

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** MR. JEAN MULAIRE  
**PROPOSAL NAME:** PIONEER GRAIN COMPANY LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING -  
CROP PROTECTION WAREHOUSE  
GRAIN ELEVATOR  
**CLIENT FILE NO.:** 5305.00

### **OVERVIEW:**

On November 30, 2007, Manitoba Conservation received a Proposal dated November 29, 2007, to construct/install/upgrade and operate a crop protection products warehouse, a grain elevator and distribution facilities located on the SE¼ 10-15-18 WPM in the Town of Minnedosa. The site already contains an approximate 30' x 50' crop protection warehouse. In addition the development consists of a 12,000 metric tonne capacity grain elevator and six adjacent steel annex bins. Normal hours of operation are to be from 7 a.m. to 6 p.m. with extended hours expected at seeding and harvest.

No public concern was received in response to the advertisement of this proposal in the Minnedosa Tribune, published on Monday December 10, 2007. The proposal was placed in the Public Registries at the Manitoba Eco-Network, the Western Manitoba Regional Library, the Millennium Public Library and the Conservation Library (Main). The proposal was distributed to TAC on December 3, 2007, with the closing date for TAC and Public comments on January 4, 2008.

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

No public responses were received.

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

**Historic Resources Branch** has reviewed the proposal and has no concerns with regard to this project's potential to impact heritage resources.

**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.

**Regional Health Authority** health concerns include adequate protection from chemical spills(containment measures), maintenance of inventory lists and development of an emergency response plan. In addition concerns include prevention of contaminants entering sewage disposal or municipal ditches, controlling odour and noise and protecting surface and ground water from chemicals.

### **Disposition**

The concerns are addressed in the draft licence.

**Community Planning Services** state the property is designated Heavy Industrial Development according to the Tanner's Crossing Planning District Development Plan, and is zoned "MH" Industrial (Heavy) Zone according to the Town of Minnedosa Zoning By-law. It appears the applicant will require a conditional use permit from the Town of Minnedosa to operate this warehouse.

**Disposition**

The information has been provided to the proponent.

**Sustainable Resource Management** stated that the loading area should be a slight curb to contain potential spills along with a sump to clean up spills. They suggest roofing over the loading pad to reduce the amount of runoff requiring treatment if it becomes contaminated. They also state the soil at the site should be protected with a surface layer of impervious material to prevent leaching of contaminated liquids. The warehouse should have a secondary containment to prevent contaminated liquids leaving the site. Contaminated liquids should be disposed at an approved waste disposal facility.

**Disposition:**

The concerns were provided to the proponent for response. The proponent provided additional information. The concerns are addressed in the draft licence.

**Water Stewardship** state that the crop protection warehouse is located within 200 metres of the Little Saskatchewan River and the warehouse is located within 100 metres of a drainage ditch that eventually discharges into the Little Saskatchewan River. Their concerns are that contaminated liquids should be tested and meet Manitoba's Water Quality Standards prior to release to the drainage ditch. In addition sewage must be directed to an approved onsite wastewater management system. The proponent should be encouraged to maintain a vegetated buffer on the south and west sides of their property between the drainage ditch and the Little Saskatchewan River. Secondary containment should be installed outside the warehouse, to ensure that no potentially contaminated product or fire retardant leave the development site. The containment should be of sufficient capacity and the berm made impervious in order to hold all contaminated liquids on the proponents property. The containment should be fitted with a control culvert which should remain closed except for release of rain water or snow melt. The Department has concerns regarding the proposed control gate and approvals at the upper end of the drainage ditch. They are also aware of a manmade riffle, located at the outlet of the drainage ditch that is to be used for secondary containment. Continued aggravation of discharge water to bank stability at the outlet has eroded the River bank causing the river to end around the riffle. The department recommends stabilizing the outlet area or relocating to downstream of the riffle. There is a potential for overland flooding at this site.

**Disposition:**

Concerns were provided to the proponent. Proponent provided additional information. The proponent states that the ditch portion that discharges into the Little Saskatchewan River is not part of their property. The concerns are addressed in the draft licence.

**Environmental Operations** has reviewed the proposal and has no specific concerns with this development.

**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, 3, 5, 6, 7, 11, 13, 14,17, 19, 20, 21, 22 and 23.

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

**PREPARED BY:**

K. W. Plews P.Ag  
Manager  
Pesticide/Fertilizer Section  
January 21, 2008

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