



Randi Kozak, CRSP
Manager, Operations Compliance
Environmental, Health & Safety
randi.kozak@cpsagu.ca

April 17, 2017

Tracey Braun, Director
Manitoba Sustainable Development
123 Main Street, Suite 160
Winnipeg MB R3C 1A5

Re: Notice of Alteration – Beausejour, MB – License 1798 RR – File 3,708.00

Dear Tracey,

This letter is to request constructional approval for the Crop Production Services (Canada) Inc. Beausejour, Manitoba facility, located on the S ½ and SE ¼ of 10-13-7 EPM in the Rural Municipality of Brokenhead.

This application includes:

- A completed Notice of Alteration application,
- Four hard copies of the new license proposal, and
- Four hard copies of the CPS site plan drawing and associated blueprints; and
- A cheque for the \$500 fee.

The target date of construction for this project is July 15, 2017. Please contact me to indicate if you will not be able to review and approve this application in time for this deadline.

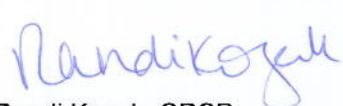
If you have any questions regarding this notice of alteration request please direct any questions to myself.

Sincerely,

Randi Kozak, CRSP
Manager, Operations Compliance
Crop Production Services (Canada) Inc.

Notice of Alteration Form



Client File No. : 3,708.00	Environment Act Licence No. : 1798 RR
Legal name of the Licencee: Crop Production Services (Canada) Inc.	
Name of the development: Bulk Material Handling Facility - Dry Fertilizer	
Category and Type of development per Classes of Development Regulation: Manufacturing Bulk materials handling facilities	
Licencee Contact Person: Randi Kozak	
Mailing address of the Licencee: Unit E – 759 First Street	
City: Brandon	Province: MB Postal Code: R7A 2X5
Phone Number: (204) 571-5513	Fax: Email: randi.kozak@cpsagu.ca
Name of proponent contact person for purposes of the environmental assessment (e.g. consultant): "see above"	
Phone:	Mailing address:
Fax:	
Email address:	
Description of Alteration (max 90 characters): Construction of a new bulk granular fertilizer warehouse.	
Alteration fee attached: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
If No, please explain:	
Date: 04/17/2017	Signature:  Printed name: Randi Kozak, CRSP
<p>A complete Notice of Alteration (NoA) consists of the following components:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Cover letter <input checked="" type="checkbox"/> Notice of Alteration Form <input checked="" type="checkbox"/> 4 hard copies and 1 electronic copy of the NOA detailed report (see "Information Bulletin - Alteration to Developments with Environment Act Licences") <input checked="" type="checkbox"/> \$500 Application fee, if applicable (Cheque, payable to the Minister of Finance) 	
<p>Submit the complete NOA to:</p> <p>Director Environmental Approvals Branch Manitoba Sustainable Development Suite 160, 123 Main Street Winnipeg, Manitoba R3C 1A5</p> <p>For more information:</p> <p>Phone: (204) 945-8321 Fax: (204) 945-5229 http://www.gov.mb.ca/conservation/eal</p>	

Crop Production Services (Canada) Inc.
Beausejour, MB

Introduction and Background

Through various legacy companies, the Beausejour ag retail site has been in operation since 1986, operating under Environmental Act License No. 1798 RR. After a detailed review of our current assets versus the needs of Manitoba farmers in the area surrounding the site, Crop Production Services (Canada) Inc (CPSC) has determined that a new dry fertilizer warehouse is required.

Description of Existing Environment in the Project Area

This property is located on the S ½ and SE ¼ of 10-13-7 EPM in the Rural Municipality of Brokenhead and is currently owned by CPSC. The area surrounding the property is all used primarily for agricultural purposes and the site is located approximately 2 miles from the Town of Beausejour.

Changes Within the Development

The existing bulk granular fertilizer facility has a maximum capacity of approximately 1,000 tonne of various bulk granular fertilizers. CPSC is requesting constructional approval to replace the existing assets with a newly constructed bulk granular fertilizer warehouse that will have a maximum capacity of approximately 6,000 tonne of various bulk granular fertilizers.

