

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Parrish and Heimbecker Limited
PROPOSAL NAME: Crop Protection Products Warehouse, Swan River
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Materials Handling Facility
CLIENT FILE NO.: 5504.00

OVERVIEW:

A Proposal has been filed by Parrish & Heimbecker Limited for the construction, installation, and operation of the Development being a crop protection products warehouse to be located on Lots 13, 14, and 15, Block 1, Plan 2554 of NW 16-36-27 WPM in the Town of Swan River.

The Proposal was advertised in the Swan River Star and Times on Tuesday, February 22, 2011. Copies of the proposal were placed in the Public Registries at the Millennium Public Library, the Manitoba Eco-Network, the Environment Library (Main) and the North-West Regional Library. The proposal was distributed to the Technical Advisory Committee (TAC) on February 17, 2011. The closing date for TAC and Public comments was on March 23, 2011.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Following is a summary of TAC comments on the Environmental Assessment Report. Copies of the original comments from TAC are available in the Public Registries.

Manitoba Conservation

Parks and Natural Areas Branch

No concerns.

Disposition:

No action needed.

Pollution Prevention Branch – Air Quality Section

No concerns.

Disposition:

No action needed.

Wildlife and Ecosystem Protection Branch – Manitoba Conservation Data Centre

No concerns.

Disposition:

No action needed.

Sustainable Resource and Policy Management Branch

No concerns.

Disposition:

No action needed.

Lands Programs Branch

No concerns.

Disposition:

No action needed.

Western Region

No resource concerns.

Disposition:

No action needed.

Manitoba Infrastructure and Transportation

No concerns.

Disposition:

No action needed.

Manitoba Innovation, Energy and Mines

No concerns.

Disposition:

No action needed.

Manitoba Water Stewardship

- Manitoba Water Stewardship recommends an *Environment Act* Licence to include the following requirements:
 - The Licencee shall develop and implement an Emergency Response Plan, including the following:
 - All potentially contaminated water from the site must be contained on the Proponent's property. Therefore, secondary containment must incorporate a gated culvert which must remain in the closed position unless authorized by Manitoba Conservation. Where there is a concern that accumulated water is contaminated, the liquid should be sampled prior to release.
 - Potentially contaminated water cannot be released until approval is obtained from Manitoba Conservation, after a review—by Manitoba Water

Stewardship's Water Quality Management Section—of water sample test results submitted from a laboratory accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA; Internet address = <http://www.cala.ca>). Water samples shall be retrieved from any source on the Proponent's property, or adjacent properties that might have been contaminated.

- The proponent must ensure that the operational warehouse meets or exceeds the guidelines of the Agrichemical Warehousing Standards Association (AWSA) for certification.
- The proponent shall install a backflow prevention device—pursuant to the current version of the Manitoba Plumbing Code—on the water service to the warehouse to protect the Town of Swan River water system from possible cross-contamination from chemicals stored in the warehouse, if the warehouse building will be supplied with water service for domestic or fire fighting use from the Town of Swan River. If only the sales office building will be supplied with water service from the Town of Swan River, installing a backflow prevention device should not be necessary unless this is required by a local by-law.
- Manitoba Water Stewardship submits the following concerns:
 - The proponent needs to be advised that the post-development runoff rate from the site must be equal to or less than the pre-development runoff rate.
- Manitoba Water Stewardship submits the following comments:
 - Manitoba Water Stewardship does not object to this proposal, at this time.
 - The Manitoba Department of Water Stewardship is mandated to ensure the sustainable development of Manitoba's water resources. Manitoba Water Stewardship is committed to the goals of: protecting aquatic ecosystem health; ensuring drinking water is safe and clean for human health; managing water-related risks for human security; and stewarding the societal and economic values of our waterways, lakes and wetlands; for the best water for all life and lasting prosperity. Manitoba Water Stewardship achieves these goals, in part, through administering legislation, including The Water Protection Act, The Water Rights Act, and The Water Power Act.
 - The proponent needs to be informed of the following for information purposes:
 - Erosion and sediment control measures should be implemented until all of the sites have stabilized.
 - *The Water Rights Act* requires a person to obtain a valid licence to control water or construct, establish or maintain any “water control works.” “Water control works” are defined as any dyke, dam, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge, culvert borehole or contrivance for carrying or conducting water, that temporarily or permanently

alters or may alter the flow or level of water, including but not limited to water in a water body, by any means, including drainage, OR changes or may change the location or direction of flow of water, including but not limited to water in a water body, by any means, including drainage. If a proposal advocates any of the aforementioned activities, a person is required to submit an application for a Water Rights Licence to Construct Water Control Works. A person may contact the following Water Resource Officer to obtain an application and/or obtain information.

Disposition:

The comments were addressed in licence conditions and/or forwarded to the proponent for their information. The installation of a back flow prevention device was not cited in the draft licence as existing legislation already requires the Licencee to comply with the Manitoba *Plumbing Code*.

Canadian Environmental Assessment Agency

Based on responses to the Federal survey, application of the Canadian Environmental Assessment Act will not be required. Environment Canada provided a letter with comments for the proponent.

Disposition:

No action needed.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

All provincial comments received on the Proposal can be addressed as licence conditions, or have been forwarded to the Applicant's representative for information. Therefore, it is recommended that the Development be licensed under The Environment Act subject to the limits, terms and conditions as described on the attached Draft Environment Act Licence. It is further recommended that enforcement of the Licence be assigned to the Western Region.

PREPARED BY:

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