

# SUMMARY REPORT

## PROPONENT:

MR. BERNIE TIESSEN

## PROPOSAL NAME:

H & A DOUBLE DIAMOND COMPANY LTD.- CROP PROTECTION WAREHOUSE - HARTNEY

## CLASS OF DEVELOPMENT:

One

## TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

## CLIENT FILE NO.:

4163.00

## OVERVIEW:

On April 16, 1996, the Manitoba Environment received a Proposal dated April 12, 1996, to construct and operate a crop protection warehouse, a bulk granular fertilizer blending/storage, an anhydrous ammonia storage tank, and distribution facilities to be located on the SW 1/4 3-6-23 WPM in the Rural Municipality of Cameron. The 36' x 64' crop protection warehouse will be constructed to meet the Crop Protection Institute's Phase III requirements. There will also be a five closed tank dry fertilizer blending system. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during the peak activity.

No public concerns were received in response to the advertisement of this proposal in the Melita South Western Weekly published on April 29, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Border Regional Library (Virden). The proposal was distributed to TAC on April 22, 1996 with the closing date for TAC and Public comments on May 23, 1996.

## 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.

**Natural Resources - Policy Coordination Branch** has reviewed the proposal and based on the information provided have has no concerns which would limit approval of this project.

**Culture, Heritage and Recreation - Historic Resources** has no concern with regard to its potential impact on heritage resources.

**Highways** state that the proponent is aware of Departmental concerns and requirements. Assuming that the proponent acquires all permits and agreements which may be required the Department of Highways has no additional concerns with this development as outlined by the proponent.

**Rural Development** states there are no local land-use planning policies or requirements which apply to the proposed development. They also state that an application for subdivision approval is in process. They suggest that Municipal Council address the question of community preparedness dealing with firefighting capability and emergency evacuations. Rural Development has no concerns regarding this development.

**Health** concerns include licence clauses to address site containment including gated culverts, maintenance of current inventories, emergency response plans, sound, odour and particulate matter, and proper use of sewage system and municipal ditch systems.

**Disposition**

The concerns are addressed in the draft licence.

**Environmental Management** state that well logs indicate the presence of clay textured soils in the area which should minimize the leaching of contaminants into the soil. They recommend secondary containment with berms and control culverts/gates with proper landscaping to direct runoff towards bermed area. Water Quality has no concerns regarding surface water quality, but questioned the location of the containment area being on the proponents property.

**Disposition**

The proponent stated the containment will be within the developments property lines. The other concerns are reflected in the draft licence.

**Environmental Operations** has completed review of the proposal , and has no additional environmental or health concerns respecting the proposal.

**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, 16, 20, 21, 22, 23, 24, 25, and 28.

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

**PREPARED BY:**

K. W. Plews P.Ag  
Manager  
Pesticide/Fertilizer Approvals  
May 31, 1996