



**281 Tilson Avenue
TILLSONBURG, ONTARIO**

Phone 519-842-7600
www.futuretransfer.com

September 29, 2022

Environmental Approvals Branch
Manitoba Environment, Climate and Parks
1007 Century Street
Winnipeg, Manitoba R3H 0W4

Dear Director,

On behalf of Future Transfer Co. Inc. please see attached documentation for the Environmental Act Proposal for the proposed Future Transfer site located at 1 Warman Road, Winnipeg MB. The EAP has been prepared in accordance with the designation of a Class I development under Regulation 164/88 of Manitoba's Environmental Act.

Future Transfer is a warehousing, packaging and distribution company serving the agricultural chemical industry. The proposed facility will be designed to receive chemicals in bulk and package them into containers, as well as warehouse and distribute.

If you require and further information, please contact Jordan Boon (Contact Information Below)

Sincerely,

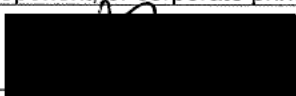


Jordan Boon
EHS Manager
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Environment Act Proposal Form



Name of the development: 1 Warman Road	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): Class 1 - Bulk Materials Handling Facility	
Legal name of the applicant: Future Transfer Co. Inc.	
Mailing address of the applicant: 281 Tillson Ave	
Contact Person: Jordan Boon	
City: Tillsonburg	Province: ON Postal Code: N4G 5X2
Phone Number: (519) 842-7600 Fax: (519) 842-2491 email: jordan.boon@futuretransfer.com	
Location of the development: Winnipeg, Manitoba	
Contact Person:	Clint Sundseth
Street Address:	1 Warman Road
Legal Description: 1 Warman Road	
City/Town: Winnipeg	Province: MB Postal Code: R2J 0S4
Phone Number: (204) 890-6019 Fax: email: clint.sundseth@futuretransfer.com	
Name of proponent contact person for purposes of the environmental assessment: Jordan Boon	
Phone: (519) 362-6832 Fax: (519) 842-2491	Mailing address: 281 Tillson Ave, Tillsonburg ON, N4G 5X2
Email address: jordan.boon@futuretransfer.com	
Webpage address: Futuretransfer.com	
Date: 2022-09-29	Signature of proponent, or corporate principal of corporate proponent: 
Printed name: Jordan Boon	

PRINT**RESET**

Environment Act Proposal



Future Transfer Co. Inc.
Tillsonburg ON, N4G 5X1
519-842-7600

www.FutureTransfer.com

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Executive summary

Future Transfer Co. Inc. provides services to the Agrichemical Industry from six locations in Southern Ontario, two in Manitoba, two in Saskatchewan and one in Alberta; including warehousing, re-packaging, bulk storage and transfers, and logistics support for agricultural chemicals.

The proposed activities for the third Winnipeg location will be conducted at 1 Warman Road. The building will be used for warehousing agricultural products and to facilitate transfers from highway tanker trailers to bulk tanks, totes and jugs. The building will incorporate system controls and processes that have proven to be safe and successful for all of our current locations.

This facility will be renovated to meet stringent safety and containment requirements. Including the removal of drains, impermeable floors, 5" barriers around the facility for containment.

Environmental safeguards are "built in" because all Future Transfer sites must meet criteria set by the Agricultural and Warehousing Standards Association (AWSA)

This site will also be required to meet the requirements of the Croplife Manufacturing Standards Association. Croplife Manufacturing code/standard is designed to minimize risk of agricultural manufacturing and formulating to industry employees, the public and the environment.

Existing Future Transfer sites are ISO 9001-2015 certified.

Some of the customer base Future Transfer works with include: BASF, Syngenta, Corteva, DuPont, and Bayer.

