

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. HERBERT D. RANSOME
PROPOSAL NAME: CRYSTAL VIEW SEEDS INC.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE, SEED WAREHOUSE
CLIENT FILE NO.: 4390.00

OVERVIEW:

On October 29, 1998, Manitoba Environment received a Proposal dated October 14, 1998, to operate a crop protection products warehouse, a seed warehouse and distribution facilities to be located on the SE¼ 26-2-12 WPM in the Rural Municipality of Louise. The warehouse will consist of an aluminum siding exterior and measure approximately 12' x 12'. It will meet building codes and CPI warehouse standards. The hours of operation will vary to coincide with customers needs.

No public concerns were received in response to the advertisement of this proposal in the Pilot Mound Sentinel Courier published on Tuesday November 10, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the Rural Municipality of Louise. The proposal was distributed to TAC on November 5, 1998, with the closing date for TAC and Public comments on December 4, 1998.

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.

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

Rural Development advise that this use is a conditional use in the "AG", Agricultural General Zone of the Louise Zoning By-law. They have no land use planning concerns with the proposal.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound, odour and particulate matter, proper use of sewage system and municipal ditch systems and ensuring adequate protection against surface and ground waters. In addition concerns include following gasoline and diesel regulations and that a 100 metre buffer is maintained from residences.

Disposition

The concerns are addressed in the draft licence.

Environmental Management Water Quality has reviewed the proposal and has no surface water quality concerns. Terrestrial Quality requested further information regarding soil type.

Disposition

Additional information was supplied by the proponent. The concerns are addressed in the draft licence.

Environmental Operations state that the warehouse berm should be constructed of compacted clay and fitted with a control culvert. In addition an emergency response plan be filled with the department. Spillage of contaminated liquids should be disposed at an approved disposal facility.

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 and 21.

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

PREPARED BY:

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December 9, 1998

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