

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. WALLY EMPSON
PROPOSAL NAME: AVANTI POLYMERS LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
HEMP FIBRE PROCESSING FACILITY
CLIENT FILE NO.: 5186.00

OVERVIEW:

On April 3, 2006, Manitoba Conservation received a Proposal dated March 30, 2006, for the operation of a Hemp Fibre Processing Facility, storage warehouse and distribution facilities to be located on Lot 1, Plan 33271 MLTO in the SW¼ 5-1-1 WPM in the Town of Gretna. Avanti Polymers Ltd. facility is a prototype processing plant to manufacture decorticated Hemp Fibre products. The process requires the shredding of raw hemp bales which are then run through a hammer mill system and screened. The decorticated product is then bagged or compacted for shipment to be used in a number of value added products. The facility will be comprised of a 120' x 70' foot building which was formally used to manufacture motor homes. The proponent maintains that particulate matter control is the main environmental concern and intends to install dust control equipment. The hours of operation are normally 8-9 hours per day but may be extended to two shifts a day if warranted.

A public response was received from John and Kathleen Teichroeb, a neighbour whose home property adjoins the Avanti Polymer Ltd. property, in response to the advertisement of this proposal in the Altona Red River Valley Echo, published on Friday May 5, 2006. The proposal was placed in the Public Registries at the Manitoba Eco-Network, the South Central Regional Library, the Winnipeg Public Library and the Conservation Library (Main). The proposal was distributed to TAC on May 2, 2006, with the closing date for TAC and Public comments on June 8, 2006.

COMMENTS FROM THE PUBLIC:

John and Kathleen Teichroeb advise they are not opposed to this development provided the facility abide by all required regulations in regards to the discharge of pollutants, noise pollution and fire prevention.

Disposition

The concerns are addressed in the draft licence.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Sustainable Resource Management Branch requested further information regarding dust control equipment options to control dust emissions, daily traffic numbers and control of particulates resulting from onsite vehicular traffic. They request the noise nuisance clause be incorporated into the licence. They also question whether the research and development of table and counter tops mentioned in their proposal and located in the same building is part of this development.

Disposition

The request and information has been provided to the proponent for response. Additional information was supplied. Concerns are addressed in the draft licence.

Historical Resources Branch state they have no concerns with regard to this project's potential to impact heritage resources.

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.

Central Manitoba Regional Health Authority health concerns include excessive air emissions close to residences and potential noise from the development.

Disposition

The concerns are addressed in the draft licence.

Transportation & Government Services state they have reviewed the proposal and have identified no concerns.

Agriculture, Food and Rural Initiatives have reviewed the proposal and state that the proposal lacked information and improper land use designation. As the facility is located within the Town of Gretna boundaries they have no agricultural concerns.

Community Planning Services state that the Town of Gretna does not have a development Plan or Zone By-Law to guide development, but one will be adopted by the fall of 2006. Based on the draft copies of this proposed plan the site will be in the "manufacturing general" designation and "manufacturing and processing" is permitted in the "MG" zone. The current building meets the size requirements so Community Planning Services has no outstanding concerns.

Water Stewardship requested further information regarding the generation of waste water and its discharge, location of potable water sources, and developments water supply. They are also concerned that the proposal activities do not degrade the groundwater and surface water qualities on adjacent properties.

Disposition

The request and information has been provided to the proponent for response. Additional information was supplied. Concerns are addressed in the draft licence.

Regional Operations concerns are that the proposal contained no description of the process including a flow diagram. Other concerns include the storage of large hemp bales strewn around the property. Bale busting takes place outside creating a dust problem. In addition it appears that indoor dust control equipment is operated in a questionable manner. There is no dust control for the operation which separates the hemp hurd from the rough material. The main concern is that of particulate emissions which could affect the surrounding neighbourhood.

Disposition

The request and information has been provided to the proponent for response. Additional information was supplied. Concerns are addressed in the draft licence.

PUBLIC HEARING:

A public hearing is not recommended.

RECOMMENDATION:

TAC concerns are addressed in the draft licence.

The responsibility for enforcement of the Licence should remain with Assessment and licencing until Clauses 9, 10, 11, 12, 13 and 25 are met.

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

PREPARED BY:

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