

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. TRAVIS DREGER
PROPOSAL NAME: MARIAPOLIS CONSUMERS COOPERATIVE LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE - GRANULAR FERTILIZER -
PETROLEUM PRODUCTS
CLIENT FILE NO.: 4473:00

OVERVIEW:

On September 14, 1999, Manitoba Conservation received a Proposal dated September 10, 1999, to operate a crop protection products warehouse, to install a bulk granular fertilizer blending/storage, a petroleum products storage, and distribution facilities located on the SE ¼ 7-7-12 WPM in the Rural Municipality of Victoria. The proponent has purchased the former Shell Farm Services and intends to operate the 40' x 30' chemical storage warehouse meeting all the Agrochemical Warehousing Standards. Additional adjoining properties have been purchased to permit the installation of a granular fertilizer storage and blending facility. It will consist of approximately 6 x 110 tonne hopped steel bins with a vertical blender for customizing fertilizer blends. In addition they have a petroleum products storage and retail. The hours of operation are 8:30 am to 5:30 pm Monday to Saturday with extended hours during the peak periods.

No public concerns were received in response to the advertisement of this proposal in the Glenboro Gazette published on Tuesday September 28, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the Western Manitoba Regional Library. The proposal was distributed to TAC on September 20, 1999, with the closing date for TAC and Public comments on October 20, 1999.

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.

Natural Resources - Policy Coordination Branch have reviewed this proposal and state that this site has a high sensitivity to groundwater contamination. Any groundwater contamination

has potential to impact the Cypress River and its fish populations. They recommend that groundwater monitoring wells be established in the vicinity of the fertilizer handling facility.

Disposition:

The concerns are addressed in the draft licence.

Rural Development state that a portion of the area under consideration is zoned Industrial District and part is zoned Rural District. The latter area is in the process of being subdivided one condition of which is that the property be re-zoned Industrial. Since Industrial includes distribution and storage, they have no concerns relative to the proposed expansion.

Environmental Operations based on the attached information and a site inspection they 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, 10, 11, 17, 18, 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
October 25, 1999

Telephone: (204) 945-7067
Fax: (204) 945-5229
E-mail Address: kplews@gov.mb.ca