

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. ALAIN DAMPHOUSSE  
**PROPOSAL NAME:** LA COOPERATIVE PAROISSIALE  
DE ST. JOSEPH LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION  
WAREHOUSE - GRANULAR FERTILIZER  
**CLIENT FILE NO.:** 4315:00

### **OVERVIEW:**

On March 20, 1998, Manitoba Environment received a Proposal dated March 2, 1998, to install and operate a crop protection products warehouse, bulk granular fertilizer blending/storage and distribution facilities to be located on Lots #7 to #10 on the SE & SW 1/4's 21/22-2-1 EPM in the Rural Municipality of Montcalm. The crop protection products warehouse is approximately 42' x 20' and adjoins a oil/tires storage section and a feed storage section. Fertilizer storage and blending currently consists of approximately 390 tonnes stored in 7 individual hopper bottom bins of 50 to 70 tonne capacity. The expected hours of operation are from 8:00 a.m. to 5:00 p.m. with extended hours during the peak farming seasons (spring & fall).

No public concerns were received in response to the advertisement of this proposal in the Winkler Times published on Monday, March 30, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library (Morden), and the Environment Library (Main) . The proposal was distributed to TAC on March 24, 1998, with the closing date for TAC and Public comments on April 27, 1998.

### **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 they have no concerns regarding this proposal.

**Health** concerns includes adequate protection against fires and chemical spills and that the proponent develop an emergency response plan.

Disposition

The concerns are addressed in the draft licence.

**Rural Development** state the site is designated Commercial/Industrial in the Development Plan and zoned "GD" General Development in the Zoning By-law. The "GD" General Development Zone does not identify "Agricultural Crop Protection Warehouse" as a permitted or a conditional use. Rural Development therefore assume the existing use is a non-conforming use and should be allowed to upgrade for safety reasons but not permitted to expand.

Disposition

The proposal plan includes some alterations for safety reasons but no expansion at this time.

**Environmental Management** Terrestrial Quality Management recommends that the crop protection warehouse and secondary containment area include the 45 cm of reworked clay with controlled sloping for drainage purposes. In addition the containment area should have a clay berm and be fitted with a mechanical control culvert. Water Quality Management also has concern regarding the secondary containment outside the warehouse and a containment ditch which is on municipal property. They recommend that the containment area be on the proponents property and be lined with clay.

Disposition

Concerns have been discussed with the proponent and 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, 12, 13, 16, 18, 19, 21, 22, and 25.

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

PREPARED BY:

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