



LOWE FARM

April 25, 2016

Krystal Penner

Government of Manitoba – Conservation and Water Stewardship

123 Main Street, Suite 160 (Box 80)

Winnipeg, MB R3C 1A5

**RE: New licence request – Lowe Farm, Mb**

Dear Krystal,

This letter is to request operational approval for the Lowe Farm Co-op Services (1959) Ltd. bulk fertilizer storage and blending facility in the town of Lowe Farm.

This application includes:

- A hard copy of the new license proposal
- A cheque for \$1000 for a class 1 development fee
- Site plan drawing
- Certificate of land title

If you have any questions regarding this application please contact me at info shown below.

Thanks,

Jason Rheault

General Manager

Lowe Farm Co-op Services (1959) Ltd.

Ph. 204-746-8476 Email. Jason@lowefarmcoop.com

## Environmental Act Proposal

Lowe Farm Co-op Services (1959) Ltd.

Lowe Farm, Manitoba

### Introduction & Background

Lowe Farm Co-op has been a long time supplier of agricultural products including herbicides, insecticides, fungicides and seed. The company has an existing Agricultural Warehouse and bulk seed treatment facility in the town of Lowe Farm and is looking to expand its operation by offering dry bulk fertilizer. The proposed project is a class 1 development and requires a licence under the Environment Act (Manitoba).

The project includes the construction of bulk granular fertilizer storage and blending facility in the Town of Lowe Farm, Mb. (Section NW31-4-1W) in the RM of Morris. The proposed facility will have approximately 900 tonnes of storage capacity and will be constructed of metal bins on concrete pads. A horizontal rotary blend system to be feed by conveyor from bins will be used to blend fertilizer. A small mechanical office building will also be built on site to house the electrical components of this system. The facility will include a concrete pit for unloading of trucks into the bins and a horizontal blender with conveyor to outload onto customers trucks which will all be supported by concrete pads below.

### Description of proposed Development

#### STATUS OF TITLE

Title Number **2833725/4**  
Title Status **Accepted**  
Client File **16784/6/13-LOWE FARM CO-OP**

**The Property Registry**  
A Service Provider for the Province of Manitoba



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

LOWE FARM CO-OP SERVICES (1959) LTD.

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

LOT 2 PLAN 59123 MLTO  
EXC ALL MINES AND MINERALS AS RESERVED IN TRANSFER 1140747 MLTO  
IN NW 1/4 31-4-1 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: **Easement**  
Registration Number: **1212475/4**  
Instrument Status: **Accepted**

Registration Date: **2016-04-04**  
From/By: **RURAL MUNICIPALITY OF MORRIS**  
To: **THE MANITOBA HYDRO-ELECTRIC BOARD**

Amount:  
Notes: **AFF: WTN LTS R/W PL 59124**  
Description: **STATUTORY EASEMENT**

#### 3. ADDRESSES FOR SERVICE

LOWE FARM CO-OP SERVICES  
(1959) LTD.  
BOX 220  
LOWE FARM, MB  
R0G 1E0

#### 4. TITLE NOTES

No title notes

- Lowe Farm Co-op Services (1959) Ltd. currently owns the land on which the proposed facility will be constructed.
- The land currently is used for bulk seed treating and chemical storage via a WHSA certified warehouse. The land adjoining this parcel is agricultural use to the south and east. To the west is a grain elevator and North is highway 23 followed by the community of Lowe Farm. Land is zoned General development in the RM of Morris.



- Construction of a road to be built directly over abandoned railway line and attach to existing road for ease of traffic flow on site. Access will not be changed from existing. This is planned to start in June of 2016. Concrete pads to erect 6 – 150 MT hopper bottom storage bins and horizontal rotary blender pad will be installed to meet industry standards for this facility. This is planned to start in June 2016. Once the bulk fertilizer storage facility has been constructed, regular maintenance checks will be conducted to ensure all components of the facility are in proper working order. The facility will operate seasonally mostly in April/May and in October months. Detailed emergency and spill response plans will be prepared and kept on site to ensure health and safety of all employees and public.
- No grant funding will be applied for.
- Construction permit from the RM of Morris has been sent in and not yet received at the time of writing this. A public notice will be presented from the RM of Morris and a hearing to be scheduled. Council will make decision after this time. In discussions with CAO no issues are foreseen with this project.
- Public consultations will be held open to all residents. The residents closest to the site will be sent information directly.