Currently, we ship approximately 12,000 tonne of various bulk granular fertilizers annually. With this new facility, it is anticipated that this will increase to shipping and receiving approximately 15,000 to 18,000 tonne annually.

The new warehouse will be approximately 169 ft x 110 ft long and 41.5 ft high with the following details:

- Fertilizer will be received by truck within an enclosed building and conveyors.
- Fertilizer that is stored and blended will be done so in a wooden building with concrete floors and concrete side walls.
- Fertilizer that is shipped out will be done within an enclosed building with enclosed conveyors, a scale, and telescopic spouts.

The following is a list of primary bulk granular fertilizers that are currently stored, handled, and distributed within the existing facility that will continue to be stored, handled, and distributed in the newly constructed facility:

- Urea 46-0-0
- Monoammonium phosphate (MAP) 11-52-0
- Potash 0-0-60
- Ammonium Sulfur (AMS) 20.5-0-024
- Environmentally Smart Nitrogen (ESN) 44-0-0
- KOCH 12-45-0-5S Micro Zinc
- Various Micronutrients

The current plans are for construction to commence on July 15, 2017.

Maps, Drawings, Site Plans, etc.

A site plan showing the proposed changes has been attached for Manitoba Sustainable Development's files. Blueprints (.pdf) for the proposed new bulk granular fertilizer shed are also attached.

Description of Environmental Effects of the Proposed Development

There are several layers of protection in place to protect both people and the environment.

Firstly, all personnel are trained on a regular basis for their specific job requirements including safety in handling product, how to perform spill clean-up duties, how to read a SDS, and what their specific obligations are should product spillage occur.

Secondly, concrete floors and load pads will be constructed to prevent contamination of the bare soil from product spillage. Any spilled fertilizer as a result of receiving will be contained and cleaned up in a timely manner with accordance to CPSC's strict Housekeeping Policy.

Thirdly, periodic internal audits are conducted to verify site compliance with applicable regulations and company policies.

Mitigation Measures and Residual Environmental Effects

All personnel are trained on a regular basis for their specific job requirements including safety in handling product, how to use spill clean-up equipment, how to read SDS and what their specific obligations are should a product spillage occur. This plan includes, but is not limited to, items which will address: measures implemented for product spillage minimization and prevention, including spill clean-up equipment and supplies; security; and personnel training. The plan is available at the site at all times.

All CPSC sites have an Emergency Response Plan appropriate to their operating conditions that is reviewed and updated annually.

Also, respecting air emissions, the proposed new facility will include enclosed conveyors and a fertilizer dust spout located at the outload discharge which should ensure that minimal product is airborne and is contained within the property line of the site.

Heritage Objects

In the event that any reasonably identifiable heritage objects (including archaeological objects, paleontological objects, and/or natural heritage objects) or human remains are discovered during the ground disturbance of this construction project, an immediate stop work order shall be executed. If required, the stop work order shall ensure that the discovered object is not handled or disturbed, and immediate notification will be provided to the Historic Resources Branch. In the event that the discovery consists of identifiable human remains, this notification will also include the local RCMP.



Imagery ©2017 Google, Map data ©2017 Google 20 m

Existing overhead power lines to existing electrical distribution shed

NO	REVISION	BY	DATE
1	BLOCK SIZE CHANGED TO 600MM	AD	10/11/17
2			
3			
4			

GENERAL NOTES:

1. IN-GROUND PIT.
2. INLOAD PADDLE DRAG CONVEYOR, 150 TPH
3. INLOAD CLOSURE BUILDING
4. (6) 8 TON DW HOPPER BINS, 10' X 8'
5. OUTLOAD BLEND SCREW CONVEYOR, 18', 200TPH
6. 200TPH B.E. X 77' HEIGHT
7. 1 X 45MT. (1215) OUTLOAD HOPPER SCALE BIN ON OH STRUCTURE C/W DOWNSPOUT TOWER, CATWALKS SALEM VALVE & DUST CHECK SYSTEM
8. MANUAL CONTROL DUST CHECK
9. OUTLOAD ENCLOSURE BUILDING

