

## SUMMARY OF COMMENTS/RECOMMENDATIONS

**PROPOSER:** MR. DAVID KLASSEN  
**PROPOSAL NAME:** REDFERN FARM SERVICES LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING -  
CROP PROTECTION WAREHOUSE  
**CLIENT FILE NO.:** 5035.00

### OVERVIEW:

On March 31, 2004, Manitoba Conservation received a Proposal dated March 31, 2004, to renovate/construct and operate a crop protection products warehouse and distribution facilities to be located at 84 Front Street on Lot A Plan 41313 in the Town of Melita. The proponent intends to renovate an existing 72' x 40' warehouse to store crop protection chemicals meeting all the Agrichemical Warehousing Standards. The site was a former crop protection chemical warehouse licenced under Manitoba Pool Elevators in 1995. The site is to be bermed to prevent potentially contaminated liquids leaving the site. The normal hours of operation will be from 8:00 am to 5:00 pm, Monday through Friday increasing during the peak spring/fall periods as required.

No public concern was received in response to the advertisement of this proposal in the Melita New Era, published on Saturday April 17, 2004. The proposal was placed in the Public Registries at the Manitoba Eco-Network, the Border Regional Library, the Town of Melita(As Registry) and the Conservation Library (Main). The proposal was distributed to TAC on April 13, 2004, with the closing date for TAC and Public comments on May 14, 2004.

### COMMENTS FROM THE PUBLIC:

No public responses were received.

### COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Historic Resources Branch has reviewed the application and does not have any concerns.

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 has reviewed the proposal and raised concerns regarding meeting the Industry Standards, loading provisions, berming and secondary containment.

Disposition

The concerns were provided to the proponent and are addressed in the draft licence.

**Assiniboine and Brandon Regional Health Authority** concerns include licence clauses to address protection of surface and ground water sources; internal and external containment measures to prevent pollutants or contaminated wastewater leaving the site and entering sewage disposal or municipal ditches; current chemical inventories maintained on and off site; and an Emergency Response Plan to address spills and fires. Additional concerns include sound and dust control.

**Disposition**

The concerns are addressed in the draft licence.

**Community Planning Services Branch** state the property is classified as "M2" Heavy Industrial District by the Melita District Planning Scheme By-law, which allows for manufacturing and industrial uses including warehouses. They have no concerns provided all applicable provincial regulations can be met and local approval deals with community preparedness.

**Manitoba Agriculture, Food and Rural Initiatives** has no concerns with this proposal from an agricultural perspective.

**Environmental Programs-Headquarters Operations** have reviewed the proposal and have no concerns.

**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:

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May 19, 2004+

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