

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DON E. SPIKULA P.Eng.
PROPOSAL NAME: BURKES SEED & FERTILIZER LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE
CLIENT FILE NO.: 4235.10

OVERVIEW:

On April 15, 2003, Manitoba Conservation received a Proposal dated April 10, 2003, to relocate and operate a crop protection products warehouse and distribution facilities to be located on the NE¼ 24-19-5 WPM in the Rural Municipality of Coldwell. The proponent intends to relocate and renovate an approximately 15' x 32' warehouse located and licenced in the Rural Municipality of Bifrost to store crop protection chemicals meeting all the Agrichemical Warehousing Standards. The site also contains an office building and seed cleaning/storage and granular fertilizer distribution. The normal hours of operation will be from 8:00 am to 5:00 pm, increasing during the peak spring and fall seasons.

No public concern was received in response to the advertisement of this proposal in the Interlake Spectator published on Monday April 21, 2003. The proposal was placed in the Public Registries at the Centennial Public Library, Manitoba Eco-Network, the Conservation Library (Main) and The R.M. of Coldwell. The proposal was distributed to TAC on April 15, 2003, with the closing date for TAC and Public comments on May 5, 2003.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Historic Resources Branch has reviewed the proposal and have no concerns with regard to this project's potential to impact heritage resources.

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.

Sustainable Resource Management requested information regarding the warehouse floor construction and the clay permeability in the area. They requested secondary containment berming outside the warehouse with a method to rid the containment of rain/snow melt waters. In addition they state that concrete pads should be installed to

ensure clean up of spilled chemical and the facility should comply with the Certified Warehousing Standards of the Agrichemical Warehousing Standards.

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Disposition:

The proponent provided additional information. Concerns are addressed in the draft licence.

Intergovernmental Affairs state the property is designated as an Agricultural Rural Area under the Western Interlake Planning District Development Plan By-law No. 2/91 and is zoned A80 Rural Agriculture Zone under the R.M. of Coldwell Zoning By-law No. 6/85. They have no concerns with the proposal, provided the applicant obtains a development permit from the Western Interlake planning District.

Manitoba Agriculture & Food have identified no concerns.

Water Quality Management state that the facility should meet the standards of the Agrichemical Warehousing Standards Association. In addition the facility must include a secondary containment around the warehouse to ensure that any potentially contaminated water is contained on site.

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, 12, 13, 16, 17, 18, 19, 20, and 21.

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

PREPARED BY:

K. W. Plews P.Ag

Manager
Pesticide/Fertilizer Approvals
June 13, 2003

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