The owners and directors of Future Transfer Co. Inc. are:

Mike Perovich	CEO	(519-842-7600)	mike@futuretransfer.com
John Lansink	President	(519-866-7600)	john.lansink@futuretransfer.com
Chan Perera	Vice-President	(519-842-7600)	chan.perera@futuretransfer.com
Charlie Perera	Director of BD	(519-842-7600)	Charlie.perera@futuretransfer.com

Introduction and Background

Need or rationale for the development, purpose, and alternatives; may include one or more of the following depending on the development:

- products or services to be provided and process technologies to be used;

Warehousing, re-packaging, and logistics/transportation support for the Agrichemical manufacturing community. Transfers are conducted with forklifts (Dry Freight Van), and hoses connected to Tanker

Trailers within a fully contained facility. Packing of product will be completed with pre-engineered fully-automated robotic fill lines.

- quantitative information on the volumes or amounts of products or services as applicable;

Below are the products and anticipated annual volume:

- Interline – 4,000,000L
- Clethodim – 300,000L
- Amigo – 1,000,000L
- Reglone Ion – 4,000,000L

The warehouse used for storing packaged pesticide products will be 57,326 sqft. There will be 3 bulk tank pits built into the structure with containment.

- current population trends, if a specified population is to be served by the development; and

No specified population is served; this is a “business to business” process. In general, the agricultural community will be served.

- reference to previous studies and activities relating to feasibility, exploration, or project siting and prior authorization received from other government agencies.

Previous Environmental Approval was acquired by J.M. Schneider Inc. in 1997 (4178.00)
A Property Condition Site Assessment was completed in December of 2021 by HLC Consulting Ltd.

Description of Proposed Development

Certificate of Title showing the owner(s) and legal description of the land upon which the development will be constructed; or, in the case of highways, rail lines, electrical transmission lines, or pipelines, a map or maps at a scale no less than 1:50,000 showing the location of the proposed development.

Refer to attachment “title_3198430_1”

Owner of land upon which the development is intended to be constructed, and of mineral rights beneath the land, if different from surface owner.

Future Transfer Co. Inc.

Existing land use on the site and on land adjoining it, as well as changes that will be made in such land use for the purposes of the development.

Industrial

Land use designation for the site and adjoining land as identified in a development plan adopted under *The Planning Act* or *The City of Winnipeg Act*, and the zoning designation as identified in a zoning by-law, if applicable.

Industrial

Description of proposed development and schedule for stages of the development, including proposed dates for planning, design, construction, commissioning, operation, and decommissioning and/or termination of operation (if known), identifying major components and activities of the development as applicable (e.g. access road, airstrip, processing facility, waste disposal area, etc.).

Concrete floor removal (August 1, 2022 – Sept 30, 2022), Concrete floor pouring Oct 10, 2022 – Nov 1, 2022).

Access roads were already in place.

Funding, including the name and address of any government agency or program (federal, provincial or otherwise) from which a grant or loan of capital funds have been requested (where applicable).

None

Other federal, provincial or municipal approvals, licences, permits, authorizations, etc. known to be required for the proposed development, and the status of the project's application or approval.

Hazardous Waste Generator Registration per M.R. 175/87

Application was completed September 8, 2022 (Confirmation #1812446)

NOTE: Future Transfer will be registered with the Waste Generator program in order to accommodate our customer's request that all items leftover from transfer operations are disposed of using a traceable format. This could include gloves, wiping cloths, rinse water from tote cleaning, packaging with company logos, excess proprietary labels and stickers, etc.

Results of any public consultations undertaken or to be undertaken in conjunction with project planning.

None

Description of Existing Environment in the Project Area

The biophysical environment as related to the development, including topographic and base maps and aerial photographs as necessary, as follows:

- description of the local area and regional setting including important terrain features such as hills, valleys, lakes, rivers, shorelines, etc;

There are no hills, valleys, lakes or rivers within the vicinity of the property. The topography of the site is generally flat. Surface drainage is directed towards on-site catch basins and the permitter of the site. The building is located inside the boundaries of a property that is zoned industrial.

- description of the prevailing climate and meteorological conditions, and identification of any nearby climate monitoring stations;

Winnipeg lies in the middle of the North American continent on a low-lying, flat plain. Due to its location in the Canadian Prairies, and its distance from both mountains and oceans, it has an extreme humid continental climate (Köppen *Dfb*,^[14] USDA Plant Hardiness Zone 2b), in that there are great differences between summer and winter temperatures. The openness of the prairies leaves Winnipeg exposed to numerous weather systems including blizzards and cold Arctic high pressure systems, known as the Polar high. Winnipeg has four distinct seasons, with short transitional periods between winter and summer.