BUILDING SPECS: (FCL)

- CONCRETE.
- 2' PONY WALL, 12" THICK - BINS
- 6" PONY WALL, 8" THICK IN ALLEYWAY AND PITTS.
- 6" BUILDING SLAB WITH THICKENED PERIMETER AND INTERIOR WALL FOOTINGS
- 10" OUTLOAD PAD AND OH DOOR APRONS
- 4" MAN DOOR PAD AND CLEAN-UP PAD
- (12) 6" BOLLARDS - OPTIONAL
- SCREW PILES - OPTIONAL

CONSTRUCTION: (FCL)

- 2X6 & 2X10 STICK FRAMING C/W
- 7/16" OSB WALL AND ROOF SHEATING - INT.
- 1 X 4 STRAPPING - WALL EXT.
- 7/16" OSB - ROOF EXT.
- 29 GA. TIN SIDING AND ROOFING.
- PVC INSULATED OH DOORS, MAN DOORS & WINDOWS.
- MAN DOORS ARE 32" X 6'-8"

CONTINUED ON SHEET 2...

"FOR PRESENTATION"
CONFIDENTIAL!!

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUVISION INC. AND ALL RIGHTS ARE RESERVED. NO PARTS OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM NUVISION INDUSTRIES INC.

NUVISION

PROJECT: PLANT LAYOUT
 CLIENT: GPS
 LOCATION: BEAUSELOUR, MB

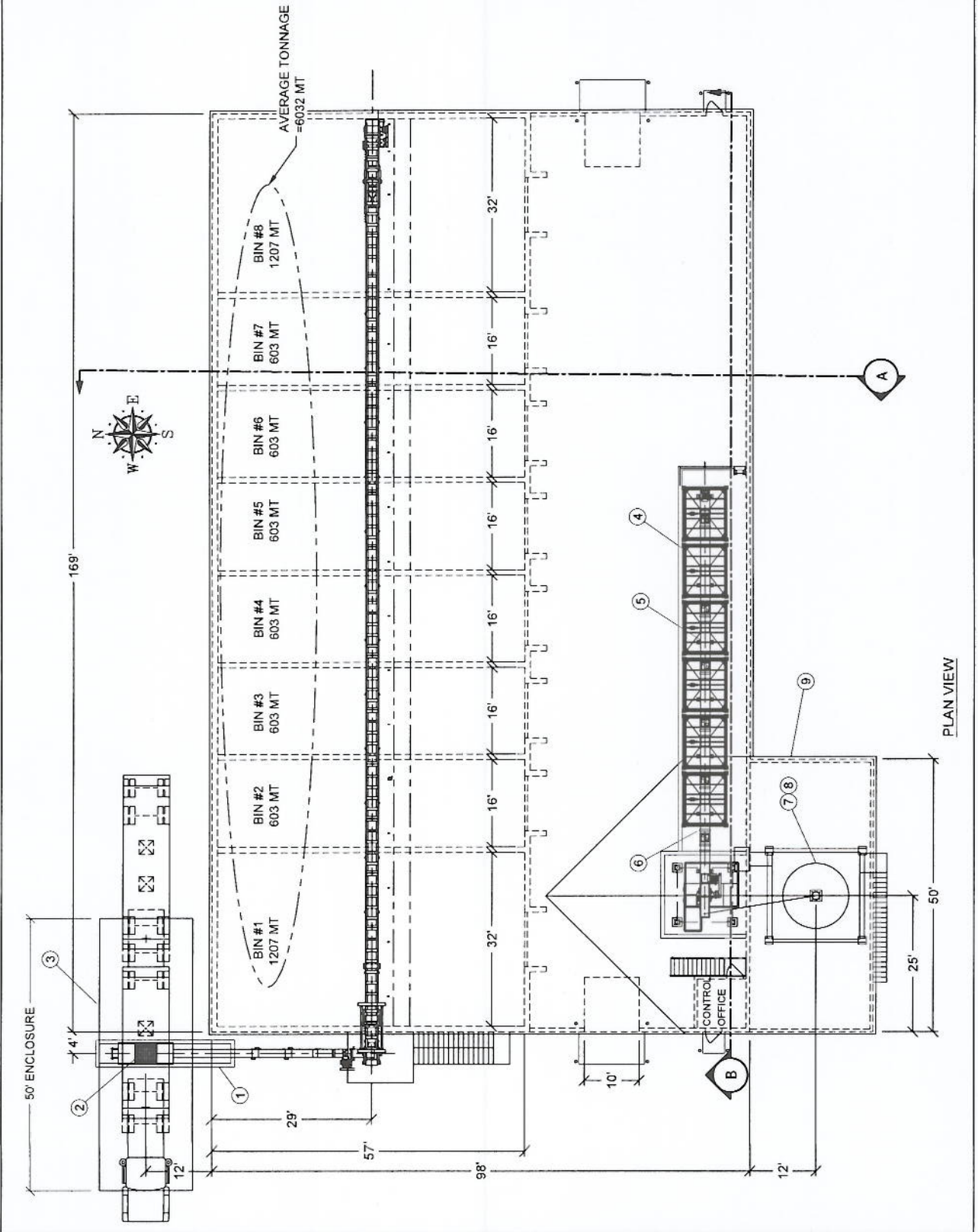
DRAWN BY: A. DYER
 DATE: 7/11/16

CHECKED BY: _____
 DATE: _____

APPROVED BY: _____
 DATE: _____

SHEET: 1 OF 5
 SCALE: NOT TO SCALE

PART # MH2194-Q1



PLAN VIEW

NO.	REVISION	BY	DATE
1	ELDS SIZE CHANGED TO 600MT	AD	06/11/11
2			
3			
4			

GENERAL NOTES:

