

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DAVE KLASSEN
PROPOSAL NAME: J & J AIR LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.: 4561.00

OVERVIEW:

On September 26, 2000, Manitoba Conservation received a Proposal dated September 22, 2000, to construct and operate a crop protection products warehouse and distribution facilities to be located on the NW¼ 9-1-2 WPM in the Rural Municipality of Rhineland. The development will consist of a 48' x 50' renovated airplane hanger to a chemical storage warehouse meeting all the Agrochemical Warehousing Standards. In addition the site contains a paved mixing pad, water tanks and aviation fuel storage. The regular hours of operation are 8:00 am to 5:00 pm Monday to Friday, with extended hours during the peak periods.

One public E-mail was received in response to the advertisement of this proposal in the Winkler Times published on Monday October 9, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the R.M. of Rhineland Municipal Office, and the Environment Library (Main). The proposal was distributed to TAC on September 29, 2000, with the closing date for TAC and Public comments on October 30, 2000.

COMMENTS FROM THE PUBLIC:

An E-mail was received from Mr. Richard Klassen, who stated he lived on a mixed farm on SE 8-1-2 WPM. His concerns included what measures were to be taken to contain accidental chemical leaks; what regulations addressed empty pesticide containers; acceptability of burning empty container/bags on site; precautions required to prevent contaminants entering sewer systems; and availability of environmental regulations.

Disposition

Mr. Klassen was provided a response to his enquiries.

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 Tourism - 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

Regional Health Authority stated their concerns include adequate protection against chemical spills and fire and that the proponent maintains a current emergency response plan.

Disposition

Concerns are addressed in the draft licence.

Community Planning Services state the site is zoned "A40" Agricultural Zone in the Rhineland Zoning By-law. Under this classification Agricultural Crop Protection Chemical Warehouse is listed as a conditional use. It is noted that the front yard is shown as 70', whereas the by-law requires a front yard of 125'. This matter will have to be addressed by council. Provided the conditional use order is obtained, they have no land use concerns.

Rural Municipality of Rhineland state that council has no concerns regarding this proposal provided the proponent applies for the Conditional Use order.

Environmental Management Water Quality Management has reviewed the proposal and has concerns regarding the use of a ditch as a containment area and its proximity to the municipal ditch which are both within 100 metres of a third order drain. Terrestrial Quality Management has concerns regarding the loading/unloading of pesticide containers and secondary containment for potential contaminated runoff.

Disposition

The proponent has provided additional information regarding site containment and chemical handling procedures. Concerns are addressed in the draft licence.

Environmental Operations concerns are how and where contaminated liquid will be disposed of and methods to deal with disposing of used containers.

Disposition

Proponent provides further information regarding questions raised. 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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