According to Environment Canada, Winnipeg is the second coldest city in the world with a population of over 600,000 based on the average night-time temperature from December to February, inclusive.

The city averages 513.7 mm (20.22 in) of precipitation per year, although this can vary greatly from year to year.

- identification and description of local and regional surface water bodies (lakes, rivers, wetlands, etc.) and description of the regional groundwater conditions including aquifers, recharge areas, quality, wells, etc;

There are no wells on the property. The property is approximately 23 acres. The facility is approximately 2km from the red river.

- description of the aquatic environment including fish resources, fish habitat, benthic invertebrates, aquatic macrophytes, etc. for each water body that could be affected by the proposed development;

None

- description of the terrestrial environment including vegetation, wildlife (mammals, birds, amphibians, reptiles, etc.), wildlife habitat, etc. that could be affected by the proposed development;

None

- identification and description of any rare, threatened or endangered species or any important or sensitive species and/or habitats, particularly if federally and/or provincially protected; and

None

- identification and description of the existing land and resource uses in the region including agriculture, forestry, mining, hydroelectric, oil and gas, recreation, tourism, etc.

None

The socioeconomic environment as related to the development, including topographic and base maps and aerial photographs as necessary, as follows:

- identification of any existing public safety and health risks in the development area;

None

- identification and description of protected areas (e.g. national and provincial parks);

None

- heritage resources (e.g. archaeological and historic sites), etc; and

None

- identification of First Nation communities in the vicinity of the proposed development.

None

Description of Environmental Effects of the Proposed Development

Potential impacts of the development on the environment, including, but not necessarily limited to:

- impact on biophysical environment, including wildlife, fisheries, surface water, groundwater, and forestry resources;

None – containment of spills is assured by the design of the building per Agrichemical Warehousing Standards Association (AWSA) Protocols. (See next section: Mitigation Measures)

- type, quantity and concentration of pollutants (emissions, effluents and solid wastes) to be released, and the technologies proposed to contain or treat the waste streams;

All products to be handled at this facility will be contained by building design. No products are to be released to the environment directly, or to the air, or in waste-water.

- information on the storage, transportation and disposal of any hazardous wastes that may be produced;

Any hazardous waste generated on site will be disposed of through a reputable carrier and receiver of wastes. A waste generator certificate will be acquired for 1 Warman road. Submitted Waste Generator application on Sept 8, 2022.

- identification of any storage of gasoline or associated products (e.g. diesel fuel, used oil, heating oil, aviation gas, solvents, isopropanol, methanol, acetone, etc.);

No storage of products noted. There will be standard type propane tanks for forklifts on site.

- impact on heritage resources;

None.

- socio-economic implications resulting from environmental impact; and

None.

- climate change implications including a greenhouse gas inventory calculated according to guidelines developed by: Environment Canada and United Nations.

None.

Mitigation Measures and Residual Environmental Effects

Proposed environmental management practices to be employed to prevent or mitigate adverse implications from the impacts identified above, having regard to, where applicable:

- mitigation incorporated at the planning and design stages;

The following design issues are incorporated into the building's designs.

