

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** MR. PHILIP P. PAULS  
**PROPOSAL NAME:** CARGILL LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING -  
CROP PROTECTION WAREHOUSE -  
GRANULAR/LIQUID FERTILIZER  
**CLIENT FILE NO.:** 4672.00

### **OVERVIEW:**

On September 6, 2001, Manitoba Conservation received a Proposal dated September 5, 2001, to construct and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, and distribution facilities to be located on the E½ 7-12-14 WPM in the Rural Municipality of North Cypress. The proponent intends to construct a 4,000 sq.ft. chemical storage warehouse meeting all the Agrichemical Warehousing Standards. In addition there will be a 1,000 MT bulk granular fertilizer facility consisting of nine steel epoxy coated hopper bins. The site will also contain eight bulk liquid fertilizer tanks with a total capacity of 840 tonnes surrounded by a dike containment system. The normal hours of operation will be from 6:00 am to 8:00 pm, seven days a week with extensions where customers demand.

No public concerns were received in response to the advertisement of this proposal in the Carberry News-Express published on Monday September 17, 2001. The proposal was placed in the Public Registries at the Centennial Public Library, the R.M. of North Cypress Municipal Office ( as Registry) and the Environment Library (Main). The proposal was distributed to TAC on September 10, 2001, with the closing date for TAC and Public comments on October 15, 2001.

### **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.

**Manitoba Conservation - Policy Coordination Branch** have reviewed this proposal and state that the soil underlying this site is very sandy and therefore very permeable. They suggest a synthetic liner be installed to prevent any possible contamination entering the aquifer. They are also concerned that existing drainage patterns be maintained or the proponent apply for a Water Rights Licence. Observation wells must be protected from contaminated materials.

Disposition:

The concerns have been provided to the proponent for information and response. The proponent has supplied additional information including the installation of a geo-textile liner.

**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.

Disposition:

The concerns are addressed in the draft licence.

**Manitoba Transportation & Government Services** they state they want the access to PTH 5 to be from the municipal road allowance. Any changes to PTH 5 to accommodate additional traffic or drainage volumes would be the responsibility of the developer, as well as any damages to highway property resulting from pollutants carried in the drainage system. Application must be made to the Highway Traffic Board for any access, structures, signs, planting, etc within 38.1 metre control zone parallel to PTH 5 right-of-way.

Disposition:

The concerns/comments have been provided to the proponent.

**Industry, Trade & Mines - Petroleum Branch** states they have no comments regarding this proposal.

**Intergovernmental Affairs** advise that as the proposed facility will be located above the Assiniboine Delta Aquifer, the risk of potential contamination of the aquifer is a concern. They have no objections providing sufficient level of protection of the aquifer is put in place

Disposition:

The 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, 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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Pesticide/Fertilizer Approvals  
January 29, 2002

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