

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. ED ELIAS
PROPOSAL NAME: ESSEN ENTERPRISES LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE -
CLIENT FILE NO.: 5183.00

OVERVIEW:

On April 13, 2006, Manitoba Conservation received a Proposal dated April 11, 2006, for the operation and construction of a crop protection products warehouse and distribution facilities to be located on Lots 1, Block 2, Plan 38281 MLTO in the NW¼ 34-2-4 WPM in the Rural Municipality of Stanley. The proponent runs a day to day operation engaging in truck and trailer leasing and warehouse and distribution. They are proposing to convert one of their existing warehouses to the storage and distribution of Agricultural chemicals. The building houses an office, furnace room and bulk storage. Essen plans to construct a new 16,145 square foot Agrichemical Standards Association Warehouse. The normal hours of operation will be from 8:00 am to 5:00 pm, five days a week, 8:00 am to noon on Saturdays with extensions where customers demand.

No public concerns were received in response to the advertisement of this proposal in the Winkler Times published on Friday April 21, 2006. The proposal was placed in the Public Registries at the Winnipeg Public Library, the Manitoba Eco-Network, the South Central Regional Library (Morden) and the Environment Library (Main). The proposal was distributed to TAC on April 18, 2006, with the closing date for TAC and Public comments on May 23, 2006.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Historic Resources Branch has no concern with regard to its potential impact on heritage resources.

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.

Sustainable Resource Management Branch have reviewed this proposal and state that the loading area should be a slight curb to contain potential spills along with a sump to clean up spills. They suggest roofing over the loading area. In addition they request a secondary containment area of impervious material (diking) to contain potential fire fighting materials and prevent downward leaching of any contaminated liquids. They

recommend that the dike be constructed 5 meters from the outside wall of the warehouse. Potentially contaminated liquids should be tested prior to release.

Disposition:

The concerns are addressed in the draft licence.

Intergovernmental Affairs and Trade state they have reviewed the proposal and the use is in compliance with the designation and zoning for the area. They have no outstanding concerns with this proposal.

Manitoba Transportation & Government Services they state they have reviewed the proposal and have identified no concerns.

Agriculture, Food and Rural Initiatives advises they have no comments or concerns regarding the Essen Enterprises Ltd. proposal.

Water Stewardship concerns include the source of water to the facility and that plumbing codes are followed. In addition they requested further information on water quality monitoring methods to be used and the disposal of contaminated liquids. They requested further information on products to be stored and that the Agrichemical Warehousing Standards Association standards be followed including secondary containment.

Disposition

The concerns were provided to the proponent for response. The proponent provided additional information. The concerns are addressed in the draft licence.

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, 18, 19, 20, 21, 23, 24, and 28.

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

PREPARED BY:

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May 29, 2006

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