

Environmental Impact Assessment Proposed Deer-Hide Tannery Miami, Manitoba

*Report to:
Miami Colony Farms*



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- Mr. Levi Hofer Miami Colony Farms Ltd.
- Mr. Edwin Hofer Miami Colony Farms Ltd.
- Mr. Marvin Hofer Miami Colony Farms Ltd.

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TABLE OF CONTENTS

1.0 INTRODUCTION	1-1
1.1 REGULATORY FRAMEWORK	1-1
2.0 PROJECT DESCRIPTION	2-1
2.1 BACKGROUND	2-1
2.2 CONCEPTUAL DESIGN	2-1
2.2.1 Tannery Equipment Requirements	2-2
2.2.2 Tannery Chemical Requirements	2-2
2.2.3 Tannery Plant Layout	2-2
2.2.4 Tannery Water Requirements	2-3
2.2.5 Lined Lagoon	2-3
2.3 PROCESS	2-4
2.3.1 Process Description	2-4
2.3.1.1 Hide Storage and Inspection	2-4
2.3.1.2 Soaking	2-4
2.3.1.3 Fleshing	2-4
2.3.1.4 Unhairing	2-4
2.3.1.5 De-liming and Bating	2-5
2.3.1.6 Pickling	2-5
2.3.1.7 Tanning	2-5
2.3.1.8 Wringing	2-6
2.3.1.9 Shaving	2-6
2.3.1.10 Colouring and Fat Liquoring	2-6
2.3.1.11 Setting Out	2-7
2.3.1.12 Drying and Conditioning	2-7
2.4 WASTE STREAMS	2-7
2.4.1 Waste-Stream Identification	2-7
2.4.2 Waste-Management Plan	2-7

2.4.2.1	<i>Liquid Wastes</i>	2-8
2.4.2.2	<i>Solid Wastes</i>	2-10
2.4.2.3	<i>Gaseous Wastes</i>	2-11
2.5	LAND APPLICATION OF WASTES	2-11
2.5.1	Satisfaction of Manure Management Regulation	2-13
2.6	CONSTRUCTION AND SYSTEM COMMISSIONING	2-14
2.6.1	Tannery and Lagoon Construction	2-14
2.6.2	Additional Benchmark Testing	2-15
2.6.3	Hazardous Materials Handling	2-15
2.6.4	Emergency Response Plan	2-15
2.7	PROCESS-EFFICIENCY OPTIMIZATION	2-16
2.8	ENVIRONMENTAL MONITORING DURING TANNERY OPERATIONS	2-17
2.8.1	Environmental Inspector	2-17
3.0	EXISTING ENVIRONMENT	3-1
3.1	PHYSICAL ENVIRONMENT	3-1
3.1.1	Study Area	3-1
3.1.2	Physiography and Topography	3-1
3.1.3	Soil Quality	3-1
3.1.4	Geology	3-1
3.1.5	Groundwater and Hydrogeology	3-2
3.2	AQUATIC ENVIRONMENT	3-2
3.2.1	Surface-Water Habitats	3-2
3.2.2	Aquatic Vegetation	3-3
3.2.3	Aquatic Biota	3-3
3.2.4	Surface Hydrology	3-3
3.2.4.1	<i>Surface-Water Quality</i>	3-3
3.3	TERRESTRIAL ENVIRONMENT	3-4
3.3.1	Flora	3-4