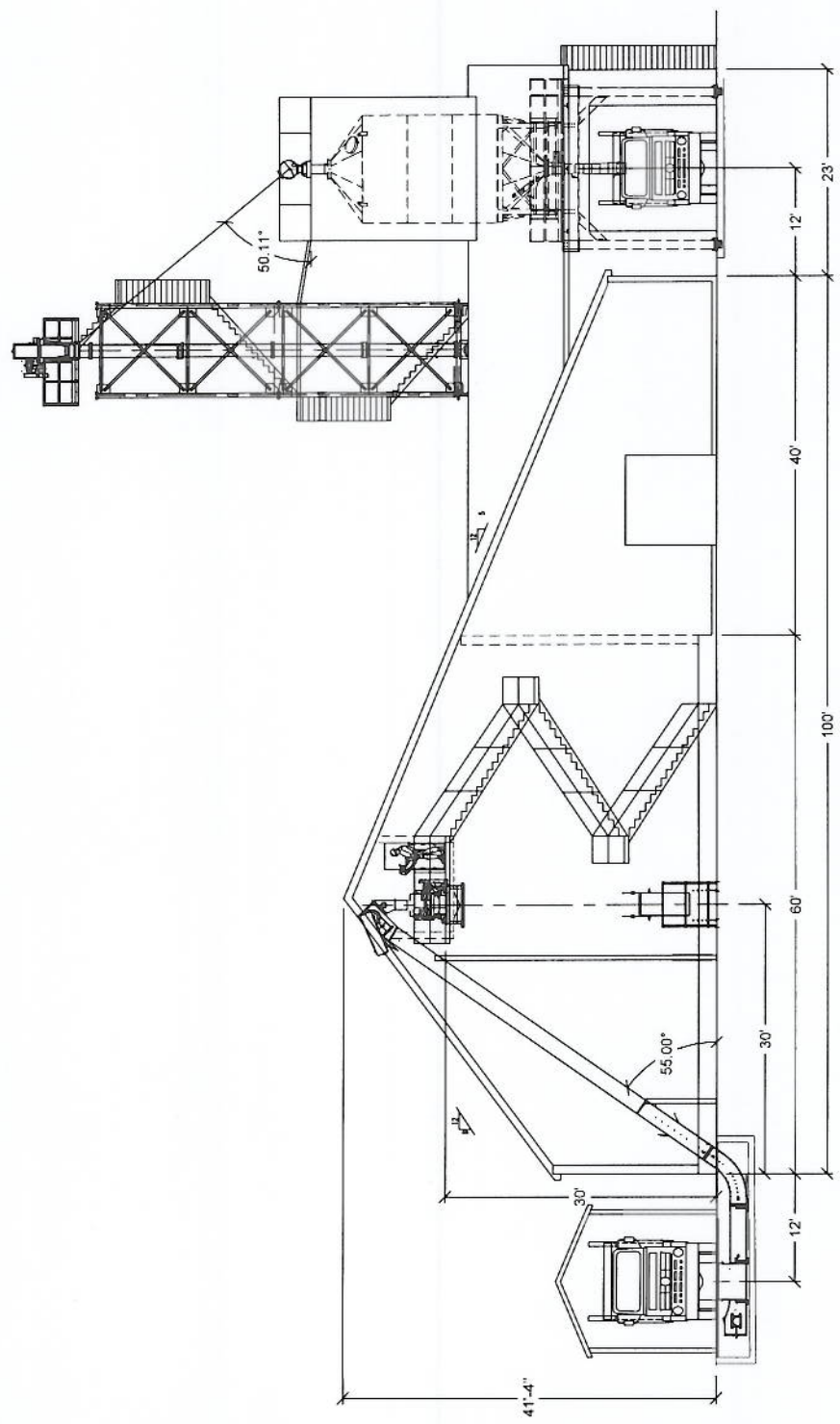
- BIN DOORS - WOOD - FINISH ONE SIDE ONLY C/W LIGHT DUTY HINGE & HARDWARE
 - (2) LIGHT DUTY OVERHEAD DOORS, MANUAL OPERATION
 - STEEL I-BEAM ENGINEERED W/ ANGLE BRACES & ROD CONNECTIONS
- OFFICE/ELEC ROOM DETAILS: (FCL)
- WOOD STAIRS & LANDINGS
 - UNFINISHED FLOOR
 - (2) WINDOWS
 - 10' X 10' OFFICE - ELEVATED
 - ELECTRICAL ROOM - FIRE RATED WALLS, DOOR AND CEILING.
- TIER 2 STORAGE SHED WITH WAREHOUSE SPACE AND NO "FUTURES"
- MAIN SERVICE TO BE CONFIRMED

"FOR PRESENTATION"
CONFIDENTIAL!!

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUVISION INDUSTRIES. NO PARTS OF THIS DRAWING MAY BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF NUVISION INDUSTRIES P.C.



PROJECT:	SOUTH ELEVATION
CLIENT:	6000 MT SHED - DECLINING WEIGHT
LOCATION:	BEAUSELOUR, MB
DESIGNED BY:	A. DYER
CHECKED BY:	
DATE:	23/11/10
APPROVED BY:	
DATE:	
SHEET:	2 OF 5
SCALE:	NOT TO SCALE
PART #:	MH2194-Q2



