

SUMMARY REPORT

PROPONENT:

MR. DAVID KLASSEN

PROPOSAL NAME:

REDFERN FARM SERVICES

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4174.00

OVERVIEW:

On May 22, 1996, the Manitoba Environment received a Proposal dated May 21, 1996, to upgrade and operate a crop protection warehouse, a bulk granular fertilizer blending/storage, petroleum storage, and distribution facilities located on land leased from the Canadian Pacific Railway on Lot 2 and parts of Lot 7 and 8, Plan 695, Roll No. 5700 in the Town of Hartney. The existing crop protection warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. The existing facility has a large bulk granular fertilizer shed. The facility stores and sells gasoline and diesel products which are stored in tanks surrounded by a concrete berm. The expected hours of operation will be from 8:00 a.m. to 5:00 with longer hours as needed during the peak season.

One letter was received in response to the advertisement of this proposal in the Souris Plaindealer published on June 10, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Western Manitoba Regional Library (Brandon). The proposal was distributed to TAC on May 29, 1996 with the closing date for TAC and Public comments on June 25, 1996.

COMMENTS FROM THE PUBLIC:

One anonymous letter was received from a "concerned taxpayer" who questioned why this proponent was permitted to upgrade when the Co-op and Petro-Canada were not able to have facilities in Hartney.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Natural Resources - Policy Coordination Branch commented that due to the proximity to the Souris River, the proponent should extend the containment berm completely around the warehouse and that the control culvert be gated and kept closed when not in use for normal land drainage.

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

Health concerns include licence clauses to address site containment, maintenance of current inventories, emergency response plans, sound, odour and particulate matter, proper use of sewage system and prevention of pollutants entering municipal ditch systems. In addition concerns include distances to private

residents, and adequate protection of the ground water.

Disposition

The concerns are addressed in the draft licence.

Environmental Management state that based on the well log for this property, it appears that there is clay at the surface to minimize the leaching of spills into soils. They also state that because of the sand and water table close to the surface the berm should be reworked and packed to minimize permeability. The containment area should slope toward the berm. Water Quality has no concerns regarding surface water quality.

Disposition

The concerns are addressed in the draft licence.

Environmental Operations state they have no comments regarding this proposal.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

The Natural Resources and Environmental Management recommendations were provided to the proponent for information and response. 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, 18, 19, 20, 21, 22, and 25.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
July 8, 1996