**Description of existing environment in the project area**

- The local area consists mainly of agricultural grain farm land in the “Red River Valley”. There are no natural surface water bodies capable of supporting aquatic life within 500M of the site.
- Domestic municipal water is obtained from imported municipal water service.
- Aquatic environment – N/A

- Terrestrial environment – N/A
- Endangered Species – N/A
- No Socio-Economic implications would result from this development.

#### **Description of Environmental and Human Health Effects of the Proposed Development**

- No impact will be caused on the Biophysical environment.
- Types of fertilizers to be handled would include 46-0-0 Nitrogen, 11-52-0 Phosphate, 0-0-60 Potash and 21-0-0-24 Ammonium Sulphate.
- Storage would all be in hopper bottom bins
- No Gas or associated products would be stored on site.
- No impact on heritage resources
- No impacts on human health and safety
- No impact on indigenous people

#### **Mitigation Measures and Residual Environmental Effects**

There are several layers of protection in place to protect both people and the environment.

Firstly, all personnel will be trained on a regular basis for their specific job requirements including safety in handling product, how to perform spill cleanup duties, how to read MSDS sheets and what their specific obligations are should a product spillage occur.

Secondly, concrete load pads will be in place in both the load in and load out areas to prevent contamination of bare soil from any product spillage that may occur. As part of spill cleanup practices any spills will be cleaned up immediately and put into a containment vessel for proper disposal/usage.

#### **Follow up plans, Including Monitoring and Reporting**

N/A

Krystal Penner  
123 Main Street, Suite 160  
Winnipeg MB R3C 1A5

July 8, 2016

Dear Ms. Penner,

**Re: Revision to existing Environment Act Licence No. 1834**

Lowe Farm Co-op has been a long time supplier of agricultural products including agricultural chemical, seed treatment and is now wishing to make an alteration to the existing licence by adding granular fertilizer to the licence.

Lowe Farm Co-op wishes to install a bulk granular fertilizer storage and blending facility on the same property in the location shown on the attached site drawing. The facility will consist of 6 - 150 metric tonne hopper bottom storage bins with a closed volumetric blending system underneath leading to an outload leg supplying an overhead loadout bin, where the fertilizer is loaded into a farmers truck and removed from the site. The bins will contain nitrogen, phosphate, potash and ammonium sulphate. All transferring of product will be completed on a paved loading pad. The pads are swept and kept clean after every transfer of product. See attached Conditional Use Permit.

The chemical warehouse has been continually certified since 1995 under the AWSA program. The warehouse and secondary containment are shown on the attached site plan. The secondary containment has 24 feet of hard blue clay to protect the subsurface aquifers which, if they exist, are not potable. The closest aquifer is estimated to be 795 feet below ground. See attached letter from Manitoba Resources Branch.

There are 6 seed bins located just west of the chemical warehouse. The seed are transferred into the seed treater and from there the treated seed is augered onto a farmers vehicle and removed from the site. The seed treater is located on a paved pad. All transferring of product is also conducted on a paved pad. The seed treatment chemical is stored in the AWSA certified warehouse at all times and only the chemical used for immediate treatment is taken from the warehouse. Any remaining chemical is again returned to the certified warehouse after use.

There are no other changes to the site.

I have included the following other attachments:

1. Approval letter from RM of Morris for Conditional Use permit to erect bins
2. Letter from RM of Morris councilor Ralph Groening regarding flood plain information
3. Letter dated October 28, 1993 from R.N. Betcher regarding soil and aquifer conditions at the site
4. Site plan

Trust this is the information you require to revise the existing licence. Do not hesitate to call if you have any further questions.

Best regards,  
Lowe Farm Co-op

Jason Rheault  
General Manager

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RURAL MUNICIPALITY OF  
**MORRIS**

• where agriculture and industry meet •

**UNDER THE PLANNING ACT**

**Conditional Use No. 02/2016**

WHEREAS Lowe Farm Coop Service of the property legally described as:

**NW 31-4-1 WPM**

in the Rural Municipality of Morris applied to the Rural Municipality of Morris for approval of a conditional use under the Rural Municipality of Morris Zoning By-law No. 1581/04 to allow the applicant to erect a fertilizer mixing facility on the property.

