

# SUMMARY REPORT

## CYPRESS AGRI-SERVICES INC. - CARBERRY (CLIENT FILE: 4099.00)

### Overview:

This application is for the upgrading of a dry/liquid bulk fertilizer blending/storage, and distribution facilities located on land leased from Canadian National Railway under Lease # CNR10489 on the NE 1/4 of 30-10-14 WPM in the Town of Carberry. The property has been used since 1966 for the warehousing, blending and retail sale of various liquid and granular fertilizers. The complex operates normal business hours from 8:00 a.m. to 5:00 p.m. with extensions during the peak spring and fall seasons from 5:00 a.m. to 12 midnight.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled fertilizers during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fertilizer and/or fugative dust from vehicular traffic on property and access roadways.
- v. Noise.

### Public Objections:

Letters of concern were received from Ms. P. Ternowski and Ms. Connie Billiaert residents of Carberry. Their concerns include the amount of dust/chemical that appears to originate from this development, and deposits on their buildings, vehicles, mobile homes, and eventually penetrates their homes. This include fertilizer dust and dust generated from the road servicing the development. Ms. Billiaert has asthmatic children. The residents are concerned with the additional noise generated during the early and late hours of the peak fertilizer application seasons. They also have concerns regarding fire hazard from storing petroleum fuels onsite.

### Comments From TAC:

**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. Mr. Jerry Shaw of Health Canada requested further information on the oil materials used to coat the granular fertilizer to control dust.

**Natural Resources - Policy Coordination Group** state that the facility is located over a portion of the Assiniboine Delta aquifer and that the site should be adequately protected and that operational and emergency response procedures be in place to ensure immediate cleanup of spills that may occur.

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

**Highways** assuming that access to the provincial road system remains unchanged, they have no transportation concerns as outlined in this application.

**Health** concerns include Licence clauses to include site containment, emergency response plan, noise and dust control, and prevention of pollutants or contaminated wastewaters from entering sewage disposal and municipal ditches. In addition concerns include buffers to residents and protection of ground water.

**Rural Development** state that the existing development appears to be in compliance with the Town of Carberry Zoning By-law. The zoning in the surrounding area reflects the historic pattern of development

in the community. They have no objections to this proposal.

**Water Quality Management** has no concerns regarding surface water quality.

**Air Quality Management** question whether the use of oil on fertilizer will mitigate the complaints of excessive dust.

**Environmental Operations** because of the groundwater sensitivity in this area, they recommend that groundwater monitoring wells be installed to allow periodic check of water quality under this site.

Information on oil treatment for dust control was supplied by the suppliers of this product was sent to Canada Health. Public and TAC concerns are addressed in draft licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 10, 12, 15, 16, and 17.

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

PREPARED BY:

K. Plews, Manager  
Pesticide/Fertilizer Approvals  
January 25, 1996