WEST ELEVATION

NO.	REVISION	BY	DATE
1	BLDG SIZE CHANGED TO 6000MT	AD	10/17
2			
3			
4			

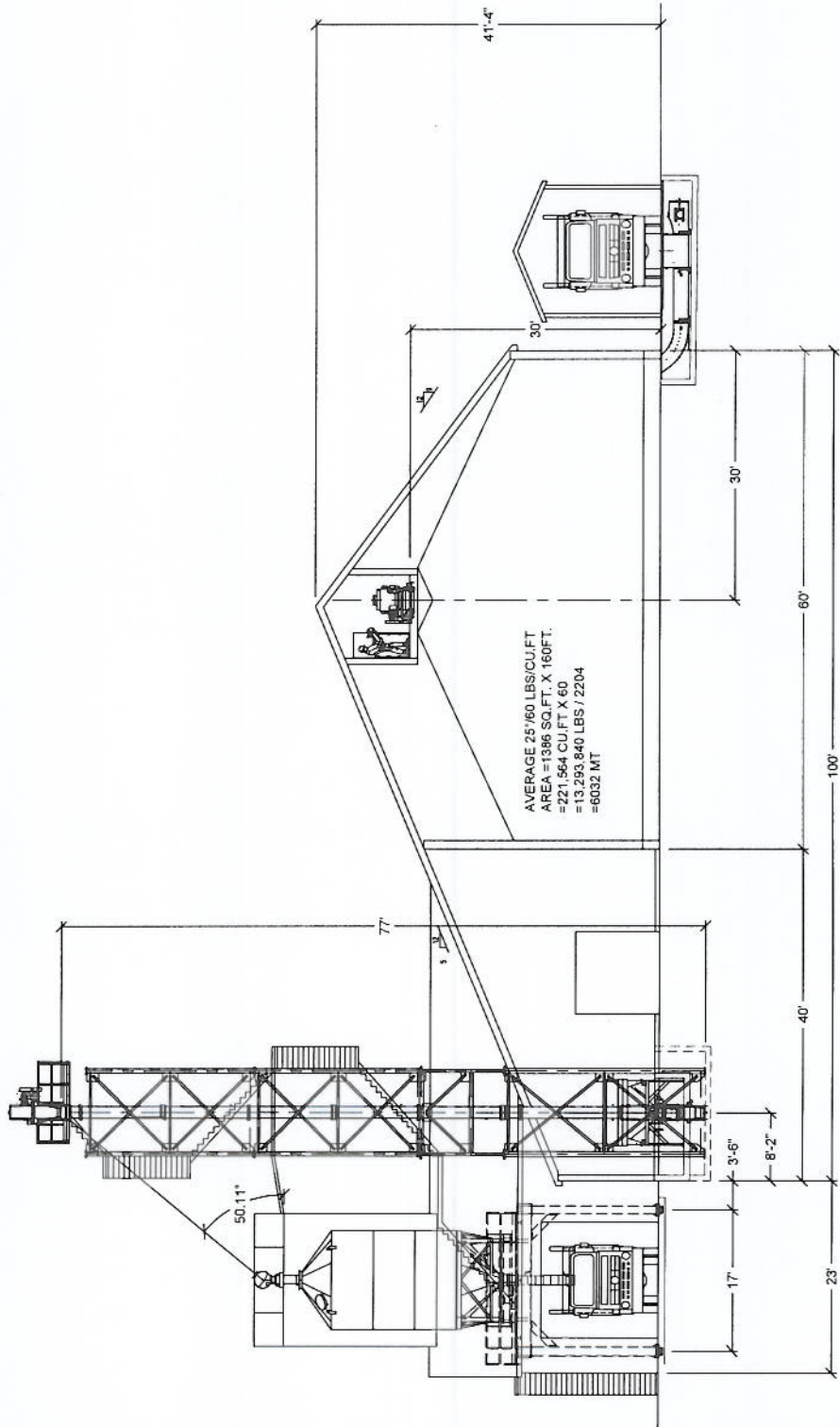
GENERAL NOTES:

"FOR PRESENTATION"
CONFIDENTIAL!!

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUVISION INDUSTRIES. NO PARTS OF THIS DRAWING MAY BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF NUVISION INDUSTRIES, INC.



PROJECT:	SECTION 'A'
CLIENT:	6000 MT SHED - DECLINING WEIGHT
LOCATION:	BEAUSECOUR, NB
DESIGNER:	A. DYER
CHECKED BY:	DATE 23/11/16
APPROVED BY:	DATE
SHEET:	SCALE
SHEET	4 OF 5
PART #	NOT TO SCALE
	MH2194-Q4



SECTION "A"
VIEW THRU BUILDING