



**Environment and Climate Change**

Environmental Approvals Branch  
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[EABDirector@gov.mb.ca](mailto:EABDirector@gov.mb.ca)

File No.: 3476.00

September 19, 2025

Amber Salzsauler  
Federated Co-operatives Limited  
Neepawa-Gladstone Co-op Crop Protection  
401-22<sup>nd</sup> Street E, Box 1050  
Saskatoon SK S7K 0H2  
[amber.salzsauler@fcl.crs](mailto:amber.salzsauler@fcl.crs)

Dear Amber Salzsauler:

**Re: Environment Act Licence No. 1583 R Cancellation**

This letter confirms that Environment Act Licence No. 1583 R issued to Neepawa-Gladstone Cooperative Ltd. has been canceled and File No. 3476.00 is now closed.

Decommissioning of the Neepawa-Gladstone Cooperative located at SE 32-14-15 W in the Town of Neepawa, commenced in 2022. A site inspection was conducted in 2023, followed by submission of a decommissioning plan by WSP E&I Canada Ltd. on August 29, 2023. Subsequently, a Phase II Environmental Site Assessment, dated December 16, 2024, was submitted in 2025.

On January 16, 2025, the site was designated an impacted site by the Contaminated Sites Program, which will continue to oversee its management. Based on this designation, the Environmental Compliance and Enforcement Branch recommended cancellation of the site's licence in a letter dated January 17, 2025.

The cancelled licence is publicly accessible on department's public registry <https://www.gov.mb.ca/sd/eal/registries/index.html>.

- c. Yvonne Hawryliuk – Environmental Compliance and Enforcement  
Donna Garcia – Environmental Approvals

If you have any questions regarding this matter, please contact Donna Garcia, Pesticide and Agricultural Program Specialist, Environmental Approvals Branch at [Donna.Garcia@gov.mb.ca](mailto:Donna.Garcia@gov.mb.ca) or 204-945-7065.

Sincerely,

Original Signed By  
Agnes Wittmann  
Director  
The Environment Act

# LICENCE

Licence No. / Licence n° 1583 R

Issue Date / Date de délivrance September 9, 1992

REVISED : November 2, 2007

In accordance with The Environment Act (C.C.S.M. c. E125) /  
Conformément à la Loi sur l'environnement (C.P.L.M. c. E125)

Pursuant to Section 10(1) and 14(2) / Conformément au Paragraphe 10(1) et 14(2)

THIS LICENCE IS ISSUED TO : / CETTE LICENCE EST DONNÉE À :

**NEEPAWA-GLADSTONE COOPERATIVE LIMITED;**  
**"the Licencee"**

for the construction/upgrading, installation and operation of the Development being a crop protection products warehouse, a bulk granular fertilizer blending/storage and distribution facilities located on Parcel "A", Plan No. 5528 NLT in the SE¼ 32-14-15 WPM, and in accordance with the Proposal filed under The Environment Act on July 27, 1992 and subject to the following specifications, limits, terms and conditions:

## **DEFINITIONS**

In this Licence,

"**accredited laboratory**" means an analytical facility accredited by the Standard Council of Canada (SCC), or accredited by another accrediting agency recognized by Manitoba Conservation to be equivalent to the SCC, or be able to demonstrate, upon request, that it has the quality assurance/quality control (QA/QC) procedures in place equivalent to accreditation based on the international standard ISO/IEC 17025, or otherwise approved by the Director;

"**affected area**" means a geographical area excluding the property of the Development;

"**ambient concentration**" means the measurement of a substance contained in an air sample (corrected to a temperature of 25° C and to a pressure of 101.3 kilopascals) which has been collected from any point beyond the property line of the Development;

"**chemical**" includes, but is not limited to petroleum products, fertilizers and pesticides;

"**Director**" means an employee so designated pursuant to The Environment Act;

**\*\*A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT  
AT ALL TIMES\*\***

**"noise nuisance"** means a continuous or repeated noise in an affected area, which is offensive, obnoxious, troublesome, annoying, unpleasant, or disagreeable to a person:

- a) residing in an affected area;
- b) working in an affected area; or
- c) present at a location in an affected area which is normally open to the members of the public;

if the noise

- d) is the subject of at least 5 written complaints, received by the Director in a form satisfactory to the Director, and within a 90 day period, from 5 different persons falling within clauses a), b), or c), who do not live in the same household; or
- e) is the subject of at least one written complaint, received by the Director in a form satisfactory to the Director, from a person falling within clauses a), b) or c), and the Director is of the opinion that if the noise had occurred in a more densely populated area there would have been at least 5 written complaints received within a 90-day period, from 5 different persons who do not live in the same household;

