

SUMMARY REPORT

PROPONENT:

MS. JUDY WIEBE

PROPOSAL NAME:

153770 CANADA LTD. - TEAM LANDMARK - CROP PROTECTION WAREHOUSE - CARMAN

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4153.00

OVERVIEW:

On April 1, 1996, the Manitoba Environment received a Proposal dated March 27, 1996, to upgrade and operate a crop protection warehouse, a bulk granular/liquid fertilizer blending/storage, and distribution facilities to be located on the NE 1/4 12-6-5 WPM in the Rural Municipality of Dufferin. The development was formally operated as a seed cleaning/supply company. The 102' x 50' crop protection warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. The bulk granular/liquid fertilizer blending/storage will be developed in the future. The expected hours of operation will be normal business hours with extended hours during the peak activity.

One letter of concern was received in response to the advertisement of this proposal in the Carman Valley Leader published on April 8, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the South Central Regional Library. The proposal was distributed to TAC on April 2, 1996 with the closing date for TAC and Public comments on May 2, 1996.

COMMENTS FROM THE PUBLIC:

A letter of concern was received from Eldon D. McEachern who lives across the municipal road from this proposed development. He is concerned with the operation of the fertilizer/chemical sales company in close proximity to his residence. Specifically he is concerned about the health effect of fertilizer dust crossing his yard along with anhydrous ammonia fumes. In addition he is concerned about increased traffic and the value of his property being lowered if this development is approved.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency state that based on their staff survey, application of the *Canadian Environmental Assessment Act* with respect to this proposal is not required.

Natural Resources - Policy Coordination Branch has reviewed the proposal and has no concerns.

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

Highways state the proposed development is located adjacent to PTH 3 and Scanton Road and presents a concern with regards to potential spills and drainage. They state that the proponent may be required to obtain permission from, or enter into an agreement with Manitoba Highways and Transportation. They request the proponent contact the Regional Technical Services Engineer (R.K. McKay, P.Eng.-(204) 239-3182) at Portage la Prairie.

Disposition

The concerns are addressed in the draft licence. The request will be mentioned in a covering letter to the proponent.

Health concerns include adequate protection against chemical spills and fire hazards, and that the proponent develops an Emergency response Plan.

Disposition

The concerns are addressed in the draft licence.

Environmental Management Site specific soils information re: permeability of the soils near the surface, is required to complete an assessment. They recommend if the area around the warehouse and fertilizer distribution facility has poor permeability characteristics, that it be topped with a layer of reworked clay and sloped to a containment berm fitted with control culvert to contain any contaminated materials. Water Quality has no concerns regarding surface water quality.

Disposition

The proponent will check to ensure onsite presence of clay and establish secondary containment as requested. The concerns are reflected in the draft licence.

Environmental Operations stated there is one residence approximately 300 yards to the north of the proposed development. They recommend all construction be in accordance with the CPI standards.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

Additional soil information has been requested from the proponent. In addition the public complaint has been forwarded to the proponent for response. It should be noted that there is no intention to store or handle anhydrous ammonia at this site. Other TAC concerns are addressed in the draft licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 14, 15, 19, 20, 21, 22, 24, 25, and 28.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
May 10, 1996