3.3.2	Fauna and Avian	3-5
3.3.3	Endangered Species.....	3-5
3.4	ATMOSPHERIC ENVIRONMENT	3-5
3.4.1	Climate.....	3-5
3.5	SOCIO-ECONOMIC ENVIRONMENT.....	3-6
3.5.1	Demographics.....	3-6
3.5.2	Economic Base.....	3-6
3.5.3	Services and Utilities	3-6
3.5.3.1	<i>Municipal Services</i>	<i>3-6</i>
3.5.3.2	<i>Transportation Services.....</i>	<i>3-7</i>
3.5.3.3	<i>Other Local Services</i>	<i>3-7</i>
3.5.3.4	<i>Utilities.....</i>	<i>3-7</i>
3.5.4	Regional and Local Land Use.....	3-7
3.5.5	Heritage, Cultural, and Archaeological Resources	3-7
4.0	ENVIRONMENTAL ASSESSMENT OF POTENTIAL EFFECTS .	4-1
4.1	CONSTRUCTION USE.....	4-1
4.1.1	Hydrology and Water Quality	4-1
4.1.2	Surface Soil and Vegetation	4-1
4.1.3	Wildlife.....	4-2
4.1.4	Air Quality	4-2
4.1.5	Hazardous Material Handling and Storage.....	4-2
4.1.6	Hazardous and Non-Hazardous Waste Management.....	4-3
4.1.7	Security.....	4-3
4.1.8	Nuisance	4-3
4.1.8.1	<i>Noise</i>	<i>4-3</i>
4.1.8.2	<i>Odour</i>	<i>4-3</i>
4.1.8.3	<i>Light.....</i>	<i>4-4</i>
4.1.8.4	<i>Vibration</i>	<i>4-4</i>
4.1.9	Traffic.....	4-4

4.1.10 Site Cleanup	4-4
4.1.11 Economic Effects	4-4
4.2 OPERATIONAL PHASE	4-4
4.2.1 Hydrology	4-5
4.2.2 Surface Soil and Vegetation	4-5
4.2.3 Wildlife	4-6
4.2.4 Air Quality	4-6
4.2.5 Hazardous Materials Handling	4-7
4.2.6 Waste Management	4-7
4.2.6.1 Liquid Wastes	4-7
4.2.6.2 Solid Wastes	4-8
4.2.7 Nuisance	4-9
4.2.7.1 Truck Traffic	4-9
4.2.7.2 Noise	4-9
4.2.7.3 Odour	4-9
4.2.8 Economic Effects	4-10
4.3 POTENTIAL IMPACTS FROM CONTINGENCY EVENTS	4-10
4.3.1 Lagoon Failure	4-11
4.3.2 Containment Failure	4-11
4.3.3 Inadvertent Mixing of Certain Waste Streams	4-12
4.3.4 Vehicular Accident	4-12
5.0 PUBLIC CONSULTATION	5-1
6.0 CONCLUSIONS	6-1
6.1 ASSESSMENT RESULTS	6-1
7.0 REFERENCES	7-1
7.1 LITERATURE CITED	7-1
7.2 PERSONAL COMMUNICATIONS	7-3

APPENDICES

APPENDIX A	ENGINEERING DESIGN FOR NEW COLONY LAGOON
APPENDIX B	NORWEST LABS ANALYTICAL RESULTS OF SAMPLES COLLECTED DURING BENCH-SCALE TESTING OF COLONY'S TANNERY PROCESS (MARCH 8-13, 2006)
APPENDIX C	CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT CHROMIUM GUIDELINE INFORMATION (1999)
APPENDIX D	SPECIES TABLES

LIST OF FIGURES

	Page
Figure 1-1	Location of Miami, Manitoba 1-1
Figure 1-2	Miami Tannery Project Site 1-1
Figure 2-1	Macro Process-Flow Chart for Deer-Hide Tannery Conceptual Design..... 2-1
Figure 2-2	Process-Flow Chart for Deer-Hide Tannery Conceptual Design 2-1
Figure 2-3	Tannery Plant Layout Conceptual Design..... 2-2
Figure 2-4	Miami Colony Lands 2-3
Figure 2-5	Tannery Process Mass Balance 2-4
Figure 2-6	Process Flow Diagram for Wastewater and Effluent Waste Streams 2-7
Figure 3-1	Ecodistricts in the vicinity of the Miami Tannery Study Area 3-1
Figure 3-2	Photograph Indicating the Physiography and Topography of the Project Site... 3-1
Figure 3-3	Miami Tannery Study Area Drainage Network..... 3-1
Figure 3-4	Miami Tannery Study Area Soil Conditions..... 3-1
Figure 3-5	Miami Tannery Study Area Soil Drainage Capacity..... 3-1
Figure 3-6	Photograph of the Existing Creek in the Study Area 3-3

LIST OF TABLES

	Page
Table 2-1	Equipment Listing for Deer-Hide Tannery Conceptual Design 2-1
Table 2-2	Tannery Chemical Requirements Listing 2-2

1.0 INTRODUCTION

Miami Colony Farms Ltd. (the Colony) is proposing to develop a seasonally operated deer-hide tannery on Colony-owned property near the town of Miami, Manitoba (70 minutes southwest of Winnipeg; Figures 1-1 and 1-2).

