

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. MURRAY VANDERPONT  
**PROPOSAL NAME:** PIONEER GRAIN COMPANY LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP  
**PROTECTION WAREHOUSE -**  
**GRANULAR FERTILIZER -**  
**GRAIN ELEVATOR / SEED STORAGE**  
**CLIENT FILE NO.:** 4240:00

### **OVERVIEW:**

On March 10, 1997, Manitoba Environment received a Proposal dated March 5, 1997, to construct and operate a concrete grain elevator, a crop protection products warehouse, a bulk granular fertilizer blending/storage, a retail seed storage, and distribution facilities to be located on the S1/2 17-26-28 WPM in the Rural Municipality of Shell River. The development will consist of a 12,000 tonne concrete grain elevator, a 38' x 68' crop protection products warehouse built to meet the Crop Protection Institute's warehousing guidelines, an 1800 tonne 70' x 72' flat granular fertilizer storage, and some and some bulk hopper retail seed storage. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extensions during the spring and fall peak activity periods.

No public concerns were received in response to the advertisement of this proposal in the Roblin Review published on March 25, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, and the Dauphin Public Library. The proposal was distributed to TAC on March 19, 1997, with the closing date for TAC and Public comments on April 18, 1997.

### **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** has reviewed the proposal and state they have no concerns.

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

**Manitoba Highways & Transportation** has reviewed the proposal and has no objection to the development as outlined in the information provided.

**Rural Development** state they have no planning concerns regarding this proposal. They have an active subdivision proposal under consideration which has been forwarded to Municipal Council for approval. This proposal will require a Conditional Use Order from Council since grain elevators are conditional uses in the "AG" Agricultural Zone of the R.M. of Shell River Zoning by-law.

**Health** concerns include the site sensitivity in regards to shallow aquifers and private wells in the area. They feel its important to ensure a measured amount of clay is available for secondary containment protection as well as containment in the CPI warehouse.

Disposition

The concerns are addressed in the Draft licence.

**Environmental Management** Terrestrial Quality Management state that measures to control fire water or exterior spills have not been identified. They suggest the site be covered with a metre of reworked clay, sloped to a clay berm fitted with control culverts.

Disposition

Additional information to include a metre thick reworked clay layer liner including a 300 mm berm was provided by the proponent. Rather than install culverts they plan to pump runoff water from the secondary containment.

**Environmental Operations** state they have no concerns regarding this proposed development.

**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, 13,.14, 17, 18, 19, 20, and 24.

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

PREPARED BY:

K. W. Plews P.Ag  
Manager  
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Telephone: (204) 945-7067  
Fax: (204) 945-5229  
E-mail Address: ken\_plews@environment.gov.mb.ca