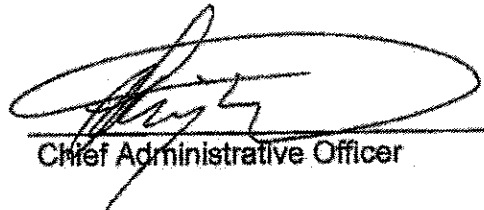
And after careful consideration of the application and any representations made for or against the conditional use sought by the applicant, the Rural Municipality of Morris in a meeting duly assembled this 28<sup>th</sup> day of June, 2016,

**APPROVED** the said Conditional Use.

Approval is given subject to the following conditions: NONE

This order shall expire, if not acted upon within 12 months of the date of making.

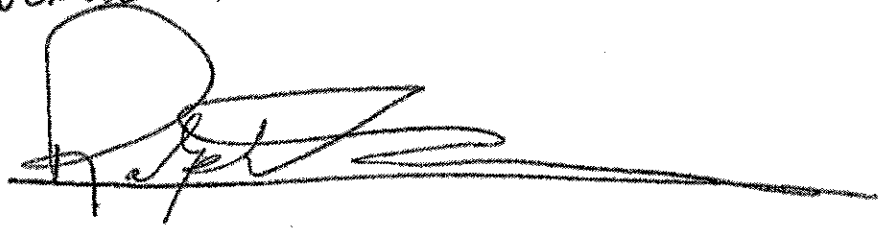
Minutes Reference:  
Resolution No. 115/16  
Dated: June 28, 2016

  
Chief Administrative Officer

THE CHEM WAREHOUSE IS LOCATED ON THE NORTH HALF OF SECTION 31-4-2 W. THIS LAND HAS NOT BEEN FLOODED NIETHER DURING THE 1950 FLOOD OR THE 97 FLOOD..THE RM OF MORRIS HAS VERRIFIED THAT THE BUILDING IS BUILT 3 FEET ABOVE THE 1950 FLOOD LEVEL. THE 97 FLOOD WATER CAME TO 4 MILES TO THE EAST OF LOWE FARM. FOR THE WATER TO REACH THE CHEMICAL STORAGE BUILDING THE WATER WOULD HAVE TO BE 5 FEET HIGHER. IF THIS WAS TO HAPPEN WINNIPEG WOULD BE TOTALLY UNDER WATER.....

RM of Morris REP

COUNCILOR RALPH GROENIG

x 



# Manitoba



Natural Resources

Water Resources Branch  
1577 Dublin Avenue  
Winnipeg, Manitoba  
R3E 3J5  
Tel: (204) 945-7420  
Fax: (204) 945-7419

October 28, 1993

File: 5.7.2

Mr. E. Peters  
Lowe Farm Co-Op  
Box 220  
LOWE FARM, MB R0G 1E0

Dear Mr. Peters:

Attached is a copy of a well log for a test well drilled in 31-4-1W in 1915. The log indicates very thick clays overlying a saline water aquifer. There is very little or no potable groundwater potential in this area.

Yours truly,

R. N. Betcher  
Aquifer Definition Geologist  
Groundwater Management  
Section

RNB/jj

Attachment

LOCATION - 31-04-01W

Owner - LOWE FARMS                      Driller - MANITOBA GOVERNMENT  
Well ID -                                      Well Use - Test Well  
Date Completed - Mar/06/15              Water Use -

WELL LOG (Metric Units)

From	To (m)	Log	From	To (m)	Log
0.0	24.4	CLAY, HARD, BLAKE	39.6	50.9	HARDEPAN
24.4	28.5	HARDEPAN	50.9	61.3	SAND AND GRAVEL, WATER SALTY
33.3	39.6	HARD CLAY AND HARDEPAN			