**"opacity"** means the degree to which emissions reduce the transmission of light and obscure the view of an object in the background;

**"particulate matter"** means any finely divided liquid or solid matter other than water droplets;

**"particulate residue"** means that part or portion of an atmospheric emission which is deposited onto a surface;

**"pesticide storage structure(s)"** means any building(s) where agricultural crop protection products are stored for either commercial or retail purposes;

**"point source"** means any point of emission from a Development where pollutants are ducted into the atmosphere; and

**"sewage"** means human body, toilet, liquid, waterborne culinary, sink or laundry waste.

### **GENERAL TERMS AND CONDITIONS**

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

1. The Licencee shall comply with the current edition of the Crop Protection Institute of Canada's warehousing standards regarding the handling and storage of crop protection chemicals, and with all applicable federal and provincial regulations.
2. The Licencee shall install and maintain, for all pesticide storage structure(s), an automatic system(s) for fire detection and security.

3. The Licencee shall, at all times during the operation of the Development, ensure that a high standard of equipment maintenance and operational practices are implemented.
4. The Licencee shall reduce the production and dissemination of wastes by initiating and maintaining waste reduction and waste recycling programs.
5. The Licencee shall not cause or permit a noise nuisance to be created as a result of the operation of the Development, and shall take such steps as the Director may require to eliminate or mitigate a noise nuisance.
6. The Licencee shall at the request of the Director, conduct soil, air (stack and/or ambient), ground water, surface water or noise monitoring at or adjacent to the Development.
7. The Licencee shall, unless otherwise specified in this Licence, ensure that all analytical determinations are undertaken by an accredited laboratory for any of the following analytes as may be specified by the Director:
  - a)  $\text{NO}_3$  -  $\text{NO}_2$  - N (Diss.);
  - b) Kjeldhal, Total - N;
  - c) P - Total;
  - d) Pesticides; and
  - e) Particulate Matter (in air).
8. The Licencee shall submit a copy of the sampling report complete with analytical results as specified pursuant to Clauses 6 and 7 of this Licence, to the Director within 60 days of the completion of the sampling program.

## **SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS**

### **I - AIR EMISSIONS**

9. The Licencee shall not emit particulate matter from the Development such that:
  - a) particulate matter:
    - i) exceeds 0.23 grams per dry standard cubic metre calculated at 25 degrees Celsius and 760 millimetres of mercury, corrected to 12 percent carbon dioxide for processes involving combustion from any point source of the Development;
    - ii) exhibits a visible plume with an opacity of greater than 5 percent at any point beyond the property line of the Development; or
    - iii) results in the deposition of visible particulate residue at any time beyond the property line of the Development; or
  - b) opacity from any point source of the Development equals or exceeds:
    - i) 20 percent as the average of any 24 consecutive opacity observations taken at 15 second intervals;
    - ii) 20 percent for more than 16 individual opacity observations within any 1 hour period; or
    - iii) 40 percent for any individual opacity observation.

## **II - LIQUID EMISSIONS**

10. The Licencee shall not direct any spillage, contaminated run-off or pollutant, other than sewage, to an approved sewage disposal system.
11. The Licencee shall contain and clean up immediately any chemical spills in order to prevent soil, surface water or ground water contamination.
12. The Licencee shall ensure that the site retention area is protected with a minimal 45 cm of compacted clay material or other materials approved by the Director.
13. The Licencee shall ensure that the Development is adequately diked and that mechanical control culverts are installed at the low end of the diked area and those control culverts remain in the closed position. The Regional Office of Manitoba Conservation in Brandon shall be contacted for prior approval to open the control culverts to permit land drainage.
14. The Licencee shall ensure that the surface of the site retention area is inspected semiannually for desiccation cracks, and that the site retention area's continuity is maintained.

## **III - REMEDIAL ACTION**

15. The Licencee, subject to obtaining approval from an Environment Officer, shall immediately dispose of any contaminated material in accordance with the approval.

## **IV - EMERGENCY CONTINGENCY PLAN**

16. The Licencee shall submit, within ninety (90) days of the issuance of this Licence, an emergency response contingency plan to be approved by the Director. This plan shall include, but not be limited to, items which will address: measures implemented for spill prevention and containment; security; personnel training; fire and other response arrangements.

