

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. KEITH ORR
PROPOSAL NAME: TWIN VALLEY CO-OP LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP
PROTECTION WAREHOUSE STORAGE: ANHYDROUS AMMONIA
BLENDER: GRANULAR FERTILIZER
CLIENT FILE NO.: 4237:00

OVERVIEW:

On March 6, 1997, Manitoba Environment received a Proposal dated February 27, 1997, to construct and operate a crop protection products warehouse, a bulk granular fertilizer blending/storage, an anhydrous ammonia storage tank, and distribution facilities to be located on the NW 1/4 10-12-28 WPM in the Rural Municipality of Wallace. The proponent plans to place a 14' x 30' portable crop protection product warehouse on the property. The anhydrous ammonia vessel and granular fertilizer shed were covered under previous Environment Licences. The expected hours of operation will be from 7:00 a.m. to 9:00 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 Virden Empire published on March 18, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, and the Border Regional Library (Virden). The proposal was distributed to TAC on March 11, 1997, with the closing date for TAC and Public comments on April 11, 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.

Health concerns include licence clauses to address site containment including gated culverts, maintenance of current inventories, emergency response plans, sound, odour and particulate matter, adequate protection of surface and ground waters, and proper use of sewage system and municipal ditch systems. They are also concerned about the soil permeability and relatively high water table.

Disposition

The concerns are addressed in the draft licence.

Manitoba Highways & Transportation has reviewed the proposal and has no objection to the development as outlined in the information provided. They understand this is an existing facility that is adjacent to Provincial Road 256 and they plan to add a direct access. This may require a permit and/or agreement from their department.

Disposition

This information has been provided to the proponent.

Environmental Management Terrestrial Quality Management state the well logs indicate varying soil conditions from clay to sand. The proponent has not provided any measures to prevent the downward movement of contaminated materials. They suggest the site should have a metre of reworked packed clay to decrease the permeability. The secondary containment should be bermed and fitted with control culverts. Water Quality Management express similar concerns as the land to the east is primarily pasture with open surface waters.

Disposition

In response to the concerns the proponent stated that the warehouse will be constructed on an existing clay hill of an abandoned farm site. They plan to work the site and place a clay base under the warehouse. In addition they can berm the site. These conditions are covered in the Draft Licence.

Environmental Operations state the Environmental contact number should be 944(5)-4888. In addition they note that the development includes existing bulk granular fertilizer and anhydrous ammonia under Environment Licence No. 1767 which adequately addresses concerns regarding fertilizer handling. They are concerned with potential for surface and ground water contamination, but feel standards warehouse clauses should address this concern.

Disposition

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, 14, 15, 19, 23, and 27.

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

PREPARED BY:

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Manager
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