

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. TONY HOESS
PROPOSAL NAME: PEMBINA CONSUMERS COOPERATIVE (2000) LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
GRANULAR FERTILIZER
CLIENT FILE NO.: 5261.00

OVERVIEW:

On April 19, 2007, Manitoba Conservation received a Proposal dated April 10, 2007, to construct, install and operate a bulk granular fertilizer blending, storage and distribution facilities located on Lot E, Block 5, Plan 22 BLTO, in the SE¼ 19-5-19 WPM in the Rural Municipality of Whitewater. The proponent intends to install 6 x 100 tonne steel fertilizer bins on a 16 x 100 ft cement pad. In addition an eight tonne dry fertilizer blender will be installed. The site will also have a control shed where the blending plant is operated from. Granular fertilizer will include nitrogen, phosphates, potash and ammonium sulphate. The hours of operation are seasonal spring and fall during daylight hours.

Public concerns were received in response to the advertisement of this proposal in the Boissevain Recorder, published on Saturday April 28, 2007. The proposal was placed in the Public Registries at the Millennium Public Library, Manitoba Eco-Network, Lakeland Regional Library (Killarney) and the Conservation Library (Main). The proposal was distributed to TAC on April 25, 2007, with the closing date for TAC and Public comments on May 28, 2007.

COMMENTS FROM THE PUBLIC:

Gerald Bos expressed opposition to this proposal as his residence is located within 100 yards and has concerns regarding dust blowing from the site causing health concerns for his family. He was not opposed to the development but preferred an alternate location.

Bill Campbell the Chairman of the Minto Restaurant Committee had concerns about dust and the close location of a local restaurant's outside air intake, proximity to a outdoor patio and potential corrosion of the metal restaurant siding. He also preferred an alternate site further from the town centre.

Rural Municipality of Whitewater council past a resolution opposing the proposed location due to potential air pollution problems. Council met with Pembina Co-op and suggested an alternate site in their anticipated industrial area located east of the Minto town site.

Disposition:

The proponent and the RM of Whitewater agreed to move the development to a new location east of the existing residences/restaurant in an anticipated industrial zoned area.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Historic Resources Branch has reviewed the proposal and has no concerns with regard to this project's potential to impact heritage resources.

Canadian Environmental Assessment Agency state that based on their Environment Canada and Health Canada survey responses, application of the *Canadian Environmental Assessment Act* with respect to this proposal is not required. Health Canada stated they have concerns that all provincial occupational health and safety guidelines are followed. Other concerns include mitigation measures to ensure site security and dust suppression.

Disposition:

The concerns are addressed in the draft licence.

Community Planning Services state that there is no zoning by-law that applies to the LUD of Minto, but the RM of Whitewater is part of the 23 West Planning District which has recently hired a planning consultant to prepare a Development Plan By-law. RM Council has concerns regarding the location of the proposed facility (see above) and have met with the proponent and offered an alternate site which would eventually fall within their industrial use area.

Disposition:

The proponent has accepted the Rural Municipalities alternate site.

Water Stewardship request further clarification for the source of water supply and are seeking assurances that proper backflow prevention and potential cross-contamination connections are considered.

Disposition:

There currently is no water use identified for this development.

Sustainable Resource Management-state they have concerns that the paved surfaces will be sufficient to contain any or all granular fertilizer spills. They also have concerns that the spill fertilizer will only be applied to farm fields at an agronomic rate in accordance with crop nutrient uptake requirements.

Disposition:

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

Agriculture, Food & Rural Initiatives state they have reviewed the proposal and register no 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 13, 14, 15, and 16.

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

PREPARED BY:

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