Aquifer - SG

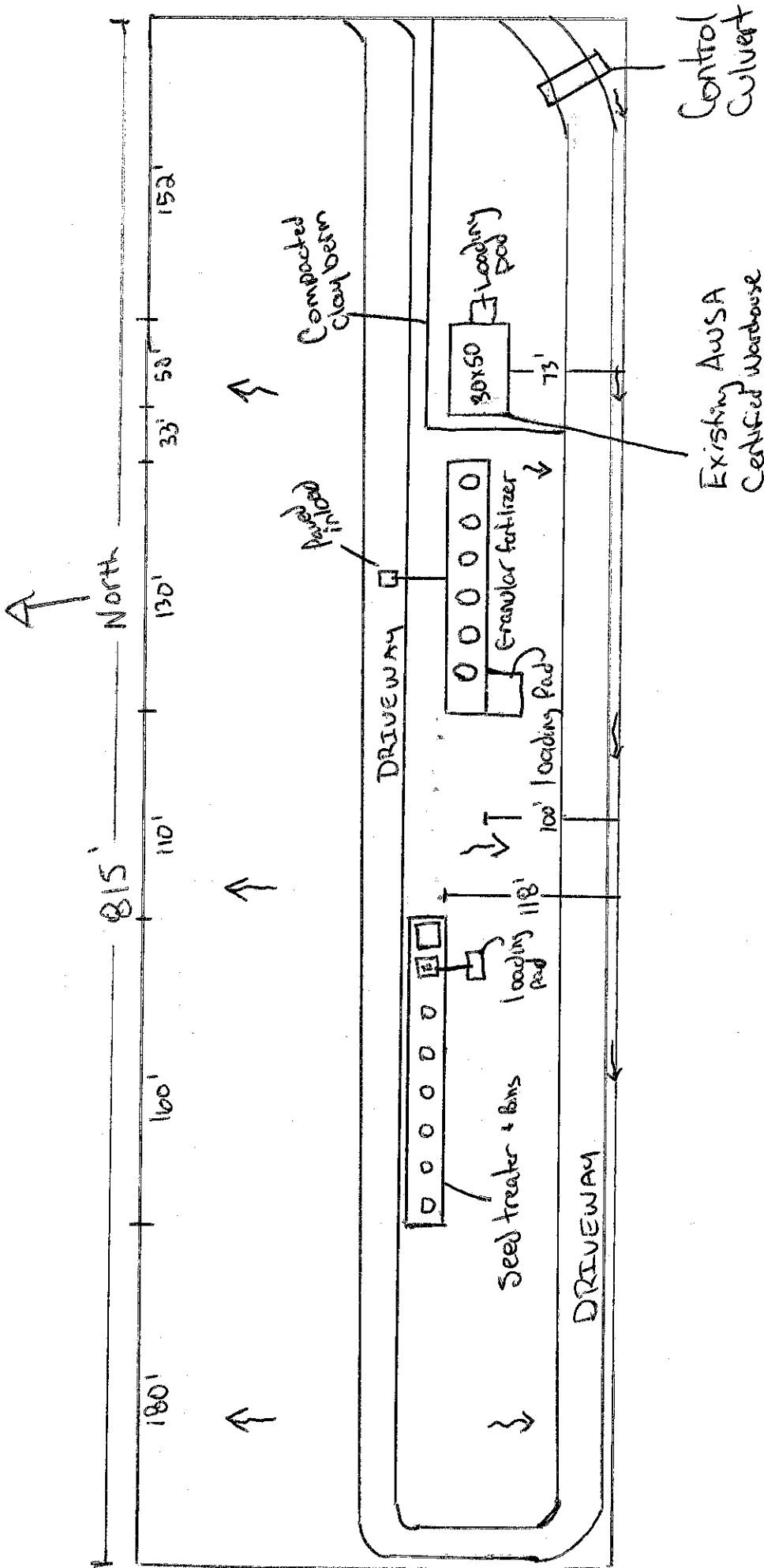
Top of Casing - 0.0 m below ground

PUMPING TEST

Date -                                      Rate =                      Litres/second  
Water level before pumping: 3.05 m below ground  
Pumping level at end of test:                      m below ground  
Test duration: ??? hours, ?? minutes              Water temperature: ?? degrees C

REMARKS

GROUND LEVEL ELEV EST 795 FT, WATER ANALYSIS MWSB, FEASIBILITY STUDY  
1974 ON SURFACE WATER



SCALE 1/4" = 20'