

SUMMARY REPORT

PROPONENT:

MR. G. G. CAPLAP

PROPOSAL NAME:

MANITOBA POOL ELEVATORS - CROP PROTECTION WAREHOUSE - MEDORA

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4156.00

OVERVIEW:

On April 1, 1996, the Manitoba Environment received a Proposal dated March 29, 1996, to construct and operate a crop protection warehouse, a bulk granular fertilizer blending/storage, an existing grain elevator, and distribution facilities located on land leased from the Canadian Pacific Railway on the SE1/4 31-03-24 WPM in the Rural Municipality of Brenda. The 24' x 35' crop protection warehouse will be constructed to meet the Crop Protection Institute's Phase III requirements. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during the peak activity.

No public concerns were received in response to the advertisement of this proposal in the Deloraine Times & Star published on April 10, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Lakeland Regional Library (Killarney). 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:

No public responses were received.

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 state that based on the information provided they have no concerns which would limit approval of the proposal.

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

Highways state they have no concerns with this development as outlined by the proponent. They also state that if the proponent intends to widen the existing approach within 38.1 m of PTH 3 (Control area), a permit will be required. The Highways contact is Mr. H. Mahood, P.Eng., Brandon, (204) 726-6820, if necessary.

Disposition

Concern can be addressed in covering letter to proponent.

Rural Development stated there are no local land-use planning policies or zoning requirements which apply to this development. There are no provisions under Provincial Land Use Policies to prevent the proposed development from proceeding. Municipal Council should address questions of community preparedness in regard to fire fighting capability and emergency evacuations.

Disposition

Concerns are addressed in draft licence.

Health concerns include licence clauses to address site containment, maintenance of current inventories, emergency response plans, sound and particulate matter, and proper use of sewage system. In addition concerns include distances to private residents, and adequate protection of the ground water.

Disposition

The concerns are addressed in the draft licence.

Environmental Management state that based on the well log for this property there appears to be sufficient clay present to minimize leaching of contaminated materials. Site specific soils information re: permeability of the soils near the surface, would be needed to confirm this. They recommend the area around the warehouse be sloped to a containment berm fitted with control culvert to contain any contaminated materials.

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 concerns are that the proponent establish a secondary containment area to protect in the event of fire, fitted with a control gate/culvert. They also note the presence of granular fertilizer which should be covered by the licence.

Disposition

The concerns are addressed in the draft licence.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

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, and 26.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
May 6, 1996