- All buildings are at least 50 metres from zoned residential property lot lines, hospitals, schools, shopping centres, restaurants, processing facilities for feed or food (not storage) and other buildings with high occupancy.
- The building has free access of 10 metres to at least two sides for firefighting access.
- There are multiple fire hydrants on the property. As well as on Panet Road and Warman Road.
- Exterior walls are constructed to provide a minimum 1-hour fire resistant rating. All interior walls separating the warehouse area from other areas have a minimum 2-hour fire resistant rating.
- Rollup fire doors will have fusible links/activation devices on both sides of the openings for interior walls.
- The floor and floor support structure is constructed of non-combustible material.
- The warehouse and processing areas of the buildings do not have any active floor drains.
- There are multiple storm drains on the property. All storm drains lead to a retention pond on the property. Future Transfer will implement an emergency shut off valve at the discharge point to the retention pond to capture all chemical and fire water within the properties storm drain system.
- The warehouse and processing areas have 5" retention curbing around inside perimeter.
- The facility has mechanical ventilation designed to provide a minimum of 2 air changes/hr.
- The heating system is designed and installed to meet codes (gas, electrical, fire).
- Electrical lighting has been designed and installed to provide sufficient intensity for safe working conditions. Employees must be able to read labels and safety instructions on products, signs and equipment.
- Lighting fixtures and all other electrical installations are installed so that material handling equipment will not interfere with or damage the electrical installation.
- The buildings will have fire detection systems which are connected to a 24-hour monitoring station.
- The buildings have an alarm/security system which is connected to a 24-hour monitoring station.
- All electrical installations will meet Provincial Code.
- All exit man doors from the building open in the direction of exit.

- The floor has been designed/treated and maintained to render them impervious to absorption of a chemical spill.
- Inclines for forklift truck or pallet jack travel do not exceed 10 degrees
- The parking lots for employees, customers and visitors do not obstruct passage for fire and emergency vehicles.

The following design issues are incorporated into the building's designs.

The company maintains an Emergency Response Plan (ERP) for each location. There are multiple copies of documentation maintained in convenient binders that are kept at entry locations on site and a copy is given to the local Fire Department. The ERP contains information to assist responders; ie: -

- an Org Chart listing the duties of various Future Transfer staff in the event of an emergency,
- Phone Numbers for Staff,
- Phone Numbers for emergency service entities (Fire Dept., Police, Hospital, clean up and containment service companies,
- an estimate of the types and quantities of products that could be on site at any given time,
- site maps and floor plans that will show locations of emergency response equipment (spill kits, fire extinguishers, etc.) and Safety/First Aid features (Emergency Exits, First Aid Kits, SDS information locations, etc.),
- Product storage layout,
- site and process Risk Assessment profile
- the actual planned actions for various eventualities
- a list of ERP binder distribution locations

The ERP is reviewed and updated annually, and emergency response practice drills are conducted and monitored and assessed for effectiveness and improvement possibilities.

Future Transfer also generates and reacts to Risk Assessments for specific bulk products.

- containment, handling, monitoring, storage, treatment, and final disposal of pollutants;

Containment

Warehouse Area (minus the pits and building columns) is 52,809 sq.ft with a 5" curb around the perimeter. This will provide the general warehouse area with 623,083 liters of containment.

There will be 3 bulk tank pits in the facility.

1. The Reglone Tank pit is 2,435 sq.ft with a 6ft containment wall around it resulting in 14,610 cu.ft. The volume the tanks take up in the pit is 4,550 cu.ft. The total volume of this pit is 10,060 cu.ft. This will provide the tank pit with 284,867 liters of containment. The largest tank in the pit will hold 91,265 liters of product. Our AWSA requirements require us to have containment for at least 110% of the largest vessel. This will put us at just over 300% containment for the largest vessel.
2. The batch tank pit is 2,010 sq.ft with a 6ft containment wall around it, resulting in 12,060 cu.ft. the volume the tanks take up in the pit is 5,800 cu.ft. The total volume of the pit will be 6,260 cu.ft. This will provide the tank pit with 177,263 liters of containment. The largest vessel in the batch tank pit will hold 88,801 liters of product. Our AWSA requirements require us to have

containment for at least 110% of the largest vessel. This will put us at almost 200% containment for the largest vessel.

3. The blend tank pit is 535 sq.ft with a 1.5ft containment berm, resulting in 803 cu.ft. the volume the tanks take up in the pit is 20 cu.ft. The total volume of the pit is 783 cu.ft. This will provide the blend tank pit with 22,172 liters of containment. The largest tank in the blend tank pit will hold 19,990 liters of product. Which will provide us with 110% containment of the largest vessel in the pit.

All bulk tanks are equipped with an overflow protection mechanism.

