

SUMMARY OF COMMENTS / RECOMMENDATIONS

RE: STARBUCK COOP 1962 LTD. - STARBUCK - APPLICANT

Overview:

This application is for the construction and operation of a crop protection products warehouse, retail store , and distribution facilities to be located on the SW 1/4 25-9-2 WPM in the Rural Municipality of Macdonald. The 40' x 48' warehouse will be constructed to meet the Crop Protection Institute's Phase III requirements. This proponent intends to operates a separate retail store on the same development . The hours of operation for this facility would typically be from 8:00 a.m. to dusk.

Potential environmental impacts attributable to this type of operation are:

- i) Release of spilled pesticides during warehouse handling or customer pickup.
- ii) Release of toxic fumes resulting from a warehouse fire.
- iii) Release of contaminated water or other fire retardant materials.
- iv) Release of fugitive dust from vehicular traffic on property and access roadways.

Public Objections:

No public concerns were received.

Comments From TAC:

Indian and Northern Affairs Canada have reviewed the proposal and have determined that Indian and Northern Affairs Canada is not a Responsible Authority with respect to the proposal as defined in the Canadian Environmental Assessment Act. Indian and Northern Affairs Canada will not be conducting an environmental assessment of the proposal. They have no concerns with implementation of the proposal since no First Nation or their lands will be adversely affected.

Natural Resources - Policy Coordination Branch state that well logs indicate areas of shallow sand forming local aquifers. They propose that site engineering should be undertaken prior to approval. They recommend a test hole be drilled to determine local conditions. They also recommend that the site be bermed with control gates/culverts installed to prevent runoff into the La Salle river. The warehouse should meet the CPI standards.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential impact on heritage resources.

Manitoba Health concerns are adequate protection against chemical spills and fires, and the development of an emergency response plan.

Urban Affairs has no comments regarding this proposal.

Highways state that the department has no concerns with construction of this warehouse at this location. In addition they comment that the applicant be informed that the development is located adjacent to Provincial Trunk Highway 2 which is a Limited Access highway. Under The Highways Protection Act any new, modified or relocated access (including any change in the use of an existing driveway) to this highway or any other construction above or below ground level within 38.1 m from the edge of the right-of-way of PTH 2 requires a permit from the Traffic Board. A permit is also required for any planting placed within 15.2 m from the edge of the right-of-way of this highway. They also request that the proponent contact the Portage la Prairie Regional Office prior to release of any effluent discharge or periodic drainage into PTH 2 drainage system.

Rural Development state the subject property is designated Highway Commercial/Industrial in the Macdonald-Ritchot Development Plan, and is zoned "RA" Suburban District in the Macdonald Planning Scheme. It will be necessary for the applicant to rezone the subject parcel to "CH" Highway Commercial and obtain a conditional use permit for the proposed use. They point out there currently is an application in process to subdivide the subject property.

Environmental Management state the proponents have indicated they will be conducting site-specific soil testing to evaluate suitability of the soil materials on site for containment purposes. They state there may be sand or clay present. They recommend if clay is present that it be compacted, bermed and fitted with control culverts/gates. If sand is present on the surface then clay must be imported to construct the appropriate compacted pad.

Environmental Operations stated they have no concerns apart from site access from Railway Street with its increased traffic flow.

TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 8, 11, 12, 13, 15, and 16.

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

PREPARED BY:

K. Plews
Manager
Pesticide Approvals
July 27, 1995

Attachment