

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. MURRAY VANDERPONT P.ENG.
PROPOSAL NAME: JAMES RICHARDSON INTERNATIONAL LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE - GRANULAR/LIQUID FERTILIZER - C
ELEVATOR
CLIENT FILE NO.: 4304:00

OVERVIEW:

On February 23, 1998, Manitoba Environment received a Proposal dated February 20, 1998, to install and operate a concrete grain elevator, retail seed centre, crop protection products warehouse, bulk granular/liquid fertilizer blending/storage and distribution facilities to be located the W1/2 22-10-20 WPM in the Rural Municipality of Whitehead. The proponent plans to construct a slip form concrete grain elevator facilities capable of handling 18,000 tonnes. The crop protection products warehouse will be approximately 24' x 40' with provisions to expand. Fertilizer storage and blending will consist of approximately 700 tonnes of flat storage in a wooden quonsts type building for granular materials and a 6-9 liquid tank farm with a capacity of 15-25, 000 gallons of liquid fertilizer. The expected hours of operation are from 8:00 a.m. to 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, February 28, 1998. 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 February 24, 1998, with the closing date for TAC and Public comments on March 30, 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 they have no concerns regarding this proposal.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound, odour and particulate matter, proper use of sewage system and municipal ditch systems, and ensuring adequate protection against surface and ground waters. In addition concerns include distance to local residents and petroleum storage requirements.

Disposition

The concerns are addressed in the draft licence.

Rural Development state that according to the R.M. of Whitehead Zoning By-law, "agricultural chemical supply businesses" are provided for as a conditional use in the "A160" Rural District. There is no provision for grain elevators in the Rural District although they are provided for in the communities (General Development Zone). A Conditional Use permit has been applied for. They mention concern for distances to residents if anhydrous ammonia is to be added to the development.

Disposition

The proponent has not included anhydrous ammonia in this proposal.

Environmental Management Water Quality Management has concern regarding the third order drain that flows close to this proposed development. The drain discharges into the Assiniboine less than two kilometres away. The City of Brandon draws their drinking water from the Assiniboine River approximately seven kilometres downstream from this convergence. They are seeking further information regarding the containment of any potentially contaminated water off this site.

Disposition

Addition information was supplied by the proponent. Concerns are addressed in the draft licence.

Environmental Operation state that air and noise emissions should be limited at the property line such that neighboring residences are not impacted. They also are concerned that any spills during the construction and operation phase are reported as per Manitoba Regulation 439/87.

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, 18, 19, 21, 22, and 25.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals
April 3, 1998

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