

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: DeFehr Furniture Ltd.
PROPOSAL NAME: DeFehr Furniture Ltd.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Manufacturing Plant
CLIENT FILE NO.: 4972.00

OVERVIEW:

On July 24, 2003, Manitoba Conservation received a Proposal for the continued operation of a furniture manufacturing facility located at NW 3-3-5 WPM in the Rural Municipality of Stanley. The facility operates eight hours a day, five days a week and manufactures furniture for the hospitality industry. There are particulate matter and volatile organic compound emissions associated with the furniture manufacturing activities at this facility.

The Department, on September 8, 2003, placed copies of the Proposal in the Public Registries located at 123 Main St. (Union Station), the Winnipeg Public Library, the Manitoba Eco-Network, and the South Central Regional Library. Copies of the Proposal were also provided to the Technical Advisory Committee (TAC) members. A notice of the Environment Act proposal was also placed in the Morden Times on September 15, 2003. The newspaper and TAC notifications invited responses until November 10, 2003. In response to concerns expressed by Manitoba Conservation a revised proposal was submitted on October 28, 2003, and therefore the deadline for responses was extended to November 14, 2003.

COMMENTS FROM THE PUBLIC:

No public comments were received.

Disposition:

No action needed.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency

No concerns.

Disposition:

No action needed.

Health Canada

No concerns.

Disposition:

No action needed.

Environment Canada

No concerns.

Disposition:

No action needed.

Manitoba Transportation and Government Services– Highway Planning and Design Branch

No concerns.

Disposition:

No action needed.

Manitoba Agriculture, Food and Rural Initiatives – Land Use Branch

No concerns.

Disposition:

No action needed.

Manitoba Industry, Trade, and Mines – Petroleum Branch

No concerns

Disposition:

No action needed.

Manitoba Culture, Heritage and Tourism – Heritage

No concerns.

Disposition:

No action needed.

Manitoba Conservation

Extensive comments were provided by the Air Quality Section of Manitoba Conservation, with specific reference to the air dispersion modelling report. The proponent responded by submitting a revised proposal on October 28, 2003 that included an updated air dispersion modelling report.

Disposition:

The proponent provided additional information that satisfied the concerns of Manitoba Conservation. The draft Environment Act Licence contains clauses that address air pollution control equipment and air emissions.

Manitoba Intergovernmental Affairs and Trade – Community Planning Services

Comments provided indicated that the furniture manufacturing facility did not conform to Development Plan Policies or Zoning By-Laws in place at the time of the proposal.

Disposition:

Manitoba Conservation stayed the Environmental Assessment and Licensing Process until such time as land use issues were resolved. Notice was provided on December 12, 2007 that general industrial use, such as furniture manufacturing, is now considered a permitted activity at the Development site as according to the new MSTW Planning District Development Plan (By-Law #4-05).

Regional Health Authority Central Manitoba Inc. – Medical Officer of Health

The following comments were provided by the Medical Officer of Health:

1. I will assume the Workplace Safety and Health will be consulted for review of this proposal in view of the emissions produced from this manufacturing facility and potential impacts on workers.
2. The company will need to develop an emergency response plan in case of fires, considering the products involved.
3. What is unclear from this proposal – how near neighbours are from this facility. Even though it is zoned AR, are there any homes nearby?

4. Although there have been air dispersion modelling results completed, have there been odour concerns identified that could accompany this facility and could this impact neighbouring sites (in particular homes)?

Disposition:

Workplace Safety and Health concerns and assessment are beyond the purview of the environmental assessment and licensing process. Clause 27 of the draft Environment Act Licence requires an emergency response plan, and Clauses 9 & 10 of the draft Environment Act Licence address potential impacts on surrounding residences.

PUBLIC HEARING:

A public hearing is not recommended.

RECOMMENDATION:

The Proponent should be issued a Licence for the continued operation of a furniture manufacturing facility in accordance with the specifications, terms and conditions of the attached draft Licence. Enforcement of the Licence should be assigned to the Central Region of Manitoba Conservation.

A draft environment act licence is attached for the Director's consideration.

Prepared by:

Ryan Coulter, M.Sc., P.Eng.
Environmental Engineer
Municipal, Industrial, and Hazardous Waste Section
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Telephone: (204) 945-7023
Fax: (204) 945-5229
E-mail Address: ryan.coulter@gov.mb.ca