

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. BRIAN HEDLEY
PROPOSAL NAME: NEEPAWA-GLADSTONE CO-OPERATIVE LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE - GRANULAR/LIQUID
FERTILIZER - ANHYDROUS AMMONIA
STORAGE TANK
CLIENT FILE NO.: 4525.00

OVERVIEW:

On May 11, 2000, Manitoba Conservation received a Proposal dated May 2, 2000, to construct, install and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, an anhydrous ammonia storage tank, and distribution facilities to be located on the NW ¼ 27-14-12 WPM in the Rural Municipality of Westbourne. The proponent intends to construct a permanent 40' x 60' chemical storage warehouse meeting all the Agrochemical Warehousing Standards. The development will also have a granular fertilizer blending facility consisting of 7 hopper storage bins with a approximate capacity of 900 metric tonnes. The site will contain a 30000 U.S. gallon anhydrous ammonia storage vessel and loading station. The proponent's future plans include four liquid fertilizer tanks and a loading station. The regular hours of operation are 8:00 am to 6:00 pm Monday to Saturday with extended hours during the peak periods.

No public concerns were received in response to the advertisement of this proposal in the Gladstone Enterprise published on Monday May 22, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the Portage la Prairie City Library and the Environment Library (Main). The proposal was distributed to TAC on May 15, 2000, with the closing date for TAC and Public comments on June 19, 2000.

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.

Health concerns include 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 advise that there is neither a development plan or zoning by-law for the Rural Municipality of Westbourne.

Highways & Government Services recommend we advise the proponent to apply to the Highway Traffic Board for a change in land use permit.

Disposition:

The recommendation has been provided to the proponent.

Environmental Management Water Quality has reviewed the proposal and with the proponent identifying a bermed secondary containment with a control culvert has no surface water quality concerns. Terrestrial Quality Management concerns include the amount of compacted clay available for secondary containment, verification of the soil type on the site, and containing spilled materials while loading/unloading.

Disposition:

The proponent provided addition soil information and the concerns are addressed in the draft licence.

Environmental Operations stated that based on review of the proposal has no concerns at this time.

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, 11, 14, 15, 18, 19, 20, 21, 23, 24, and 28.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
June 30, 2000

Telephone: (204) 945-7067
Fax: (204) 945-5229
E-mail Address: kplews@gov.mb.ca