

These guidelines apply to Environment Act Proposals (EAPs) for pesticide, fertilizer and seed treatment facilities, which are Class I Developments under The Environment Act (described under the act as bulk materials handling facilities).

In addition to the standard information requirements of the [Environment Act Proposal Guidelines](#) the following information must be provided:

*Description of Development*

1. Include a land title certificate copy (current Certificate of Title or Status of Title) and either a copy of a land purchase agreement or a description of land purchase arrangements if additional land is being purchased. (A Proposal should not be filed until the exact location of the facility is known and the present landowner is aware of the project.)
2. Include engineering drawings and maps (1:50 000) showing:
  - a. size and configuration of the proposed facility and any related existing and planned components and appurtenances (tanks, fences, buildings, drives, wells, etc.);
  - b. plans must include horizontal dimensions and vertical elevations, and show site access details;
  - c. distance to the nearest isolated residence; subdivision; institution; and town, city or village and highway or municipal road right-of-way;
  - d. 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; and
  - e. drainage patterns within the development and off the development and distance to and designation of receiving stream.
3. Operation – a complete and concise description of the operation, including:
  - a. a description of all products (fertilizer, pesticides, seed treatments, etc.) to be stored or distributed from this development;
  - b. a description, number and total capacity of all delivery vehicles as well as estimated total traffic flows to and from the development;
  - c. details of security (fencing, barricades, alarms, etc.);
  - d. the disposal method for sanitary wastes;
  - e. a description of any wastes generated, other than sanitary, and the disposal practices utilized;
  - f. hours/dates of operation;
  - g. Identification of any petroleum and allied products and associated permits in place.
4. Maintenance – describe seasonal maintenance activities.
5. Decommissioning – describe the decommissioning of any existing facilities that may be necessary in connection with the project. The description must address what is being decommissioned, when it will be decommissioned, how it will be decommissioned, and where decommissioned materials will be placed.

*Description of Environment*

1. Describe soils texture on the property; include any variability of texture over the site.  
Resource: <https://agrimaps.gov.mb.ca/agrimaps/>
2. Provide a well report for the site, or immediately adjacent to the site (assuming sediments are uniform). If the site geology or hydrogeology is poorly understood, a test drilling or borehole may be required. It should be to a minimum of 30 feet unless bedrock or an aquifer have been encountered at shallower depths.  
Inquiries for well reports can be submitted to [groundwater@gov.mb.ca](mailto:groundwater@gov.mb.ca).
3. Identify the uppermost aquifer at site (whether groundwater is used or not) and provide:
  - depth to aquifer;
  - aquifer material (gravel, carbonate, sandstone, fractured shale, etc), and
  - overlying material – texture and thickness.

4. Identify nearby groundwater users through a detailed field survey. Include private wells within a minimum of 100 metres of the property boundary and municipal systems (public drinking water supplies) within 1.5 kilometres. You may contact the local municipality or a Regional Officer with the Office of Drinking Water to attain this information: <https://www.gov.mb.ca/sd/water/drinking-water/index.html>

*If Groundwater is intended for use and/or was previously used:*

1. Identify source water for the facility and provide the exact location of the existing or proposed well (on a map or preferably GPS coordinates).
2. Identify any measures to protect the well from acting as a conduit to the aquifer in the event of a spill or disaster.
3. If this is a previously developed site that utilized groundwater; then describe the fate of previous wells on the property. Explain what has been or will be done to locate the all previous wells and ensure that they have been properly sealed. Note: a sealing report is required for submission by the Groundwater and Water Well Act using appropriate methods and materials as described in the Well Standards Regulation.
4. Provide the slope or proposed drainage on the site in relationship to the location of the well if groundwater is used.

*Description of Environmental Impact and Mitigation Measures*

1. Describe the measures in place to protect the discharge of products from leaks, spills, and emergencies such as flooding and fire events. Includes design details (material specification, capacity, dimensions) of mitigation features including:
  - a. compacted clay dykes (identify source of clay – is situ or other)
  - b. surfaced (concrete) handling areas
  - c. synthetic liners (product specifications)
  - d. containment infrastructure
2. Provide information on the natural, intrinsic, protection of the aquifer and, mitigation measures and any additional measures that address site conditions.
3. Describe the potential impacts of any release of product from the development.
4. Provide 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.
5. Provide a plan to prevent the contamination of surface or groundwater. The plan should include information on the measures to be taken in terms of operation and control equipment to prevent pollutant discharges to the ground, water and air.

*Emergency Response Plan Considerations*

All sites are required to prepare Emergency Response Plans prior to operation of the Development. All Emergency Response (Fire Safety Plans) should be filed and approved by local Fire Department in accordance with Section 2.8 of the Manitoba Fire Code (MFC).

It is recommended that if the site is located over an aquifer that is a shallow potable water source (this would typically be an unconfined sand or thin overburden over bedrock) special considerations are recommended for the Emergency Response Plans. In this circumstance it is recommended that the facility as part of their emergency response procedure have canvassed neighboring properties that are using groundwater supply and include this information in their response plan.

**For further information, please contact:**

Environmental Approvals Branch  
Manitoba Environment and Climate Change  
Box 35, 14 Fultz Blvd.  
Winnipeg MB R3Y 0L6  
[EABDirector@gov.mb.ca](mailto:EABDirector@gov.mb.ca)

Phone: (204) 945-8321 [www.gov.mb.ca/sd/permits\\_licenses\\_approvals/eal](http://www.gov.mb.ca/sd/permits_licenses_approvals/eal)