

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. BRIAN HEDLEY  
**PROPOSAL NAME:** NEEPAWA-GLADSTONE COOPERATIVE LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION WAREHOUSE - GRANULAR/LIQUID FERTILIZER - ANHYDROUS AMMONIA STORAGE TANK  
**CLIENT FILE NO.:** 4503.00

### **OVERVIEW:**

On February 24, 2000, Manitoba Conservation received a Proposal dated February 15, 2000, to install and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, an anhydrous ammonia storage tank, petroleum products storage, and distribution facilities to be located on the S½ of the SE ¼ 30-15-9 WPM in the Rural Municipality of Lakeview. The proponent intends to construct a steel self contained 24' x 20' chemical storage warehouse meeting all the Agrichemical Warehousing Standards. The proponent also plans to install in the future a six hopper bin granular fertilizer blending facility. In addition future plans call for the installation of four liquid fertilizer tanks and a loading station and the installation of a 30,000 U.S. gallons anhydrous ammonia storage tank. The development will not have any full time employees on site, but will enter only as necessary for receiving and shipping during the agriculture season.

No public concerns were received in response to the advertisement of this proposal in the Gladstone Enterprise published on Monday March 6, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the R.M. of Lakeview Office (as Registry) and the Environment Library (Main). The proposal was distributed to TAC on March 1, 2000, with the closing date for TAC and Public comments on March 30, 2000.

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

No public responses were received.

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

**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 they have no concerns.

**Health** concerns include adequate protection against fire hazards and chemical spills.

#### **Disposition:**

The concerns are addressed in the draft licence.

**Fire Commissioner** states the proposal appears to meet the requirements of emergency response planning and containment of product and fire fighting water. They have no concerns with the proposal.

**Rural Development** advise that they have reviewed the Rural Municipality of Lakeview's Development Plan relative to this proposal. The area under consideration is designated "Agricultural Area" in the Plan. Part III, Policy 1.3.3 reads as follows:

"Some uses which are not agricultural in nature may be permitted in the Agricultural Area as long as they do not conflict with surrounding land uses and PTH 50. Some examples of these uses are churches , cemeteries, recreational developments, implement dealerships, value added agricultural industries, anhydrous ammonia facilities and fertilizer distribution facilities."

Rural Development has no concerns regarding this proposed development.

**Environmental Management - Water Quality** has reviewed the proposal and has no water quality concerns. They state the warehouse will be completely bermed and fitted with a control culvert and discharge to the north. The discharge will enter the municipal ditch along PTH 50, to a 2<sup>nd</sup> order drain to Lake Manitoba. Terrestrial Quality state that the well logs for the area indicate sand or gravel near the surface. They recommend that the area be reworked with a compacted clay layer and fitted with berms as mentioned. They also recommend that the loading area be fitted with a sealed concrete pad to provide critical additional soil protection in a high activity area.

**Disposition:**

The concerns are addressed in the draft licence.

**Environmental Operations** have reviewed the proposal, inspected the site, and 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, 11, 14, 15, 18, 19, 20, 21, 23, 24, and 28.

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

PREPARED BY:

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April 3, 2000

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