

SUMMARY REPORT

N. M. PATERSON & SONS LTD. - BALMORAL (CLIENT FILE: 4143.00)

Overview:

This application is for the upgrading and operation of a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, and distribution facilities located on land leased from the Canadian Pacific Railway Company on the NW1/4 16-15-2 EPM in the Rural Municipality of Rockwood. The 16' x 32' crop protection product warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. The hours of operation for this facility would typically be from 8:00 a.m. to 5:00 p.m. with extended hours during peak periods.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides, fertilizers, during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from fertilizer handling or vehicular traffic on property and access roadways.
- v. Noise

Public Objections:

No public concerns were received.

Comments From TAC:

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.

Natural Resources - Policy Coordination Branch state the well logs indicate that till thickness can vary significantly over short distances. They recommend a test hole to bedrock be drilled to determine local conditions. They also recommend that a containment dike with control culverts (left in the closed position) be installed to protect the Netley Creek drainage.

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

Highways state they have no concerns assuming that access to the provincial road system will remain unchanged and there will be no discharge into a Highway's ditch.

Community Economic Development state this upgrade is zoned "AL" Limited Agriculture in the Rockwood Zoning By-law. Normally these operations require a conditional use permit. They recommend that the proponent contact the South Interlake Planning District in Stonewall. They also point out that there is a proposal to develop a residential subdivision immediately east of this site.

Environmental Management state that site specific soils information re: permeability of the soils near the surface should be provided to ensure there is minimal potential for leaching into the deeper soils. If permeability of the existing soils is high, then some of the surface soils should be removed and replaced with a packed layer of clay. They concur with the proponents intention to berm the site and provide gated culverts. They have no concerns regarding surface water quality although they would like to know the proximity of the 3rd order drain which runs through this quarter-section.

Environmental Operations indicate that the townsite and general area surrounding Balmoral have been identified as a groundwater pollution hazard area, and therefore should consider more stringent site preparation. They recommend a higher contiguous berm around the development.

The proponent provided additional onsite soil information indicating the presence of 2-14.5 feet of grey clay. They have proposed a different plan to construct a continuous berm/containment area to prevent potential contaminants leaving the development. Interlake Planning states that no conditional use permit is required for this upgrade.

Other TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 12, 14, 15, 19, 20, 21, 22, 24, and 28.

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

PREPARED BY:

K. Plews
Manager
Pesticide Approvals
April 22, 1996