

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. WAYNE MANWEILLER  
**PROPOSAL NAME:** MARQUETTE CONSUMERS  
COOPERATIVE LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION  
WAREHOUSE - GRANULAR FERTILIZER  
BULK PETROLEUM PLANT  
**CLIENT FILE NO.:** 4453.00

### **OVERVIEW:**

On July 16, 1999, Manitoba Environment received a Proposal dated July 8, 1999, to construct and operate a crop protection products warehouse, a bulk granular fertilizer blending/storage, a petroleum plant, and distribution facilities to be located on the SE¼ 1-13-3 WPM in the Rural Municipality of Woodlands. The proponent intends to construct a 40' x 100' chemical storage warehouse meeting all the Agrichemical Warehousing Standards. In addition there will be a 50' x 100' shed to store approximately 1200 tonnes of dry granular fertilizer. The development currently contains a bulk petroleum tank and a 5000 litre underground storage tank for regular amber no lead gasoline for retail sale. The hours of operation are 8:30 am to 5:30 pm Monday to Saturday, with extended hours during the spring and fall season as customer demands exist.

No public concerns were received in response to the advertisement of this proposal in the Stonewall Argus & Teulon Times published on Monday July 26, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the Selkirk Community Library. The proposal was distributed to TAC on July 21, 1999, with the closing date for TAC and Public comments on August 20, 1999.

### **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.

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

**Natural Resources - Policy Coordination Branch** have reviewed this proposal and state that all components of this facility should comply with the Agrichemical Warehousing Standards Association.

Disposition:

The concerns are addressed in the draft licence.

**Rural Development** state the Coop is located on the east side of the settlement of Marquette with access off PR 248. The site is separated from residential dwellings by the highway, the municipal road and the railway. Land to the north, south and west of the site is comprised mainly of open cultivated fields. Land in this area is regulated by the Woodlands Basic Planning Statement and Zoning By-law. The Basic Planning Statement designates the area as a "Rural Settlement Centre". The site is zoned "General Development Zone". which is intended to accommodate and regulate a mix of residential, commercial, industrial, and other uses in an orderly and compatible manner in rural settlement centres where land uses have not developed sufficiently to exhibit distinct zones. The Woodlands Zoning By-law will require an amendment to allow the establishment of a "Fertilizer and Chemical Storage" or "Bulk Fuel and Oil Storage".

Disposition:

The information has been provided to the proponent.

**Highways** state they have no objection to this development as outlined in the proponent's proposal. They further state that the proposed site is adjacent to provincial Roads 221 & 248 and that a Manitoba Highways & Transportation permit may be required for any new, modified or relocated access onto these PR's.

Disposition:

The information has been provided to the proponent.

**Environmental Management - Water Quality** has reviewed the proposal and has concerns that the development will have a secondary containment area outside the warehouse and that all water generated on the proponents property will be confined. Terrestrial Quality Management state that a secondary containment with berms and mechanical control culverts should be installed to prevent runoff from the site and site contamination.

Disposition:

The concerns are addressed in the draft licence.

**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, 11, 14, 15, 19, 20, 21, 22, 23, 25, 26, and 29.

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

PREPARED BY:

K. W. Plews, P.Ag., Manager  
Pesticide/Fertilizer Approvals  
August 24, 1999

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