

SUMMARY OF COMMENTS / RECOMMENDATIONS

PROPONENT: Wellington Fine Coffees Ltd.
PROPOSAL NAME: Wellington Fine Coffees Ltd.
CLASS OF DEVELOPMENT: CLASS 1
TYPE OF DEVELOPMENT: Manufacturing and Industrial Plant
CLIENT FILE NO: 4747.00

OVERVIEW:

A proposal has been submitted by Mr. Dan Oleksiuk, P. Eng., on behalf of Wellington Fine Coffees Ltd. for the operation of a development located in Lot 1 Plan 7173 except Road Plan 34379, Lot 2 except Plan 21917 except Road Plan 1071, All of Lot 3 DGS Lot 42-44 Parish of St. James OTM at Unit 2, 1725 St. James Street in the City of Winnipeg. The development involves the production of coffee.

Specific processes include cleaning, formulating, roasting, grinding, packaging and shipping coffee beans. There is potential for noise, particulates and odour emissions to the air. A cyclone is provided for particulate collection of the cleaning operation. The development could operate 24 hours per day, seven days per week.

The Department provided the Technical Advisory Committee with information on the Proposal and made public notification in the Winnipeg Free Press. The following summarizes the responses:

RELEVANT COMMENTS FROM THE PUBLIC:

No comments were received from the public.

RELEVANT COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

1. **Manitoba Culture, Heritage & Tourism - Historic Resources** - has no concerns.

No response necessary.

Disposition: No action needed.

2. **Manitoba Industry, Trade and Mines - Industry Development Division** - did not comment.

No response necessary.

Disposition: No action needed.

3. **Manitoba Intergovernmental Affairs - Provincial Planning Services** - has no concerns.

No response necessary.

Disposition: No action needed.

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4. **Manitoba Industry Trade and Mines - Petroleum and Energy Branch** - had no concerns.

No response necessary.

Disposition: No action needed.

5. **Manitoba Conservation - Air Quality Management Section** - did not comment.

No response necessary.

Disposition: No further action needed.

6. **Canadian Environmental Assessment Agency** - comment that the application of the *Canadian Environmental Assessment Act* with respect to this project will not be required.

No response necessary.

Disposition: No further action needed.

7. **Manitoba Conservation - Sustainable Resource Management Branch** - passed on concerns of Red River Region and had additional comments.

- a) An afterburner may be required to address odours.
- b) The proponent should identify means to manage odours should they become a concern in the future.

No response necessary.

Disposition: The Licence addressed these issues.

8. **Manitoba Conservation - Red River Region** - has the following comments:

- a) Nuisance odours may be a problem.
- b) Particulate emissions from the roaster cooler may be a concern if not controlled.

No response necessary.

Disposition: Items a) and b) are addressed in the Licence.

9. **Manitoba Agriculture - Soils and Crops - Soil Resource Section** - did not respond.

No response necessary.

Disposition: No action needed.

10. **Manitoba Transportation and Government Services - Highway Planning and Design** - has no concerns.

No response necessary.

Disposition: No action needed.

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11. **Manitoba Health - Public Health - Environmental Unit - Winnipeg Regional Health Authority** - commented that there are no apparent areas of concern.

No response necessary.

Disposition: No action needed.

PUBLIC HEARING:

Public hearings were not requested nor convened.

RECOMMENDATIONS:

A Licence considering the above relevant concerns as well as those of the Approvals Branch be prepared and issued. Responsibility for administration of the Licence be assigned to Red River Regional Operations.

PREPARED BY:

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May 27, 2003

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