

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: 44657 Manitoba Limited operating as Shur-Gro
Farm Services Ltd.
PROPOSAL NAME: Shur-Gro Fertilizer
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Materials Handling Facility
CLIENT FILE NO.: 5654.00

OVERVIEW:

A Proposal was filed on May 13, 2013 by Kelsen Agritech Inc. on behalf of 44657 Manitoba Limited for the operation of an anhydrous ammonia storage and distribution facility and granular fertilizer storage and distribution facility in Brandon, Manitoba. The site will consist of an Anhydrous Ammonia facility and a Dry Granular Fertilizer storage and distribution facility.

The Proposal was advertised in the Brandon Sun on Saturday June 29, 2013. Copies of the proposal were placed in the Public Registries at the Millennium Public Library, the Western Manitoba Regional Library, the Manitoba Eco-Network, and the Legislative Library. The proposal was distributed to the Technical Advisory Committee (TAC) on June 28, 2013. The closing date for TAC and public comments was on July 30, 2013.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Following is a summary of TAC comments received pertaining to the Proposal. Copies of the original comments from TAC are available in the Public Registries.

Manitoba Conservation – Land Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation – Air Quality Section

No concerns.

Disposition:

No action needed.

Manitoba Conservation - Parks and Natural Areas Branch

No concerns.

Disposition:

No action needed.

Manitoba Infrastructure and Transportation

No concerns.

Disposition:

No action needed.

Manitoba Conservation and Water Stewardship – Watersheds and Protected Areas Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation and Water Stewardship – Water Use Licencing Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation and Water Stewardship – Office of Drinking Water

No concerns.

Disposition:

No action needed.

Manitoba Conservation and Water Stewardship – Water Science and Management

The proponent describes a water spray method of dealing with an ammonia leak which involves containment of the water with a berm followed by cleanup. However they make no mention of a compacted clay base or other impermeable material to prevent the water from entering the soil and potentially contaminating groundwater or nearby surface waters by lateral flow through the subsoil. The location is in an environmentally sensitive area located on a sand and gravel deposit which is at the edge of the Assiniboine Delta Aquifer and is also near the Assiniboine River. Are you aware of such a requirement in their existing licence? Also it appears that the new granular fertilizer storage warehouses are outside the current berm. Do fire fighting protocols require a berm and compacted clay base to contain the water in case of fire? Considering the nature of the soil and subsoil and the location it would seem wise to require some form of containment to prevent water from carrying fertilizer into the river or the aquifer in case of fire. I have seen such requirements for crop protection products warehouses but this is my first review of a fertilizer storage such as this.

Disposition:

Concerns addressed in licence conditions

Manitoba Conservation and Water Stewardship – Fisheries Branch

No concerns.

Disposition:

No action needed.

Manitoba Health

It is reassuring that their existing operations follow Agrichemical Warehouse Standards, and I expect that the new facilities will continue to follow the standards with respect to containment and prevention of overland, or seepage, contamination of groundwater or surface water, including the neighbouring slough.

Regarding emergency response, it is expected that the operator maintains current inventory lists, and updates, and practices, the emergency response plan at regular intervals. Additionally, it is expected that the operator will follow anhydrous ammonia regulations, including defined evacuation distances for storage tanks.

During the period of construction, and during routine operations, it is possible that dust and odor emission and noise nuisance may become a factor; monitoring and documentation of any issues or complaints should be in place. As the facility is in a heavy industrial zone, it is unlikely to affect the neighboring facilities, but consideration for the possibility should be entertained.

It is unclear from the appended drawings if the new railway siding will be constructed to store railway cars at the southwest corner of the property, red outline below. If so, will measures be in place to ensure the integrity of the slough, and its resident wildlife, should any mishap occur with the stored railway cars? The containment berm as indicated in one of the appended figures does not encompass the proposed new granular fertilizer buildings, or the new proposed rail sidings. Will the containment berm be extended to encompass the entire operation?

Disposition:

Concerns addressed in licence conditions

Office of the Fire Commissioner

The Office of the Fire Commissioner (OFC) has reviewed the proposal for the operation of a bulk granular fertilizer warehouse and construction of two new granular fertilizer storage buildings and continued use of an anhydrous ammonia storage and distribution facility in the City of Brandon.

The OFC recommends that the licence requirements stipulate that the applicant obtain the required building and occupancy permits for the two new fertilizer storage buildings from the Brandon and Area Planning District, and that an Emergency Response/Fire Safety Plan be filed and approved by the Brandon Fire Department.

Disposition:

The concerns have been provided to the proponent as information and will be addressed as licence conditions.

PUBLIC HEARING:

A public hearing is not recommended.

CROWN ABORIGINAL CONSULTATION:

The project will be located on industrial land in an established industrial zoned area in The City of Brandon and owned by the proponent. All surrounding land potentially affected is

also privately owned land. The project will not affect resource use on land or water. There are no adjacent or nearby First Nations.

RECOMMENDATION:

The provincial TAC expressed no concerns, or concerns are addressed in the draft licence, regarding the proposal. Therefore, it is recommended that the Development be licensed under *The Environment Act* subject to the limits, terms and conditions as described on the attached draft Environment Act licence. It is further recommended that enforcement of the Licence be assigned to the Western Region.

PREPARED BY:

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