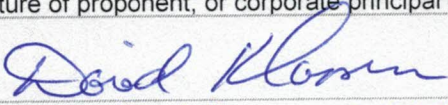


Environment Act Proposal Form



Name of the development: HENSALL DISTRICT CO-OPERATIVE, INCORPORATED		
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): CLASS 1		
Legal name of the applicant: HENSALL DISTRICT CO-OPERATIVE, INCORPORATED		
Mailing address of the applicant:		
Contact Person: GLEN LAST		
City: PORTAGE LA PRAIRIE	Province: MANITOBA	Postal Code: R1N 3A4
Phone Number: 204 295-3938	Fax: —	email: GLAST@HDC.ON.CA
Location of the development: NW 16-12-8 W1		
Contact Person: GLEN LAST		
Street Address:		
Legal Description: PARCEL A, PLAN 60612 PLTD IN N/2 16-12-8		
City/Town: PORTAGE LA PRAIRIE	Province: MB	Postal Code: R1N 3A4
Phone Number: 204 295-3938	Fax: —	email: GLAST@HDC.ON.CA
Name of proponent contact person for purposes of the environmental assessment: DAVID KLASSEN		
Phone: 204 987-9292	Mailing address: 103 STONEHAM CR WINNIPEG, MB, R2G 3L5	
Fax: —		
Email address: DAVID.KLASSEN1@GMAIL.COM		
Webpage address: —		
Date: MAR 20/18	Signature of proponent, or corporate principal of corporate proponent:  Printed name: DAVID KLASSEN	

PRINT

RESET

Hensall Co-op
Portage la Prairie, Manitoba

Introduction and Background

The site is currently owned and operated by Hensall District Co-operative, Incorporated, where they purchase, store and distribute a variety of edible beans to the local farmers. They would like to renovate a portion of an existing seed storage building to store and distribute crop protection products to these bean growers.

Description of Proposed Development

A certificate of title for the property located at NW 16 - 12 - 8 W1 and owned by Hensall District Co-operative, Incorporated is attached. See Addendum 1.

The mineral rights are not known.

The site has an 'AG' - Agricultural General Zoning. This zoning does allow for the use of a crop protection products warehouse with a Conditional Use Order, which has already been obtained.

The underlying soil conditions are clay for 75 feet with 2 feet of sandy coarse gravel at the 78 - 80 foot depth. The water table is at least 200 feet below ground.

The site is serviced by municipal water supply and a holding tank for effluent.

The owner is wishing to convert an 80' x 40' portion of an existing seed storage building measuring 80' x 160' into a crop protection products warehouse. This area will have a minimum 6" curb around the perimeter with a ramp in front of the overhead door. The area between the crop protection products storage area and the seed storage area will be separated by a 2 hour fire rated wall. The entire area around the warehouse drains to the north into a low lying area measuring 300 feet long by 23 feet wide and 2.5 feet deep, holding well over 4 million liters of liquid. The warehouse itself will hold 62 pallets of liquid. This low lying area also drains to the north and will have a control culvert installed in the existing culverts at both ends of the containment area to ensure potential contaminated liquid will be contained on site while allowing clean accumulations of water to be safely discharged. This containment system will be sufficient to contain maximum potential inventory plus fire fighting water if the need should ever arise. The power supply to the building will allow the building to have sufficient lighting for normal operations to be performed safely. A burglar and fire alarm system is already part of the building and will be monitored. The building will meet AWSA standards plus all other requirements of government departments having jurisdiction. See Addendum 2 - site plan attached.

Products stored and distributed from the facility are herbicides, fungicides and insecticides. There will be a maximum of 45 pallets of product stored in the warehouse at any time. When products arrive on site they will immediately be brought into the warehouse and stored in the proper storage area. 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. Transferring of product into and out of the warehouse will be conducted on a paved pad located in front of the warehouse overhead door.

This pad will be sloped to ensure that all liquids that come in contact with the pad will be directed into the containment area.

Hours of operation are 8:00AM to 5:00PM with longer hours in the busy season.

Description of Existing Environment in the Project Area

This property is located in an agricultural area once known as Rignold Siding. It is surrounded by agricultural land. The nearest resident is located 150 meters north of the subject property.



Addendum 3

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 Tervita Environmental Services.

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 Tervita Environmental Services. 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.

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 Tervita Environmental Services.

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 Tervita Environmental Services.

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. 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.

STATUS OF TITLE

Title Number **2886873/3**
Title Status **Accepted**
Client File 03-2018

The Property Registry

A Service Provider for the Province of Manitoba

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

HENSALL DISTRICT CO-OPERATIVE, INCORPORATED

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

FIRSTLY: PARCEL "A" PLAN 60612 PLTO
IN N 1/2 16-12-8 WPM

SECONDLY: LOT 1 PLAN 41387 PLTO
EXC: ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 1064807 PLTO
IN NW 1/4 16-12-8 WPM AND
PART CLOSED GOVERNMENT ROAD ALLOWANCE

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: **1064808/3**
Instrument Status: **Accepted**

Registration Date: 2003-06-04
From/By: CANADIAN NATIONAL RAILWAY COMPANY
To:

Amount:
Notes: AFF: 2NDLY DOMINANT
Description: EASEMENT AGREEMENT

Instrument Type: **Mortgage**
 Registration Number: **1171611/3**
 Instrument Status: **Accepted**

Registration Date: **2014-11-14**
 From/By: **HENSALL DISTRICT CO-OPERATIVE, INCORPORATED**
 To: **FARM CREDIT CANADA**

Amount: **\$2,500,000.00**
 Notes: **No notes**
 Description: **No description**

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
1187683/3	Amending Agreement Including Land	Accepted

Instrument Type: **Caveat**
 Registration Number: **1187682/3**
 Instrument Status: **Accepted**

Registration Date: **2017-02-17**
 From/By: **MORAN FARMS INC.**
 To: **HENSALL DISTRICT CO-OPERATIVE INC.**

Amount:
 Notes: **SERVIENT (PARCEL "A")**
 Description: **EASEMENT AGREEMENT FOR RIGHT OF WAY**

Instrument Type: **Amending Agreement Including Land**
 Registration Number: **1187683/3**
 Instrument Status: **Accepted**

Registration Date: **2017-02-17**
 From/By: **FARM CREDIT CANADA**
 To: **HENSALL DISTRICT CO-OPERATIVE, INCORPORATED**

Amount:
 Notes: **No notes**
 Description: **No description**

3. ADDRESSES FOR SERVICE
HENSALL DISTRICT CO-OPERATIVE, INCORPORATED PO BOX 219 HENSALL ON NOM 1X0
4. TITLE NOTES
NO RESEARCH OF MINES AND MINERALS IN RESPECT TO THE RAILWAY REFERENCE CASE WAS CARRIED OUT. G. PLUNKETT - MARCH 3, 2003
5. LAND TITLES DISTRICT
Portage
6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
2678249/3 Partial
2678252/3 Partial
2685637/3 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land
Registration Number: 1187680/3
Registration Date: 2017-02-17
From/By: MORAN FARMS INC.
To: HENSALL DISTRICT CO-OPERATIVE, INCORPORATED
Consideration: \$135,000.00
10. LAND INDEX
Lot 1 Plan 41387 EXC RES
Lot A Plan 60612

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2886873/3**

ADDENDUM 2