Total Primary containment on site is 1,107,385 liters.

Secondary containment will be provided outside, if product should ever breach containment. An emergency control valve will be implemented at the discharge point from the onsite storm drain system, to the containment pond, effectively holding any/all product on site. Third party emergency response company will be contracted to pump all product from the onsite storm drain system and containment pond if necessary.

Handling, monitoring, storage, treatment and final disposal as per Waste Generator (Licensing) Regulation M.R. 175/87.

- conservation and protection of natural or heritage resources;

Zero Impact – based on mitigation provisions noted above.

- environmental restoration and rehabilitation of the site upon decommissioning; and

Zero Impact – based on mitigation provisions noted above.

- protection of environmental health.

Zero impact – No products are to be released to the environment directly, or to the air, or in wastewater. Contract with emergency response provider (Clean Harbors) for any release that is too large for our staff to clean-up.

Residual environmental effects remaining after the application of mitigation measures, to the extent possible expressed in quantitative terms relative to baseline conditions.

Zero impact. Water and soil sampling will be completed annually and compared against local by-law.

Description of control technology as compared to best available control technology.

Production equipment will match or exceed industry norms.

Follow-up Plans, including Monitoring and Reporting

Proposed follow-up activities that will be required at any stage of development (e.g. monitoring, inspection, surveillance, audit, etc.)

Pre-start-up inspections and "sign-offs":

Winnipeg Municipal Building Department - HVAC, plumbing, wiring, structural/mechanical etcetera;
Manitoba Hydro (electrical & gas)

Once Operating:

Fork Lift Inspection (Daily)

General Workplace Inspection (Monthly)

Emergency Equipment Inspection (Monthly)

Fire Extinguishers Inspection (Monthly)

Subsequent annual inspection of roll-up doors, electrical and gas, forklifts, HVAC, security system, dock levelers, etc. as per compliance to AWSA Protocol.

Conclusion

Future Transfer Co. Inc. will be a sound and responsible addition to the Winnipeg business community. The Future Transfer site on 1 Warman road will be audited bi-annually through AWSA and Croplife Manufacturing to ensure adherence to all above stated mitigation provisions.

STATUS OF TITLE

Title Number **3198430/1**
Title Status **Accepted**
Client File 101004-3-282



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

10125512 MANITOBA LTD.

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

LOT 2 PLAN 27850 WLTO
IN LOT D ROMAN CATHOLIC MISSION PROPERTY

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: **1522691/1**
Instrument Status: **Accepted**

Registration Date: 1992-03-18
From/By: THE CITY OF WINNIPEG
To:

Amount:
Notes: No notes
Description: SUBDIVISION AGREEMENT, SEC 642 (30), CITY OF WINNIPEG ACT

Instrument Type: **Caveat**
Registration Number: **4657151/1**
Instrument Status: **Accepted**

Registration Date: 2015-10-13
From/By: MAPLE LEAF FOODS INC.
To: JOHN D. STAFANIUK AS SOLICITOR AND AGENT

Amount:
Notes: SERVIENT
Description: RESTRICTIVE COVENANT

Instrument Type:	Mortgage
Registration Number:	5420300/1
Instrument Status:	Accepted
Registration Date:	2022-05-02
From/By:	10125512 MANITOBA LTD.
To:	FARM CREDIT CANADA
Amount:	\$50,000,000.00
Notes:	No notes
Description:	No description

3. ADDRESSES FOR SERVICE 10125512 MANITOBA LTD. 50 Clearview Drive Tillsonburg ON N4G 4G8
4. TITLE NOTES No title notes
5. LAND TITLES DISTRICT Winnipeg
6. DUPLICATE TITLE INFORMATION Duplicate not produced
7. FROM TITLE NUMBERS 3183108/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS No real property application or grant information
9. ORIGINATING INSTRUMENTS Instrument Type: Request To Issue Title Registration Number: 5448792/1 Registration Date: 2022-07-20 From/By: 10125512 Manitoba Ltd. To: Amount:

10. LAND INDEX

Lot 2 Plan 27850

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3198430/1**