

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** 6853383 Manitoba Ltd O/A Ag Advantage  
**PROPOSAL NAME:** 6853383 Manitoba Ltd. O/A Ag Advantage Ltd. –  
Crop Protection Products Warehouse  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** Bulk Materials Handling Facility  
**CLIENT FILE NO.:** 5717.00

### **OVERVIEW:**

A proposal was filed on May 23, 2014 by Kelsen Agritech Inc. on behalf of 6853383 Manitoba Ltd. for the operation of a Crop Protection Products Warehouse located at LOT 1, PLAN 49212, NE 09-11-05 EPM within the Rural Municipality of Springfield. The site will consist of a Crop Protection Products Warehouse.

The Proposal was advertised in Winnipeg Free Press on Saturday, June 21, 2014. A copy of the proposal were placed on the Public Registry. The proposal was distributed to the Technical Advisory Committee (TAC) on June 18, 2014. The closing date for TAC and public comments was on July 21, 2014.

### **COMMENTS FROM THE PUBLIC:**

The Rural Municipality of Springfield indicates that the development is a permitted use in the “AG” zone.

### **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

Following is a summary of TAC comments received pertaining to the Proposal. Copies of the original comments from TAC are available in the Public Registry.

#### **Manitoba Conservation and Water Stewardship – Land Management and Planning Section**

“Land Management & planning section has no comment as no Crown land is impacted by the proposal.”

***Disposition:***

No action needed.

#### **Manitoba Agriculture, Food and Rural Development**

“No concerns.”

***Disposition:***

No action needed.

#### **Manitoba Conservation and Water Stewardship – Water Control Works and Drainage Licensing Section**

“No concerns.”

***Disposition:***

No action needed.

**Manitoba Conservation and Water Stewardship – Parks and Protected Spaces Branch**

“No comments or concerns to offer as it does not affect any provincial parks, park reserves, ecological reserves, areas of special interest or proposed protected areas”.

***Disposition:***

No action needed.

**Manitoba Conservation and Water Stewardship – Compliance and Enforcement Branch**

“Environmental Compliance and Enforcement has reviewed the above noted Environment Act Proposal and suggests that the proponent create an Emergency Action Plan for their operation, including the stipulation that the Environmental Emergency Response Line (1-855-944-4888) be notified immediately in the event of fire, fertilizer or pesticide release, or any other potential environmental incident.”

***Disposition:***

Requirements for an emergency action plan and the contacting of the Emergency Response Line have been addressed in the draft Environment Act Licence.

**Manitoba Conservation - Wildlife Branch**

“Wildlife Branch has reviewed the proposal and is concerned about possible the statement that the containment drain will be allowed to run east into a municipal ditch on the south side of the building. If there is an accidental chemical spill (or residual chemicals) that escapes containment, we request the conditions of the environment licence address these concerns.”

***Disposition:***

Secondary containment requirements have been addressed in the draft Environment Act Licence.

**Manitoba Infrastructure and Transportation**

“MIT has reviewed the proposal under the Environment Act noted above and we do not have any concern.”

***Disposition:***

No action needed.

**Office of the Fire Commissioner**

“Office of the Fire Commissioner (OFC) will require the proponent to obtain a valid building permit from the Building Code Authority, the OFC. Prior to any use of this facility, the proponent shall obtain a valid occupancy permit from the Building Code Authority.”

***Disposition:***

This information has been forwarded to the proponent.

**Manitoba Conservation and Water Stewardship – Office of Drinking Water**

“No concerns respecting drinking water quality or safety.”

***Disposition:***

No action needed.

**Manitoba Conservation and Water Stewardship – Air Quality**

“No comment”

***Disposition:***

No action needed.

**Manitoba Municipal Government – Community and Regional Planning**

“No concerns”

***Disposition:***

No action needed.

**PUBLIC HEARING:**

A public hearing is not recommended.

**CROWN ABORIGINAL CONSULTATION:**

The project will be located on agricultural land in an established agricultural zoned area in The Rural Municipality of Springfield and owned by the proponent. All surrounding land potentially affected is also privately owned land. The project will not affect resource use on land or water. There are no adjacent or nearby First Nations.

**RECOMMENDATION:**

The provincial TAC expressed no concerns, or concerns are addressed in the draft licence, regarding the proposal. Therefore, it is recommended that the Development be licensed under *The Environment Act* subject to the limits, terms and conditions as described on the attached draft Environment Act licence. It is further recommended that enforcement of the Licence be assigned to the Central Region.

**PREPARED BY:**

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