARET JACKSON ROJ OXO
 INGLIS MB

ORIGINATING INSTRUMENT(S):
REGISTRATION NUMBER TYPE REG. DATE CONSIDERATION SWORN VALUE
 1055938/5 EREQ 2007/02/02 \$0.00 \$0.00
 PRESENTED BY: NEEPAWA LAND TITLES OFFICE
 FROM: NLTO - INTERNAL
 TO:

FROM TITLE NUMBER(S):

224127/5 ALL

LAND INDEX:
LOT QUARTER SECTION SECTION TOWNSHIP RANGE
 NW 35 22 28W
 EX ROAD PLAN 4753 EX M&M

NOTE: HOLD FOR PROD OF DUPL CT NO(S) ON 2007/02/14
 ADDRESS..... 224127
 M.D. BUTCHER, RUSSELL
 1991/12/09

POSTAL CODE.....

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
 STORAGE SYSTEM ON 2012/03/02 OF TITLE NUMBER 2206472/5