

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT: MR. DAVID KLASSEN**  
**PROPOSAL NAME: WHEAT CITY SEEDS LTD.**  
**CLASS OF DEVELOPMENT: 1**  
**TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION**  
**WAREHOUSE - SEED STORAGE / TREATMENT**  
**CLIENT FILE NO.: 4291:00**

### **OVERVIEW:**

On December 19, 1997, Manitoba Environment received a Proposal dated December 18, 1997, to install and operate a crop protection products warehouse, abulk seed treatment/storage, and distribution facilities to be located on Lot 5, Block 1, Plan 1128 in the City of Brandon. The proponent plans to install a portable 14' x 32' warehouse at this location. The remainder of the development consists of a 40' x 125' seed warehouse and office and a bulk seed bin storage and scale. The expected hours of operation are from 8:00 a.m. until 5:00 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 Brandon Sun published on Saturday, January 10, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, the Western Manitoba Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on January 6, 1997, with the closing date for TAC and Public comments on February 6, 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.

**Health** concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound and particulate matter control, proper use of sewage system and municipal ditch systems, and ensuring adequate protection against surface and ground waters. In addition concerns include ensuring there is a 100 metre buffer to residents.

Disposition

The concerns are addressed in the draft licence.

**Community Economic Development** state that they have no planning concerns.

**Environmental Management** Water Quality also stated they have no concerns regarding the protection of surface water quality. Terrestrial Quality Management requested further information regarding the handling of seed treating products and the movement of these on the development. The concerns are regarding containment of spilled materials and prevention of potentially contaminated materials entering the shallow water bearing aquifer in the area.

Disposition

The proponent supplied additional information on seed treating procedures. The concerns are addressed in the draft licence.

**Environmental Operation** state that air emissions of dust and chemicals should be limited at the property lines of the development. In addition provisions should be made to contain all fire fighting water on the development. Water released from the containment areas should not impact on the neighbouring properties.

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, 15, 17, 18, 19, 20 and 22.

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

PREPARED BY:

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February 10, 1998

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