

# SUMMARY REPORT

**PROPONENT:**

MR. DAVID KLASSEN

**PROPOSAL NAME:**

MACGREGOR AGI-SALES - CROP PROTECTION WAREHOUSE - MACGREGOR

**CLASS OF DEVELOPMENT:**

One

**TYPE OF DEVELOPMENT:**

MANUFACTURING - CROP PROTECTION WAREHOUSE

**CLIENT FILE NO.:**

4148.00

**OVERVIEW:**

On March 19, 1996, the Manitoba Environment received a Proposal dated March 17, 1996, to upgrade and operate a crop protection warehouse, a bulk granular fertilizer blending/storage, and distribution facilities located on land leased from the Canadian Pacific Railway on the SW 1/4 33-11-10 WPM in the Village of MacGregor. The 46' x 46' crop protection warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during the peak activity months.

No public concerns were received in response to the advertisement of this proposal in the Portage Herald Leader Post published on April 2, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Portage Plains Regional Library (Portage la Prairie). The proposal was distributed to TAC on March 26, 1996 with the closing date for TAC and Public comments on April 25, 1996.

**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.

**Natural Resources - Policy Coordination Branch** have reviewed this proposal and have no concerns.

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

**Highways** have reviewed the proposal and have no concerns.

**Rural Development** state the subject property is designated "Industrial" in the NOR-MAC Development Plan, and is zoned "M" Industrial. A conditional use permit is required.

Disposition

The comments were forwarded to the proponent for information and response.

**Health** concerns are that there is adequate protection against fires and chemical spills, and that an Emergency Response Plan is developed.

Disposition

The comments/concerns are addressed in the draft licence.

**Environmental Management** state that site specific soils information re: permeability of the soils near the surface should be provided to ensure there is minimal potential for leaching into the deeper soils. Well logs indicate that there may be sand at or near the surface which may be water bearing. They state the proposed clay pad and containment berm is not adequate to manage meltwater or fire fighting water which may be generated in the vicinity of the warehouse building. They also state that control culverts/gates are required to control possible contaminated materials. They have no concerns regarding surface water quality.

Disposition

The concerns are addressed in the draft licence.

**Environmental Operations** concerns are that residences are beyond 100 metre buffer, and that the CPI standards are adhered to.

**PUBLIC HEARING:**

No public hearing will be conducted.

**RECOMMENDATION:**

The proponent provided an additional expanded secondary containment plan using compacted clay. Other 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, 14, 15, 19, 20, 21, 22, 23, and 26.

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

**PREPARED BY:**

K. W. Plews P.Ag  
Manager  
Pesticide/Fertilizer Approvals  
April 26, 1996