

From: [Jordan Boon](#)
To: [Penner, Krystal](#)
Subject: RE: Additional Information - Secondary Containment Specifications
Date: December-08-22 12:03:12 PM

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Hi Krystal,

I just spoke with our engineer. We are using the land drainage system, which is PVC pipes to concrete manholes. So, there should be no seepage of product into groundwater should the system be utilized in an emergency event.

Regards,

Jordan Boon

EHS Manager

Future Transfer

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Jordan.Boon@FutureTransfer.com

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From: Penner, Krystal <Krystal.Penner@gov.mb.ca>
Sent: Thursday, December 8, 2022 10:30 AM
To: Jordan Boon <Jordan.Boon@futuretransfer.com>
Subject: Additional Information - Secondary Containment Specifications

Sorry, one more final detail.

The secondary containment system, can you confirm the material this is comprised of. Our standard is 45 cm compacted clay or a synthetic liner. This is to ensure there would be no seepage of product into groundwater should the system be utilized in an emergency event. I expect you are on clay given the area but for our due diligence we always ask the client to confirm.

Thank you.

Krystal Penner
Pesticide and Agricultural Program Specialist, Environmental Approvals Branch
Manitoba Environment, Climate and Parks
krystal.penner@gov.mb.ca / Cell: 204-945-7107
1007 Century Street, Winnipeg, MB R3H 0W4

To report an environmental emergency please call the 24/7 Emergency Response Line at 204-944-4888 or 1-855-944-4888.

From: Penner, Krystal
Sent: December-08-22 9:19 AM
To: Jordan Boon <Jordan.Boon@futuretransfer.com>
Subject: Additional Information - Setback to Residential

Hi Jordan,

Thank you for your email received earlier today. I noted one last item as I was doing another review of your proposal.

Your proposal indicates all buildings are at least 50 meters from zoned residential property lot lines

Our standard licence conditions with respect to residential is as follows:

1. The licensee shall locate pest control products storage structures a minimum distance of:
 - a) 100 metres from any property zoned residential; and
 - b) 100 metres from single residences,unless a written consent form is obtained from the owner(s) and approved by the director.

I did a quick google search and it doesn't appear meeting that requirement will be an issue, but I wanted to confirm with you first. Can you confirm at your earliest opportunity.

Thanks,

Krystal Penner
Pesticide and Agricultural Program Specialist, Environmental Approvals Branch
Manitoba Environment, Climate and Parks
krystal.penner@gov.mb.ca / Cell: 204-945-7107
1007 Century Street, Winnipeg, MB R3H 0W4

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From: [Jordan Boon](#)
To: [Penner, Krystal](#)
Subject: Environmental Act Proposal: 10125512 MANITOBA LTD. o/a FUTURE TRANSFER CO. INC. – BULK MATERIAL
Date: December-08-22 8:38:39 AM
Attachments: [Secondary Containment Plan.pdf](#)

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Good Morning Krystal,

Below are my answers to the questions that have been asked from Shell and the TAC. Please let me know if you require any additional information.

- *I just wanted to confirm that the pesticide products are not fire/explosive hazards?*
 - *The finished pesticides that we will warehouse and ship out of our building are not flammable or explosive. There are some flammable additives that are used to blend the product in-house. However, they are minimal at this time and will be stored in compliance with the Manitoba Fire Code.*
 - *And I wondered if the proponent could quantify the increase in local traffic due to their operations?*
 - *It is anticipated that the largest volume of inbound/outbound vehicles will be 20 per day.*
 - *And anything they plan to do to mitigate this to decrease noise, GHG emissions and potential injuries related to the increased traffic?*
 - *This volume of traffic is typical for an industrial zoned facility. At this time, we do not have any plans for noise reduction of inbound/outbound trucks/trailers. Employees, contractors and visitors working outside will be minimal, however they will be required to wear high visibility apparel when working outside. We have loading/unloading procedures to ensure the safety of employees, contractors and drivers on the property.*
1. *Can Future Transfer provide a site plan of the proposed facility including the secondary containment facilities and retention pond?*
 - a. *Attached is a site plan showing the secondary containment plan. There will be one valve to hold back any potential outdoor release in the loading dock area. There will be another valve placed just before the land drainage system discharge to the retention pond, allowing the land drainage system to act as additional containment in the event of an outdoor release.*
 2. *Can Future Transfer provide more information on their stormwater management plan?*
 - a. *The land drainage system will remain the same as it was before the purchase of the property by Future Transfer Co. Inc., with the exception of the installation of 2 valves to mitigate any releases from the building. The attached drawing shows the drainage system.*
 3. *Can Future Transfer provide more information on the handling of products as they enter/leave the facility and what mitigations are in place to reduce the risk of an accidental release to the environment (air, groundwater, surface water, etc)?*

- a. *Products will arrive in van trailers and tanker trailers. Van trailers will be unloaded at the loading docks by licensed forklift operators. Tanker trailers will be unloaded by trained Future Transfer employees. All of our sites have dedicated spill teams that go through training programs to quickly and safely respond to any spills on site. We have spill kits located throughout the site to allow for quick response to any spills. Any release inside the building will be contained by the curbing surrounding the perimeter of the building. In the event of a release at the loading docks or outside, the valves will be closed to ensure any product released, does not leave Future Transfer property and does not affect the environment.*
4. *Future Transfer indicates that there are no impacts, however, they do not provide rationale on how they came to this conclusion. Is there more background information that they can provide regarding the current environmental conditions at the site and how Future Transfer will interact (or limit their interactions) with the environment?*
- a. *Future Transfer will have multiple controls in place to prevent any impact to the environment. Below is a list of controls that will be in place:*
- i. *Licensed forklift operators*
 - ii. *Containment for all large storage vessels (at least 110% of the largest storage vessel)*
 - iii. *Curbing surrounding the perimeter of the building to contain any release within the building*
 - iv. *Secondary securement at the loading docks to prevent any release of product from making its way into the municipal system and/or the environment*
 - v. *Secondary securement at the discharge point to the retention pond to prevent any release of product from making its way into the municipal system and/or the environment*
 - vi. *Spill kits on site which will include absorbent pads/socks, absorbent granular material, shovels, gloves, clear bags, containment drums, etc.*
 - vii. *Employees trained in spill response to mitigate releases on site*
 - viii. *Emergency Response company, contracted to perform clean-ups of any release that is beyond our teams capabilities*

Jordan Boon

EHS Manager

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From: [Jordan Boon](#)
To: [Penner, Krystal](#)
Subject: RE: Additional Information - Setback to Residential
Date: December-08-22 11:11:37 AM

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Hi Krystal,

I can confirm that 1 Warman road is at least 100m from any residential/single residences.

Jordan Boon

EHS Manager

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From: Penner, Krystal <Krystal.Penner@gov.mb.ca>
Sent: Thursday, December 8, 2022 10:19 AM
To: Jordan Boon <Jordan.Boon@futuretransfer.com>
Subject: Additional Information - Setback to Residential

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