

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. S. P. BUSHELL
PROPOSAL NAME: STANCHEM INC.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CHEMICAL WAREHOUSE
CLIENT FILE NO.: 3356:10

OVERVIEW:

On May 21, 1999, Manitoba Conservation received a Proposal dated May 18, 1999, to expand and operate a chemical manufacturing, storage warehouse, and distribution facilities located at 681 & 707 Plinquet Street (All that portion of Lot 6 which lies to the North East of the Spur Track Right of Way on Plan 5976 WLTO and the Wly 250 feet of Lot 7, Plan 4620 WLTO in the Roman Catholic Mission Property and Lot 7 Plan 4620 WLTO exc Wly 250 feet in Roman Catholic Mission Property) in the City of Winnipeg, Manitoba. The proponent plans to dismantle a 5000 sq.ft., 1995 chemical plant addition and replace it with a new 38,000 sq.ft. structure, incorporating today's industrial codes and standards. Through redevelopment/expansion, their chemical operations will be consolidated in one structure under one roof. The relocation of their solvent/acid packaging/blending room to this new structure will permit indoor storage of these packaged goods (currently stored outside) providing for a controlled environment. Further improvements to their emissions and fire water containment will be included with this expansion. These include a foam inrack sprinkler system in the warehouse and grading and diking of the site to contain any possible accidental release from internal plant operations and/or loading/unloading of vehicles. The hours of operation will be based on a single shift 5 day week with limited use of overtime and occasionally on the weekends. In the future a two shift or round the clock operation is possible.

No public concerns were received in response to the advertisement of this proposal in the Winnipeg "the LANCE" published on Wednesday July 7, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the Manitoba Eco-Network. The proposal was distributed to TAC on June 30, 1999, with the closing date for TAC and Public comments on July 30, 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 they have no concerns

Environmental Operations have reviewed the proposal and advise that the licence clauses should cover automatic fire detection and security, sealed floors, waste recycling, site retention, emergency response plans, current chemical inventories, noise/odour clauses, monitoring availability, proper housekeeping, and decommissioning plans.

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, 13, 15, 16, 17, and 19.

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

PREPARED BY:

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