

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. BRETT CHRISTIE
PROPOSAL NAME: UNITED GRAIN GROWERS
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: AGRICULTURAL-SEED TREATING
-SEED DISTRIBUTION
CLIENT FILE NO.: 4190.00

OVERVIEW:

On July 22, 1996, the Manitoba Environment received a Proposal dated July 18, 1996, to upgrade and operate a seed storage, seed treating facility, and distribution facilities located on the SE1/4 2-8-22 WPM in the Rural Municipality of Glenwood. The 6.2 acre site is situated in the middle of agricultural land. The site has an office/scale building, numerous storage buildings/bins, a 1975 constructed wood frame seed treatment building consisting of 2320 square feet and an attached two story wood frame elevator comprising an additional 610 square feet. In addition there is a 13,600 square foot steel Quonset style building which connects by a passageway into a 9600 square foot warehouse built to the Crop Protection Institute warehouse standards. The hours of operation are split into two shifts - 7:00 a.m. to 5:00 p.m. and 5:00 p.m. to 2:00 a.m. to meet customer demands.

No public concerns were received in response to the advertisement of this proposal in the Souris Plaindealer published on August 19, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Western Manitoba Regional Library (Brandon). The proposal was distributed to TAC on July 25, 1996 with the closing date for TAC and Public comments on September 3, 1996.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Highways and Transportation has reviewed the proposal and has no concerns.

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 has reviewed the proposal and based on the information provided have stated that with respect to a spill adequate containment facilities should be provided on site

Historical Resources have reviewed the application and has no concerns with regard to this project's potential to impact heritage resources.

Rural Development states that this facility has been in existence for several years, and they have no objections or concerns with respect to the proposal. Administrative issues with respect to zoning have been discussed with the municipal administrator for the RM of Glenwood.

Health concerns include licence clauses to address site containment, maintenance of inventory, sound/dust emission control, emergency response plans, and prevention of pollutants or contaminated wastewaters entering the sewage disposal or municipal ditches.

Disposition

The concerns are addressed in the draft licence.

Environmental Management Water Quality has concerns regarding the protection of surface water quality in that the development lacks secondary containment outside the warehouses. They state the site is located within 1 km of Plum Creek, and approximately 6 km upstream of the Souris River. They request information on the drainage pattern of surface water leaving the development as to what receiving bodies of water is the discharge. Terrestrial Quality Management questions the information supplied regarding well log soil characteristics. They request additional information regarding flooring in the treatment rooms and secondary containment outside the warehouse. Air Quality Management requests further information on the seed treatment process, chemicals used, and measures in place to reduce fugitive dust emissions during seed handling.

Disposition

The concerns and questions has been passed to the proponent for response.

Environmental Operations had no specific concerns.

PUBLIC HEARING:

- No public hearing will be conducted.

RECOMMENDATION:

Environmental 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, 19, 20 and 21

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

PREPARED BY:

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September 9, 1996

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