## **V - FERTILIZER PRODUCTS**

17. The Licencee shall surface all areas of the Development where fertilizer is stored, loaded, blended, transferred or otherwise handled, in a manner and using materials approved by the Director.
18. The Licencee shall grade, dike or curb all areas where fertilizer is stored, loaded, blended, transferred or otherwise handled in a manner and using materials approved by the Director, such that all product spillage and contaminated run-off water from these areas is contained within the Development.

#### **VI - PESTICIDES**

19. The Licencee shall construct and maintain the concrete floors and curbs of all pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.
20. The Licencee shall create and maintain a current duplicate inventory of all pesticides stored at the Development, with one copy stored at the premises of the Development, and the other copy stored at a location off-site from the Development.
21. The Licencee shall store only pesticides registered under the Pest Control Products Act of Canada at the Development.
22. The Licencee shall contain on the Development:
  - a) any on-site pesticide spill;
  - b) waste water generated from any response action due to an on-site release of pesticides; and
  - c) contaminated water resulting from the extinguishing of any fire involving pesticides.
23. The Licencee shall locate the pesticide storage structure(s) a minimum distance of:
  - a) 100 metres from any property zoned residential; and
  - b) 100 metres from single residencesunless a written consent form is obtained from the owner(s).

#### **VII - SITE DECOMMISSIONING**

24. The Licencee shall submit within one (1) year prior to closure of the facility, for the approval of the Director, a formal detailed Decommissioning Plan for the facility.
25. The Licencee shall implement, on closure of the facility, the approved Decommissioning Plan.

#### **REVIEW AND REVOCATION**

- A. This Licence replaces Environment Act Licence No. 1583 which is hereby rescinded.
- B. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.

- C. If construction of the development is not commenced within three years of the date of this Licence, the Licence is revoked.
- D. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms, or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 10 of The Environment Act.

  
Tracey Braun, M.Sc.  
Director  
Environment Act

**Client File No.: 3476.00**

Cancelled





**Conservation**

Environmental Stewardship Division  
Environmental Assessment & Licensing Branch  
123 Main Street, Suite 160  
Winnipeg, Manitoba R3C 1A5  
CANADA  
[www.gov.mb.ca/conservation/envapprovals](http://www.gov.mb.ca/conservation/envapprovals)

**Faxed**

File: 3476.00

November 2, 2007

Mr. Rob Melnyk  
Agro Division Manager  
Neepawa-Gladstone Cooperative Limited  
Box 879  
Neepawa MB R0J 1H0

Dear Mr. Melnyk:


**Re: Neepawa-Gladstone Cooperative Limited Request for Minor Alteration**

This will acknowledge receipt of your letter of September 21, 2007 requesting a minor alteration of Environment Licence No. 1583 issued on September 9, 1992 to Neepawa-Gladstone Cooperative Limited, located on Parcel "A", Plan No. 5528 NLT in the SE¼ 32-14-15 WPM in the Town of Neepawa.

Specifically you request to install and operate 4 x 193 Metric Tonne hopper bottom bins and 2 x 136 Metric Tonne hopper bottom bins to hold a combined total of 1044 Metric Tonnes of granular fertilizer. I have reviewed your request and have determined the environmental effects to be insignificant and the alteration is discerned minor. Accordingly, approval is hereby given, in accordance with Section 14(2), of The Environment Act, to implement the alteration. Please note as stated in Section V clause 17 of Revised Licence 1583 R, all areas where granular fertilizer is stored, loaded, blended, transferred or otherwise handled must be properly surfaced to prevent soil/water contamination. All licence clauses apply to this alteration.

A revised licence is attached. Mr. Ken Plews 945-7067 may be contacted if further information is required.

Yours truly,

  
Tracey Braun, M.Sc.  
Director  
Environment Act

Enclosure

c: B. Wright, Regional Director, Western Region  
Town of Neepawa

**NOTE:** Confirmation of Receipt of this Licence No. 1583 R (*by the Licencee only*) is required by the Director of Environmental Assessment and Licensing. Please acknowledge receipt by signing in the space provided below and faxing a copy back to the Department by November 7, 2007.

\_\_\_\_\_  
On behalf of Neepawa-Gladstone Cooperative

\_\_\_\_\_  
Date

**\*\*A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES\*\***