

# SUMMARY REPORT

## PROPONENT:

MR. ROSS RANKIN

## PROPOSAL NAME:

WHITEMOUTH AGRO LTD. (name change to AgPro Management Services Ltd.)  
- CROP PROTECTION WAREHOUSE - WHITEMOUTH

## CLASS OF DEVELOPMENT:

One

## TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

## CLIENT FILE NO.:

4145.00

## OVERVIEW:

On March 4, 1996, the Manitoba Environment received a Proposal dated March 4, 1996, to upgrade and operate a crop protection warehouse, a bulk granular fertilizer blending/storage, and distribution facilities located on land leased from Gordon and Earl Henderson of Whitemouth on the SW 1/4 36-11-11 EPM in the Rural Municipality of Whitemouth. The 4.9 m x 6.1 m crop protection warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. The expected hours of operation will be from May to September from 7:30 a.m. to 7:30 p.m. with extended hours during the peak activity.

No public concerns were received in response to the advertisement of this proposal in the Lac du Bonnet Leader published on March 19, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Brokenhead River Regional Library (Beausejour). The proposal was distributed to TAC on March 12, 1996 with the closing date for TAC and Public comments on April 11, 1996.

## 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.

**Natural Resources - Policy Coordination Branch** state the site is located in an area where shallow sand and gravel aquifers are present. Local geological and hydrogeological conditions are variable. They recommend site assessments to determine what aquifers are present and the appropriate groundwater protection measures necessary. They also state that the perimeter berm should be completed to ensure containment of contaminated materials arising from a spill or fire situation.

### Disposition

The comments were forwarded to the proponent for his information and response.

**Highways** state they have no objection to this development but have some concerns in regard to the proximity to PTH 44. They submit the following comments:

- The applicant be aware that under the Highways Protection Act a permit is required from the Highway Traffic Board for any construction above or below ground level within 38.1 m of the PTH 44 right-of-way.
- Drainage of spills or leaks of contaminated materials is not allowed into surrounding highways ditches. In accordance with the Manitoba Highways and Transportation Act, if drainage is towards PTH 44, the applicant must obtain permission from Manitoba Highways & Transportation Eastern Region. (Contact L. Vigfusson, Steinbach 204 326-4434)

Disposition

The comments were forwarded to the proponent for information and response.

**Rural Development** stated they have no planning concerns regarding this proposal.

**Health** stated they have no specific concerns provided that the CPI and Environment standards are adhered to.

**Environmental Management** state that site specific soils information re: permeability of the soils near the surface should be provided to ensure there is minimal potential for leaching into the deeper soils. The well logs provided, do indicate the presence of sufficient clay for short term retention of possible contaminants. If permeability of the existing soils is high, then some of the surface soils should be removed and replaced with a packed layer of clay. They concur with the proponents intention to provide berms with control culverts/gates and they have no concerns regarding surface water quality.

Disposition

The concerns are addressed in the draft licence.

**Environmental Operations** state that any sewage disposal system must comply with Man. Reg 95/88R and be registered with the Eastern-Interlake Region. In addition they recommend that that the CPI and Environmental standards be applied to this development.

Disposition

The concerns are addressed in the draft licence.

**PUBLIC HEARING:**

No public hearing will be conducted.

**RECOMMENDATION:**

The proponent stated that his observation and that of the land owner is that there is sufficient clay onsite to address secondary containment. Soil samples are being analyzed for permeability. In response to Highway concerns they state that the warehouse is located beyond the 38.1 metres from PTH 44 and their containment provisions will prevent drainage into PTH 44 ditches. Other 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, 14, 15, 19, 20, 21, 22, 23, and 26.

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

PREPARED BY:

K. W. Plews P.Ag  
Manager  
Pesticide/Fertilizer Approvals  
April 29, 1996