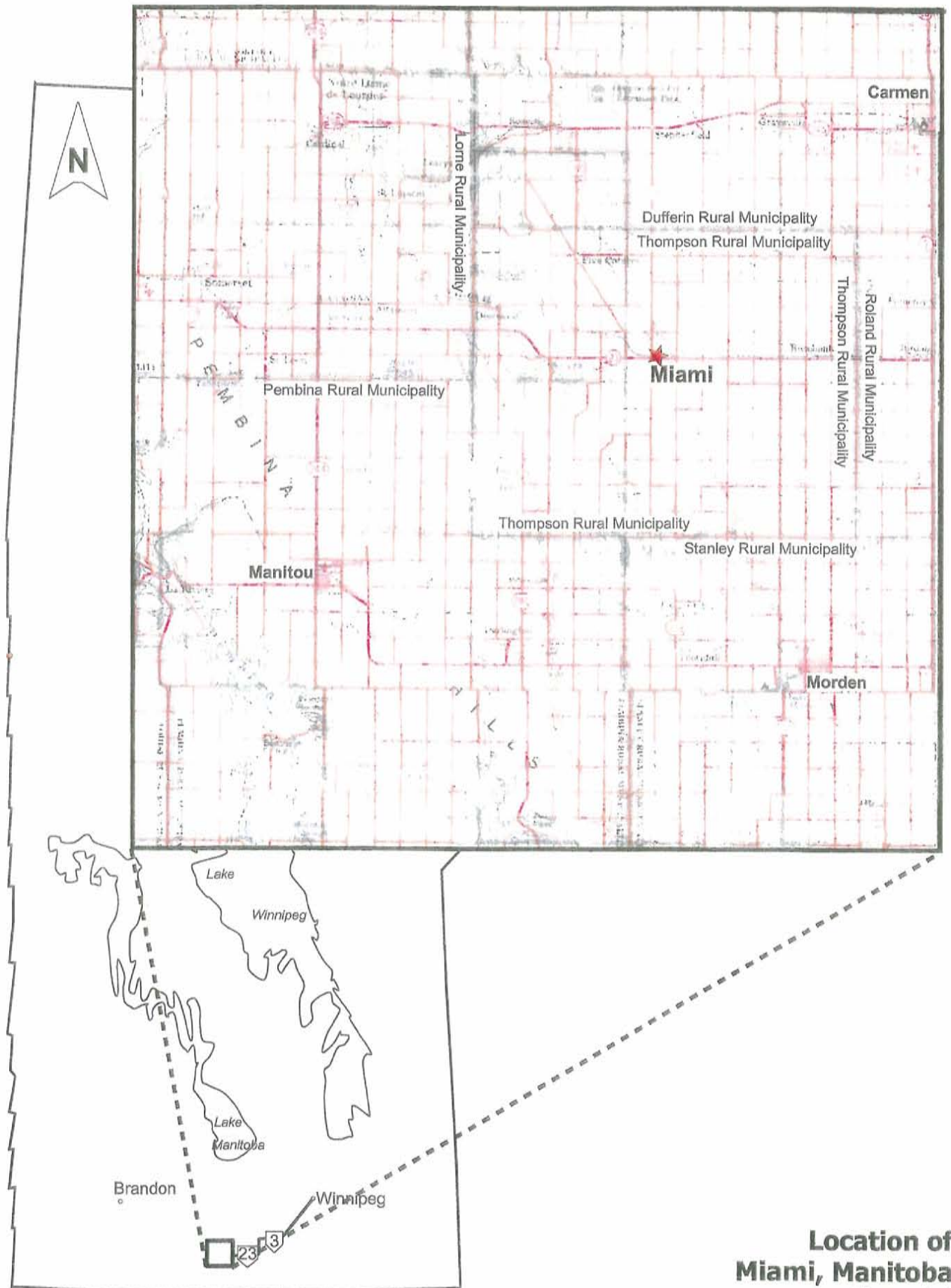
In Manitoba, *The Environment Act* requires developments that are described in regulation MR 164/88 to undergo an environmental assessment and receive an environmental licence prior to proceeding. MR 164/88 includes "manufacturing and industrial plants" as Class 1 developments, having potential to affect air, land or water. For this reason the proposed project requires an environmental licence, issued by the Director, for a Class One Development as required by Section 10 of the *Act*.

