

## SUMMARY OF COMMENTS/RECOMMENDATIONS

**PROPONENT:** MR. BRETT D. CHRISTIE B.Sc.  
**PROPOSAL NAME:** UNITED GRAIN GROWERS  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION  
**WAREHOUSE - GRANULAR FERTILIZER GRAIN ELEVATOR**  
**CLIENT FILE NO.:** 4286:00

### OVERVIEW:

On December 9, 1997, Manitoba Environment received a Proposal dated November 24, 1997, to install and operate a grain elevator, a crop protection products warehouse, a bulk granular fertilizer blending/storage, and distribution facilities to be located on Lot 2, Block 1, Plan 28933 in the Village of Plum Coulee. The proponent plans to install a Thomas built portable 20' x 24' warehouse at this location. The bulk granular fertilizer bins are part of the existing facilities. The expected hours of operation are from 8:00 a.m. until 6:00 p.m. with extended hours during the peak farming seasons (spring & fall).

No public concerns were received in response to the advertisement of this proposal in the Winkler Times published on Monday, December 15, 1997. 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 December 12, 1997, with the closing date for TAC and Public comments on January 20, 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 the regional office of Manitoba Environment should be contacted for approval before the gated culvert in the containment berm is operated to release any water from the site.

### Disposition

Concerns are addressed in the draft licence.

**Health** concerns include that there is adequate protection against chemical spills and fire hazards and that the proponent develop an emergency response plan.

Disposition

The concerns are addressed in the draft licence.

**Rural Development** state that the areas is zoned "M" Industrial District. This zone allows for manufacturing and industrial uses. The by-law is somewhat dated so it does not mention Crop Protection Warehouses. These uses are often listed as conditional in an industrial zone. The Resolution of Council and the letters of understanding by the neighbours indicates that Council did go through a process to the conditional use process. They have no land use concerns provided the proposed facility will have no negative impact on the adjacent land uses.

**Environmental Management** Water Quality also stated they have no concerns regarding the protection of surface water quality. Terrestrial Quality Management requested further soil and drainage information from the proponent. They recommend that 45 cm of compacted clay be placed under the warehouse and in the containment area. The containment should be sloped, bermed and fitted with a control culvert/gate.

Disposition

The proponent supplied additional information and commitments. The concerns are addressed in the draft licence.

**Environmental Operation** state that due to the location being near residents, it is important that United Grain Growers have in place a proper emergency plan that would address notification and evacuation if necessary.

Disposition

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, 12, 13, 16, 17, 18, 19, 20 and 23.

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

PREPARED BY:

K. W. Plews P.Ag  
Manager  
Pesticide/Fertilizer Approvals  
January 23, 1998

Telephone: (204) 945-7067  
Fax: (204) 945-5229  
E-mail Address: ken\_plews@env.gov.mb.ca