

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. GERRY CAPLAP
PROPOSAL NAME: MANITOBA POOL ELEVATORS
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE
GRANULAR FERTILIZER -
ANHYDROUS AMMONIA - GRAIN ELEVATOR
CLIENT FILE NO.: 4331.00

OVERVIEW:

On May 8, 1998, Manitoba Environment received a Proposal dated May 7, 1998, to install and operate a crop protection products warehouse, a bulk granular fertilizer blending/storage, an anhydrous ammonia storage tank, and distribution facilities to be located the NW 1/4 32-2-11 WPM in the Rural Municipality of Louise. The proponent plans in the future to construct a 40' x 60' crop protection warehouse with heated storage. The anhydrous ammonia fertilizer facilities will consist of a 30,000 gal. stationary tank, nurse tanks, scale and associated equipment. The dry bulk granular fertilizer will be stored in six bins with approx. 810 metric tonnes capacity with an eight tonne vertical screw blender. The hours of operation are 8:00 am to 5:00 pm with extended hours during the peak agricultural season.

No public concerns were received in response to the advertisement of this proposal in the Pilot Mound Sentinel published on Tuesday May 19, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library, and the Environment Library (Main). The proposal was distributed to TAC on May 12, 1998, with the closing date for TAC and Public comments on June 12, 1998.

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.

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

Natural Resources - Policy Coordination Branch have reviewed this proposal and state that available information indicates that the bedrock shale aquifer may be found at a shallow depth beneath this site. They recommend the proponent should drill at least one test hole to establish the on-site conditions and site sensitivity.

Disposition:

The concern is addressed in the draft licence.

Health concerns include adequate protection against fires and chemical spills and that the proponent develop an emergency response plan.

Disposition:

The concerns are addressed in the draft licence.

Highways state they have a safety concern regarding dust from the granular fertilizer in proximity to PTH 3. They assume the proponent will comply with the 100 metre set backs for the anhydrous tank from the edge of the right-of-way.

Disposition:

The concerns are addressed in the draft licence.

Rural Development advised that the proposed site is zoned "AG" Agricultural General in the Louise Zoning By-Law. Fertilizer Storage and Sales including Anhydrous Ammonia is listed as a conditional use in the "AG" Zone. They have no land use concerns if the conditional use is obtained from the RM of Louise.

Environmental Management Water Quality requested further information regarding secondary containment outside the warehouse. Their concern is the prevention of contaminated materials entering the 2nd order drain to the south of the development. Terrestrial Quality Management requested further information regarding secondary containment and recommend the use of reworked clay, site berming equipped with a control culvert..

Disposition:

The proponent provided additional information. The concerns are addressed in the draft licence.

Environmental Operation has reviewed the proposal and has no comments or concerns.

PUBLIC HEARING:

- No public hearing will be conducted.

RECOMMENDATION:

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, 11, 14, 15, 19, 20, 21, 22, 23, 25, 26, and 29.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals
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