In June 2004, the Colony retained TetrES Consultants Inc. to conduct an Environmental Impact Assessment (EIA) of the proposed development to satisfy requirements under The Environment Act and to support the Colony's request to Manitoba Conservation for an environmental license to build and operate the facility. The Colony requested that the conceptual design provided by Tannery Run Sales, of Winnipeg, Manitoba, be the subject of the assessment.

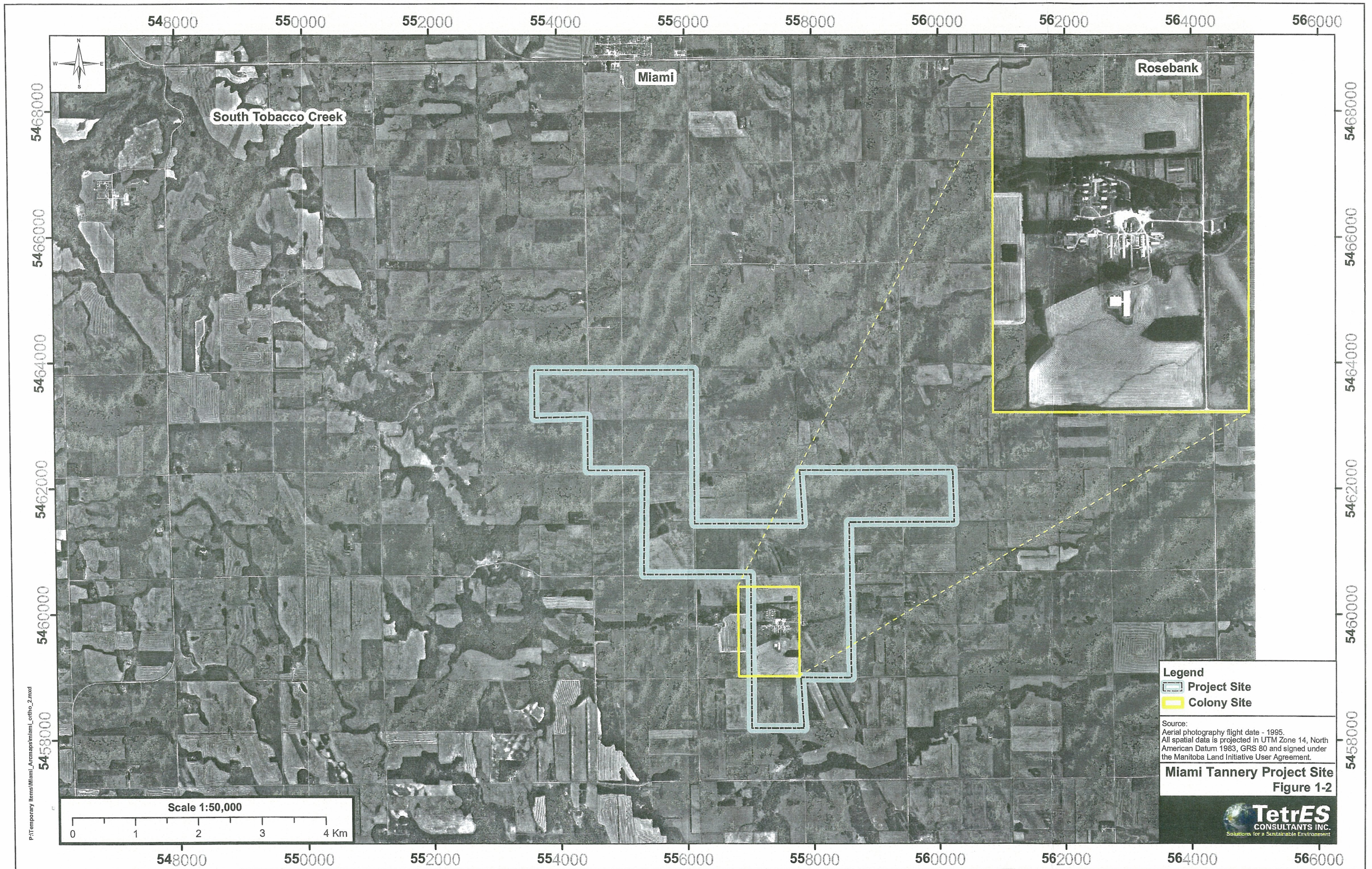
1.1 REGULATORY FRAMEWORK

The central elements of the regulatory framework, which creates the context for this assessment, are noted below.

- The Environment Act (S.M. 1990. c.26 C.C.S.M. E125) and associated regulations, including:
 - Classes of Development Regulation (MR 164/88).
 - Livestock Manure & Mortalities Management Regulation (MR 42/98).
 - Storage & Handling of Gasoline and Associated Products Regulation (MR 97/88R).
 - Litter Regulation (MR 92/88R).
- The Sustainable Development Act (S.M. 1997, c.61, C.C.S.M. S270).
- The Heritage Resources Act (R.S.M. 1987, c.H39.1), including:
 - Heritage Sites Designation Regulation (MR 122/88R).
- The Workplace Safety and Health Act (R.S.M. 1987 c.W210), including:
 - Construction Industry Safety Regulation (MR 189/85).
 - Workers Working Alone Regulation (MR 105/88R).
 - Hearing Conservation and Noise Control Regulation (MR 227/94).
- The Dangerous Goods Handling and Transportation Act (R.S.M. 1987, c.D12) and associated regulations, including:
 - Environmental Accident Reporting Regulation (MR 439/87).



**Location of
Miami, Manitoba**
Figure 1-1



P:\Temporary Items\Miami_Arcmap\miami_ortho_2.mxd

548000 550000 552000 554000 556000 558000 560000 562000 564000 566000

5468000
5466000
5464000
5462000
5460000
5458000

