

SUMMARY OF COMMENTS / RECOMMENDATIONS

RE: SIMPLOT SOILBUILDERS - STE. ROSE - APPLICANT

Overview:

This application is for the installation and operation of an anhydrous ammonia storage tank, and distribution facilities to be located on Lot 4, Plan 2565 DLTO in the SW 1/4 3-24-15 WPM in the Rural Municipality of Ste. Rose. The 20,000 U.S. gallon anhydrous ammonia tank will be installed on a secure concrete footing with significant separation distances from existing buildings. This development is currently licenced (Environment Licence No. 1938 R file: 3865:00 issued November 8, 1994.) for a crop protection product warehouse, a bulk granular/liquid fertilizer blending/storage, and distribution facilities. The hours of operation for this facility would typically be from 8:00 a.m. to 5:00 p.m. with extended hours during peak periods.

Potential environmental impacts attributable to this type of operation are:

- i) Release of spilled pesticides and 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 fugitive dust from fertilizer handling or vehicular traffic on property and access roadways.
- v) Noise
- vi) Release of ammonia fumes during the process of product transfer.

Public Objections:

No public concerns were received.

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.

Natural Resources - Policy Coordination Branch have reviewed the proposal and based on the information provided, have no concerns which would limit its approval.

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

Rural Development state that this anhydrous ammonia addition requires a conditional use permit from the Rural Municipality of Ste. Rose.

Environmental Management have reviewed the proposal and have concerns regarding the natural drainage from the site to the west through a culvert under HWY # 5, directly towards the Turtle River. They suggest site containment be required consisting of sufficient clay to prevent ground water contamination. Other concerns include anhydrous ammonia handling procedures to minimize the risk of spillage and/or spill cleanups. In addition concerns include emergency response, loading facilities, diking, and distances to off-site residences.

Environmental Operations concerns include distances to surrounding occupancies and that an emergency response plan be implemented. They state that two 6,820 litre underground petroleum storage tanks are registered with the department.

The conditional use permit has been applied for by the proponent. TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 11, 14, 15, and 16.

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

PREPARED BY:

K. Plews
Manager
Pesticide/Fertilizer Approvals
February 19, 1996

Attachment

File: 4121.00