

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT: MR. ED ELIAS**  
**PROPOSAL NAME: ESSEN TRANSPORT LTD.**  
**CLASS OF DEVELOPMENT: 1**  
**TYPE OF DEVELOPMENT: CROP PROTECTION WAREHOUSE**  
**CLIENT FILE NO.: 4327:00**

### **OVERVIEW:**

On April 28, 1998, Manitoba Environment received a Proposal dated April 23, 1998, to construct and operate a crop protection products warehouse and distribution facilities to be located on Lot 1, Plan 20546 MLTO in the NW1/4 34-2-4 WPM in the Rural Municipality of Stanley. The proponent plans to construct a 50' x 120' crop protection products warehouse on this development. This company is a contact carrier engaged in transportation of general goods and exempt commodities in Canada and the United States. The expected hours of operation are from 8:00 a.m. to 5:00 p.m. Monday to Friday. On Saturday, they normally operate from 8:00 a.m. till noon.

No public concerns were received in response to the advertisement of this proposal in the Winkler Times published on Monday, May 11, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on May 5, 1998, with the closing date for TAC and Public comments on June 5, 1998.

### **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.

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

**Health** concerns include adequate protection against fires and chemical spills and that the proponent provide an emergency response plan

Disposition

The concerns are addressed in the draft licence.

**Rural Development**. state that the proposed facility is located within the Town of Winkler on Airport Drive immediately south of the Winkler Airport. The site is within an area zoned "ML" Industrial Light in the Winkler Zoning By-law. The storage of crop protection chemicals is a conditional use in the "ML" Light Industrial Zone. They recommend that the proponent obtain a conditional use permit from the Town of Winkler.

**Disposition**

The proponent will apply for a conditional use permit.

**Environmental Management** Water Quality Management and Terrestrial Quality Management have concerns regarding lack of information respecting secondary containment to contain potentially contaminated water on the proponent's property. They recommend the yard surface within the containment area be covered with a reworked clay layer with low permeability to protect from downward movement of any spills or contaminated liquids. The containment should be sloped or bermed to prevent runoff into a 3rd order drain that flows within 100 metres of the proposed warehouse, and fitted with a control culvert to release rain and snow melt waters where necessary.

**Disposition**

Addition information was provided. Concerns are addressed in the draft licence.

**Environmental Operations** have reviewed the proposal and have no concerns regarding its operation.

**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, 12, 13, 16, 17, 18, and 21.

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

PREPARED BY:

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June 9, 1998

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