5468000
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South Tobacco Creek

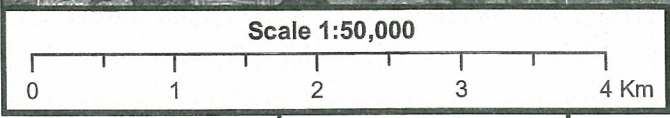
Miami

Rosebank

Legend
Project Site
Colony Site

Source:
Aerial photography flight date - 1995.
All spatial data is projected in UTM Zone 14, North American Datum 1983, GRS 80 and signed under the Manitoba Land Initiative User Agreement.

Miami Tannery Project Site
Figure 1-2



548000 550000 552000 554000 556000 558000 560000 562000 564000 566000

- Generator Registration and Carrier Licensing Regulation (MR 175/87).
- Handling, Offering for Transport and Transportation of Dangerous Goods Regulation (MR 172/75).
- The Public Health Act (R.S.M. 1987, c.P210) and associated regulations, including:
 - Collection and Disposal of Wastes Regulation (MR 321/88).
- The Water Rights Act (R.S.M. 1988, c.W80).

1.2 REGULATORY GUIDANCE

At a meeting convened on January 19, 2006, Manitoba Conservation offered its views on ways of meeting the Colony's development plans while seeking accord with key elements of the above-mentioned regulatory framework, in view of the original submission of this EIA in March 2005. In response to this guidance, and in consideration of the meeting with Manitoba Conservation's Red River regional office staff on November 8, 2005, the original conceptual design and associated EIA filed in March 2005 were formally retracted in November 2005 and the Conceptual Design was altered over the summer of 2006 in light of "jar test" results recommended by Manitoba Conservation and completed by Tannery Run Sales in March 2006.

This EIA supersedes that filed in March 2005 and reflects careful consideration of regulatory guidance provided to the Colony and to TetrES, and the effect of substantial evolution in the Conceptual Design.