

# SUMMARY REPORT

## PORTAGE CONSUMERS CO-OPERATIVE LTD. - OAKVILLE (CLIENT FILE: 4122.00)

### Overview:

This application is for the construction of a crop protection products warehouse, and distribution facilities to be located on land leased from the Canadian National Railway on Lot DES, Plan ROW-1, 3rd Street, Oakville, in the Rural Municipality of Portage la Prairie. The proposed 24' x 30' warehouse will be constructed to meet Phase III CPI standards. The site was previously used as a bulk petroleum site which included a loading rack and an above-ground tank farm surrounded by a concrete dike. The complex hours of operation are from 8:00 a.m. to 4:30 p.m. with extended hours as required.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from vehicular traffic on property and access roadways.

### Public Objections:

No public concerns were received.

### Comments From TAC:

**Canadian Environmental Assessment Agency** state that an environmental assessment under the *Canadian Environmental Assessment Act* will be conducted by federal officials with respect to this proposal.

**Natural Resources - Policy Coordination Branch** advise that the village is serviced by a municipal water system having a groundwater source. They suggest the proponent ensure that the existing village wells be protected from possible contamination from any accidental spills or fire disasters.

**Culture, Heritage and Recreation - Historic Resources** has no concern with regard to its potential impact on heritage resources.

**Manitoba Health and Wellness** concerns include the source of water for the village and potential contamination of the local aquifer, the content of information provided the residents living within the 100 metres radius of this proposed warehouse, and the degree of traffic which will result with this development.

**Rural Development** state that the subject property is designated "Industrial" in the Rural Municipality of Portage la Prairie development Plan. The property is zoned "MG" General Industrial, and is subject to a conditional use within that zone. Their office has no concerns at this time.

**Highways** state that if drainage from the proposed site is directed into the First Avenue drainage ditch, they recommend contact with their department to discuss potential liability issues that may be associated with the discharge. They also request the applicant be informed that the proposed development is located adjacent to First Avenue which is a Declared Provincial Road under the jurisdiction of The Highway Protection Act and any new, modified or relocated access connection onto this highway requires a permit from Highways. In addition a permit is required for any construction above or below ground level within 38.1 m (125 feet) or to place any planting within 15.2m (50 feet) from the edge of the right-of-way.

**Environmental Management** have no concerns regarding surface water quality.

**Environmental Operations** state that based on the report supplied by the proponent on an investigation conducted by "Sentar Consultants Ltd." the property will be listed as a contaminated site. In addition because residents within the 100 metres radius have signed consent forms they have no concerns at this time.

No other comments from TAC were received.

TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 8, 9, 12, 13, 14, and 17.

A draft Environmental Act Licence is attached for the Director's consideration.

PREPARED BY:

K. Plews  
Manager  
Pesticide/Fertilizer Approvals  
March 22, 1996